NORĒN PINEHURST

11202 ROOSEVELT WAY NE

EARLY DESIGN GUIDANCE

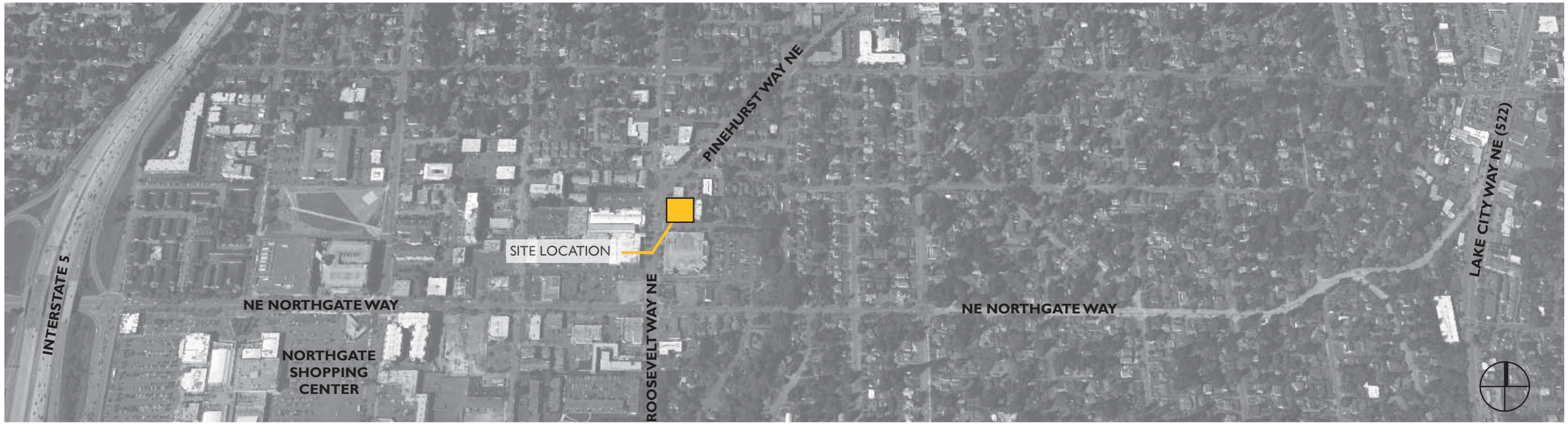
JULY 27TH, 2015

DPD #3019728

310 First Avenue S, Suite 4S,
Seattle, WA 98104
206.933.1150
www.nkarch.com

nk
NICHOLSON KOVALCHICK ARCHITECTS

PROJECT INTRODUCTION



PROJECT TEAM:

OWNER: Noren Development, LLC
8022 15th Ave. NW, Suite 102
Seattle, WA 98117
Contact: Taylor Noren

APPLICANT: Nicholson Kovalchick Architects
310 First Avenue S, Suite 4S
Seattle, WA 98104
Contact: Chris Jones

DPD: Project #: 3019728
Planner: Katy Haima

EXISTING SITE

Address: 11202 Roosevelt Way NE
Lot Area: 16,485 SF
Description: The project site consists of one parcel located at the northeast corner of the intersection of Roosevelt Way NE with NE 112th Street, and has a total area of 16,485 sf. There is an alley along the north side of the parcel. The parcel faces Roosevelt Way to the west and 112th Street to the south. The site slopes gradually from the northwest to the southeast by approximately 7 feet. The project includes the demolition of an existing unoccupied former restaurant.

NEIGHBORING DEVELOPMENT

The project site is located at the northeast corner of the Northgate Urban Center, and directly abuts a 4 story apartment building site to the east, A QFC grocery store is across NE 112th Street to the south, a party supply store is across Roosevelt to the west, and an alley separates the site from an senior-living provider's office building and parking lot to the north. The NC zoning changes to single family about halfway down 112th Street to the east, while to the west development is consitently NC commercial with shopping centers, apartment complexes, grocery stores, cafes and restaurants and all within walking distance of the site. There are also several churches and parks in the immediate vicinity. The site is along the arterial of Roosevelt Way and Pinehurst Way which makes it close to transportation services and pedestrian friendly.

ZONING AND OVERLAY DESIGNATION

The parcel is zoned NC3-40 and is entirely within the Northgate Urban Center.

DEVELOPMENT OBJECTIVES

The proposed project consists of 20 four-story residential units, including 7 Live/Work units along Roosevelt and a mix of 13 townhomes both at grade and on top of an at-grade parking garage podium. The development is near Metro transit stops, and positioned to take advantage of light rail service in the near future. To respond to existing transportation demands, parking for 20 vehicles is proposed within an enclosed garage. The site will transition from the commercial scale of the Northgate Urban Center to the adjacent more residentially scalled blocks through thoughtfully designed Live/Work units along NE Roosevelt Way screening clustered townhouses and actively landscaped open spaces behind. These homes will present attractive, modulated, and durable facades that engage with their neighbors and the streets.

PROJECT PROGRAM

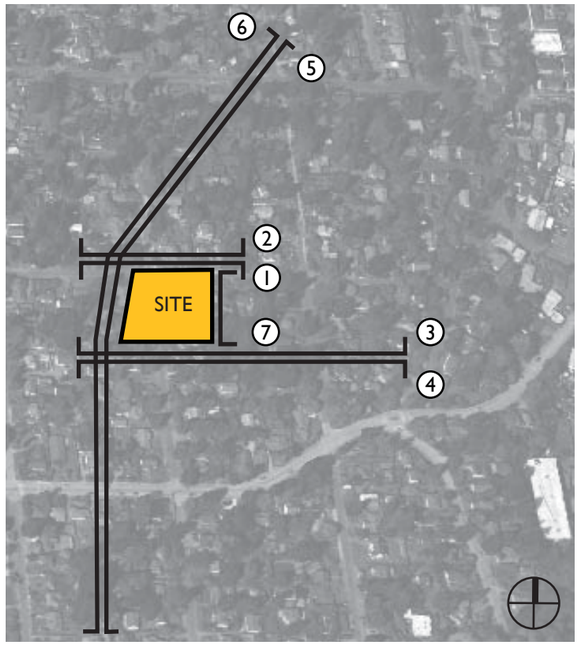
Number of Residential Units:	13
Number of Live/Work Units:	7
Number of Parking Stalls:	20
Area of Residential Space:	Approximately 32,829 sf
Area of Commercial Space:	Approximately 3,570 sf
Area of Podium Parking Garage:	Approximately 6,129 sf
Total Area:	Approximately 42,528 sf

SITE ANALYSIS

STREETSCAPES
URBAN CONTEXT
NEIGHBORHOOD CONTEXT
EXISTING SITE PLAN
ZONING SUMMARY

SITE ANALYSIS

STREETSCAPES



PROJECT SITE

1 ALLEY LOOKING SOUTH

2 ALLEY LOOKING NORTH

PROJECT SITE

3 NE 112TH STREET LOOKING NORTH

4 NE 112TH STREET LOOKING SOUTH

7 LOOKING AT ADJACENT BUILDING TO EAST OF SITE

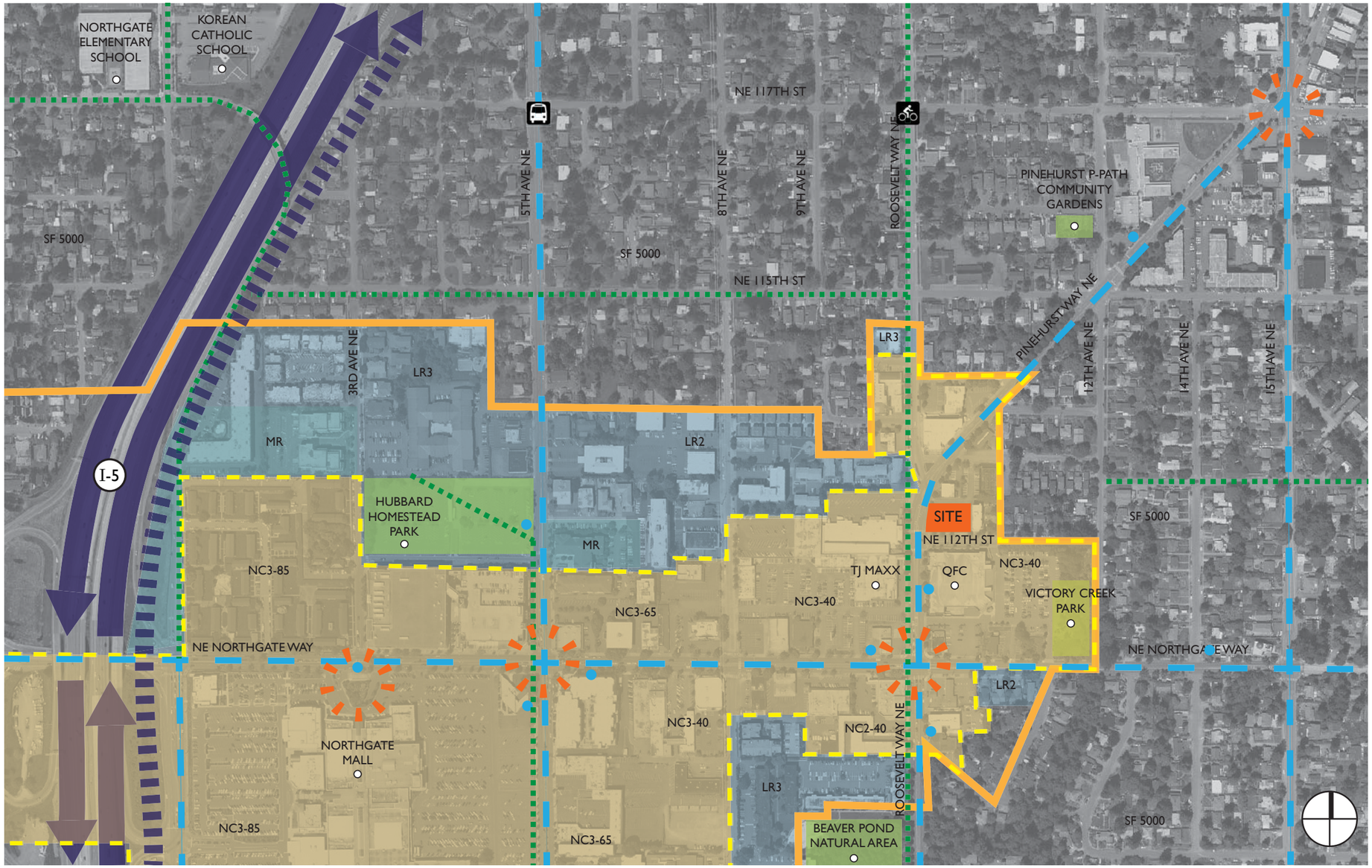
PROJECT SITE

5 ROOSEVELT WAY NE LOOKING EAST

6 ROOSEVELT WAY NE LOOKING WEST

SITE ANALYSIS

URBAN CONTEXT



OPPORTUNITIES & CONSTRAINTS

KEY

- SITE
- PARK
- NODE
- LANDMARK
- NORTHGATE URBAN CENTER
- BUS ROUTE
- BUS STOP
- BIKE PATH
- INTERSTATE
- FUTURE LIGHT RAIL
- NC ZONING

SITE ANALYSIS

NEIGHBORHOOD CONTEXT

1 I-5 & NEW LIGHT RAIL LOCATION

2 NORTHGATE TRANS. CENTER

3 NORTHGATE MALL

4 NORTH SEATTLE COLLEGE

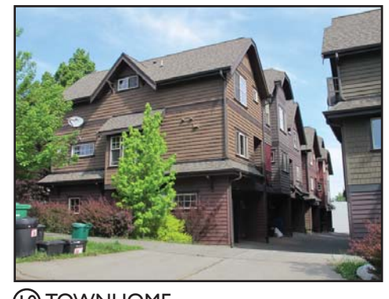
5 NW HOSPITAL & MEDICAL CENTER

6 THORNTON PLACE - TOWNHOMES

7 NORTHGATE COMMUNITY CENTER

8 SEATTLE PUBLIC LIBRARY

9 HUBBARD HOMESTEAD PARK



10 TOWNHOME

11 SINGLE FAMILY HOME

12 VICTORY CREEK PARK

SITE ANALYSIS

EXISTING SITE PLAN

① OFFICE BUILDING TO THE NORTHEAST

② PARTY STORE VIEWED FROM NE 112TH STREET

③ MULTI-FAMILY COMPLEX TO THE NORTHWEST

SITE ANALYSIS

EXISTING SITE CONTEXT

④ SINGLE-FAMILY RESIDENCE TO THE EAST

⑤ BUSINESS TO THE NORTH

⑥ OFFICE BUILDING ON PINEHURST

⑦ MULTI-FAMILY BUILDING TO THE EAST

⑧ MEDICAL OFFICE ACROSS PINEHURST TO NORTH

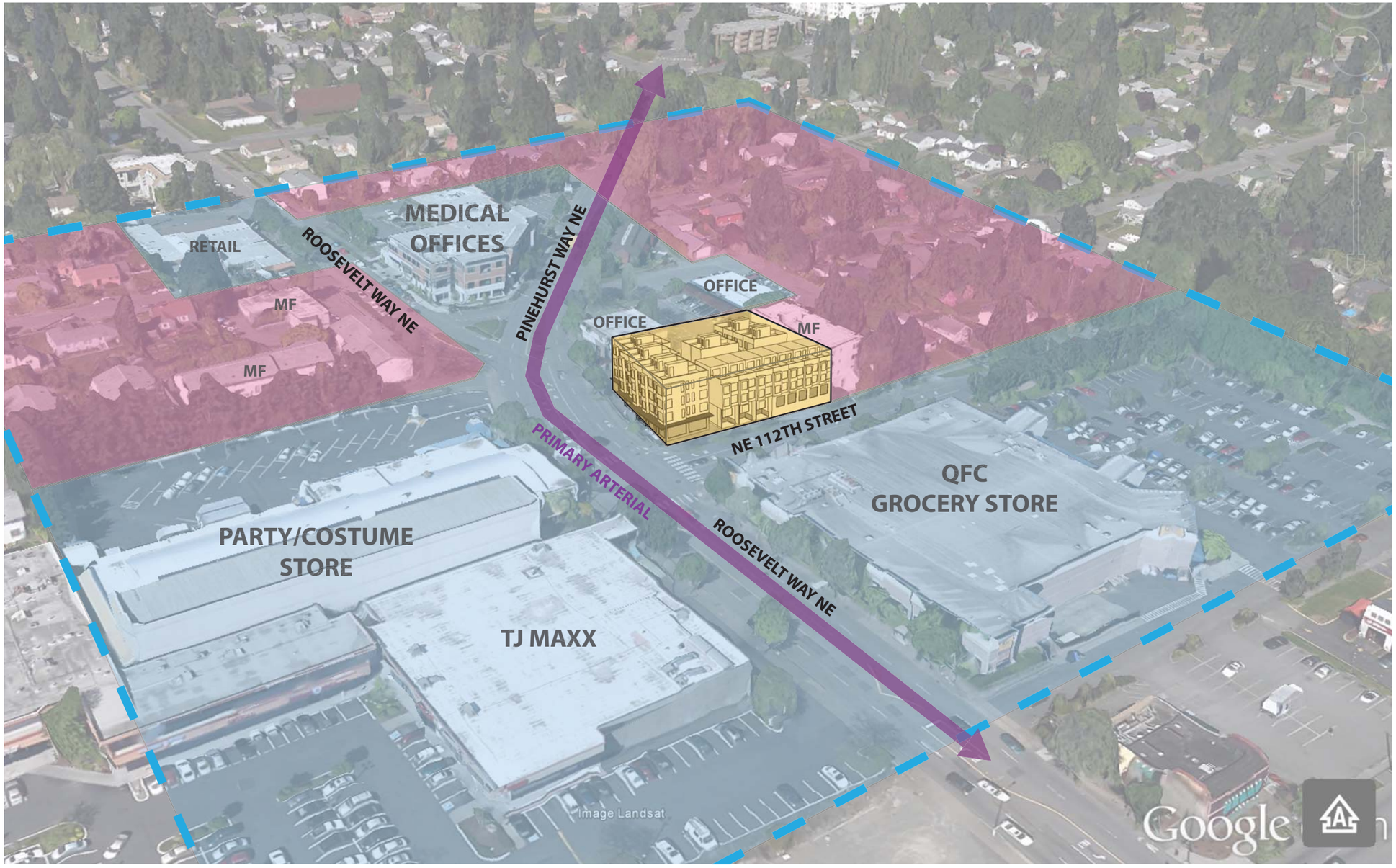
⑨ QFC TO THE SOUTH

⑩ BUILDING MASS STUDY - LOOKING NORTHEAST TO SITE ACROSS ROOSEVELT

⑪ BUILDING MASS STUDY - LOOKING SOUTHEAST TO SITE ACROSS ROOSEVELT

SITE ANALYSIS

9-BLOCK DIAGRAM



RESIDENTIAL AREA

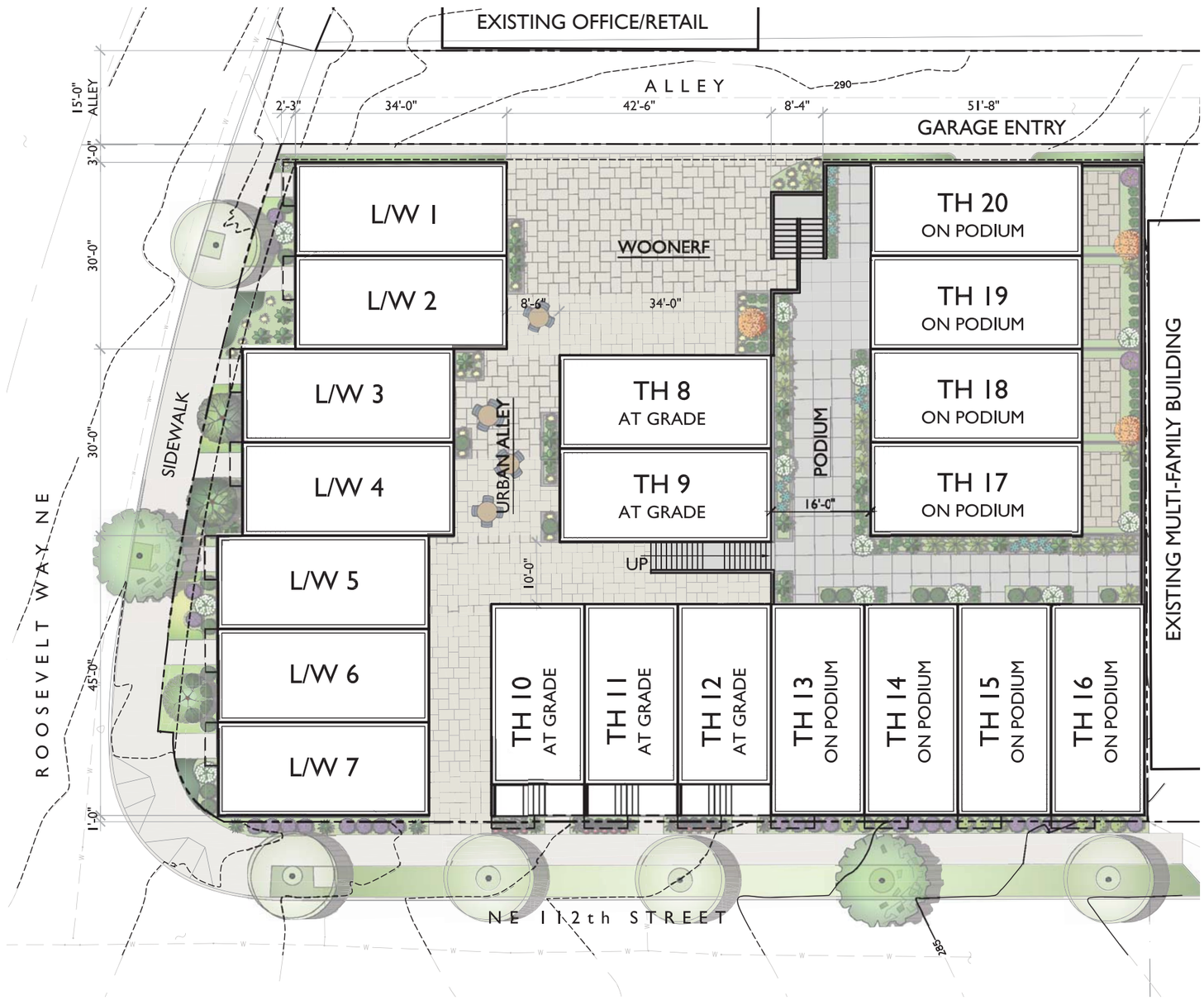
COMMERCIAL AREA

PROJECT SITE

9-BLOCK BOUNDARY

SITE ANALYSIS

PROPOSED SITE PLAN



PROPOSED SITE PLAN (SHOWING TOP OF PODIUM)

SITE ANALYSIS

ZONING SUMMARY

PARCEL #: 5724500590
ZONING: NC3-40
OVERLAYS: Northgate Overlay District, Northgate Urban Center
LOT AREA: 16,485 SF

23.47A.004 PERMITTED USES

Residential uses, retail, office, and others not listed

23.34.086 PEDESTRIAN DESIGNATION

- Pedestrian-designated zones are most appropriate on land that is generally characterized by the following conditions:
  1. Pedestrian district surrounded by residential areas or major activity centers; or a commercial node in an urban center or urban village;
  2. NC zoned areas on both sides of an arterial

23.47A.013 FLOOR AREA RATIO

Allowed FAR: 3.0
Minimum FAR: 1.5

23.47A.012 STRUCTURE HEIGHT

Allowed Maximum Structure Height:

- Base Height: 40'-0"
- 4' additional w/ 13' floor to floor comm. space or if res. first floor is raised 4': 44'-0"
- Maximum bonus height per pitched roof: 45'-0" (except sheds or butterflies)

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure)

23.47A.014E SETBACK REQUIREMENTS

Setbacks:

- 3' setback on Roosevelt Way NE for future street improvements
- 2.5' setback for alley dedication

Additional setbacks:

- Cornices, eaves and gutters may project into required setbacks a maximum of 18 inches.
- Decks accessory to res. uses and no higher than 18 inches from finished grade or decks with open railings are permitted within 5 feet of a lot in a res. zone
- Ramps or devices for access which meet SBC Chapter 11 are permitted in setbacks.
- Fences, freestanding walls, bulkheads and retaining walls are permitted in required setbacks if they are limited to 6 feet in height.
- Detached solar collectors are permitted in setbacks. They may be no closer than 5 feet to any accessory or principal structure, and no closer than 3 feet to any lot line that abuts a res. zoned lot.
- Dumpsters or other trash receptacles except for trash compactors, are not permitted within 10 feet of any lot line that abuts a res. zone and must be screened per 23.47A.016.

23.45.522 AMENITY AREA

Required: 5% of gross floor area in residential use, excluding mechanical spaces and accessory parking:
Option 1: 5% X 36,317 sf = 1,816 sf required
Option 2: 5% X 44,850 sf = 2,243 sf required
Option 3: 5% X 42,528 sf = 2,126 sf required

23.47A.016 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.3 required

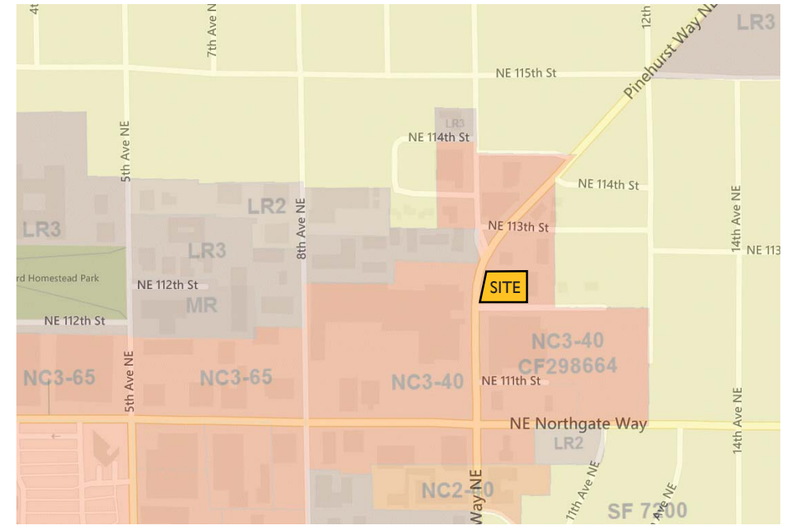
- General standards for screening and landscaping where required for specific uses.
- Screening shall consist of fences, walls, hedges, or landscaped berms. Any type of screening shall be at least as tall as the height specified in subsection 23.47A.016.D.
- Landscaped areas and berms required under subsection 23.47A.016.D must meet rules promulgated by the Director pursuant to subsection 23.47A.016.A.1. Decorative features such as decorative pavers, sculptures or fountains, or pedestrian access meeting the Seattle Building Code, Chapter 11, may cover a maximum of 30 percent of each landscaped area or berm used to satisfy requirements under subsection 23.47A.016.D.
- Screening and landscaping requirements for specific uses: When there is more than one use that requires screening or landscaping, the requirement that results in the greater amount applies.

23.47A.005 STREET-LEVEL USES:

- Residential uses may occupy, in the aggregate, no more than 20% of the street-level, street facing facade.
- In pedestriak designated zones, along designated principal pedestrian streets, one or more of the following uses are required along 80% of the street level street facing facade: General Sales, retail, restaraunts, etc.

SOLID WASTE

Residentail minimum area for shared storage space:
For 26-50 dwelling units: 375 sf



DPD ZONING MAP

AUTOMOBILE AND BICYCLE PARKING

Residential and Non-residential - No automobile parking minimum required
Bicycle Parking - 1 space per every 4 units

RESIDENTIAL ENTRY LOCATION

4' above or below sidewalk grade
or 10' from sidewalk for residential uses at street level and street facing

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

Blank Segments of the street-facing facade between 2' and 8' above the sidewalk may not exceed 20' in width.

Total Blank Facade Segments may not exceed 40% of the width of the facade of the structure along the street.

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.

The above provisions should also apply to structures with street level non-residential uses in NC zones and in all structures in pedestrian designated zones.

60% of the street-facing façade between 2 feet and 8 feet above the sidewalk

shall be transparent. 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.

Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing façade.

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

For purposes of calculating 80% of a structure's street-level façade, the width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing façade if the access cannot be provided from an alley

At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and

The floor of a dwelling unit located along the street-level, street-facing façade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

When a live-work unit is located on a street-level street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B apply, and the portion of each such live-work unit in which business is conducted must be located between the principal street and the residential portion of the live-work unit.

23.71.012 SPECIAL LANDSCAPED ARTERIALS

If an owner proposes substantial development on lots abutting special landscaped arterials, the owner shall provide the following:

- Street trees meeting standards established by the Director of Seattle Department of Transportation.
- A 6 foot planting strip and 6 foot sidewalk if the lot is zoned SF, LR1, or LR2.
- A 6 foot planting strip and a 6 foot sidewalk, or, at the owner's option, a 12 foot sidewalk without a planting strip, if the lot is zoned NC2, NC3, RC, LR3, or MR.

Pedestrian improvements, as determined by the Director of the Seattle Department of Transportation, such as, but not limited to special pavers, lighting, benches and planting boxes.

23.71.014 OPEN SPACE

Summary of applicable Zoning Code Items:

- In all Commercial zones with a permitted height limit of 40 feet or less, a minimum of 10 percent of lot area or proposed gross floor area, shall be provided as landscaped or usuable open space for all commercial and mixed use substantial development
- A minimum of of 1/2 of the required open space shall be landscaped open space
- A minimum of 1/3 of the required open space shall be usable open space
- Remaining space shall be either landscaped or usable open space or may be provided in accordance with subsection 23.71.014.A.8
- (referencing the payment to the Northgate Open Space Fund to use the space for alternate purposes)
- Open space may be provided as interior or exterior open space, as long as the interior portion does not exceed 20% of open space
- Landscaped open space shall have a minimum horizontal dimension of six feet (6'), since the project lot area is over 10,000 square feet
- Usable open space shall be loctaed within three feet (3') of the elevation of abutting sidewalks, provide access of at least ten feet (10') in width and provide barrier-free access according to the Washington State Rules and Regulations for Barrier-Free Design
- Interior usable open space shall provide direct pedestrian connections, with a clear path at least ten feet (10') wide, to exterior usable open space or public right-of-way. Such pedestrian connections shall not count toward interior usable open space requirements

23.71.040 DENSITY LIMITS FOR RESIDENTIAL USES IN COMMERCIAL ZONES WITHIN THE NORTHGATE OVERLAY DISTRICT

Residential uses in commercial zones with a forty (40) foot height limit may not exceed a density of one (1) dwelling unit for every six hundred (600) square feet of lot area. Development meeting the requirements for mixed use as provided in Section 23.71.038 is allowed a twenty (20) percent increase in permitted density over the density permitted by subsections A and B of this section.

23.71.044 STANDARDS FOR RESIDENTIAL USES IN COMMERCIAL ZONES WITHIN THE NORTHGATE OVERLAY DISTRICT

In C and NC zones with height limits less than eight-five (85) feet, residential uses, in aggregate, may exceed 20% of the street-level street-facing facade only as a special exception under the following conditions or criteria:

1. Either:
   - Due to location or parcel size, the proposed site is not suited for commercial development; or
   - There is substantial excess supply of land available for commercial use near the lot, as evidenced by conditions such as lack of commercial activity in existing commercial structures for a sustained period, commercial structures in disrepair, or vacant or underused commercially zoned land; and
2. The residential structure would not interrupt an established commercial street front. As used in this subsection, the phrase "established commercial street front" may include a street front intersected by streets or alleys, and some lots with no current commercial use.

When permitted, structures with residential uses exceeding 20% of the street-level street-facing facade are subject to the following development standards: In all C and NC zones with a height limit of forty (40) feet, the development standards for residential structures in Lowrise 4 zones, except that no front setback is required.

DESIGN GUIDELINES

RELEVANT CITYWIDE DESIGN GUIDELINE PRIORITIES (NCG = NORTHGATE COMMUNITY GOALS)

CONTEXT AND SITE

CS2.A - URBAN PATTERN AND FORM
- A2. ARCHITECTURAL PRESENCE
- (NCG 2.1 - STREETSCAPE COMPATIBILITY

CS2.B - ADJACENT SITES, STREETS, AND OPEN SPACES
- B2. CONNECTION TO THE STREET
- (NCG 3.1 - INCORPORATE OPEN SPACE)

CS2.C - RELATIONSHIP TO THE BLOCK
- C1. CORNER SITES
- (NCG 2.2 - CORNER LOTS TREATMENTS)

CS2.D - HEIGHT BULK + SCALE
- D1. EXISTING DEVELOPEMENT + ZONING
- (NCG 2.1 - STREETSCAPE COMPATIBILITY)

Located on a the border of the Northgate Overlay District, adjacent to vehicle-oriented commercial uses, and near low-rise and single-family zones, this proposal eases the transition from busy commercial activity to quieter residential neighborhoods. The site is densely developed as appropriate for the zone and adjacent big-box retail, but is broken into discrete, modulated masses that respond to the nearby apartments and private residences. The building facing Roosevelt features true live/work commercial spaces and screens the more more private residential uses internally and along NE 112th street.

The "Urban Alley", accessed from 112th near the corner, functions as the heart of the project. Access parking, trash, gathering spaces, and the upper level townhomes all circulates through this space. This works in conjuction with additional setbacks in front of the Live/Works to provide possibilities for cafe seating, plantings, broader walkways, and opportunities for interaction. Large windows in the commercial spaces are anticipated to give direct visual connection to these spaces and the street beyond.

Taking advantage of the corner location, this project will wrap the commercial use around the corner and continue architectural elements such as bays and canopies, to create a solution that addresses both streets while acknowledging the primacy of Roosevelt Way. The townhomes on 112th feature setbacks on the top floor to reduce perceived scale, and are stepped in height to integrate the parking garage into the building form. The garage will be detailed to minimize blank walls and will be seen as an opportunity, not an afterthought.

PUBLIC LIFE

PL1.A - NETWORK OF OPEN SPACES
- A1. ENHANCING OPEN SPACE
- (NCG 3.1 - INCORPORATE OPEN SPACE)

PL2.B - SAFETY AND SECURITY
- B3. STREET-LEVEL TRANSPARENCY
- (NCG 1.3 - PROMOTE PEDESTRIAN INTERACTION)

PL3.A - ENTRIES
- A1-d. INDIVID. ENTRIES TO GROUND-RELATED HOUSING
- (NCG 1.2 - COMMERCIAL AND MIXED-USE BUILDINGS)

PL3.B - RESIDENTIAL EDGES
- B2. GROUND-LEVEL RESIDENTIAL
- B3. BUILDINGS WITH LIVE/WORK USES
- (NCG 1.2 - COMMERCIAL AND MIXED-USE BUILDINGS)

PL3.C - RETAIL EDGES
- C3. ANCILLARY ACTIVITIES
- (NCG 1.3 - HUMAN ACTIVITY)

The courtyard meanders through the center of the site to provide a mix of landscaped and paved community spaces at grade, and connects via a landscaped path to the top of the podium for acces to upper level homes and private yards. These tiered public and private spaces will create opportunities for varied landscape design and character. The townhomes atop the podium feature higher roof decks that allow them capture views over the street-facing homes.

The Live/Work storefronts, canopies, and generous setbacks will provide these businesses a welcoming and direct connection to their customers and passers-by. There is also the possibility for access to the interior courtyard areas, keeping these spaces engagin, safer, and offering an expanded sense of community for residents and guests of the site alike.

Along 112th, the ground level of the townhomes has been set back five feet to accommodate private stoops up to raised entries. This creates separation and protection from pedestrian traffic, and combines with-screening elements betrween each stoop to provide additional privacy and richer architectural detailing. Along NE Roosevelt Way, the ground entries to the commerical spaces have also been set back beyond the setback requirements to allow for activity directly in front of the varied live/work uses. Maximum transparency along these ground-level uses will extend retail uses and encourage pedestrian interaction.

DESIGN CONCEPT

DC1.B - VEHICULAR ACCESS AND CIRCULATION
- B1. ACCESS LOCATION AND DESIGN
- (NCG 3.3 - PARKING STRUCTURES)

DC1.C - PARKING AND SERVICE USES
- C2. VISUAL IMPACTS
- (NCG 3.3 - PARKING STRUCTURES)

DC2.A - MASSING
- A2. REDUCING PERCEIVED MASS
- (NCG 2.3 - HEIGHT, BULK + SCALE COMPATIBILITY)

DC2.D - SCALE AND TEXTURE
- D2. TEXTURE
- (NCG 2.3 - HEIGHT, BULK + SCALE COMPATIBILITY)

DC3.B - OPEN SPACE USES AND ACTIVITIES
- B4. MULTIFAMILY OPEN SPACE
- (NCG 3.1 - INTERIOR BLOCK PEDESTRIAN CONNECTIONS)

DC4.A - EXTERIOR ELEMENTS + FINISHES
- A1. EXTERIOR FINISH MATERIALS

The preferred scheme for this proposal includes an above-ground parking podium accessed from the existing alley, eliminating one existing sidewalk curb-cut and minimizing interference with the pedestrian flow along the street and when accessing interior courtyard spaces. The visible portions of the parking podium provide opportunities for expressive detailing, trellises, and decorative fresh-air grilles as appropriate.

The Live/Work units have been grouped into clusters and set back from the street in response to the curve of Roosevelt at this location, enhancing modulation and allowing a sense of veriticality to what could be a very horizontally oriented building. On 112th, in addition protected stoops, the top floor of each townhome along has been generously set back to provide roof decks and reduce the perceived mass along this side as it transitions to lower-density development beyond, and also allow territorial views from interior unit roof decks to be unobstructed.

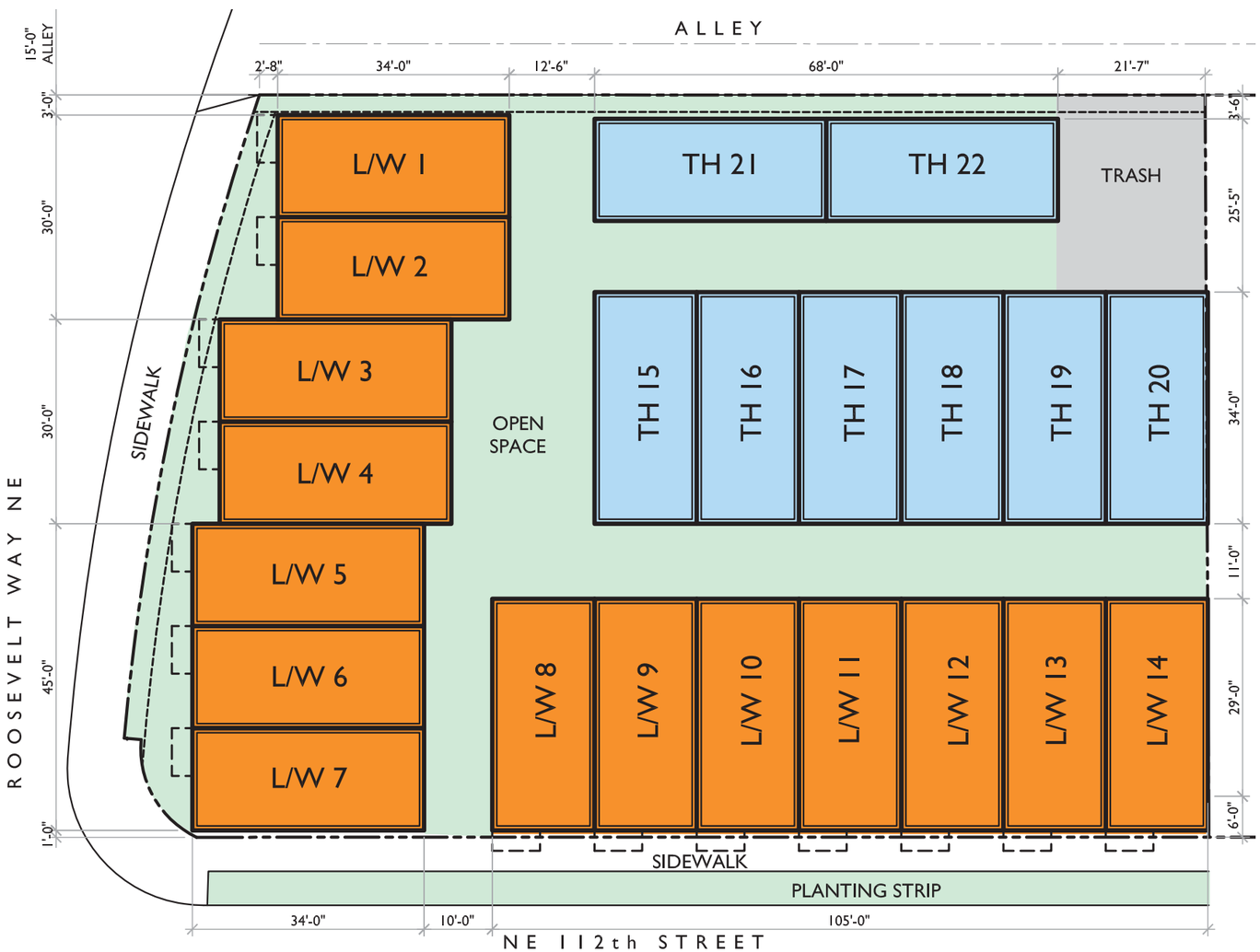
The sense of community amongst the tenants and neighbors alike will be strengthened by the inclusion of viable commercial uses and shared open spaces. Additionally, this project will carefully develop a design and material palette that expresses the commercial elements while still complementary to the residential and open spaces. We look forward to adding a handsome and handy new member to this active neighborhood.

DESIGN CONCEPTS

DESIGN OPTION 1
DESIGN OPTION 2
PREFERRED OPTION 3
LANDSCAPING STUDIES
DEPARTURES

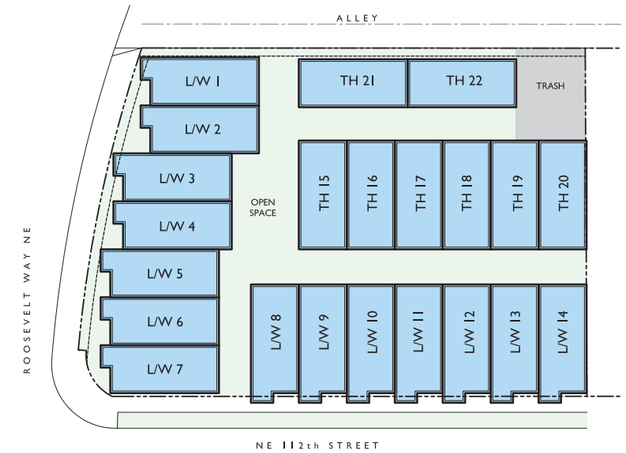
DESIGN OPTION 1

FLOOR PLANS

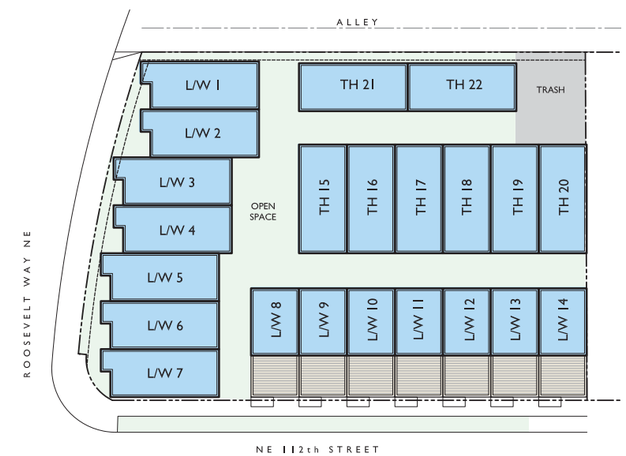


GROUND PLAN

2ND/3RD LEVEL PLAN



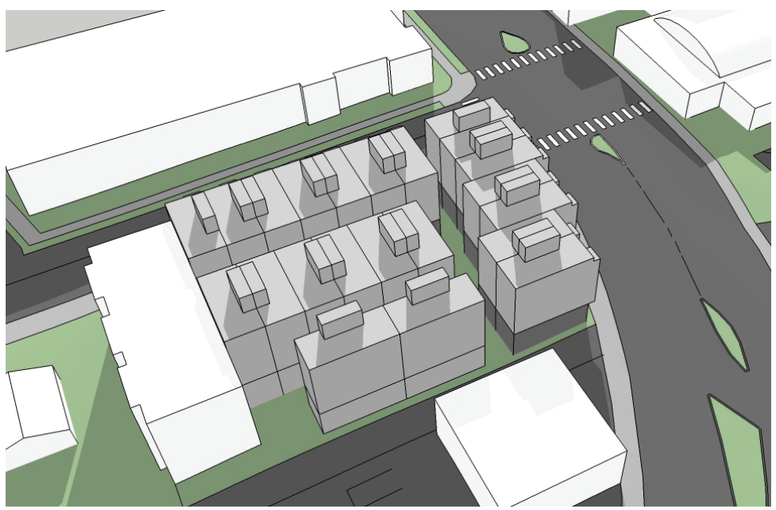
4TH FLOOR PLAN



ROOF PLAN

DESIGN OPTION 1

PERSPECTIVES



DISTINGUISHING FEATURES:

Design Option 1 proposes total 22 units, including 14 Live/Work units. and 8 townhouses. This option provides pedestrian connections between the Alley and NE 112th. By not including parking in this design, the density of residential and commercial uses can be maximized.

PROS:

- Fully code compliant
- Maximizes yield of units on site
- Provides highest volume of commercial space
- Building modulation along Roosevelt provides additional sidewalk area.

CONS:

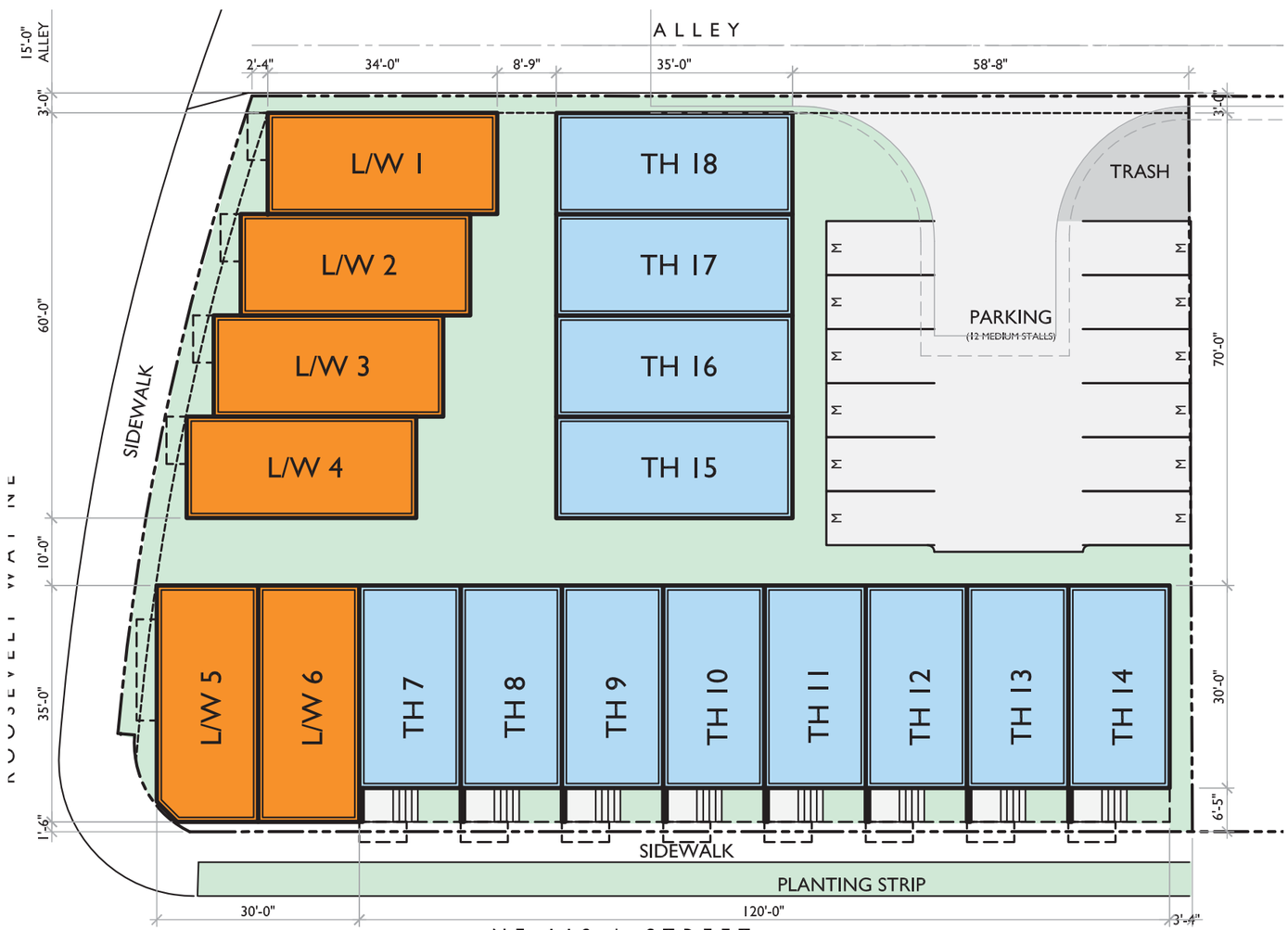
- 112th is not a commercially active street, and Live/Works are less likely to be successful.
- Minimal common areas
- The two units located by the alley and trash are awkward.
- No on-site parking is provided

POTENTIAL DEPARTURES:

No Departures Requested

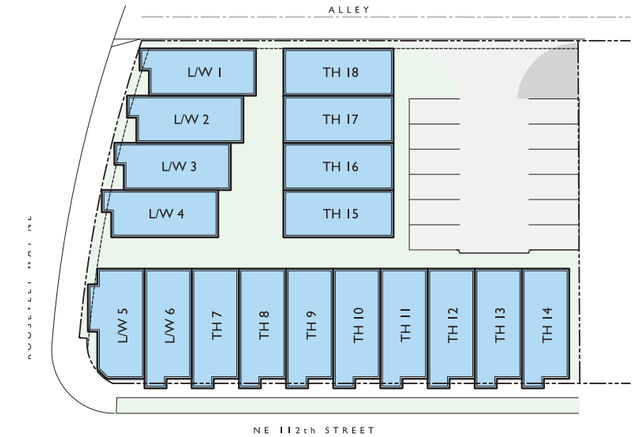
DESIGN OPTION 2

FLOOR PLANS

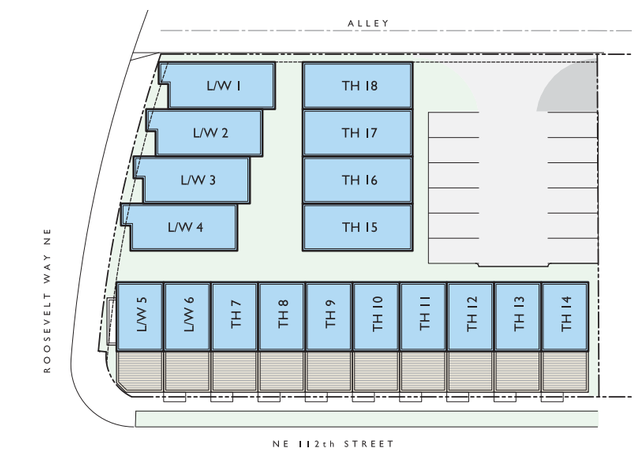


GROUND PLAN

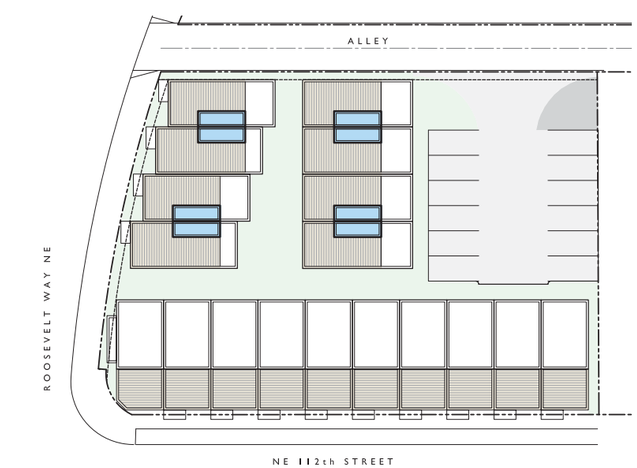
2ND/3RD LEVEL PLAN



4TH FLOOR PLAN

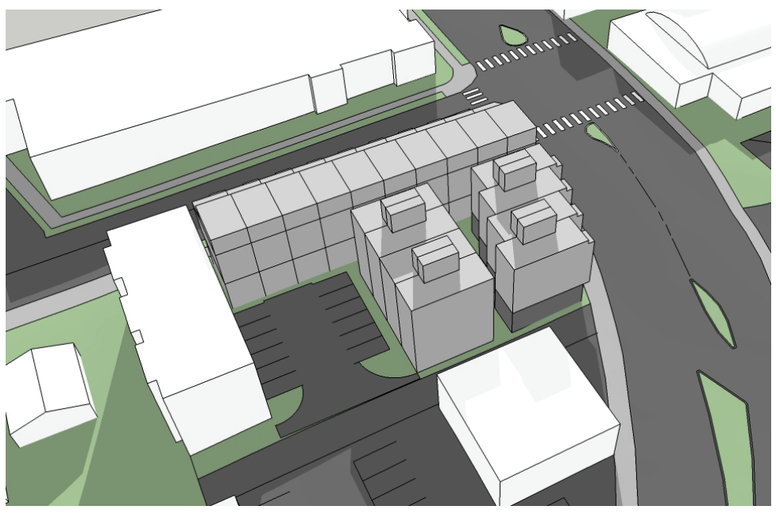


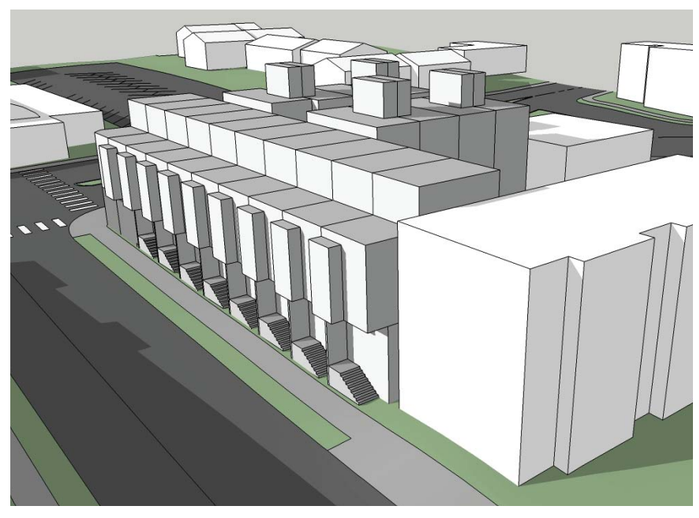
ROOF PLAN



DESIGN OPTION 2

PERSPECTIVES





DISTINGUISHING FEATURES:

Design Option 2 proposes total 18 units, with 6 Live/Work units. and 12 town-houses This option provides pedestrian connections between the Alley and NE Roosevelt Way. By lowering the total unit count, surface parking has been provided to reduce pressure on street parking, which can now be available for commercial uses, while accomodating a required turnaround in the alley.

PROS

- Parking is provided for the majority of units
- Commercial uses wrap around main corner

CONS

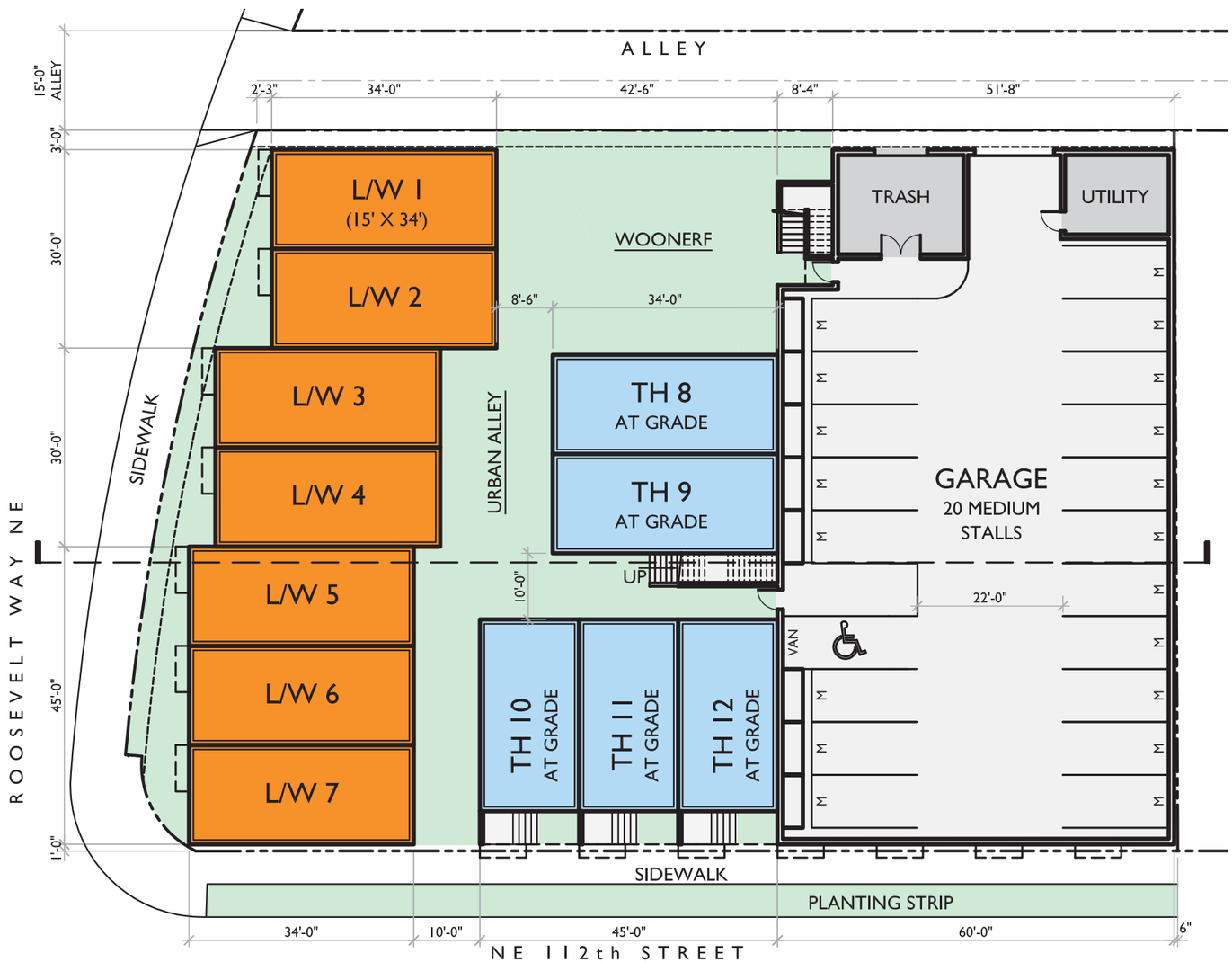
- Does not maximize residential and commercial density
- No architectural relief along 112th street unit facades
- Minimal gathering/landscaping areas
- Parking is unprotected and exposed to the neighbors

POTENTIAL DEPARTURES:

- Residential uses exceeding 20% on a street-level street-facing facade, see page 23.

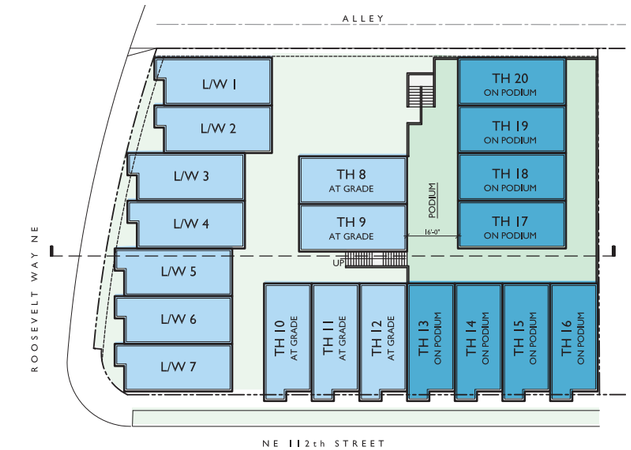
PREFERRED OPTION 3

FLOOR PLANS

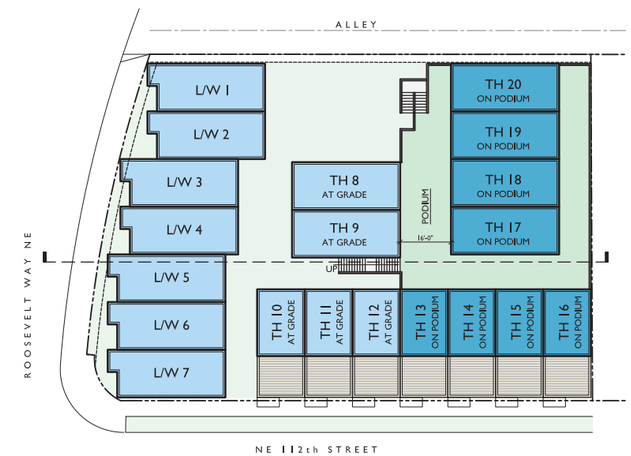


GROUND PLAN

2ND/3RD LEVEL PLAN



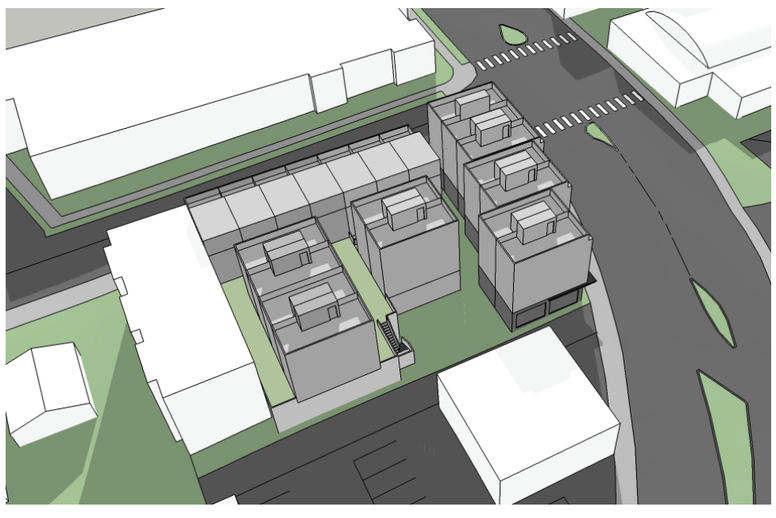
4TH FLOOR PLAN



ROOF PLAN

PREFERRED OPTION 3

PERSPECTIVES



DISTINGUISHING FEATURES:

Design Option 3 proposes 20 total units, with 7 Live/Work units and 8 units accessed from Urban Alley on a private tenant-only podium. This option provides pedestrian access between the existing Alley and NE 112th Street, through landscaped pathways and a courtyard facing the existing Alley. This proposal maximizes residential and commercial density while maintaining generous courtyard space, due to the above-ground parking podium.

The corner serves as the anchor for this scheme, and is emphasized by the unique condition of wrapping the streetfront glazing, canopy, and structural building overhang onto both side of the corner. This is a more promininent condition that sets it apart from the units along 112th and Roosevelt.

PROS

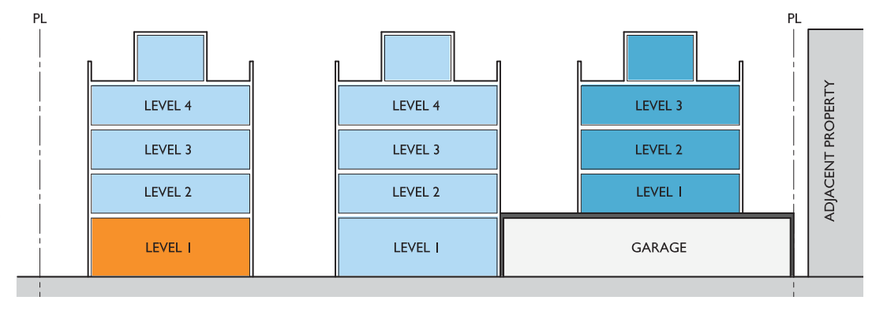
- Maximizes residential and commercial density
- Parking is provided for the majority of units
- Provides generous courtyard and private patio areas
- Urban Alley provides sense of active community and "neighborhood watch" privacy and security
- Parking podium provides opportunities for hanging landscape, trellises, murals, and decorative fresh-air grilles to allow for design variety throughout the site

CONS

- Garage wall facing 112th can be unattractive if not well designed.

POTENTIAL DEPARTURES:

- Residential uses exceeding 20% on a street-level street-facing facade, see page 23.



3 OPTION COMPARISON

PERSPECTIVES + BULLET POINTS

OPTION 1 (CODE COMPLIANT)

DISTINGUISHING FEATURES:

Design Option 1 proposes total 22 units, including 14 Live/Work units. and 8 townhouses. This option provides pedestrian connections between the Alley and NE 112th. By not including parking in this design, the density of residential and commercial uses can be maximized.

PROS:

- Fully code compliant
- Maximizes yield of units on site
- Provides highest volume of commercial space
- Building modulation along Roosevelt provides additional sidewalk area.

CONS:

- 112th is not a commercially active street, and Live/Works are less likely to be successful.
- Minimal common areas
- The two units located by the alley and trash are awkward.
- No on-site parking is provided

OPTION 2

DISTINGUISHING FEATURES:

Design Option 2 proposes total 18 units, with 6 Live/Work units. and 12 townhouses This option provides pedestrian connections between the Alley and NE Roosevelt Way. By lowering the total unit count, surface parking has been provided to reduce pressure on street parking, which can now be available for commercial uses, while accomodating a required turnaround in the alley.

PROS

- Parking is provided for the majority of units
- Commercial uses wrap around main corner

CONS

- Does not maximize residential and commercial density
- No architectural relief along 112th street unit facades
- Minimal gathering/landscaping areas
- Parking is unprotected and exposed to the neighbors

OPTION 3 (PREFERRED)

DISTINGUISHING FEATURES:

Design Option 3 proposes 20 total units, with 7 Live/Work units and 8 units accessed from the Urban Alley on a private tenant-only podium. This option provides pedestrian access between the existing Alley and NE 112th Street, through landscaped pathways and a courtyard facing the existing Alley. This proposal maximizes residential and commercial density while maintaining generous courtyard space, due to the above-ground parking podium.

PROS

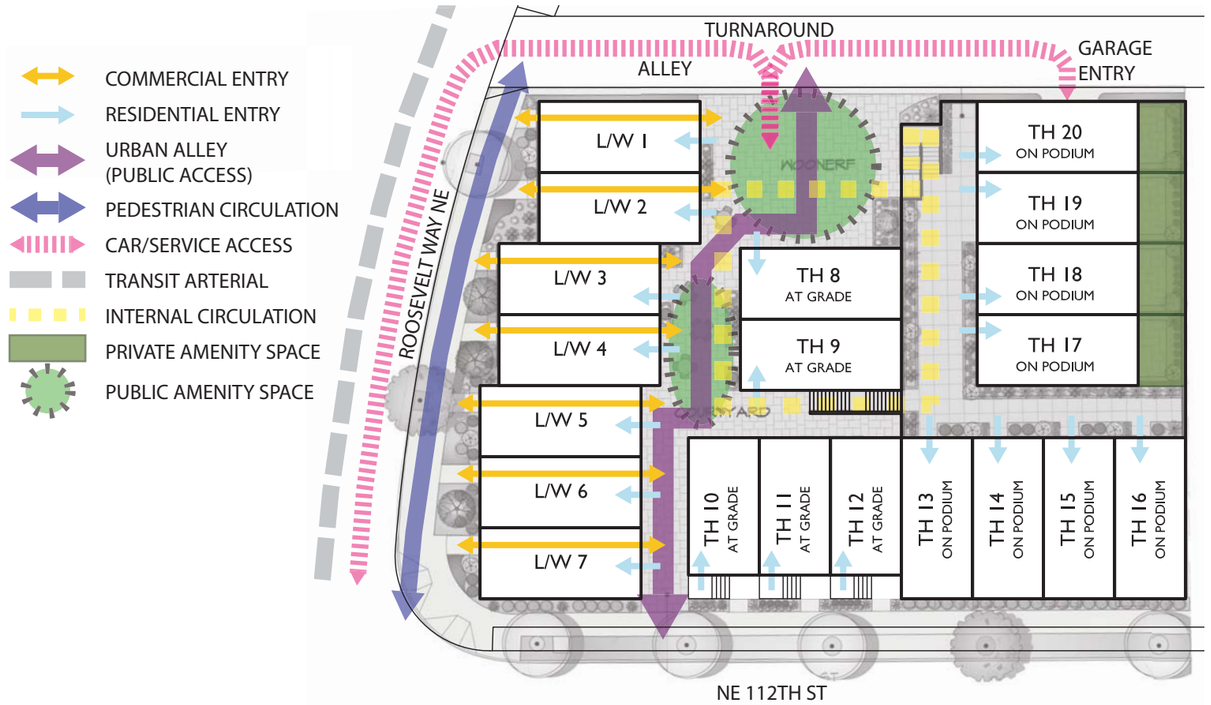
- Maximizes residential and commercial density
- Parking is provided for the majority of units
- Provides generous courtyard and private patio areas
- Central open space provides sense of active community and "neighborhood watch" privacy and security
- Parking podium provides opportunities for hanging landscape, trellises, murals, and decorative fresh-air grilles to allow for design variety throughout the site

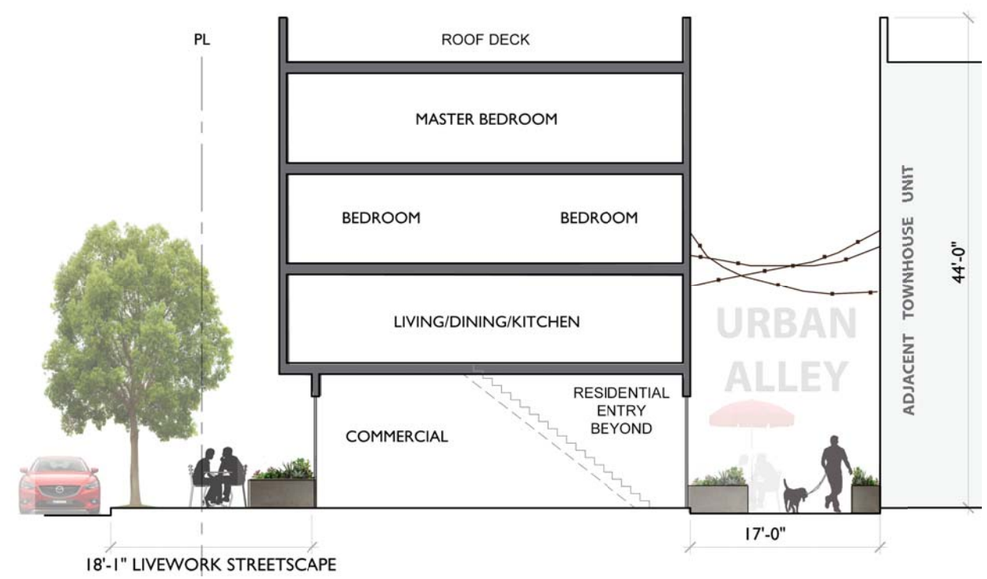
CONS

- Garage wall facing 112th can be unattractive if not well designed.

PREFERRED OPTION DETAILS

PERSPECTIVES + DIAGRAMS





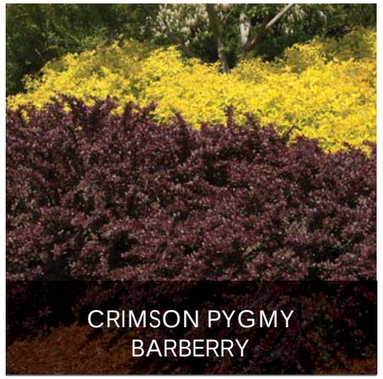
LANDSCAPING

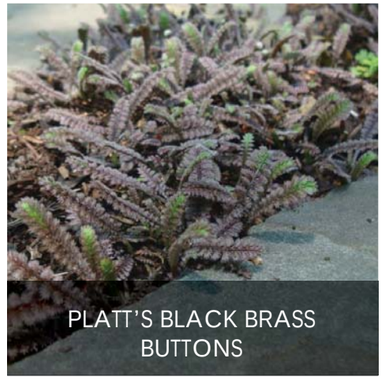
PLANS

LANDSCAPING PLAN

LANDSCAPING

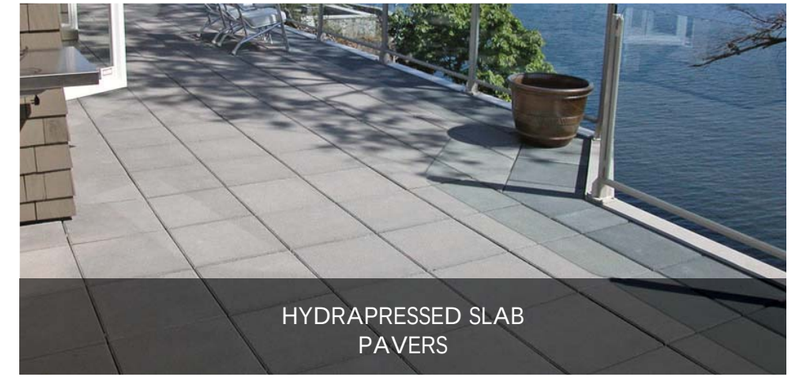
PLANTING PALETTE


CRIMSON PYGMY BARBERRY


PLATT'S BLACK BRASS BUTTONS

AUTUMN FERN

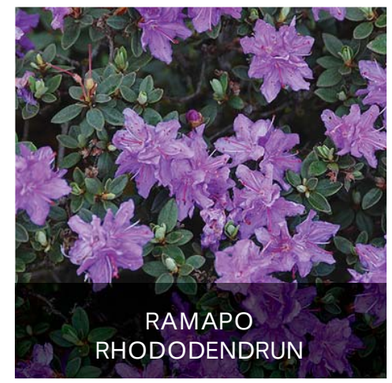
FRAGRANT SWEET BOX


HYDRAPRESSED SLAB PAVERS

JAPANESE FOREST GRASS

JAPANESE BLOOD GRASS

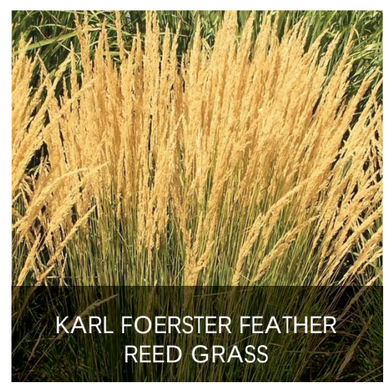
SNOW QUEEN OAKLEAF HYDRANGEA


RAMAPO RHODODENDRUN

CONCRETE PAVERS

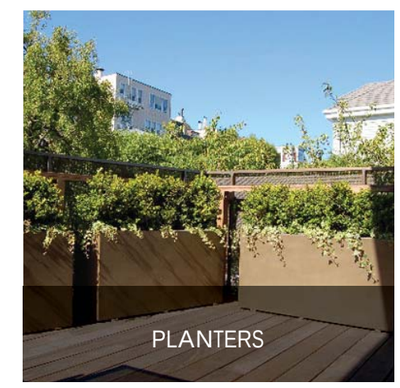
AUTUMN MOON MAPLE

AUCUBA


KARL FOERSTER FEATHER REED GRASS

FATSIA

PLANTERS


PLANTERS

DESIGN DIRECTION

INSPIRATION IMAGES

DEPARTURES

DESIGN DEPARTURES

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	REASON FOR DEPARTURE	DESIGN REVIEW GUIDELINES
SMC 23.71.044 Residential Uses in Commercial Zones	Residential uses shall not exceed 20% of the street-level, street-facing facade within the Northgate Overlay District.	Residential uses shall be 100% of the facade on NE 112th Street	Length of facade: 105' Allowed Residential: 20% Proposed Residential: 100% Departure Amount: Additional 80%	Due to the lack of street-facing commercial development on this primarily residential street, the location will be shown to meet the following exception requirements of 23.71.044.A: 1.a. Due to location or parcel size, the proposed site is not suited for commercial development 2. The residential structure would not interrupt an established commercial street front. As used in this subsection, the phrase "established commercial street front" may include a street front intersected by streets or alleys, and some lots with no current commercial use.	CS2.B Adjacent Sites, Streets, and Open Spaces. PL3.C Retail Edges

SHADING AND PRECEDENT STUDIES

SHADING STUDIES

PRECEDENT NK STUDIES

PRECEDENT OWNER STUDIES

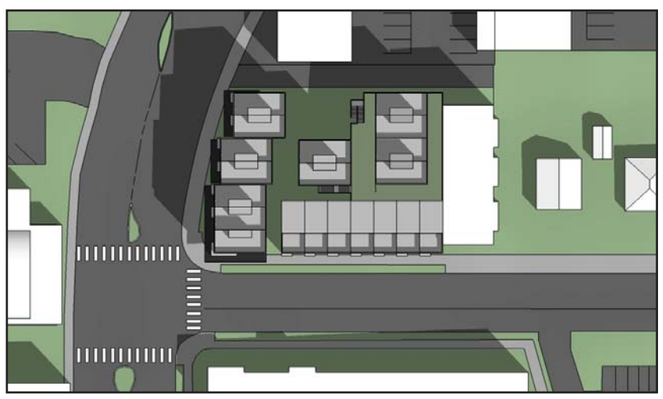
NEIGHBORHOOD CONTEXT

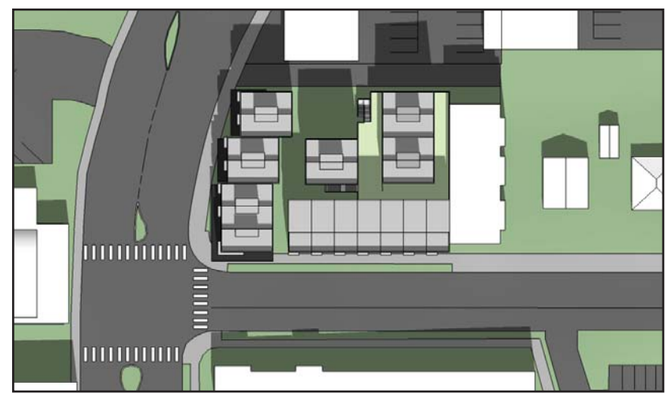
SHADING STUDIES

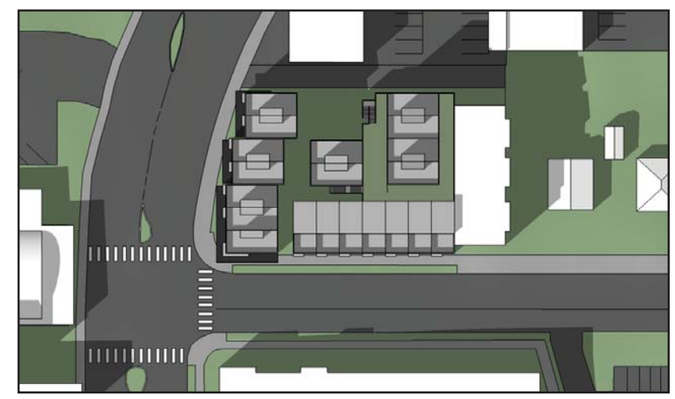
10:00 AM | NOON | 3:00 PM

JUNE

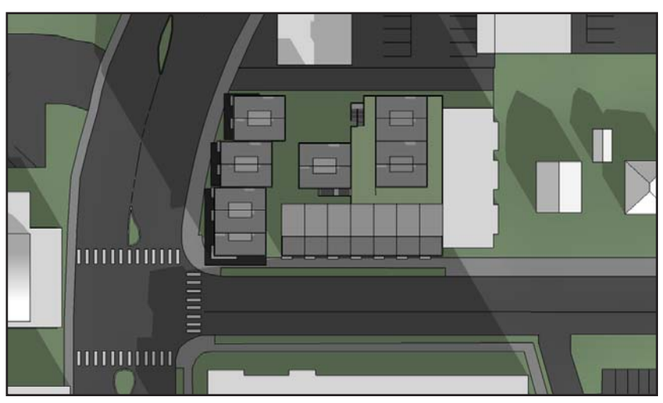
MARCH/SEPTEMBER

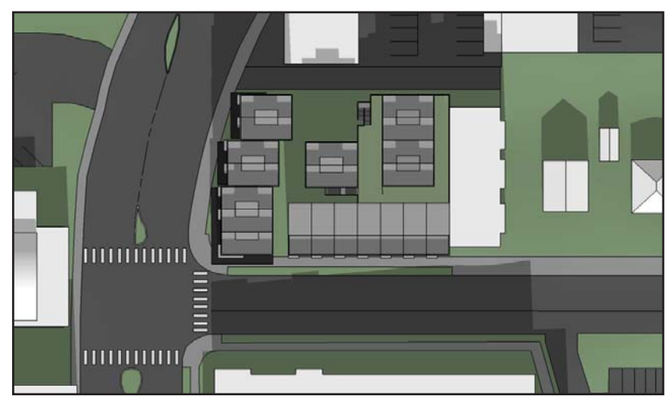


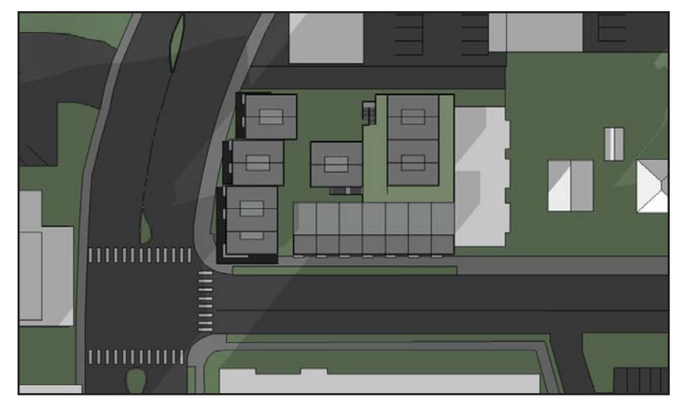




DECEMBER







RECENT NK PROJECTS

FOURTH + ROY TOWNHOMES

DAKOTA - MULTI-FAMILY

WOODLAND PARK TOWNHOMES

CREEKSIDE TOWNHOMES

HARBOR LIVE/WORK

GALER 8 TOWNHOMES

ADMIRAL LOFT TOWNHOMES

WALLINGFORD GREEN TOWNHOMES

SALVEO TOWNHOMES

PRECEDENT OWNER PROJECTS