

11057 8TH AVE NE

DESIGN RECOMMENDATION #2

SDCI #3034765 // JANUARY 10, 2022



PROJECT INTRODUCTION

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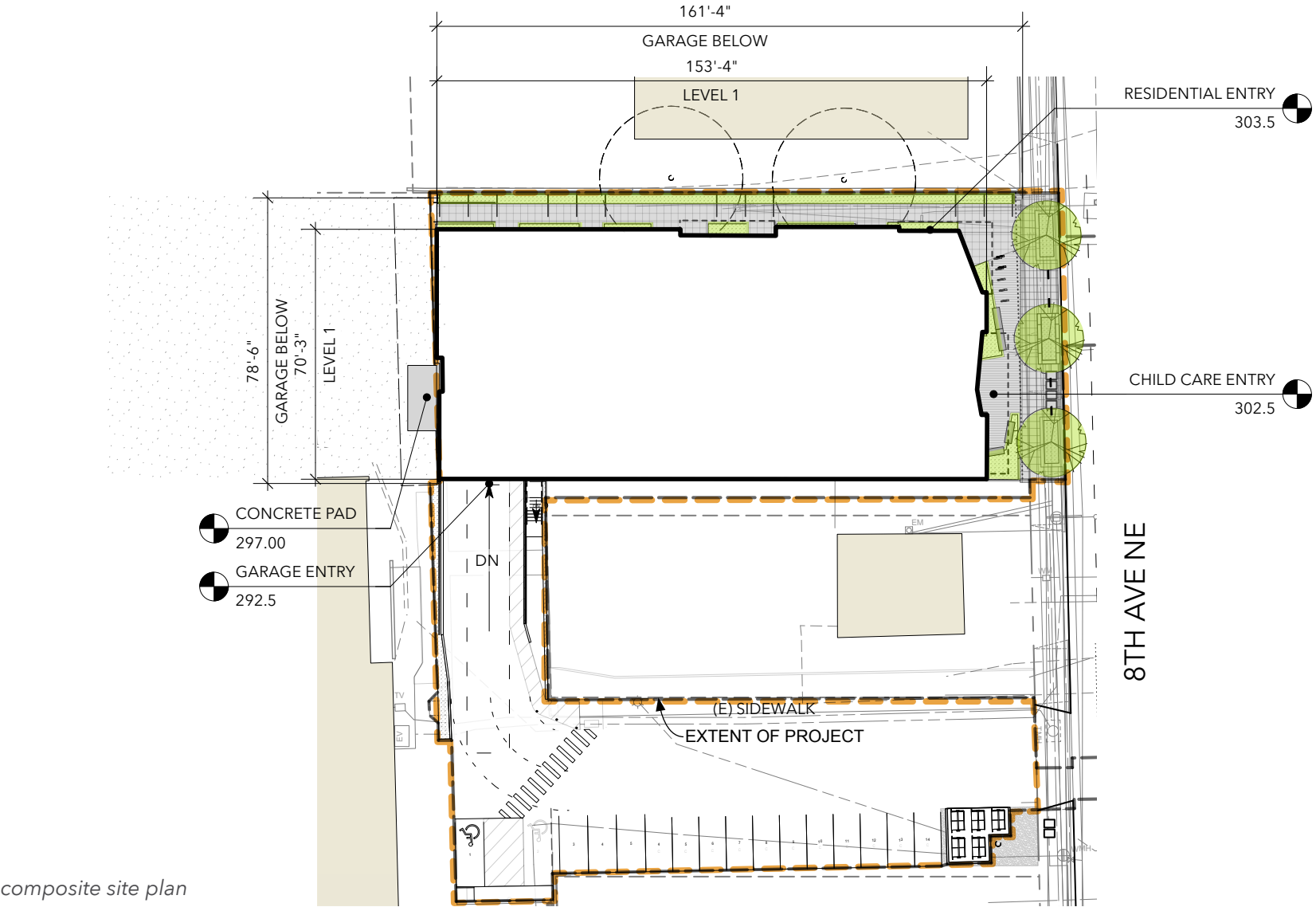
PROJECT OVERVIEW

The proposal is a privately funded family workforce affordable housing project designed to offer a mix of studio, 1-bedroom, and 2-bedroom layouts for individuals and families with incomes between 50-100% of Area Median Income (AMI), which is approximately \$35,000-\$100,000 in household income. The project will not apply for government funding sources but will include the appropriate number of Multi-Family Tax Exemption and Mandatory Housing Affordability units. The project intends to support the Northaven Senior Living vision of developing affordable housing across a multi-generational campus. Residents will be able to comeingle in common spaces, including an improved green space to the west. The first story will be built as an Early Learning facility and play area with tuition set for accessibility across several levels of affordability.

SITE INFORMATION

Site Address: 11057 8th Ave NE, Seattle WA 98125
SDCI Project: #3034765-LU, #3034926-EG
Parcel: #066000-2115
Site Area: 13,046 SF
Zoning: NC2-75 (M1)
Overlay Designation: Northgate District (Urban Center)
Pedestrian Zone: None
MHA Designation: Yes - M1
Legal description: POR OF N 80 FT OF E 1/2 OF SW 1/4 OF NW 1/4 OF SE 1/4 LY E OF W 140 FT SD SUBD & W OF 8 AVE NE

| | |
|---------------------------|---|
| OWNER: | WF Northaven LLC Greg Gorder, Owner |
| DEVELOPER REPRESENTATIVE: | Barrientos Ryan Kristin Ryan, Principal email: kristin@barrientosryan.com phone: 206.728.1912 x102 |
| ARCHITECT: | Third Place Design Co-operative Poppi Handy, Managing Director email: poppi@thirdplacedesigncoop.com phone: 206.331.3795 x01 |



composite site plan

NEW DEPARTURE REQUEST

23.47A.024, AMENITY AREA
23.47A.024.A, RESIDENTIAL AMENITY AREA

Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection 23.47A.024.A, excludes areas used for mechanical equipment and accessory parking.

Required amenity areas shall meet the following standards, as applicable:

- 1.All residents shall have access to at least one common or private amenity area.
- 2.Amenity areas shall not be enclosed.
- 3.Parking areas, vehicular access easements, and driveways do not qualify as amenity areas.
- 4.Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.
- 5.Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

Design Rationale:

When we made the design changes to bring the bldg ‘down to grade’ and better aligned windows and doors we found that we are slightly under on the required residential amenity due to the one section of the north pedestrian path being slightly less than 10’ wide (see visual to left). We understand that the enclosed amenity spaces are not allowed to count in this part of the city but we have provided multiple options for residents to gather. There is the pedestrian path (that meets code), the private decks along south at second floor (also meet code), a community room at level 6 with a kitchen, seating area and outdoor deck (does not meet code requirements)

This change came about as an unintended consequence of the design changes requested at DRB. We could make that space qualify again but then the wall would not align with above and disconnect the upper portion of the bldg from the base again - it would move back enough that it would be noticeable (it is the section of wall that is within the red dotted box). we worked hard to simply the massing reduce the number of shifts as that was a condition of our approval. We have gone from minimum of 4 plane changes on this elevation to 2.

We cannot shift the entire plane back 8” without completely compromising a line of units and redesigning the residential stacks. As a privately financed workforce housing building, we can not afford to lose residential units. The shift would also create another plane shift.



DRB #1: DEVELOPMENT STANDARD DEPARTURES

1. MAXIMUM BUILDING WIDTH AND DEPTH (23.71.036, TABLE A):

BOARD RECOMMENDED APPROVAL

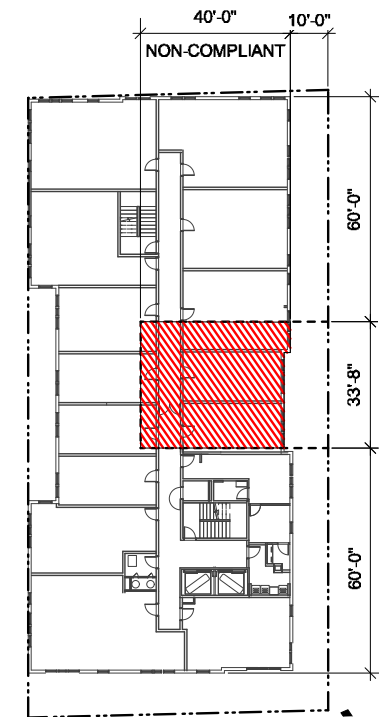
The Code requires the wall length to remain less than 80% of the length of the abutting lot line to maximum of 60 feet, where the building height exceeds 30 feet. The applicant proposes a building length of 153 feet along the north property line, which equals approximately 93.7% of the length of the abutting lot line. This requirement only applies to wall lengths adjacent to zone transitions.

The Board **unanimously recommended approval** of the requested departure, stating that the recommended condition for a simplified building massing, along with the design of the north walkway the zone transition design, will allow for a nuanced zone transition that does not require the significant massing moves required by the Northgate Overlay.

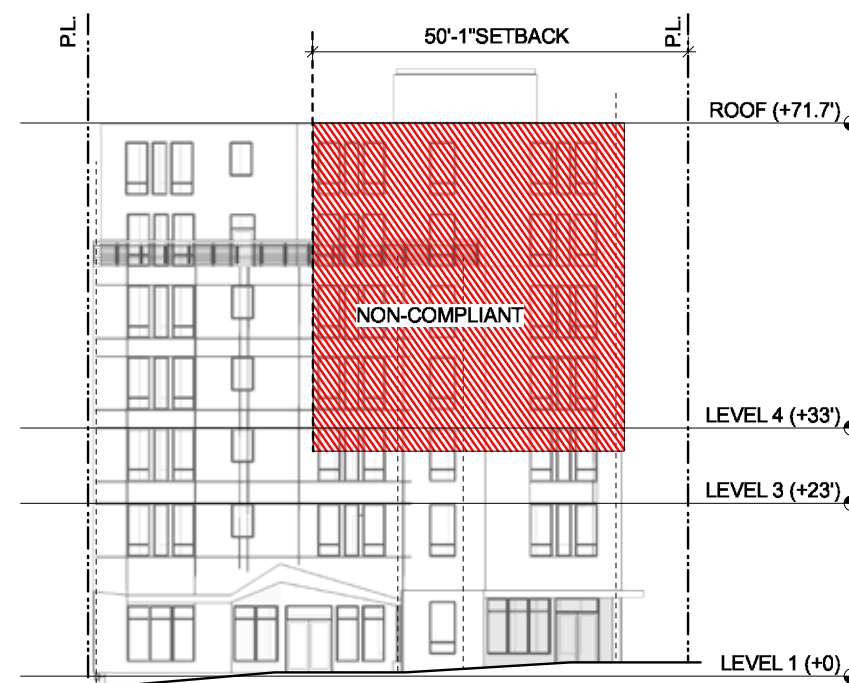
DEPARTURE REQUEST #1 SHOWING CURRENT DESIGN

UPDATE FOR FINAL MUP DRAWINGS: Final design maintains the condition outlined in the DRB package; departure utilized as approved.

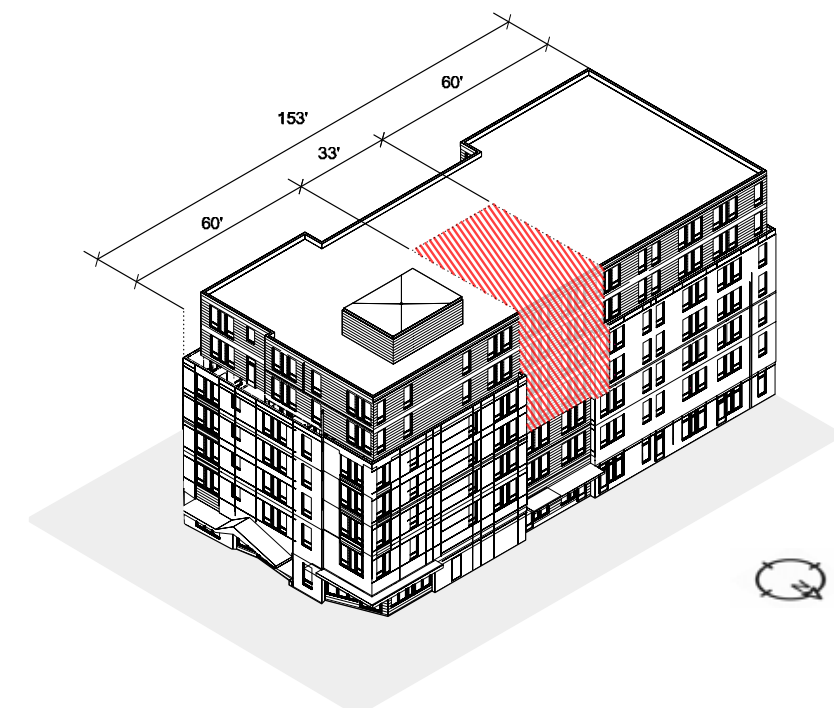
With the recommended condition, the proposal better meets the intent of Design Guidelines CS2-A-2. Architectural Presence, CS2-D-3. Zone Transitions, Northgate CS3-I-i. Response to Context.



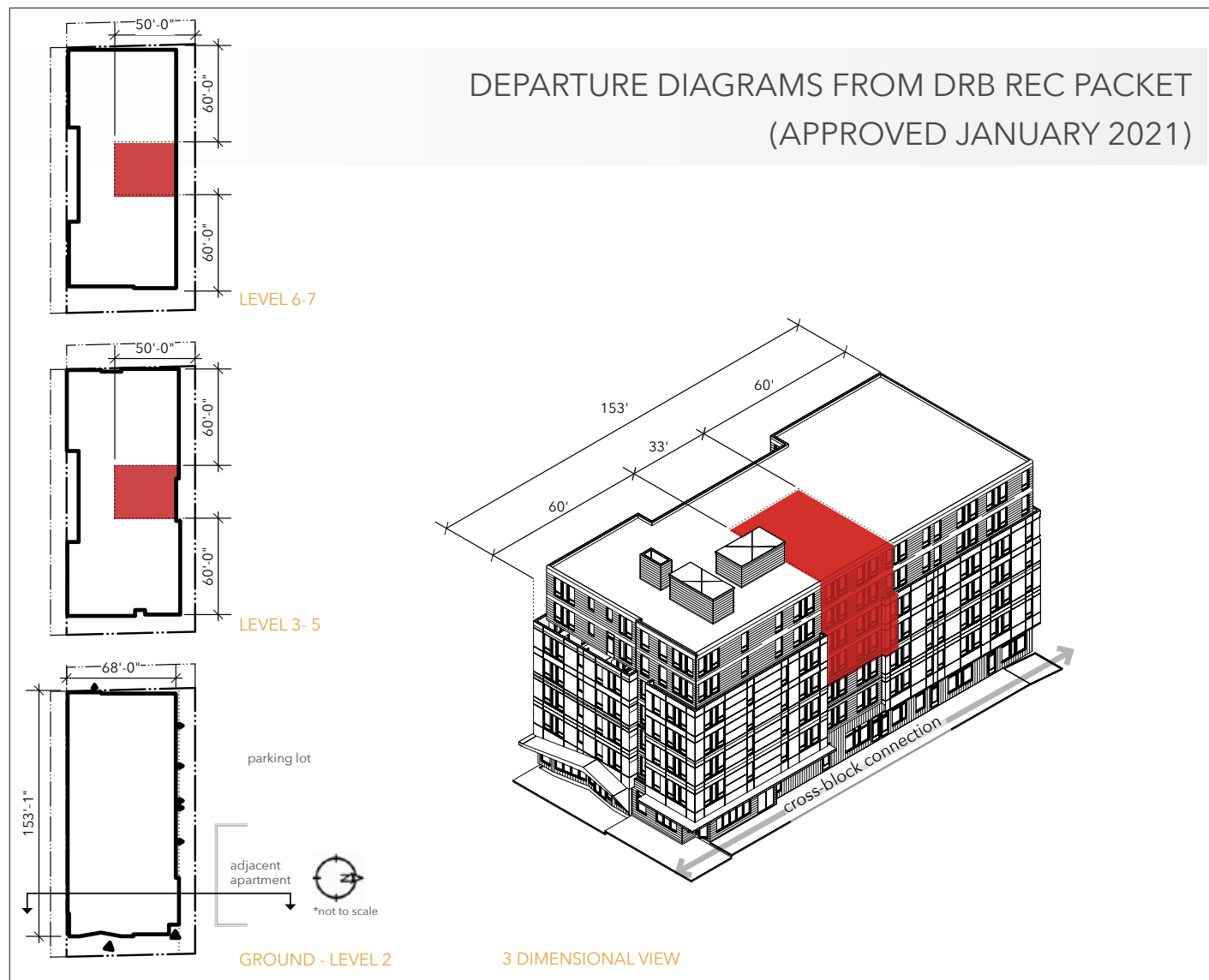
LEVEL 3-7 (ABOVE 23') PLAN



EAST ELEVATION



3D PERSPECTIVE VIEW



2 & 3. – SEE PAGES 6 AND 7

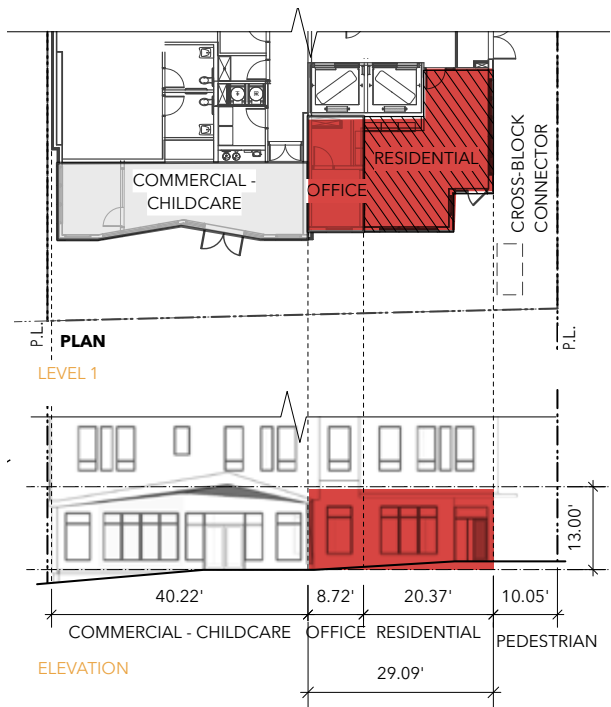
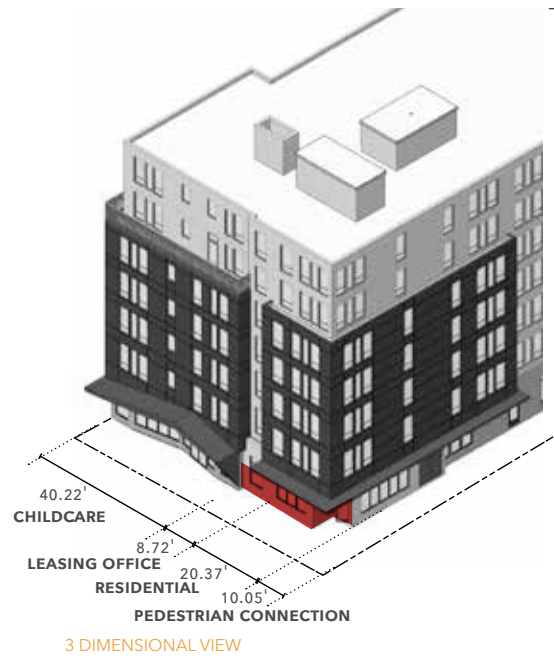
4. STREET-LEVEL USES & RESIDENTIAL USES IN COMMERCIAL ZONES
(23.47A.005, 23.71.44):

BOARD RECOMMENDED APPROVAL

The Code limits residential uses to a maximum of 20% of the street-level street-facing façade. The applicant proposes a departure to allow the proposed residential use to occupy up to 42% of the street-facing façade to be occupied by a residential use.

The Board **recommended approval** of this special exception, stating that increased residential presence at ground level allows for a widened transition from the sidewalk frontage to the north walkway while also providing a ground-level residential transition to the adjacent multi-family residential building to the north.

DEPARTURE DIAGRAMS FROM DRB REC PACKET
(APPROVED JANUARY 2021)



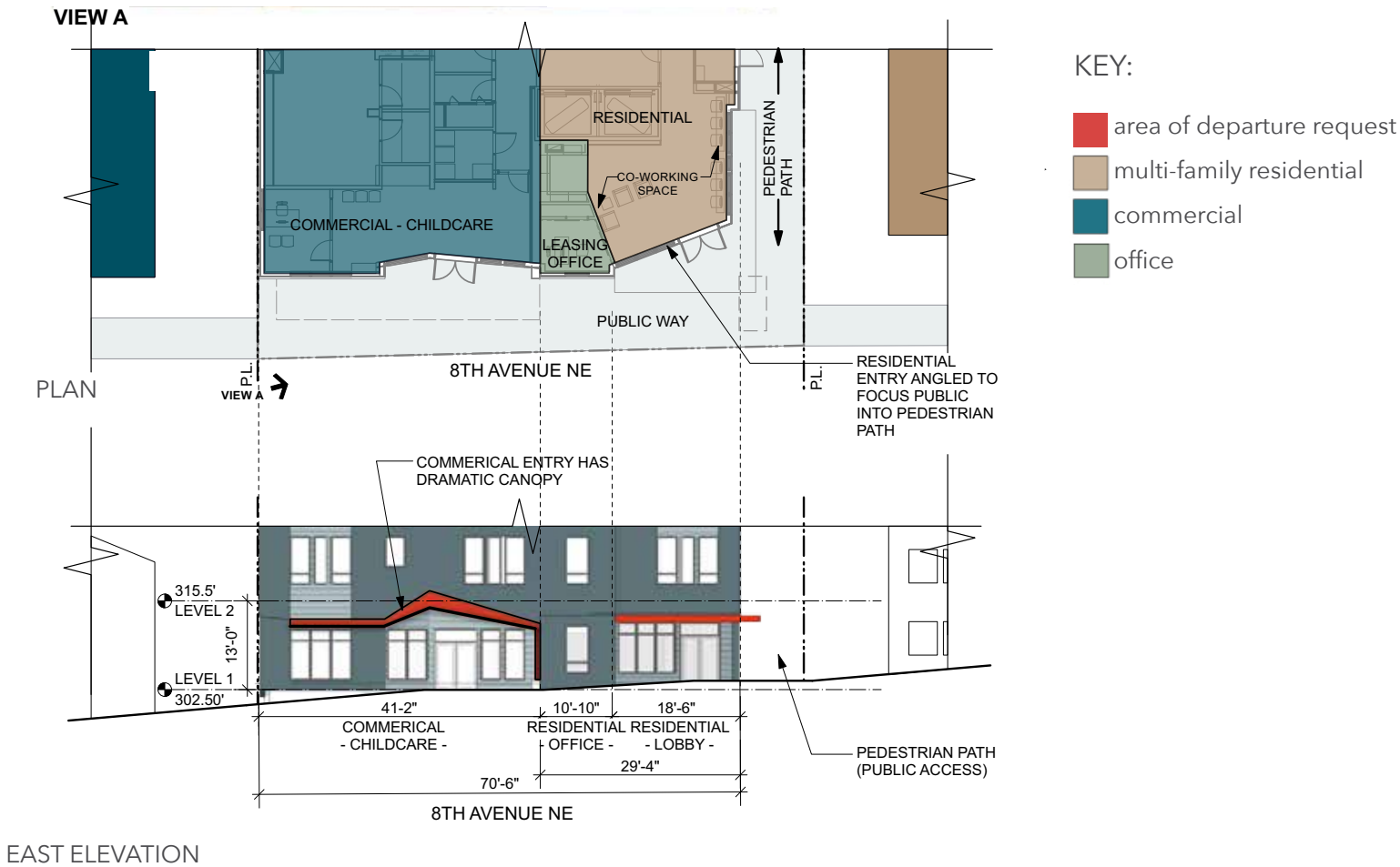
DEPARTURE REQUEST #4 SHOWING CURRENT DESIGN



PEDESTRIAN PERSPECTIVE VIEW A

UPDATE FOR FINAL MUP DRAWINGS: Final design maintains the condition outlined in the DRB package; Project team has applied for the special exception as required.

With the recommended condition, the proposal better meets the intent of Design Guidelines (PL2-A-1. Access for All, PL2-D-1. Design as Wayfinding, PL3-A-1. Design Objectives.



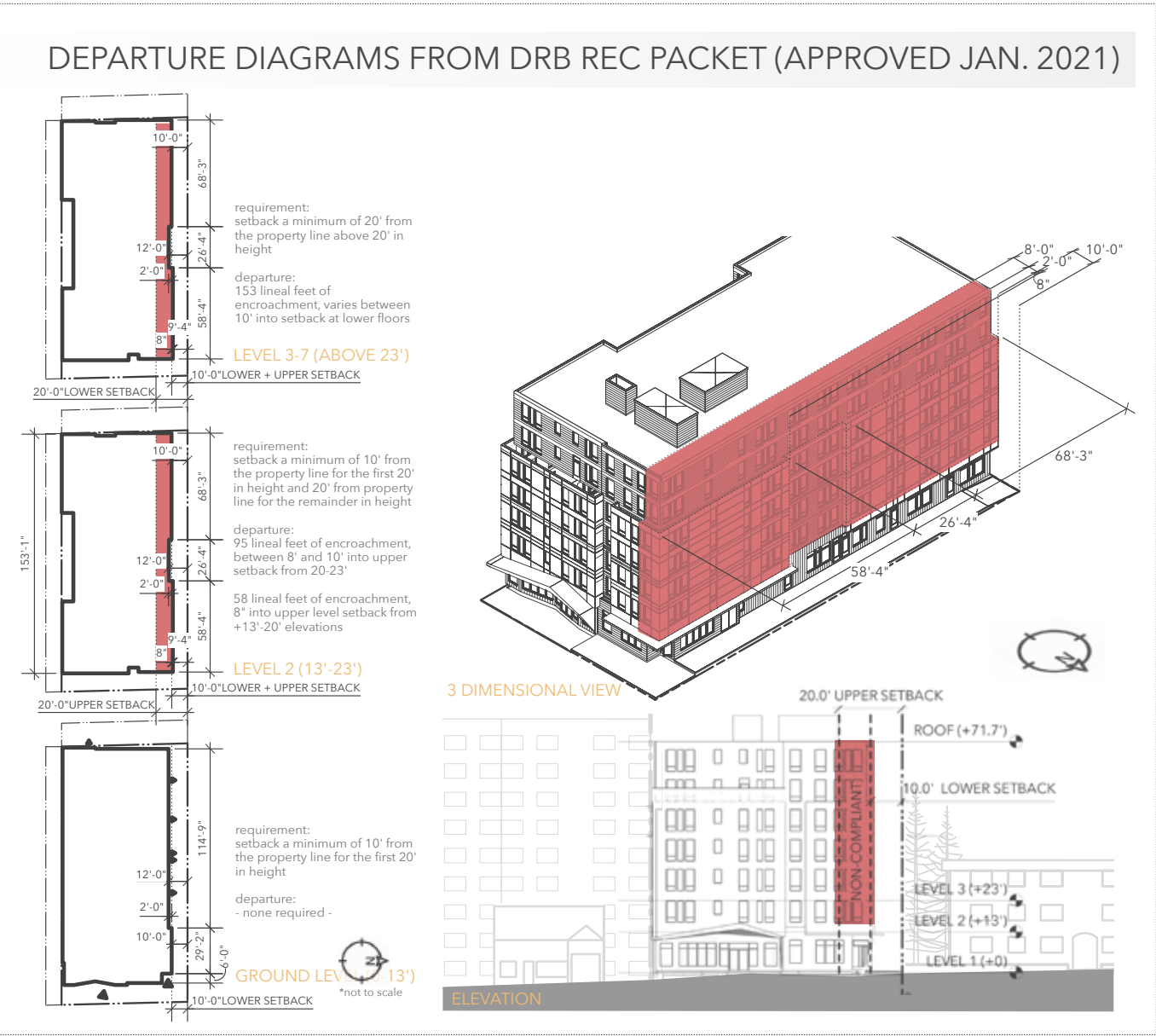
DRB #1: DEVELOPMENT STANDARD DEPARTURES (CON'T)

At the time of the Recommendation meeting the following departures were requested:

2 & 3. UPPER-LEVEL SETBACKS (23.71.030.C.2 AND 23.47A.014.B.2)

BOARD SPLIT ORIGINAL DEPARTURE REQUEST SHOWN BELOW INTO TWO SEPARATE REQUESTS, SEE #2 AND #3 IN JAN. 2021 RECOMMENDATION REPORT

The Code requires the wall length to remain less than 80% of the length of the abutting lot line to maximum of 60 feet, where the building height exceeds 30 feet. The applicant proposes a building length of 153 feet along the north property line, which equals approximately 93.7% of the length of the abutting lot line. This requirement only applies to wall lengths adjacent to zone transitions.



2. UPPER-LEVEL SETBACKS: 23.71.030.C.2, TRANSITION AREAS WITHIN THE NORTHGATE OVERLAY DISTRICT

BOARD RECOMMENDED APPROVAL

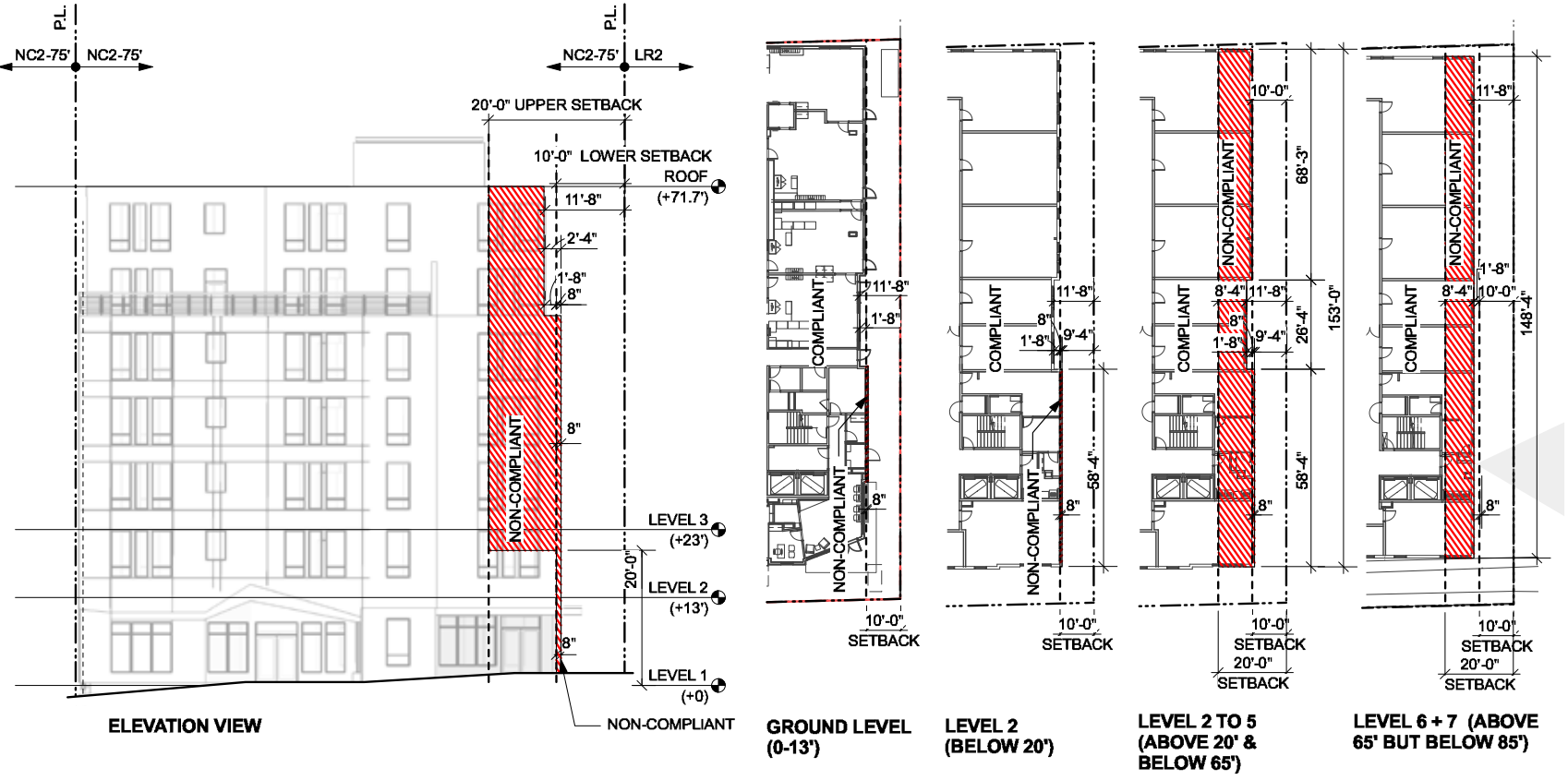
The Code requires a minimum setback of 20 feet for all portions of the structure exceeding 20 feet in height along a zone transition in the Northgate Overlay. The applicant proposes setbacks as short as 9 feet, 4 inches along the north property line. This requirement only applies to wall lengths adjacent to zone transitions.

The Board **recommended approval of the requested departure**, stating that the departure request is needed to allow for the simple massing concept intended by the applicant. The Board stated that the simple massing concept will appropriately relate to surrounding context, including the residential zone and existing buildings to the north. The architectural relationship combined with the placement of a walkway connection on the north side will serve as an effective zone transition without the required upper-level setbacks. The Board recommended a condition related to this departure request to utilize the minimum setback intrusion necessary to meet guidance related to massing.

DEPARTURE REQUEST #2 SHOWING CURRENT DESIGN

UPDATE FOR FINAL MUP DRAWINGS: Final design could not substantially reduce the setback intrusion and maintain interior program and the overall condition related to massing; departure utilized in materially same form as approved.

With the recommended condition, the proposal better meets the intent of Design Guidelines Northgate CS2-III. Height, Bulk and Scale Compatibility, Northgate CS3-I-i. Response to Context.



3. UPPER-LEVEL SETBACKS:
23.47A.014.B.2, SETBACK REQUIREMENTS

BOARD RECOMMENDED APPROVAL

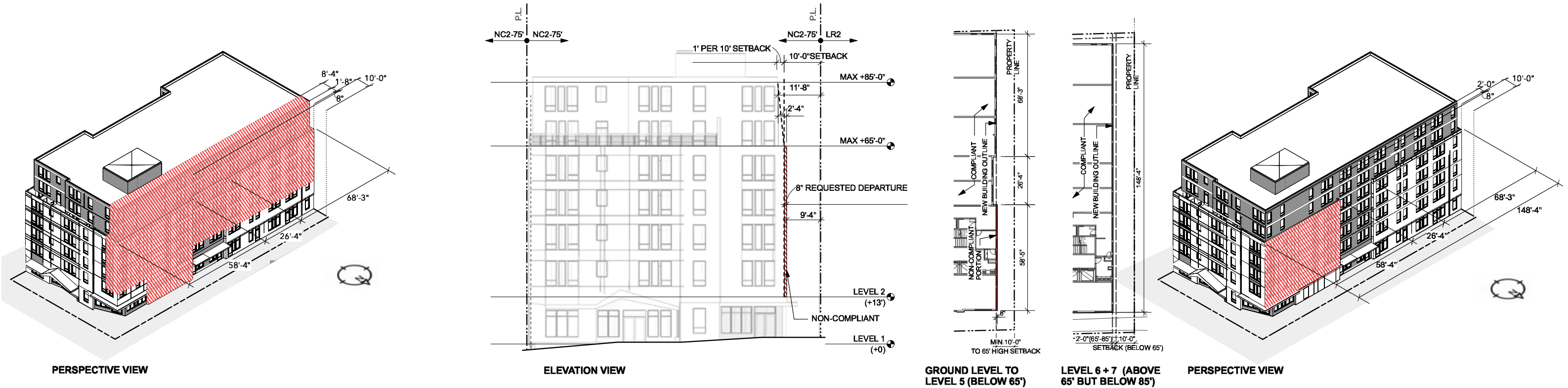
The Code requires a minimum setback of 10 feet for all portions of the structure between 13 and 65 feet in height and an additional 1 foot of setback for every additional 10 feet of façade height above 65 feet. The applicant proposes setbacks as short as 9 feet, 4 inches along the north property line above the 13 foot height. This requirement only applies to wall lengths adjacent to zone transitions.

The Board recommended approval of the requested departure, stating that the departure request is needed to allow for the simple massing concept intended by the applicant. The Board stated that this massing concept will appropriately relate to surrounding context, including the residential buildings to the north. The architectural relationship combined with the placement of a walkway connection on the north side will serve as an effective zone transition without the required upper-level setbacks. The Board recommended a condition related to this departure request to utilize the minimum setback intrusion necessary to meet guidance related to massing.

DEPARTURE REQUEST #3 SHOWING CURRENT DESIGN

UPDATE FOR FINAL MUP DRAWINGS: Final design could not substantially reduce the setback intrusion and maintain interior program and the overall condition related to massing; departure utilized in materially same form as approved.

With the recommended condition, the proposal better meets the intent of Design Guidelines Northgate CS2-III. Height, Bulk and Scale Compatibility, Northgate CS3-I-i. Response to Context.



DRB #1: REVIEW OF BOARD CONDITIONS

At the time of the Recommendation meeting the following priorities and board recommendations were outlined:

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following recommendations.

1. Massing:

a. The Board appreciated the amount massing refinement that had occurred since EDG, but expressed concern about the lack of massing cohesion among the base, middle, and top of the building. The Board recommended **a condition requiring additional massing refinement to achieve a cohesive massing expression using either a simple mass extending to grade or a simple mass with a highly articulated base.** The Board specifically suggested **reducing the number of massing shifts** throughout the building and refining the location and expression of the massing shifts to support the intended architectural language (Northgate CS3-I-i. Response to Context, DC2-B-1. Façade Composition).

FINAL MUP DRAWINGS: DESIGN MODIFIED TO SATISFY THIS CONDITION

b. Citing contextual buildings as examples of simple massing forms with successful alignment of large punched windows on Recommendation packet page 11, **the Board recommended a condition to utilize strategic curves to express a simple and cohesive architectural composition on all façades.** The Board specified that the curves should utilize window groupings and entries and would ideally express the interior alignment of residential units (CS2-A-2. Architectural Presence, CS2-D-1. Existing Development and Zoning, Northgate CS3-I-i. Response to Context, DC2-B-1. Façade Composition, DC2-C-2. Dual Purpose Elements, DC2-E-1. Legibility and Flexibility).

FINAL MUP DRAWINGS: DESIGN MODIFIED TO SATISFY THIS CONDITION

c. The Board **recommended approval of the playful and sculptural canopy along the childcare center** frontage and encouraged the applicant to examine its use over a larger portion of the front façade (Northgate DC2-I-i. Commercial and Mixed-Use Buildings, DC2-C-2. Dual Purpose Elements, DC2-D-1. Human Scale).

FINAL MUP DRAWINGS: DESIGN MODIFIED TO SATISFY THIS CONDITION

d. The Board expressed concern about the minimal relationship between the orange-colored accents used throughout the building design and the composition of the façades. The Board recommended **a condition to refine the use of accent colors and materials throughout the building design** to complement the architectural composition and to highlight important aspects of the design (DC2-B-1. Façade Composition, DC2-C-2. Dual Purpose Elements).

FINAL MUP DRAWINGS: DESIGN MODIFIED TO SATISFY THIS CONDITION

e. Related to this condition, the Board specifically identified the orange balcony railing on the upper street-facing façade as an accent expression that detracts from the architectural composition and recommended **a condition to remove or refine it** to strengthen its use within the overall architectural composition (DC2-B-1. Façade Composition).

FINAL MUP DRAWINGS: DESIGN MODIFIED TO SATISFY THIS CONDITION



STREET FACADE FROM SOUTH AT DRB MEETING #1

STREET FACADE FROM SOUTH IN CURRENT MUP PACKAGE



STREET FACADE FROM NORTH AT DRB MEETING #1



STREET FACADE FROM NORTH IN CURRENT MUP PACKAGE

2. Materials and Façade Design:

a. The Board recommended a condition to reduce the amount of contrast in the application of colors, textures and materials, stating that the significant contrast in color, tone, and materials proposed within the Recommendation packet would detract from the guidance to simplify the building mass (DC2-B-1. Façade Composition, DC2-E-1. Legibility and Flexibility).

b. The Board recommended approval of the four-sided building design with relatively large windows on all façades (CS2-B. Adjacent Sites, Streets, and Open Spaces, Northgate CS3-I-i. Response to Context).

c. The Board encouraged the applicant to refine the street-facing façade design to maintain the level of fenestration shown in the Recommendation packet, but declined to recommend this as a condition (CS2-A-2. Architectural Presence, DC2-B-1. Façade Composition, DC2-C-2. Dual Purpose Elements).

FINAL MUP DRAWINGS: DESIGN CONTINUES TO SATISFY THESE CONDITIONS

3. Streetscape:

a. The Board recommended approval of the ground-level street frontage design along 8th Avenue NE, citing the visible and approachable building entrances, the successful balance of hard and softscape surface materials, the wide sidewalk and wide paved transition from the sidewalk frontage to the north walkway (PL2-A-1. Access for All, PL2-D-1. Design as Wayfinding, PL3-A-1. Design Objectives, Northgate DC2-I-i. Commercial and Mixed-Use Buildings).

b. The Board recommended approval of the wide sidewalk frontage design and the use of additional sidewalk widening at the residential lobby to signal the transition from the sidewalk to the north walkway (PL2-D-1. Design as Wayfinding).

FINAL MUP DRAWINGS: DESIGN CONTINUES TO SATISFY THESE CONDITIONS

4. North Walkway:

a. The Board recommended approval of the north walkway design, citing the visible walkway entrance along the 8th Avenue NE frontage and the active edge that is strengthened by the freestanding canopies and a sufficient amount of ground-level glazing along the walkway (Northgate PL2-II-i. Walkable Network, PL2-B-1. Eyes on the Street, PL2-B-2. Lighting for Safety, PL2-D-1. Design as Wayfinding).

b. The Board recommended approval of the canopies as vertically-oriented sculptural elements within the walkway, which followed EDG guidance. The Board encouraged the applicant to refine the canopy placement on the west and east sides of the walkway to serve as visual entrance markers (CS2-A-2. Architectural Presence, PL2-D-1. Design as Wayfinding, Northgate PL2-II-i. Walkable Network).

FINAL MUP DRAWINGS: DESIGN CONTINUES TO SATISFY THESE CONDITIONS

5. Exceptional trees:

a. The Board recommended approval of the design that includes removal of the exceptional trees that would be affected by development on the site, reiterating its support from the EDG meeting that the proposed development would better meet design guidelines related to vehicular access and connection to the street without the incorporation of the existing trees. (CS2-B-2. Connection to the Street, PL4-A-1. Serving All Modes of Travel, DC1-B-1. Access Location and Design)

FINAL MUP DRAWINGS: DESIGN CONTINUES TO REQUIRE REMOVAL OF THESE TWO TREES, BASED ON THE BOARD'S SUPPORT

NEW DEPARTURE

Amenity Space Reduction

NEW DEPARTURE REQUEST

23.47A.024, AMENITY AREA 23.47A.024.A, RESIDENTIAL AMENITY AREA

Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection 23.47A.024.A, excludes areas used for mechanical equipment and accessory parking.

Required amenity areas shall meet the following standards, as applicable:

- 1.All residents shall have access to at least one common or private amenity area.
- 2.Amenity areas shall not be enclosed.
- 3.Parking areas, vehicular access easements, and driveways do not qualify as amenity areas.
- 4.Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.
- 5.Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

Departure Request and Rationale:

Our required amenity space is 2,982.5 SF.
We have 2,709 SF of Compliant SF.
We are only short by 273.5 SF (9 % of total)
The “non-compliant” area (labelled BC) is 320.8 SF
It is required to be 10’ wide, but is only 9’-4” wide.
We would not be short amenity if the 10’ requirement is waived (we are only 8” short).

When we made the design changes to bring the building ‘down to grade’ and better align windows and doors, it resulted in a 34.5’ section of the north pedestrian path not counting towards required residential amenity area as it 8” less than the 10’ wide requirement (see area highlighted in red in visual to right). We lose 320 sf against 274 sf still required, even though the area is contiguous to allowed sections and no less usable. We believe we meet the intent of providing amenity space at this project - in addition to the rest of the pedestrian path and private decks along the second floor (which all meet code standards), there is also a community room at level 6 with a kitchen, seating area and outdoor deck, and the adjacent 10,600 sf pocket park that the pedestrian path leads to (each which do not meet code specific standards as interior or adjacent spaces)

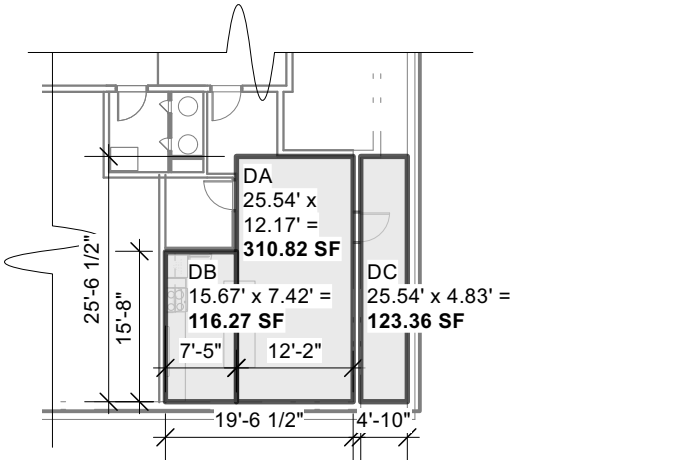
This change came about as an unintended consequence of the design changes requested at DRB. We believe the changes we made result in a building that better meets the DRB conditions. If we shift the wall back to gain the 8” in that location, we go back to 4 plane changes on that elevation instead of 2. We cannot shift the entire plane back 8” without completely compromising a line of units and redesigning the residential stacks. As a privately financed workforce housing building, we can not afford to lose residential units.

We request that you recommend approval of this departure, allowing this project to finally move forward, not require further redesign, finalize our building permit, and deliver much needed housing.

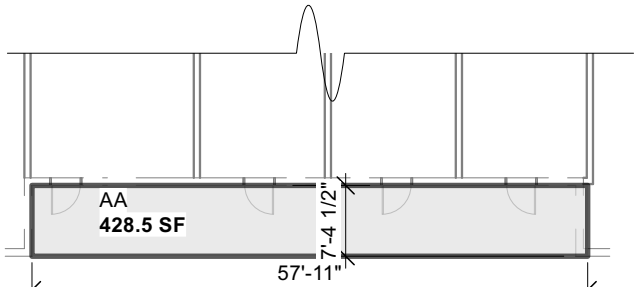
| AMENITY AREA PROVIDED | | SF |
|-----------------------------|--------------------------|--------|
| BA-BF | PEDESTRIAN PATH | 1954.5 |
| BG-BL | STREET FRONT | 646.0 |
| AA | LEVEL 2 RESIDENTIAL DECK | 428.5 |
| TOTAL EXTERIOR AMENITY AREA | | 3,029 |

| AMENITY AREA REQUIRED | | SF |
|--|--|---------|
| RESIDENTIAL BELOW GRADE (EXCLUDING PARKING, MECHANICAL ACCESSORY SPACES) | | 608.0 |
| AREAS AI, AN, & AP (FROM SHEET T2.00-2.01) | | +608.0 |
| RESIDENTIAL ABOVE GRADE (EXCLUDING 820.2 SF MECHANICAL ACCESSORY SPACES, SEE BELOW) | | 59041.8 |
| AREAS BC, BO, CM, CP CU, DK, DO, DR,DU, EI, EL, EP, ET, FG, FJ, FQ, FT (FROM SHEET T2.00-2.01) | | -820.2 |
| TOTAL RESIDENTIAL SF | | 59649.8 |

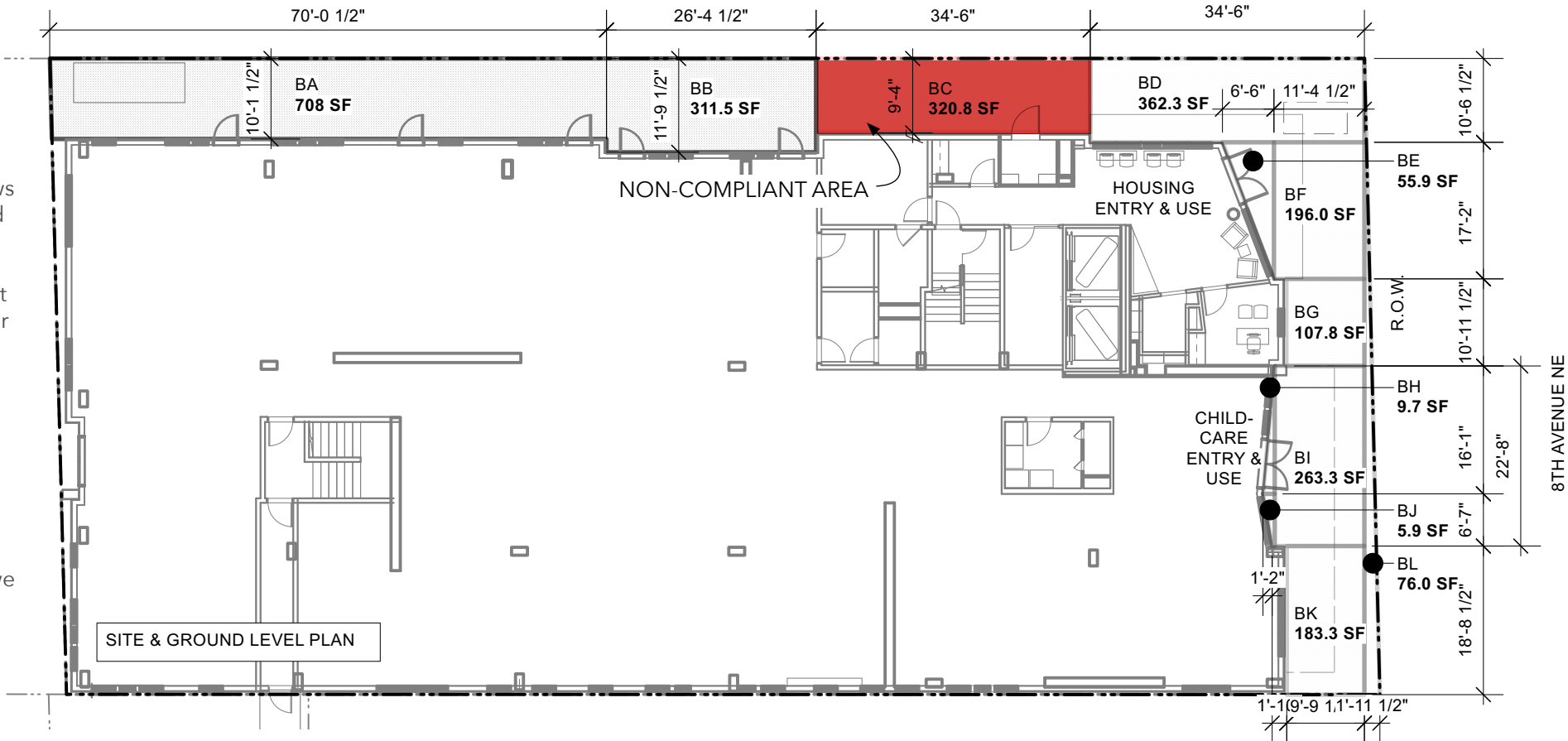
| | | |
|------------------------|----------------|------|
| AMENITY REQUIRED | 2982.5 | |
| TOTAL AMENITY PROVIDED | 3,029(-320.8)= | 2709 |

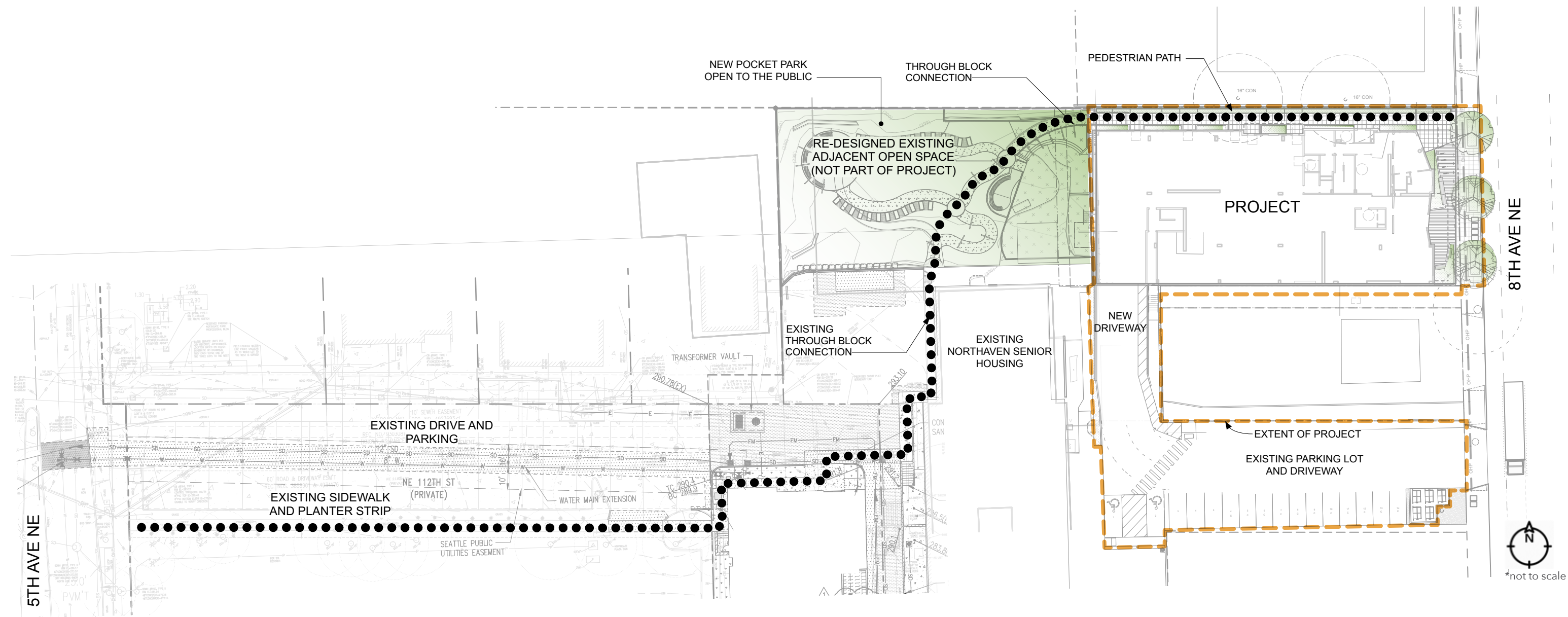


LEVEL 6 PLAN, NON-COMPLIANT AMENITY SPACES



LEVEL 2 PLAN, COMPLIANT AMENITY SPACES





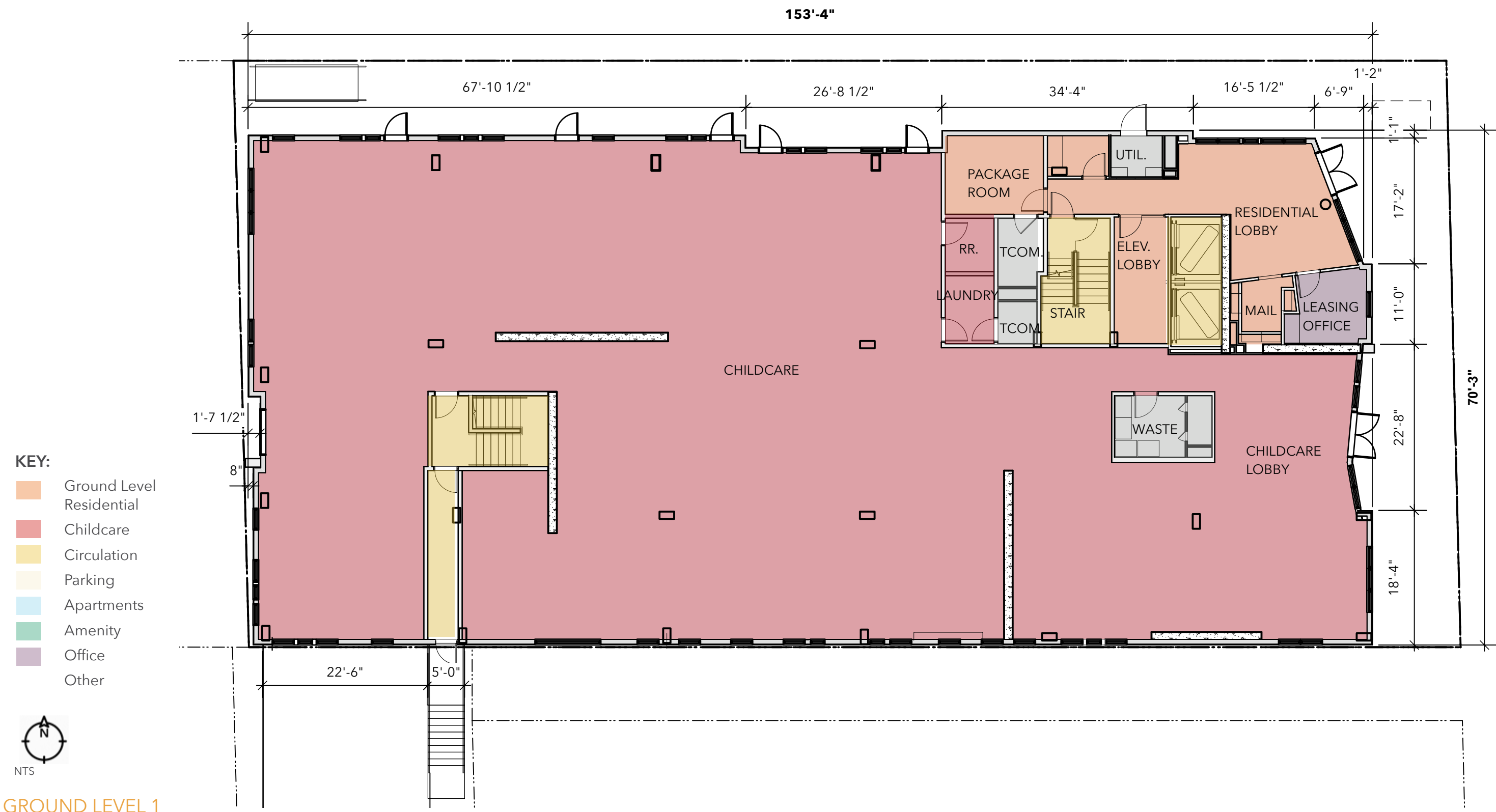
THROUGH BLOCK SITE PLAN – ILLUSTRATION OF ADJACENT AMENITY SPACES

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APPENDIX

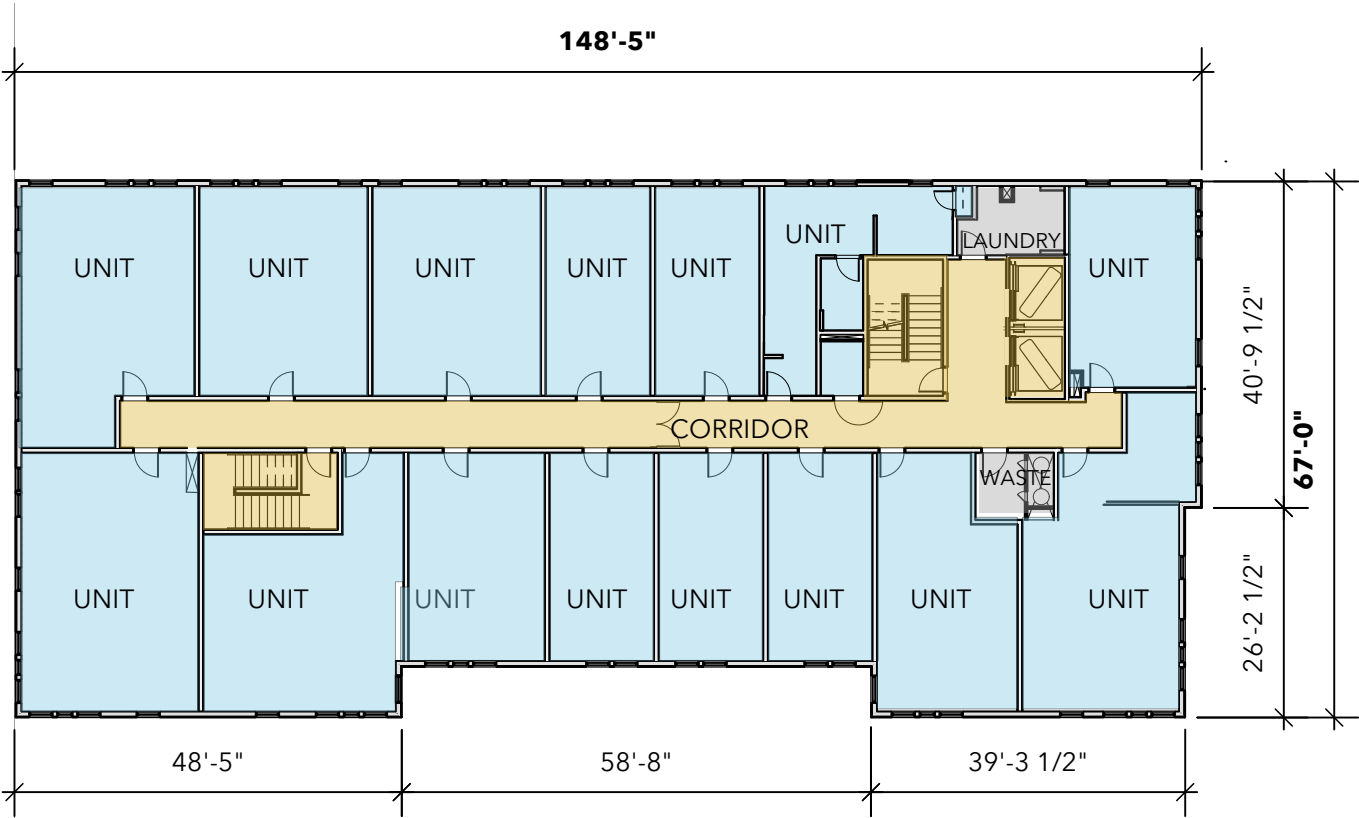
CURRENT FLOOR PLANS

Ground Floor & Site Plan

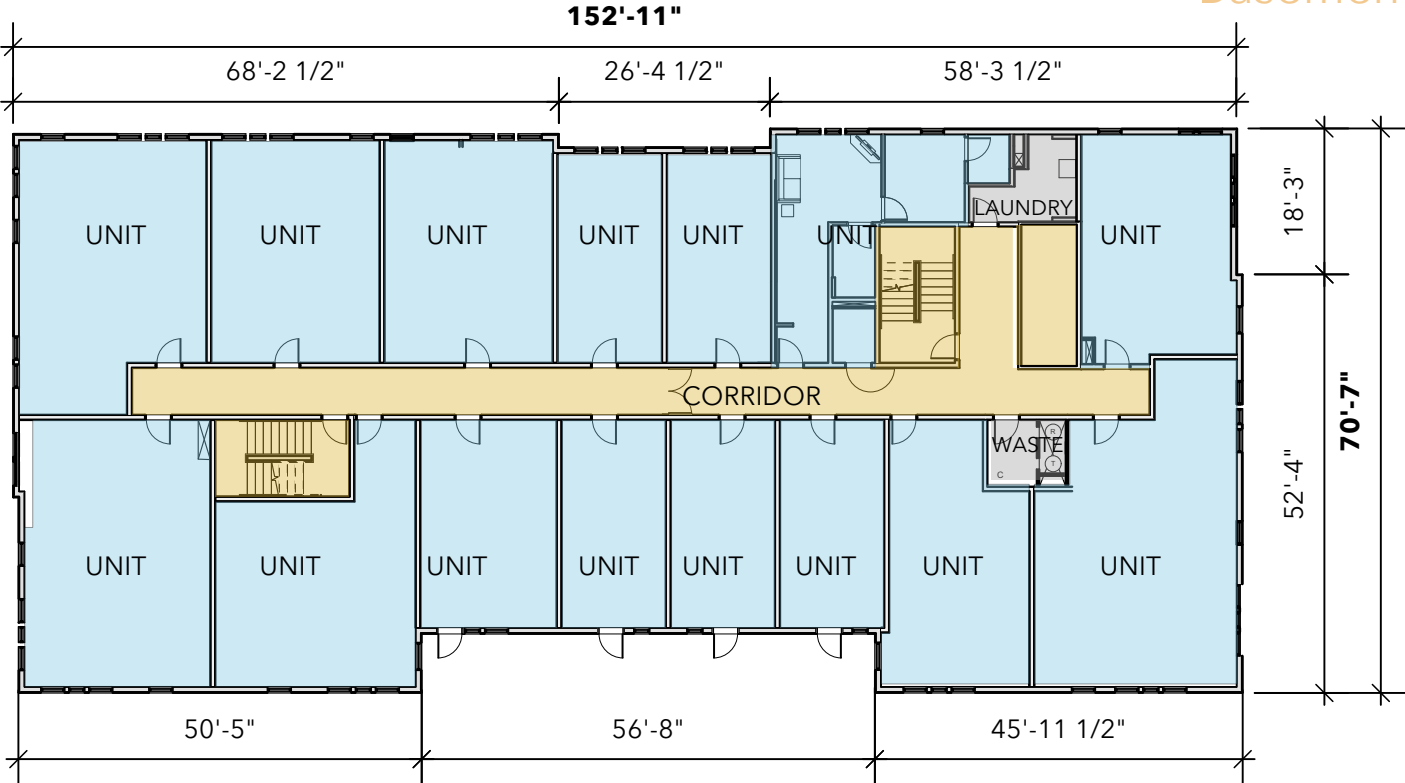


CURRENT FLOOR PLANS

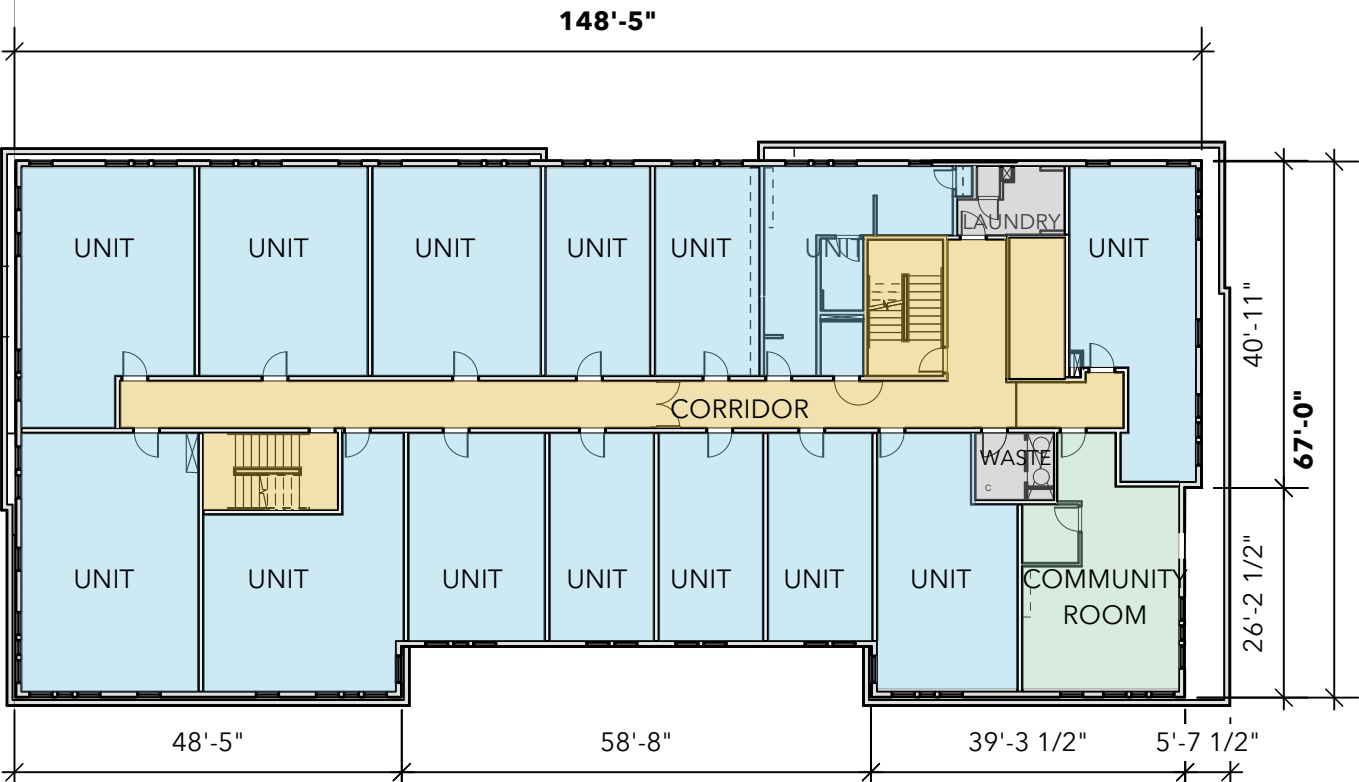
Basement + Levels 2-7



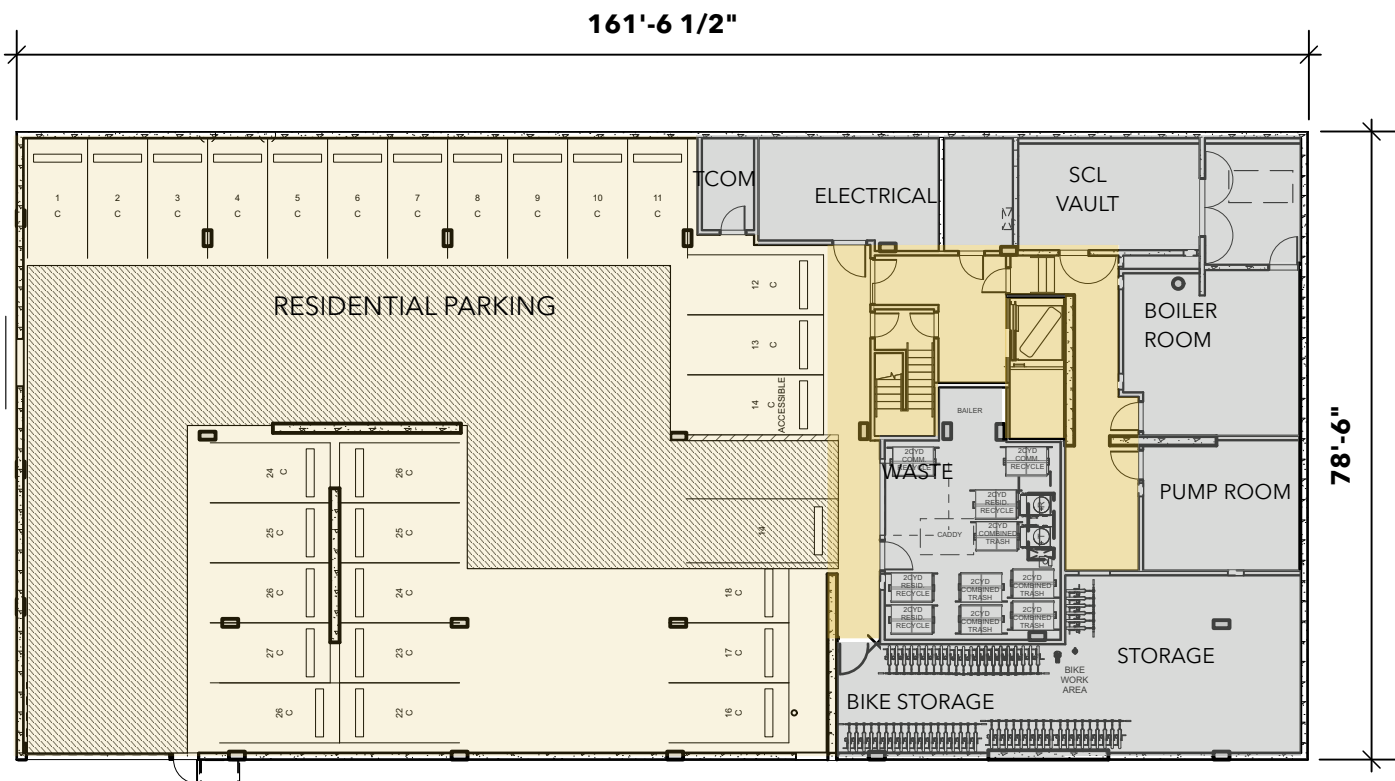
LEVEL 7



LEVEL 2-5



LEVEL 6



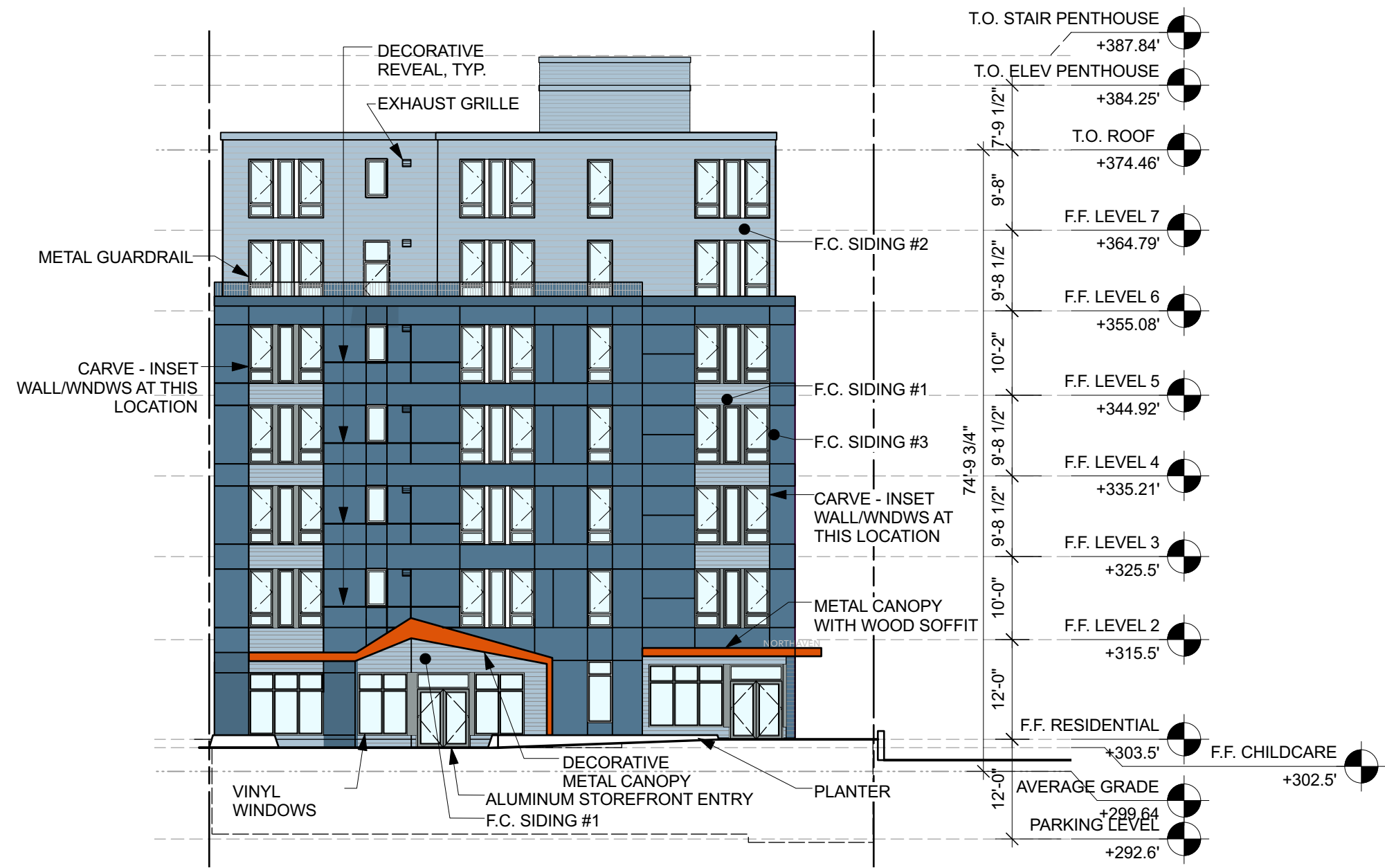
GARAGE LEVEL

CURRENT ELEVATIONS

South



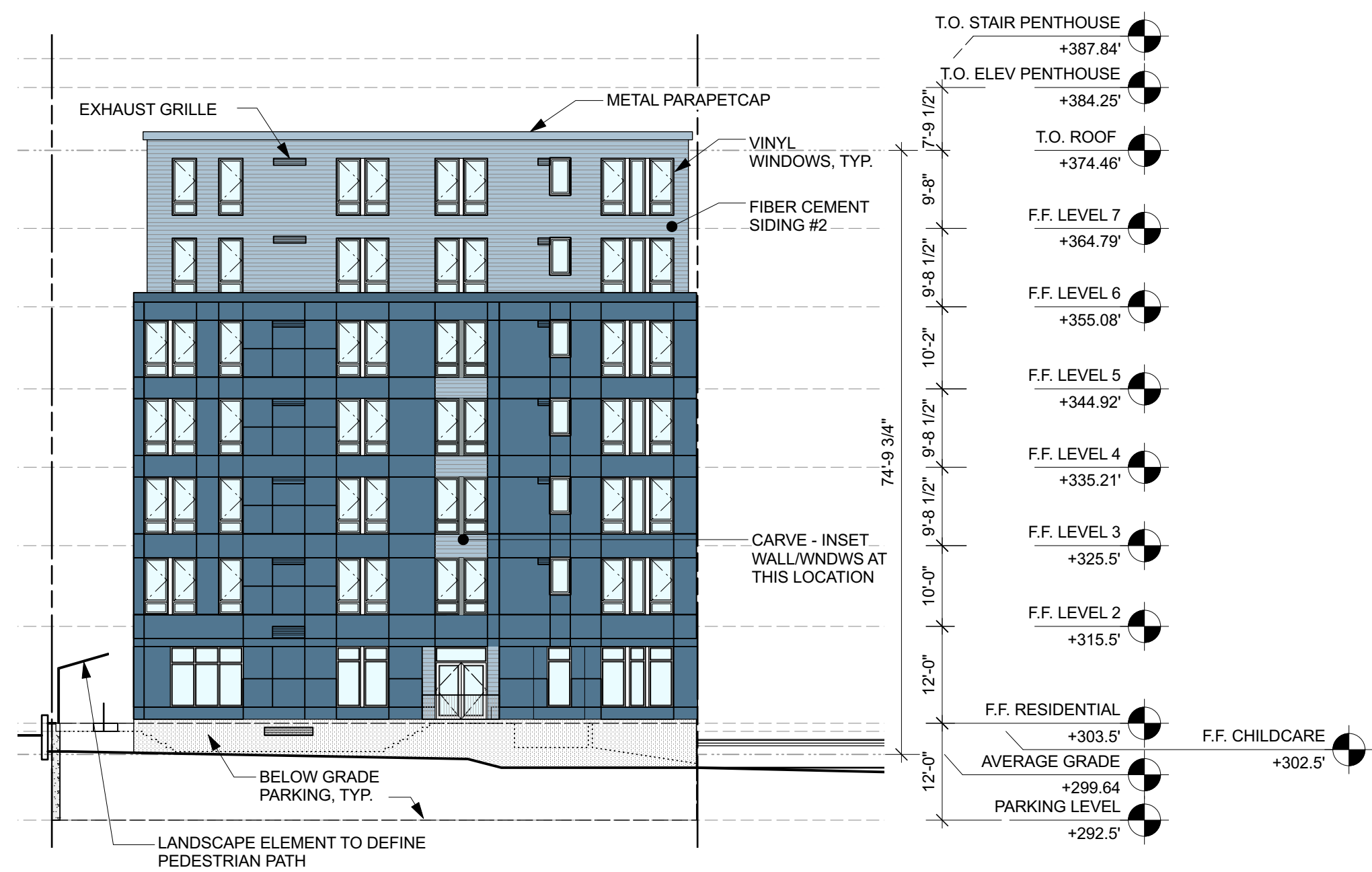
SOUTH ELEVATION SCALE: 1/16"=1'-0"



EAST ELEVATION SCALE: 1/16"=1'-0"

CURRENT ELEVATIONS

West

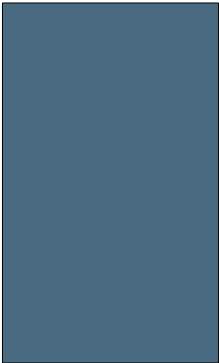


WEST ELEVATION SCALE: 1/16"=1'-0"



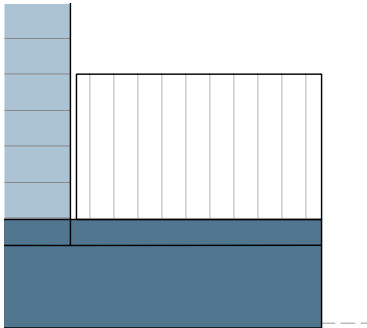
NORTH ELEVATION SCALE: 1/16"=1'-0"

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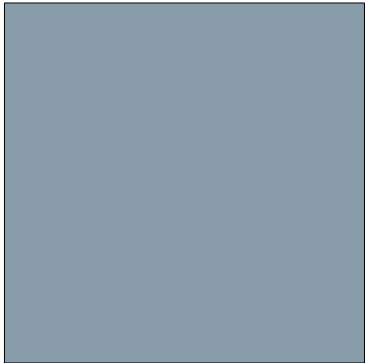


COLOR: INKY BLUE SW 9149

METAL RAILING



ENLARGED ELEVATION AT LEVEL 6

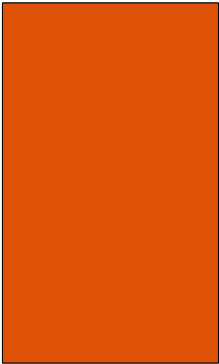


COLOR: DAPHNE SW 9151

SIDING #1



FIBER CEMENT V-GROOVE SIDING
8.25" (7" EXPOSURE) 5/8" THICK



COLOR: RAL #2009

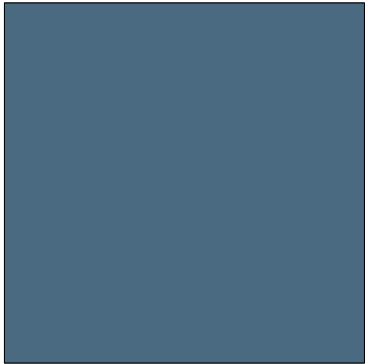
CANOPIES



PERFORATED PANEL AT UNDERSIDE



FLAT PANEL

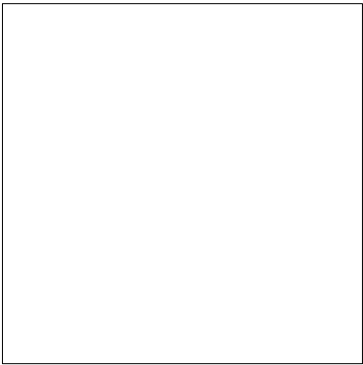


COLOR: INKY BLUE SW 9149

SIDING #2

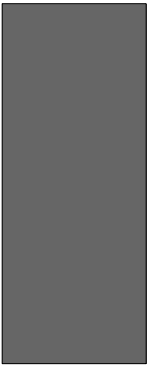


FIBER CEMENT PANEL WITH METAL TRIM
5/16" THICK



A. TYPICAL VINYL WINDOW
COLOR: WHITE

WINDOWS

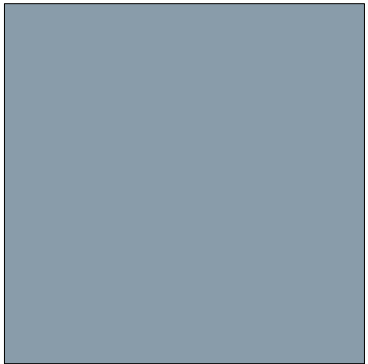


B. VINYL WINDOW; COLOR:
ANTHRACITE GREY



STOREFRONT (ALUM)
COLOR: CHARCOAL

STOREFRONT



COLOR: DAPHNE SW 9151

SIDING #3



FIBER CEMENT LAP SIDING
7.25 (6" EXPOSURE) 5/16" THICK

third place design
 co-operative
where architecture meets community