

Northgate 3

DRB Recommendation Meeting Packet, Nov. 14, 2016

10711 8TH AVENUE NE | DPD #3020189



VIEW OF NORTHEAST CORNER

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Project Team

OWNER

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ARCHITECT

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Contact: Kevin Cleary, Ann Williamson

LANDSCAPE ARCHITECT

Brumbaugh & Associates
Contact: Kristen Lundquist



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3.0 Proposal

The Northgate 3 Mixed Use building will infill an underused and outdated urban site located between the retail surrounding Northgate Mall and the older multi-family buildings that grew up around the edges of this retail destination.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 private through-block connector adjacent to the site that is used to access 5th Ave NE transportation, retail and services. The project will support the block 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 1/2 mile transit walk-shed radius.

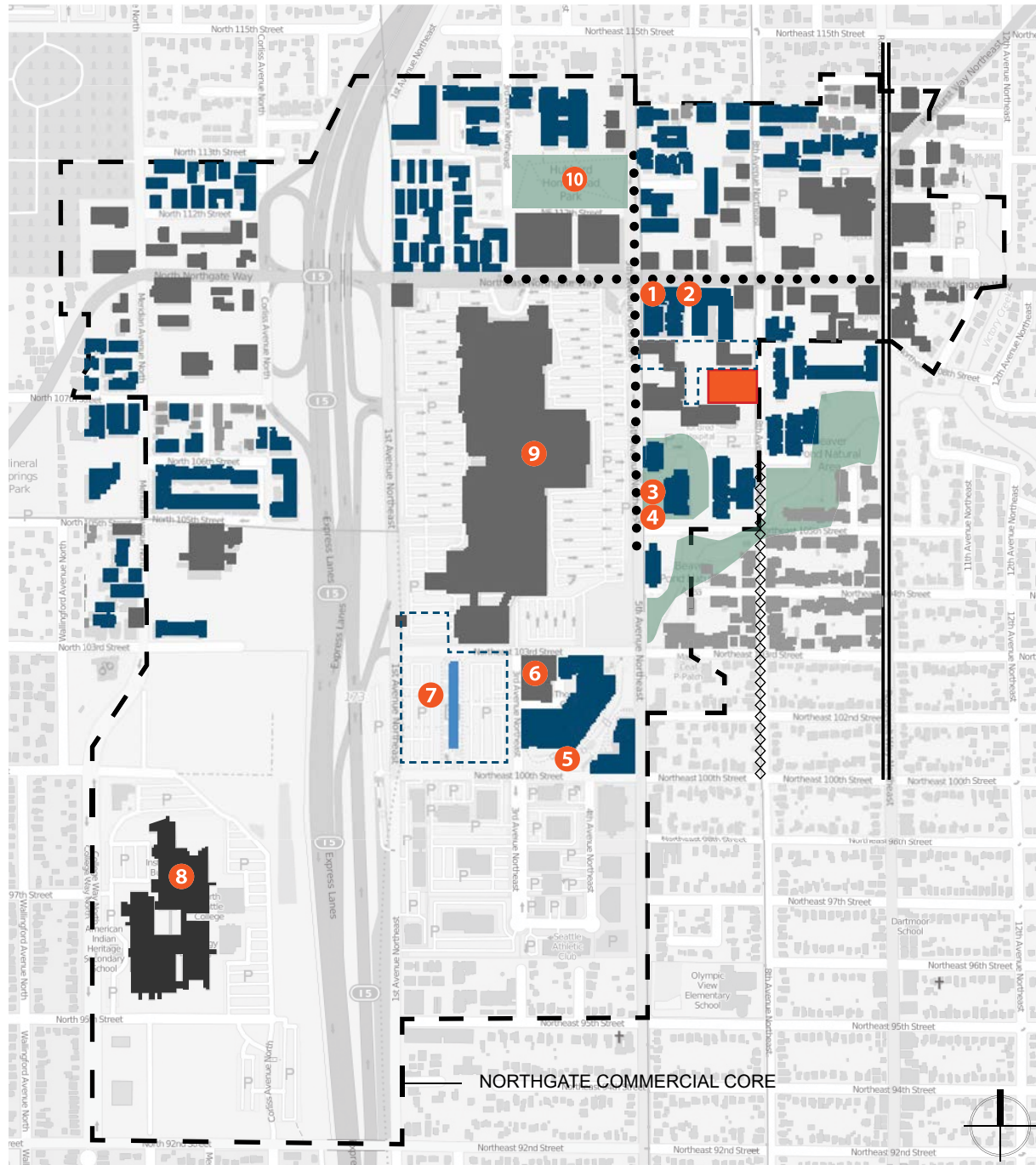
Number of Residential Units:	134
Live / Work Units:	4
Number of Parking Stalls:	121
Total area:	129,349 sf

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 frontage on 8th Ave NE 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	NC3-65, No pedestrian overlay Ref. DPD Zoning Map #16 Rezone application for NC3-65, #3018442, Approved
OVERLAYS	Northgate Urban Center, per State Comprehensive Plan Northgate Overlay District, Ref 23.71
LOT AREA	30,898 SF
STREETS	8th Ave NE, Access Street

4.0 Summary Context Analysis

USES AND POINTS OF INTEREST



Urban Development Map

EXISTING USES:

- Recreation/Open Space
- Multifamily / Mixed-Use
- Commercial / Retail / Office
- Institution / Education
- Single Family Residential
- Project Site
- Development in Progress

- Nodes
- Northgate Core
- Green Streets
- Special Landscape Arterial
- Major Pedestrian Street



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

4.0 Summary Context Analysis

TRANSPORTATION PATHWAYS

NEIGHBORHOOD DEVELOPMENT

Northgate Mall is the central hub of the growing Northgate neighborhood. A post-war, suburban mall-type shopping center, built in 1950, it has grown and morphed as the needs, economy and fashions of the northern Seattle neighborhood changed. The 60's and 70's brought Northwest Hospital and the North Seattle Community College to the area west of I-5. 1992 brought the Metro bus transit center / park & ride south of the mall. Sound Transit will be finishing the link light rail station at the transit center in 2020. In the 90's Northgate was designated an Urban Center which envisioned a higher density, compact, walkable, transit-oriented community to which new jobs and new residents would gravitate. Since that time a Library, Community Center, two different parks and community garden have been built. In 2009 the City finished an FEIS, which analyzed three rezone alternatives for the Northgate Urban Center. The FEIS recommended increasing the zoning height limit for increased density.

The project site is located on the east edge of the Northgate Core and Urban Center. The general character of this area and the surrounding blocks is a mix of retail and residential uses and densities. The Northgate Mall to the west has the highest concentration of people, retail and parking with the blocks becoming progressively less dense as one moves to the north, south and east. The retail and taller apartment buildings tend to follow Northgate Way and 5th Ave NE moving to low rise housing then out to the single family areas. Given the higher density development zone of the Northgate area and the strengthening economy, many under utilized sites are targeted for re-development. The two parcels to the north of the site, which run from 5th Ave NE to 8th Ave NE, have received entitlements and are currently pursuing a construction permit.

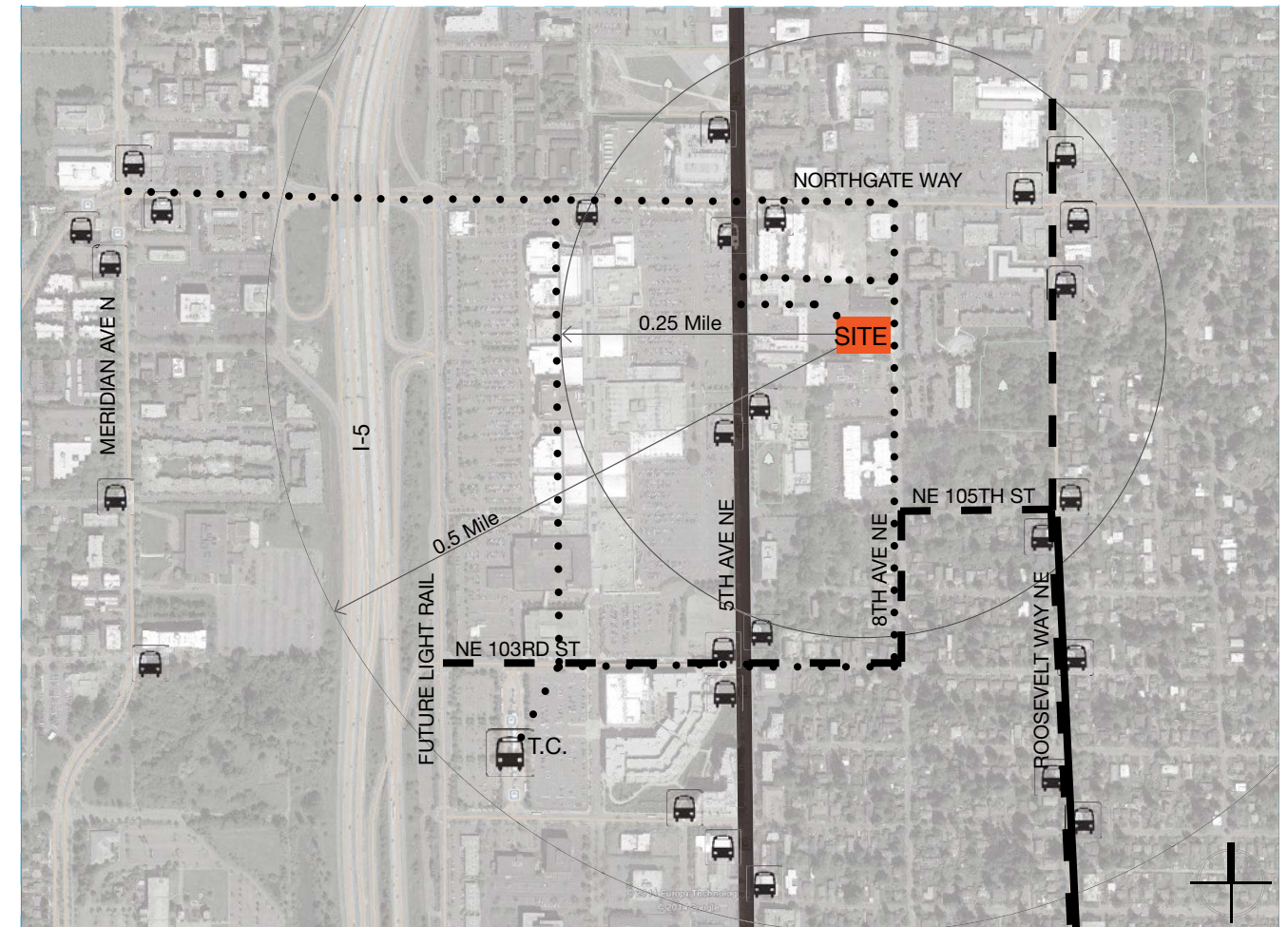
ACCESS AND TOPOGRAPHY

8th Ave NE, an access street, is further designated a green street one block south of the site and runs through the Thornton Creek water way. To the north 8th Ave NE has a right only turn onto Northgate Way, a major transit and pedestrian street. The site is connected to 5th Ave NE, a major transit street, by a +- 24' wide vehicular easement over the adjacent property to the north.

The site sits in a bowl. Northgate Way sits 16' higher to the north, and 5th Ave NE is 27' higher to the west. Views will be territorial for the most part, except from the upper floors where there may be the possibility of Cascade views.

ZONING AND OVERLAY DESIGNATION

In May of 2016, the city council rezoned the site to NC3-65. The site is on the east edge of the Northgate Core Area and the Northgate Urban Center and in the middle of the Northgate Overlay District. The area immediately surrounding the site is NC3-65 to the west, NC3-65 to the north, NC3-40 to the south and LR3 across the street to the east. The site, located in the frequent transit corridor, sits within the peat settlement area and salmon watershed.



TRANSPORTATION NODES / BUS, BICYCLE AND PEDESTRIAN ROUTES / TRAFFIC



Bicycle Sharrow



Bicycle Lane



Pedestrian Path

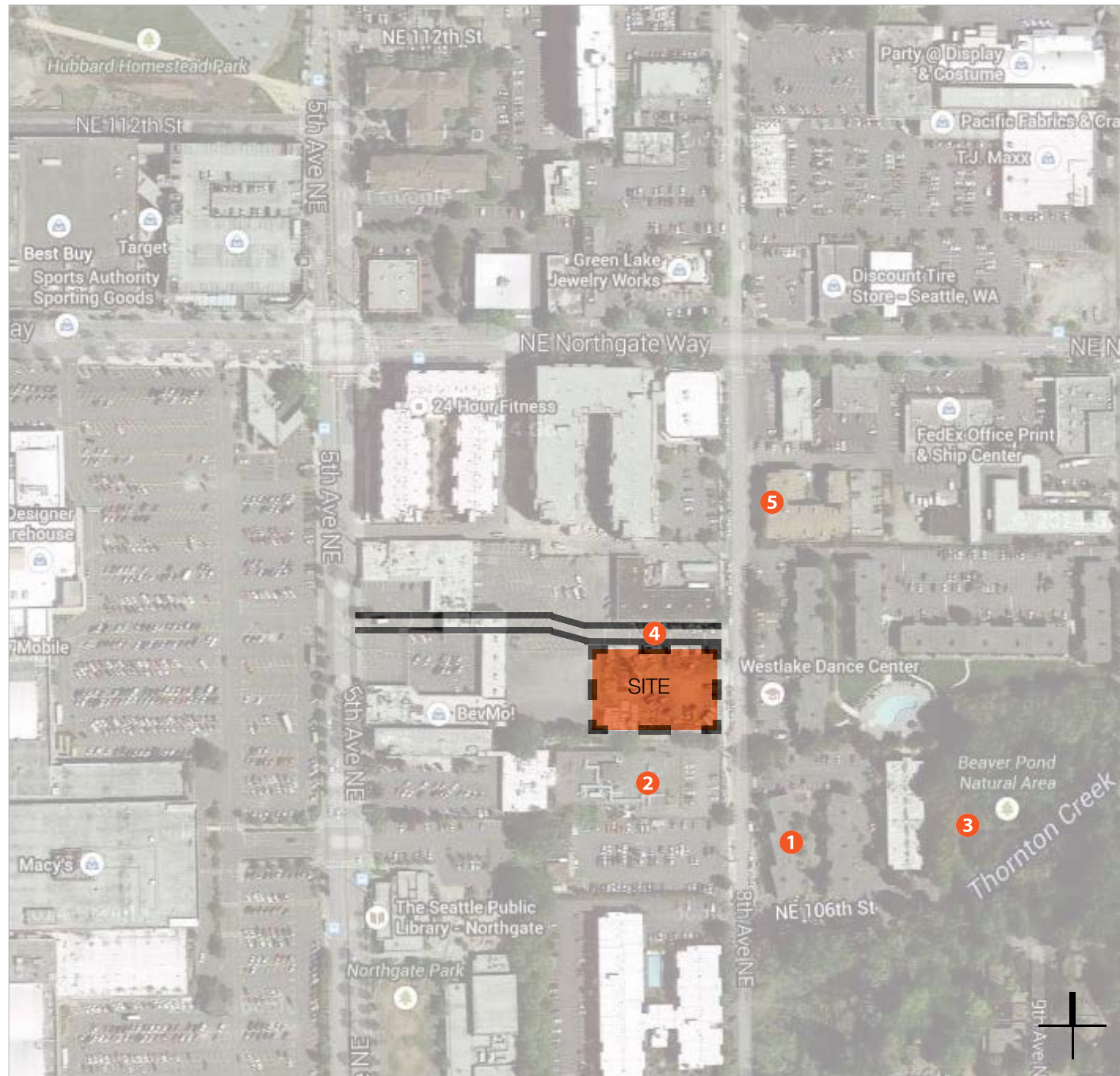


Bus Routes and Times

16	Northgate Wallingford - every 20 min
41	Northgate Downtown - every 15/10/5 min / peak
68	Northgate U-Village - every 30 min
75	Northgate Lake City - every 30/15 min / peak
242	Northgate Overlake - every 30 min
347	Northgate Ridgecrest - every 30 min
348	Northgate North City - every 30 min

5.0 Existing Site Conditions

NEIGHBORING USES



9 BLOCK AERIAL / VICINITY MAP



1 3 and 4 Story Apartments



2 Kindred Health Clinic



3 Beaver Pond Natural Area



4 Through-Block Easement



5 4 Story Apartments

5.0 Existing Site Conditions

NEW AND UPCOMING DEVELOPMENT



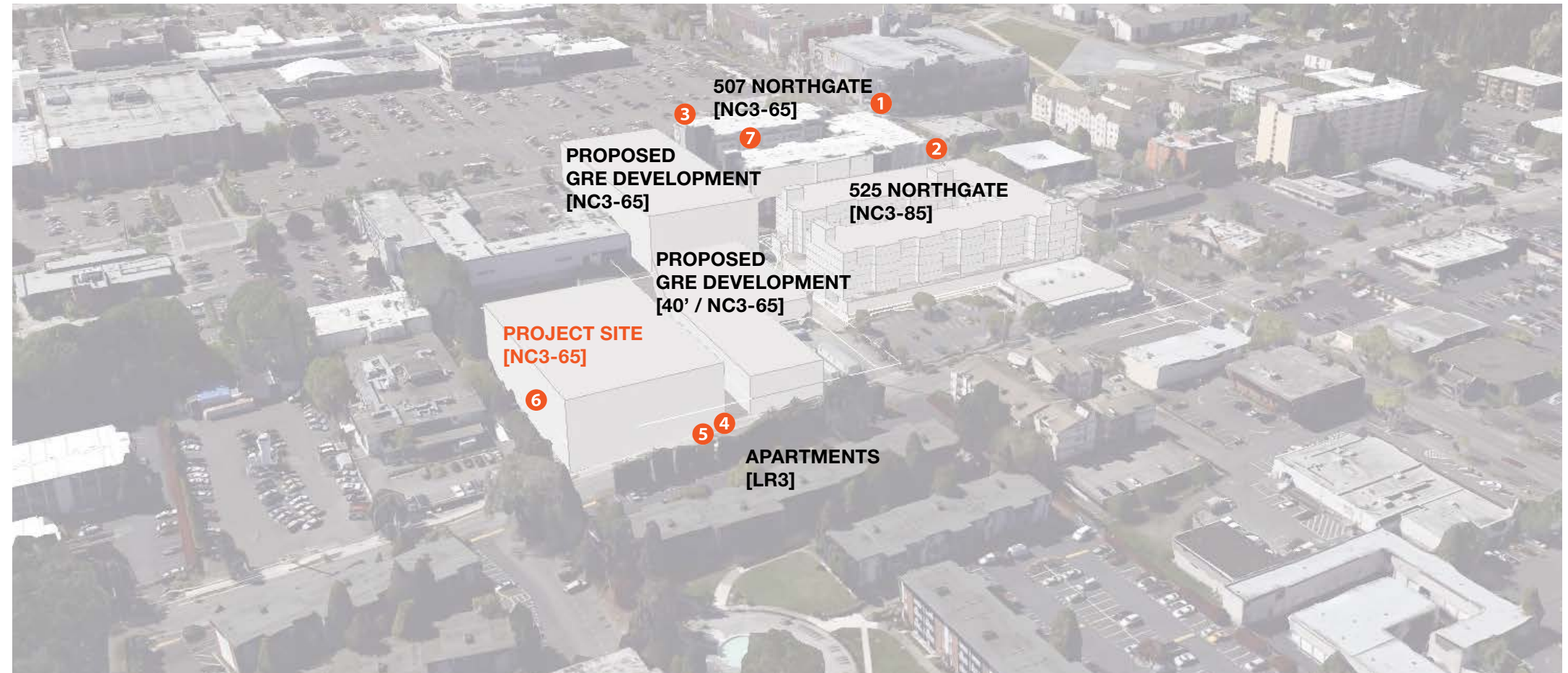
1 Raised patio, planters and steps with art



2 Colored walk, seating, planters and overhead protection



3 Integrated landscape, lighting, stairs and storefronts



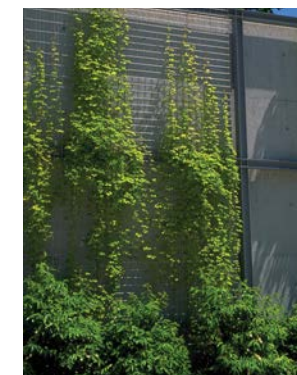
SITE IN CONTEXT / PRECEDENTS / DESIGN CUES



4 Lowered Live Work units, integrated with landscape and seating



5 Landscaped sidewalk and lower live work units



6 Successful tall green wall example



7 Raised amenity courtyard

6.0 Zoning Data

SUMMARY OF APPLICABLE STANDARDS

Permitted uses **23.47A.004.A TABLE A**

- Live/ Work 23.47A.004 G
- Residential – 20% street level street facing façade 23.47A.005.C.f

Street-level development standards **23.47A.008**

- Blank facade segments < 20’ length 23.47A.008.A
- Total blank facade < 40% length facing street
- Street facade setback < 10’ from lot line
- Non-Residential Street Level requirements
- Transparency > 60% street facing facade 23.47A.008.B between 2’-8’ above 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 65’
- Additional height of 3’ for Peat Settlement
- Total height of 68’

Floor area ratio **23.47A.013**

- 65’ ht. Residential Use only: 4.25
- Mixed Use: 4.75

Setback requirements **23.47A.014**

- No setbacks required
Seattle City Light requires 25’ and 13’ setbacks from higher- and lower-voltage 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

Required parking **23.54.015 Table A ,B**

- No minimum parking requirement for residential or commercial uses within Northgate Urban Center

Parking location and access **23.47A.032.A.1.b**

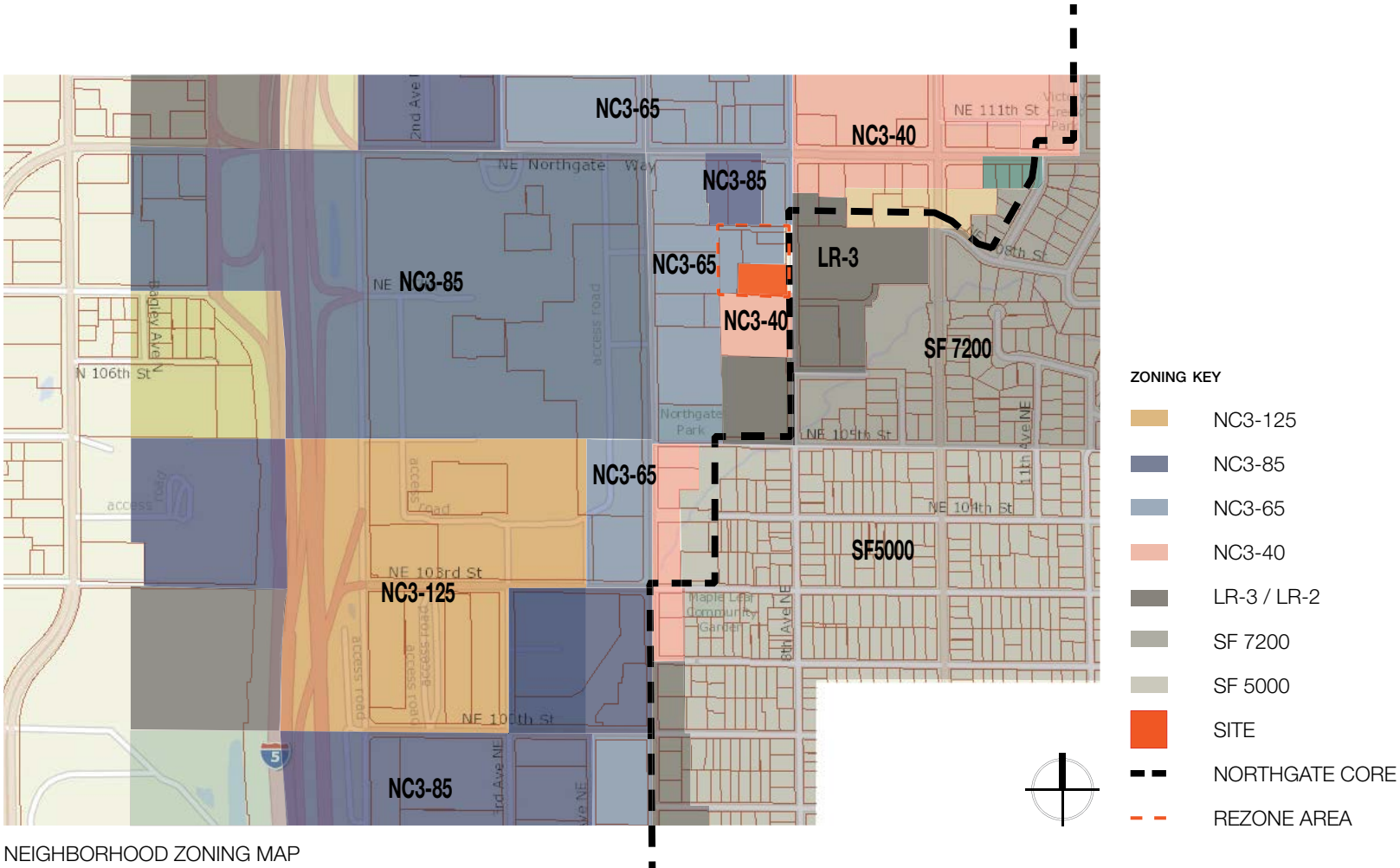
- If no alley access, one street frontage, access is permitted from street, (1) 2 way curb cut and (1) garage door
- 22’-24’ driveway, max. 15% driveway slope, 22’-25’ curb cut 23.54.030.D2

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.

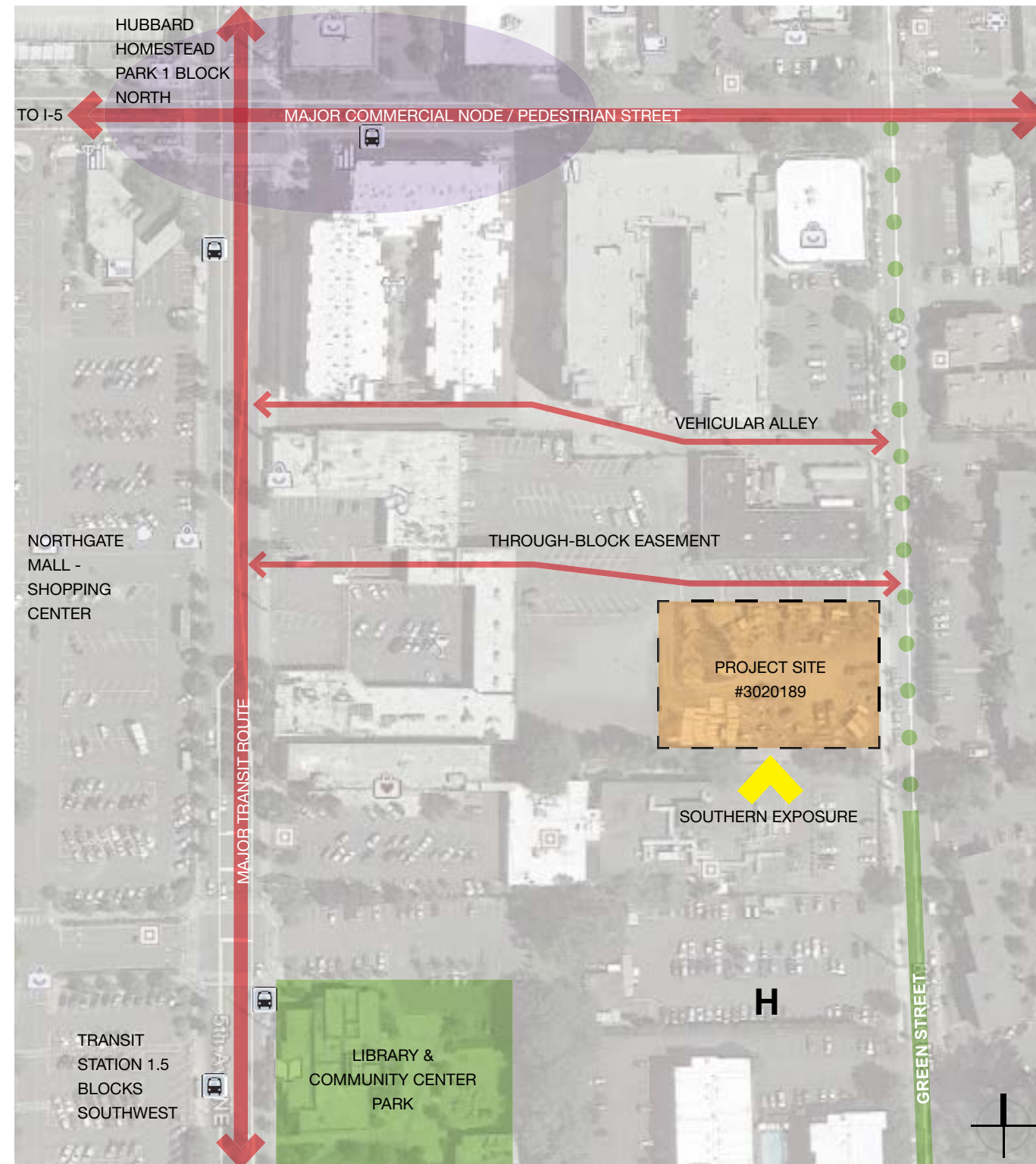
Northgate Overlay District **23.71.000**

- Open Space:
NC3-65 requires 15% of site area for landscaping and usable open space.
- Density limits:
NC3-65 no density limit 23.71.040

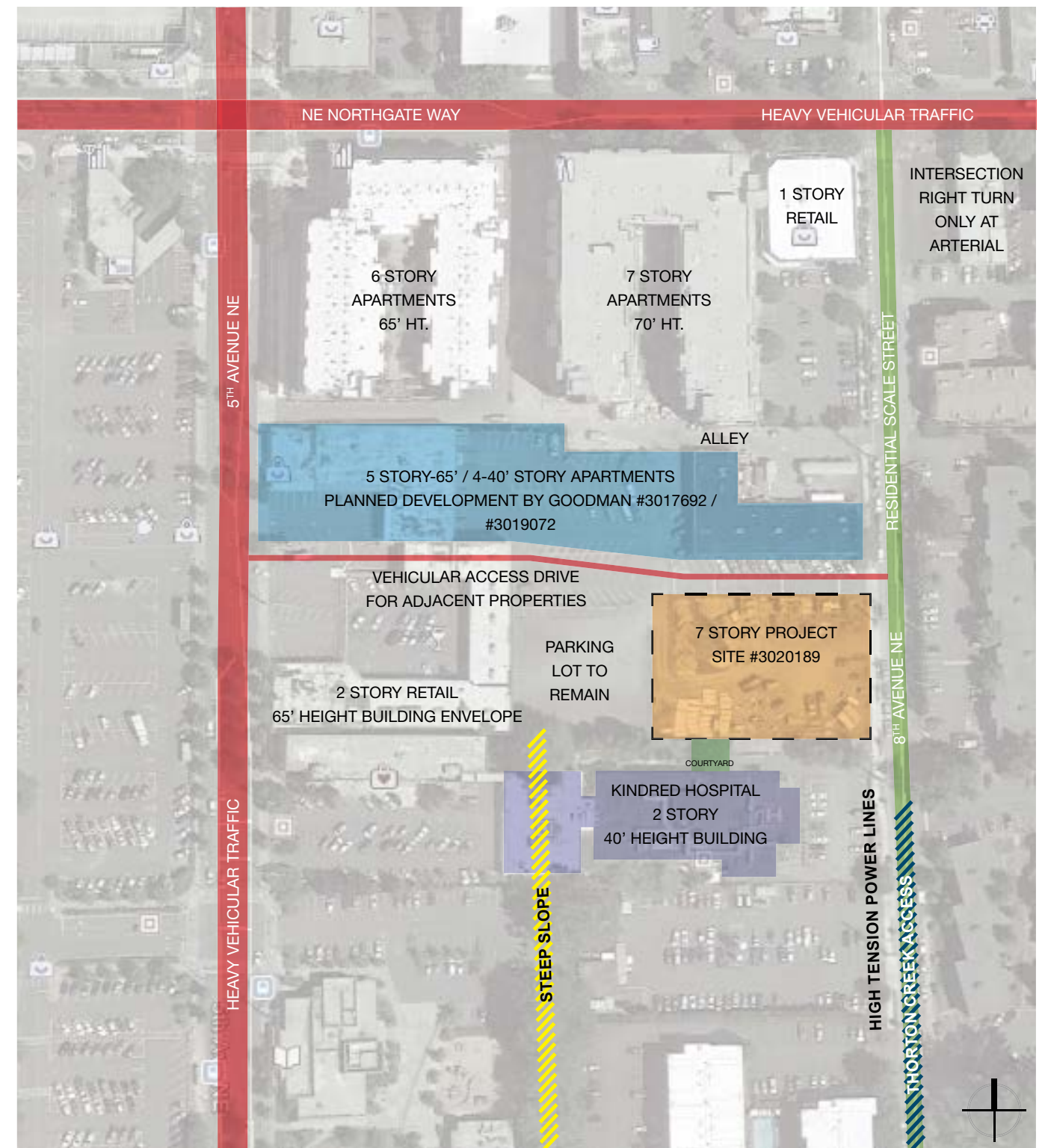


6.0 Zoning Data

OPPORTUNITIES AND CONSTRAINTS

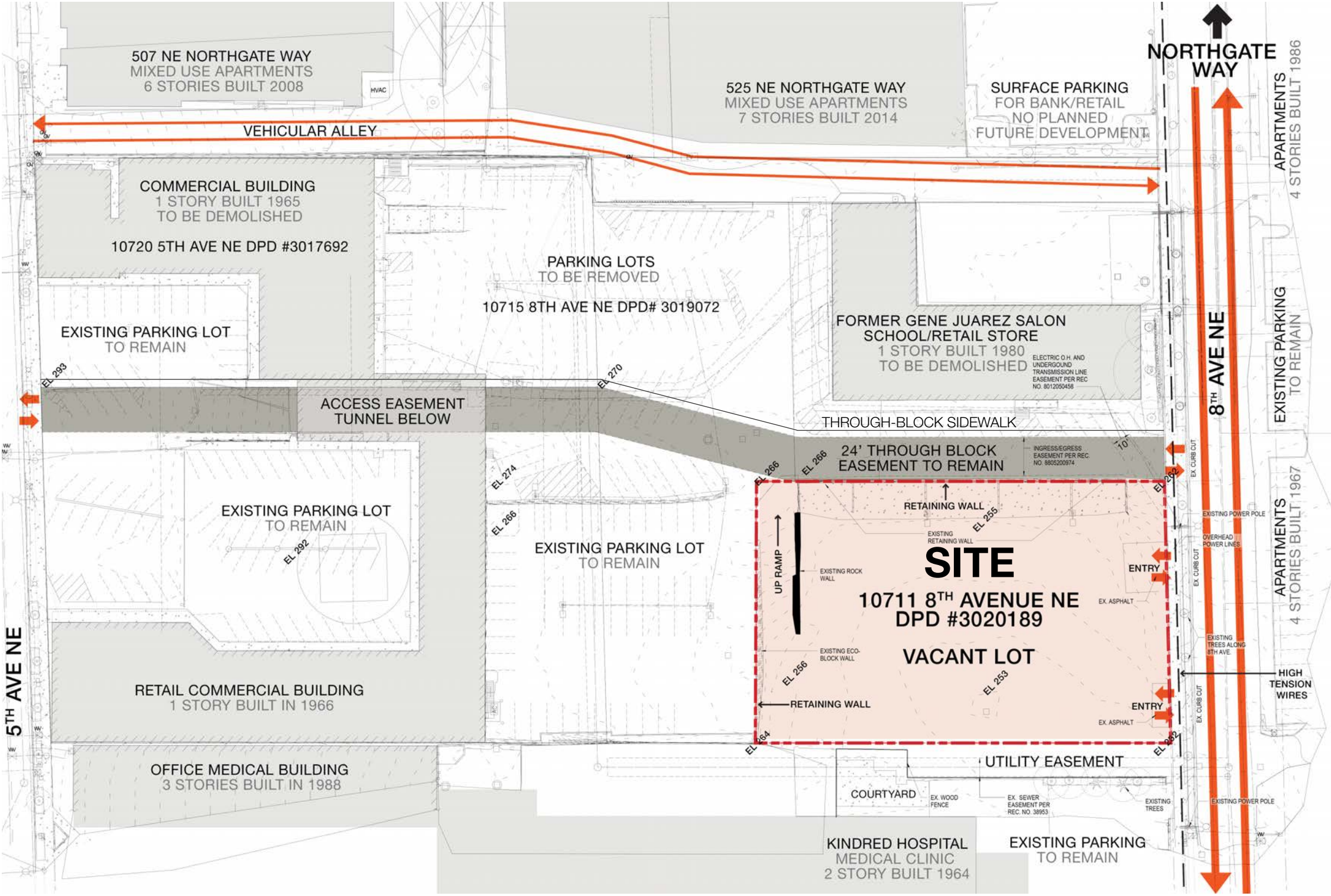


OPPORTUNITIES



CONSTRAINTS

7.0 Composite Site Plan



SITE PLAN

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8.0 Itemized Response to EDG

DESIGN CONCEPT AND MASSING

After the EDG recommendation, the City Council approved a height rezone for this project which allows not only a taller building but a higher unit density in the Northgate Overlay zone. Therefore, though the EDG Board recommendation was to move forward with the lower massing of option #3B and the upper massing of option #2, the current proposal has an upper massing closer to option #3B's. This allows the building to best meet the range of recommended guidelines identified by the Board and optimize the development standards in the Northgate area. The proposed design maximizes unit density and, per the guidelines, uses building setbacks, modulation, material variation, amenity space and landscaped open space to provide the massing relief, maximized daylight, and minimized shading the board identified in its EDG recommendations:

- **“maximized daylight potential for residential units and exterior spaces”**
CS1.B.1
- **“minimize shading onto mid-block easement and proposed development to the north”**
CS1.B.2

To maximize daylight potential, the residential courtyards have been combined and located on the southern facade. To minimize shading of easement and northern development the north facade has been modulated vertically, drawing air and light into the easement. Significantly eroded building corners further increase light and air exposure to building entry points and the easement sidewalk. Bio-retention planters with shade plants occupy the ground level shady side.

- **“massing relief on north and south facades”**
CS2.C
- **“reduced perceived height, bulk and scale when viewed from lower intensive residential zones to NE, N and easement”**
CS2.D

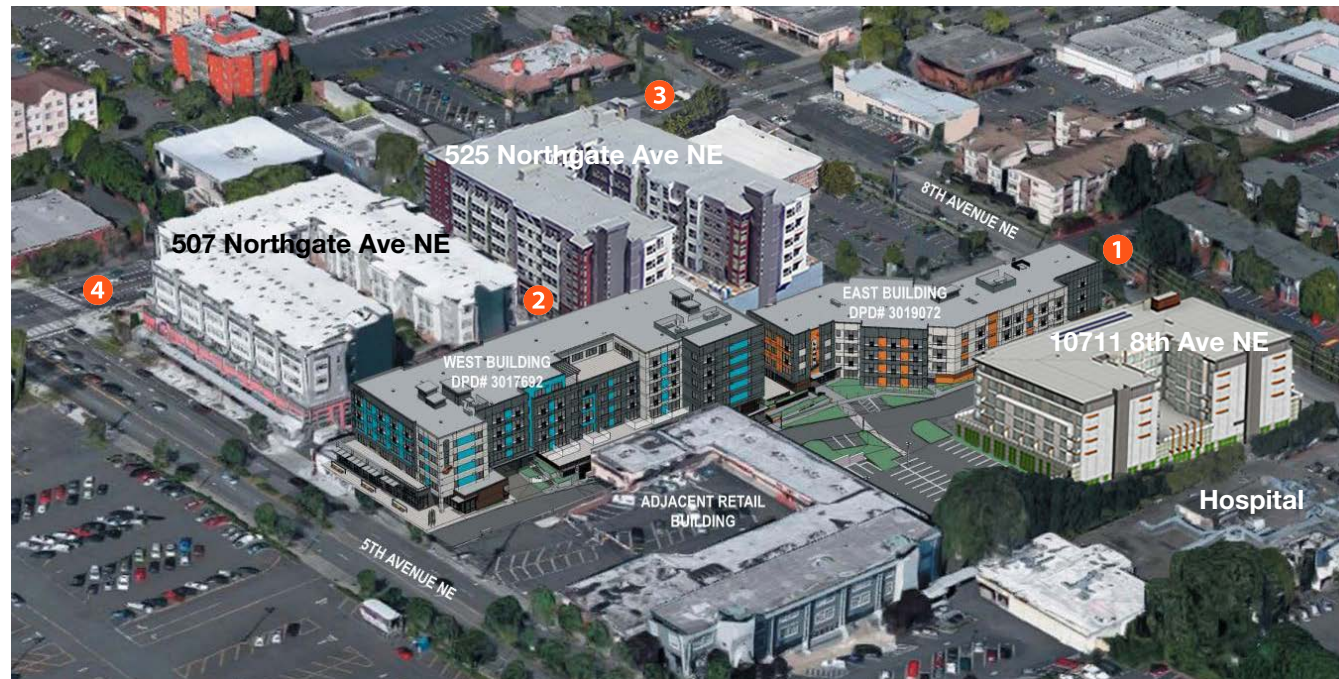
The building's podium configuration has a pedestrian-scaled street level. The upper-level massing steps back, peeling away layers as it rises, reducing the building's bulk and scale. The street-level low planters and large windows create a visually interesting base. The weathered steel- and curtain wall-clad lobby / elevator tower creates a strong vertical element which cuts into and anchors the horizontal mass.



BIRD'S EYE VIEW FROM NORTHEAST

8.0 Itemized Response to EDG

DESIGN CONCEPT AND MASSING



BIRD'S EYE VIEW OF SITE - NUMBERS INDICATE LOCATION OF VIEW

(BASE IMAGE FROM GRE - DRB PACKET)

Analysis of Compliance of North Wall and Building Massing with Design Guidelines

In the August 24, 2014 design review meeting, the Board recommended the non-preferred option #2 "I" shaped massing because it would "better maximize daylight potential for the residential units and exterior spaces; and minimize shading onto the mid-block pedestrian/vehicular easement and proposed development north of the project site." "Most importantly, the upper-level setback on the north façade significantly reduced the perceived height, bulk and scale when viewed from the lower intensive residentially-zoned properties northeast of the project site; as well as views from occupants residing at the anticipated development to the north and pedestrians utilizing the easement."

Per SMC 23.41.002 and SMC 23.41.008, the Board is tasked with ensuring projects are consistent with the adopted design guidelines, ensuring fair and consistent application of the guidelines and allowing flexibility in design to meet the guidelines. The relevant design guidelines identified by the Board are CS1.B, CS2.C, CS2.D, CS3 Northgate, DC2.A.1, DC2.B.1 and DC2.II Northgate. That the proposed design complies with these design guidelines is evident from the fact that the north wall of the west building of the neighboring project proponent (DPD #3017692), which was approved by the Board, has the

same characteristics as the proposed north wall, and has a greater shadowing impact on the through-block access easement to the north of its site than the impact created here. (See photos 1 & 2)

The north wall is also similar to the north walls of the 507 Northgate and 525 Northgate projects, both of which were approved by the Board under the same guidelines. (See photos 3 & 4) While the proposed north wall is not identical to these other walls—in fact, it is more modulated and creates less shadow than the others—it is similar from the standpoint of the relevant design guidelines.

As shown on the following page, the updated design reduces the shadowing on the mid-block pedestrian/vehicular easement and the proposed development north of the project site. In addition, the applicant has secured an easement for pedestrians to use the "continuous sidewalk" on the north of the easement (as shown on the following page), meaning that the proposed building will not cast shadows on the pedestrians at all.

As shown on the following page, an I-shaped building would have insufficient daylight for the north-facing units over the north courtyard, leading to poor marketability and livability for those units. To maximize daylight for these units we have proceeded with the south-facing U-shaped building substantially similar to the 507 and 525 projects, and with a north wall substantially similar to the GRE project. (DPD #3017692)



1 North Development, South/East. view on 8th (image from GRE - DRB packet)



3 Mixed Use Apartments on Northgate Way

In order to address the Board's concerns about perceived height bulk and scale from the lower intensive residentially-zoned properties northeast of the site, as well as occupants residing at the anticipated development to the north and pedestrians utilizing the easement:

- The proposed design creates soft walls and edges that are stepped, modulated and transparent.
- The building steps back as it rises, reducing its scale in relationship to the neighboring buildings.
- The building has large areas of glazing and modulation at the street level inviting pedestrians into the public spaces provided along the right of way.
- As noted above, proponent secured a pedestrian easement over the continuous sidewalk to the north of the through-block easement.



2 North Development, North/east view on 5th (image from GRE - DRB packet)



4 Mixed Use Apartments on Northgate Way

Each of these factors is an improvement relative to the I-shaped design. It is also noted that the West Building of the GRE project has a similar impact on the 507 Northgate occupants as this project has on the East Building of the GRE project.

In sum, the proposed design meets the spirit and intent of all applicable design guidelines, addresses the concerns raised in the Board's previous direction and is consistent with the Board's review and application of the same guidelines to all other recent projects in the superblock.

- **CS2 Urban pattern and form**
- **CS2.D Height, bulk and scale**
- **CS3.I.ii NG emphasizing positive neighborhood attributes**
- **CS2.B.2 Connection to street**
- **DC2.A.1 Massing**

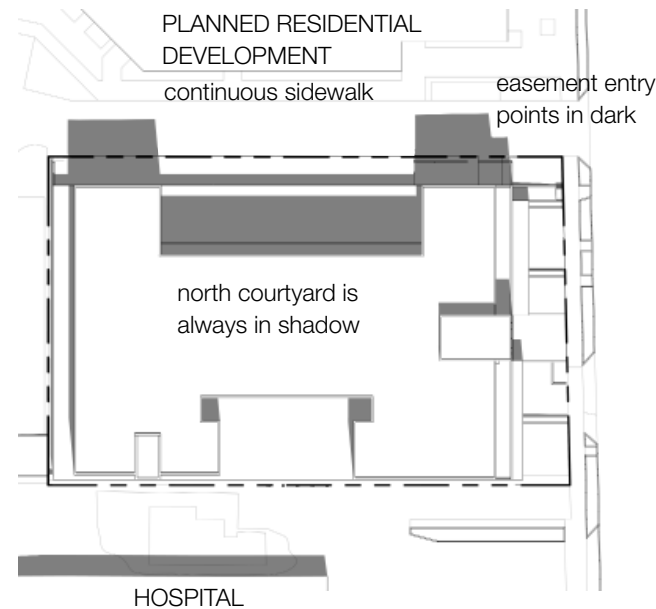
8.0 Itemized Response to EDG

DESIGN CONCEPT AND MASSING

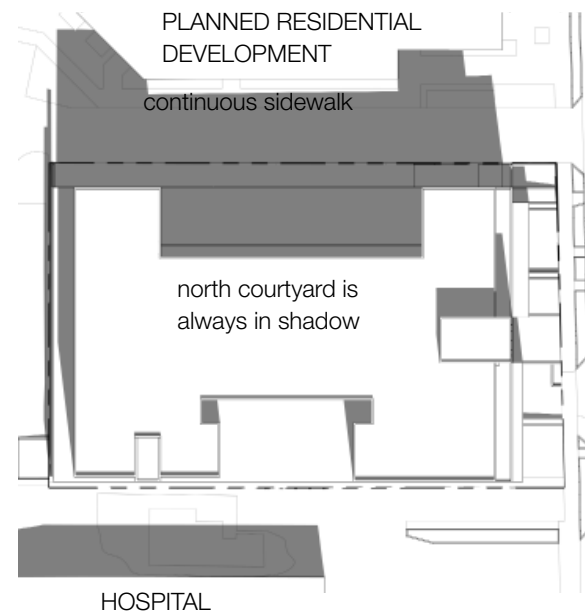
The solar study compares the option #2 “I”-shaped building plan to the option #3B “U”-shaped building plan to show the advantages of the later.

- The NE and NW building corners are heavily modulated to draw light and air into the vehicular easement and reduce shading on the proposed northern development.
- Building modulation occurs at the entry points between developments where safety is a major concern.
- The NE entry modulation, a board-requested lobby move, provides a prominent visual element and wayfinding beacon.
- The difference in building mass occurs where dark shaded open space would be.
- Unit windows consistently use the easement for air and provide visual security to the easement.
- The “U”-shaped building does not shade the easement sidewalk any more than the “I” building. The majority of the shade will be on the south side of the vehicular easement containing bio-retention planters not pedestrians.
- Project owner secured a pedestrian access easement over the continuous sidewalk on north side of access easement.
- The terrace level residential open space has been combined on the south facing courtyard providing a larger amenity space that can be appreciated by a greater number of tenants.
- The bio-retention planters utilize shade plants.

- *CS1.B Sunlight and solar exposure, natural ventilation, maximize daylight and minimize shading on adjacent sites*
- *CS2.B.2 Connection to street, identify opportunities for project to make strong connection to street, interact with public realm*
- *CS2.B.3 Character of open space, contribute to character and proportion of surrounding open spaces*
- *DC2.B.1 Architectural and façade compositions*
- *DC.2.II NG Recessing upper stories for sunlight, min. impact of height*



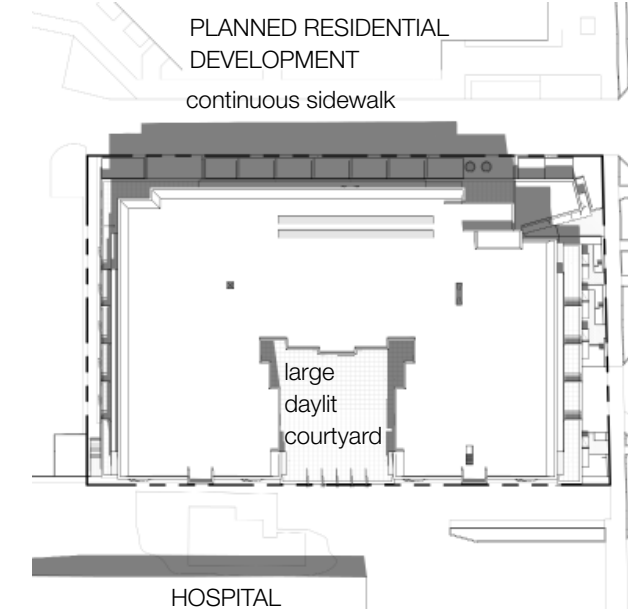
PREVIOUS SHADOW STUDY: “I SCHEME” PRESENTED AT EDG, JUNE 21 @ 12 PM



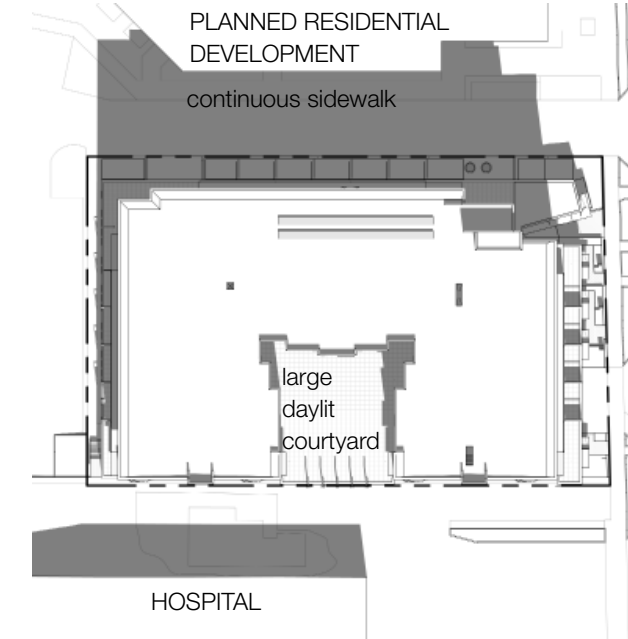
PREVIOUS SHADOW STUDY: “I SCHEME” PRESENTED AT EDG, FALL/SPRING EQUINOXES @ 12 PM

RESPONSE:

- The design uses sites characteristics and solar orientation to provide daylight and air to the building users as well as neighboring properties to the full extent possible.
- The upper building levels step back as they rise in height to allow sunlight into and around the site and adjacent sites.
- The windows are large and operable to bring a maximum amount of light and air into the building.
- The large tenant courtyard faces south providing outdoor space for the use of all tenants.



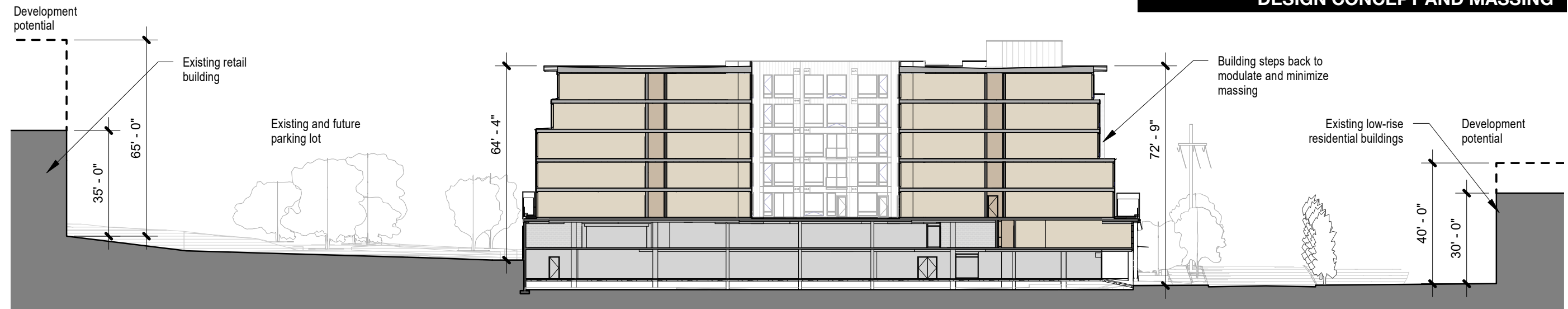
SHADOW STUDY: JUNE 21 @ 12 PM



SHADOW STUDY: FALL/SPRING EQUINOXES @ 12 PM

8.0 Itemized Response to EDG

DESIGN CONCEPT AND MASSING



E-W SITE SECTION LOOKING NORTH



8TH AVE NE STREETSCAPE ELEVATION (EAST ELEVATION)

BOARD DIRECTION:

Development should provide “appropriate transition to less intensive zone” & “be compatible with proposed and existing architectural context and character”. With emphasis placed on proposed massing to reduce perceived height, bulk and scale; maximize daylight potential and views, minimize shading on easement and proposed development to north.

RESPONSE:

- Transition to the less intensive zones and compatibility with the existing and proposed architectural character are addressed with building siting, massing step backs, modulation, a south facing courtyard, color, texture and multiple building materials.
- The sloped site allows the first level to be tucked into the slope reducing the building height by 10' adjacent to west, north and north east developments.
CS2.C, D relationship to site/height bulk, scale

- The building steps back at multiple levels on three sides reducing bulk and scale, maximizing daylight infiltration.
CS1.B sunlight/ventilation
- The east elevation sits back from the property line 10' creating 70' of separation from the adjacent LR3 property. The facade also steps back 8' at the podium level, 5' at the 3rd residential level and 2' at the top residential level.
CS2.C, D relationship to site/height bulk, scale, CS3 NG streetscape compatibility
- Similarly the west elevation is set 7' from the property

line and the façade steps back an additional 4' at the podium level, 5' at the fourth residential level and 2' at the top residential level.

- The north facade, which faces the new mixed use development across a 24' wide easement, sits back 10' from the property line and is stepped 1' at the podium level, 5' at the 4th residential level and 2' at the top residential level.

CS2.C, D relationship to site/height bulk, scale

8.0 Itemized Response to EDG

8TH AVE NE / EAST FRONTAGE

BOARD DIRECTION:

“appreciated direct paths to entries...next design iteration...better explain the character/topography of the streetscape”, “rational supported by design guidelines, code requirements, and design”

“NE corner...should activate the pedestrian nature of the easement and aid in wayfinding”... “explore relocating residential lobby to building’s NE corner”

Building setback area should “activate L/W street-fronts and the pedestrian streetscape”

“eastern façade inclusive of upper-level setbacks... reducing height, bulk and scale of eastern façade... was appropriate”

RESPONSE:

- The L/W units and Residential lobby with full height storefront step up the site allowing entry to each unit directly off the adjacent sidewalk at grade.
CS3.I.ii window placement, PL3.A entries
- The transitional public spaces are shaped and enhanced by landscape planters. These reflect the building design, allow fully accessible patios, and provide seating, signage and a safe transition from the sidewalk.
PL3.I.i NG pedestrian interaction, PL3.V.i Comm. Mixed use buildings
- The residential lobby was moved to the NE building corner to provide a single, accessible, identifiable residential lobby on the primary right of way while also creating a presence on the easement.
- The resulting prominent, two-story, fully-glazed lobby space provides light and activity to 8th, the NE property corner, and the easement.
- The green roof and deck of the second floor lobby provide an additional level of activity, greenery and “eyes on the street.”
PL3.I ped.interaction, II human activity, III street level transparency NG
- Due to the steep sidewalk and easement grades (el. 260-264.5), accessing the easement from either of the lobby levels is infeasible and would reduce building safety.



VIEW OF EAST FACADE

8.0 Itemized Response to EDG

8TH AVE NE / EAST FRONTAGE



VIEW OF RESIDENTIAL LOBBY

- The fully glazed residential lobby, per Board guidance, moved to the NE building corner providing activity and wayfinding to pedestrians approaching from the sidewalk or easement.
- The full height curtain wall surrounding the elevator lobby provides a tall beacon that will be seen from multiple directions.
- The accessible mid-level entry ties the first and second floor lobbies together.
- The strong vertical corner element, which is set back from the street level scaled entry, breaks up the architectural massing, providing a unique identity for the residential entry.
- The spacious patio with pervious paving provides seating surrounded by greenery.



VIEW OF GROUND-LEVEL LIVE / WORK UNITS ALONG EAST FACADE

- The generous orange metal canopy provides signage as well as shelter from the rain.
DC1.A arrangement of interior use, PL3.B residential edges, PL3 NG street-level/pedestrian interaction
- Bio-retention planters are incorporated into the site design to meet the new storm water drainage requirements.
- Landscape is kept low at the drive/easement entrances for pedestrian safety and visibility.
- Seating is incorporated into the patio layouts to promote use and activity.
- The commercial canopies and signage are red to set them apart from the residential entry.
PL3.I, II NG pedestrian interaction, human activity

8.0 Itemized Response to EDG

EASEMENT / NORTH FACADE

BOARD DIRECTION:

“Voiced concern about the safety of these units and usability of unit’s adjacent ground related outdoor spaces” (ground-level residential units at north facade) “create defensible space between the public and private spaces”

RESPONSE:

The Rezone granted to the project allows a higher unit density for the development. Given this and the Board concerns, the L/W units along the north facade were removed. In their place, residential amenity spaces (bike repair and storage, gym, business conference and lounge) now line the north side of the building to bring visible, well-lit activity to the area. (They are accessible through the garage or lobby.)

Bio-retention planter landscaping fills the setback in front meeting the new storm water code and providing visual interest to pedestrians and tenants alike.

At the request of and in coordination with the development to the north:

- The second level garage driveway was moved to the west to better correspond with their trash room and bike storage.
- The below grade transformer was moved, per SCL request, across from the northern developments transformer, and similar to theirs, the utility is surrounded by landscaping (BR).
- Pedestrian sidewalk on north side of easement will provide single, clear, direct path from 8th to 5th Ave.

The lobby and units above have generous decks and windows providing a measure of safety through active “overlooks” and “eyes on the street” for the easement.

The center mass peels back and the corners are significantly eroded to bring light around the corners and reduce the buildings perceived bulk and scale to the adjacent development.



VIEW OF NORTH FACADE

8.0 Itemized Response to EDG

EASEMENT / NORTH FACADE



VIEW OF GROUND-LEVEL AMENITY SPACE ALONG NORTH FACADE

- Controlled pedestrian access to the easement was coordinated with the north development which will provide a full length sidewalk on the north side of the easement, from 8th to 5th avenue, for a safe clear direct access through the block.
- Code required bio-retention planters are placed along the south edge of the easement to soften its appearance, brighten the pavement edge and provide interest to pedestrians and tenants of both developments.
PL3.IV.i NG transitions between public and private space, PL1.B walkways and connection, PL2.A accessibility, PL2.B safety and security



VIEW OF NORTHWEST GARAGE ENTRY

- Garage entry location was coordinated with the north development and is placed across from their utility space, so car headlights will not shine into the adjacent dwelling units.
- The garage entry is set back 10' from the easement for visibility of approaching vehicles
- Planters and landscaping are held below 32" in the driveway sight triangles for safety.

DC1.B.1 access location and design, DC1.IV.i NG minimize pedestrian/vehicle conflicts

8.0 Itemized Response to EDG

WEST AND SOUTH FACADES

BOARD DIRECTION:

“Reemphasized that noted (west façade) residential units should be secure ... create a safe environment and viable outdoor space”

RESPONSE:

- Residential units were removed from the ground level at the west facade due to privacy, safety and security concerns. The stalls of the adjacent surface parking lot are to be re-orientated and would directly face the facade that had contained the residential units.
- Additional enclosed parking is located at this end of the development, which is set back 6' from the property line to allow for landscaping and an exit walkway.
- The landscaping screen textures and softens the concrete wall while reveals provide visual interest to the adjacent surface parking lot.
- Above the parking, the facade continues to step back and is modulated with decks and terraces which provide safety as “eyes on the street” and a consistent architectural character.
*PL3.IV NG lots adjoining public open spaces,
PL3.A entries, PL3.B residential edges*



Adjacent property landscape by
GRE project # 3017692

VIEW OF WEST FACADE

8.0 Itemized Response to EDG

WEST AND SOUTH FACADES

BOARD DIRECTION:

“Visible blank walls should be addressed due to prominence, visibility from public realm”. With emphasis on landscaping and design treatments, (reveals, texture, pattern, glazing, color screen materials)

RESPONSE:

Blank walls are treated with a combination of reveal patterns, landscaped wall panels, overlapping textural siding and a colorful architectural metal trellis.
DC2.B architectural and façade composition

BOARD DIRECTION:

“Emphasized (design of south garage wall) provide visual interest...review design methods that add texture and color, in addition to landscaping (green screens)”

RESPONSE:

- The south garage wall design incorporates reveals, overlapping exterior materials, green screen / landscaping and colorful metal trellises.
- The shadow lines break up the length of the wall.
- Extending the exterior facade material down over portions of garage gives dimension and texture.
- The green screen and trellis tie the ground level landscape to the courtyard above, providing interest for adjacent sites and pedestrians.
- The courtyard trellis screens views into the hospital rooms to the south.
- In addition the small high unit windows give a measure of privacy to the hospital building and their outdoor terrace.

CS2.D respect for adjacent sites, DC2.B façade composition, blank walls



VIEW OF SOUTH FACADE

8.0 Itemized Response to EDG

VEHICULAR PARKING AND ACCESS



VIEW OF NORTHWEST GARAGE ENTRY

BOARD DIRECTION:

“ ... voiced support for two vehicular points of access and stated both vehicular entrances should be design to promote a positive and protected streetscape for pedestrians ... ”

RESPONSE:

- The garage entrance is held back 10' at the easement and 16' at 8th Ave. for driver / pedestrian visibility and safety.
- The landscape is held below 32" in the 10' sight triangles of both driveways as well as the area adjacent to the easement connection with 8th Ave. for pedestrian safety.



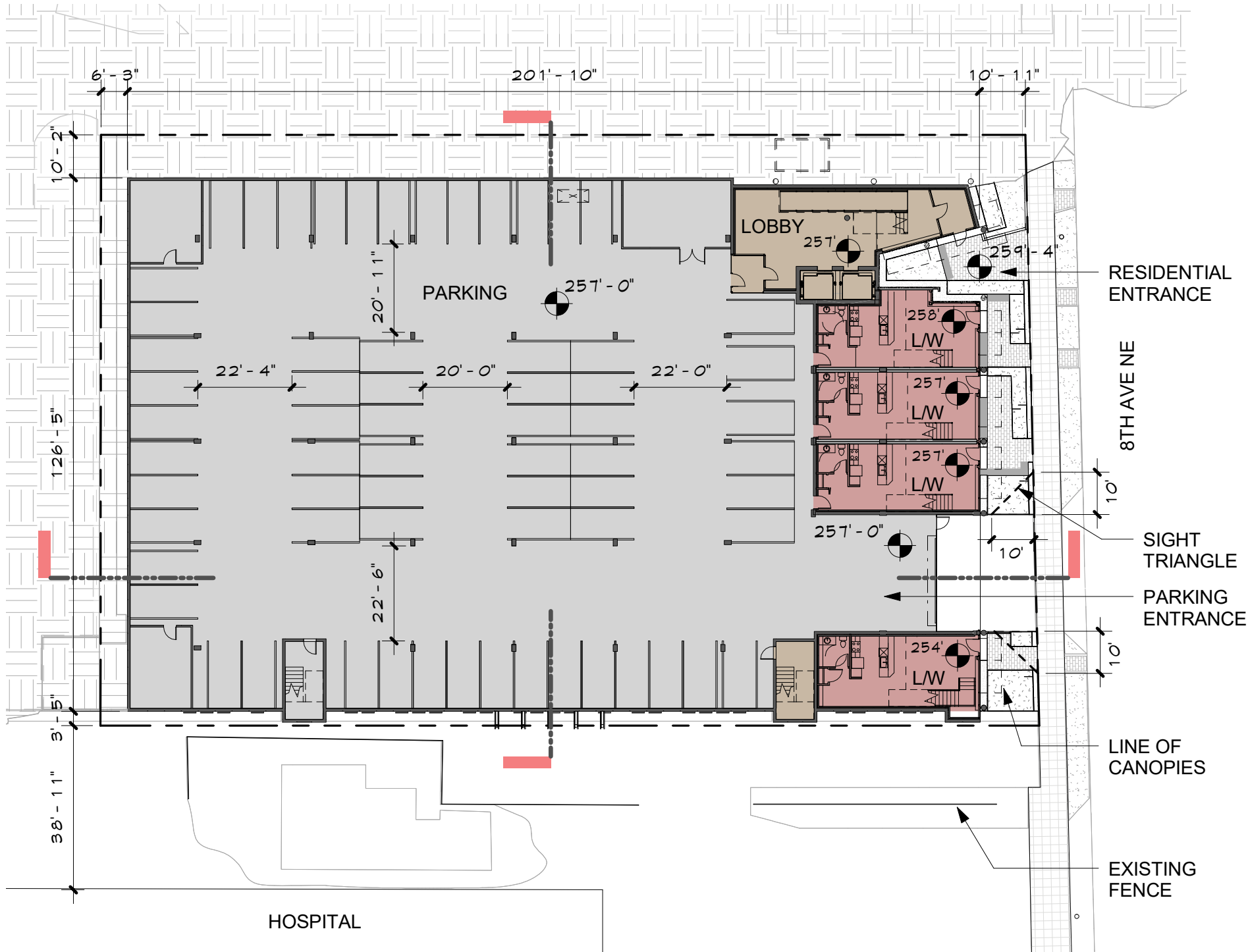
VIEW OF SOUTHEAST GARAGE ENTRY

- Landscaping defines and softens the edges of the driveways, separating them from the public patios.
- The driveway surface texture is differentiated from the sidewalk's, providing textual clues for pedestrian safety.
DC1.B.1 access location and design, DC1.IV.i NG minimize pedestrian vehicle conflicts

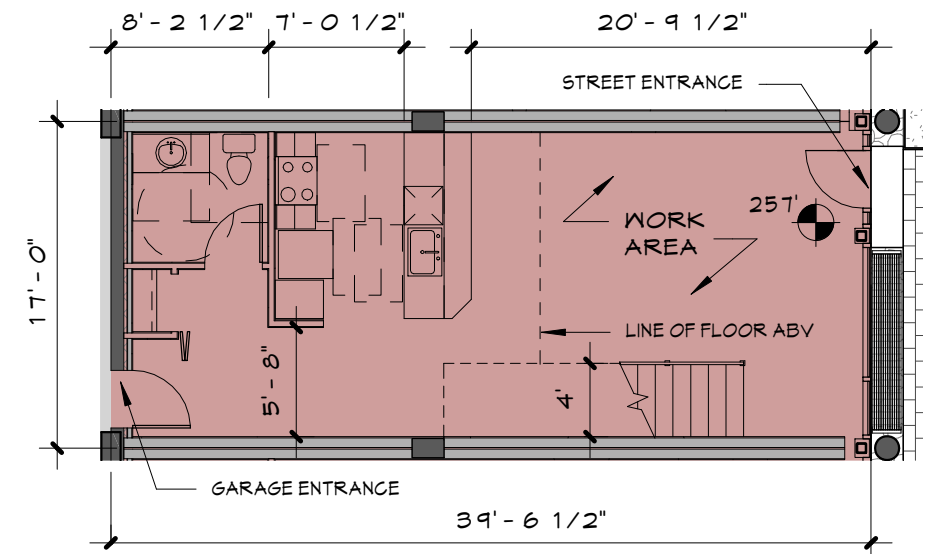
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9.0 Floor Plans

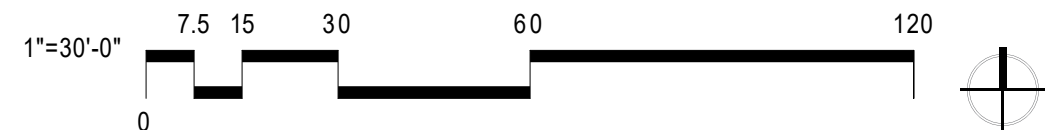
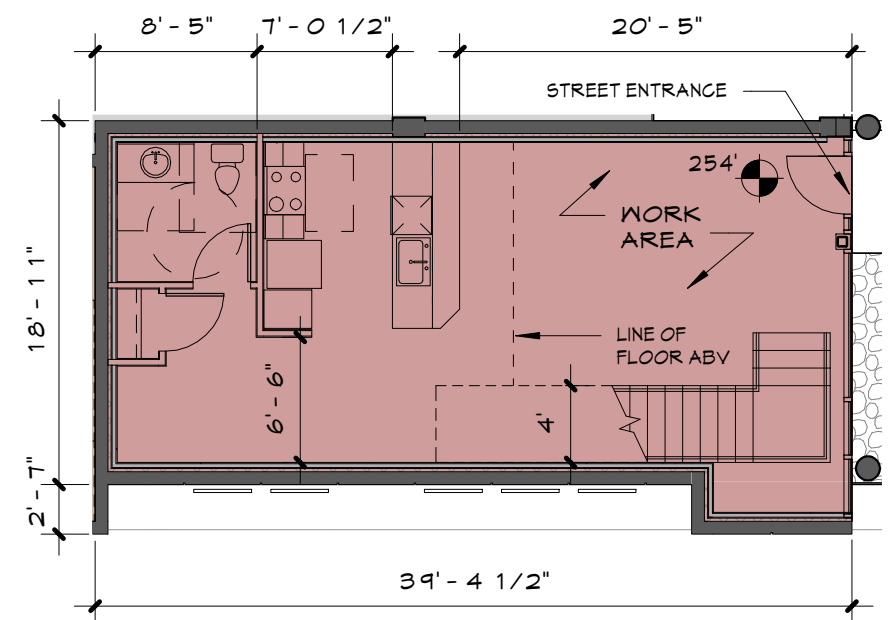
LEVEL P1 (GROUND LEVEL)



TYPICAL LIVE/WORK UNIT (GROUND LEVEL)

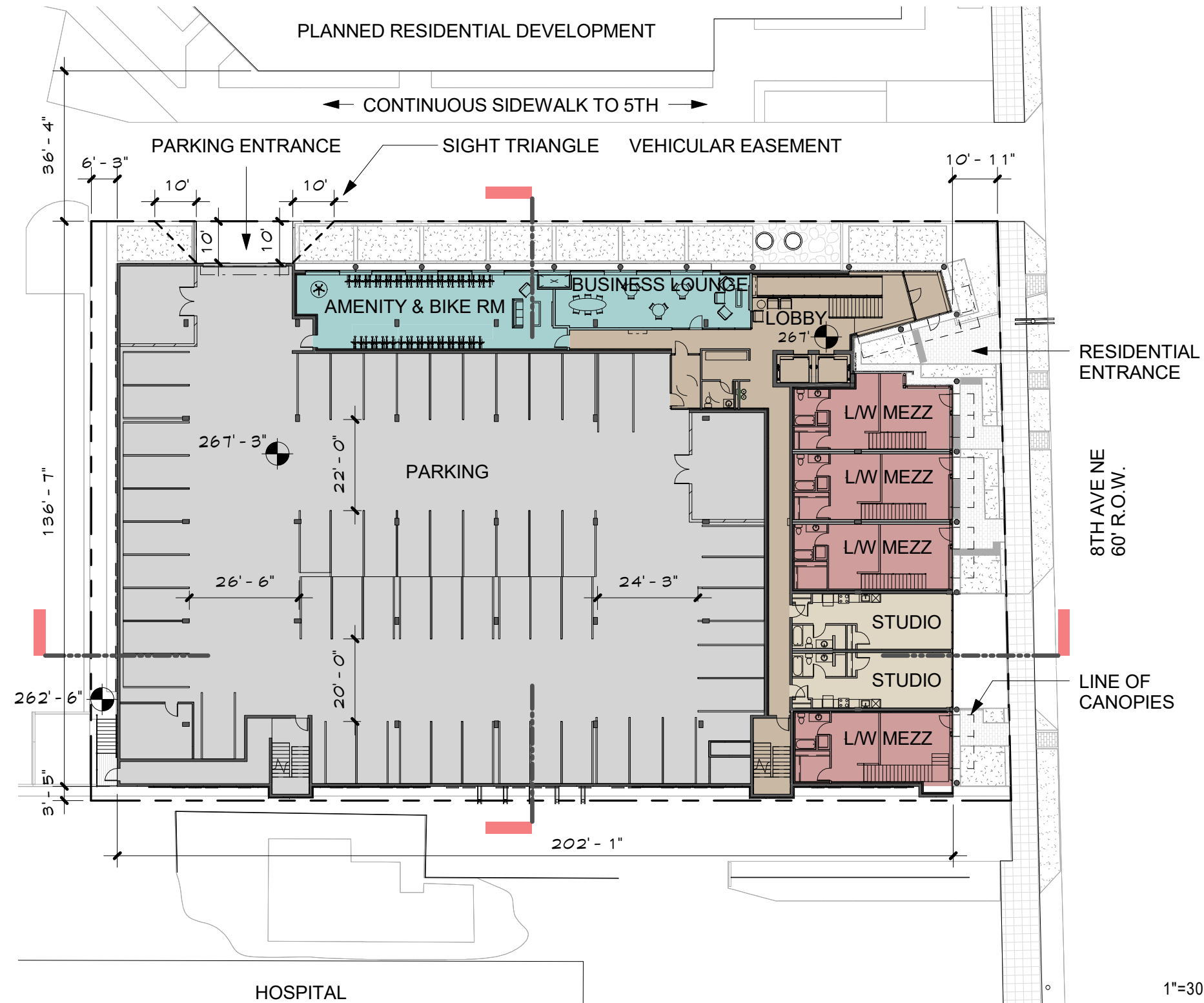


SE CORNER LIVE/WORK UNIT (GROUND LEVEL)

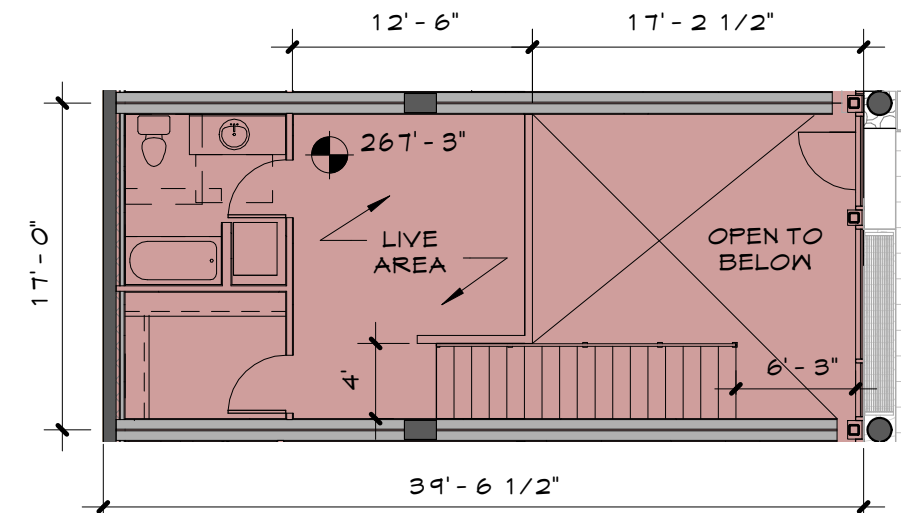


9.0 Floor Plans

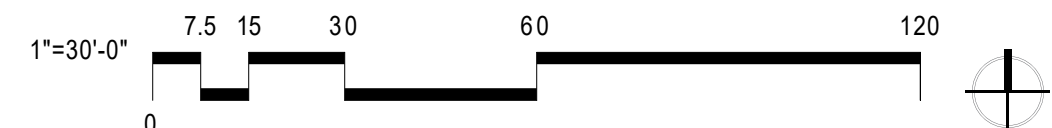
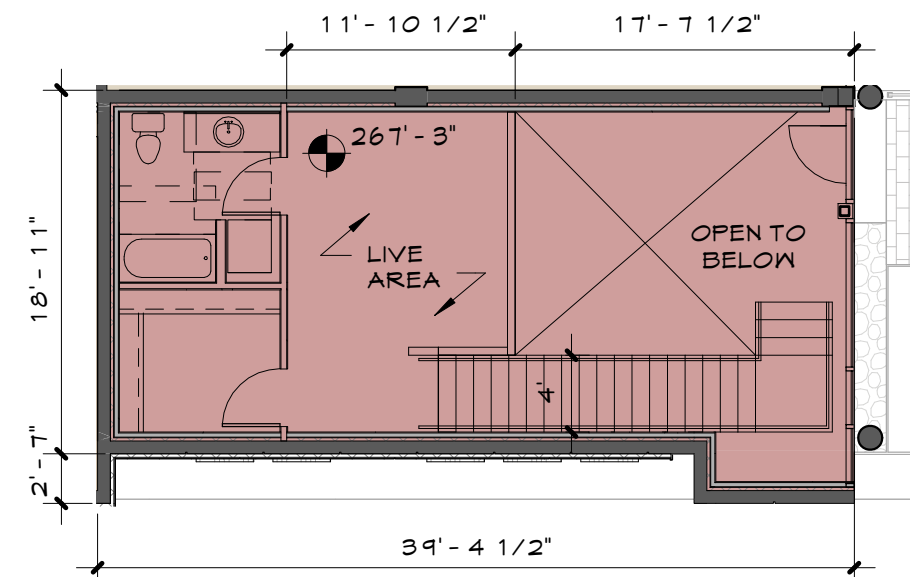
LEVEL P2 (UPPER GROUND LEVEL)



TYPICAL LIVE/WORK UNIT (UPPER GROUND LEVEL)

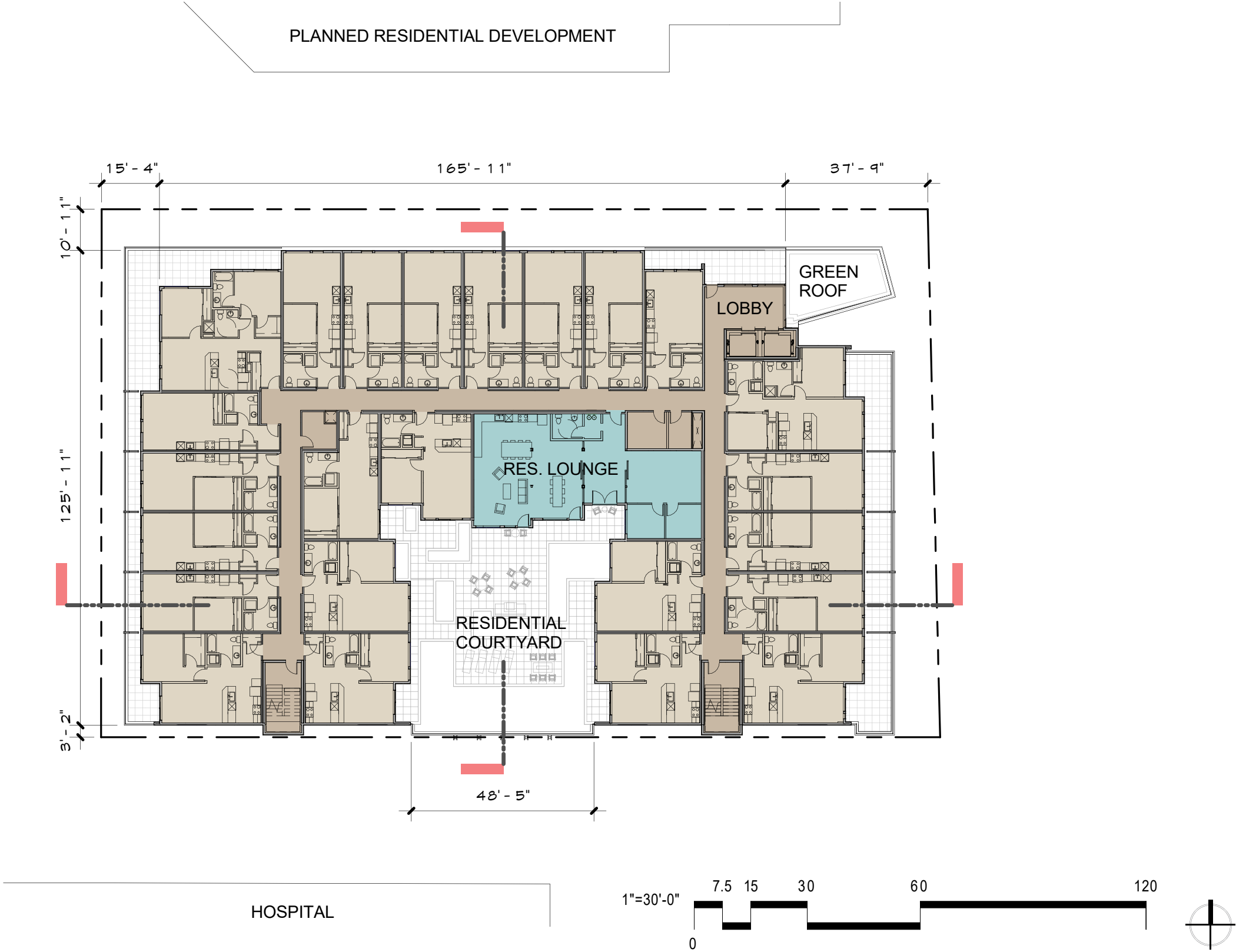


SE CORNER LIVE/WORK UNIT (UPPER GROUND LEVEL)



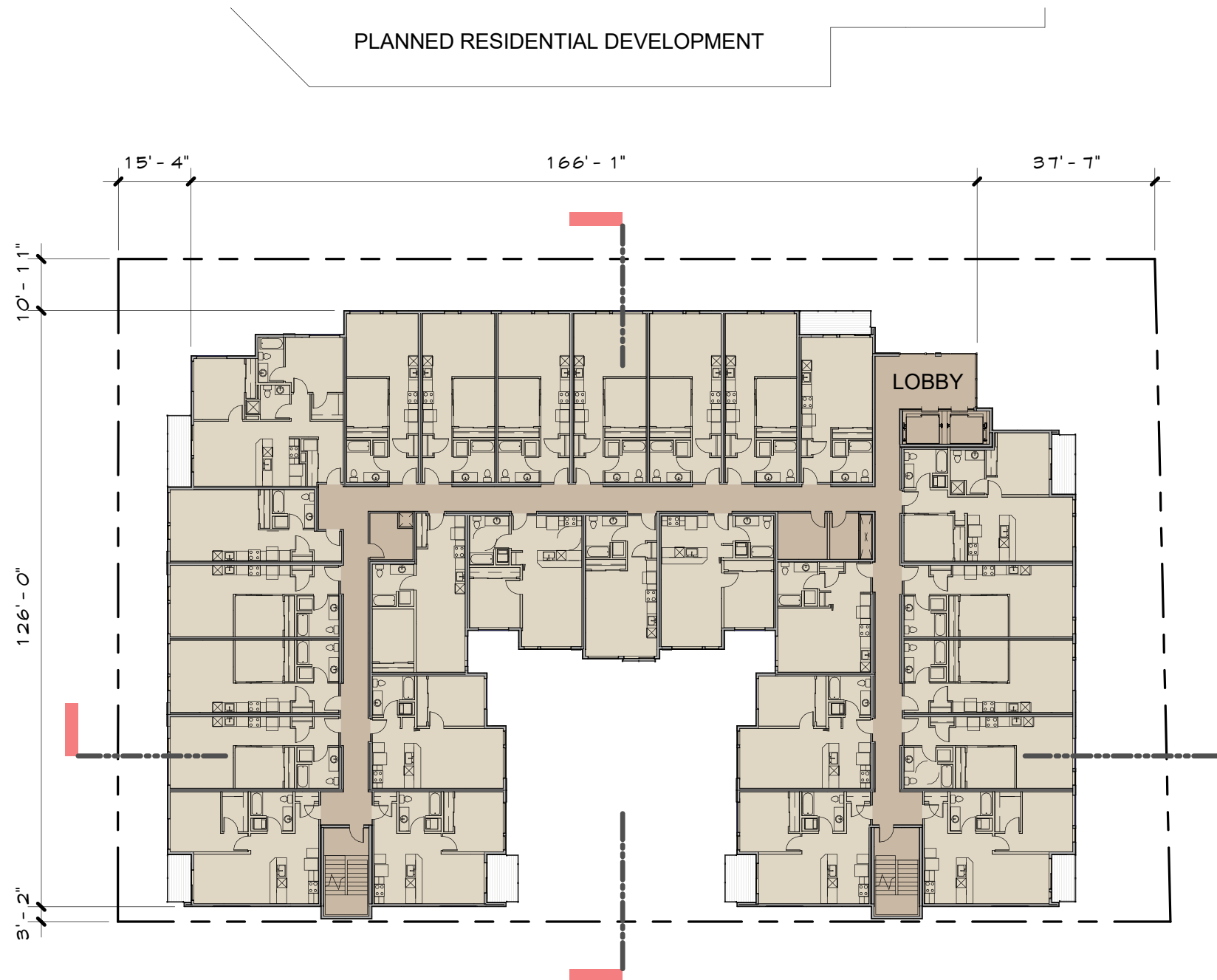
9.0 Floor Plans

LEVEL R1 (PODIUM LEVEL)

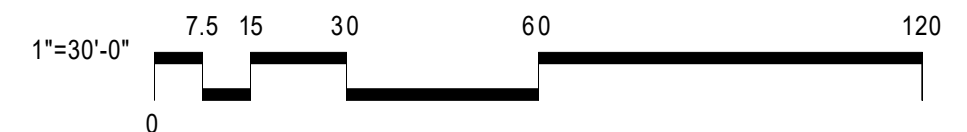


9.0 Floor Plans

LEVEL R2 (TYPICAL RESIDENTIAL LEVEL)

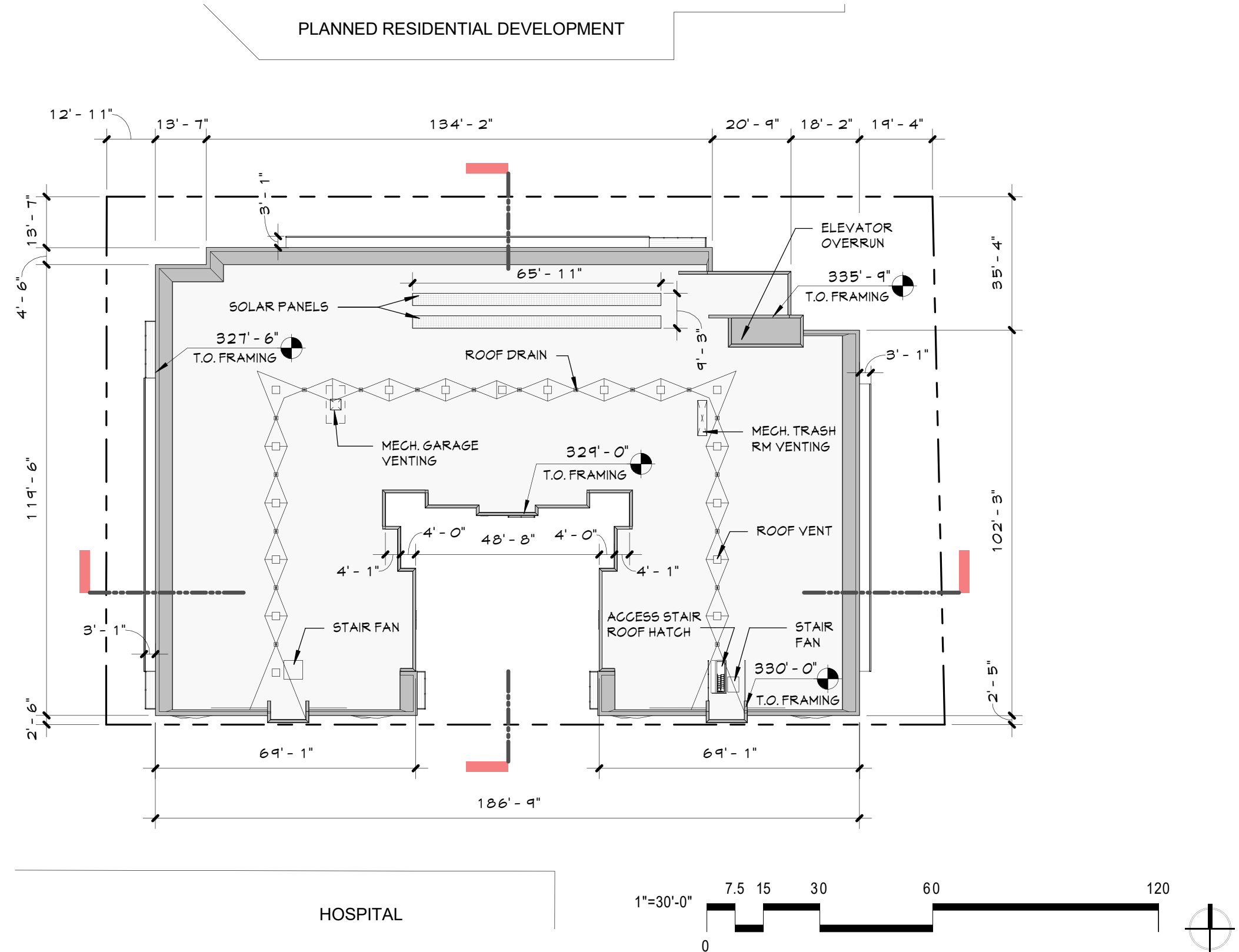


HOSPITAL



9.0 Floor Plans

ROOF PLAN



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10.0 Composite Landscape / Hardscape Plan

LEVEL 1 - SITE PLAN



Steel Planter



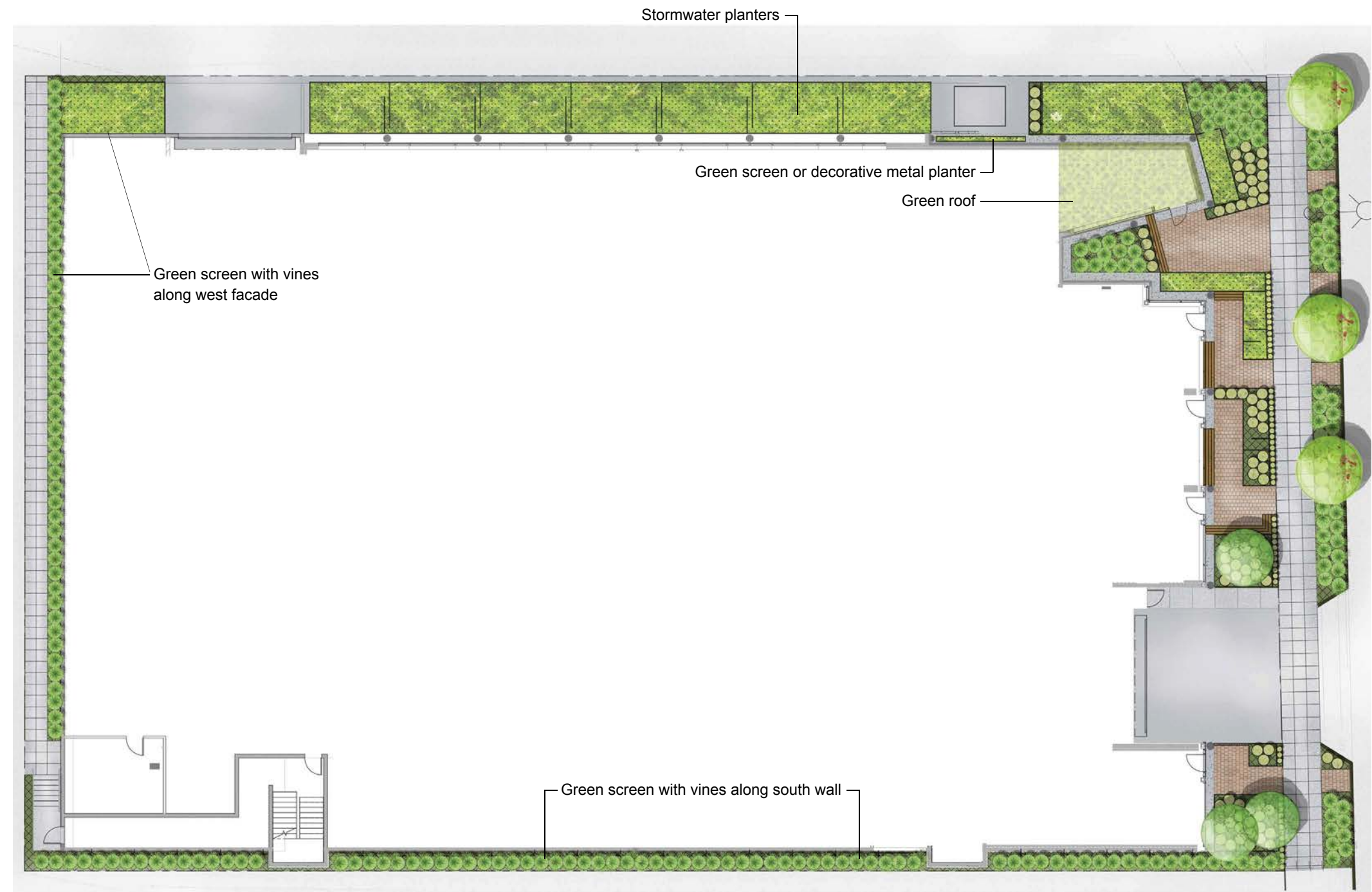
Permeable Pavers



Vegetated Green Wall



Decorative metal panel: Alternate wall treatment at transformer location



10.0 Composite Landscape / Hardscape Plan

LEVEL 2 - COURTYARD PLAN



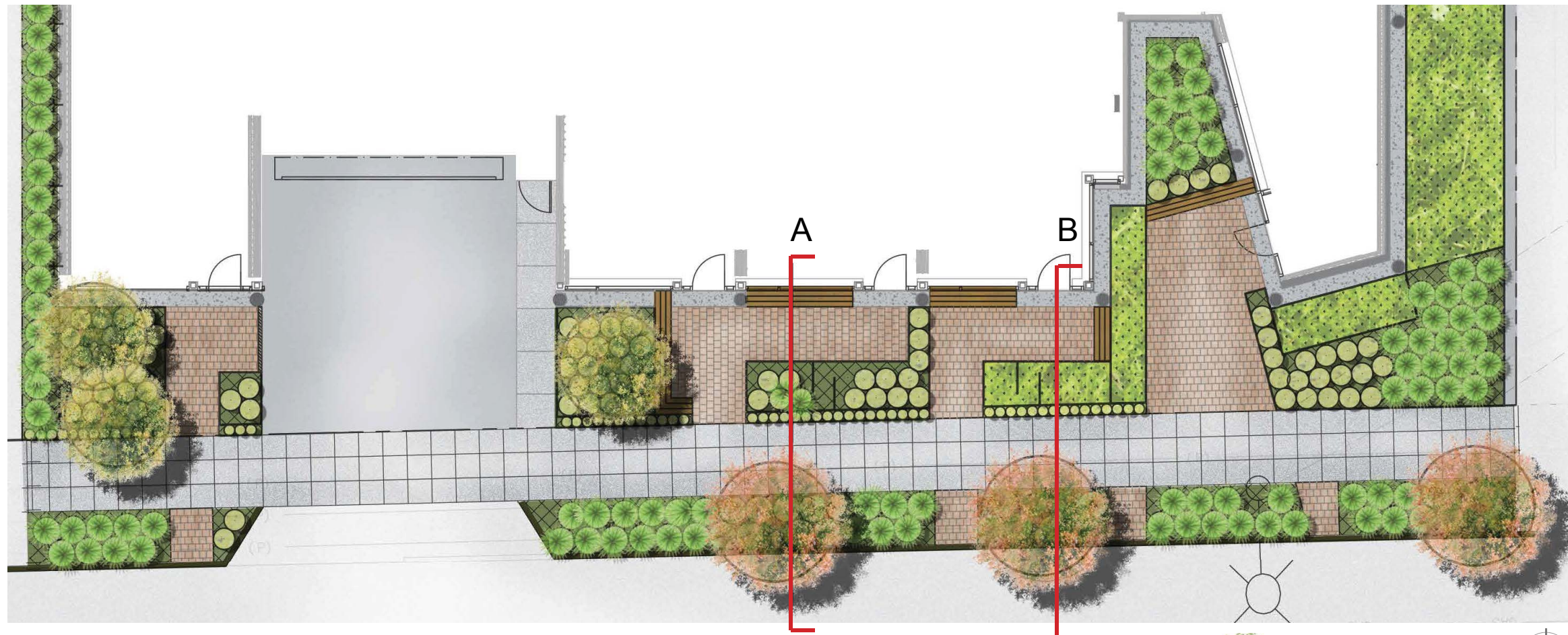
Raised Planters



Seating Elements

10.0 Composite Landscape / Hardscape Plan

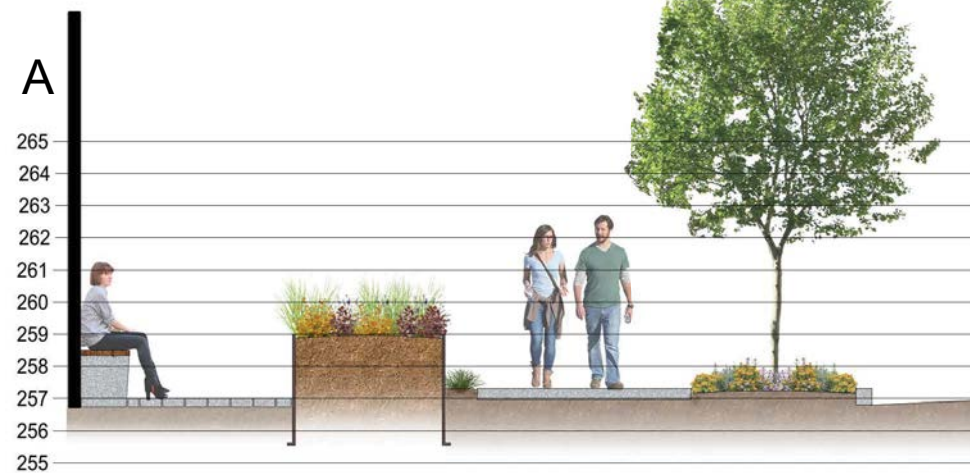
8TH AVENUE - ENLARGEMENT PLAN



Stormwater Planters



Sections



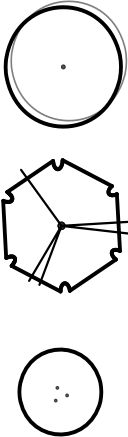

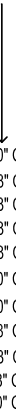



10.0 Composite Landscape / Hardscape Plan

SITE CONTEXT MAP



10.0 Composite Landscape / Hardscape Plan

PLANT MATERIALS

PLANT SCHEDULE							
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES	SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES
	STREET TREES				PERENNIALS		
	STREET TREES			ALM	ALCHEMILLA MOLLIS / LADY'S MANTLE	1 GAL.	18" O.C.
	PYRUS CALLERYANA 'GLEN'S FORM' / CHANTICLEER PEAR	3" CAL.	B & B, MATCHED FORM	DRY	DRYOPTERIS ERYTHROSORA / AUTUMN FERN		
	ZELKOVA SERRATA 'GREEN VASE' / JAPANESE ZELKOVA	3" CAL.	B & B, MATCHED FORM	EUP	EUPHORBIA GRIFFITHI 'FIREGLOW' / SPURGE		
				GTT	GEUM 'TOTALLY TANGERINE' / TOTALLY TANGERINE GEUM		
				GWB	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA		
				HEU	HEUCHERA 'OBSIDIAN' / CORAL BELLS		
				LIR	LIRIOPE MUSCARI 'BIG BLUE' / LILY TURF		30" O.C.
	COLUMNAR DECIDUOUS			PHL	PHLOMIS FRUTICOSA / JERUSALEM SAGE		18" O.C.
	ACER RUBRUM 'BOWHALL' / COLUMNAR RED MAPLE	3" CAL.	B & B, MATCHED FORM	RUD	RUDBECKIA F. 'GOLDSTURM' / BLACK EYED SUSAN		18" O.C.
	PYRUS C. 'WHITEHOUSE' / COLUMNAR PEAR	3" CAL.	B & B, MATCHED FORM	SAL	SALVIA 'BLUE MIST' / BLUE MIST SALVIA		18" O.C.
				SED	SEDUM TELEPHIUM 'AUTUMN JOY' / SEDUM		18" O.C.
TM EG EM	SMALL DECIDUOUS TREES			STA	STACHYS BYZANTINA 'BIG EARS' / BIG EAR LAMBS EAR		18" O.C.
	AMELANCHIER X G. 'AUTUMN BRILLIANCE' / SERVICEBERRY	3" CAL.	WELL BRANCHED	HOS	HOSTA S. ELEGANS / HOSTA		30" O.C.
	ACER GRISEUM / PAPERBARK MAPLE	3" CAL.	WELL BRANCHED	ACA	ACANTHUS MOLLIS / BEARS BREECH		30" O.C.
	CORNUS K X. N 'VENUS' / VENUS DOGWOOD	3" CAL.	WELL BRANCHED	SAG	SALVIA O. 'BERGGARTEN' / COMMON SAGE		18" O.C.
				EAR	EUPHORBIA X. MARTINI 'ASCOT RAINBOW' / EUPHORBIA		18" O.C.
	SHRUBS			BRU	BRUNNERA 'JACK FROST' / BRUNNERA		18" O.C.
				WUL	EUPHORBIA C. 'WULFENII' / EUPHORBIA		30" O.C.
	EVERGREEN SCREENING				ORNAMENTAL GRASSES	1 GAL.	24" O.C.
	TAXUS MEDIA 'HICKSII' / HICKS YEW	24"-30" HT	FULL FOLIAGE, 24" O.C.	CAL	CALAMAGROSTIS A. 'KARL FOERSTER' / FEATHER REED GRASS		24" O.C.
	EUONYMUS J. 'GREEN SPIRE' / GREEN SPIRE EUONYMUS	3 GAL.	FULL FOLIAGE, 18" O.C.	CAR	CAREX M. 'AUREA-VARIEGATA' / VARIEGATED SEDGE		24" O.C.
BG HS IC PM JM SH LP	EUONYMUS J. 'MICROPHYLLUS VARIEGATUS' / VARIEGATED BOXLEAF EUONYMUS	2 GAL.	FULL FOLIAGE, 24" O.C.	DES	DESCHAMPSIA CAESPITOSA / DESCHAMPSIA		24" O.C.
	EVERGREEN FOUNDATION/ACCENT			MIS	MISCANTHUS S. 'ADAGIO' / MISCANTHUS		36" O.C.
	BRACHYGLOTTIS GREYI / DAISY BUSH	2 GAL.	FULL FOLIAGE, 36" O.C.	NAT	NASSELLA TENUISSIMA / FEATHER GRASS		18" O.C.
	HEBE PINGUIFOLIA 'SUTHERLANDII' / SUTHERLAND HEBE	18"-21" HT.	FULL FOLIAGE, 24" O.C.		VINES	2 GAL.	WELL BRANCHED
	ILEX CRENATA 'NORTHERN BEAUTY' / JAPANESE HOLLY	18"-21" HT.	FULL FOLIAGE, 24" O.C.	HYD	HYDRANGEA ANOMALA 'PETIOLARIS' / CLIMBING HYDRANGEA	2 GAL.	WELL BRANCHED
	PRUNUS 'MT. VERNON' / MT. VERNON LAUREL	30"-36" HT.	FULL FOLIAGE, 30" O.C.	PAR	PARTHENOCISSUC TRICUSPIDATA / BOSTON IVY	3 GAL.	6' O.C.
	JUNIPER S. 'MONNA' / CALGARY CARPET JUNIPER	24" HT.	FULL FOLIAGE, 30" O.C.	SCH	SCHIZOPHRAGMA HYDRANGEOIDES 'MOONLIGHT' / HYDRANGEA VINE		
	SARCOCOCCA HOOKERANA / VANILLA PLANT	2 GAL.	FULL FOLIAGE, 24" O.C.		GROUNDCOVERS		
	LONICERA PILEATA / HONEYSUCKLE	2 GAL.	FULL FOLIAGE, 24" O.C.	EK	EUONYMUS F. KEWENSIS / KEWENSIS EUONYMUS	1 GAL.	18" O.C.
	DECIDUOUS ACCENT			MR	MAHONIA REPENS / CREEPING MAHONIA	1 GAL.	18" O.C.
CK HP	CORNUS SERICEA 'KELSEYI' / KELSEY DWARF DOGWOOD	18"-21" SPR.	FULL FOLIAGE, 24" O.C.	SA	SEDUM ANGELINA 'RUPESTRE' / SEDUM	1 GAL.	18" O.C.
	HYDRANGEA PANICULATA 'JANE' / LITTLE LIME HYDRANGEA	3 GAL	FULL FOLIAGE, 36" O.C.	NE	NEPETA 'WALKER'S LOW' / CATMINT	1 GAL.	18" O.C.
				ASA	ASARUM CAUDATUM / WILD GINGER	1 GAL.	18" O.C.
					GREEN ROOF		SEE SPECS
					PRE-VEGETATED SEDUM MAT		

EVERGREEN SCREEN



Euonymus j. 'Green Spire'
Green Spire Euonymus



Euonymus j. 'Microphyllus Variegatus'
Variegated Boxleaf Euonymus



Taxus media 'Hicksii'
Hicks Yew

10.0 Composite Landscape / Hardscape Plan

PLANT MATERIALS - COURTYARD

COURTYARD LANDSCAPE



Liriope muscari 'Big Blue'
Lily Turf



Hosta s. 'Elegans'
Hosta



Euphorbia x martinii 'Ascot Rainbow'
Spurge



Sedum rupestre 'Angelina'
Sedum



Stachys byzantina 'Big Ears'
Lamb's Ear



Ilex crenata 'Northern Beauty'
Japanese Holly



Brachyglottis greyi
Daisy Bush



Dryopteris erythrosora
Autumn Fern



Salvia officinalis 'Berggarten'
Common Sage



Euphorbia griffithii 'Fireglow'
Spurge



Acanthus mollis
Bear's Breeches



Asarum Canadensis
Wild Ginger



Heuchera 'Obsidian'
Coral Bells



Alchemilla mollis
Lady's Mantle

10.0 Composite Landscape / Hardscape Plan

PLANT MATERIALS - COURTYARD AND STREET FRONTAGE

COURTYARD LANDSCAPE CONTINUED



Gaura lindheimeri 'Whirling Butterflies'
Whirling Butterflies Gaura



Deschampsia cespitosa
Tufted Hair Grass



Carex m. 'Aurea-variegata'
Variegated Sedge



Brunnera macrophylla 'Jack Frost'
Siberian Bugloss



Sedum telephium 'Autumn Joy'
Sedum



Hydrangea paniculata 'Jane'
Little Lime Hydrangea

STREET FRONTAGE



Rudbeckia f. 'Goldsturm'
Black Eye Susan



Prunus laurocerasus 'Mt. Vernon'
Mt. Vernon Laurel



Mahonia repens
Creeping Mahonia



Juniperus s. 'Monna'
Calgary Carpet Juniper



Geum 'Totally Tangerine'
Totally Tangerine Geum



Euonymus f. 'Kewensis'
Kewensis Euonymus



Lonicera pileata
Honeysuckle



Salvia 'Blue Mist'
Blue Mist Salvia



Phlomis fruticosa
Jerusalem sage

10.0 Composite Landscape / Hardscape Plan

PLANT MATERIALS - PERIMETER, GREEN ROOF & STORM WATER PLANTERS

PERIMETER



Taxus media 'Hicksii'
Hicks Yew



Calamagrostis a. 'Karl Foerster'
Feather Reed Grass



Miscanthus sinensis 'Adagio'
Dwarf Maiden Grass



Akebia quinata
Chocolate Vine



Sarcococca hookeriana
Vanilla Plant



Schizophragma hydrangeoides 'Moonlight'
Hydrangea Vine

GREEN ROOF



Etera Sedum Tile
All Seasons



Allium schoenoprasum
Chives

STORM WATER PLANTERS



Cornus sericea 'Kelseyi'
Kelsey Dwarf Dogwood



Juncus Effusus
Common Rush

11.0 Elevations

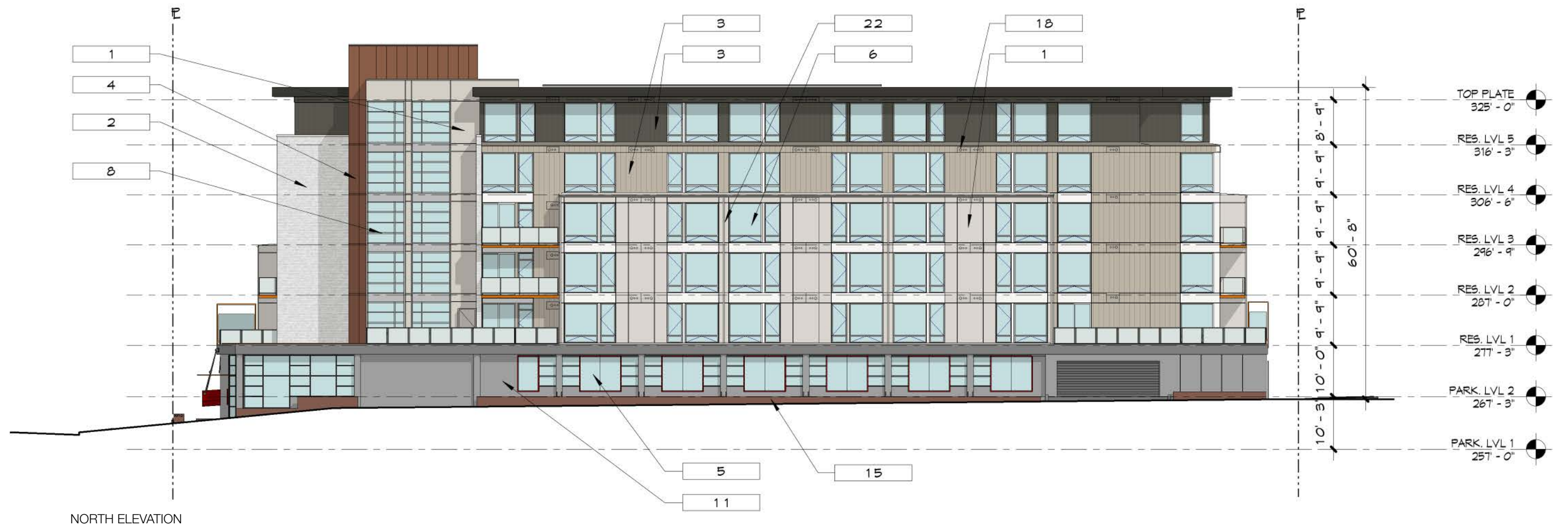
EAST ELEVATION



- | | | | |
|---|--|--|---|
| 1 Hardie panel siding | 5 Aluminum storefront | 11 Exposed concrete | 15 Steel plate planter |
| 2 AEP Span Nu-wave corrugated metal siding, horizontal orientation | 6 Vinyl window | 12 Powder coated metal and translucent glass terrace divider | 17 Folded steel plate sun shade, powder coated |
| 3 AEP Span Flush Panel metal siding, 12" panel, vertical orientation | 7 Folded steel plate canopy, powder coated | 13 Wood framed roof overhang with painted Hardie trim soffit | 18 Painted louver panel exhaust vent with insect screen |
| 4 Cor-ten steel plate siding, 24" panel, staggered vertical orientation | 8 Aluminum curtain wall | 14 Metal framed balcony floor | 21 Gutter, half-round |
| | 9 Metal and glass guardrail | | 22 Downspout |
| | 10 Exposed concrete round column | | 23 Metal coping |

11.0 Elevations

NORTH ELEVATION



NORTH ELEVATION

11.0 Elevations

WEST ELEVATION



- 1 Hardie panel siding
- 2 AEP Span Nu-wave corrugated metal siding, horizontal orientation
- 3 AEP Span Flush Panel metal siding, 12" panel, vertical orientation
- 4 Cor-ten steel plate siding, 24" panel, staggered vertical orientation

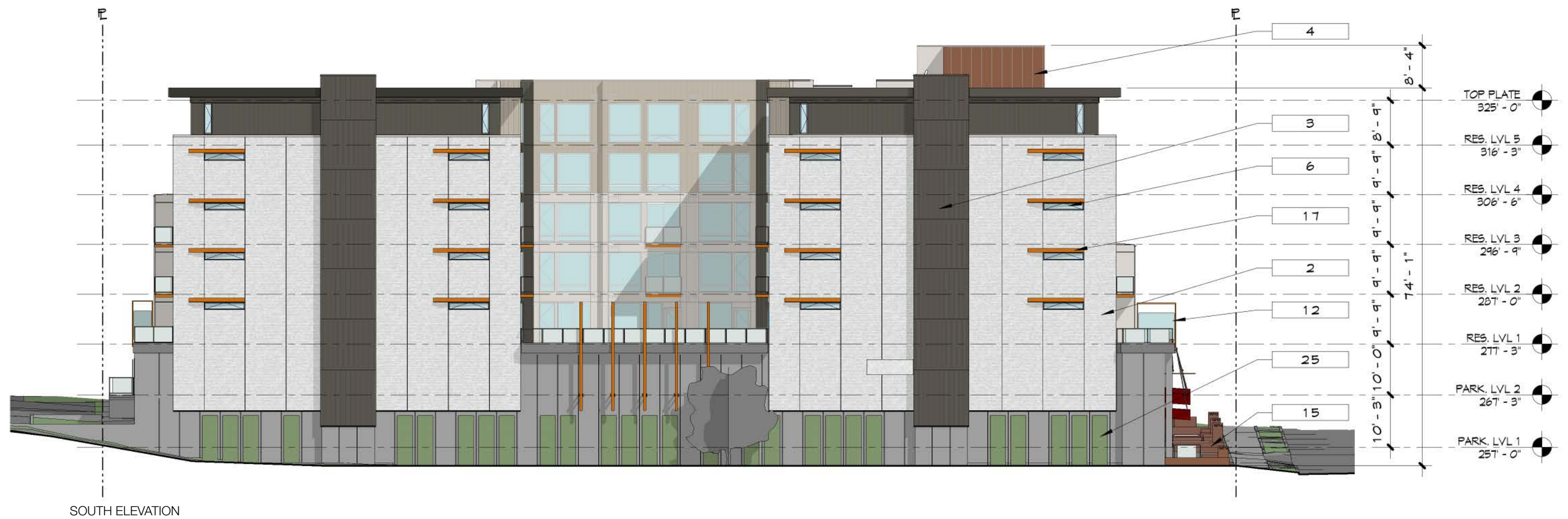
- 5 Aluminum storefront
- 6 Vinyl window
- 7 Folded steel plate canopy, powder coated
- 8 Aluminum curtain wall
- 9 Metal and glass guardrail
- 10 Exposed concrete round column

- 11 Exposed concrete
- 12 Powder coated metal and translucent glass terrace divider
- 13 Wood framed roof overhang with painted Hardie trim soffit
- 14 Metal framed balcony floor

- 15 Steel plate planter
- 17 Folded steel plate sun shade, powder coated
- 18 Painted louver panel exhaust vent with insect screen
- 21 Gutter, half-round
- 22 Downspout
- 23 Metal coping

11.0 Elevations

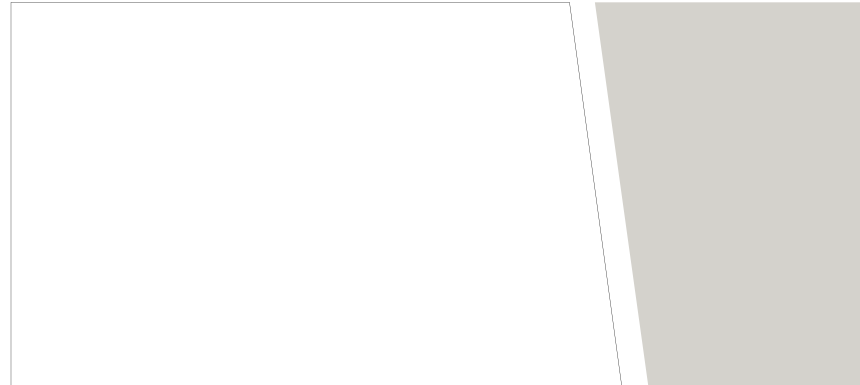
SOUTH ELEVATION



12.0 Material and Color Palette

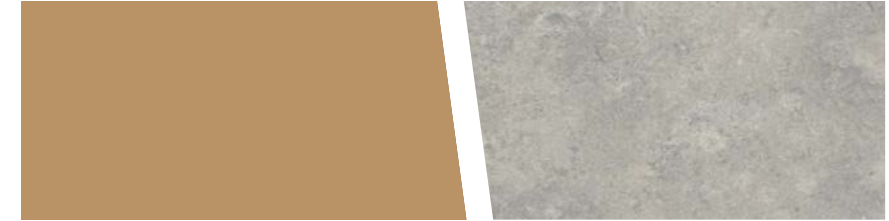


ELEVATOR TOWER, PLANTERS, LOW SIGNAGE: WEATHERING STEEL CORTEN
2'X10' PANELS, STAGGERED JOINTS, EXPOSED FASTENERS



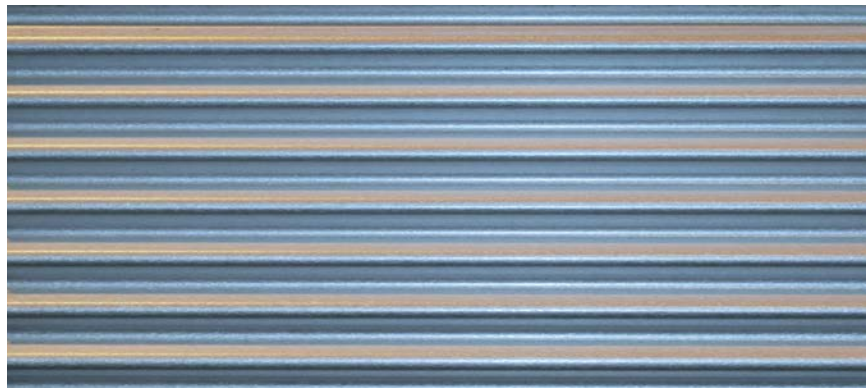
SMOOTH FIBER CEMENT HARDIE PANEL, PAINTED
ACCENT COLOR: PURE WHITE SW 7005

GRAY
VINYL WINDOWS



HARDIE TRIM SOFFIT 5 1/2" BDS.
PAINTED COLOR: TATAMI TAN SW 6116

EXPOSED CONCRETE



METAL SIDING: HORIZONTAL CORRIGATED
AEP SPAN NU-WAVE COLOR: ZINCALUME PLUS



SMOOTH FIBER CEMENT HARDIE PANEL, PAINTED
COLOR: REPOSE GREY SW 7015

WHITE
VINYL WINDOWS



BLACK ANODIZED
ALUMINUM STOREFRONT
& DECK RAILINGS

CLEAR ANODIZED
ALUMINUM
CURTAINWALL

PRIVACY SCREENS:
TRANSLUCENT GLASS
PANELS



METAL SIDING: 12" X 10' VERTICAL SEAM, STAGGERED JOINTS
AEP SPAN FLUSH PANEL COLOR: COOL ZACTIQUE II



METAL SIDING: 12" X 7' VERTICAL SEAM STACKED JOINTS
AEP SPAN FLUSH PANEL COLOR: PARCHMENT



RESIDENTIAL ENTRY CANOPY & ENTRY
DOOR, SOUTH COURTYARD TRELIS,
ALUMINUM DECK STRUCTURE,
PRIVACY SCREEN FRAME &
SOUTH WINDOW SUNSHADES
COLOR: HUSKY ORANGE SW 6636

L/W ENTRY RED ALUMINUM
FRAME DOORS
& RED STEEL PLATE CANOPIES
COLOR: RED BAY SW 6321

13.0 Renderings



RENDERED VIEW OF NORTHEAST CORNER

13.0 Renderings



RENDERED VIEW OF SOUTHWEST CORNER

14.0 Exterior Lighting Plan



BOLLARD LIGHT



WALL SCONCE



WALL SCONCE - 2 DIRECTION



STEP LIGHT



PLANTER LIGHT



RECESSED CEILING LIGHT

15.0 Signage Concept Plan



VIEW OF SIGNAGE CONCEPT AT EAST FRONTAGE LIVE / WORK UNITS



VIEW OF SIGNAGE CONCEPT AT NORTHEAST RESIDENTIAL LOBBY



SIGNAGE EXAMPLE



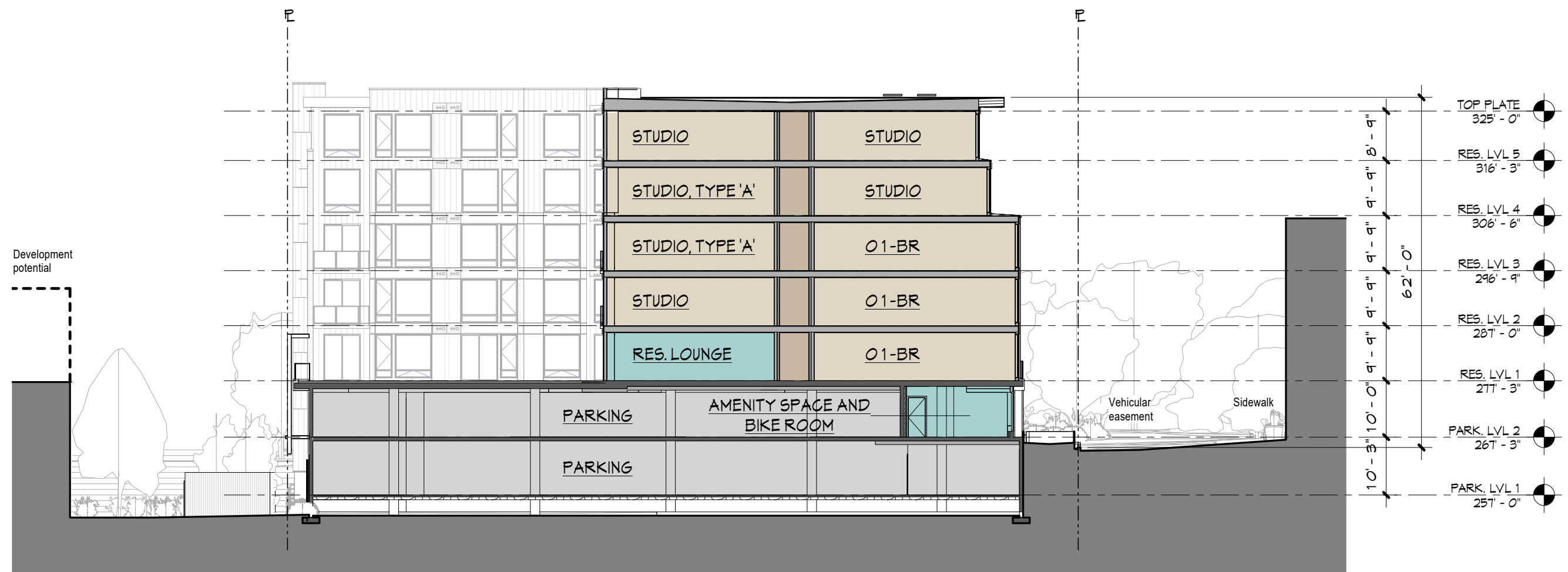
SIGNAGE EXAMPLE

16.0 Building Sections



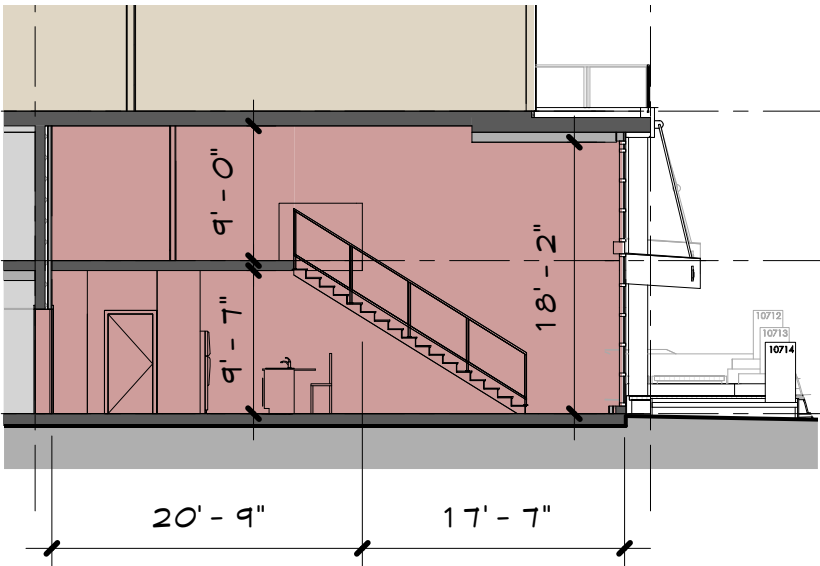
E-W BUILDING SECTION

16.0 Building Sections

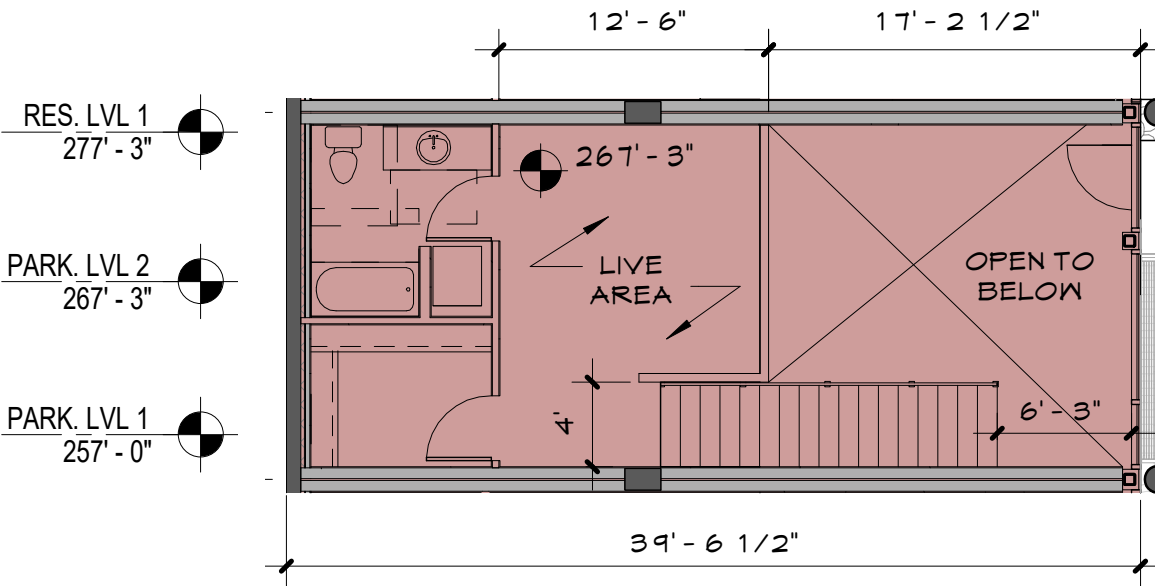


N-S BUILDING SECTION

17.0 Departures



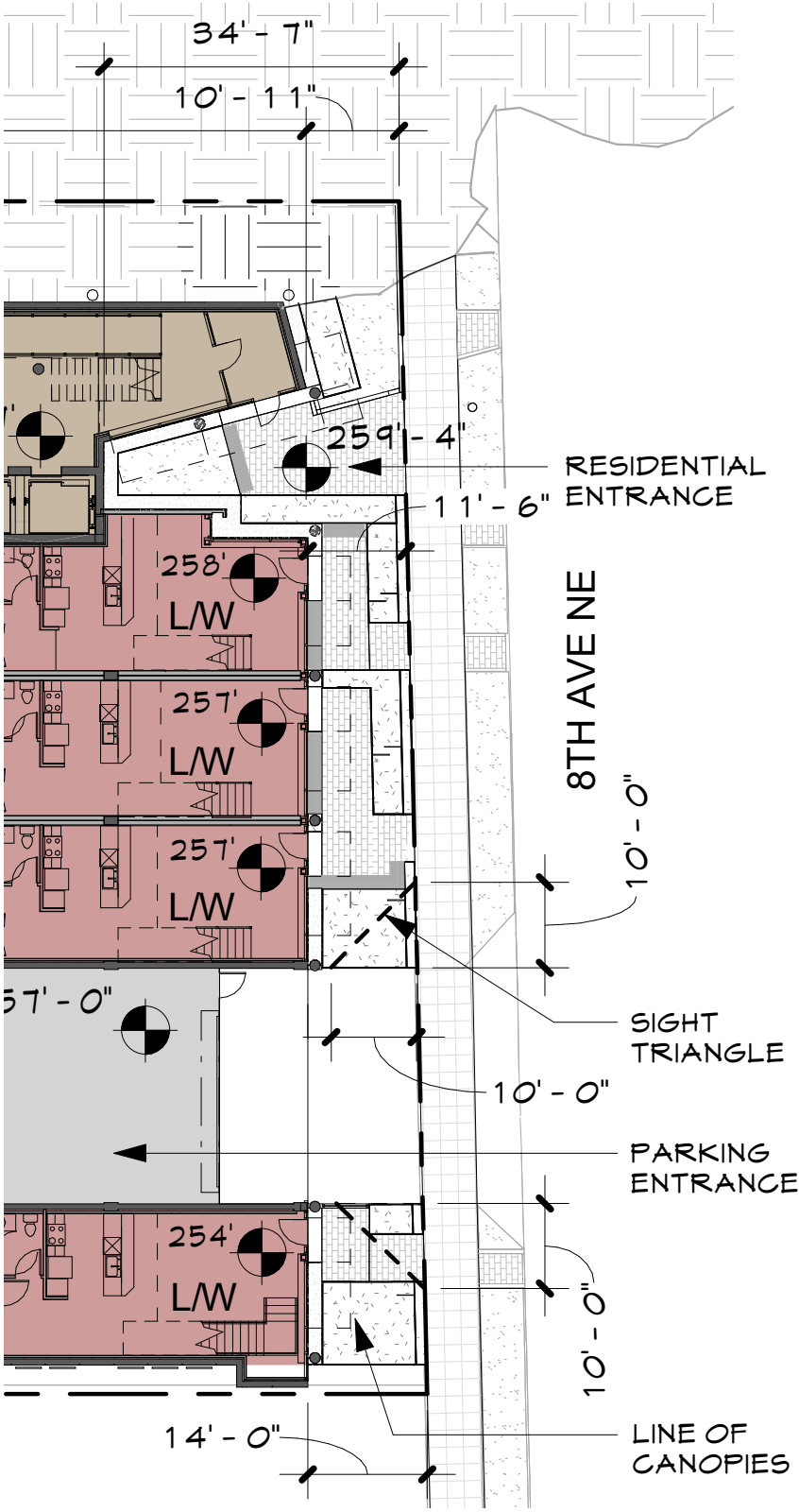
DEPARTURE D1: SECTION AT LIVE / WORK UNIT ON EAST FRONTAGE



DEPARTURE D1: PRIVATE LIVING SPACE @ MEZZANINE OF TYPICAL LIVE / WORK UNIT

Departure #	Code Section / Req.	Proposed Design Departure	Rationale	Recommendation
D1	SMC 23.47A.008.B.4 Non-residential uses shall have a floor to floor height of at least 13'	Allow residential portion and loft of the live / work units to have floor to floor heights less than 13'. Allow 12'-6" height at rear portion of the space at unit #101; 9'-6" height at the rear portion of the space at unit #102 and #103; 8'-6" height at rear portion of the space at unit #104. The front "work" portion of the space has a complying 18'-2" floor to ceiling height.	Though a high water table under the structure (the floor was raised 4' above grade), impinging on the overall structure height, 2 story storefront windows and a full-height space (18'-2" ceiling heights are provided for the first 17'-7" of commercial unit depth) are provided at the business portion of the L/W units. The loft at the rear portion of the unit affords some privacy to the residential portion of the unit without relying on window coverings at the street face. Public and private uses within the units are clearly separated, allowing a stronger business frontage adjacent to the street (CS2 B2, connection to street).	Allow residential portion and loft of the live / work units to have floor to floor heights less than 13'.
D2	SMC 23.47A.008.A.3 Street-level street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	Allow street-level façade along 8th Ave NE to be located more than 10' from the lot line (varying from 11'-7" to 13'-10" along the façade and with a deeper plaza at the residential entry) and patios in front of the Live / Work units.	The residential entry is separated from the L/W entries with a visually prominent plaza, seating and planters which strengthen its identity and wayfinding. The lush landscape around the plaza provides separation and a sense of community to the residential tenants per (PL3 NG street-level/pedestrian interaction). As well the landscape around the Live Work units separates them and provides a sense of place for each unit, meeting the Northgate Overlay zone required 10' minimum dimension for landscape open space. Further the building is set back due to proximity to the overhead power lines per SCL requirements.	Allow street-level façade along 8th Ave NE to be located more than 10' from the lot line.

DEPARTURES TABLE



DEPARTURE D2: PLAN OF EAST FRONTAGE

17.0 Departures



DEPARTURE D3: WEST ELEVATION - GREEN SCREEN AS LANDSCAPE

DEPARTURE D3: SOUTH ELEVATION - GREEN SCREEN AS LANDSCAPE

Departure #	Code Section / Req.	Proposed Design Departure	Rationale	Recommendation
D3	23.71.014 B.1.B Landscaped open space shall have a minimum horizontal dimension of 6'.	Allow landscape areas measuring less than a horizontal dimension of 6' to count toward landscape open space.	The open space opportunities along the row have been maximized, as have courtyard landscape spaces while still maintaining usable space for pedestrian and resident use. The west and south perimeters of the project do not require setbacks, however, we are providing landscape foundation plantings with shrubs, groundcover, and climbing vines at blank walls. Due to exiting requirements, a path on the west side diminishes the allowable width of landscape along that frontage. A total of 4,635 sf of open space is required, 4,955 sf is provided. A total of 248 sf of required landscape is provided in planters that are less than 6' in horizontal width. They do, however, include climbing vines as well, and are thus providing both horizontal as well as vertical landscape that is permanent in ground landscape further softening the building on two facades.	Allow landscape areas measuring less than a horizontal dimension of 6' to count toward landscape open space.
D4	23.71.014 C, D A minimum of 75% of the garden area shall receive solar exposure from 11:00 am until 2:00 pm PDT, between the spring and autumn equinox.	To allow the open space along the row and public sidewalk to be relieved of the solar requirement and counted as usable open space.	The urban garden open space complies with all aspects of the guidelines and standards with exception of the solar exposure. The orientation of the site with an east facing frontage in combination with the zoning allowance for building development does not allow for full solar exposure. The garden will receive full morning sun, midday sun, and will fall into shadow in the early afternoon. Still, the space is fully accessible to the public and open from early morning to late evening. The open space in its current location is an asset to the neighborhood given its adjacency to the building frontage, which makes it usable and visible to the public along the city sidewalk and row. Placement elsewhere on site to achieve full solar access would cause non-compliance in terms of access and visibility from the row which are key elements of the open space guidelines.	Allow the open space along the row and public sidewalk to be relieved of the solar requirement and counted as usable open space.

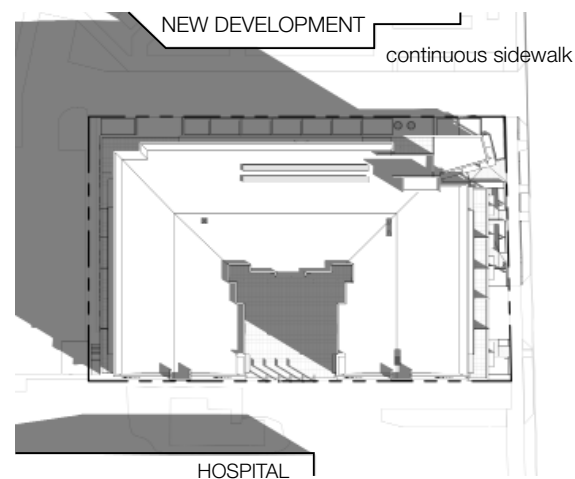
DEPARTURES TABLE



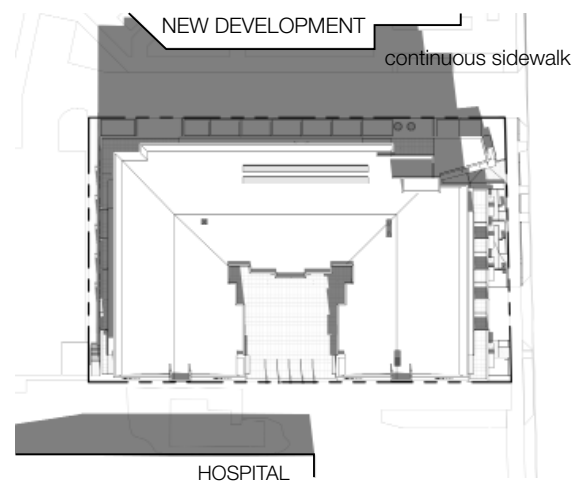
DEPARTURE D4: URBAN GARDEN OPEN SPACE

18.0 Appendix

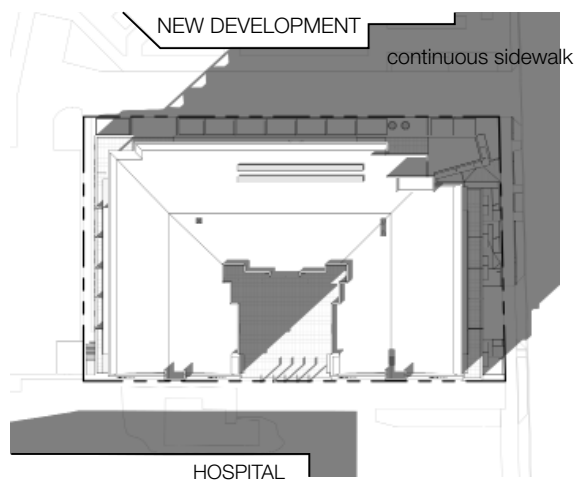
SHADOW STUDY



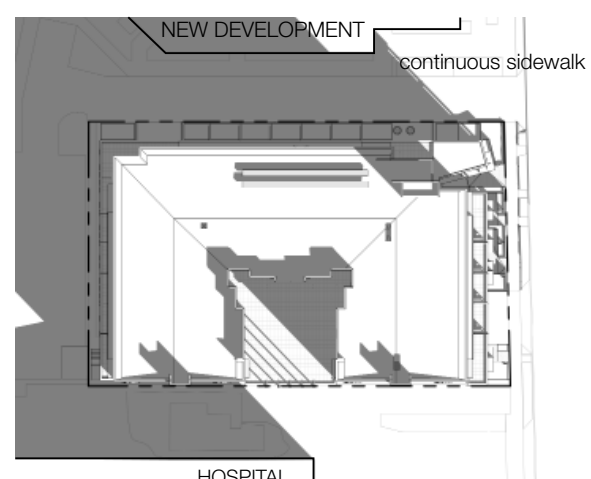
EQUINOX @ 9 AM



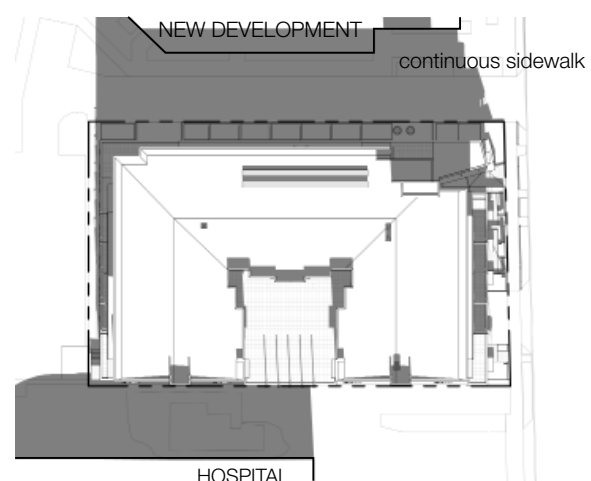
EQUINOX @ 12 PM



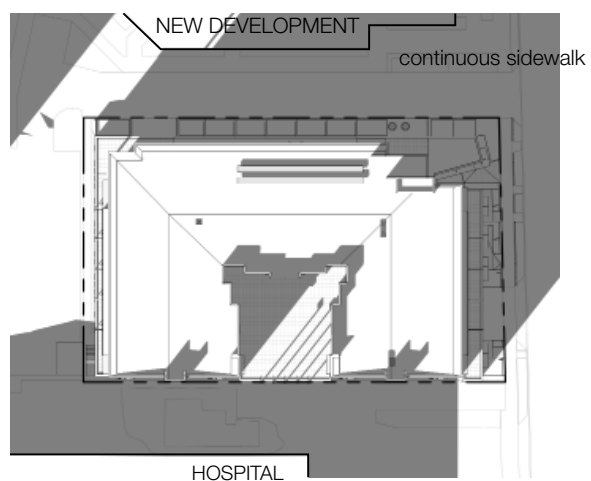
EQUINOX @ 3 PM



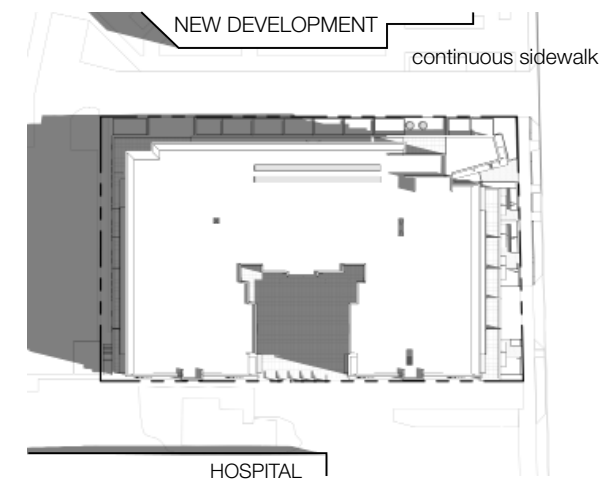
WINTER SOLSTICE @ 9 AM



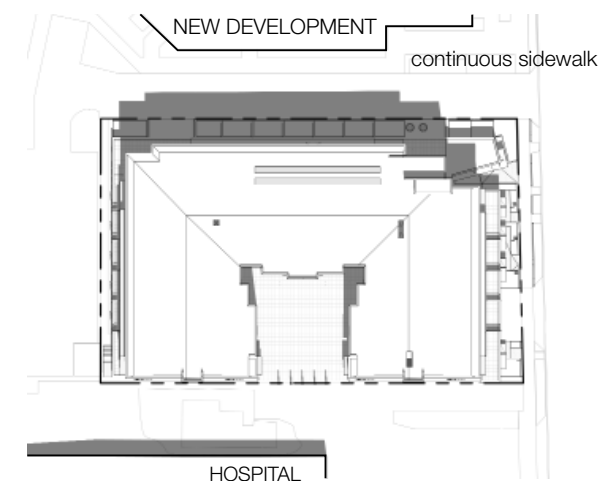
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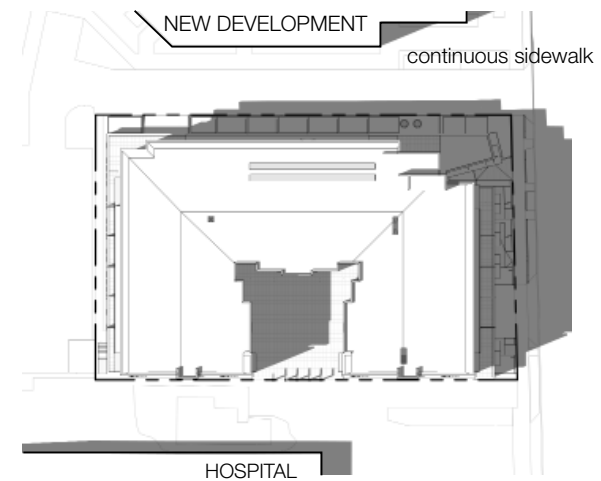
WINTER SOLSTICE @ 3 PM



SUMMER SOLSTICE @ 9 AM



SUMMER SOLSTICE @ 12 PM



SUMMER SOLSTICE @ 3 PM