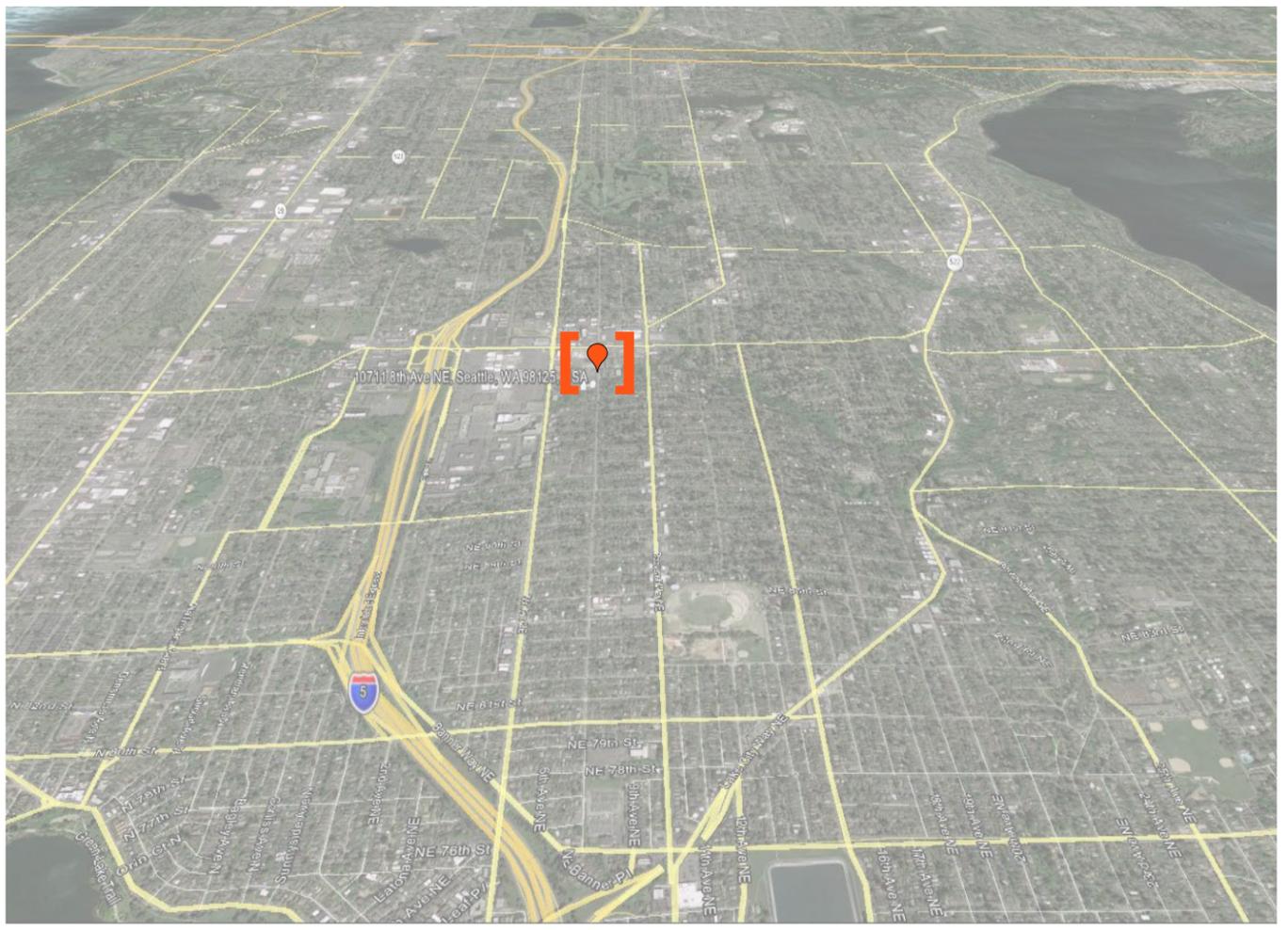


NORTHGATE EIGHTH LLC

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VICINITY MAP

PROJECT TEAM

- OWNER**
Wallace Properties - Northgate Eighth LLC
Contact: Kevin Wallace
- ARCHITECT**
Baylis Architects
Contact: Kevin Cleary
- LANDSCAPE ARCHITECT**
Brumbaugh & Associates
Contact: Kristen Lundquist



EXISTING SITE

NORTHGATE FEIS

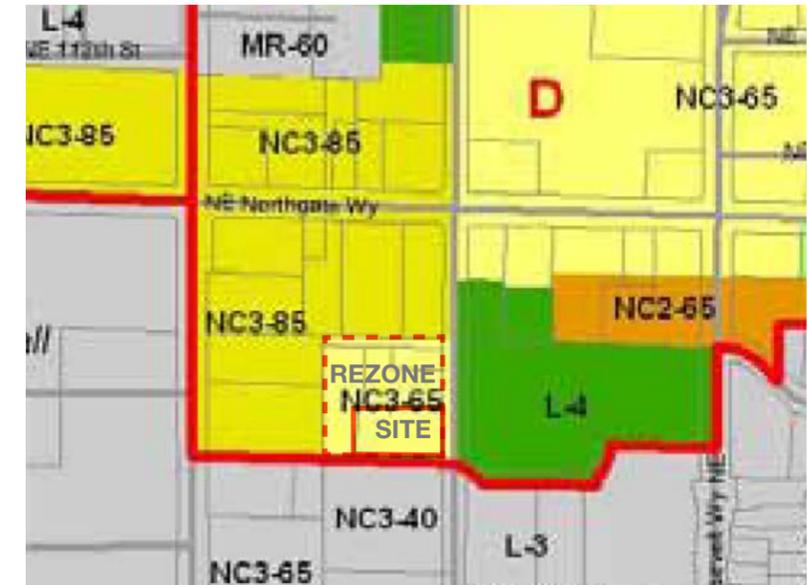
REZONE

Consistent with the City's Northgate Urban Center Rezone 2009 FEIS ("2009 FEIS"), the Applicant is seeking an area-wide rezone from NC3-40 to NC3-65. The 2009 FEIS analyzed three rezone alternatives for the site and surrounding parcels. Alternatives 1 and 2 would have changed the zoning to NC3-65, and Alternative 3 would have changed the zoning to NC3-125. The 2009 FEIS alternatives garnered near unanimous stakeholder support, including support from the Maple Leaf Community Council. The City has yet to complete the rezone, so the Applicant and other property owners have initiated applications to implement the City's planning process. The site is within the 1/2 - mile walk-shed to the Northgate Transit Center and future light rail station (see Figure Aerial Photo of Vicinity / Urban Context on next page).

If the rezone is granted, the proposed height increase coupled with the special exception to street-level retail uses will allow for the development of between 74 to 84 additional residential units over what would be permitted under the existing NC3-40 zoning. As noted in the City's planning documents, this rezone will provide additional residential density to support the existing commercial uses along NE Northgate Way and 5th Avenue NE and leverage the City's transit investments.



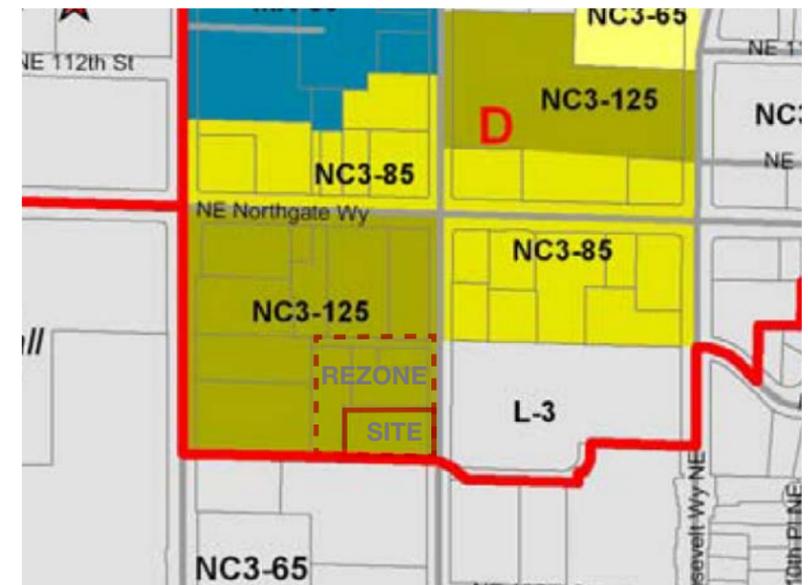
EXISTING ZONING



FEIS ALTERNATE 1 - BROAD REZONE

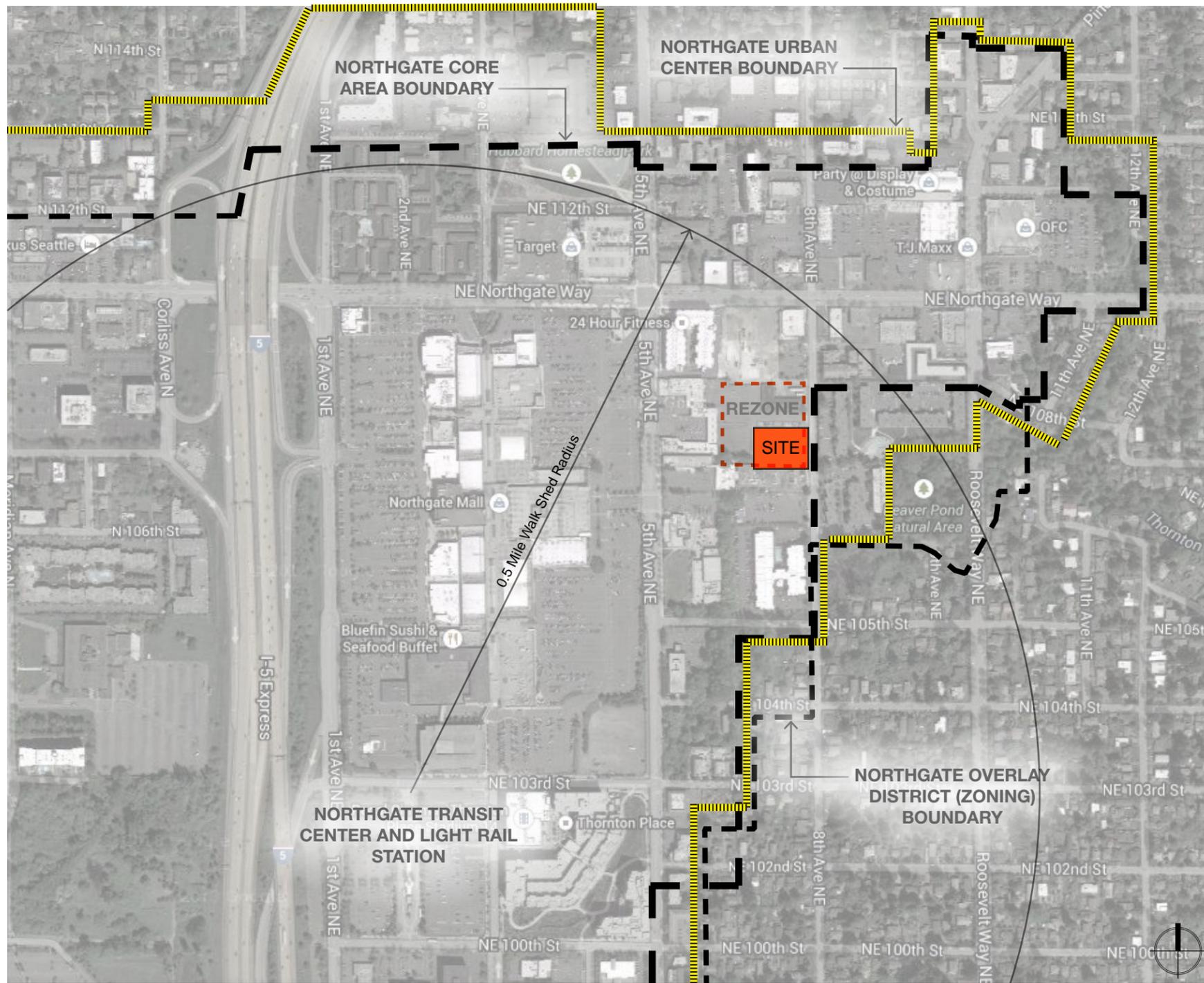


FEIS ALTERNATE 2 - FOCUSED REZONE



FEIS ALTERNATE 3 - URBAN DESIGN FRAMEWORK

PROPOSAL



AERIAL PHOTO OF VICINITY / URBAN CONTEXT

DEVELOPMENT OBJECTIVE

The Northgate Eight Ave NE Mixed Use building will infill an underused and outdated urban site located between the retail surrounding Northgate Mall and the older multi-family buildings that grew up around the edges of this area retail destination. The site, located south of Northgate Way on 8th Ave NE, will provide a transition between single purpose retail on 5th Ave NE and the lower density multi-family walk-ups east of 8th Ave NE. The added living units will contribute to the safety of the area with additional eyes on 8th as well as the through-block connector that is regularly used to access 5th Ave NE transportation, retail and services. The project will support the through-block connector with landscape and lighting as well as contribute to the economic growth and stability of the neighborhood. The site improvements will extend the green streets of 8th Ave NE toward the north and provide a connection to the Thornton Creek green area to the south. The site is in the transit walk-shed radius.

PROGRAM

- Number of Residential Units: 78 - 148
- Live / Work Units: 3 - 17
- Number of Parking Stalls: 70 - 138
- Total area: 114,000 - 152,000 SF

PROJECT DESCRIPTION

EXISTING SITE -

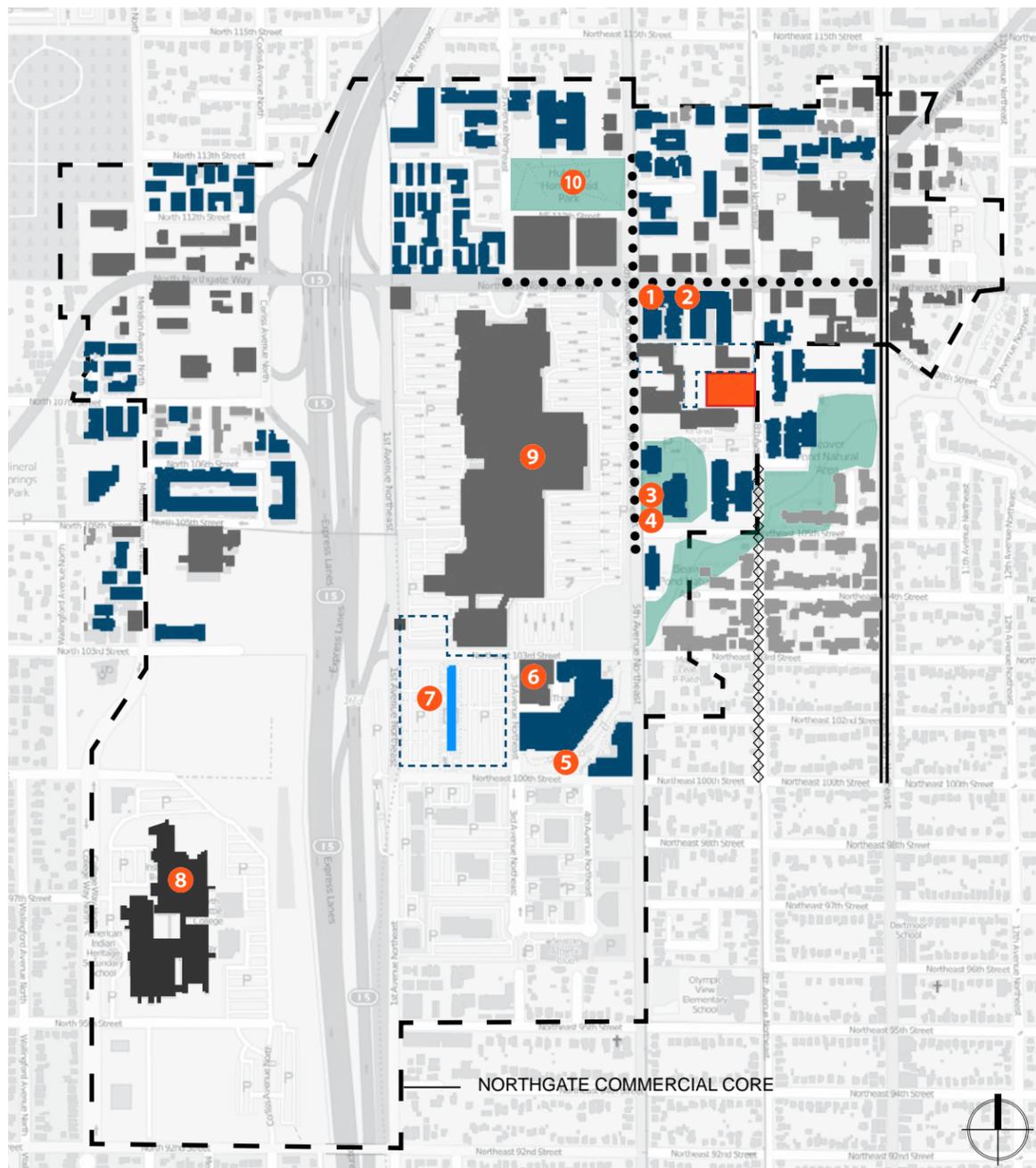
The project site consists of a single parcel previously used for construction staging. The large gravel lot slopes from north to the south and is located in a swale with retaining walls to the north supporting an E/W through block connector to 5th Ave and to the west, which supports a neighboring retail parking lot. The treeless site has an improved right of way with sidewalk, street trees and a landscape strip. Overhead high voltage power lines run the length of the east property line at the edge of the street right of way.

ADDRESS	10711 8TH Avenue NE, Seattle WA 98125
PARCEL #	2926049535
ZONING	NC3-40 - No pedestrian overlay - Ref. DPD Zoning Map #16 Rezone application for NC3-65 - #3018442
OVERLAYS	Northgate Urban Center - 23.61 Northgate Overlay District - Ref 23.71 (including Frequent Transit within 1/4 mile)
LOT AREA	30,898 SF
STREETS	8th Ave NE - Access Street

CONTEXTUAL URBAN ANALYSIS

a. PLACE

Surrounding uses, buildings, community nodes, points of interest



URBAN USES / NORTHGATE CORE/ OPEN SPACES



1 507 at the Enclave - Mixed Use



2 525 at the Enclave - Retail



3 Northgate Library & Community Green



4 Northgate Community Center



5 Thorton Creek water channel



6 Thorton Creek Multi Plex Cinema



7 Northgate Transit Center



8 North Seattle Community College



9 Northgate Retail Mall

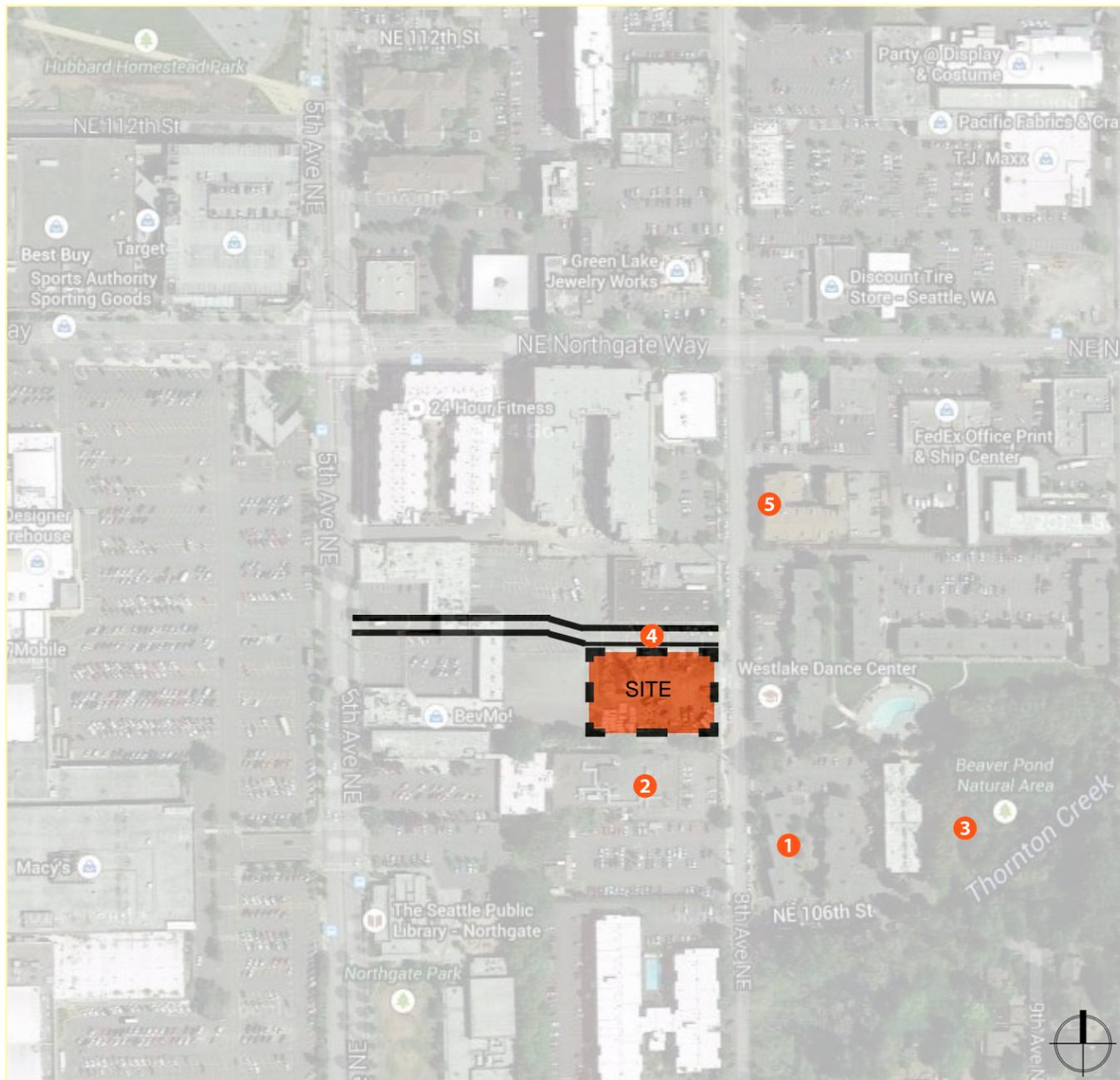


10 Hubbard Homestead Park

NEIGHBORHOOD CONTEXT

a. PLACE

Immediate vicinity uses, buildings, community nodes, points of interest



9 BLOCK AERIAL / VICINITY MAP



1 3 and 4 story Apartments



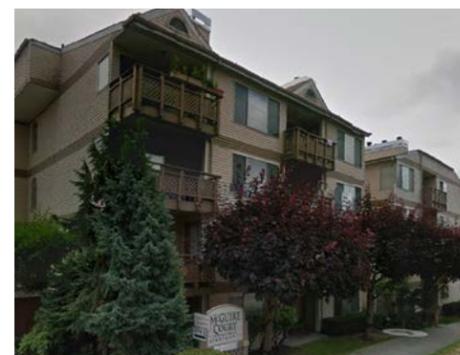
2 Kindred Health Clinic



3 Beaver Pond Natural Area



4 Through Block Easement from 8th to 5th Ave



5 4 story Apartments



1 Raised patio, planters and steps with art



2 Colored walk, seating, planters and overhead protection



3 Integrated landscape, lighting, stairs and storefronts



4 Lowered Live Work units, integrated with landscape and seating



SITE IN CONTEXT / PRECEDENTS / DESIGN CUES



5 Landscaped sidewalk and lower live work units



6 Successful tall green wall example



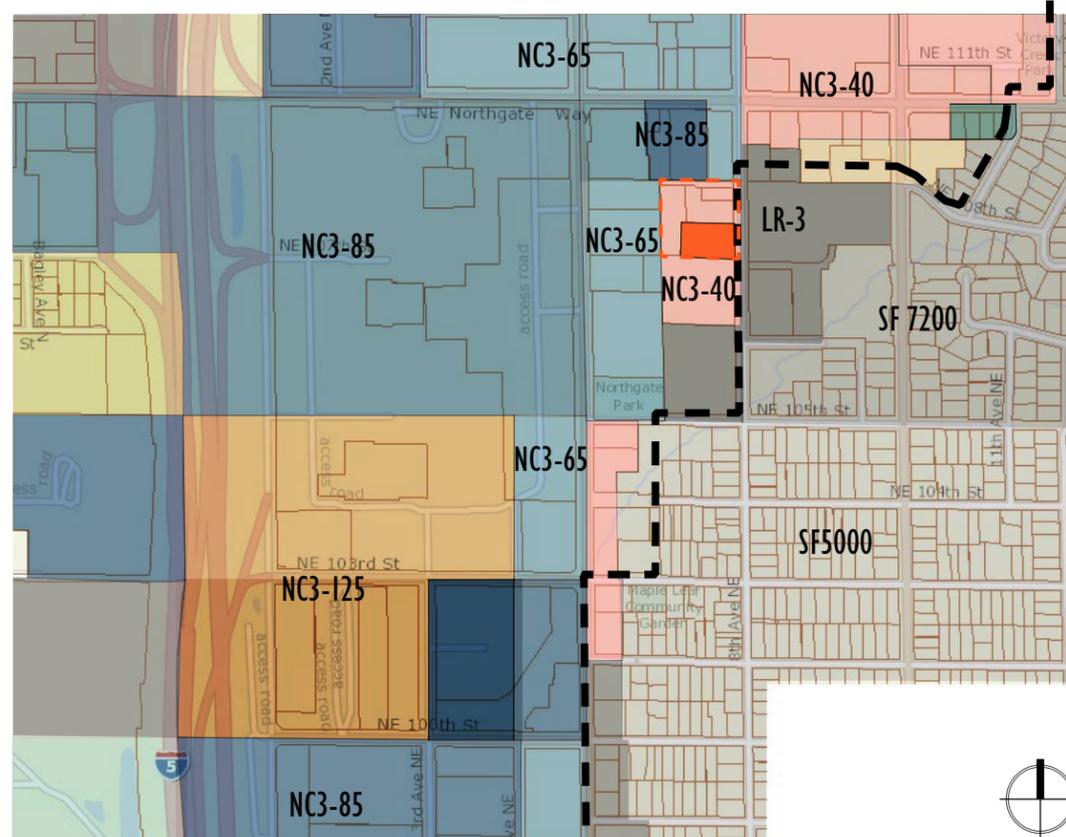
7 Raised amenity courtyard

b. IDENTITY

Existing buildings, new projects, design cues

c. ZONING ANALYSIS

PERMITTED USES -	23.47A.004.A TABLE A
Live/ Work subject to section	23.47A.004 G
Residential – 20% street level street facing façade	23.47A.005.C.f
STREET-LEVEL DEVELOPMENT STANDARDS	
23.47A.008.A Blank facade segments < 20' length	
Total blank facade < 40% length facing street	
Street facade setback < 10' from lot line	
Non-Residential Street Level requirements	
23.47A.008.B Transparency > 60% street facing facade btw 2'-8' abv. sidewalk	
Fl. to Fl. height min. 13'	
Residential Street Level requirements	
23.47A.008.D	
Residential use max. 20% street level facade	
4' above, 4' below, max. 10' from P.L.	
STRUCTURE HEIGHT -	23.47A.012.A
Base Height Limit of 40'	
Additional height of 4' if street level retail is 13' floor to floor	
Additional height of 4' if street level residential use 4' above grade	
Additional height of 3' for Peat Settlement	
Total height max. 51', no additional story	
Rezoned - Base Height Limit of 65'	
Additional height of 3' for Peat Settlement	
Total height of 68'	
FLOOR AREA RATIO -	23.47A.013
40' ht. Residential Use only 3	
Mixed Use 3.25 (no Station Area Overlay)	
65' ht. Residential Use only 4.25	
Mixed Use 4.75	
SETBACK REQUIREMENTS -	23.47A.014
No setbacks required -	
Seattle City Light requires 13' and 25' setbacks from their power lines.	
LANDSCAPING AND SCREENING REQUIREMENTS -	23.47A.016
Landscaping that achieves a Green Factor Score of 0.30 is required	
Street trees required	
Parking at street façade is not applicable. Landscape buffer is not required	
Garbage screening is not applicable if containers located within structure	
AMENITY AREA -	23.47A.024
Amenity areas required shall be equal to 5% of the total gross residential floor area (GRFA). All residents shall have access to minimum one amenity area, either public or private and such areas may not be enclosed.	
SOLID WASTE AND RECYCLABLES -	23.54.040.A.3
Trash and recyclables area shall be a minimum of 575 SF for residential units over 100 with an additional 4 SF per unit over 50.	
Trash and recyclables area for non-residential uses shall have 82 SF for area less than 5,000 SF	

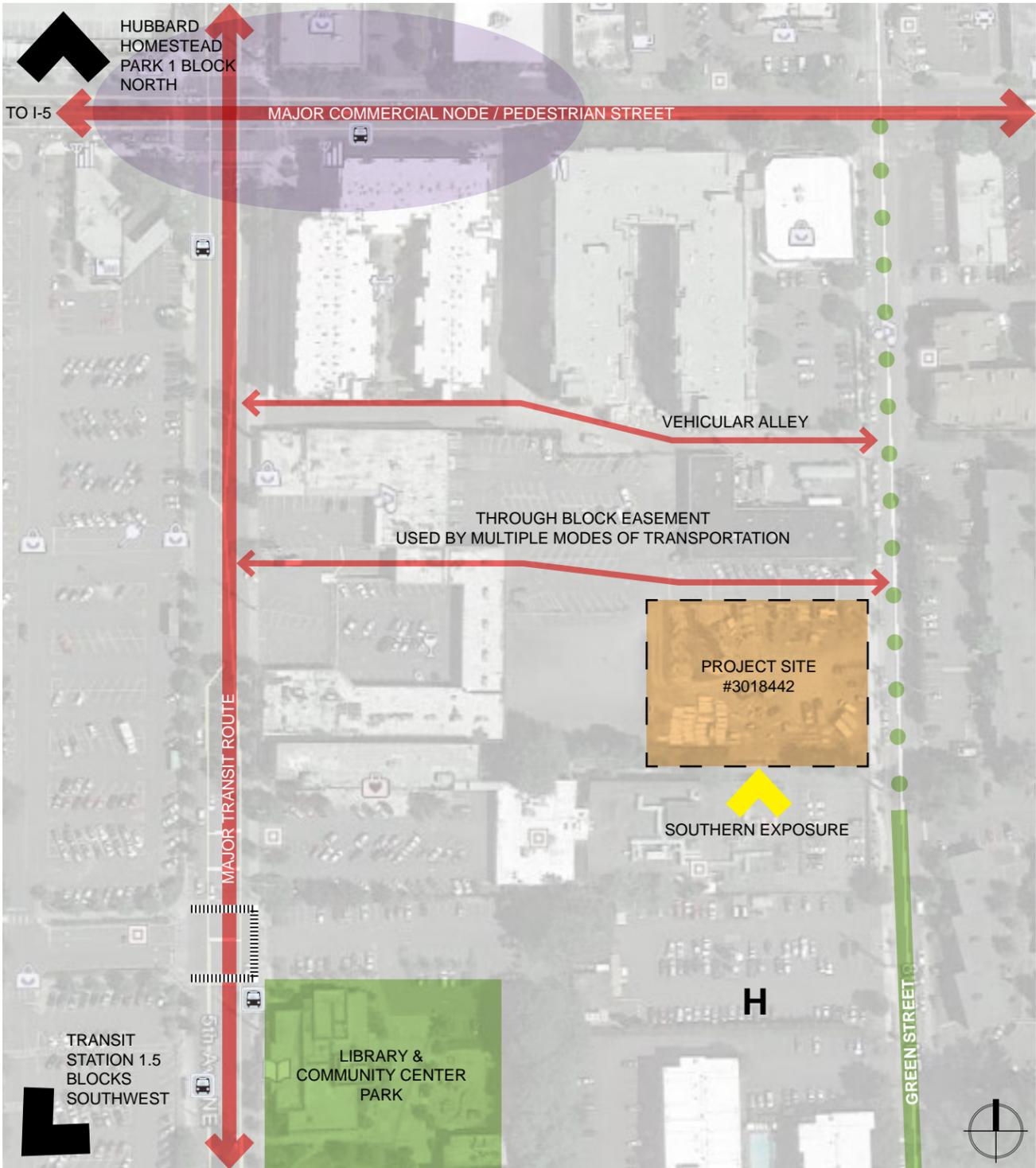


NEIGHBORHOOD ZONING MAP

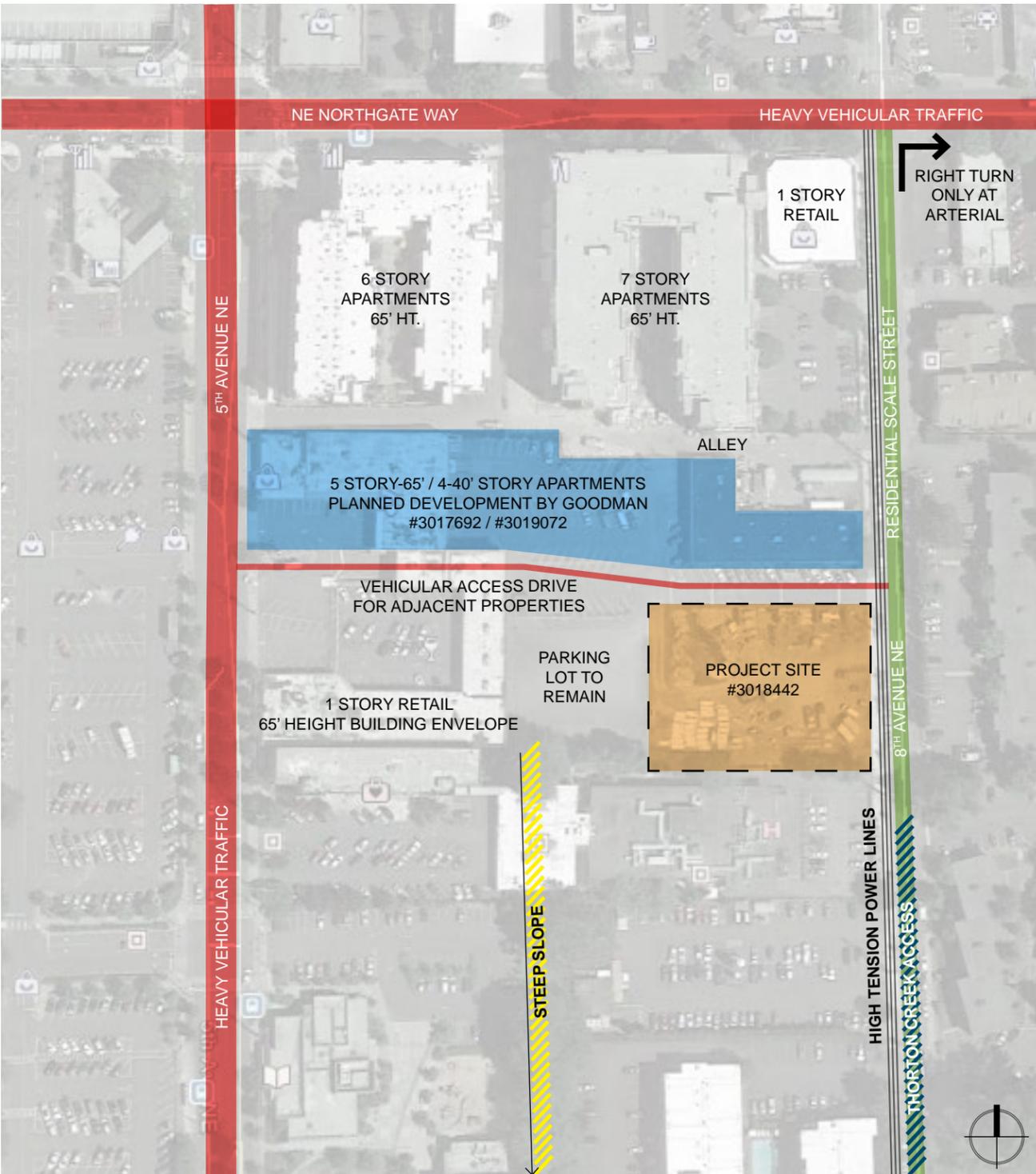
REQUIRED PARKING -	23.47A.030	NORTHGATE OVERLAY DISTRICT -	23.71.000
No minimum parking requirement for residential or commercial uses within Northgate Overlay District per frequent transit overlay		Open Space	
		NC3-40 requires 10% of site area for landscaping and usable open space.	
		NC3-65 requires 15% of site area for landscaping and usable open space.	
PARKING LOCATION AND ACCESS -	23.71.008	DENSITY LIMITS	23.71.040
One 2-way curbcut shall be allowed if there is no alley and only access to parking is from pedestrian street. Parking location shall be to the rear or side, within or under the structure.		NC3-40 density limited to 1/600 SF lot area + 20% w/ MU	
		NC3-65 no density limit	
BICYCLE PARKING -	23.54A.015 K		
Bicycle parking is required, equivalent to 1 space for every 4 residential units and 1 space for every 4,000 SF of commercial use.			

SITE ANALYSIS

a. OPPORTUNITIES AND CONSTRAINTS

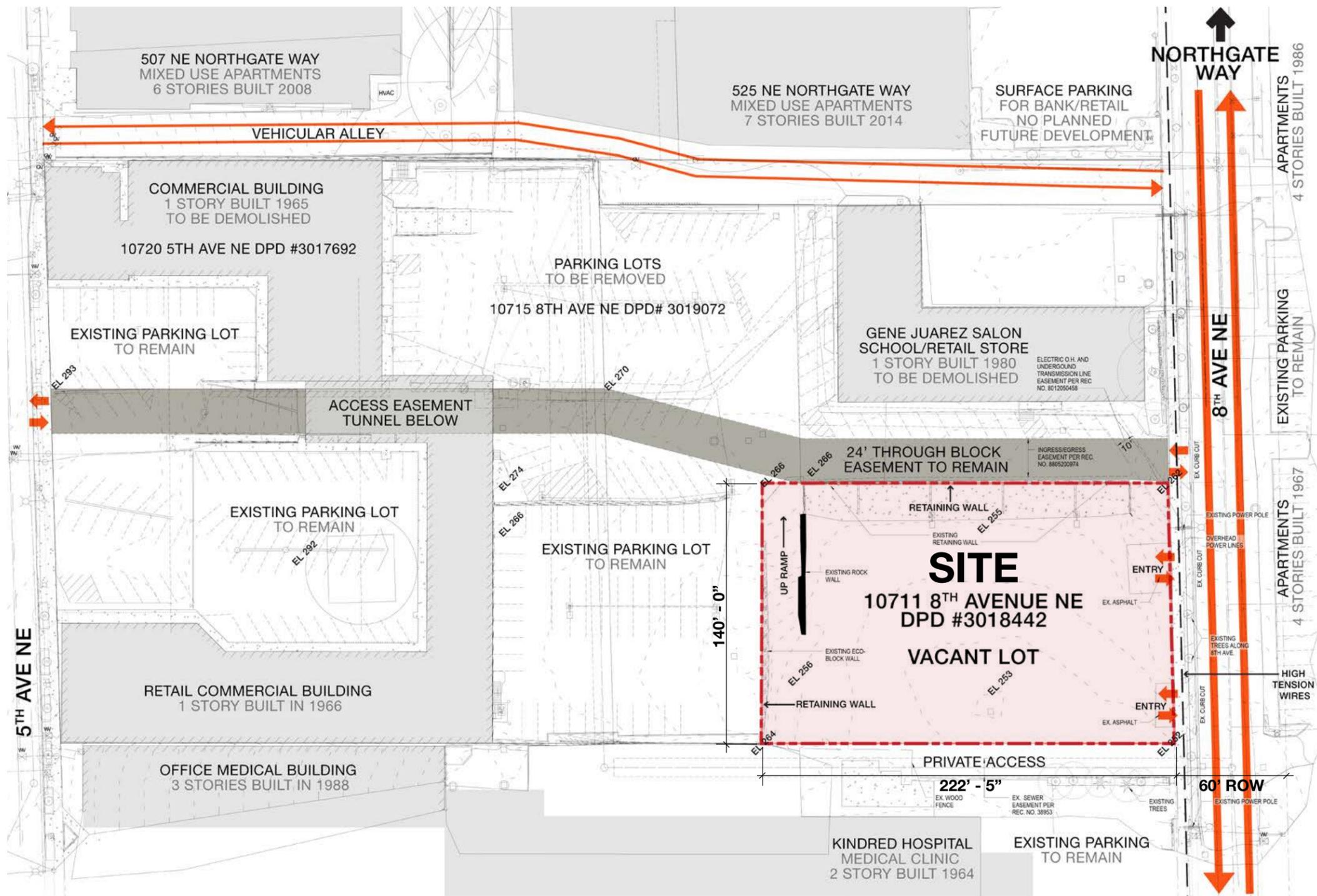


OPPORTUNITIES



CONSTRAINTS

b. EXISTING SITE PLAN



SITE PLAN



PLAN KEY

- ← RESIDENTIAL STREET TRAFFIC
- ← VEHICULAR ALLEY TRAFFIC
- ↔ VEHICULAR ACCESS

c. STREETSCAPES

Neighborhood Street Elevations

507 AND 525 BUILDINGS ON NORTHGATE WAY

NOTE: HIGH TENSION POWER LINES



STREET ELEVATION A-A: VEHICULAR EASEMENT LOOKING NORTH TO PROPOSED GRE DEVELOPMENT - PART OF REZONE APPLICATION FROM 40' TO 65'

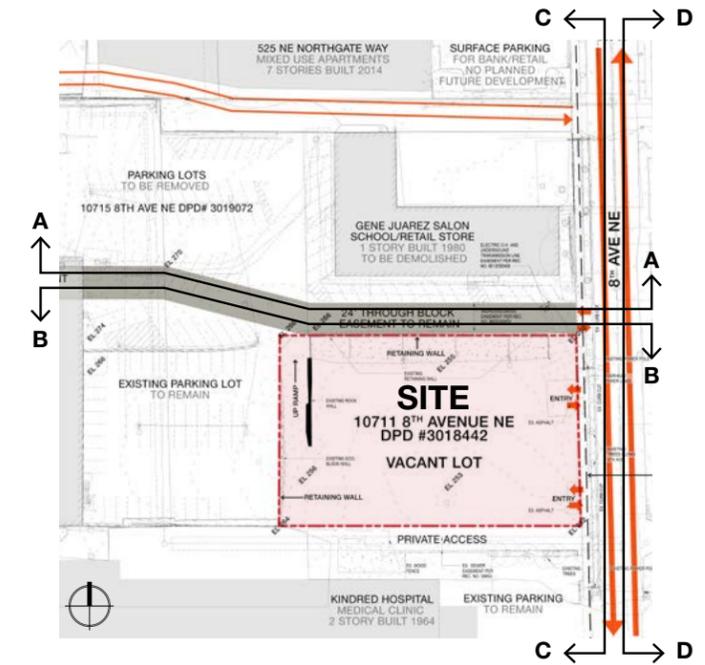
NOTE: HIGH TENSION POWER LINES

SITE

UPPER PARKING LOT TO REMAIN



STREET ELEVATION B-B: VEHICULAR EASEMENT LOOKING SOUTH ACROSS SITE - KINDRED HOSPITAL TO SOUTH OF SITE



4 STORY APARTMENT BUILDINGS



STREET ELEVATION C-C: 8TH AVE NE LOOKING WEST

THROUGH BLOCK EASEMENT EXISTING BUILDING TO BE DEMOLISHED, PARKING LOT TO REMAIN, ALLEY BEHIND 525 AND 507



STREET ELEVATION D-D: 8TH AVE NE LOOKING EAST

4 AND 3 STORY APARTMENT BUILDINGS

TO BEAVER POND

DESIGN GUIDELINES

a. NORTHGATE NEIGHBORHOOD DESIGN GUIDELINES

Goals: Bring increased vitality to neighborhood through increased residential density, promoting connectivity, livability and trans/multi-modality use

CONTEXT AND SITE -

CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces and open spaces in the surrounding area by designing the character, form and function of the building to respond to surrounding context both existing and future planning.

IV. Super Block Development -

Design buildings to reduce the massing of the over all block, paying particular attention to the massing and scale of the structures; creating human scale features and elements and providing pedestrian permeability.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood by emphasizing positive neighborhood attributes, incorporating local flavor and strengthen the identity of the block.

RESPONSE:

The scale of the super block will be broken down by strengthening the through-block easement located north of the property. This will be achieved by orienting units toward the easement and providing them with front porches, landscaping, lighting and a walk alongside the easement. The easement is used by locals to access transit, retail and services. Enhancing the street ROW along 8th will provide a connection to the Thornton Creek green belt area, which is just south of the site. This will be done with additional trees and landscaping. See image 1 below.

PUBLIC LIFE -

PL1 CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them by improving pedestrian movement throughout the area, creating quality spaces, pathways, connecting sites, street systems, public open space and parks.

I. Incorporate Open Space -

Public spaces that are accessible, comfortable, and in proximity to routes to high activity areas.

II. Interior Block Pedestrian Connections-

Incorporate pedestrian walkways, open spaces, create breaks in street wall, movement through site and promote a variety of modes of travel.

PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features by providing direct and convenient pathways with safe, comfortable and visually interesting elements.

I. Respond to Site Characteristics-

Create transitions, use creative grading, landscaping, pedestrian access, walkways, stairs or similar features to help build greater pedestrian connectivity.

II. Streetscape compatibility-

Quality pedestrian environment, improving pedestrian network connectivity throughout the neighborhood, special attention designing landscaping, paving, pedestrian amenities. and enhance transit/multi-modal use.

RESPONSE:

The project will provide accessible walks to strengthen the existing neighborhood connections including landscape, seating and lighting to improve the pedestrian experience. See image 2, 3 & 4 below.

DESIGN CONCEPT -

DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings by attention to neighboring structures and providing human scale elements and use of materials which offer pedestrian interest along the sidewalk.

I. Foster Human Scale-

Introduce windows, entrances, and architectural details which offer pedestrian interest and human scale.

DC3 OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

I. Urban Gardens

Provide seating opportunities, planter walls set at seat heights, courtyard elements to enhance new public spaces.

III. Landscaping to Reinforce Design Continuity with Adjacent Sites

Integrate new and existing landscaping to blend into the local environment, reduce storm water runoff and connect to neighborhood green areas.

RESPONSE

The building concept addresses the surrounding neighborhood with the incorporation of units at grade with front patios and porches which look out onto the site and block. The units provide eyes on the street for safety. Live work units are provided per code, and will liven the street facade and ROW with landscaped courtyards. An upper level south facing courtyard containing both private and public spaces provides areas for resident interaction as well as provide modulation for the south building elevation. The density of units will provide increased vitality to neighborhood. See image 5 & 6 below.



1 Landscaped Public Walk



2 Public Seating



3 Public Bike Racks



4 Seating, Landscape at Public Entry



5 Landscaped Courtyard



6 Landscaped Residential Patio

b. SEATTLE DESIGN GUIDELINES

CONTEXT AND SITE -

CS1 NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

B. Sunlight and Natural Ventilation

Take advantage of solar exposure and natural ventilation available, maximize daylight for interior/exterior spaces, minimize shading on adjacent sites and manage solar gain.

C. Topography-

Use existing desirable land forms to inform project design for location of structures and enhance open space.

D. Plants and Habitat-

Provide opportunities to connect to off-site habitats, green areas, and landscape areas.

CS2 URBAN PATTERN AND FORM

Strengthen most desirable forms, characteristics, and patterns of streets, block faces, and open spaces in neighborhood.

B. Adjacent Sites, Streets and Open spaces-

Site informed design from topography, streets, green areas making a connection to the street and neighborhood.

D. Height, Bulk and Scale-

Relate mid-block site to surrounding scale of development both existing and anticipated future growth through successful siting and fit with adjacent properties.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood

A. Emphasizing Positive Neighborhood Attributes-

Creatively fit together old and new forms; and in transitional neighborhoods explore ways for new development to establish a positive and desirable context for others to build upon.

RESPONSE:

The building is oriented to capture the sunlight in its center courtyard and provide modulation to soften the impact on the building next door. The height brings density and fills the low spot of the block, bringing increased activity and vitality to the middle of this long bowl-shaped super block.

See image 7 below.



7 Interior Courtyard



8 L/W with Public Walk-Landscape



9 Entry Amenities



10 Sidewalk Amenity, Bike Rack



11 Entry Lights



12 Courtyard Amenities

PUBLIC LIFE -

PL1 CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them by improving pedestrian movement throughout the area, creating quality spaces, pathways, connecting sites, street systems, public open space and parks.

A. Net Work of Open Spaces-

Enhance open space to positively contribute to broader network of open spaces in neighborhood by fostering human interaction.

B. Walkways and Connections-

Support pedestrian connections within and outside the project by allowing flow, providing lighting, landscaping, and other amenities.

PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features by providing direct and convenient pathways with safe, comfortable and visually interesting elements.

A. Accessibility

Provide access for people of all abilities, fully integrated into the project design.

B. Safety and Security-

Provide a safe environment through natural opportunity for surveillance, exterior illumination and street level transparencies.

PL4 ACTIVE TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

C. Planning Ahead for Transit

Identify where nearest transit stops and pedestrian routes are and include features and connections within project design to support transit access and connections.

RESPONSE:

The project will enhance the streetscape and easement with abundant landscaping and amenities. It will provide adequate lighting for safety and security, while improved sidewalks will encourage pedestrian use. The added activity will encourage neighborhood participation in creating a safer environment. The easement enhancement will coordinate with the planned improvements for the project to the north. See image 8, 9, & 10 below.

DESIGN CONCEPT -

DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings by attention to neighboring structures and providing human scale elements and use of materials which offer pedestrian interest

A. Massing-

Arrange massing in relationship to topography, site characteristics and adjacent buildings, using secondary elements to reduce perceived mass.

B. Architectural and Facade Composition

Facade design to support building composition while avoiding blank walls along pedestrian ways, providing scale and texture with secondary elements.

DC3 OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

A. Building Open Space Relationships

Develop interior/exterior spaces to relate well to each other and support project functions

B. Open Space Uses and Activities

Match uses to conditions, relate and connect to other open spaces, design common and private open spaces for use by all residents, encourage activity and interaction.

RESPONSE

The building concept draws its cues from the surrounding neighborhood buildings and retail shops. The building will step back along 8th Ave in response to the power lines and lower residential buildings to the east. The mouth of the 'U' shaped building faces south, breaking up the building length, reducing the scale in relationship to the neighboring hospital. It sits back from the west parking lot and northern easement to provide space for entry porches, landscape, public benches, lighting and pedestrian walks. See image 11 & 12 below.

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SUMMARY OF MASSING OPTIONS



OPTION 1 - 40' HEIGHT BASICALLY CODE COMPLIANT

Development Objectives:

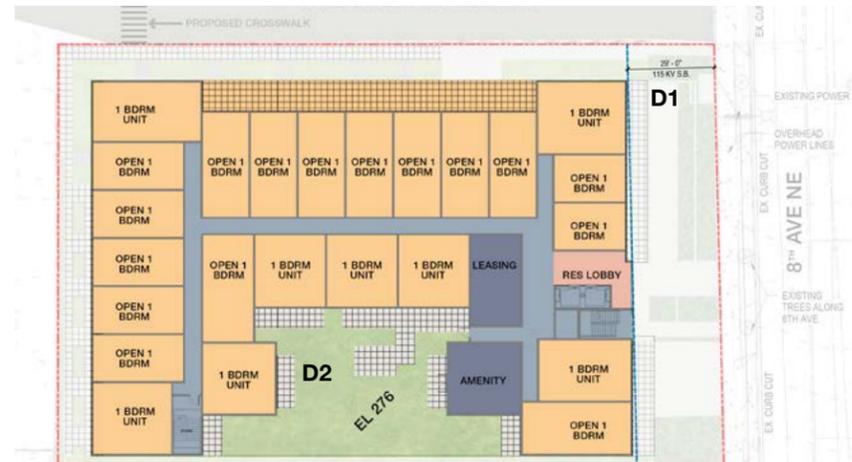
Number of Residential Units:	61 units
Number of Live Work Units:	15 units
Number of Enclosed Parking Stalls:	123 stalls

Pros:

- 40' option minimally shadows future development to north during winter months
- Live Work units facing the west parking area and north easement promotes connectivity, safety and walkability
- South facing upper level courtyard provides building modulation in relationship to neighboring medical clinic and sunlight into the building interior

Cons:

- Lower unit density does not give same boost to area economic health and vitality
- Building envelope inconsistent with the direction given by the Northgate stakeholders and the Northgate Urban Center FEIS rezone alternatives
- Lower density does not leverage transit investments



OPTION 2 - 65' HEIGHT WITH REZONE 'I' CONCEPT

Development Objectives:

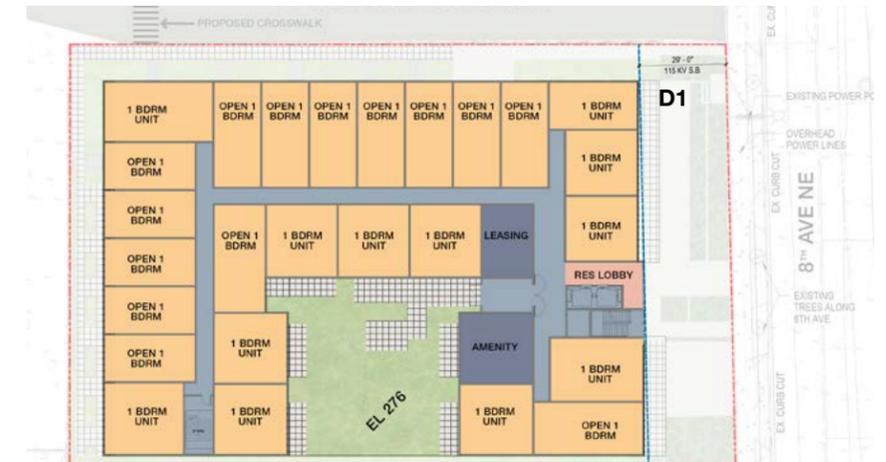
Number of Residential Units:	138 units
Number of Live Work Units:	3 units
Number of enclosed Parking Stalls:	137 stalls

Pros:

- Walk is provided on south side of easement giving east / west access
- Ground level units to north and west provide additional safety and security to easement and west parking lot, providing eyes on the street.
- West façade is stepped back for power lines and relief to lower height neighbors to east
- Building envelope consistent with the rezone
- Leverage transit investments

Cons:

- 65' option moderately shadows future north development during mid-winter months
- Potential amenity space reduced
- South facing upper level courtyard views into neighboring medical clinic



OPTION 3 - 65' HEIGHT WITH REZONE 'U' CONCEPT [PREFERRED]

Development Objectives:

Number of Residential Units:	148 units
Number of Live Work Units:	3 units
Number of enclosed Parking Stalls:	138 stalls

Pros:

- Internal facing upper level courtyard provides privacy to neighboring medical clinic
- Walk is provided on south side of easement giving east / west access
- Ground level units to north and west provide additional safety and security to easement and west parking lot, providing eyes on the street.
- West façade is stepped back for power lines and relief to lower height neighbors to east
- Higher unit density gives boost to area economic health and vitality
- Higher % of amenity space
- Building envelope consistent with the rezone
- Leverage transit investments

Cons:

- 65' option moderately shadows future north development during mid-winter months

POTENTIAL DESIGN DEPARTURE SUMMARY

Departure Number	Land Use Code Section	Item	Code Requirement	Departure Requests	Options	Design Rational
D1	23.47A.008.A.3	Relationship of commercial to sidewalk	Basic street level req'mt, street façade setback < 10' from property line	Required setback, 13' and 20' from power and high tension lines which parallel east property line	1, 2, 3	Setback required for safety, provides area for open space between Live Work and sidewalk
D2	23.47A.024.B	Residential Amenity area	5% of gross residential area required as amenity area, uncovered	Provide north side modulation	2	Provided for 'I' shape option

MASSING STUDIES

a. OPTION 1 - 40' HEIGHT

Development Objectives:

Number of Residential Units: 61 units
 Number of Live Work Units: 15 units
 Number of Enclosed Parking Stalls 123 stalls

Potential Departures:

- Density Limit per Northgate Overlay district – 1DU/600SF - use Live Work units to increase density, placing them facing north along easement and west along parking lot.
- Commercial setback within 10' of sidewalk – power poles and high tension wires require 13' to 20' setbacks from poles, public patios provided at front entry of residential and Live Work units

Pros:

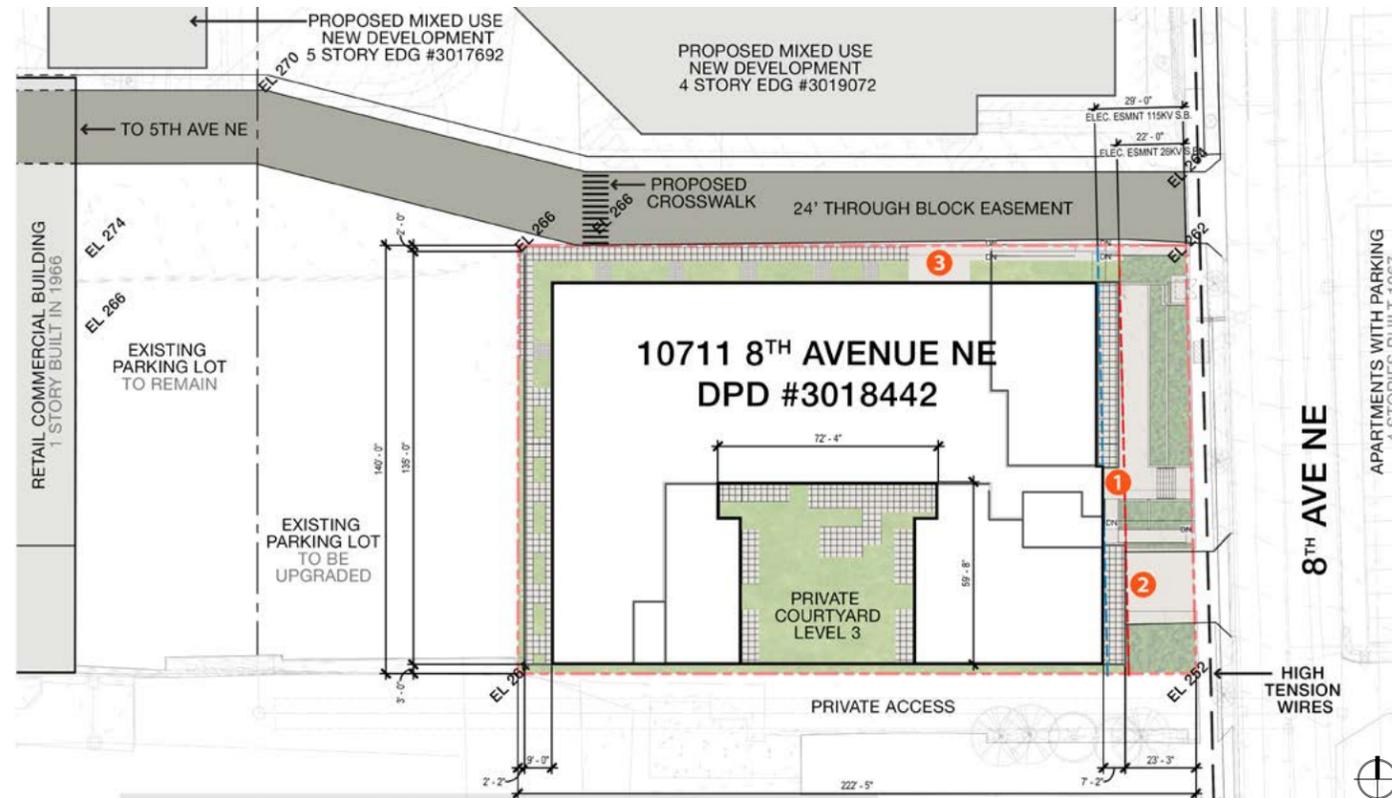
- 40' option minimally shadows future development to north during winter months
- Live Work units facing the west parking area and north easement promotes connectivity and safety
- South facing upper level courtyard provides building modulation in relationship to neighboring medical clinic and sunlight into building interior

Cons:

- Lower unit density does not give same boost to area economic health and vitality
- Building envelope inconsistent with the direction given by the Northgate stakeholders and the Northgate Urban Center FEIS rezone
- Does not leverage transit investments

PLAN KEY

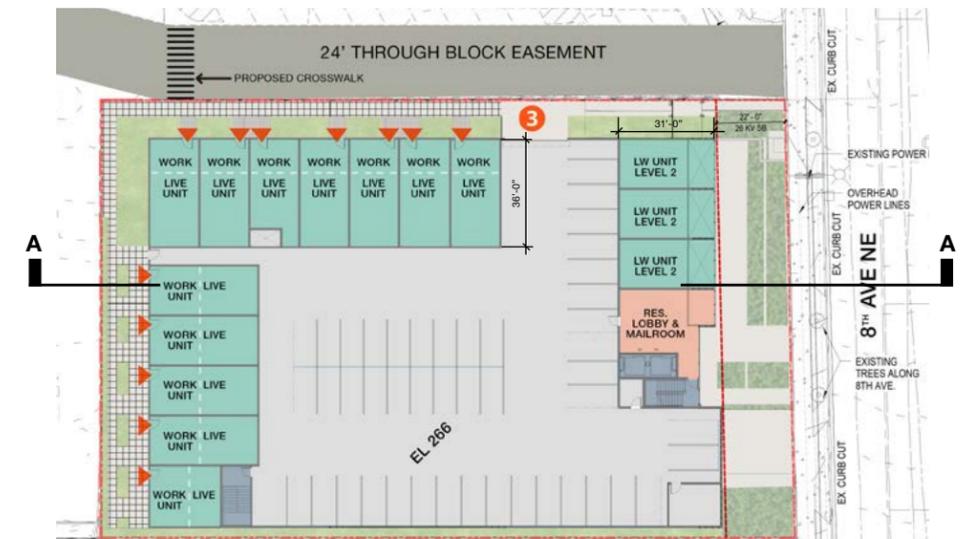
- EASEMENT
- RESIDENTIAL LOBBY
- CIRCULATION
- PARKING
- LIVE WORK UNITS
- RESIDENTIAL UNITS
- UNIT ENTRY
- 1 RESIDENTIAL ENTRY
- 2 P2 GARAGE ENTRY
- 3 P1 GARAGE ENTRY



SITE PLAN



FLOOR LEVEL 3-5



FLOOR LEVEL 2



FLOOR LEVEL 1

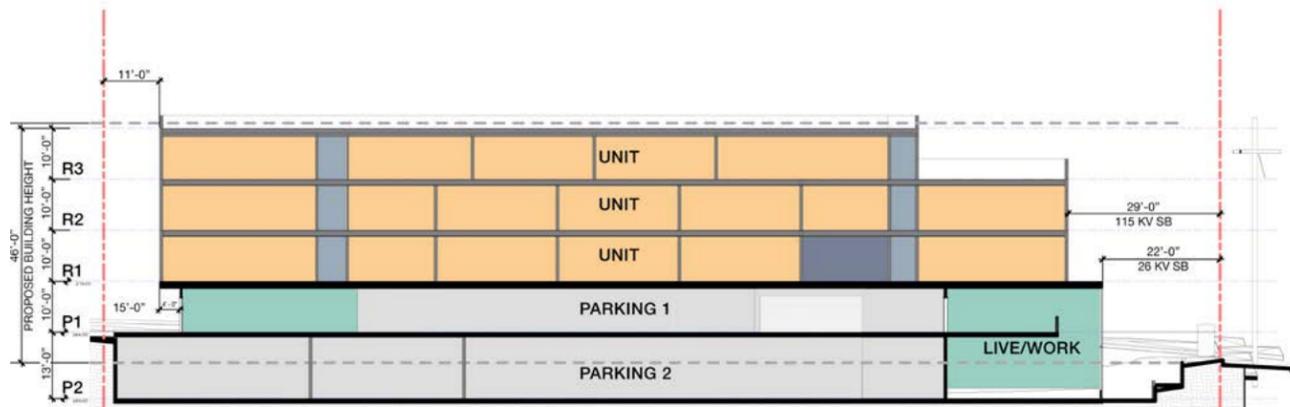


STREET VIEW OF LIVEWORK UNITS AND EASEMENT CONNECTION

OPTION 1 - 40' HEIGHT



NORTH / WEST VIEW THROUGH EASEMENT



A-A BUILDING SECTION WEST-EAST



VIEW FROM 8TH AVENUE LOOKING SOUTH AND WEST

b. OPTION 2 - 65' HEIGHT [WITH REZONE] 'I' CONCEPT

Development Objectives:

Number of Residential Units: 138 units
 Number of Live Work Units: 3 units
 Number of enclosed Parking Stalls 137 stalls

Potential Departures:

- Commercial setback within 10' of sidewalk – power poles and high tension wires require 13' to 20' setbacks from poles, public patios provided at front entry of residential and Live Work units
- Residential Amenity Area – 5% of Gross Residential Floor Area

Pros:

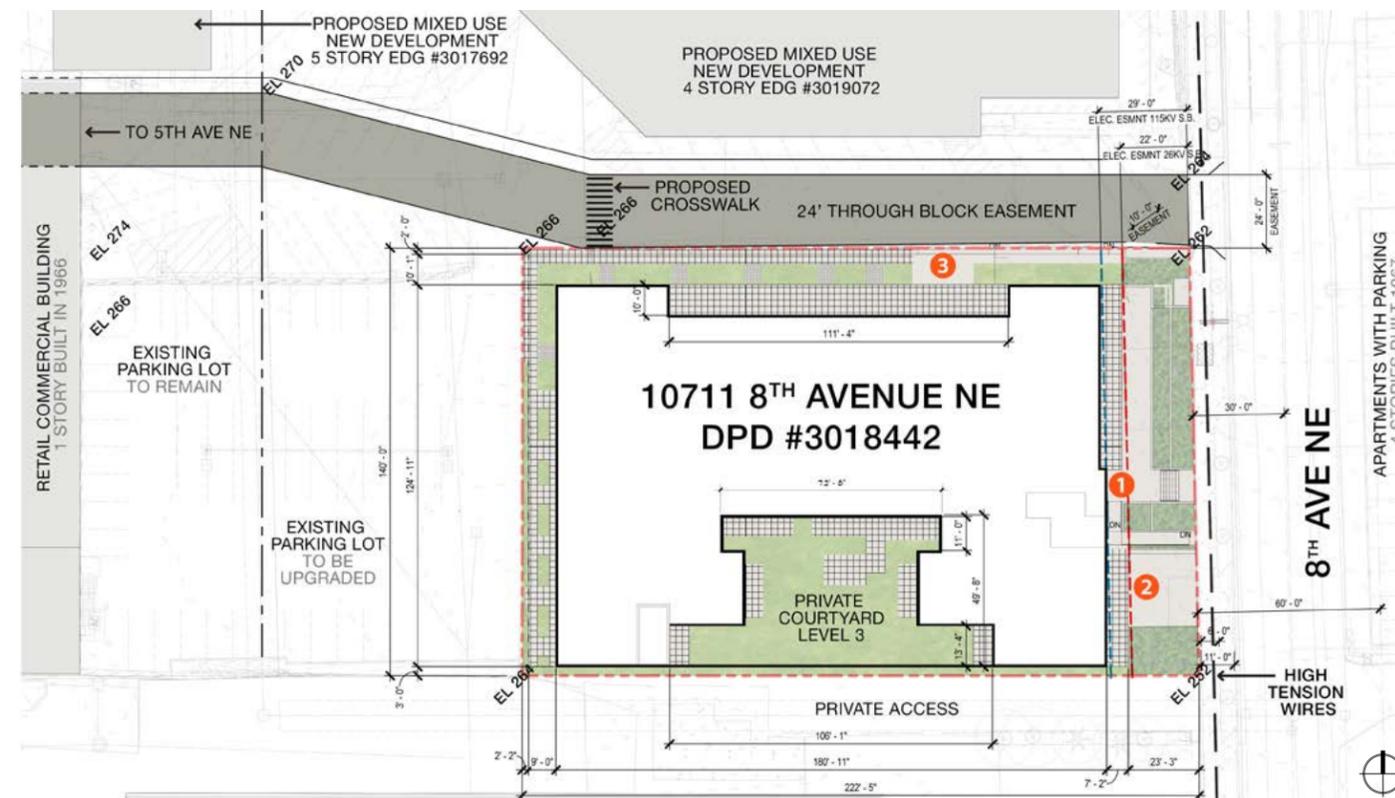
- Walk is provided on south side of easement giving east / west access
- Ground level units to north and west provide additional safety and security to easement and west parking lot, providing eyes on the street
- West façade is stepped back for power lines and relief to lower height neighbors to east
- Building envelope consistent with the rezone
- Leverages transit investments

Cons:

- 65' option shadows south facade of future north development during mid winter months
- Potential amenity space reduced
- South facing upper level courtyard provides views into neighboring medical clinic

PLAN KEY

- EASEMENT
- RESIDENTIAL LOBBY
- CIRCULATION
- PARKING
- LIVE WORK UNITS
- RESIDENTIAL UNITS
- ▶ UNIT ENTRY
- ① RESIDENTIAL ENTRY
- ② P2 GARAGE ENTRY
- ③ P1 GARAGE ENTRY



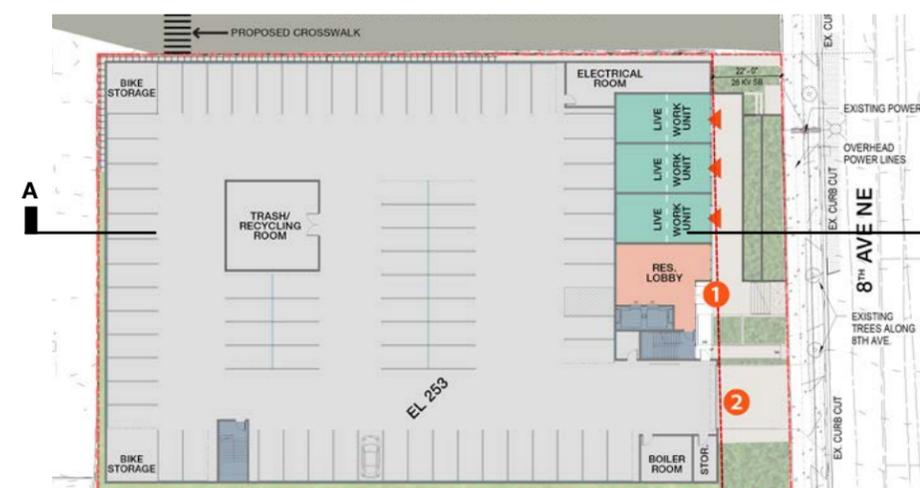
SITE PLAN



FLOOR LEVEL 3-7



FLOOR LEVEL 2



FLOOR LEVEL 1

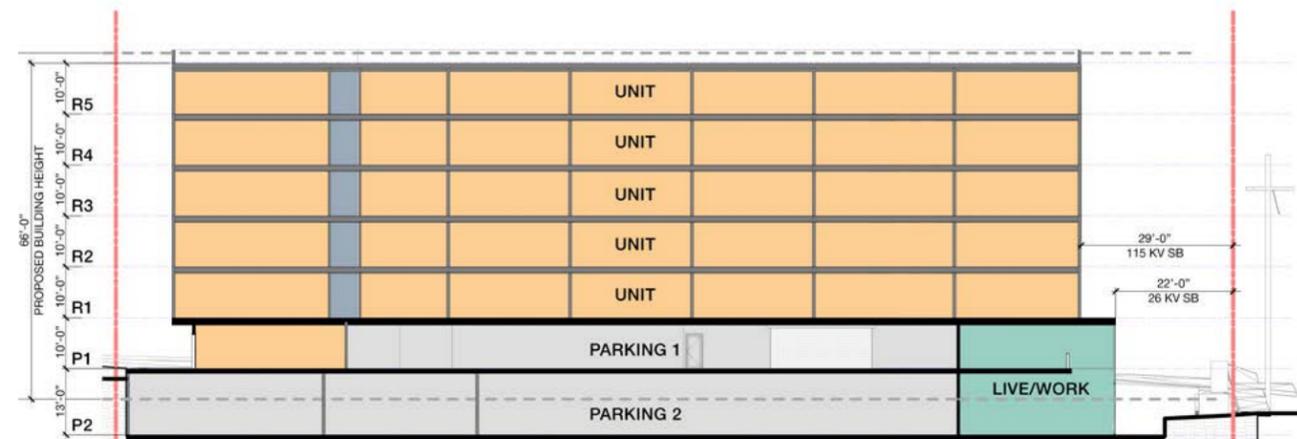
OPTION 2 - 65' HEIGHT [WITH REZONE] '1' CONCEPT



STREET VIEW OF LIVEWORK UNITS AND EASEMENT CONNECTION



NORTH / WEST VIEW THROUGH EASEMENT



A-A BUILDING SECTION WEST-EAST



VIEW FROM 8TH AVENUE LOOKING SOUTH AND WEST

c. OPTION 3 - 65' HEIGHT WITH REZONE 'U' CONCEPT [PREFERRED]

Development Objectives:

Number of Residential Units: 148 units
 Number of Live Work Units: 3 units
 Number of enclosed Parking Stalls 138 stalls

Potential Departures:

- Commercial setback within 10' of sidewalk – power poles and high tension wires require 13' to 20' setbacks from poles, public patios provided at front entry of residential and Live Work units
- Residential Amenity Area – 5% of Gross Residential Floor Area

Pros:

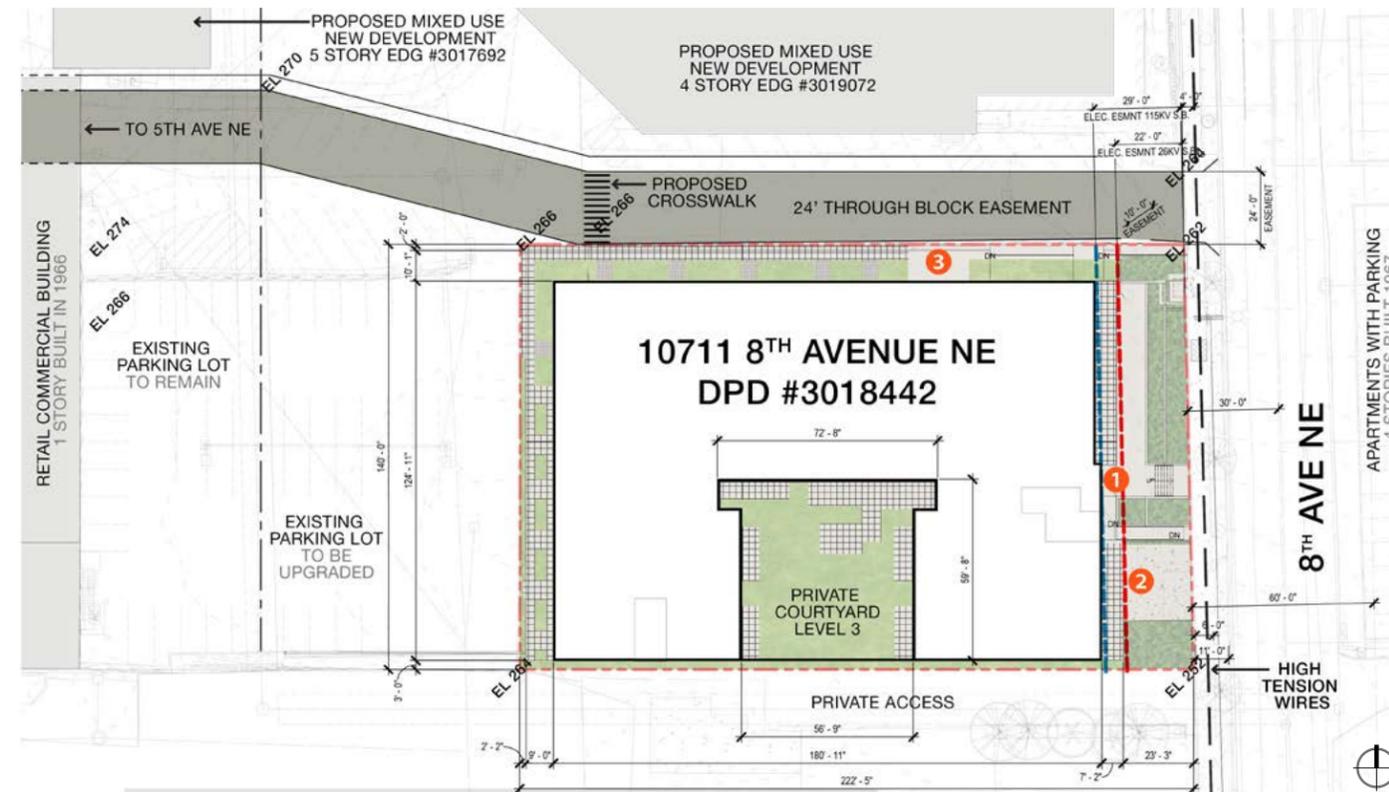
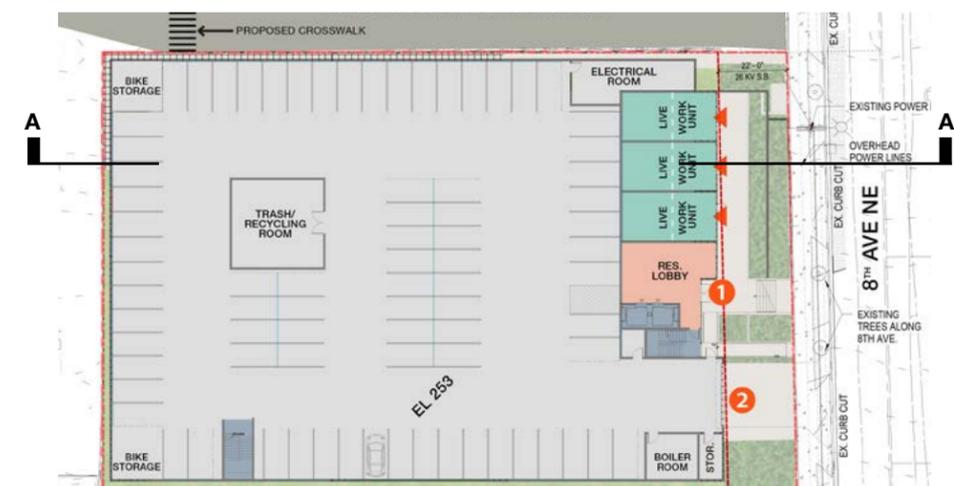
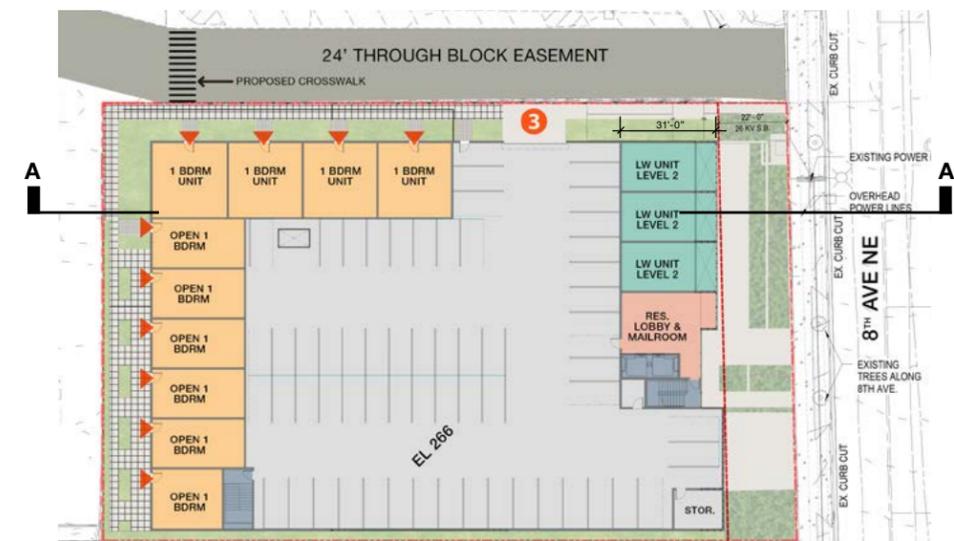
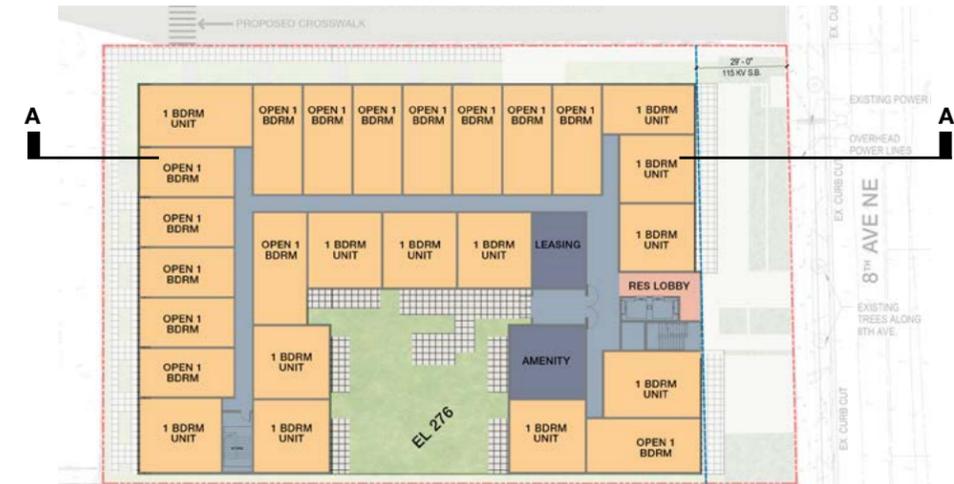
- Internal facing upper level courtyard provides privacy to neighboring medical clinic
- Walk is provided on south side of easement giving east / west access, providing through block connectivity
- Ground level units to north and west provide additional safety and security to easement and west parking lot, providing eyes on the street
- West façade is stepped back for power lines and relief to lower height neighbors to east
- Higher unit density gives boost to area economic health and vitality
- Higher % of amenity space
- Building envelope consistent with the rezone
- Leverages transit investments

Cons:

- 65' option shadows south facade of future north development during mid winter months

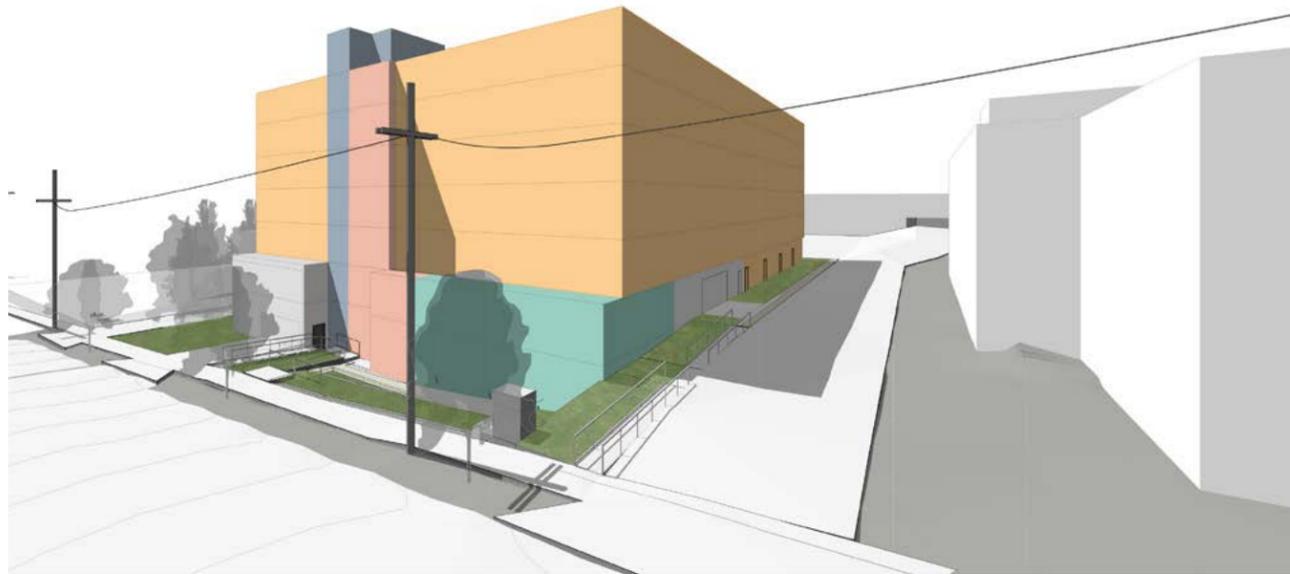
PLAN KEY

- EASEMENT
- RESIDENTIAL LOBBY
- CIRCULATION
- PARKING
- LIVE WORK UNITS
- RESIDENTIAL UNITS
- ▶ UNIT ENTRY
- ① RESIDENTIAL ENTRY
- ② P2 GARAGE ENTRY
- ③ P1 GARAGE ENTRY



SITE PLAN

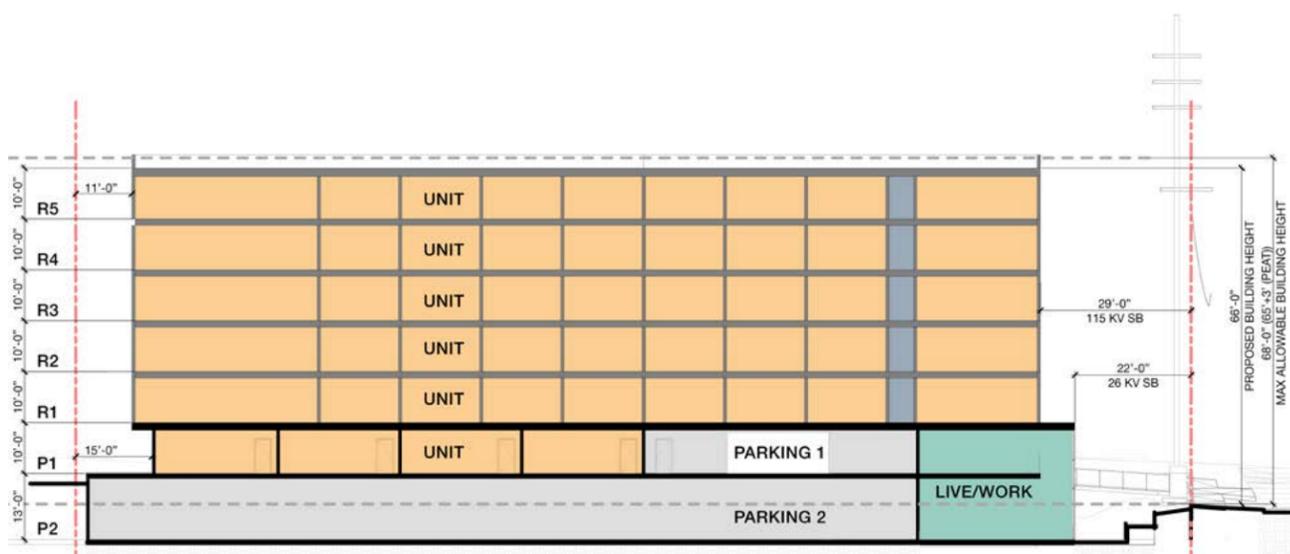
OPTION 3 - 65' HEIGHT WITH REZONE 'U' CONCEPT [PREFERRED]



STREET VIEW OF LIVELWORK UNITS AND EASEMENT CONNECTION



NORTH / WEST VIEW THROUGH EASEMENT



A-A BUILDING SECTION WEST-EAST



VIEW FROM 8TH AVENUE LOOKING SOUTH AND WEST

PREFERRED OPTION

a. DESIGN NARRATIVE

Promotes neighborhood vitality with density

- This option supports the Northgate FEIS goals with a 65' building height and 148 dwelling units.
- Leverages transit investments

Connectivity

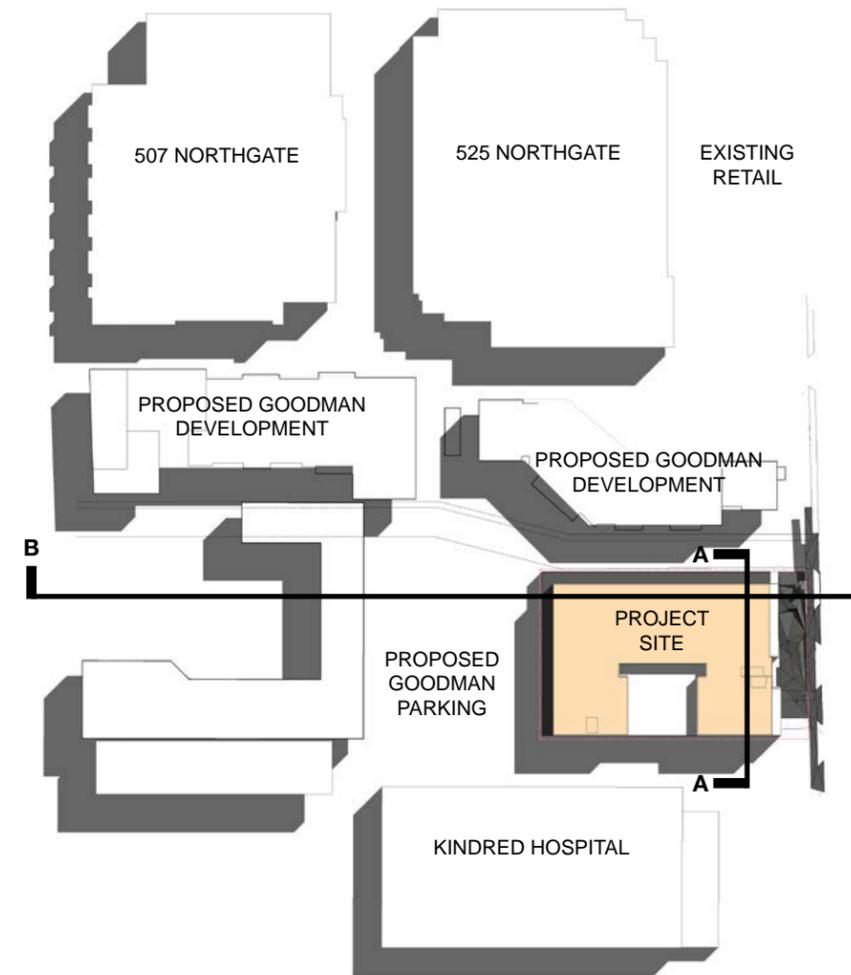
- Provides grade level unit entries on 3 sides of building
- Populates easement with benches, lighting and landscape
- Live Work facing 8th Ave NE with public patios, landscaping and seating accessible from the sidewalk
- Continuity of Live Work from new project to the north

Reduction of scale

- Facing Residential - deep step back of building podium as well as units above podium, landscape from sidewalk steps down to main entry, patio and LW entries, residential scale materials
- Facing Medical - deeply modulated building to break up massing, bring down scale, landscaped courtyard for sunlight and air, green screen on podium walls at the garage levels providing privacy for clinic.
- Facing New Development - building setback 12' from the 24' easement.

Livability

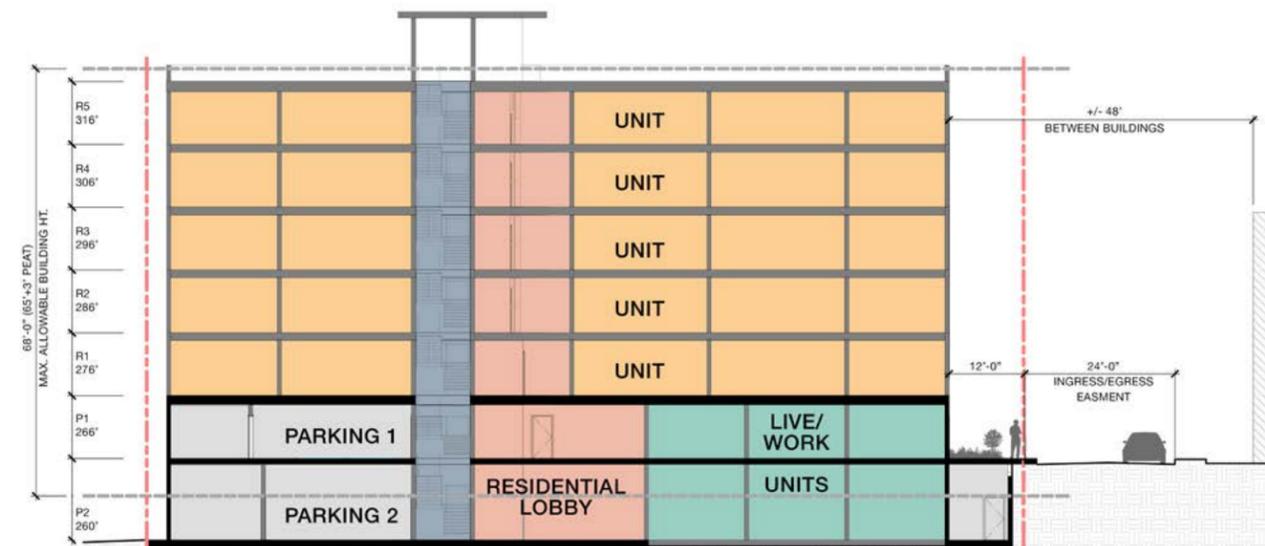
- Enhance / Activate community environment with open space along existing street and easement with landscape, benches lighting, wayfinding and access via easement to transit and shops around the mall
- Foster safety and security with more units facing the easement, more eyes and ears on the street



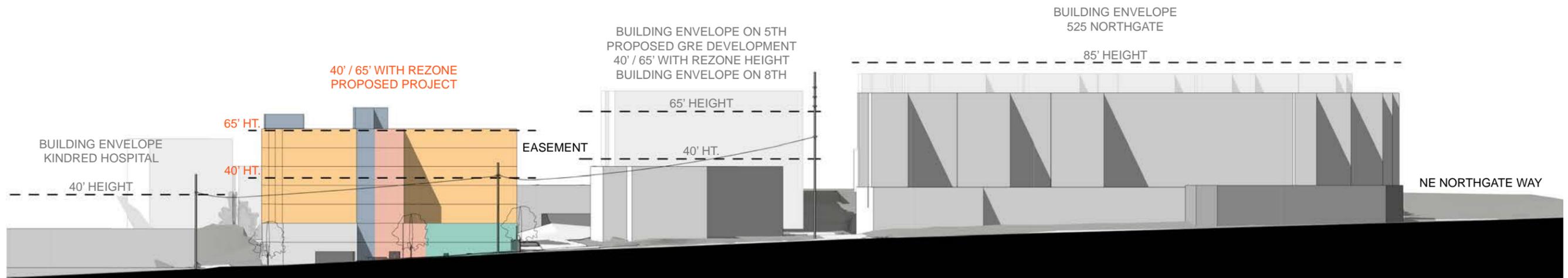
MASSING STUDY AND BUILDING ORIENTATION



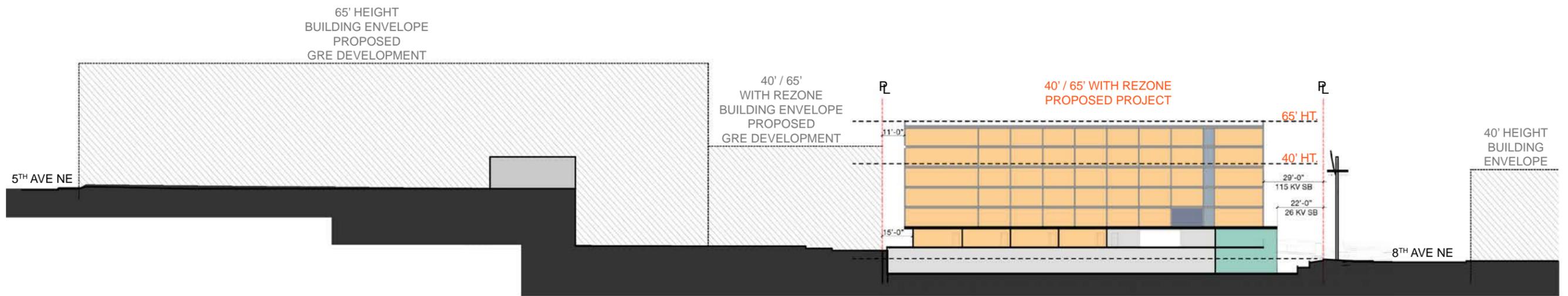
ELEVATION STUDY WITH LIVE WORK AND RESIDENTIAL ENTRY LOOKING WEST AND SOUTH



BUILDING SECTION A-A NORTH-SOUTH

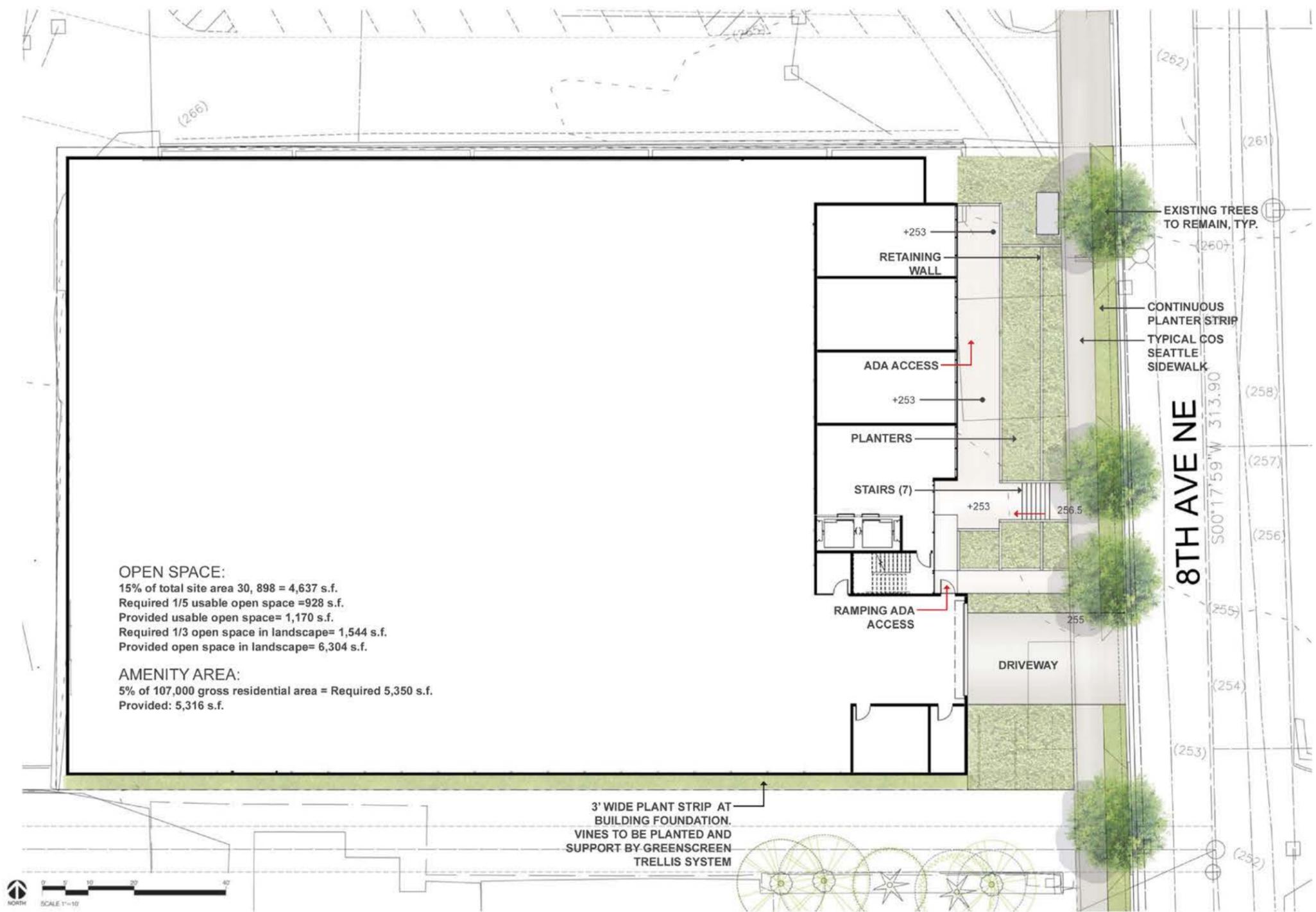


65' MASSING STUDY AND IMPACT ON ADJACENT BUILDINGS ALONG 8TH AVENUE



EAST / WEST - STREET SECTION B-B - PROPOSED BUILDING MASSING STUDY

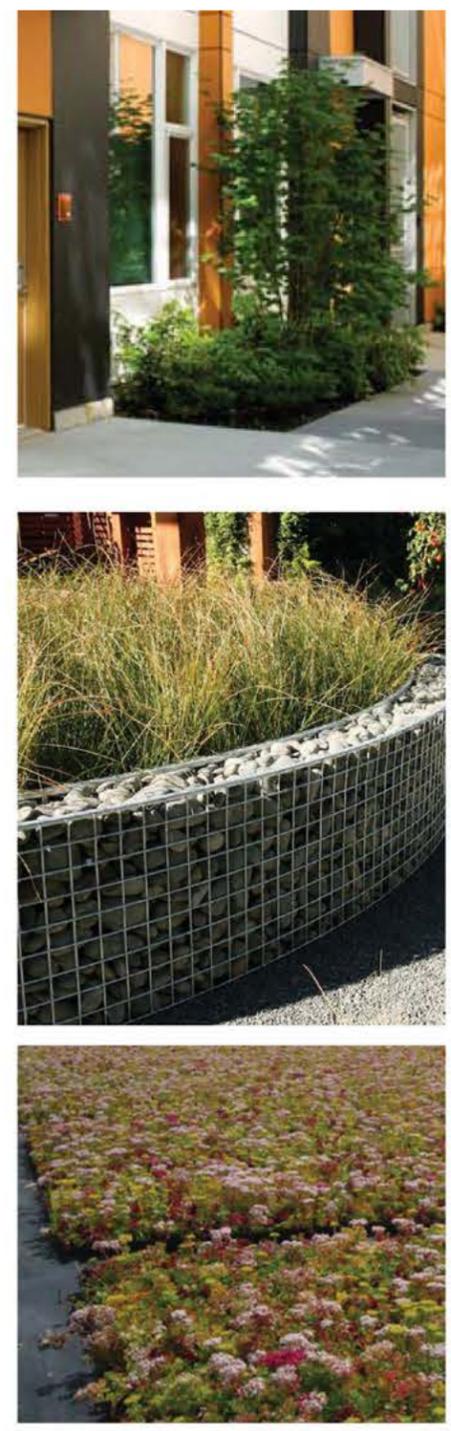
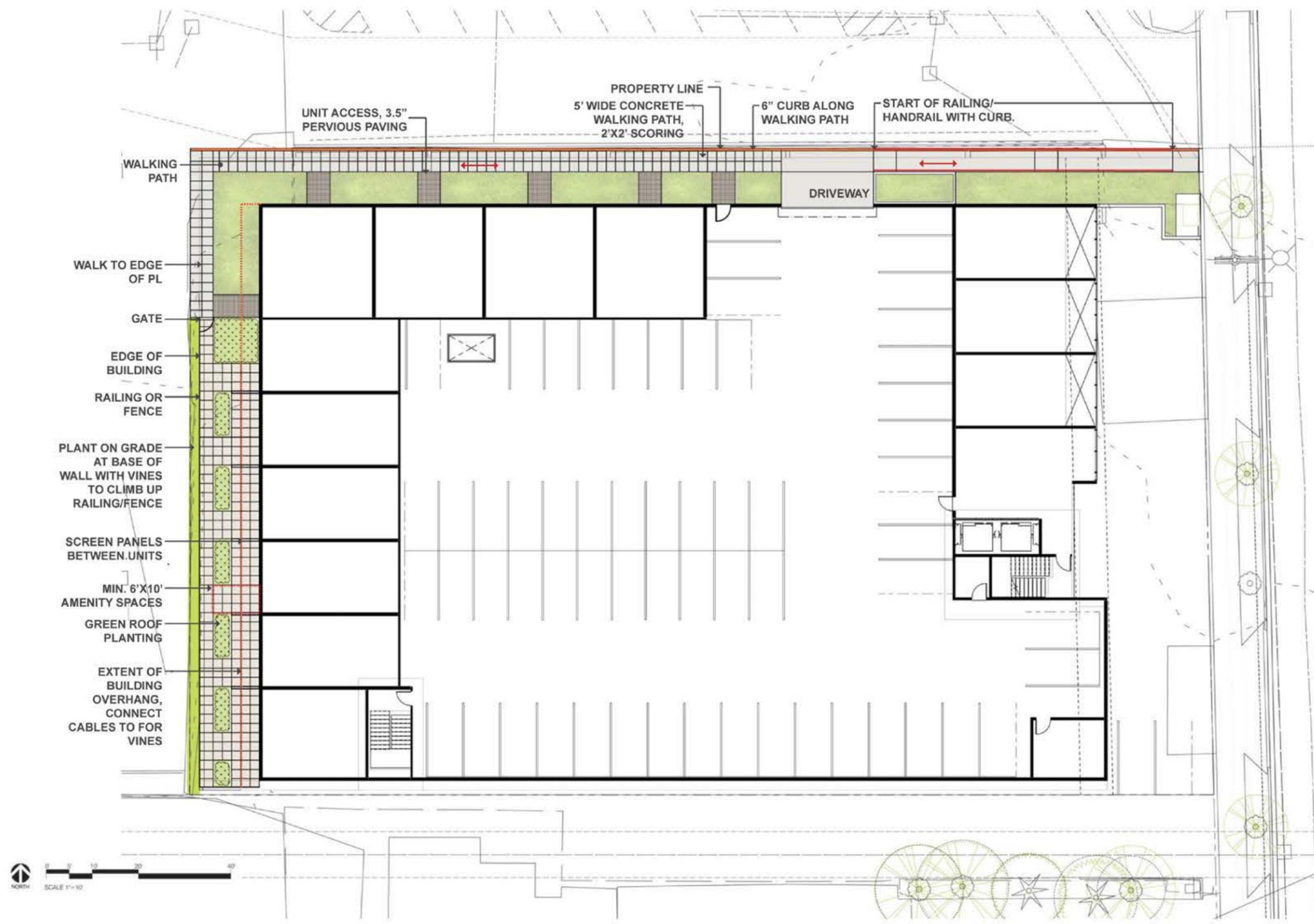
c. LANDSCAPE DESIGN OPTION 3 [PREFERRED]



NORTHGATE PHASE III

4.30.2015

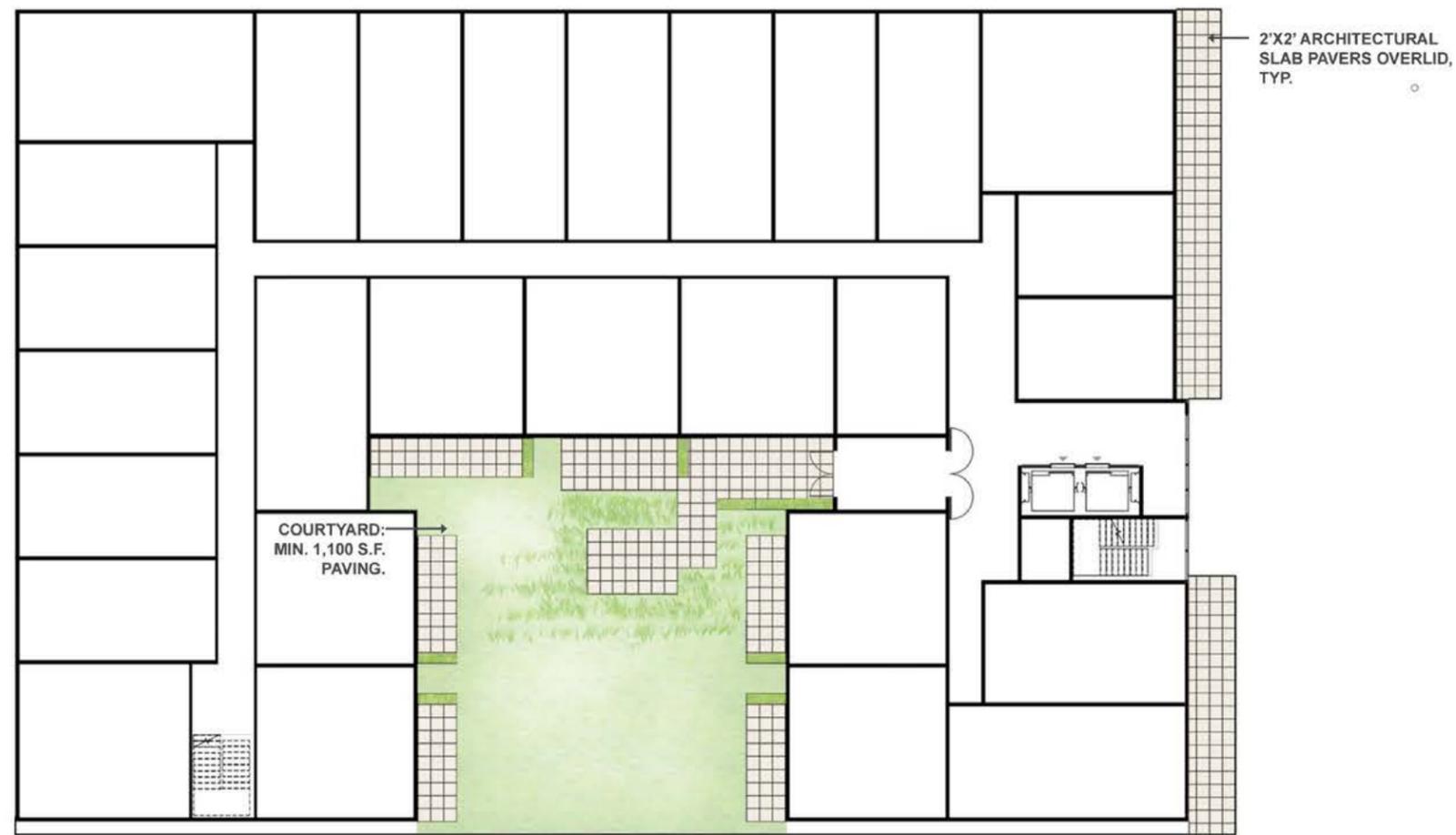
Brumbaugh & Associates
Landscape Architecture



NORTHGATE PHASE III

4.30.2015

Brumbaugh & Associates
Landscape Architecture

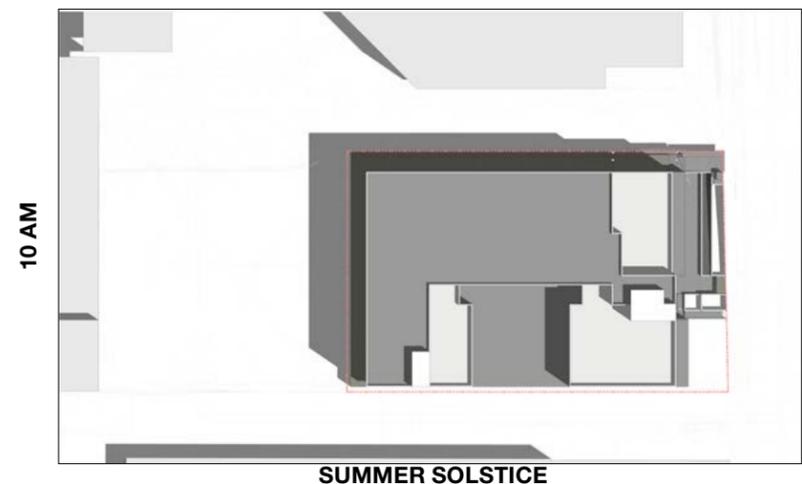


NORTHGATE PHASE III

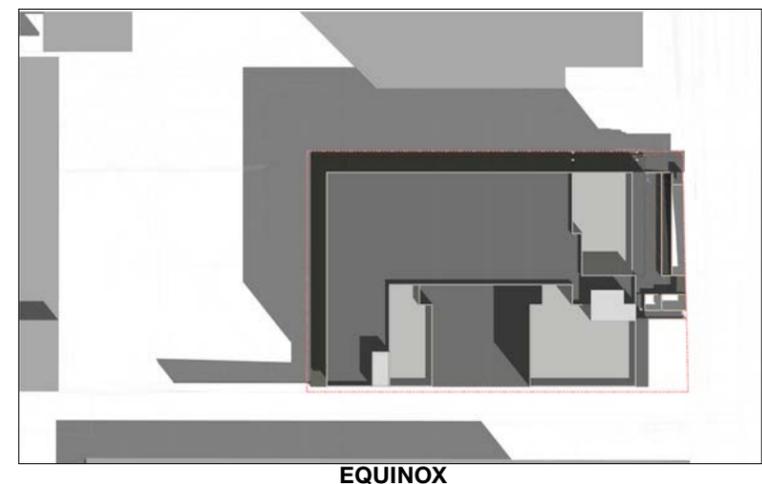
4.30.2015

SUN - SHADOW STUDIES

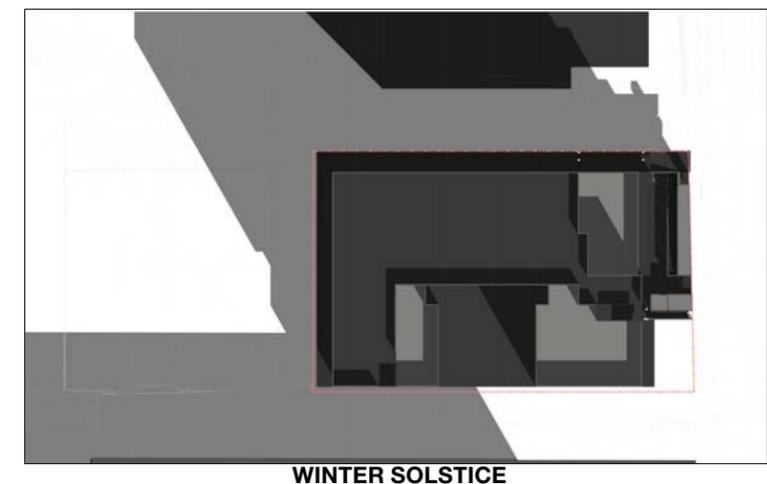
a. SUN - SHADOW STUDY OPTION 1



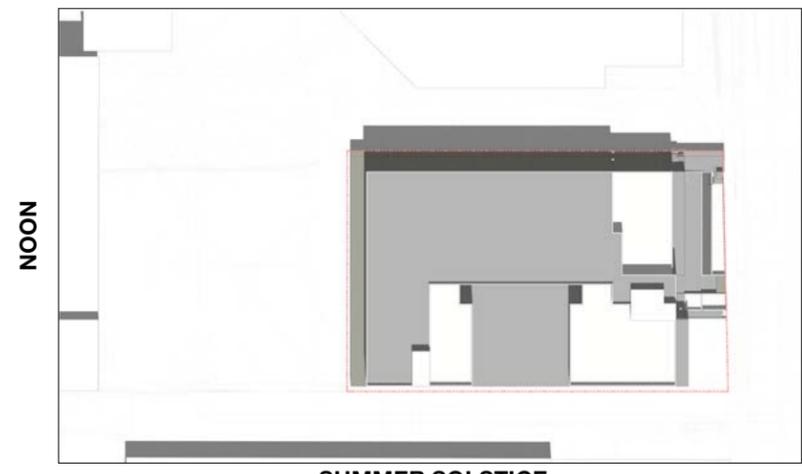
SUMMER SOLSTICE



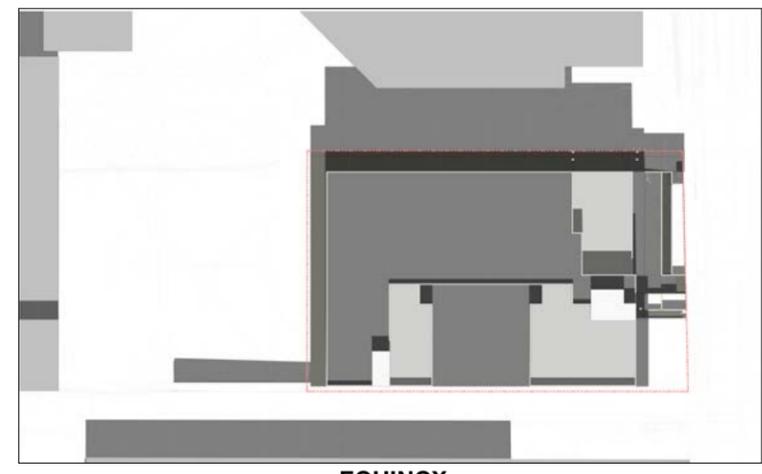
EQUINOX



WINTER SOLSTICE



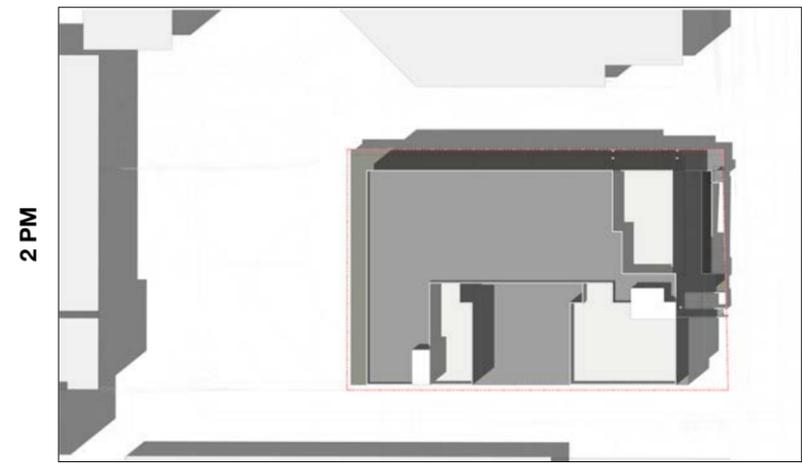
SUMMER SOLSTICE



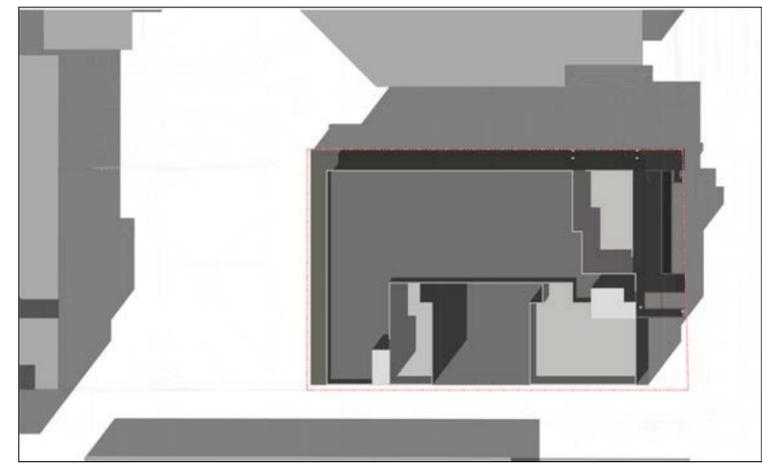
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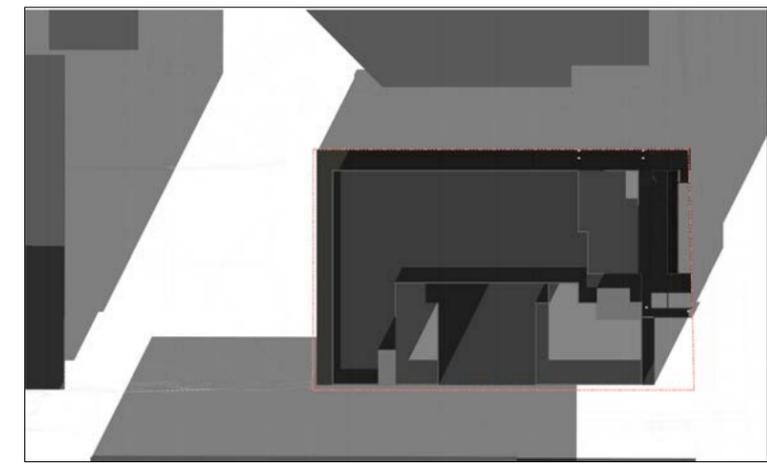
WINTER SOLSTICE



SUMMER SOLSTICE

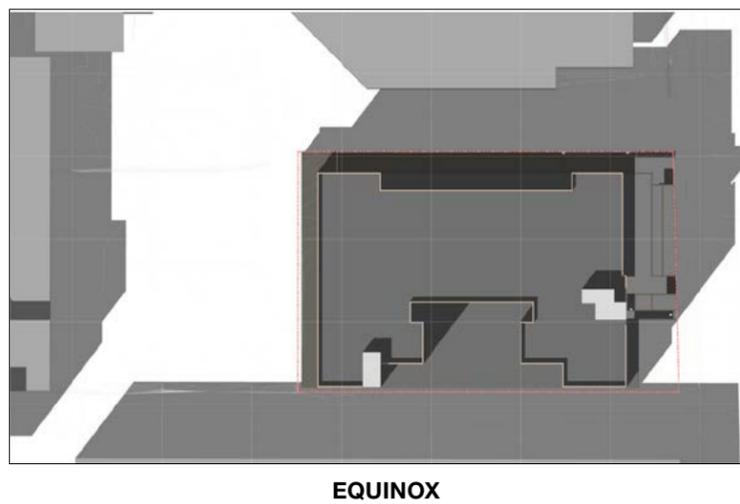
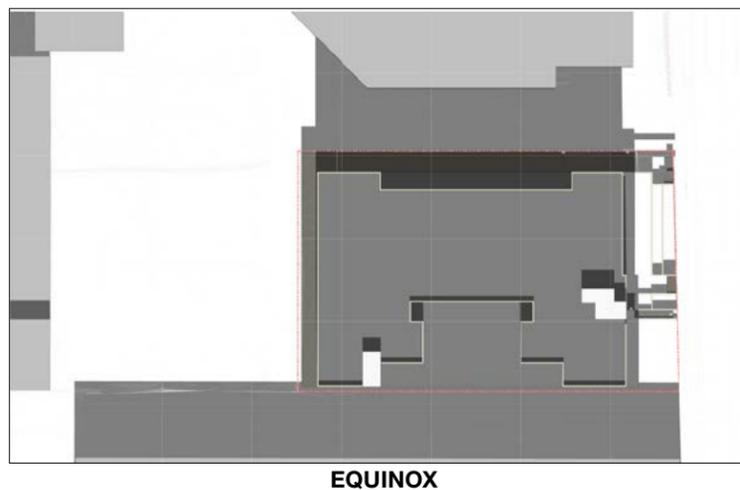
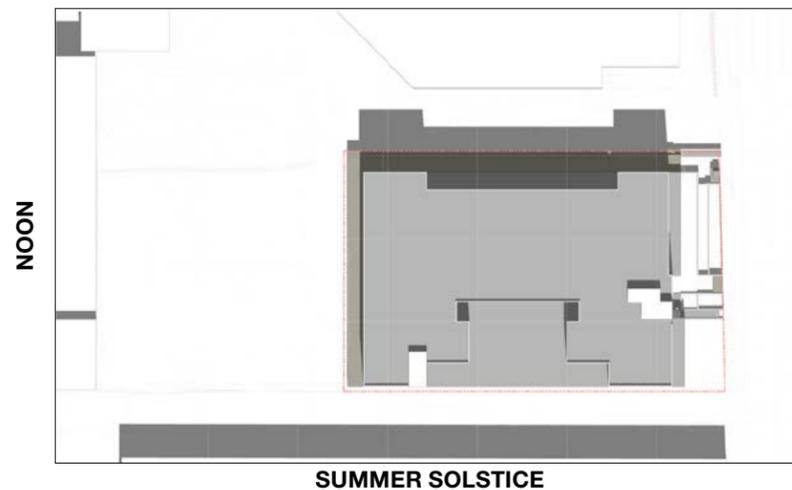
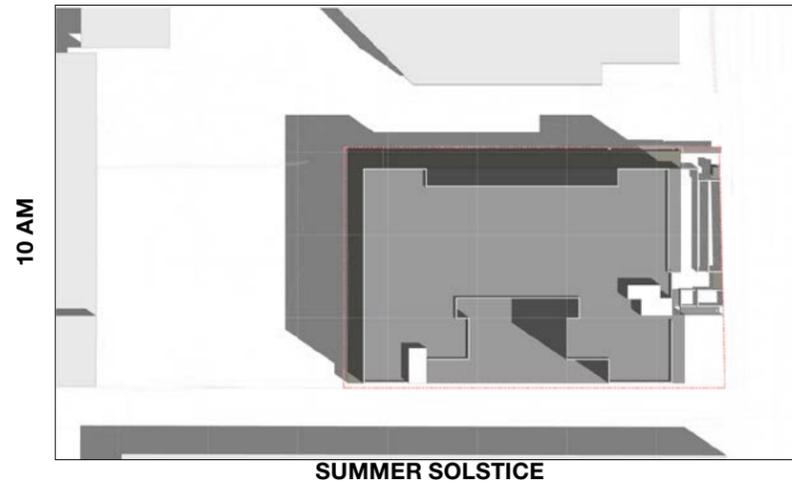


EQUINOX

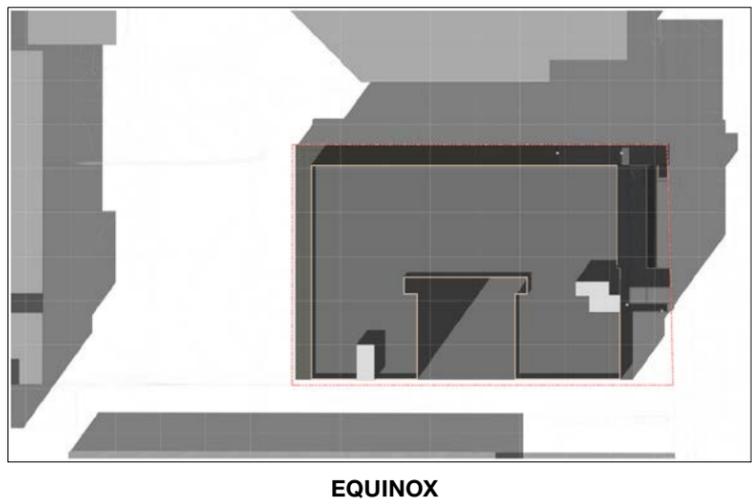
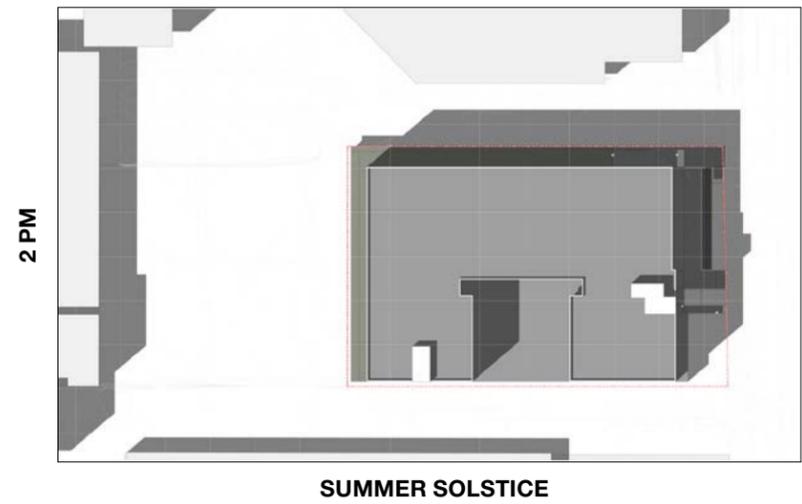
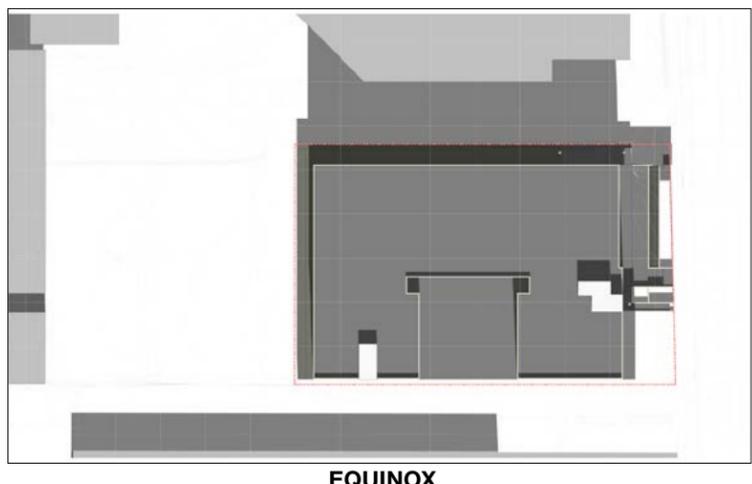


WINTER SOLSTICE

b. SUN - SHADOW STUDY OPTION 2



c. SUN - SHADOW STUDY OPTION 3 [PREFERRED]



RELEVANT WORK



GREEN LAKE MIXED-USE APARTMENTS



GREEN LAKE MIXED-USE APARTMENTS



525 NORTHGATE APARTMENTS



507 NORTHGATE APARTMENTS



507 NORTHGATE APARTMENTS



RAY APARTMENTS



VELO APARTMENTS - STONEWAY



LINK APARTMENTS - WEST SEATTLE



PRESCOTT WALLINGFORD APARTMENTS - STONEWAY