01 PROJECT INFORMATION
**Project Goals**

1. **HOME**
   - The primary goal is to create an affordable housing option in this quickly evolving neighborhood.
   - Through thoughtful planning and design the project will transform a parking lot into a vibrant new Northgate neighborhood that includes a day care and comfort station.

2. **COMMUNITY**
   - The project is designed to bring connections with the existing Thornton Creek community while creating opportunity for residents to create a thriving residential community within the site.

3. **TRANSIT**
   - The project site is ideally located in close proximity to the Northgate light rail station, a major bus hub, and with close access to I-5. The project is focused on providing access for residents, riders, and car commuters.

---

**Project Data**

**LOCATION**

**Address:**
9518 NE 105th Street
Seattle, WA 98125

**Fiscal:**
020005-0051

**Legal Description:**
P.S. L. METIS LAM KOWMINN NAE #
20030252158-0001444415
OF NE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4

**SDCI EDG # 3035745**

**DEVELOPMENT OBJECTIVES**

- The program includes:
  - **GSf:** 208,825
  - **Community:** 7,500 sf daycare
  - **No parking**

**PROPOSED UNIT MIX**

- **TOTAL UNITS:** 232
- **STUDIOS:** 82
- **1 BR:** 90
- **2 BR:** 25
- **3 BR:** 29

**CONTACT INFORMATION**

- **Land Owner:**
  - King County Metro
- **Developer:**
  - BRIDGE Housing
  - Community Roots Housing
  - 1000 Second Ave. Suite 1610
  - Seattle, WA 98104
  - 206.456.6100
  - Contact: Alison Lorig
  - Developer:
  - Community Roots Housing
  - 1620 12th Ave # 205
  - Seattle, WA 98122
  - 206 329-7303
  - Contact: Jeremy Wilkening
  - Architect:
  - Arrowstreet Architects
  - 88 NW Davis Street, Suite 300
  - Portland, OR 97209
  - 503.847.7570
  - Contact: Laura Lindal-Gregson
  - Landscape Architect:
  - Hewitt
  - 301 Minor Street, Suite 200
  - Seattle, Washington 98104
  - 206.471.9314
  - Contact: Peter Gossman, Hewitt
Northgate Affordable Housing
BRIDGE Housing / Community Roots Housing
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Meeting for Northgate
Date of Meeting: March 11th 6:30 pm

Virtual Community Meeting for Northgate
Date of Meeting: March 20th 1:00 pm

Community Outreach
Any ride-share car availability on site?

Date of Meeting: March 20th 1:00 pm

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02 CONTEXT ANALYSIS
North Seattle Neighborhood Map

Northgate is located in North Seattle. The area has been subject to a large amount of residential and commercial development in the last few years. The Northgate Mall is currently being developed on the north with the focal point being a practice facility for the Kraken hockey team. This site is the start of the development of the Park and Pool parking lots into a Transit Oriented Development connected to the new Link Light Rail Northgate station.

The project is located within SM-NG 240 Zone. The Northgate Urban Center and Design Guidelines will apply to this project.

The project site is bordered by NC3-145(M) to East and North and by SM-NG 240 to West and South.
Surrounding Uses

Northgate District

19th and NE 110th Street is classified as Special Landscaped Arterial. Special landscaped arterial keep pedestrians safe and attractive walking experience. It encourages people to use sidewalks and enjoy their community.

The site is currently used as a Park and Pool parking lot to serve commuters using Northgate Transit Center and cars/light rail/Seattle Sounder (Bus) to the North. The Northgate Northgate Mall is being transformed into a mixed-use development with the Kraken Hockey Practice facility as a central focus. To the East is the Thornton Place mixed-use development with single family residential neighborhood beyond. To the South are office buildings and surface parking.

Northgate Affordable Housing / Bridge Housing / Community Roots Housing © Ankrom Moisan Architects, Inc

SDCI Project #: 3037586-EG

January 19, 2022

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The site has good transit access, including bus and the newly opened light rail link. A newly constructed bicycle-pedestrian bridge links the neighborhood to the west of I-5. New development around the transit center will help create a more transit and community friendly area.

The site is currently a parking lot with a pedestrian access on the south side of the site connecting Thornton Place to Northgate Transit Center. A newly constructed, bicycle-pedestrian bridge links the neighborhood to the west of I-5. New development around the transit center will help create a more active pedestrian community.
Site Plan & Street Analysis

**NE 135TH STREET:**
- Main access to Northgate Transit center
- Link light rail Northgate Station and parking
- Undivided traffic; turning and exiting intermediate 5 lanes
- No bike lane
- No parallel parking

**MID-BLOCK PASSAGE:**
- Pedestrian only
  - Connecting Thornton Place and link that this Northgate Transit center and link light rail Northgate Station
  - To be constructed as a future phase of redevelop on the South portion of existing Park and Pool lot

**3RD AVENUE NE:**
- Runs North to South connecting the Northgate Mall to the Office/Medical Office building to the North
- No bike lane
- Parallel parking on both sides
- Allows access to Thornton Place
- Important pedestrian connection to Northgate Mall in future

**NE 100TH STREET:**
- Access to Main access to Northgate Transit center
- Link light rail Northgate Station
- Bus queuing space along North edge
- No bike lanes
- No parallel parking

**NE 103RD STREET:**
- Main access to Northgate Transit center
- Link light rail Northgate Station and parking
- Undivided traffic; turning and exiting intermediate 5 lanes
- No bike lane
- No parallel parking

**SITE PLAN:**
- Site Plan
- Street Analysis

**THEATRE**
- Thornton Place
- Northgate Transit Center
02 CONTEXT ANALYSIS

SITE PHOTOS

THORNTON PLACE

THORNTON CREEK

NE 100TH ST AND 3RD AVE NE

INTERSECTION AT NE 103RD AND 3RD AVE NE

ENTRANCE TO TRANSIT CENTER WITH THORNTON PLACE THEATER BEYOND

STAIR ACCESS TO TRANSIT CENTER

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SDCI Project #: 3037586-EG

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SITE PHOTOS
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Priority Design Guidelines

02 CONTEXT ANALYSIS

DC1 OPEN SPACE CONCEPT

Imagine open space design as the design of the spaces the courtyard will act as a “backyard” for residents. Separate

DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that result in a unified

DC3 PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on the

PL3 STREET-LEVEL INTERACTION

Orientation and interactions at the ground floor

PL2 MASSING

Create a thoughtful and comfortable pedestrian environment that is easy to navigate and welcoming to visitors; provide

PL1 CONNECTIVITY

Connect the building to the neighborhood and provide

I. RESPONSIVE HUMAN SCALE

Elements such as planters, benches and steps can

Elements such as planters, benches and steps can

COURTYARDS

Courtyards should be integrated with the scale, character, and

CS2 URBAN PATTERN AND FORM

I. SUPER BLOCK DEVELOPMENT

The proposed massing aligns with theater building to the

The proposed massing aligns with theater building to the

CS1 CONTEXT & CHARACTER

The north, south and east edges are designed to create

The north, south and east edges are designed to create

PROJECT DESIGN RESPONSE

The case type that creates shared spaces for residents,

The case type that creates shared spaces for residents, 

PROJECT DESIGN RESPONSE

North, East and South frontages are designed to create

North, East and South frontages are designed to create

PROJECT DESIGN RESPONSE

Good materials choices can help build greater pedestrian connectivity.

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PROJECT DESIGN RESPONSE

All New Developments: Exterior building materials should

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PL2 MASSING

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PL1 CONNECTIVITY

Connect the building to the neighborhood and provide
03 DESIGN CONCEPTS

OPTION 1 - DONUT

- GSf: 214,000 gsf,
- TOTAL UNITS: 232
- STUDIOS: 86
- 1 BR: 92
- 2 BR: 25
- 3 BR: 29
- PARKING: 0

- Active corner on 3rd and mid-block passage
- Secured resident and daycare outdoor spaces

CONSTRAINTS
- Shared resident /daycare courtyard
- Massive elevation
- Enclosed courtyard
- Residential entry on 103rd

DEPARTURES
- None

OPTION 2 - EAST COURT

- GSf: 208,825 gsf,
- TOTAL UNITS: 232
- STUDIOS: 82
- 1 BR: 90
- 2 BR: 25
- 3 BR: 29
- PARKING: 0

- South facing courtyard
- Active edge on mid-block passage
- Roof top amenity
- Secondary residential entry through the courtyard

CONSTRAINTS
- Shared resident /daycare courtyard
- 3rd Ave activated by daycare only
- Residential entry on 103rd

DEPARTURES
- Upper-Level Setbacks for Non-Tower Structure in SM-NG Zones
- Street-Level Uses

OPTION 3 - SOUTH COURT (PREFERRED)

- GSf: 203,264 gsf,
- TOTAL UNITS: 231
- STUDIOS: 84
- 1 BR: 96
- 2 BR: 26
- 3 BR: 25
- PARKING: 0

- South facing courtyard
- Active edge on 3rd Ave and mid-block passage
- Fewer units facing theater directly
- South facing Roof top amenity

CONSTRAINTS
- Shared resident /daycare courtyard
- Courtyard faces blank wall of theater
- SW grade issues

DEPARTURES
- Upper-Level Setbacks for Non-Tower Structure in SM-NG Zones
- Street-Level Uses

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January 19, 2022

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In option 2, the courtyard is opened to the East. This rotation activates the avenue and creates an interesting reflection experience. Fewer units directly face the blank wall of the theater. However, in this option, the courtyard and public open space are facing the blank wall of the theater. In addition, the building height is taller than other options because of SW grading issues. Because of these reasons, this option is not preferred.

The option requires departures for upper level setbacks for non-tower structure in SM-NG zone, and street level uses.
Option 2 - Street Views

Future Development

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In the preferred option, a South-facing courtyard introduces light into units and creates interaction with public open space in the through-block connection. The massing option creates a safe and attractive street, providing pedestrian use with a sailable facade experience. The design activates a site corner. This option works well for both building residents and neighborhood pedestrians. Because of these reasons, it is the preferred option.

Departures are required for upper level setbacks for non-tower structures in SM-NG zone, and Street level uses.
Option 3 - Street View

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Future Development

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Option 3 - Street View
Option 3 - Sections N - S

Option 3 - Sections W - E
04 DESIGN EXPLORATION

Rendering Image
The primary goal of the project is to create an affordable housing option in this quickly evolving neighborhood. The site is also ideally located next to a public transportation hub. The project will activate the neighborhood with a pedestrian and bike-friendly environment.

The site will provide an appealing residential option for people commuting to work, dropping off kids, and looking for affordable housing.
Simple and elegant facade in the mass around.

Surprise in ridge of mass where activities, energy and experience happens, and the courtyard is connecting to public space.

Precedent Building Images

Material Palette

Fiber cement panel
Wood-like panel
Multi-color panel
Window framing detail
Landscape Images

SEATING AND GATHERING

PLANTING AND EDGE CONDITION

Precedent Landscape Imagery
Zoning Code Summary

B. FLOOR AREA RATIO EXCEPTIONS

• VOCATIONAL OR FINE ARTS SCHOOL
• ARTS FACILITIES

EATING AND DRINKING ESTABLISHMENTS

AS A TYPE I DECISION THAT THE FACADE IS ENHANCED BY ARCHITECTURAL DETAILING, ARTWORK, LANDSCAPING, OR OTHER SIMILAR FEATURES THAT HAVE

STOOPS. UNDER THE EMERGENCY COVID LEGISTATION THIS IS CONSIDERED A "TYPE I DEPARTURE" AND WOULD NOT

NOT COMPLIANT DEPARTURE REQUESTED

MAXIMUM WIDTH & DEPTH

DO NOT APPLY TO PORTIONS OF A STRUCTURE IN RESIDENTIAL USE OR TO PORTIONS OF A STRUCTURE IN USE AS A LIGHT RAIL STATION.

• • • • • • •

+15' FOR SOLAR COLLECTORS AND MECHANICAL EQUIPMENT, GREENHOUSES THAT ARE DEDICATED TO FOOD PRODUCTION ARE PERMITTED TO EXTEND 15

+ 2' FOR INSULATION MATERIAL, ROOFTOP DECKS AND OTHER SIMILAR FEATURES, OR SOIL FOR LANDSCAPING LOCATED ABOVE THE STRUCTURAL ROOF

SURFACE, IF ENCLOSED BY PARAPETS OR WALLS THAT COMPLY WITH THIS SUBSECTION

STREET LEVEL FROM THE STREET-FACING FACADE.

that any portions of the frontage occupied by residential dwelling units with individual entries shall not be subject to this requirement.

FLOOR AREA REQUIRED FOR BICYCLE PARKING FOR SEDus [ SMALL EFFICIENCY DWELLING UNITS]

THE FOLLOWING PROVISION APPLY FOR NON-RESIDENTIAL USES AT STREET LEVEL

TRANSPARENCY AND BLANK FACADE REQUIREMENTS APPLY TO THE AREA OF A STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE A SIDEWALK, BUT

• • • • • • •

for features such as ramps that improve access for persons with disabilities.

Street right-of-way and more than 100 feet north of the NE 100th Street right-of-way, as indicated on Map A for 23.48.805

of a setback that can be used for calculating the average is 15 feet.

The required usable open space shall be accessible from street level, with variations in elevation allowed to accommodate changes in topography or to provide

The overhead weather protection must be provided over the sidewalk, or over a walking area within 10 feet immediately adjacent to the sidewalk. When

Pedestrian access to street-level uses shall be provided directly from the street, from permitted outdoor common amenity area, or from open space abutting

Area qualifying as unenclosed usable open space shall meet the following requirements:

• The average horizontal dimension shall be at least 30 feet and not

• The minimum amount of required usable open space shall be equal to 2 square feet for every 100 square feet of chargeable gross floor area.

23.48.820 MAY BE OPERATED EITHER BY FOR-PROFIT OR NOT-FOR-PROFIT ORGANIZATIONS.

23.48.846 MEDICAL SERVICES 1 SPACE PER 4000 SF 1 SPACE PER 2000 SF

SEE TABLE A FOR SMC SECTION 23.54.015

• • • • • • •

NO MINIMUM FAR REQUIREMENT - SMC 23.48.820.C

THE REQUIREMENT O
CODE: SMC 23.48.846.B
UPPER LEVEL SETBACKS FOR NON-TOWER STRUCTURES IN SM-NG ZONES
Separation between structures is required as follows:
A minimum horizontal separation of 90' (or a required setback from the adjacent structure) is required from:

- The rear line of the building
- See SMC 23.48.437.C.

REQUESTED DEPARTURE
A departure is requested to reduce the maximum separation from 90' to a minimum of 56'-1/2" for portions of the structure above 45'.

RATIONAL:
This is being planned as a step down in the marketplace, this option provides a voluntary step down in height along the through block connection to reduce the scale along the pedestrian mid-block connection.

RELEVANT DESIGN GUIDELINES:
PL3.I Promote Pedestrian Interaction
Community Goal: Provide Direct and Convenient Pathways, Comfort, Visual Interest and Activity for Pedestrians
PL3.II Human Activity
Consider setting portions of the building back to create spaces at street level for pedestrian-oriented activities.

DC1.V Bicycle Parking
When providing bicycle parking, consider incorporating features such as storage and way finding for bicycle users that may not currently exist in your development.

CODE: SMC 23.48.040.C
STREET LEVEL USES
Where street-level uses are required, a minimum of 75 percent of the applicable street-level facade shall be occupied by uses listed in subsection 23.48.805.C.1. The remaining street-facing facade may contain other permitted uses or pedestrian or vehicular entrances.

REQUESTED DEPARTURE:
A departure is requested to reduce the street level uses:

- NE 103rd: from 75% to 61%
- 3RD AVE NE: from 75% to 68%
- Mid-Block Corridor: from 75% to 0%

RATIONAL:
The program for affordable housing does not easily allow for the street-level uses listed in 23.48.805.C.1. However, the design team has worked to ensure that the preferred massing option supports the following Northgate Design Guidelines:

<table>
<thead>
<tr>
<th>Northgate Design Guidelines</th>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>PL3.II Human Activity</td>
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RELEVANT DESIGN GUIDELINES:
PL3.I Promote Pedestrian Interaction
Community Goal: Provide Direct and Convenient Pathways, Comfort, Visual Interest and Activity for Pedestrians.

Massing Option 2
Northgate Affordable Housing
BRIDGE Housing / Community Roots Housing
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69 SDCI Project #: 3037586-EG
January 19, 2022
STATE LICENSING REQUIRED OUTDOOR PLAY AREA

BIKE ROOM
BOH
3 BED
2 BED
ST
TRASH
LOBBY
DAYCARE
COMFORT STATION

MID BLOCK CONECTIION

TOTAL AREA OF REQUESTED DEPARTURE: 5,958 SF
TOTAL AREA OF VOLUNTARY OPENING: 15,561 SF. If THIS PORTION WAS FILLED IN, PROPOSAL WOULD BE CODE COMPLIANT

3RD AVE NE

DEPARTURE 1

CODE: SMC 23.48.846.B
UPPER-LEVEL SETBACKS FOR NON-TOWER STRUCTURES IN SM-NG ZONES

THIS DEPARTMENT IS A GRAY ZONE IN THE HEART OF MALLARDS.COM. THIS APPEARS TO BE A LITTLE IMPOSSIBLE BUT IT'S REAL. THE FINAL AREA IS A LITTLE CHEAPER THAN WHAT WE HAVE BEEN TAKING SO FAR. THE APPEARS TO BE A LITTLE CHEAPER THAN WHAT WE HAVE BEEN TAKING SO FAR.

REQUESTED DEPARTURE:
A departure is requested to reduce the minimum separation from 75' to a minimum of 42'-5" for portions of the structure above 45'.

RATIONAL:
The Northgate Supplemental Design Guidelines of PL3.IVLots Adjoining Public Open Spaces and CS2.IV Super Block Developments is better met by creating an open courtyard to the south. The opening provides light for residents facing the courtyard, and creates modulation and interest in the street facade. In addition, the sandwiched pedestrian connections and open spaces provide pedestrians space to pause, sit and socialize, which enhances the area with walking amenities for the project. By filling in the "doughnut" would actually lead to a code compliant option.

RELEVANT DESIGN GUIDELINES:
PL3.IV LOTS ADJOINING PUBLIC OPEN SPACES
Strive for transitions between public, semi-public, semi-private and private space in the design of new development abutting public open space.

CS2.IV SUPER BLOCK DEVELOPMENTS
If multiple buildings are not feasible, break down the mass of the building, horizontally and vertically, into a hierarchy of volumes.

35

DEPARTURE 2

CODE: SMC 23.48.040.C.1
STREET-LEVEL USES

APPROVED STREET LEVEL USES
3RD AVE NE
APPROVED STREET LEVEL USES
NE 103RD ST

MID-BLOCK CORRIDOR

Massing Option 3

DEPARTURE 1

CODE: SMC 23.48.846.B
UPPER-LEVEL SETBACKS FOR NON-TOWER STRUCTURES IN SM-NG ZONES

THIS DEPARTMENT IS A GRAY ZONE IN THE HEART OF MALLARDS.COM. THIS APPEARS TO BE A LITTLE IMPOSSIBLE BUT IT'S REAL. THE FINAL AREA IS A LITTLE CHEAPER THAN WHAT WE HAVE BEEN TAKING SO FAR. THE APPEARS TO BE A LITTLE CHEAPER THAN WHAT WE HAVE BEEN TAKING SO FAR.

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OPTION 1 - DONUT

OPTION 2 - EAST COURT

OPTION 3 - SOUTH COURT (PREFERRED)
Shadow Studies - Spring/Fall

6 AM
8 AM
10 AM
NOON
2 PM
4 PM
6 PM
8 PM

OPTION 1 - DONUT

OPTION 2 - EAST COURT

OPTION 3 - SOUTH COURT (PREFERRED)
OPTION 1 - DONUT

OPTION 2 - EAST COURT

OPTION 3 - SOUTH COURT (PREFERRED)

Northgate Affordable Housing
BRIDGE Housing / Community Roots Housing
© Ankrom Moisan Architects, Inc

OPTION 1 - DONUT

OPTION 2 - EAST COURT

OPTION 3 - SOUTH COURT (PREFERRED)

05 APPENDIX
Shadow Studies - Summer

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SDCI Project #: 3037586-EG
January 19, 2022

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Shadow Studies - Summer