MISSION STATEMENT:

Provide uplifting affordable housing in support of success in education and financial stability through culturally informed design and services.

INTRODUCTION:

Bellwether Housing and Chief Seattle Club seek to address a broad range of needs for affordable housing, access to education, and employment opportunities for a diverse range of stakeholders, including: Urban Native Americans/Alaska Natives/First Nations, workforce and low income individuals and families, homeless youth and youth aging out of foster care, and students and employees of North Seattle College.

The development aims to serve as a model for access to opportunity and equitable solutions for housing and community development while strengthening the important ties between education and community.

A JOINT VENTURE:

This proposal is being submitted as a joint venture of Bellwether Housing and Chief Seattle Club. Both Bellwether Housing and Chief Seattle Club embrace the notion that we can be most responsive to the needs of our communities and create the strongest developments if we work in partnership with organizations who complement our individual strengths. Both organizations have deep experience developing housing and operating programs in partnership.

CONTENTS

<table>
<thead>
<tr>
<th>CONTENTS</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEVELOPMENT OBJECTIVES</td>
<td>3</td>
</tr>
<tr>
<td>URBAN DESIGN ANALYSIS</td>
<td>4</td>
</tr>
<tr>
<td>SITE ANALYSIS</td>
<td>15</td>
</tr>
<tr>
<td>KEY DESIGN PRINCIPLES</td>
<td>22</td>
</tr>
<tr>
<td>DESIGN OPTIONS</td>
<td>23</td>
</tr>
<tr>
<td>PRECEDENTS &amp; INSPIRATION</td>
<td>37</td>
</tr>
<tr>
<td>SUN/SHADOW STUDIES</td>
<td>45</td>
</tr>
<tr>
<td>DEVELOPMENT STANDARD DEPARTURES</td>
<td>46</td>
</tr>
<tr>
<td>PROJECT TEAM</td>
<td>49</td>
</tr>
</tbody>
</table>
PROJECT GOALS:
- Create affordable housing for American Indian/Alaska Native (AI/AN) families
- Create affordable housing for AI/AN youth transitioning out of foster care
- Increase AI/AN students, staff, and faculty at North Seattle College (NSC)
- Improve access to higher education for AI/AN students
- Improve retention and graduation rates for AI/AN students
- Create a Coast Salish Longhouse to provide a community facility for the broader urban Indian community

PROJECT INFORMATION
SITE ADDRESS
Southwest corner of the North Seattle Campus:
9200 College Way N
Seattle, WA 98103
PARCEL NUMBER
3226049021
SDCI #
3037815-LU
APPLICANT
Bellwether Housing
1651 Bellevue Avenue
Seattle, Washington 98122
CONTACT
Mindy Black
mblack@bellwetherhousing.org
(206) 957-2736
ZONING
MIO-50-LR3 / MIO-37-LR1
DESIGNATION
Northgate Overlay District
LOT SIZE
130,143.82 SF

PROJECT STATISTICS:

<table>
<thead>
<tr>
<th>APARTMENT UNITS</th>
<th>200</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS FLOOR AREA (SF)(INCLUDES BELOW GRADE)</td>
<td>240,000</td>
</tr>
<tr>
<td>BELOW GRADE PARKING STALLS</td>
<td>80</td>
</tr>
<tr>
<td>NUMBER OF FLOORS ABOVE GRADE</td>
<td>4 - 5</td>
</tr>
<tr>
<td>LONGHOUSE (SF)</td>
<td>5,000</td>
</tr>
</tbody>
</table>

PROJECT TEAM
OWNERSHIP TEAM
Bellwether Housing
1651 Bellevue Avenue
Seattle, Washington 98122
Chief Seattle Club
410 2nd Avenue Extension S
Seattle, Washington 98104

ARCHITECT
VIA Architecture
1809 7th Avenue, Ste 800
Seattle, WA 98101
(206) 284-5624

Jones & Jones
105 South Main Street, Ste 300
Seattle, WA 98104

CIVIL ENGINEER
Latitude 48
601 1st Avenue
Seattle, WA 98104

LANDSCAPE ARCHITECT
Jones & Jones
105 South Main Street, Ste 300
Seattle, WA 98104
URBAN DESIGN ANALYSIS

VICINITY MAP

The project site is in the Licton Springs neighborhood located west of Northgate and north of Green Lake. The project site is at the southwest corner of the North Seattle College campus. Access to the campus is a key project goal.
URBAN DESIGN ANALYSIS

URBAN CONTEXT

The existing urban context adjacent to and near the site is unique and varied. North Seattle College and Cascadia Elementary School are community nodes, Licton Springs Park is a cultural landmark, the I-5 Freeway is a strong boundary, while the new pedestrian bridge to Northgate will provide greater access to the regional transit network.

The college and elementary school buildings are examples of larger building volumes that setback from the property line and use courtyards to reduce the perceived scale of the development adjacent to single family residences.

A  Licton Springs Park
B  North Seattle College Campus
C  Licton Springs P-Patch Community Garden
D  Cascadia Elementary School & Robert Eagle Staff Middle School
E  I-5 Freeway, Northgate Transit Station & Pedestrian Bridge Access
F  College Way Single Family Residential Character

The existing urban context adjacent to and near the site is unique and varied. North Seattle College and Cascadia Elementary School are community nodes, Licton Springs Park is a cultural landmark, the I-5 Freeway is a strong boundary, while the new pedestrian bridge to Northgate will provide greater access to the regional transit network.

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F  College Way Single Family Residential Character
CASCADIA ELEMENTARY SCHOOL & ROBERT EAGLE STAFF MIDDLE SCHOOL

LICTON SPRINGS PARK, THE DUNAMISH TRIBE GATHERS HERE FOR CULTURAL CEREMONIAL PURPOSES. FOR GENERATIONS THEY HAVE HARVESTED RED PIGMENT FROM THE NATURAL SPRINGS. THIS CULTURAL REFERENCE PROVIDES POTENTIAL DESIGN INSPIRATION.

NORTH SEATTLE COLLEGE

I-5 FREEWAY, NORTHGATE TRANSIT STATION & PEDESTRIAN BRIDGE ACCESS

COLLEGE WAY SINGLE FAMILY RESIDENTIAL CHARACTER

LICTON SPRINGS P-PATCH COMMUNITY GARDENS
LAND USE & ZONING CONTEXT

The project site is within the North Seattle College MOI (Major Institutional Overlay) but SDCI has determined the underlying city zoning should govern the development standards. The site straddles both LR3 and LR1 zones.

The uses surrounding the project site include college institutional uses to the north and east and single family across the streets to the west and south.

**Institutional**

**Single Family Residential**

**Project Site**

**EXISTING LAND USE PATTERN**

**EXISTING ZONING PATTERN**
Both streets adjacent to the project site are minor arterial streets with bus routes and protected bicycle lanes. Of note, the boulevard on College Way creates a 120’ right of way condition between the project site and neighboring buildings.

In addition to 11 exceptional trees on the site, a number of large trees can be retained. Of note, a row of large pine trees line the north property line of the site that will minimally affect access to sun for the proposed development. Given the north-south orientation of the site, access to sunlight is important to study when siting the building.

In addition to 11 exceptional trees on the site, a number of large trees can be retained. Of note, a row of large pine trees line the north property line of the site that will minimally affect access to sun for the proposed development. Given the north-south orientation of the site, access to sunlight is important to study when siting the building.
URBAN DESIGN ANALYSIS

STREET ELEVATIONS

N 92ND ST
VIEW LOOKING SOUTH

N 92ND ST
VIEW LOOKING NORTH

PROJECT SITE

COLLEGE WAY N (BURKE AVE N)
URBAN DESIGN ANALYSIS

STREET ELEVATIONS

BURKE AVE N (COLLEGE WAY N)

MERIDIAN AVE N

 LICTON SPRINGS P-PATCH COMMUNITY GARDEN

PROJECT SITE

PROJECT SITE

SITE

SITE

SF 5000

SF 7200

SF 5000
URBAN DESIGN ANALYSIS

STREET ELEVATIONS

COLLEGE WAY N
VIEW LOOKING EAST

INTERNAL CAMPUS DR (N 95TH ST)

PROJECT SITE

COLLEGE WAY N
VIEW LOOKING WEST

N 92ND ST

MIO-50-LR3 MIO-37-LR1

MIO-37-LR1
URBAN DESIGN ANALYSIS

STREET ELEVATIONS

N 95TH ST/ CAMPUS DR
VIEW LOOKING SOUTH

N 95TH ST/ CAMPUS DR
VIEW LOOKING NORTH

MIO-105-LR3
MIO-50-LR3
SF 5000

COLLEGE WAY N

MIO-105-LR3
MIO-50-LR3
SF 5000

NSCC COLLEGE CENTER
DSHS KING NORTH

COLLEGE WAY N
PARCEL: # 3226049021

Anticipated Legal Description: THOSE PORS OF E ½ SEC 31-26-04 OF W ½ SEC 32-26-04; OF LOTS 8 THRU 14 MERIDIAN AVE ACRES OF BLK 2 HAWKES ADD; OF BLK 2 ERICKSONS IMPROVED ADD OF BLKS 1 THRU 7 BURKE & FARRARS LICHTON SPRINGS GARDENS; OF HOMELAND ADD AND OF PHILLIPS ADD LY W OF PRIMARY ST HWY #1 S OF N 103RD ST; EAST OF COLLEGE WAY N (BUTKE AVE) & N OF N 92ND ST; TGW ALL VACATED STS LY WLY OF PSH #1.

Extent of disturbance
EXEMPLARY TREES PER ARBORIST REPORT

<table>
<thead>
<tr>
<th>#</th>
<th>SPECIES</th>
<th>CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>PACIFIC MADRONE</td>
<td>FAIR</td>
</tr>
<tr>
<td>2</td>
<td>DOUGLAS FIR</td>
<td>GOOD</td>
</tr>
<tr>
<td>3</td>
<td>BIG LEAF MAPLE</td>
<td>GOOD</td>
</tr>
<tr>
<td>4</td>
<td>LAWSON CYPRESS</td>
<td>GOOD</td>
</tr>
<tr>
<td>5</td>
<td>WESTERN RED CEDAR</td>
<td>FAIR</td>
</tr>
<tr>
<td>6</td>
<td>PACIFIC MADRONE</td>
<td>FAIR</td>
</tr>
<tr>
<td>7</td>
<td>PACIFIC MADRONE</td>
<td>FAIR</td>
</tr>
<tr>
<td>8</td>
<td>PACIFIC MADRONE</td>
<td>FAIR</td>
</tr>
<tr>
<td>9</td>
<td>LAWSON CYPRESS</td>
<td>GOOD</td>
</tr>
<tr>
<td>10</td>
<td>DOUGLAS FIR</td>
<td>GOOD</td>
</tr>
<tr>
<td>11</td>
<td>MOUNTAIN ASH</td>
<td>DYING, FAIR</td>
</tr>
</tbody>
</table>
SITE CONDITIONS, CONTEXT, & MAJOR PLANNING DETERMINANTS

Existing right-of-way landscape boulevard (to remain) provides a visual and physical separation for adjacent single family residences

Exceptional trees per arborist report influence development potential

Existing trees that can be relocated per arborist report

Large non-exceptional trees to consider retaining

Zoning height change steps down one floor from LR3 to LR1

The sloping site creates a stepped height limit condition, stepping down from east to west

95th Street is a private drive. Site access is not allowed

The ideal location for a community longhouse will have direct access to the college and visual prominence from College Way

Exceptional trees limit efficient development of site

Continuous bicycle lane

Previous location of tennis court and recent man made grading and fill creates an unnatural topographic condition

Site topography slopes approximately 25' from southeast to northwest corner suggesting best access point is from the lower side on College Way

Project boundary

Existing right-of-way landscape boulevard (to remain) provides a visual and physical separation for adjacent single family residences

AERIAL VIEW LOOKING NORTHEAST
The 120' College Way right-of-way (with an existing landscaped boulevard to remain) and development setbacks from the property line for landscape provide significant physical and visual separation between the development and residences across College Way. Additionally, the proposed building height lowers toward College Way, reducing the perceived height of the project from the street.
Topographic elevation change and large existing trees greatly influence experience of the project site and any proposed development. Flattening the grade and removing these trees, while common practice, would diminish the character of the site. The preferred design options seek to preserve natural elements of the site as much as feasibly possible.
Zoning Outline:

Municipal Code Text (Note: code text here is a summary only on the most relevant development standards and has been edited down for brevity)

Applicant Comments

20.41.012 Development standard statement - General - a single-family dwellings obstructive recommendation

Table A - FAR Limits

Table A - FAR Limits
- Table A: FAR Limits
- A. Table A: FAR Limits
- B. Maximum façade length in Low-rise zones:

Rowhouses - No limit in LR zones
LR3 Apartments - 120’ wide. 150’ wide inside Urban Villages, Urban Centers or Station Area Overlay Districts

A. Table A Structure Width:

Side setback for facades greater than 40 feet in length, Apartments: 7’ Average, 5’ min
Rear, Apartments: 7’ Average, 5’ min.
Front: Apartments: 7’ Average, 5’ min.

1. Table A:  Required setbacks in LR zones

LR1 Apartments outside urban centers and station areas: 30’
LR3 Apartments: outside urban centers and station areas: 40’

2. Street access requirements:

LR1 Apartments - 40’ wide.
LR3 Apartments - 120’ wide. 150’ wide inside Urban Villages, Urban Centers or Station Area Overlay Districts

Roofscapes - No Limit in LR zones

B. Maximum façade length in Low-rise zones:
- A. Table A Structure Height for LR zones
- B. Family-sized unit requirements in LR1 zones

1. Except according to subsection 23.45.512.A.4, (affordable) the following developments must meet the density limits described in this subsection 23.45.512 A:

- 6. Density limits
- A. Density limits
- 1. Except according to subsection 23.45.512.A.4, (affordable) the following developments must meet the density limits described in this subsection 23.45.512 A:

1) The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground;
2) Avoiding development in the tree protection area will reduce the total development capacity of the site;
3) The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and
4) The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground.

1. Except according to subsection 23.45.512.A.4, (affordable) the following developments must meet the density limits described in this subsection 23.45.512 A:

1. Except according to subsection 23.45.512.A.4, (affordable) the following developments must meet the density limits described in this subsection 23.45.512 A:

The proposal is 100% affordable housing. At 400 SF per unit, the site could support a density of 248 units. The options proposed are all well below the applicable density limit.

2. Access to parking

1.1. The required amount of amenity area for rowhouse and townhouse developments in low-rise zones is at least 25 percent of the lot area.
1.2. A minimum of 50 percent of the required amenity area shall be provided at ground level.
1.3. All units shall have access to a common or private amenity area.
1.4. A common amenity area shall be located in every zone but not within a structure.

3) An on street parking area shall be located adjacent to every zone but not within a structure.

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1.3. All units shall have access to a common or private amenity area.
1.4. A common amenity area shall be located in every zone but not within a structure.

4. Access to parking

2. Street access required. Access to parking shall be from the street if:

1) The lot does not adjoin an alley;
2) The lot adjoins an alley but is an extended lot that is adjacent to an extended lot. Please note that a

2) Avoiding development in the tree protection area will reduce the total development capacity of the site;
3) The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground;
4) The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground.

Details on how to complete the Green Building Standards.

6. Pedestrian activity area requirements - greenway:

8. Minimum required amount of amenity area

2. Minimum required amount of amenity area

5. Structures with and façade length limits in LR zones

1. The required amount of amenity area for rowhouse and townhouse developments in low-rise zones is 25 percent of the lot area.
2. A minimum of 50 percent of the required amenity area shall be located at ground level.
3. All units shall have access to a common or private amenity area.
4. A common amenity area shall be located in every zone but not within a structure.

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6) Avoiding development in the tree protection area will reduce the total development capacity of the site;
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1. The required amount of amenity area for rowhouse and townhouse developments in low-rise zones is 25 percent of the lot area.
2. A minimum of 50 percent of the required amenity area shall be located at ground level.
OVERVIEW
Bellwether is currently engaged with the neighborhood as well as North Seattle College, the owner of the site, and is aware of the neighborhood and its concerns. We are committed to participation in neighborhood work, and to making sure the community has a forum to share their thoughts and concerns.

Printed Outreach: Direct mailings sent to all residents, businesses within 500 feet of the property
Digital Outreach: Interactive project website and online survey

SURVEY RESULTS
The survey received responses from a range of interested parties from former students to members of neighborhood groups. Eighty-seven percent of the respondents live close to the project and are aware of the neighborhood and its concerns.

Concerns for the neighborhood associated with increasing growth include:

- With increased density will come reduced parking availability, illegal parking, increased traffic, accidents, inadequate pedestrian accessibility and safety measures, noise, and air pollution;
- The environmental impacts of development to greenspace and stormwater;
- The growing number of homeless and camps have been associated with the proposed low-income housing and an anticipated increase in crime, illegal activities, and graffiti negatively impacting property values;
- The quality of area schools and what can be done to improve them.

Respondents also were conflicted in their responses that increasing density would eliminate the qualities that residents enjoy while others feel increased density would improve the neighborhood with diversity and mixed-use amenities.

Amenities that neighbors would like to see incorporated to address their concerns would include nearby grocery store, bakery, coffee shop and retail to provide walkable services which was anticipated through the Urban Village designation.

Responses confirmed the project goal of providing a high ratio of 2- and 3-bedroom units. Fifty-one percent of the respondents use their private car for transportation however this is anticipated to change with the new Link Light Rail station and Pedestrian bridge. Over a third of the responses identified the project priority of providing a high ratio of 2- and 3-bedroom units.

SUMMARY OF DESIGN RELATED COMMUNITY FEEDBACK

Q: What Is Your Connection To This Development? (Select All That Apply)

<table>
<thead>
<tr>
<th>Connection</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Live close to the project</td>
<td>87.18%</td>
</tr>
<tr>
<td>Work close to the project</td>
<td>0.00%</td>
</tr>
<tr>
<td>Attend school at North Seattle College</td>
<td>0.00%</td>
</tr>
<tr>
<td>Supporter of Bellwether Housing</td>
<td>5.13%</td>
</tr>
<tr>
<td>Supporter of Chief Seattle Club</td>
<td>20.53%</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>10.26%</td>
</tr>
</tbody>
</table>

Q: What Concerns Do You Have About The Project? (Select Any/All That Apply)

<table>
<thead>
<tr>
<th>Concern</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction noise/impacts</td>
<td>42.11%</td>
</tr>
<tr>
<td>Current business (use/building is going away)</td>
<td>16.42%</td>
</tr>
<tr>
<td>That it will be family-friendly</td>
<td>13.08%</td>
</tr>
<tr>
<td>That it may feel out of scale</td>
<td>27.27%</td>
</tr>
<tr>
<td>That it will make driving and parking in the neighborhood more difficult</td>
<td>35.00%</td>
</tr>
<tr>
<td>That it may feel out of scale with other buildings nearby</td>
<td>34.21%</td>
</tr>
<tr>
<td>That it will make driving and parking in the neighborhood more difficult</td>
<td>34.21%</td>
</tr>
<tr>
<td>I don’t really have any specific concerns</td>
<td>33.33%</td>
</tr>
</tbody>
</table>

Q: What Apartment Sizes Are Most Needed In Your Neighborhood? (Select One)

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>27.27%</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>45.45%</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>21.05%</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>26.32%</td>
</tr>
</tbody>
</table>

Q: What Is Most Important To You About A New Building On This Property? (select one)

<table>
<thead>
<tr>
<th>Importance</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complements the design of the campus</td>
<td>8.33%</td>
</tr>
<tr>
<td>That it brings new services or amenities to the area</td>
<td>19.44%</td>
</tr>
<tr>
<td>That is affordable for residents</td>
<td>33.33%</td>
</tr>
<tr>
<td>That it is designed to be family friendly</td>
<td>19.77%</td>
</tr>
<tr>
<td>That it is designed with environmental sustainability in mind</td>
<td>38.00%</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>27.78%</td>
</tr>
</tbody>
</table>
KEY DESIGN PRINCIPLES

1. ORIGINAL FORM
The rectilinear shape of the effective site area within the property line is extruded vertically.

2. TERRACING WITH GRADES
Approximately 25’ of vertical grading occurs across the site. The buildings will respond to this grade condition by implementing vertical steps in its massing, creating more visual interest at roof lines.

APPLICABLE DESIGN GUIDELINES:
CS1-C.2 - Elevation Changes,
CS2-B.1 - Site Characteristics

3. ERODED EDGES & VISUAL PENETRATION
The volume is eroded to reduce bulk and scale, providing sight lines into and through the project.

APPLICABLE DESIGN GUIDELINES:
CS2-D.1 - Existing Development and Zoning
CS2-D4 - Massing Choices

4. EXISTING TREES, ACCESS TO LIGHT & AIR
The building mass is further reduced to accommodate existing exceptional trees and preserve open space on the site. Subtracted areas provide access to light, air, and nature for residents.

APPLICABLE DESIGN GUIDELINES:
DC3-C.1 - Reinforce Existing Open Space
DC3-C.3 - Support Natural Areas

5. OPEN SPACES & PEDESTRIAN CONNECTIONS
A variety of connected open spaces, from private residence uses to public community uses, become organizing elements with public access from corner locations.

APPLICABLE DESIGN GUIDELINES:
CS2-C.1 - Corner Sites
DC3-B.3 - Connections to Other Open Space
DC3-B.4 - Multifamily Open Space

6. PLACES FOR CONNECTION & CULTURAL CELEBRATION
Places for social connection and cultural celebration are located close to the street, college campus, or main entrance. These places provide unique views to the neighborhood and site landscape.

APPLICABLE DESIGN GUIDELINES:
DC1-A.2 - Gathering Places
DC1-A.4 - Views and Connections

7. FACADE EXPRESSION
Repetitive vertical elements on street facing facades reduces the bulk and scale of the building while reflecting the scale and character of neighboring buildings and a typical LR zone.

APPLICABLE DESIGN GUIDELINES:
DC2-A.2 - Reducing Perceived Mass
DC2-C.1 - Visual Depth and Interest
**OPTION A** - CODE COMPLIANT

**OPTION B** - EXCEPTIONAL TREES SAVED

**OPTION C** - 92ND STREET ENTRY

**OPTION D** - COLLEGE WAY ENTRY - PREFERRED
**COMPARATIVE OVERVIEW**

**OPTION A - CODE COMPLIANT**

**PROS**
- Allowable density for the site is achieved without any departures needed
- Individual buildings have smaller scale

**CONS**
- Only 2 exceptional trees will be retained
- The layout will not promote equity or inclusivity for residents because of the separate nature of each building. Narrow courtyards will not promote social interaction and will intrude on resident privacy.
- Each building requires 2 stairs and an elevator, negatively impacting affordable housing feasibility. Increased exterior envelope negatively impacts affordable housing feasibility as well. Separate entrances create management issues. Additionally, the roof level access penthouses add visual clutter above the height limit. Creates 12 stairs and 6 elevators. Options C & D: 3 stairs and 2 elevators.
- The layout speaks to an institutional and barrack-like character not a residential community.
- Size and shape of longhouse is constrained, with limited opportunity for vehicular access and adjacent pedestrian gathering spaces.

**DEPARTURES**
- None

---

**OPTION B - EXCEPTIONAL TREES SAVED**

**PROS**
- All 11 exceptional trees will be retained
- Allows for a legible single point of entry and control for the resident population
- Allows for a legible single point of entry for resident parking and pick-up/drop-off for residents and guests
- By functioning as a single building it promotes a sense of community and inclusivity for the residents
- Creates 4 unique gathering courtyards for the residents and visitors to the community longhouse
- Provides ample space for the longhouse building, adjacent pick-up/drop-off, and adjacent pedestrian gathering space

**CONS**
- Creates long uninterrupted facades along College Way and 92nd Street. Moving the mass to the street edge results in the building blocking views into and through the site, obscuring the trees that have been retained.
- 3 College Way/bike path curb cuts required
- Forces the main arrival point further north on the site, decentralizing the main circulation core from the majority of the building. Requires additional stairs and elevators to service the 3 wings of the building, negatively impacting affordable housing feasibility.
- Creates 6 stairs and 6 elevators. Options C & D: 3 stairs and 2 elevators
- The parking garage layout is very inefficient due to the forced geometry needed to avoid exceptional trees, negatively impacting affordable housing feasibility.

**DEPARTURES**
- 1. Structure width
- 2. Height increase for tree preservation

---

**OPTION C - 92ND STREET ENTRY**

**PROS**
- Allows for a legible single point of entry and control for the resident population
- Allows for a legible single point of entry for resident parking and pick-up/drop-off for residents and guests
- By functioning as a single building it promotes a sense of community and inclusivity for the residents
- Creates 4 unique gathering courtyards for the residents and visitors to the community longhouse
- Preserves a generous open space at the south end of the site to announce the entry to the College and minimize the impact of the project to the residential neighborhood to the south
- The longest part of the massing is nestled into the grade, concealed by the preserved trees and is furthest from the surrounding public realm and neighboring residential properties
- Provides ample space for the longhouse building, adjacent pick-up/drop-off, and adjacent pedestrian gathering space

**CONS**
- Vehicular arrival that interrupts 92nd Street bicycle lane is closer to the intersection on a hillside with reduced sight lines/visibility.
- Longer pedestrian walk to arrival off of 92nd Street.
- Structure width departure required

**DEPARTURES**
- 1. Structure width
- 2. Height increase for tree preservation

---

**OPTION D - COLLEGE WAY ENTRY-PREFERRED**

**PROS**
- Allows for a legible single point of entry and control for the resident population
- Allows for a legible single point of entry for resident parking and pick-up/drop-off for residents and guests
- By functioning as a single building it promotes a sense of community and inclusivity for the residents
- Creates 4 unique gathering courtyards for the residents and visitors to the community longhouse
- Preserves 7 exceptional trees
- Preserves a generous open space at the south end of the site to announce the entry to the College and minimize the impact of the project to the residential neighborhood to the south
- The longest part of the massing is nestled into the grade, concealed by the preserved trees and is furthest from the surrounding public realm and neighboring residential properties
- Provides ample space for the longhouse building, adjacent pick-up/drop-off, and adjacent pedestrian gathering space
- One 2-way vehicular access off of College Way.
- Structure width departure required

**CONS**
- Right-in-and-out only vehicular drive accessed from College Way.
- Structure width departure required

**DEPARTURES**
- 1. Structure width
- 2. Height increase for tree preservation
OPTION A - CODE COMPLIANT

OPTION STATISTICS

| APARTMENT UNITS | 237 |
| GROSS FLOOR AREA (SF) | 224,400 |
| BELOW GRADE PARKING STALLS | 80 |
| FAR (BLENDED) | 1.45 |
| EXCEPTIONAL TREES SAVED | 1 OF 11 |
| TOTAL ON-SITE TREES SAVED | 4 |

*THIS OPTION DOES NOT MEET DEVELOPMENT OBJECTIVES

REQUESTED DEPARTURES

NONE

PLAN KEY

- STUDIO YOUTH CARE
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MECH/ELEC/ROH
- AMENITY
- CIRCULATION
- PARKING
- ROOF BELOW
- GREEN SPACE
- LONGHOUSE

AERIAL VIEW LOOKING NORTHEAST

LEVEL 1

LEVEL 2-3

LEVEL 4

N 92ND ST

COLLEGE WAY N

SOCIETY
OPTION B - EXCEPTIONAL TREES SAVED

OPTION STATISTICS

<table>
<thead>
<tr>
<th>APARTMENT UNITS</th>
<th>205</th>
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<tbody>
<tr>
<td>GROSS FLOOR AREA (SF)</td>
<td>246,200</td>
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<tr>
<td>BELOW GRADE PARKING STALLS</td>
<td>80</td>
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<tr>
<td>FAR (BLENDED)</td>
<td>1.54</td>
</tr>
<tr>
<td>EXCEPTIONAL TREES SAVED</td>
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<tr>
<td>TOTAL ON-SITE TREES SAVED</td>
<td>26</td>
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</table>

REQUESTED DEPARTURES
- Structure Height
- Structure Width

PLAN KEY
- Studio Youth Care
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Amenities
- Mechan/Elec/Boh
- Longhouse
- Roof Below
- Circulation
- Parking
- Green Space

AERIAL VIEW LOOKING NORTHEAST

LEVEL 1
LEVEL 2-4
LEVEL 5

COLLEGE WAY N
N 92ND ST
OPTION B - EXCEPTIONAL TREES SAVED
OPTION C - 92ND STREET ENTRY

OPTION STATISTICS

<table>
<thead>
<tr>
<th>APARTMENT UNITS</th>
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<tbody>
<tr>
<td>GROSS FLOOR AREA (SF)</td>
<td>224,800</td>
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<td>BELOW GRADE PARKING STALLS</td>
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<td>FAR (BLENDED)</td>
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<td>EXCEPTIONAL TREES SAVED</td>
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<td>TOTAL ON-SITE TREES SAVED</td>
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</table>

REQUESTED DEPARTURES

- Structure Height
- Structure Width

PLAN KEY

- Studio Youth Care
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Mechan/Elec/Boh
- Amenity
- Circulation
- Parking
- Green Space
- Longhouse

AERIAL VIEW LOOKING NORTHEAST

LEVEL 1
LEVEL 2
LEVEL 5
OPTION C - 92ND STREET ENTRY

PERSPECTIVE VIEW AT COLLEGE WAY N & N 92ND ST

PERSPECTIVE VIEW AT N 92ND ST & MERIDIAN AVE N

AERIAL VIEW LOOKING EAST

PERSPECTIVE VIEW AT COLLEGE WAY N COURTYARD

PERSPECTIVE VIEW AT COLLEGE WAY N & N 95TH ST
OPTION D - COLLEGE WAY ENTRY - PREFERRED

APARTMENT UNITS 202
GROSS FLOOR AREA (SF) 234,700
BELOW GRADE PARKING STALLS 80
FAR (BLENDED) 1.48
EXCEPTIONAL TREES SAVED 6 OF 11
TOTAL ON-SITE TREES SAVED 17

REQUESTED DEPARTURES
• Structure Height
• Structure Width

PLAN KEY

AERIAL VIEW LOOKING NORTHEAST
OPTION D - COLLEGE WAY ENTRY - PREFERRED
DESIGN ADVANCEMENT - OPTION D - PREFERRED

CORNER OF 92ND STREET AND COLLEGE WAY LOOKING NORTHEAST
DESIGN ADVANCEMENT - OPTION D - PREFERRED

COURTYARD VIEW LOOKING EAST
The integration of rowhouse character and scale elements reduces the building mass and provides an architectural expression common in Lowrise Zones. Rowhouse features per SMC:

- Pedestrian entry on street facing facades
- Front yard setback with transition elements from the street
- Architectural expression that visually identifies each individual rowhouse
ARCHITECTURAL PRECEDENTS & INSPIRATION

ARTWORK - HISTORIC & CULTURAL INSPIRATION

- SEALASKA HERITAGE | AK
- NESKA ILLAAK APTS | PORTLAND, OR
- THE CINDER CONE | HOOD RIVER, OR
- THE SUSTAINABILITY TREEHOUSE | WV
- TIPPERNE BIRD SANCTUARY | DANMARK
- POTAWATOMI TOWER | STURGEON BAY, WI
- EDWINA BENNER PLAZA | SUNNYVALE, CA

OVERLOOK/CONNECTOR - HISTORIC & CULTURAL INSPIRATION

- URBAN ECOSYSTEM CENTER | MILWAUKEE, WI
- THE SUSTAINABILITY TREEHOUSE | WV
- INDIGENOUS FISHING PLATFORMS | CELILU FALLS, OR
- ONIZUKA CROSSING | SUNNYVALE, CA
- SEALSASKA HERITAGE | AK
- NESKA ILLAAK APTS | PORTLAND, OR
- THE CINDER CONE | HOOD RIVER, OR
- THE SUSTAINABILITY TREEHOUSE | WV
- TIPPERNE BIRD SANCTUARY | DANMARK
- POTAWATOMI TOWER | STURGEON BAY, WI
- EDWINA BENNER PLAZA | SUNNYVALE, CA

OVERLOOK/CONNECTOR - CONTEMPORARY INSPIRATION
The Proposed NSC - Longhouse project will be a NW Coast Salish Cultural-based Longhouse Design. The Longhouse design will speak to and connect to the Indigenous Diversity of Native People of NSC, and our region here in the Pacific NW. The cultural architectural Heritage of the Coast Salish Longhouse is unique in American Architecture, has a unique cultural spirit about it, and is a structure that springs from our Pacific NW Coast Environment.

The Longhouse project has been sited on the Northwest corner area of the property with proximity and good access for connecting to the main campus area of NSC, and for NSC student direct access from campus to the Longhouse. Also, this site area offers a strong physical / visual connection to existing site trees which will enhance the Longhouse outdoor areas.

The architectural profile of the proposed Longhouse will basically be arranged in a North / South alignment, located between existing site trees. The roof line of the Longhouse will slope from north (20' ht. +/-) to the south (12' ht. +/-), and will reflect the historic pitch/slope of a traditional NW Longhouse. It will fit itself between the existing beautiful site trees in this area of the site. We are proposing a ‘living roof’ on the support area of the Longhouse.

The overall Longhouse design character will be similar to the enclosed traditional longhouse images. The NSC - Longhouse design will be based on particular historic architectural spaces and architectural features of the NW Coast Salish Longhouse such as a Welcome Space, a Gathering space, a Cooking space, and other back-up support spaces. The interior structural elements will be composed of exposed round timbers (columns and beams) - it will be a ‘post & beam system’ (see images).

Often there are no exterior windows in the traditional Longhouse Gathering space, but as a modern structure we need to provide windows for gravity air movement, and natural light, which will help with modern sustainability concerns. When cultural ceremonies happen in the Gathering space we will be providing either sliding walls or dark shades to close off outdoor light.

The Longhouse will be an acknowledgement of Coast Salish Longhouse Architectural Parameters on the exterior and the interior, and will be basically of local NW Wood. Also, it will be infused with a diversity of Indigenous Art. It will be a Place of Cultural learning, support, good spirit, and cultural sustainability!
LONGHOUSE

NATIVE AMERICAN CULTURAL CENTER - EXTERIOR | OREGON STATE UNIVERSITY, OR

NATIVE AMERICAN CULTURAL CENTER - INTERIOR GATHERING SPACE | OREGON STATE UNIVERSITY, OR

NATIVE AMERICAN CULTURAL CENTER | OREGON STATE UNIVERSITY, OR

NATIVE AMERICAN CULTURAL CENTER - INTERIOR GATHERING SPACE | OREGON STATE UNIVERSITY, OR
SITE - LANDSCAPE INSPIRATIONS - PAVING AND WALLS
SITE - LANDSCAPE INSPIRATIONS - CULTURE

- Hunt gather forage
- Your image of the hunt gather forage

- Food one has gathered
- Your image of food one has gathered
SUN/SHADOW STUDIES

OPTION D - COLLEGE WAY ENTRY

EQUINOX

SUMMER SOLSTICE

WINTER SOLSTICE

9AM

NOON

3PM
The many significant trees and public open space on site establish a natural character to the site and neighborhood. The proposed project intends to maintain that character within the new development, save or relocate all existing trees to the extent possible, and provide a variety of open spaces for the public and building residents. To preserve the trees and open spaces, building volumes need to be consolidated, as seen in Options B, C, and D. The additional story provided by the additional 10' of height makes affordable housing feasible while providing open spaces and access to the site's nature focused character. Option A does not request this departure.

**Relevant Design Guidelines:**

CS1.D1 – On-site Features

CS2.B3 – Character of Open Space

Options C and D save the majority of exceptional trees while locating the mass of the building toward the east side of the site, furthest away from single-family homes. This project proposes that while not every exceptional tree is saved in these two options, they save the majority of the trees, resulting in a better height, bulk, and scale neighborhood response than Option B.

**Rationale & Relevant Design Guidelines:**

**Standard:**

SMC 23.41.012 Development Standard Departures

A. The Director may waive or modify application of a development standard to a development proposal if the Director decides that waiver or modification would result in a development that better meets the intent of adopted design guidelines.

SMC 23.41.012: Development Standard Departures

B. Departures may be granted from any Land Use Code standard or requirement, except for the following:

1. Structure height, except that:
   1) The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above ground; and
   2) Avoiding development in the tree protection area will reduce the total development capacity of the site;

**Proposed Design:**

The project size is split between two LR zones – LR1 and LR3. In the LR1 zone this project proposes to utilize the additional 10' for saving exceptional trees, resulting in a height limit of 40'. In the LR3 zone this project proposes to utilize the additional 10' for saving exceptional trees, resulting in a height limit of 50'.

**Option A:**

- 1 of 11 exceptional trees saved
- Existing trees that can be relocated per arborist report
- Large non-exceptional trees to consider retaining
- Exceptional trees per arborist report

**Option B:**

- 11 of 11 exceptional trees saved
- Dispersed code-compliant volumes create no public open space
- Pushes the bulk of the building south and west, directly adjacent to single family residences

**Option C:**

- 7 of 11 exceptional trees saved
- This option requires a larger south facing entry courtyard than option D, reducing access to light and air at the mid-block west facing courtyard

**Option D:**

- 6 of 11 exceptional trees saved
- Saves the majority of trees while reducing bulk, scale, and mass along College Way & 39th Street. This option provides the preferred location for vehicular site access, off of College Way

SMC 23.41.012: Development Standard Departures

A. The Director may waive or modify application of a development standard to a development proposal if the Director decides that waiver or modification would result in a development that better meets the intent of adopted design guidelines.
DEPARTURE STANDARD DEPARTURES

A. The Director may waive or modify application of a development standard to a development proposal if the Director decides that waiver or modification would result in a development that better meets the intent of adopted design guidelines.

SMC 23.45.527: Structure Width and Facade Length Limits in LR Zones

A. Structure width in LR zones may not exceed the width indicated on Table A for 23.45.527.

Table A for 23.45.527: Maximum Structure Width in LR zones in feet

<table>
<thead>
<tr>
<th>Zone: Width in feet by Category of Residential Use for Apartments</th>
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</thead>
<tbody>
<tr>
<td>LR1 Apartments = 45’</td>
</tr>
<tr>
<td>LR1 Rowhouses = No Limit</td>
</tr>
</tbody>
</table>

DEPARTURE #2 - STRUCTURE WIDTH

PROPOSED DESIGN:
The project size is split between two LR zones – LR1 and LR3.

In the LR1 zone:
- Option D (Preferred) proposes a maximum structure width of 210’

In the LR3 zone:
- Option D (Preferred) proposes a maximum structure width of 250’

RATIONALE & RELEVANT DESIGN GUIDELINES:

1. The existing site functions as public open space. Consolidating the building area into two structures creates more open space on the site and provides an opportunity to save most of the existing and exceptional trees, preserving the site’s natural character and provision of open space. This consolidation provides more open space around the longhouse as well, allowing for better access to existing exceptional trees for that community space.

Relevant Design Guidelines:
- CS2.B3 – Character of Open Space
- CS2.D2 – Existing Site Features
- DC3.C1 – Reinforce Existing Open Space
- DC3.C3 - Support Natural Areas

2. The neighborhood contains other structures with increased structure width. They either place the bulk of the mass toward the rear, or activate the façade through changes in plane. Landscaped setbacks are then used to buffer semi-private space between developments and the street. Options D continues this logic and pattern. Larger volumes are located eastward - farther from adjacent neighbors, allowing open spaces for public use at corner locations. The sloped site allows the lowest level of these larger volumes to occur below grade, hiding parking from public view.

Relevant Design Guidelines:
- CS3.A3 – Established Neighborhoods
- PL1.A1 – Enhancing Open Space
- DC1.C2 – Visual Impacts
DEPARTURE #2 - STRUCTURE WIDTH

RATIONALE & RELEVANT DESIGN GUIDELINES (CONTINUED):

3. The design intent is to provide a rowhouse character along the street frontage, in keeping with the typical typology of the LR zones. Vertical modulation, landscape at the building edge, and a range of exterior finishes on the facade can combine to create a character that more comfortably interacts with the adjacent single-family neighbors across College Way and 92nd Street in terms of height, bulk, and scale. Rowhouses in LR zones have no limit to the structure width.

Relevant Design Guidelines:

CS2.D1 – Existing Development & Zoning
CS3.A3 – Established Neighborhoods
PL3.B2 - Ground-level Residential

SMC 23.45.520.F: Design standards for rowhouse developments

- Pedestrian entry on street facing facades
- Front yard setback with transition elements from the street
- Architectural expression that visually identifies each individual rowhouse

Rowhouse Character Analysis:

- A repetitive module of architectural elements defines rowhouse character
- Changes in roof/parapet height and/or shape
- Protruding volumes add depth to facades
- Increased fenestration and/or detail at ground floor
- Changes and breaks in material
- Repetitive landscape elements and setbacks to the building

LOCATIONS FOR STREET FACING ROWHOUSE CHARACTER

ELEVATION SKETCH DEPICTING PROPOSED ROWHOUSE CHARACTER

CONTEMPORARY ROWHOUSE PRECEDENT | YAKIMA AVE S | SEATTLE, WA
BELLWETHER HOUSING
Bellwether Housing is a 501(c)(3) nonprofit organization founded in 1980 to create housing for lower wage workers to have access to safe, affordable housing close to their jobs in the core of the City. After 40 years of success, growth, and diversifying our housing to serve a broad range of low-income people, Bellwether is the Pacific Northwest’s largest nonprofit affordable housing provider.

CHIEF SEATTLE CLUB
Chief Seattle Club is a Native-led human services agency and day center in Pioneer Square dedicated to serving urban Native people, many of whom have experienced homelessness and housing insecurity. Chief Seattle Club provides food, primary health care, housing assistance, an urban Indian legal clinic, a Native art job training program and a range of other services. Chief Seattle Club embraces the cultures, languages, and traditions of American Indians and Alaskan Natives as the primary method for healing and transformation.
JONES & JONES

Steeped in the natural richness of the Northwest since 1969, our team of architects, landscape architects, and planners shares a commitment to environmentally sensitive solutions. We apply the basic principles that come from our own regional understanding to projects all over the world. With more than 650 completed projects in the Americas, Asia, Europe, Australia and Africa, we welcome new opportunities for nature-centered, culture-based, and community-driven design.

VIA - A PERKINS EASTMAN STUDIO

An award-winning design firm, VIA Architecture is one of the Pacific Northwest’s leaders in mixed-use, residential high-rise and mid-rise, assisted living, transit architecture, urban design, and sustainable community planning. Founded in 1984, VIA currently employs 52 professionals in Seattle, San Francisco, and Vancouver, BC offices, providing services to both public and private clients.