

# Streamline Design Guidance Application



OWNER:  
Greenlake Capital LLC  
14150 NE 20th ST #F1-195  
Bellevue, WA 98007

PROJECT:  
Z Apartments—Northgate  
1307 N. Northgate Way  
Seattle, WA 98133

ARCHITECT: Novion Group Inc.  
8634(B) 3rd Ave NW  
Seattle, WA 98117  
rod@noviongroup.com (206.361.6133)

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PROJECT INFORMATION

ADDRESS: 1307 N. Northgate Way  
ZONE: LR2  
DPD #: 3023390  
APN: 6300500310  
OWNER: Greenlake Capital LLC  
CONTACT: Shaun Novion (Novion Group Inc.)

PROJECT PROGRAM

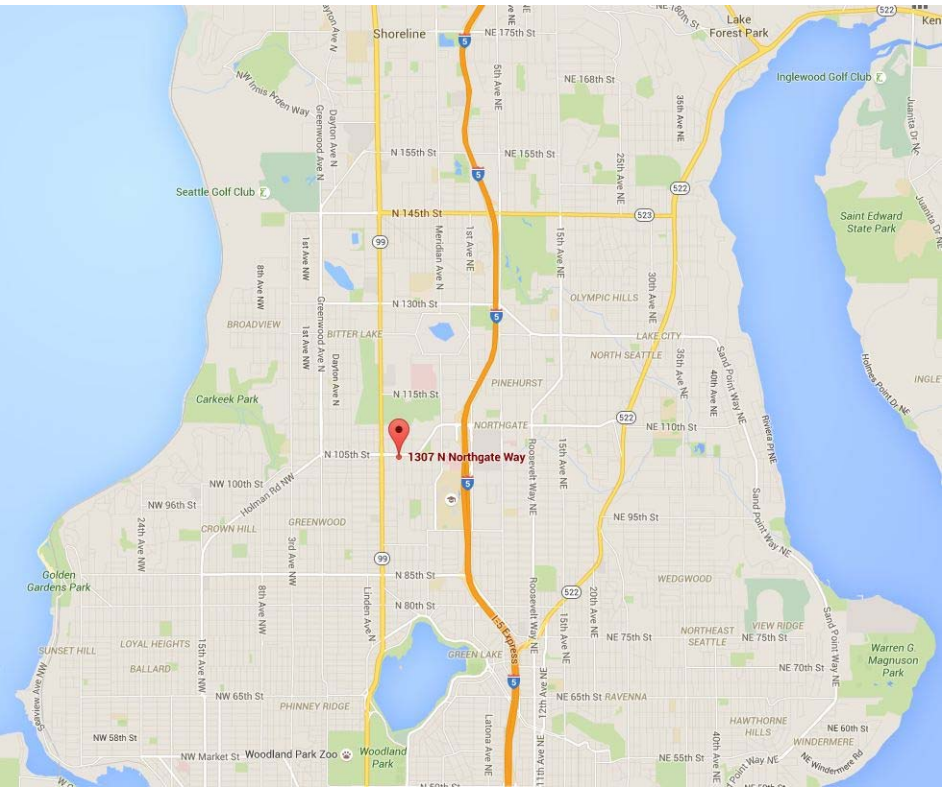
LOT SIZE: 4,500 SF  
HOUSING TYPE: Apartments (Small Efficiency Dwelling Units)  
APPROX FAR: 5,845 SF (5,850 SF allowed)  
(FAR 1.3 if the project meets the standards of subsection 23.45.510.C)  
PARKING: None  
(Not required based on site's location in the Aurora-Licton Springs Urban Village & Frequent Transit)  
BUILDING TYPE: Apartment—2 buildings  
UNIT COUNT: 16—Efficiency Dwelling Units  
UNIT SIZES: 1,336 sf gross heated (ground floor handicap units)  
3,806 sf gross heated (2nd & 3rd floor units)  
1,124 sf gross heated (stairwells, hallways, laundry, common area)  
76 sf gross unheated (mechanical room)  
Building Total: 6,342 sf gross area  
# OF STORIES: 3

PROJECT OBJECTIVES

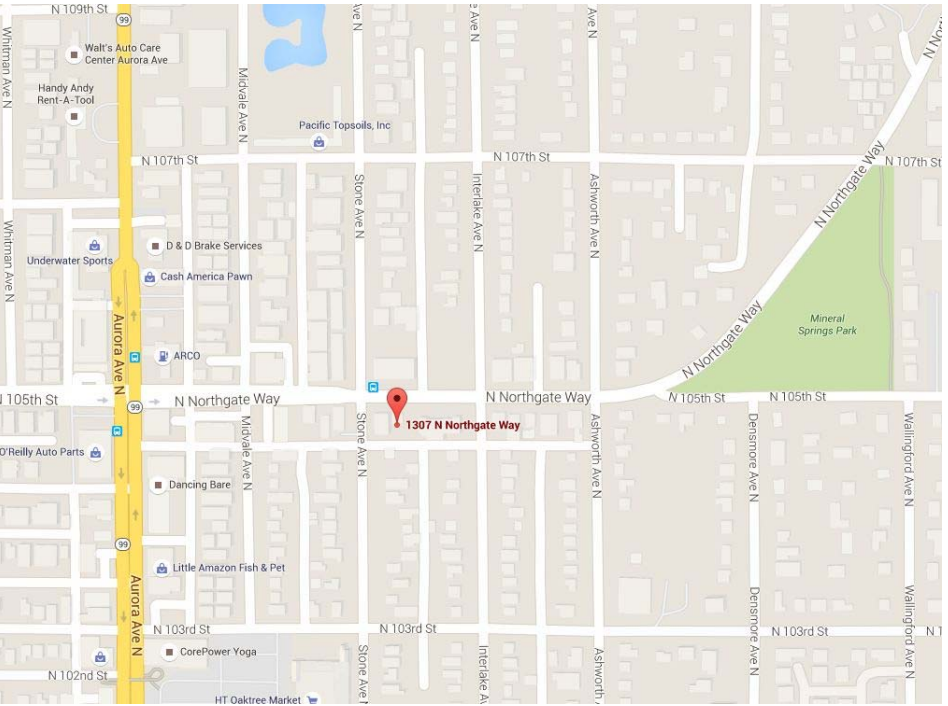
The proposed site's current use is a one-story duplex. The lot is 4,500 sf, located mid-block between Stone Ave N and Interlake Ave N in an LR2 zone. The site is within a frequent transit corridor and the Aurora-Licton Springs Urban Village overlay zone. The proposal is to demolish the existing multi-family structure and to construct 2 apartment buildings (16 total efficiency dwelling units). Each structure will be 3 stories.

The proposed project will achieve a 4-star Built Green certification to maximize building sustainability and performance.

The project is located in the Northgate/Licton Springs neighborhood which has a diverse selection of zonings and uses. We are proposing a modern design inspired facade with color palettes to flow with the existing surrounding structures. The proposal will increase density to it's maximum for the site and provide pedestrian friendly efficient housing for a growing area.



Seattle Vicinity Map



Neighborhood Vicinity Map



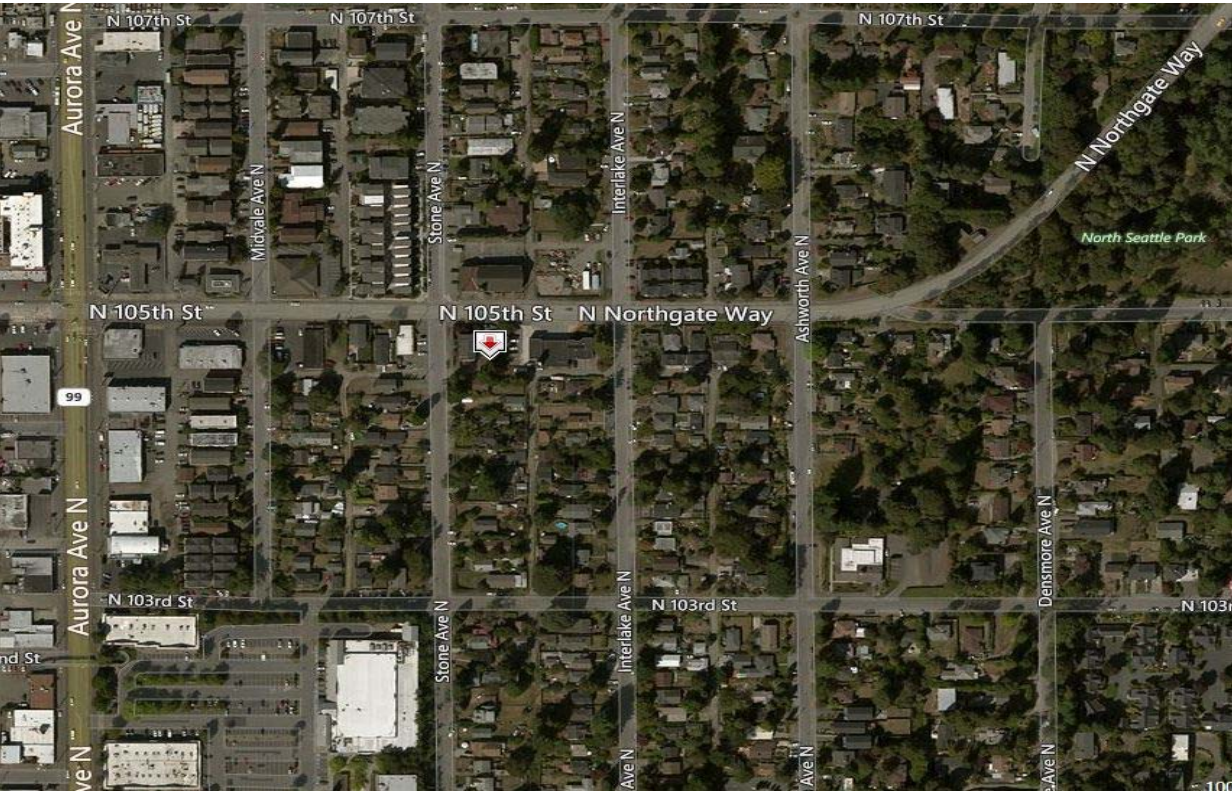
PROJECT CONTEXT

To the north of the subject property, across N. Northgate Way, is Northgate Baptist Church and it's affiliated parking lot. To the west of the subject property is a 6-unit apartment building. To the south of the subject property, across the alley, is a single family residence. To the east of the subject property is Fire Station No. 31.

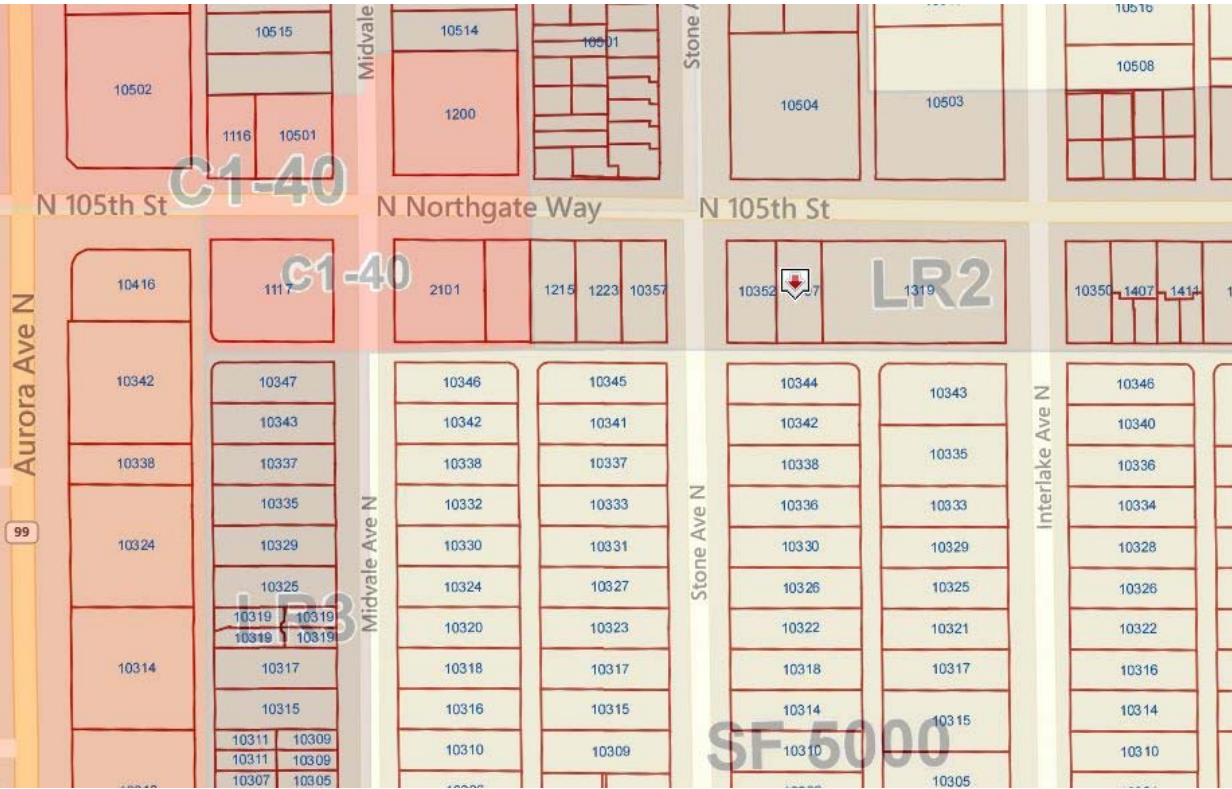
Businesses and amenities are concentrated along the arterial of Aurora Ave N, approximately 2 blocks west of the subject property. The neighborhood is served by frequent transit, which connects the subject property to greater metropolitan areas, via Aurora Ave N and N Northgate Way. To the East you have a variety of business uses, medical, including Northgate Shopping Mall. The subject site is fairly level with a slight slope at the back of the lot, sloping down towards the alley, to the south.

ZONING INFORMATION

ZONE: LR2  
OVERLAY: Aurora-Licton Springs Urban Village  
STREETS: 2 blocks east of principal arterial Aurora Ave N  
SITE: Located on N. Northgate Way between Stone Ave N and Interlake Ave N in a Lowrise-2 zone. Lots to the east, west and north across N. Northgate Way are also zoned Lowrise-2. To the south, across the alley is zoned SF5000. The site is in a frequent transit corrido.



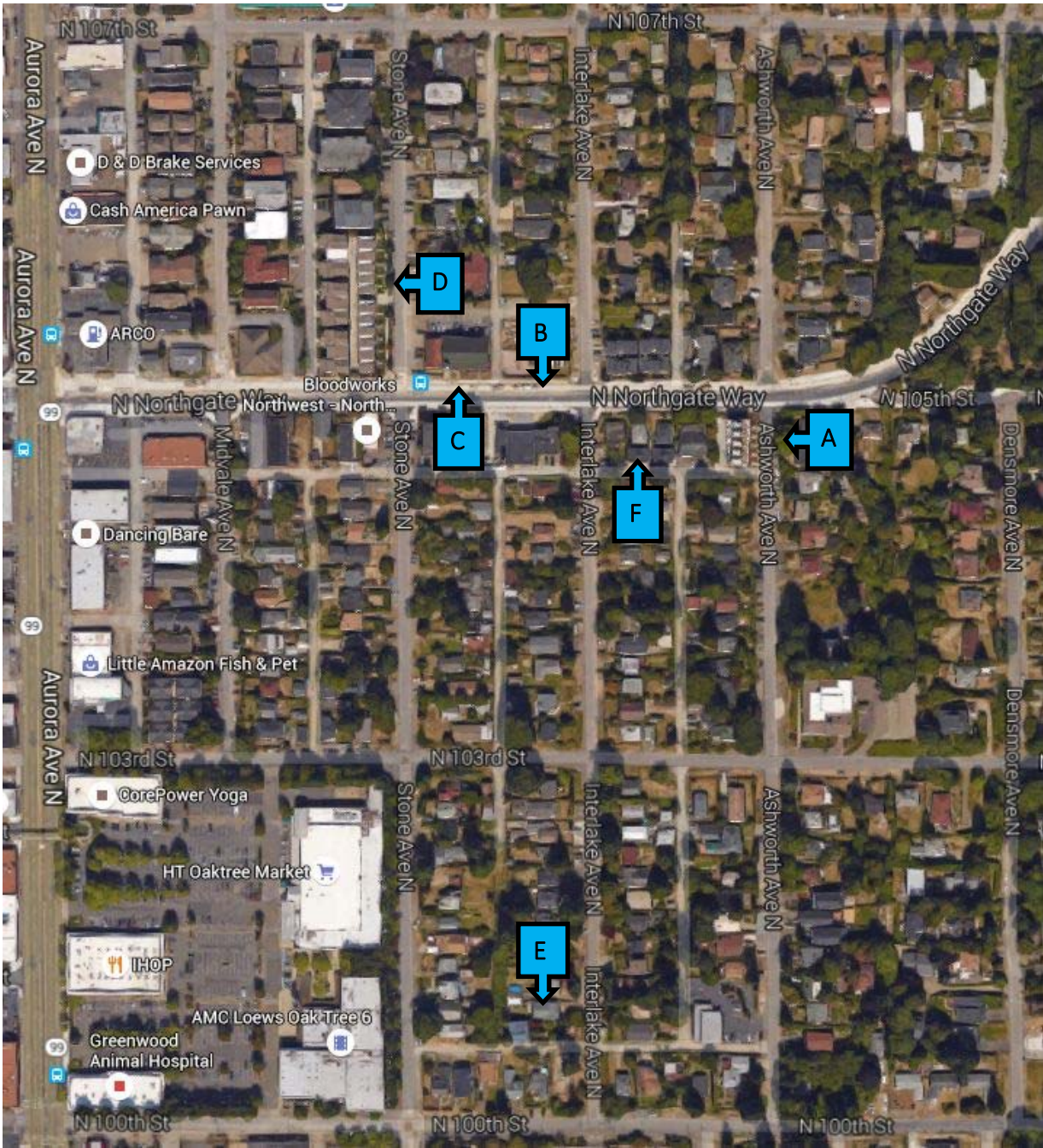
Aerial Vicinity Map





NEIGHBORHOOD CONTEXT:

This neighborhood is comprised of a mix of residential buildings—single family residences, townhouses & apartments. The neighborhood also includes a variety of businesses and amenities. Parks, grocery, religious institutions, schools and many other small business are available within walking distance. The architectural styles present in the neighborhood range from traditional, craftsman, contemporary and modern; comprising a very diverse combination. Our proposed modern design is congruent with much of the new construction all ready present.



A—10361 Ashworth Ave N—Modern townhomes built 2014



B—1355 N. 105th St—Fire station next door



C—1304 N. 105th St—Church across the street



D—10501 Stone Ave N.—Modern townhomes built 2009



E—1324 N. 100th St—Single family built 2015



F—1409 N. Northgate Way—townhome built 2008



ACROSS FROM SUBJECT SITE



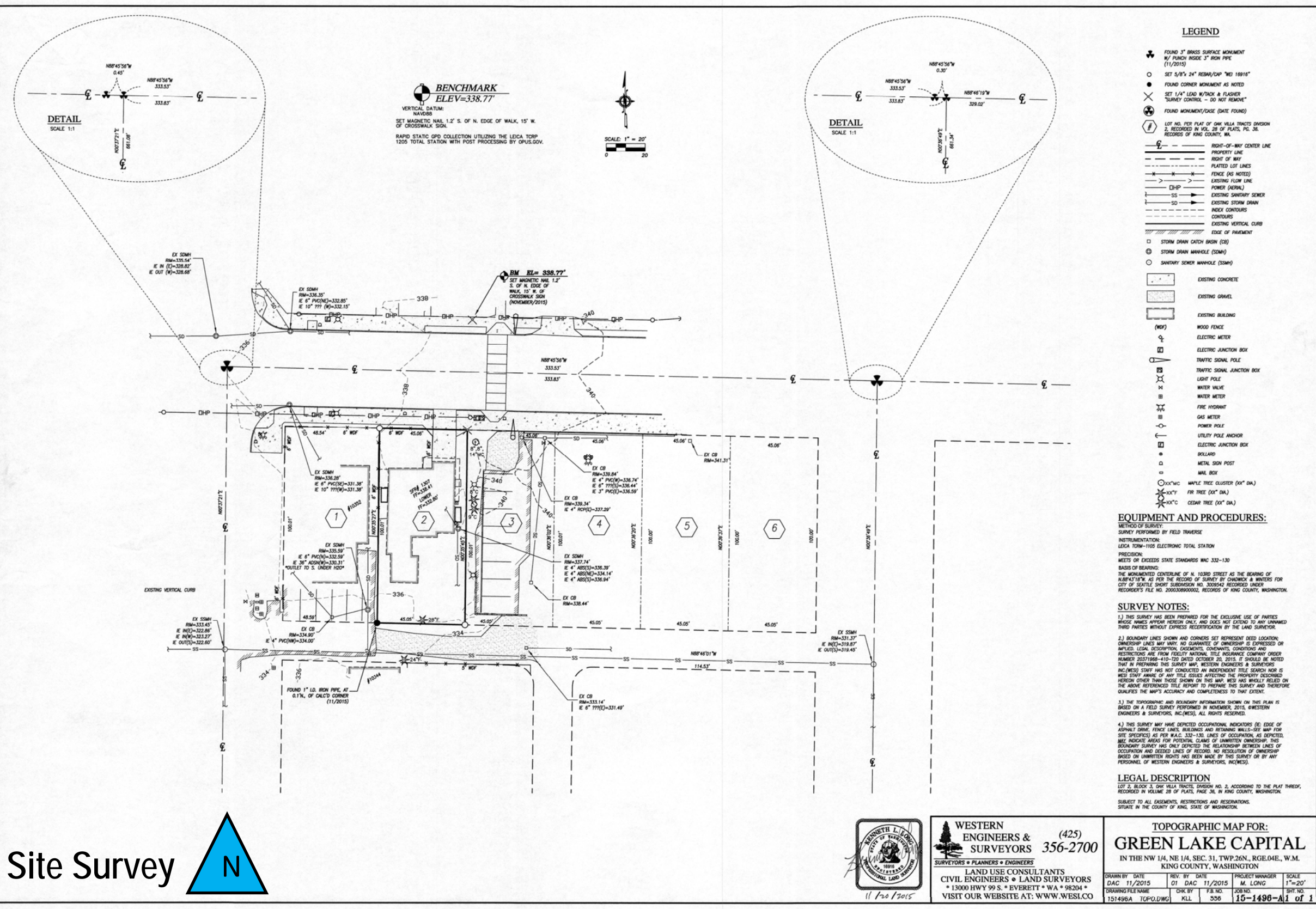
STREET VIEW PANORAMA—N. NORTHGATE WAY, FACING NORTH-ACROSS FROM SUBJECT SITE

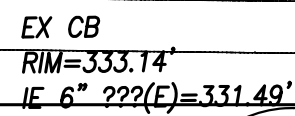
SUBJECT SITE



STREET VIEW PANORAMA—N. NORTHGATE WAY, FACING SOUTH-SUBJECT SITE





$$\begin{array}{r} N88^{\circ}45'56''W \\ 333.53' \\ \hline 333.83' \end{array}$$




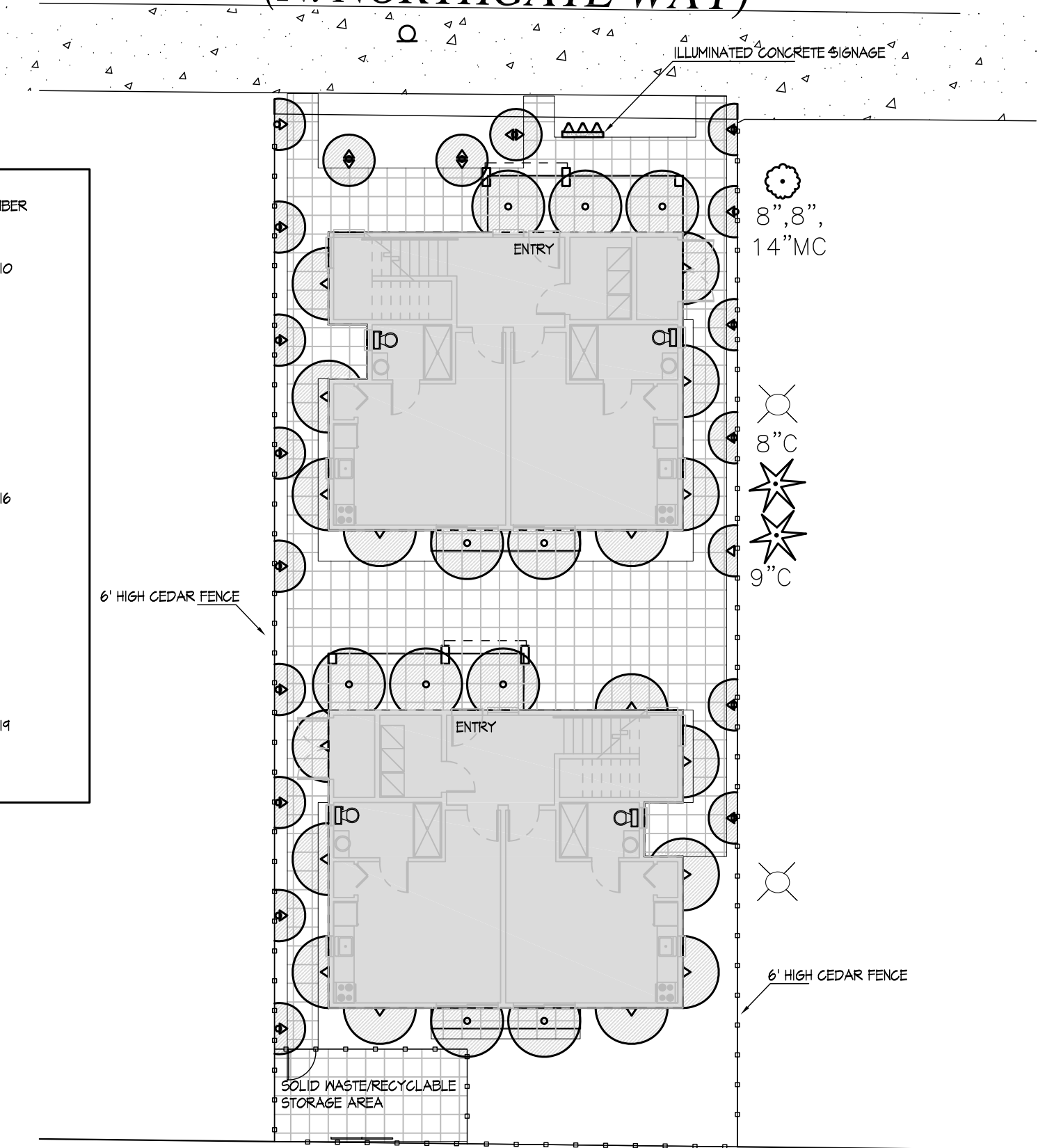




N 105th Street  
(N. NORTHGATE WAY)



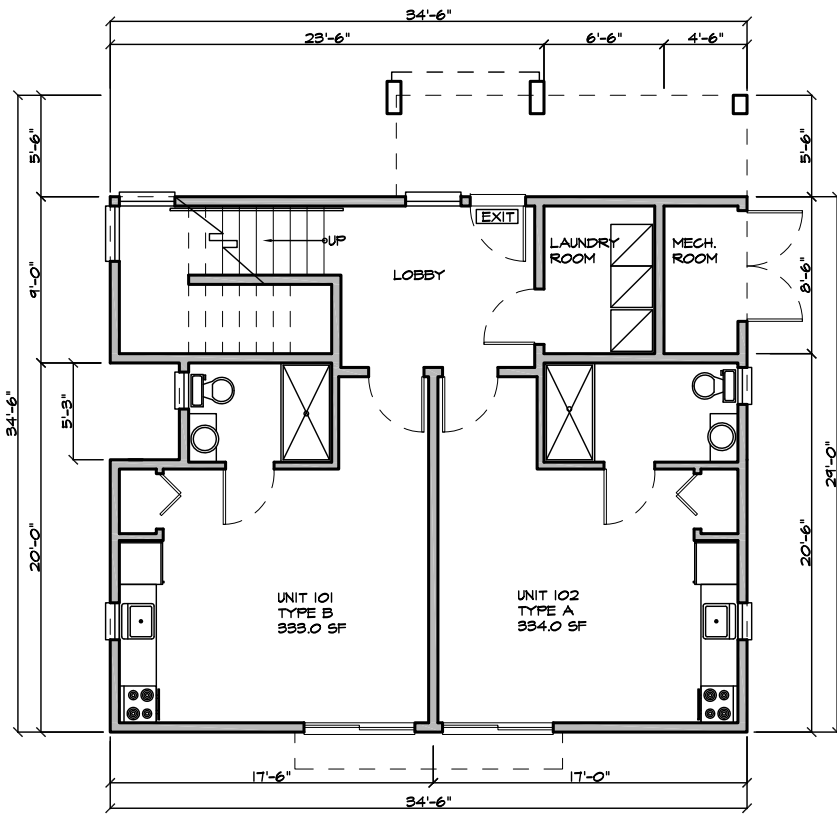
SYMBOL	DESCRIPTION	MANUF/ MODEL	NOTES	NUMBER
	RECESSED CAN SOFFIT LIGHT	TBD		10
	WALL LUMINAIRES	BEGA	DIRECTED LIGHT	16
	PATHWAY LUMINAIRES	BEGA	DIRECTED LIGHT	19



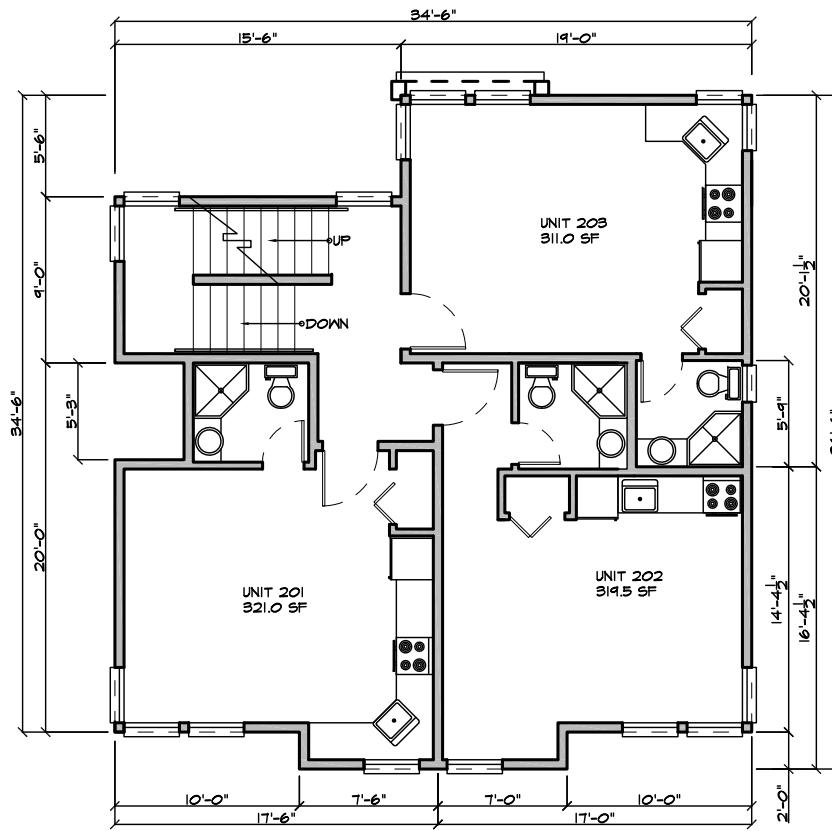
ALLEY LIGHTING PLAN



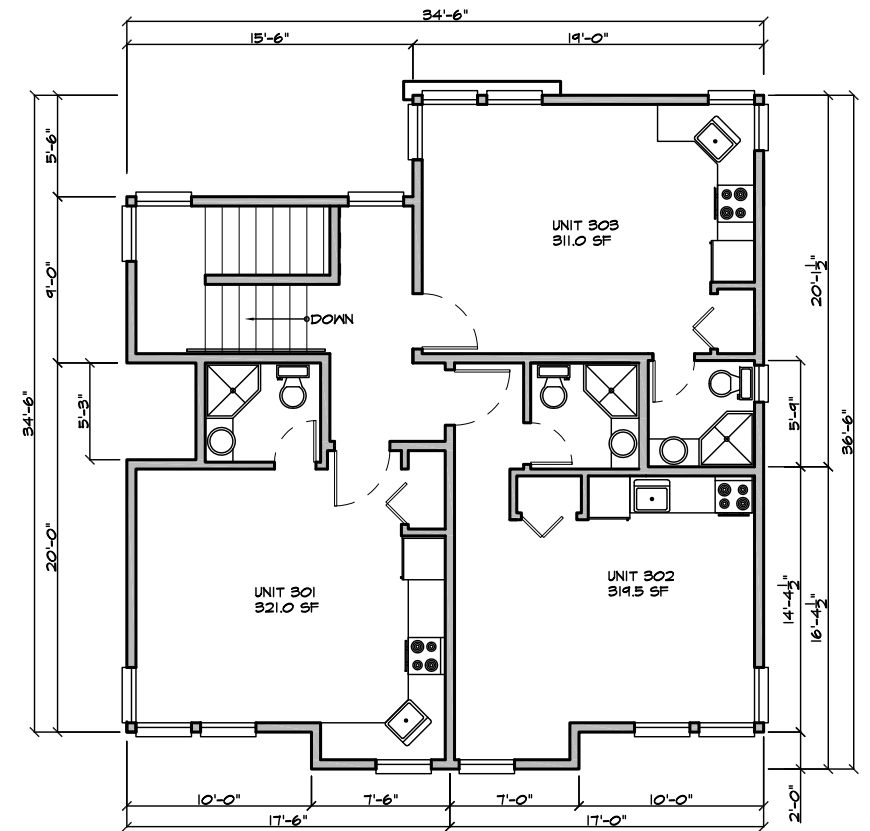
BUILDING 1



FIRST FLOOR PLAN  
BUILDING 1



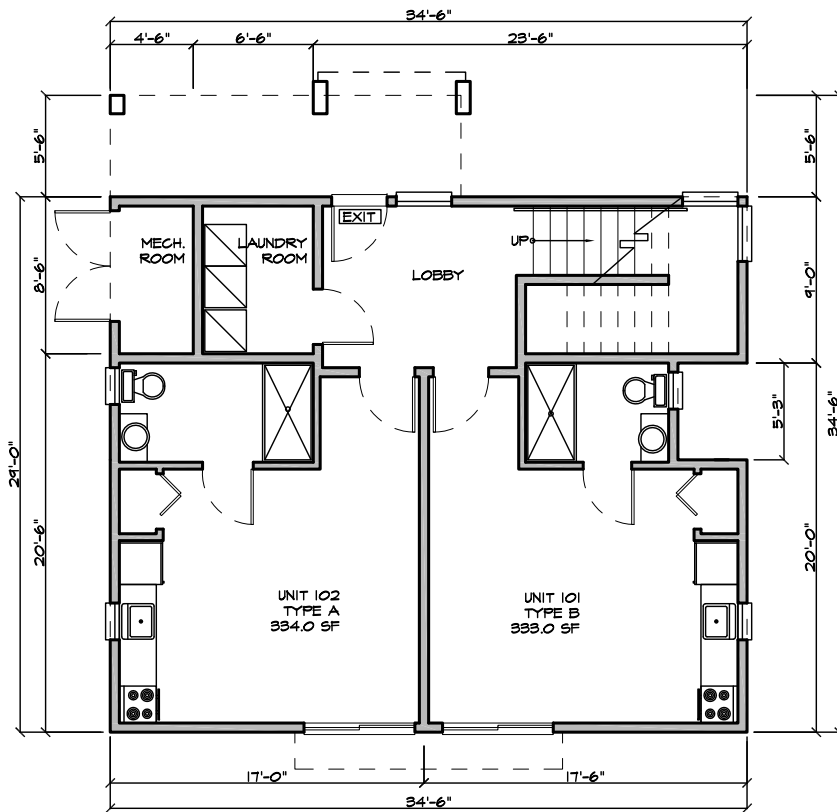
SECOND FLOOR PLAN  
BUILDING 1



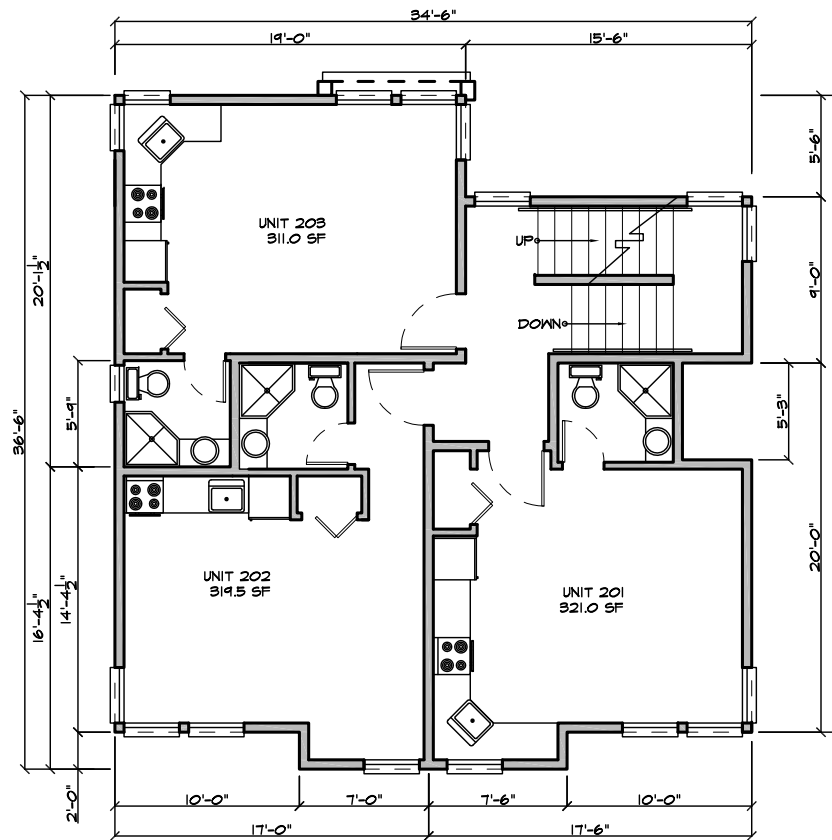
THIRD FLOOR PLAN  
BUILDING 1



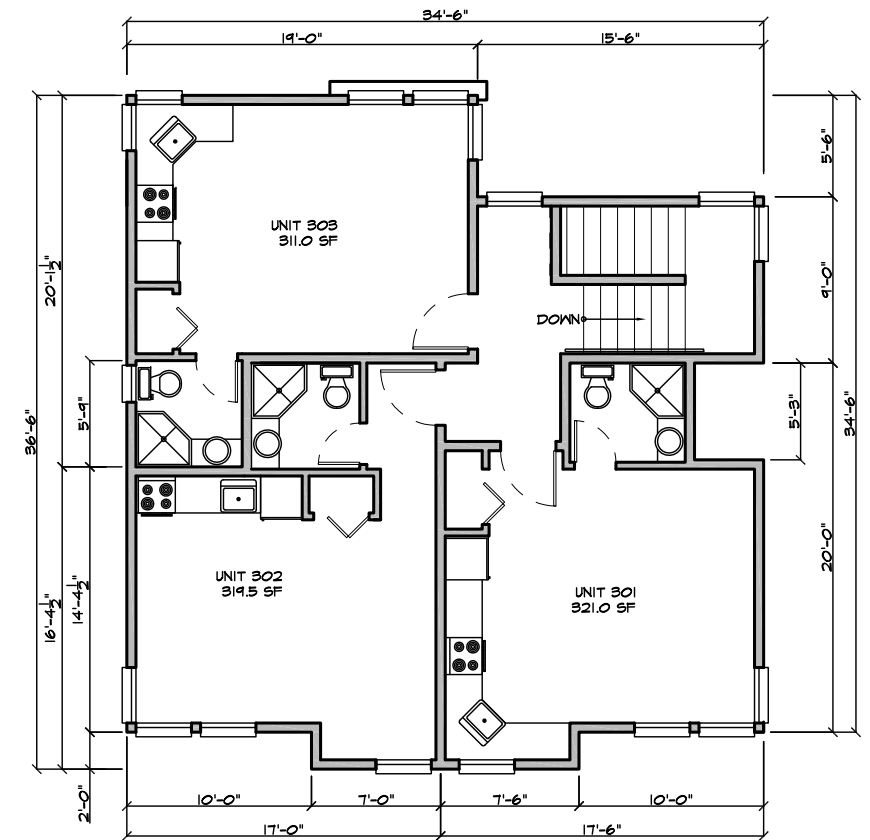
BUILDING 2



FIRST FLOOR PLAN  
BUILDING 2



SECOND FLOOR PLAN  
BUILDING 2



THIRD FLOOR PLAN  
BUILDING 2





MATERIALS LEGEND:

- |   |                            |                            |
|---|----------------------------|----------------------------|
| 1 | FIBER CEMENT BOARD- HARDIE | RAIN SCREEN SYSTEM         |
| 2 | HARDWOOD SIDING            | RAIN SCREEN SYSTEM—H CLIPS |
| 3 | METAL FLASHING             | HEAVY GAUGE- BLACK         |
| 4 | VINYL WINDOWS              |                            |
| 5 | WOOD SOFFITS               |                            |



NORTH ELEVATION



WEST ELEVATION





SOUTH ELEVATION

MATERIALS LEGEND:

- |   |                            |                            |
|---|----------------------------|----------------------------|
| 1 | FIBER CEMENT BOARD- HARDIE | RAIN SCREEN SYSTEM         |
| 2 | HARDWOOD SIDING            | RAIN SCREEN SYSTEM—H CLIPS |
| 3 | METAL FLASHING             | HEAVY GAUGE- BLACK         |
| 4 | VINYL WINDOWS              |                            |
| 5 | WOOD SOFFITS               |                            |
| 6 | METAL ROOF- STANDING SEAM  |                            |



WEST ELEVATION







## MULTI PURPOSE COURT YARD





WINDOW OVERLAP STUDY- WEST BLDG LOOKING EAST



Design Guidelines—Preliminary Guidance Responses

Context and Site

CS1, D	<p>Natural Systems and Site Features: Plants &amp; Habitat</p> <ul style="list-style-type: none"><li>- Note scientific and common names for existing trees on site plan</li></ul> <p>There is one existing non-exceptional tree on site to be removed.</p> <p>The tree is a 28” douglas fir and will be replaced.</p>
CS2, B	<p>Urban Pattern and Form: Adjacent Sites, Streets, and Open Spaces</p> <ul style="list-style-type: none"><li>- Identify opportunities for the project to make a strong connection to the street/alley;</li><li>- Use vegetation or structures to help make a successful fit with adjacent properties;</li><li>- Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.</li></ul> <p>The proposed structures are designed with privacy of the western property taken into consideration. The window location/ placement are mostly to the street and/ or the alley. The edges of the lot are landscaped and screened with wood fencing.</p>
CS3, A	<p>Architectural Context and Character: Emphasizing Positive Neighborhood Attributes</p> <ul style="list-style-type: none"><li>- Create compatibility between new projects and existing context, through building articulation, scale and proportion, detailing, fenestration, and materials.</li></ul> <p>The proposed structures are modern in style taking cues from the newer developments in the area including the fire station adjacent to the East.</p> <p>The buildings are three stories in height, similar to adjacent building and newer developments. Proposing shed roof for a residential flavor. Varied materials proposed ,modulations and window design for scale.</p>

Public Life

PL2, D	<p>Walkability: Wayfinding</p> <ul style="list-style-type: none"><li>- Use design features as a means of wayfinding</li></ul> <p>The site will be open to Northgate way with an obvious path to the front front buildings entry and to the central court. Paving changes to Highlight the pathways. Landscaped areas provided at the front and the sides to help with the wayfinding. Signage will be provided.at the front set back framing the principal entry path.</p>
PL3, A	<p>Street Level Interaction: Entries</p> <ul style="list-style-type: none"><li>- Design primary entries to be obvious, identifiable, and distinctive with Clear lines of sight and lobbies visually connected to the street</li></ul> <p>The proposed structure’s entry is centrally located on the street elevation with a direct unobstructed path from the street.</p> <p>The back buildings entry is proposed from the central court. Walkways on both sides of the front building are provided to access this area and the front door.</p>
PL4, B	<p>Active Transit: Planning Ahead for Bicyclists</p> <ul style="list-style-type: none"><li>- Facilities such as bike racks for bicyclists should be located to maximize Convenience, security, and safety</li></ul> <p>The proposed structure has bicycle parking proposed at each building. There are structure “alcoves” that will provide space for 8 total bikes. These locations can have lockable gates and cover for weather protection.</p>

Cont.—Design Guidelines—Preliminary Guidance Responses

Design Concept

- DC2, B

Architectural Concept: Architectural and Façade Composition

  - Design all building facades-considering the composition and architectural expressions as a whole

This is a relatively small project with limited width exposure to the right of way. The facades are simple yet elegant. Building articulation at most sides and material and color change to reinforce the modulation/ articulation
- DC2, C

Architectural Concept: Secondary Architectural Features

  - Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions

The proposed structure’s entry is detailed with columns/ arch. The upper levels overhang the first floor building façade creating a covered “porch”.
- DC2, D

Architectural Concept: Scale and Texture

  - To strive for a fine-grained scale

The use of multiple materials and colors including natural wood siding for a human scale and warmth.
- DC3, B

Open Space Concept: Open Spaces Uses and Activities

  - Design Common open spaces for use by all residents to encourage physical activity and social interaction

The proposal is court areas at the front and in the center between buildings. These areas are paved– to allow and encourage a physical activity and social Interaction.

DC4, A

- Exterior Elements and Materials: Exterior Elements and Finishes
- Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close
- Exterior walls will be a mix of Hardie Panel and stained wood panel boards. in both cases, the proposed exteriors will be a rain screen system that allows for the penetration of water, which it sheds behind the front shell. The two materials will be used to differentiate the modulation and contrast/ articulate larger facades. Varying colors will also add to the transition in façade composition.

Site Reconnaissance

- 1

ROW Improvements: Curb, gutter, sidewalk

  - Design between the property line and sidewalk to enhance public right-of-way and transition.

The existing curb cut will be closed and resurfaced to match the existing sidewalk. pavers on site will help differentiate where the ROW ends, and the site’s pedestrian pathway begins. Landscaping will be provided between the sidewalk and proposed structure, to soften the transition from the ROW .



