

545 NE 112TH ST.

SEATTLE, WASHINGTON

SDCI #3029327-LU

ADMINISTRATIVE DESIGN RECOMMENDATION

DECEMBER 13, 2019

PRIORITY II AFFORDABLE HOUSING FUNDED BY THE CITY OF SEATTLE OFFICE OF HOUSING

VIA

SENIOR LIVING WITH A HEART
NORTHAVEN

BEACON
DEVELOPMENT
GROUP

VIA
1809 7TH AVE | STE 800
SEATTLE, WA 98101
206.284.5624
www.via-architecture.com

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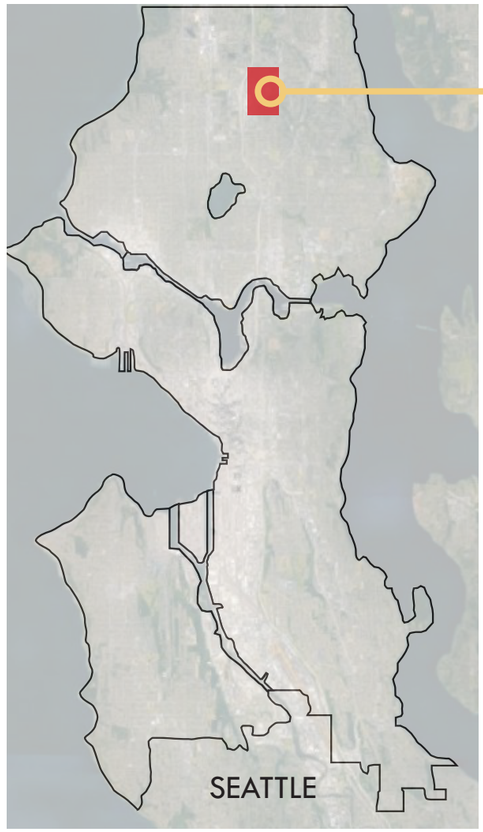
PARTNERSHIP
berger

RECOMMENDATION

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PRIORITY II AFFORDABLE HOUSING FUNDED BY THE CITY OF SEATTLE OFFICE OF HOUSING



PROJECT SITE
NORTHGATE
URBAN CENTER

VIA

DEVELOPMENT OBJECTIVES:

The goal of the Northaven 3 development is to add affordable senior living apartments to the existing site while creating a larger campus community composed of the new development and the two existing buildings.

The Northaven 3 building will have approximately 82 dwelling units with associated services and no on-site parking. The building will be 5 floors over a partial basement. The development site is located in the north sub-area of the Northgate Urban Center. It is a mid-block parcel of a super-block bounded by NE 115th ST, NE Northgate Way, 5th Avenue NE and 8th Ave NE.

Project Goals:

• Support the development of the urban character in the evolving transit and pedestrian oriented Northgate Urban Center.

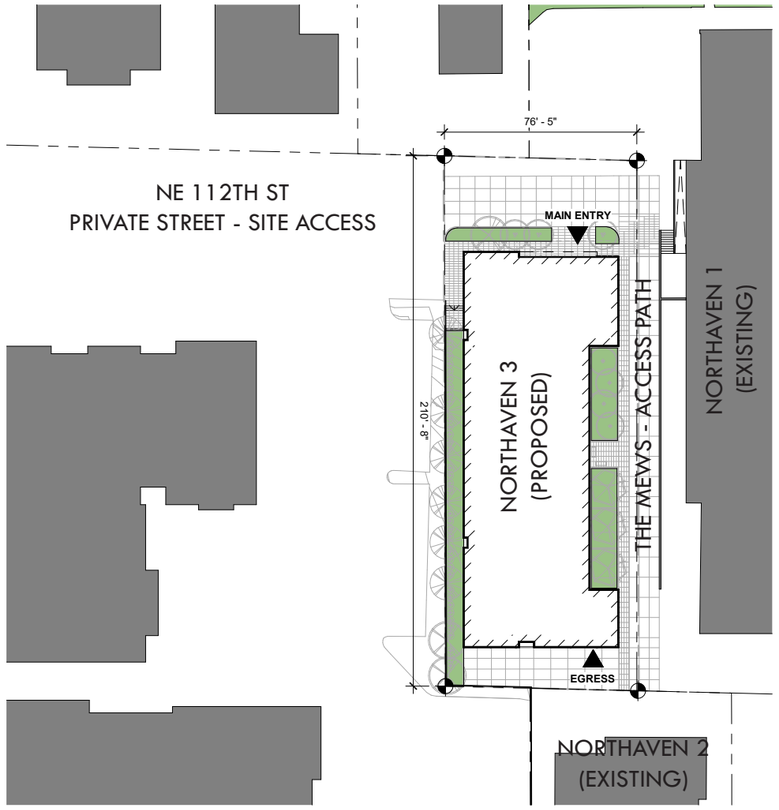
• Create a simple and thoughtfully composed building that will respect its central block site and function as part of a larger campus.

• The massing of the building is in keeping with the adjacent properties, as the neighborhood continues to evolve with added density and services.

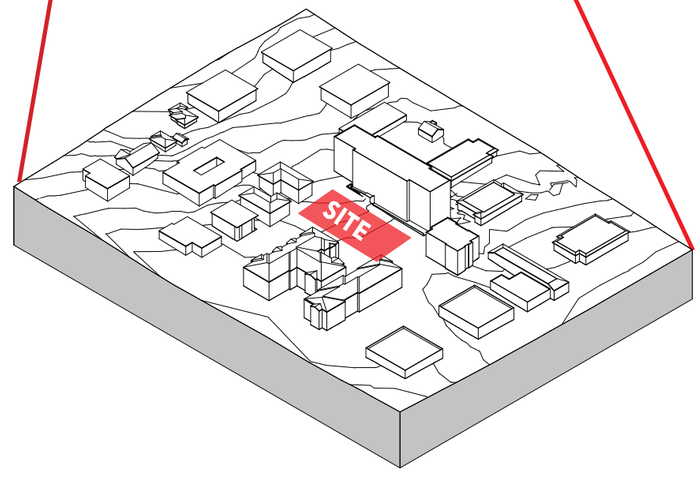
• Create an exceptional living environment and sense of home for the building's residents.

• Orchestrate effective access, loading, and building services off NE 112th Street.

• The project will be certified to Evergreen Sustainable Development Standards







PROJECT STATISTICS:

SITE AREA (SF)	16,114 SF
APARTMENT UNITS	82
GROSS FLOOR AREA (SF)	43,548 GFA
PARKING STALLS	0
NUMBER OF FLOORS ABOVE GRADE	5

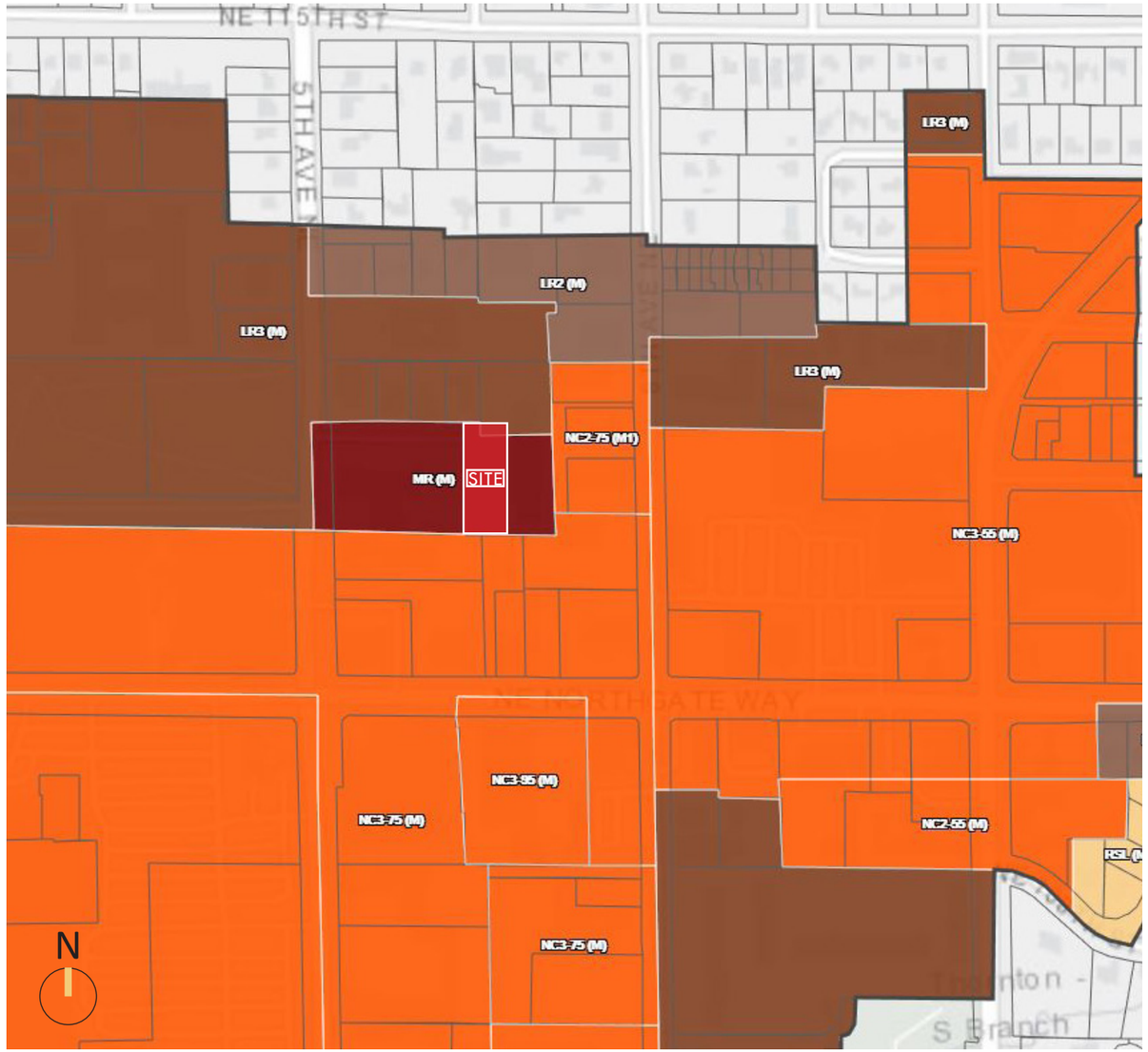
ZONING & LAND USE SUMMARY

Address:	545 NE 112TH ST - Northgate Urban Center
Zoning Designation	MR(M)
Lot Area	16,266 SF
Overlays	Northgate Urban Center

Topic & Reference	Code Language (Paraphrased Summary)		Project specific application or interpretation
Permitted and Prohibited Uses 23.45.504	Per Table A for 23.45.504 Residential uses permitted outright		Proposed use allowed as of right
Floor area ratio 23.45.510	Table A, 23.45.510: Maximum 4.5 D. The following gross floor area is not counted toward maximum FAR: 1. All gross floor area underground; 2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;		Proposed scheme is within the FAR limits.
Structure height 23.45.514	Table B, 23.45.514 Maximum Height is 80'		Proposed scheme is within the height limit
Setback Requirements 23.45.518	Table B, 23.45.518 Front and side setbacks from street lot lines: 7' avg., 5' min. Rear setback: 15' from a rear lot line that does not abut an alley, or 10' from a rear lot line abutting an alley Side setbacks from interior lot lines: For portions of a structure 42' or less in height 7' avg., 5' min. For portions of structures above 42' in height 10' avg, 7' min.		Proposal requires a departure for side setback of 7' min., 10' avg. Above 42'. 7'-3" min. and 7'-3" avg. provided.
Amenity Area 23.45.522	C. Amount of amenity area required in MR and HR zones. The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use. D. General requirements. Required amenity areas shall meet the following conditions: 2. Enclosed amenity areas b. In MR and HR zones no more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.		Required amenity area provided.
Landscaping standards 23.45.524	2.b. Landscaping that achieves a Green Factor score of 0.5 or greater, determined as set forth in Section 23.86.019, is required for any lot within an MR or HR zone if construction of more than one dwelling unit or a congregate residence is proposed on the site.		Greenfactor requirement provided.
Structure Width and Depth Limits 23.45.528	The width and depth limits in this section 23.45.528 apply to lots greater than 9,000 sf in MR zones A. The width of principle structures shall not exceed 150 feet B. Structural Depth 1. The depth of principle structures shall not exceed 80 percent of the depth of the lot, except as provided in subsection 23.45.528.B.2		Lot depth = 212'-8". Max. depth = 170'. All proposed schemes comply.
Parking Location and Solid Waste Storage 23.54	Table B for 23.54.015: L. All commercial and residential uses within Urban Centers or within Station area Overlay District - No minimum requirement		No parking provided
Bike Parking 23.54.015	23.54.015 Table D. - Long-term: 1 per dwelling unit, Short-term: 1 per 20 dwelling units Per foornote (3) For residential uses, after the first 50 spaces for bicycles are provided, additional spaces are required at three-quarters the ratio shown in this Table D		Long-term: Director's decision requested for reduction to 1 bike parking stall per 10 units. Short-term: 4 spaces provided
Solid waste 23.54.040	Area Required: more than 51-100 Dwelling Units: 375 Square Feet Plus 4 Square Feet For Each Additional Unit Above 50 = 375 + 32 x 4 = 503 sf required For Residential.		551 sf waste room provided. SPU approval required and in process.
Substantial Development 23.71.007	"Substantial Development" means any new development > 4,000 GSF		NH3 is a Substantial Development
Development along Pedestrian Streets 23.71.008	Portions of Northgate Way and and 5th Ave NE are desigrnated pedestrain streets and have special design standards		Project does not abut a pedestrain street
Green Streets 23.71.010	Where a substaintial development abuts a designated green street, the owner shall construct improvements to meet the standards		Project does not abut a green street
Landscaped Arterials 23.71.012	Where a substaintial development abuts a designated landscaped arterial, the owner shall construct improvements to meet the standards		Project does not abut a landscaped arterial
Open Space 23.71.014	Open space required per 23.71.014 in commercial zones		Project not in a commercial zone
Transportation Management Program 23.71.018	Multuifamily substantial d3evelopments which expect to generate 50 or more trips in any one PM hour shall prepare and implement a TMP		Project not expected to generate 50 or more trips in any one PM hour
Development Agreements 23.71.020	Development agreements may be proposed for developments within th eNorthgate Overlay District		Project is not proposing a development agreement
Development Standards for transition areas 23.71.030	A. Transitions areas shall be provided between zones where different intenities of development may occur B. The requirements of this section apply do veleopments on lots in the more intensive zone under the following conditions: 1. Where a Midrise abuts or is across and alley froma lot zoned SF, LR1, or LR2		Project site zoned MR and not abutting or across an alley from SF, LR1 or LR2
Maximum Width and Depth of Structures 23.71.036	The maximum width and depth requirements of thissection 23.71.036 shall apply only to portions of a structure within 50 feet of a lot line abutting, or directly across a street right-of-way that is less than 80 feet in width, from a less intensive residential zone as provided in Table A for23.71.036. Per Table A, 23.71.036 only applies to MR zoned lots that are abutting or across a street ROW less than 80 in width from a SF, LR1, or LR2 zoned lot		Project site zoned MR and not abutting or across a street ROW from SF, LR1 or LR2

Summary of primary applicable development standards from the Seattle Municipal Code. Note that some portions are paraphrased for brevity.

ZONING MAP

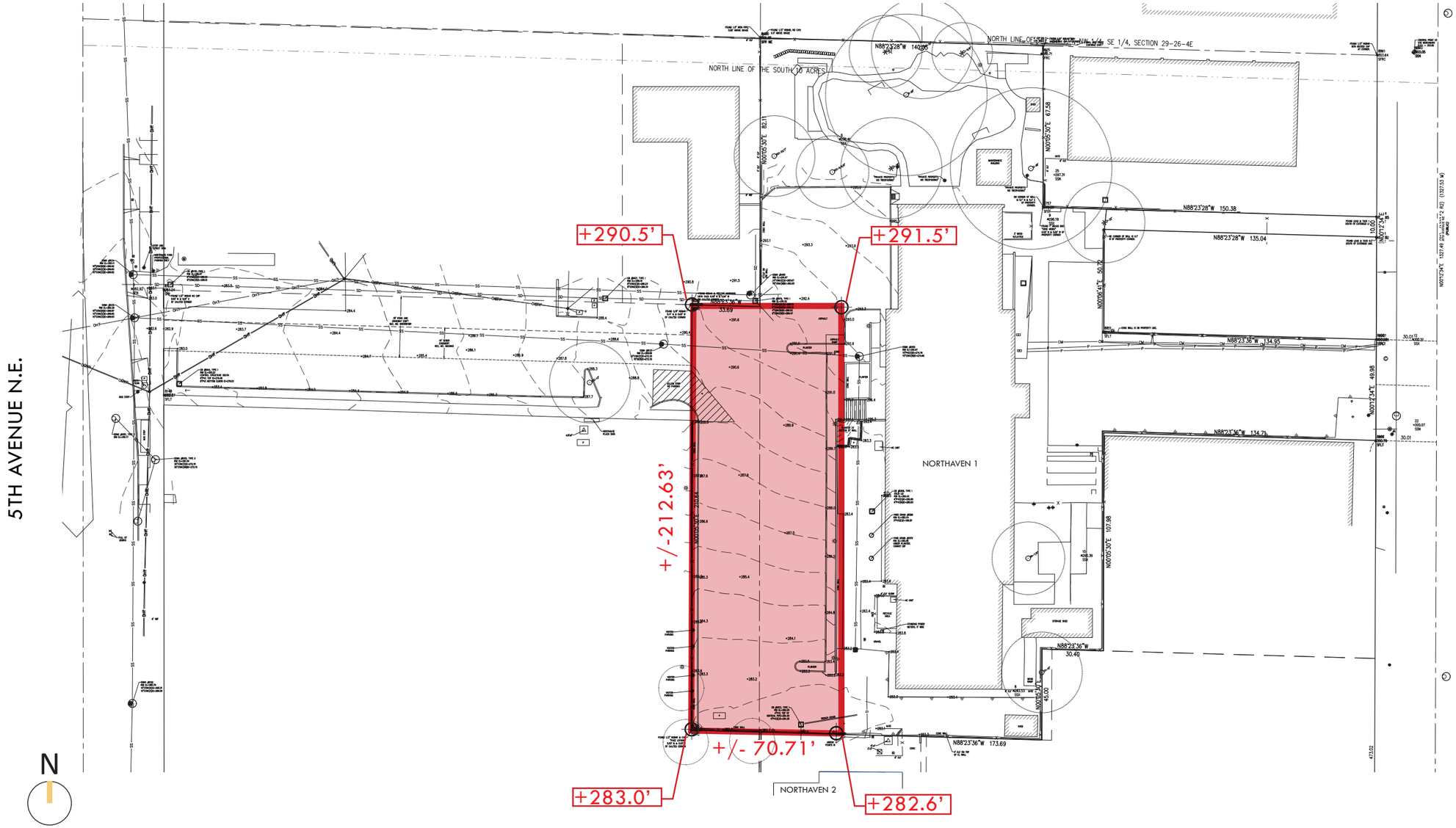


CURRENT USE DIAGRAM



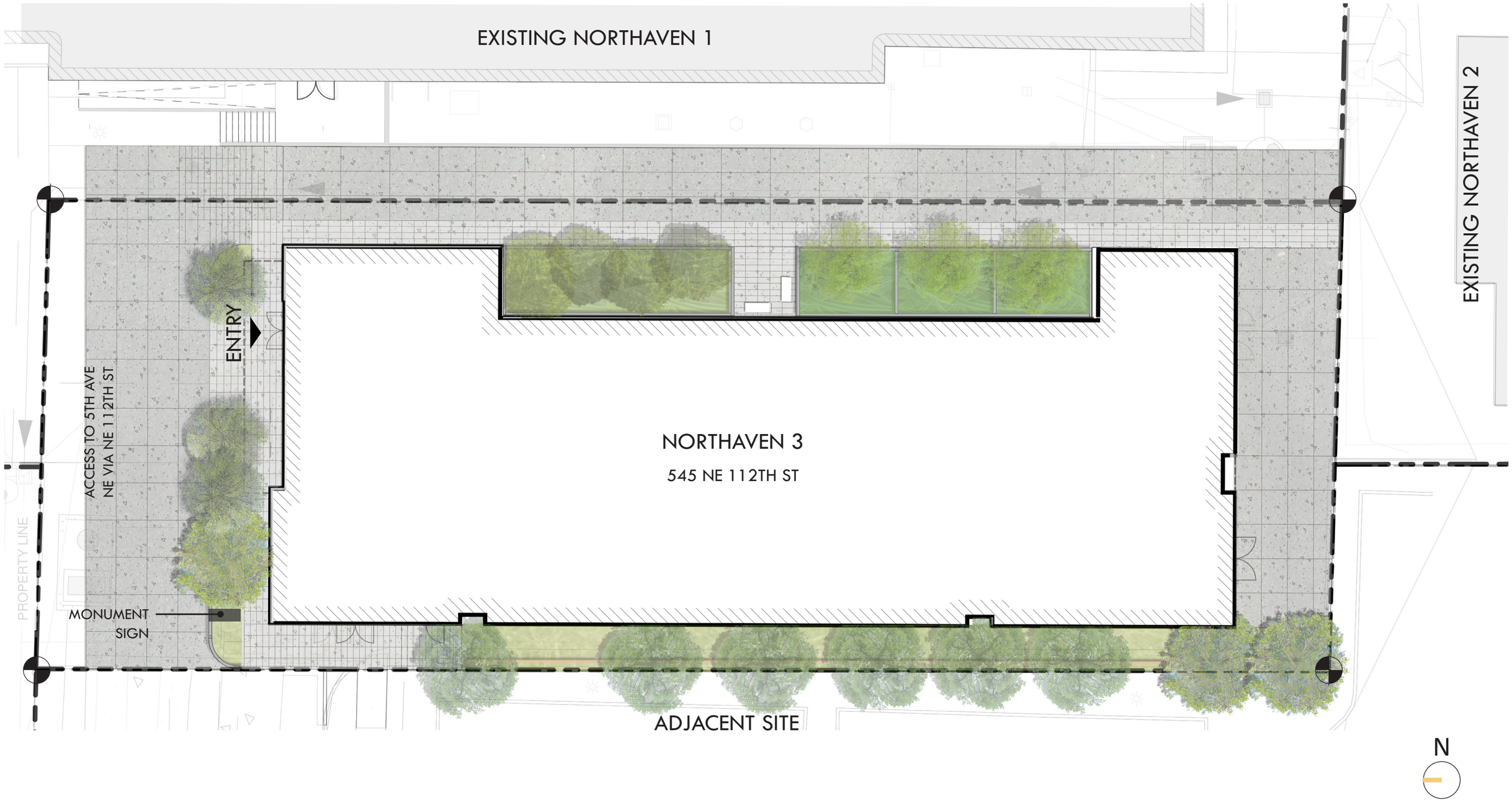
1. 9 STORIES
2. 5 STORIES
3. 4 STORIES
4. 3 STORIES

- RETAIL/SERVICE
- OFFICE
- INSTITUTIONAL
- MIXED-USE
- MULTIFAMILY
- SINGLE FAMILY



SITE SURVEY

The site is a 16,266 sf parcel. It is currently occupied by a 37 stall surface parking lot with associated landscaping. It had previously served the existing 198 unit Northaven I retirement community located to the east, and the Northaven II assisted living community to the south. The parcel is located within the center of the block and accessed via NE 112th ST, a 60 foot easement that connects to 5th Avenue NE.


EXISTING NORTHAVEN 1
EXISTING NORTHAVEN 2
ENTRY
ACCESS TO 5TH AVE NE VIA NE 112TH ST
PROPERTY LINE
MONUMENT SIGN
NORTHAVEN 3
545 NE 112TH ST
ADJACENT SITE
N

1) MASSING

See Appendix A for preferred EDG Massing

a. Staff supports continued exploration of the preferred option, Option 3, and the general design concept of the courtyard setback. (CS2-A-1, CS2-C-2, CS2-C-2, CS2-D)

b. Staff also supports the placement of the lobby/common space to the north of the building. (PL2-A-1, PL2-C-1, PL3-A-2, DC3-A-1)

c. Staff is not as supportive of placement off the stair and elevator so prominently along the northeast corner of the building façade which forces the primary entry to the middle of the building façade. (DC3-A-1, DC3-C-2)

d. Staff suggests further exploration of the entry transition closer to the northeast corner as seen in many of the precedent images, and to respond to the opportunity of the amenity space to the north. (DC3-A-1, DC3-C-2)

e. Staff supports the preferred massing alternative, Option 3, which includes the upper level floors even with the lower floors on the west facing façade. Placing the mass at the west facade allows for the inclusion of eroded area on the east façade, which is appropriate for an upper balcony/courtyard feature. (CS2-A-2, DC2-A-2, DC2-B-1, DC2-I ii, DC2-II)

RESPONSE

a. Option 3 has continued to be developed as staff recommended.

b. The lobby/common space has been maintained at the north end of the building as shown at EDG and been refined and further developed.

c. The stair / elevator tower has been kept at the northeast corner of the building, but has been developed as a signature element through the use materials and a strong opaque/transparent contrast with its solid body juxtaposed with the extensive glazing at the elevator lobbies on each floor.

d. The primary entry has been moved to the east to respond to the existing Northaven 1 building, The Mews, and proposed amenity area at the courtyard.

e. The preferred massing alternative has been maintained. At the western facade the continuous vertical plane is still proposed, but two notches have been added dividing the facade into three smaller planes. The eastern courtyard at the eroded area has been further developed. The level 0 parking garage has been removed and the courtyard lowered to the level of The Mews between Northaven 1 and 3, allowing it to be more fully integrated with other site elements.



NORTHWEST AERIAL PERSPECTIVE



NORTHEAST EYE-LEVEL PERSPECTIVE

2) ARCHITECTURAL CONCEPT

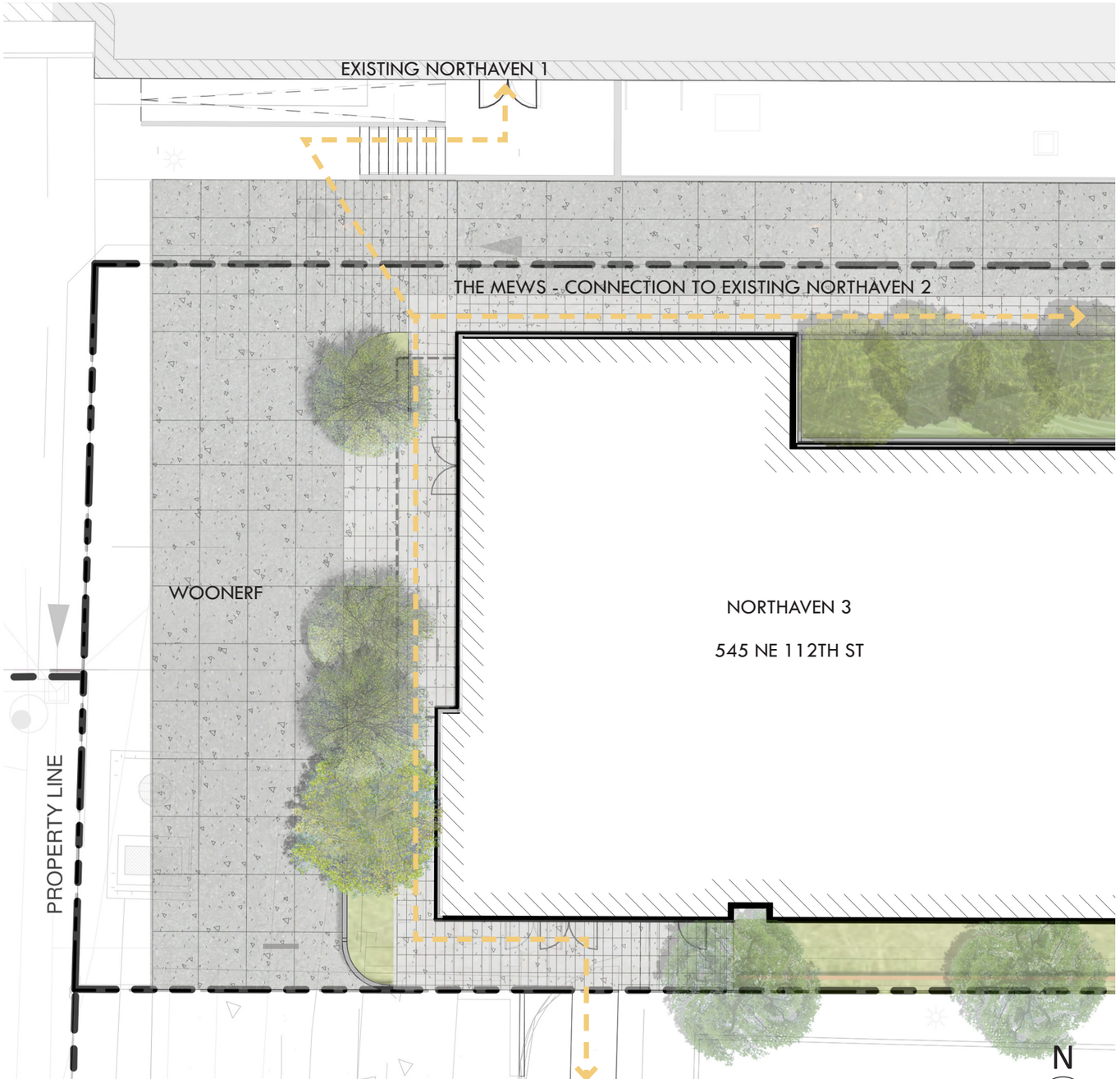
a. Staff supports the overall concept of creating a unifying campus approach to the development. (CS2-A-1, CS2-A-2, CS2-C-2, CS2-D-5, CS3-A-1,PL2-C-2)

b. Staff supports the general concept of a woonerf and its ability to create physical connectivity between the Northaven 1, 2, and 3 buildings, and the amenity space to the north of Northaven 1. Staff requests more detail on how the woonerf spaces are designed. (CS2-D-5, CS3-A-1, CS3-A-4, DC3-IV)

RESPONSE

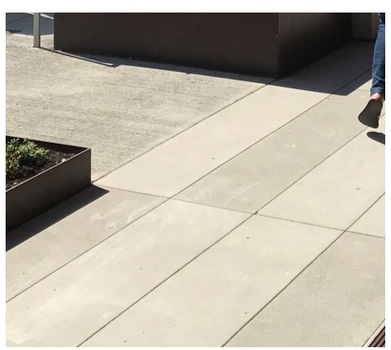
a. The current design maintains the overall concept of creating a unifying campus approach to the development through materials and pattering of the interstitial spaces between buildings.

b. The current design maintains the concept of a woonerf. It has been further refined with additional details of the materials and patterning, how it interacts with other landscape elements, and how it connects to Northaven 1, 2, and 3, and the amenity areas within the campus. While the intention is that all spaces be used as primarily pedestrian areas, seperate paving patterns have been added to designate primary walking/rolling and primarily vehicular surfaces while maintaining a unified design.



CONNECTIVITY DIAGRAM





SCALE OF PAVING PATTERN

2) ARCHITECTURAL CONCEPT

c. Staff suggests that the northeast corner of the building should have greater degree of transparency which lends to greater visual connection between the indoor spaces and the outdoor spaces northeast of building. (PL2-C-2, PL3-A-2, DC2-I ii)

d. Staff supports the upper level courtyard as seen in the preferred alternative, Option 3, but requests additional details on programming of the space and material finishes of all exterior finishes. (DC2-A-2, DC2-B-1, DC3-C-2, DC3-C-2, DC2-I ii, DC2-II)

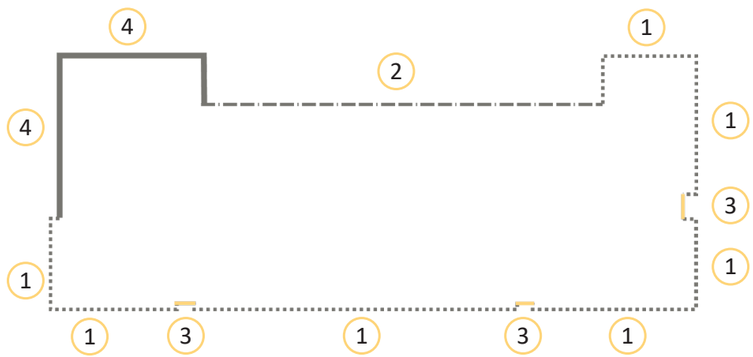
e. Materials and façade treatments will be critical to the success of the massing and as such the applicant should explore texture and variety in the materials to create interest. For the next packet submission, the applicant should include conceptual sketches of material character and application, showing how the façade will be treated. (DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-2, DC2-I ii)

RESPONSE

c. The main entrance has been moved to east, recessed along with the entire lobby wall, and glazed along the entire length. This will create a strong visual and physical connection between the proposed Northaven 3 building and the existing Northaven 1 building and shared spaces. The stair tower has been maintained at the northeast of the building where it will serve as a strong corner element through the change of texture, color, and a simple yet bold window stack at the elevator lobbies which will provide a visual connection between the residents and the campus.

d. The courtyard has been maintained and lowered to ground level due to the elimination of the parking level, allowing for it to be more fully integrated with The Mews, a pedestrian oriented woonerf along the east side of the building that will connect the three buildings. Please see the Landscape Deisgn sheets for additional details on programming and finishes.

e. The design team has employed variations in material, color, and texture to break down the mass of the building while respecting the tight site and the limited budget of the affordable housing provider. Please see the Elevations and Rendering sheets.



FACADE TREATMENT DIAGRAM



NORTHWEST AERIAL PERSPECTIVE



SOUTHEAST ELEVATED PERSPECTIVE

3) CAMPUS CONTEXT/SITE CIRCULATION

a. Staff generally supports the overall concept of a campus like setting. However, the concept has not yet been clearly defined or detailed. Imagery presented on pages 31 of the EDG packet represents an automobile-oriented courtyard with very little detail that is indicative of a campus setting. Demonstrate how the design will "strengthen the areas between the buildings with landscape and place making elements," as stated in the packet. (PL2-C-2, PL3-A-2, PL2-D-1, DC3-IV)

b. Staff requests additional design details which includes the type and location of landscaping elements, ground plane treatments, fixtures and furnishings, and lighting eluded to in precedent imagery, in striving to create a more campus environment. (PL2-D-1, DC1-B-1, DC1-B-1, DC4-D, DC3-IV)

c. Staff requests the design team to explore additional ways of making the driveway/ woonerf area more hospitable and conducive to safe pedestrian navigation. (PL3-A-2, PL2-B-2, PL2-D-1, PL3-A-2, DC3-IV)

d. The design team shall provide additional details for how automobiles enter the lower level parking area, including turning radii and sections for the driveway ramp. (DC1-B-1)

e. Demonstrate clearly how wayfinding details and pedestrian circulation are designed from the proposal site northward, through the existing parking area to the Northhaven I amenity area to the north. Pedestrian routes on page 29 of the EDG indicates pedestrians will use a vacated parking space, while page 16 indicates pedestrian use of the parking lot. (PL2-D-1, DC1-B-1, DC1-B-1, DC3-IV)

RESPONSE

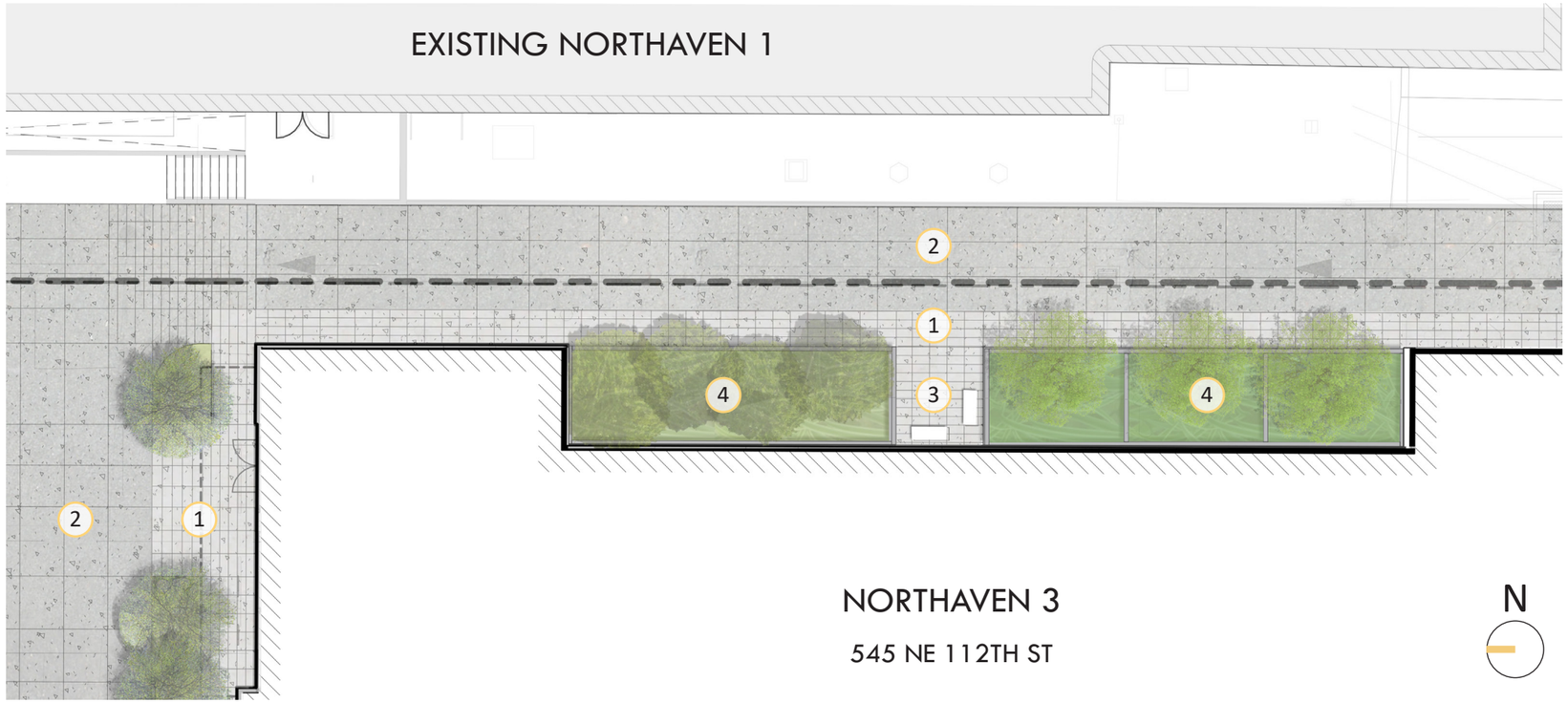
a. The campus concept has been further developed. Pavings patterns, plantings, and site furnishings have been specified. The ensemble of elements included serve to define the shared spaces and create a unified feel to the overall campus.

b. Detailed landscape plans that include all the requested elements have been included with this submission. Please refer to the Landscape sheets.

c. The woonerf/Mews area has been further refined. While the intent is that the entire area be pedestrian oriented, plantings and paving patterning has been used to clearly delineate separate vehicle and pedestrian realms to allow for safe navigation through the site.

d. The lower parking area has been eliminated. While vehicle access will still be allowed, it will be very limited, rare, and primarily small service vehicles.

e. The proposal no longer requires the use of the amenity to the north of the existing Northaven 1 building so the project is no longer contingent on pedestrian connection to the area to meet the minimum amenity requirements.



1 PEDESTRIAN PATH

2 VEHICLE ACCESS

3 COURTYARD

4 COURTYARD PLANTING



4) AMENITIES AND DETAILS

a. The design team shall provide additional details for where mail and packages will be delivered and/or picked up. (DC3-C-2, DC4-D-4)

b. The design team shall provide details of the proposed 500 square foot on site amenity area in terms of its location and programming. (DC3-C-2, DC4-D-4, DC2-II)

c. Related to the departure to potentially reduce the bicycle storage area, provide details for the location for bicycle storage and access routes into the building. (PL2-A-1)

d. The design team shall demonstrate where and how short-term automobile parking, drop-off and pick up areas are located and function. (PL3-A-2, DC1-B)

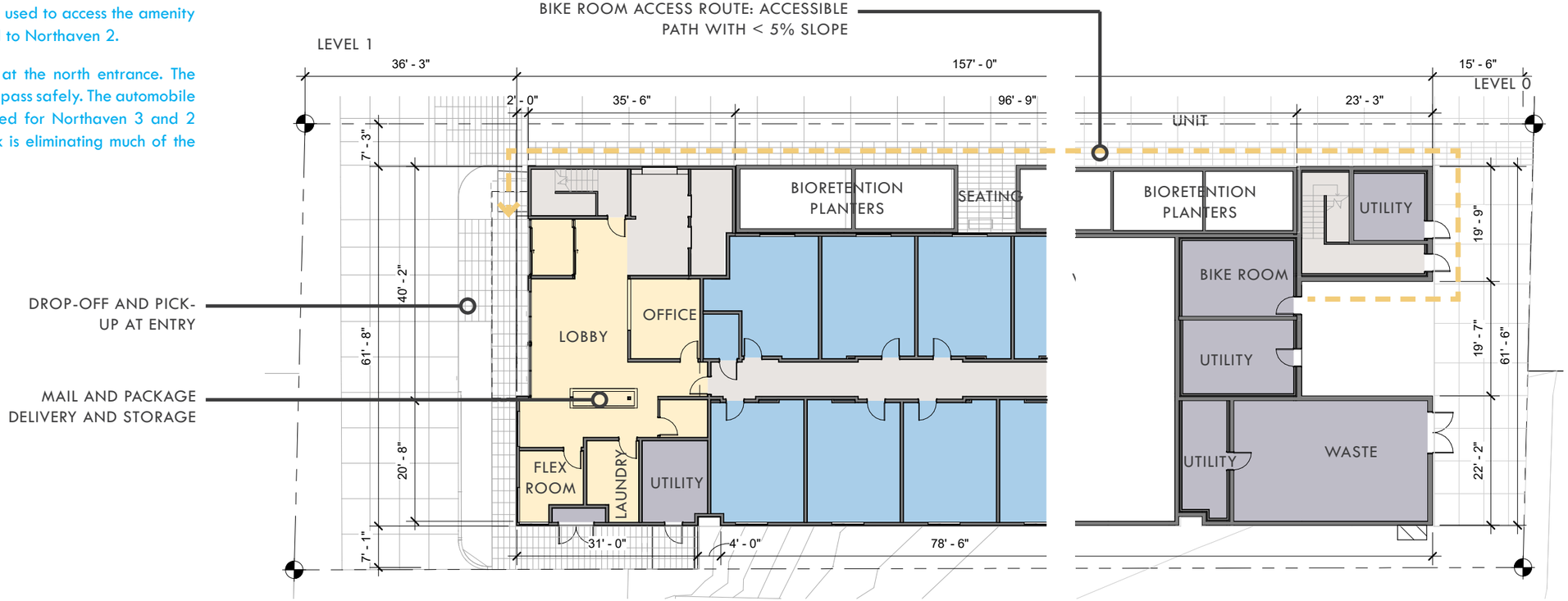
RESPONSE

a. Mail and packages shall be delivered to a specified area in the lobby. The location, clearly labeled, has been included on the plans as requested.

b. All required amenity area will now be on site. Please see the following page for response and additional diagrams.

c. The bike room will be located at the south end of the building at Level 0. The access for all residents will be via The Mews, the exterior walkway used to access the amenity and that connects to the Northaven 1 Level 0 amenities and to Northaven 2.

d. Drop-off and pick up will be from the curb located at the north entrance. The driveway is an adequate width to allow for other vehicles to pass safely. The automobile usage of the complex is low: no on-site parking is provided for Northaven 3 and 2 (to the south) and this project and associated off site work is eliminating much of the Northaven 1 parking.



4) AMENITIES AND DETAILS

RESPONSE

b. As the development of the building has evolved, the required amenity has been accommodated on site between the east side Courtyard and the level 1 interior.

The Courtyard will have a seating area and bio-retention planters that will provide passive amenity (DC3-C3). It is adjacent to the Mews, a human scaled lane that connects the two existing building, the proposed building and the network of campus and community walkways (PL.1-B). The Courtyard will form a synergistic relationship with the Mews that will lead to greater activation of both (DC3-B3). The placement between Northaven 1 and 3 insures that there will be numerous eyes on the area (30 units from NH3 and 84 units from NH1 face the Courtyard and Mews (PL3-B)).

The Commons, a second indoor amenity area is located at the north end of the building. It is a combination of lounge, computer stations, flex room and services for the residents. It will provide a more active a social amenity to building occupants (DC3-B4). It is located adjacent to the main entry and has a strong visual connection to the walkway to the north (that connects the campus circulation to the neighborhood pedestrian network), thereby encouraging more social interaction.

In addtion, building residents will access to additional campus amenities including the greenspace to the north of Northaven 1 and dining and recreational spaces inside Northaven 1

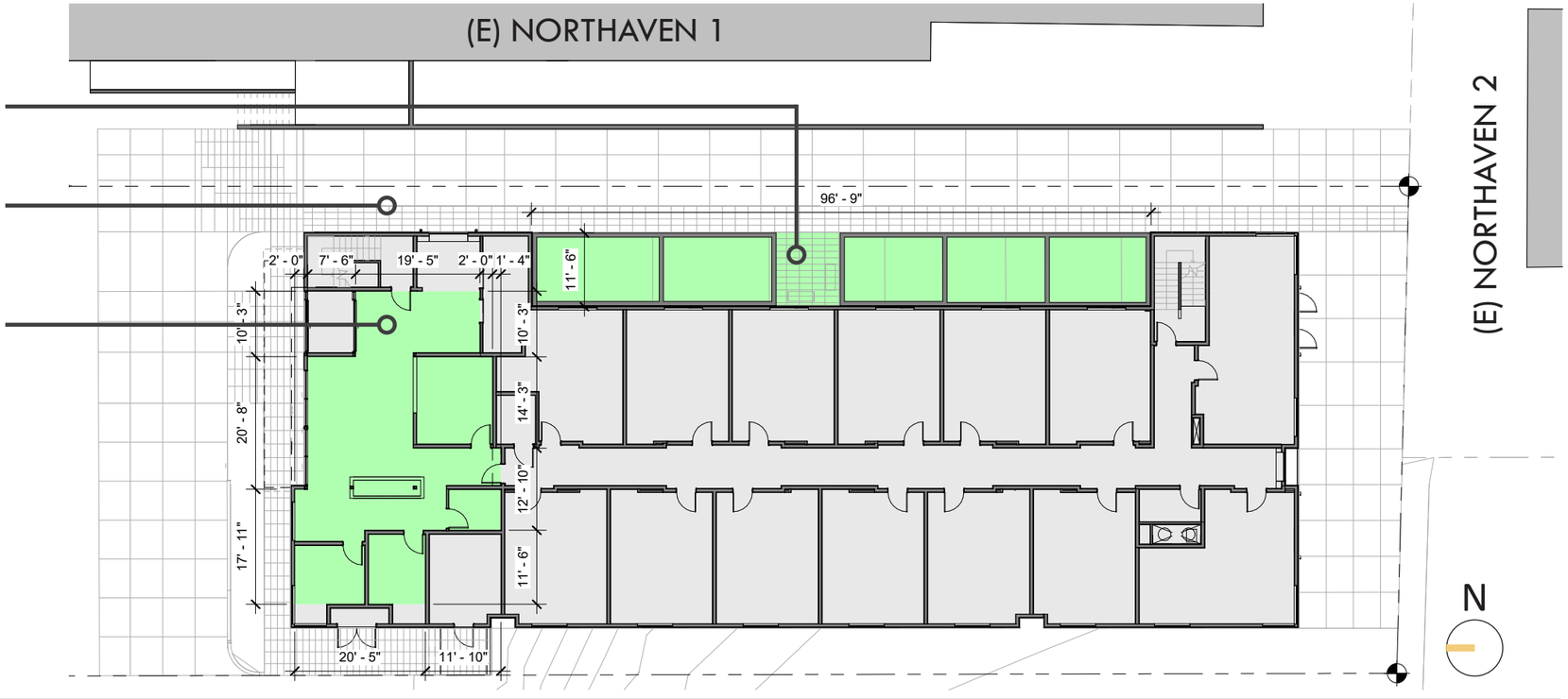
SOUTHEAST PERSPECTIVE OF EXTERIOR AMENITY AND MEWS

EYES ON THE STREET: ADJACENT APARTMENTS IN NORTHAVEN 1 + 3 PROVIDE PASSIVE SECURITY OF THE MEWS AND COURTYARD

COURTYARD: EXTERIOR AMENITY AREA (1,112 SF) WITH SEATING AREA AND BIORETENTION PLANTERS WITH TREES AND SHRUBS

MEWS: PEDESTRIAN ORIENTED LANE CONNECTING THE EXISTING NORTHAVEN 1 + 2 BUILDINGS AND THE PROPOSED NORTHAVEN 3





COURTYARD: EXTERIOR AMENITY AREA (1,112 SF) WITH SEATING AREA AND BIORETENTION PLANTERS WITH TREES AND SHRUBS

MEWS: PEDESTRIAN ORIENTED LANE CONNECTING THE EXISTING NORTHAVEN 1 + 2 BUILDINGS AND THE PROPOSED NORTHAVEN 3

COMMONS: INTERIOR AMENITY AREA (1,247 SF - MAX. 1,082 SF COUNTS TOWARDS REQUIRED AMENITY) WITH LOBBY/LOUNGE, RESIDENT SUPPORT OFFICE, COMPUTER STATION, FLEX ROOM. LAUNDRY, BATHROOM

REQUIRED AMENITY

REQUIRED AMENITY: 5% OF AREA IN RESIDENTIAL USE
AREA IN RESIDENTIAL USE: 41,341 GFA
REQUIRED AMENITY: 2,067 SF, 1,034 SF MIN. EXTERIOR
AMENITY PROVIDED: 2,359 SF, 1,112 SF EXTERIOR

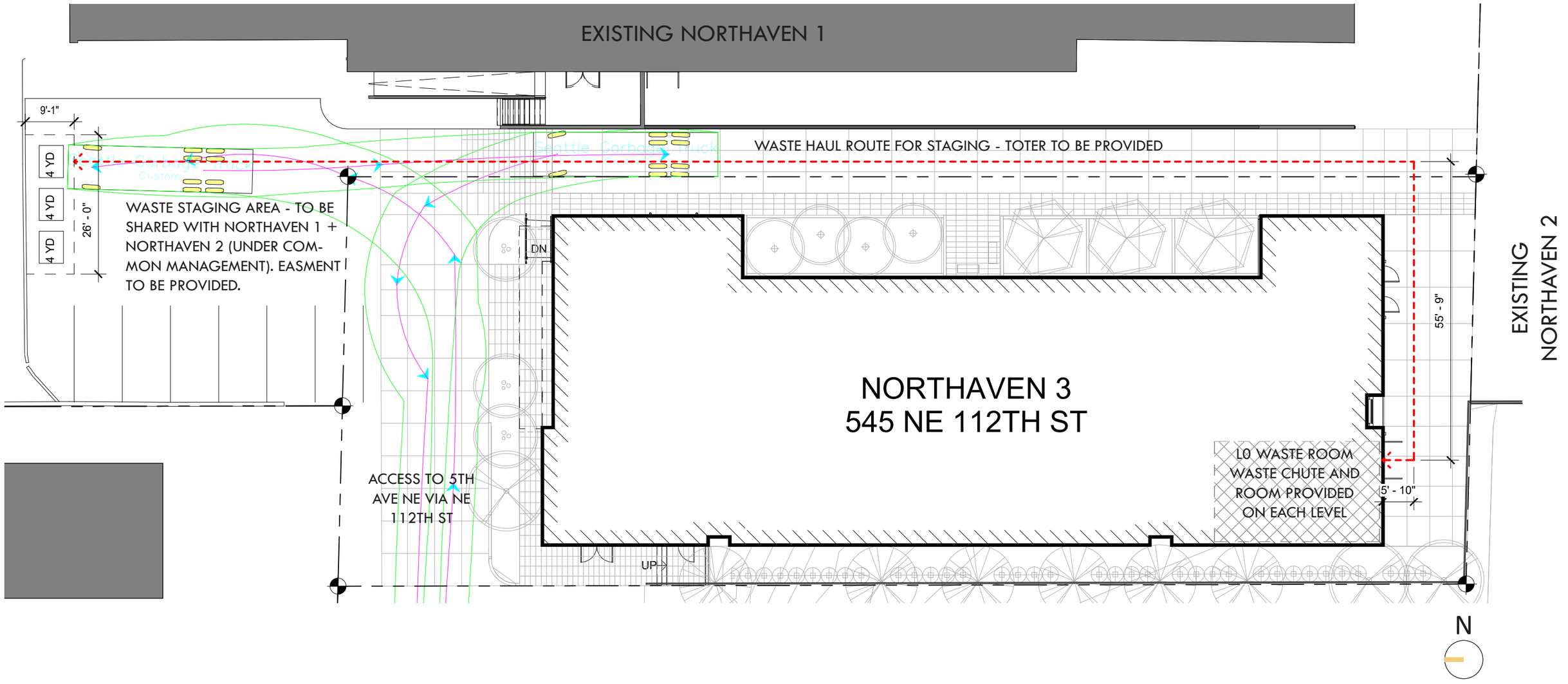
AMENITY AREAS PER SMC 23.45.522

5) TRASH CONTAINERS

a. Indicate where solid waste containers/enclosures will be stored and the methodology for their staging and removal. (DC2-B.1, DC1-C.4)

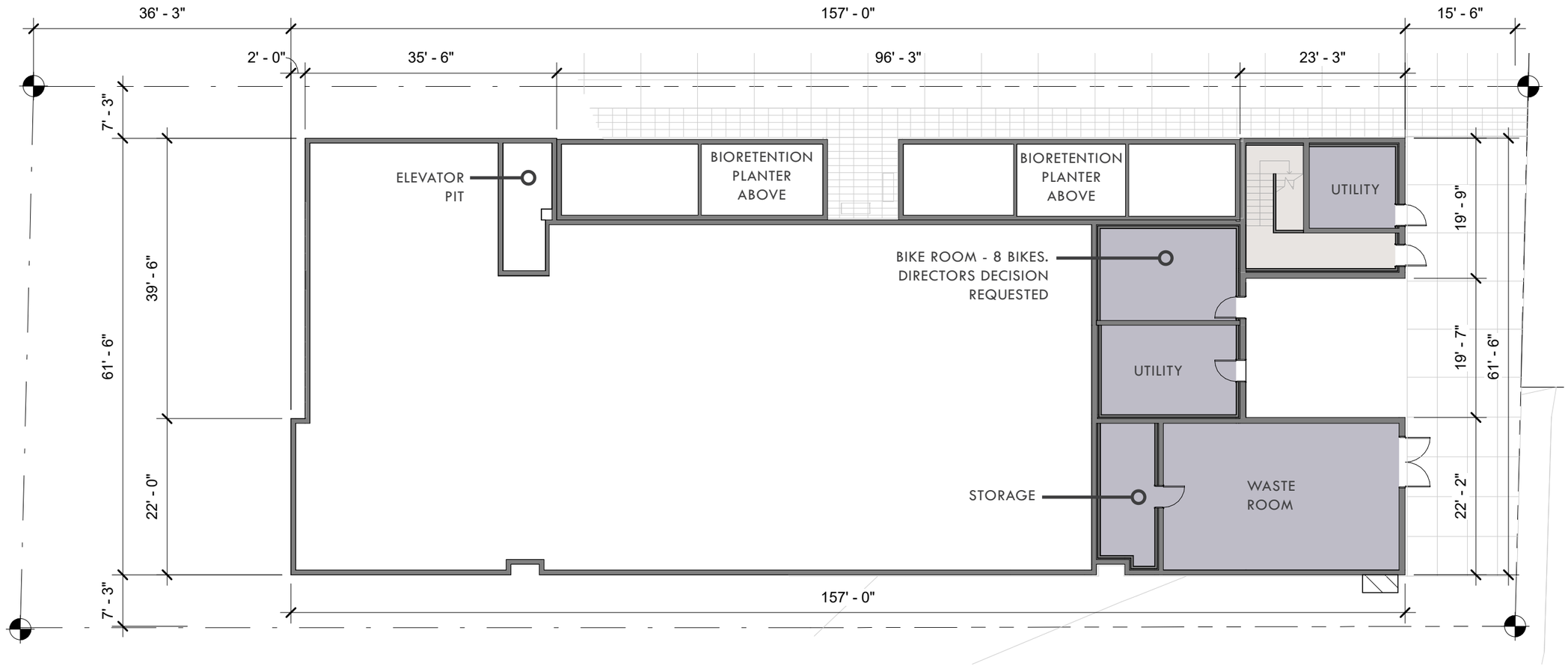
RESPONSE

a. Solid waste containers will be stored within an enclosed primary waste room at the south end of Level 0. Residents will use waste rooms at each floor connected to the primary waste room via trash and recycling chutes. Thirty-two gallon compost bins emptied by building staff will be provided at each waste room. Waste containers will be moved by maintenance staff to a shared campus staging area located at the north end of the building. An easement will be granted - all buildings are under common management. Approval given by SPU in a letter dated 12.12.2019.



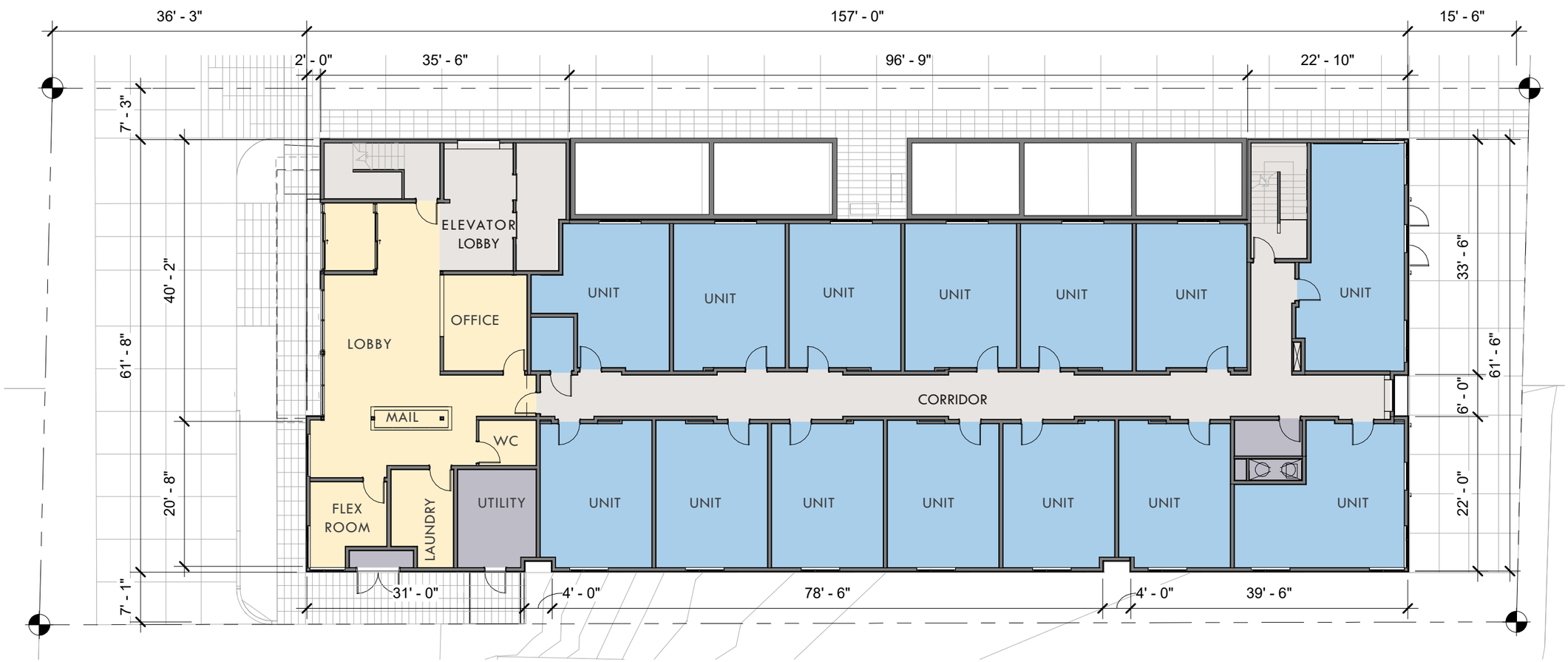
PROGRAM KEY

- CIRCULATION
- UTILITY
- RESIDENTIAL
- COMMONS/ LOBBY



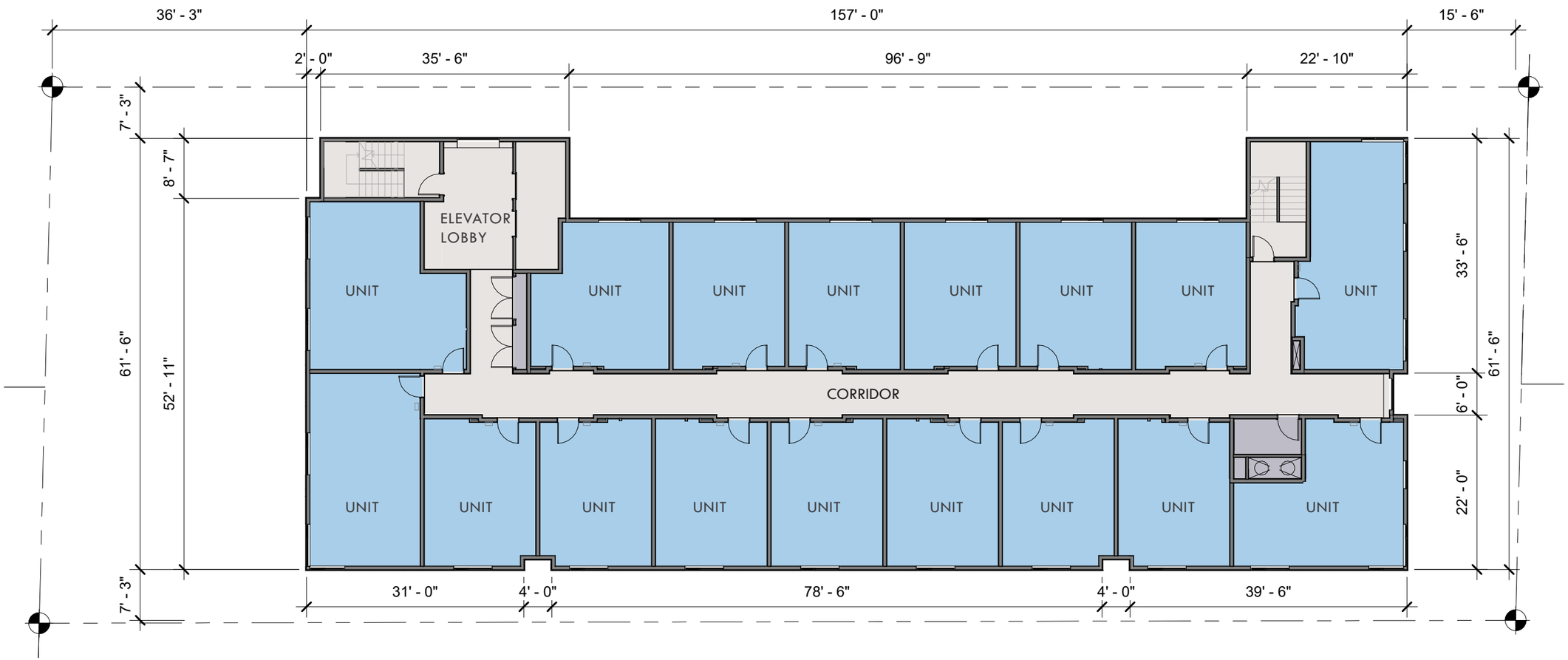
PROGRAM KEY

- CIRCULATION
- UTILITY
- RESIDENTIAL
- COMMONS/ LOBBY



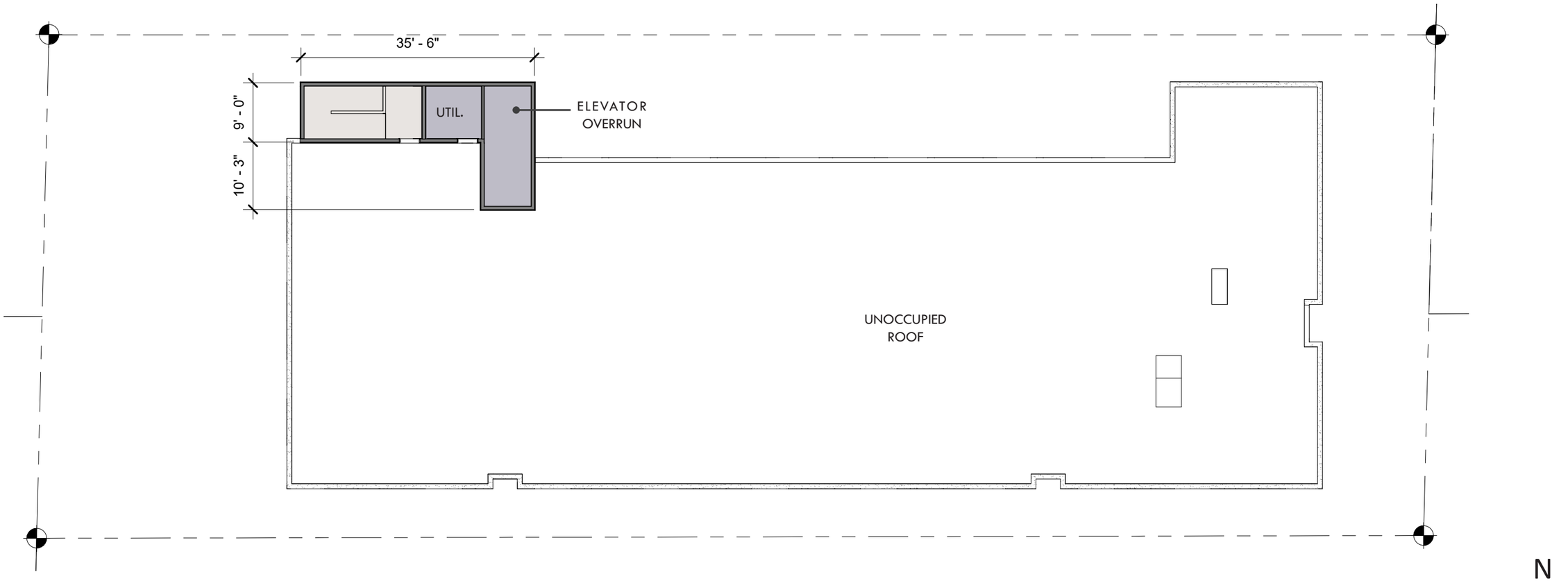
PROGRAM KEY

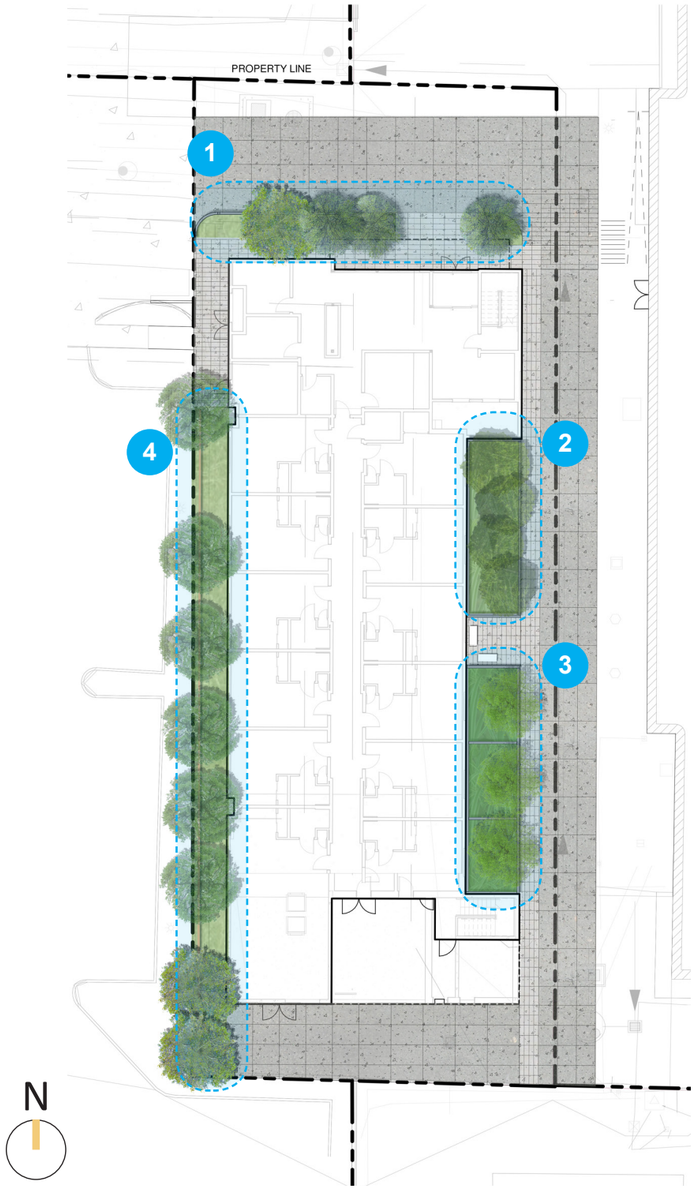
- CIRCULATION
- UTILITY
- RESIDENTIAL
- COMMONS/ LOBBY



PROGRAM KEY

- CIRCULATION
- UTILITY
- RESIDENTIAL
- COMMONS/ LOBBY





1 ENTRY PLANTING



A *Hakonechloa Macra 'Aureola'* | Japanese Forest Grass 'Aureola'

B *Nandina domestica 'Gulf Stream'* | Compact Heavenly Bamboo



Helictotichon Sempervirens | Blue Oat Grass

2 COURTYARD PLANTING



Aruncus x 'Misty Lace' | Goatsbeard



Daphne x transatlantica 'Jim's Pride' Hybrid Daphne



Rhododendron 'Mardi Gras' | Hybrid Rhododendron



Vaccinium ovatum Evergreen Huckleberry



Arctostaphylos Uva-Ursi | Kinnikinnick



Mahonia nervosa | Cascade Oregon Grape



Gaultheria Shallon | Salal



Blechnum spicant | Deer Fern

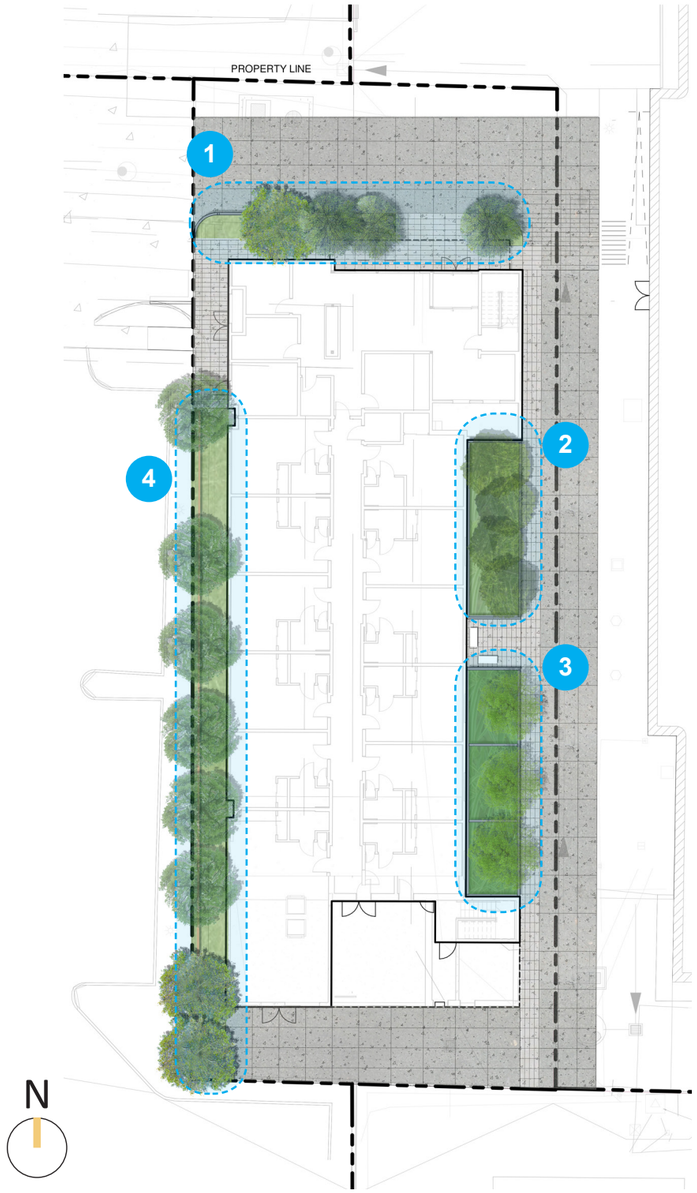
4 VINES:



Clematis 'Polish Spirit' | Purple Late Large-Flowered Clematis



Trachelospermum jasminoides | Star Jasmine



3 BIORETENTION PLANTING



Cornus sanguinea 'Midwinter Fire'
Midwinter Fire dogwood



Iris Douglasiana
Douglas Iris



Mimulus guttatus
Monkey Flower



Schoenoplectus tabernaemontani
Softstem Bulrush



Juncus patens 'Elk Blue'
Elk Blue California Rush

4 BUFFER PLANTING



Ribes sangenium
Flowering Red Currant



Achillea Millefolium
Yarrow



Symphoricarpos albus
Snowberry



Miscanthus sinesis 'Adagio'
Dwarf Maiden Grass



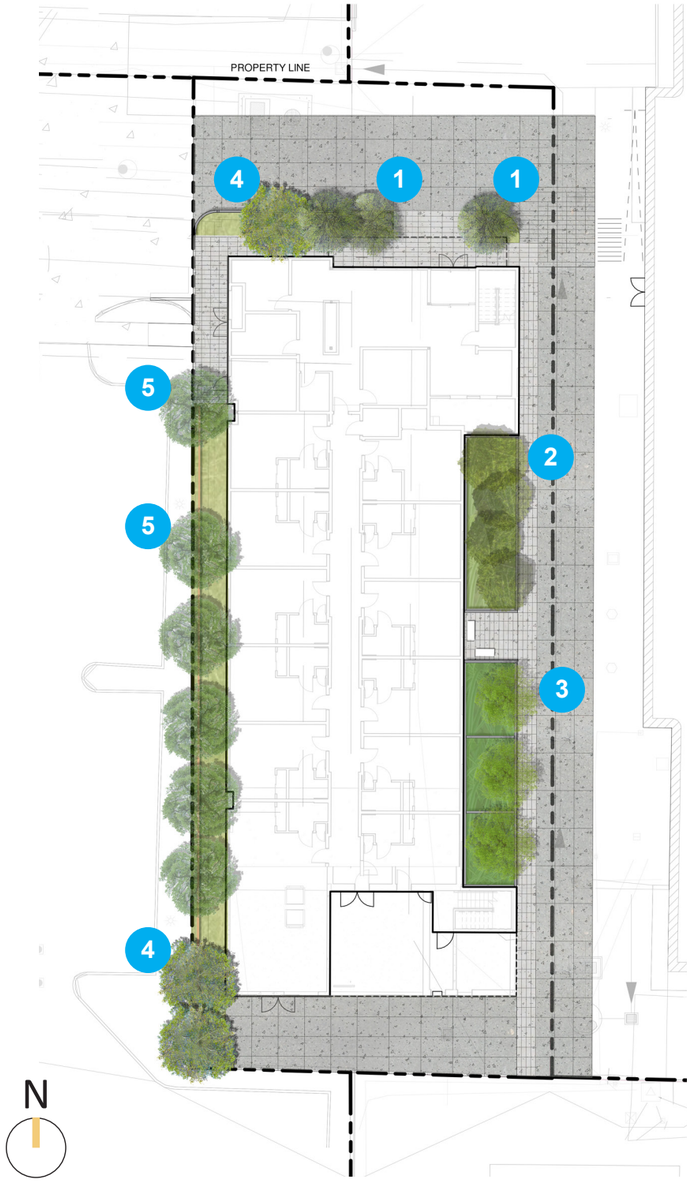
Allium cernuum
Nodding Onion



Argentina pacificia
Pacific Silverweed



Trillium ovatum
Western Trillium





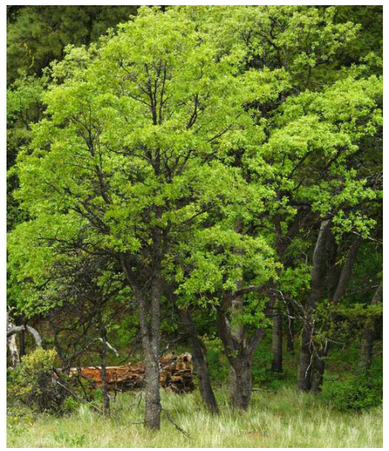
1 *Acer circinatum* | Vine Maple
- **10-20’ ft. tall**
- **PNW Native**
- **thrives in compact, urban sites**



2 *Acer Griseum* | Paperbark Maple
- **20-30’ ft. tall**
- **tolerant of wet conditions**
- **showy bark**



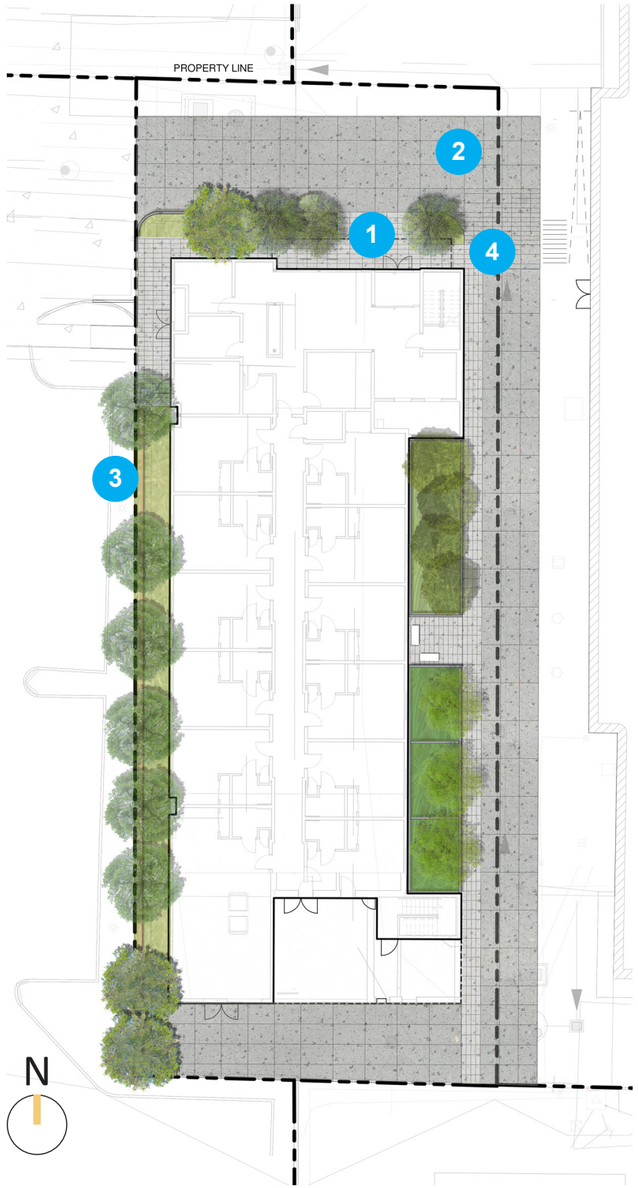
3 *Betula Nigra* | River Birch
- **40’ ft. tall, slow-growing**
- **tolerant of wet conditions, drought, pollution**
- **showy bark**



4 *Quercus Garryana* | Gary Oak
- **50-60’ tall**
- **PNW Native**



5 *Cornus Venus* | Hybrid Dogwood
- **25-30’ tall**
- **Hybrid of PNW Native**
- **showy flowers**



1



2



CIP CONCRETE - 5-8’ SCORING FOR VEHICULAR AREAS.

1



CIP CONCRETE - 1-3’ SCORING FOR PEDESTRIAN AREAS

3



CEDAR FENCE w/ TRELLIS

4



HANDRAIL

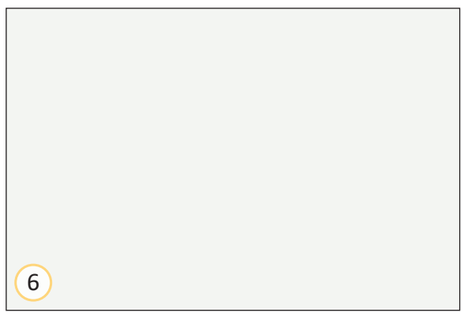














MATERIAL KEY

1	FIELD:	FIBER CEMENT PANEL PAINTED MEDIUM GRAY
2	WHITE:	FIBER CEMENT PANEL PAINTED WHITE
3	ACCENT:	FIBER CEMENT PAINTED CANARY
4	CORE TOWER:	FIBER CEMENT LAP SIDING, PAINTED DARK GRAY
5	CONCRETE:	ARCHITECTURAL FINISH
6	WINDOWS:	WHITE VINYL
7	STOREFRONT:	DARK BRONZE ALUMINUM

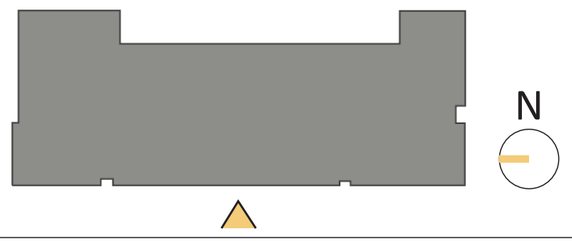


NORTH ELEVATION





WEST ELEVATION



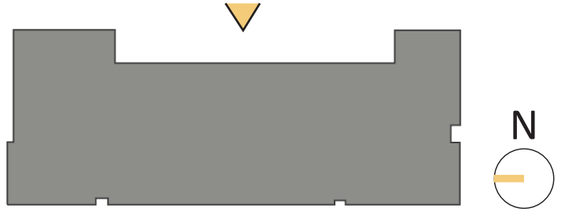


SOUTH ELEVATION





EAST ELEVATION



RENDERINGS: NORTHEAST

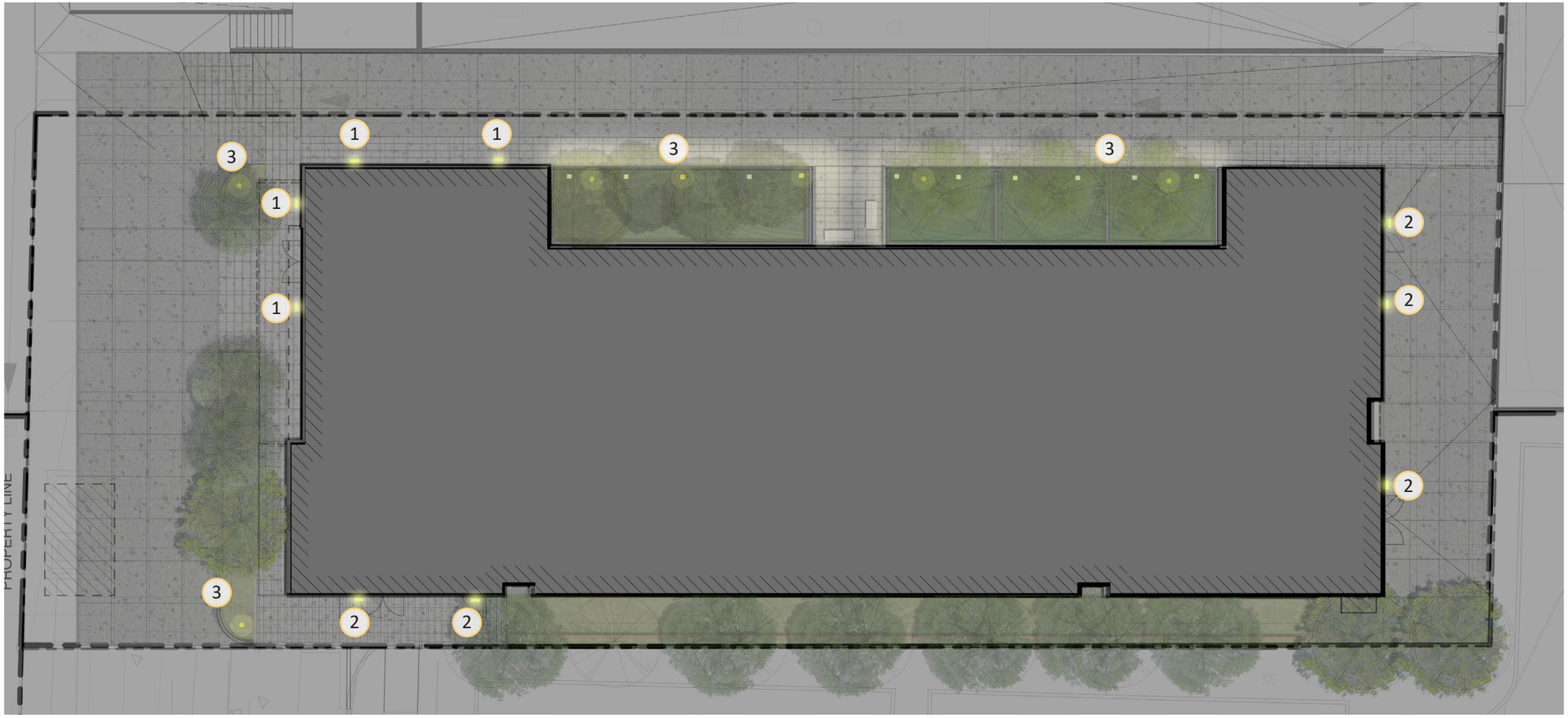




RENDERINGS: NORTHWEST AERIAL









1



2



3





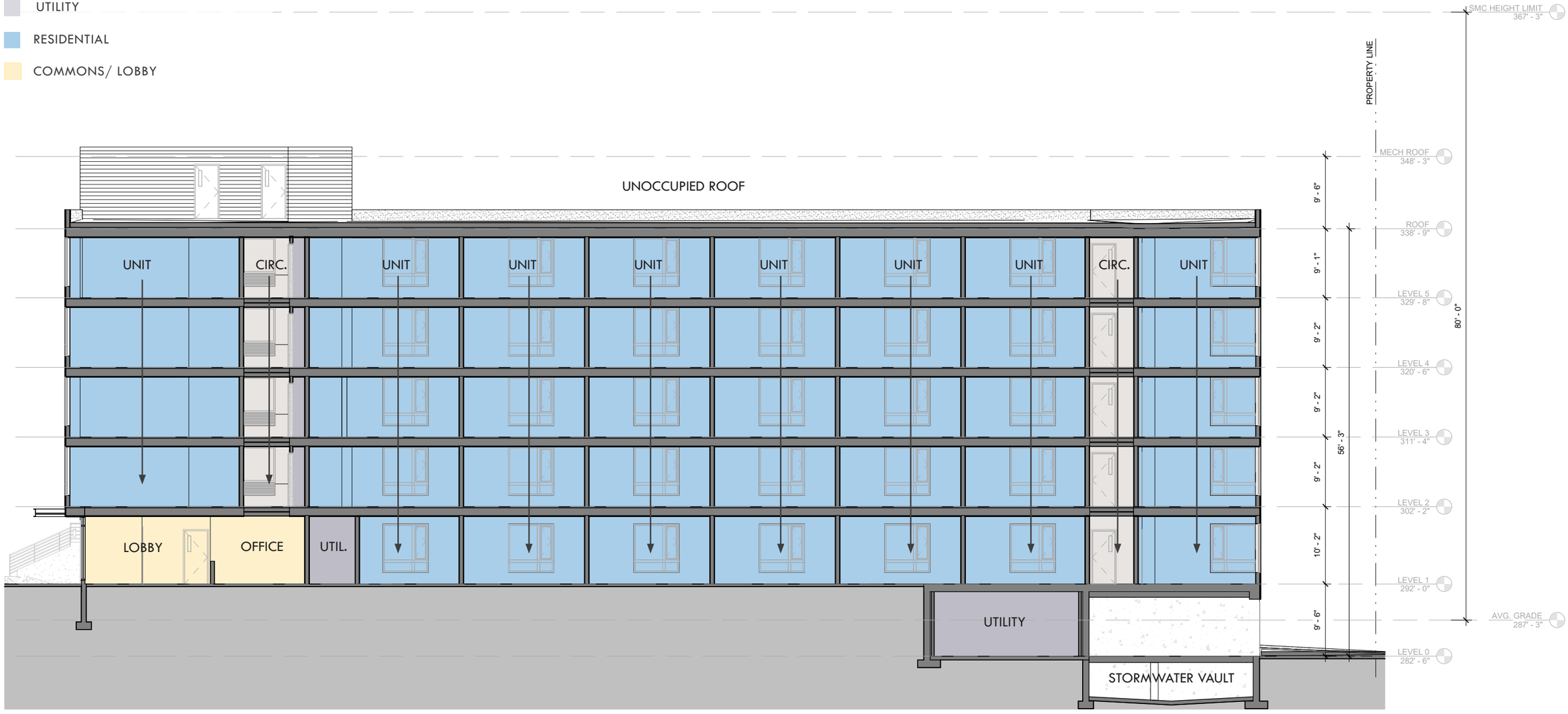
1 POTENTIAL MONUMENT SIGN



2 BUILDING ADDRESS SIGNAGE

PROGRAM KEY

- CIRCULATION
- UTILITY
- RESIDENTIAL
- COMMONS/ LOBBY

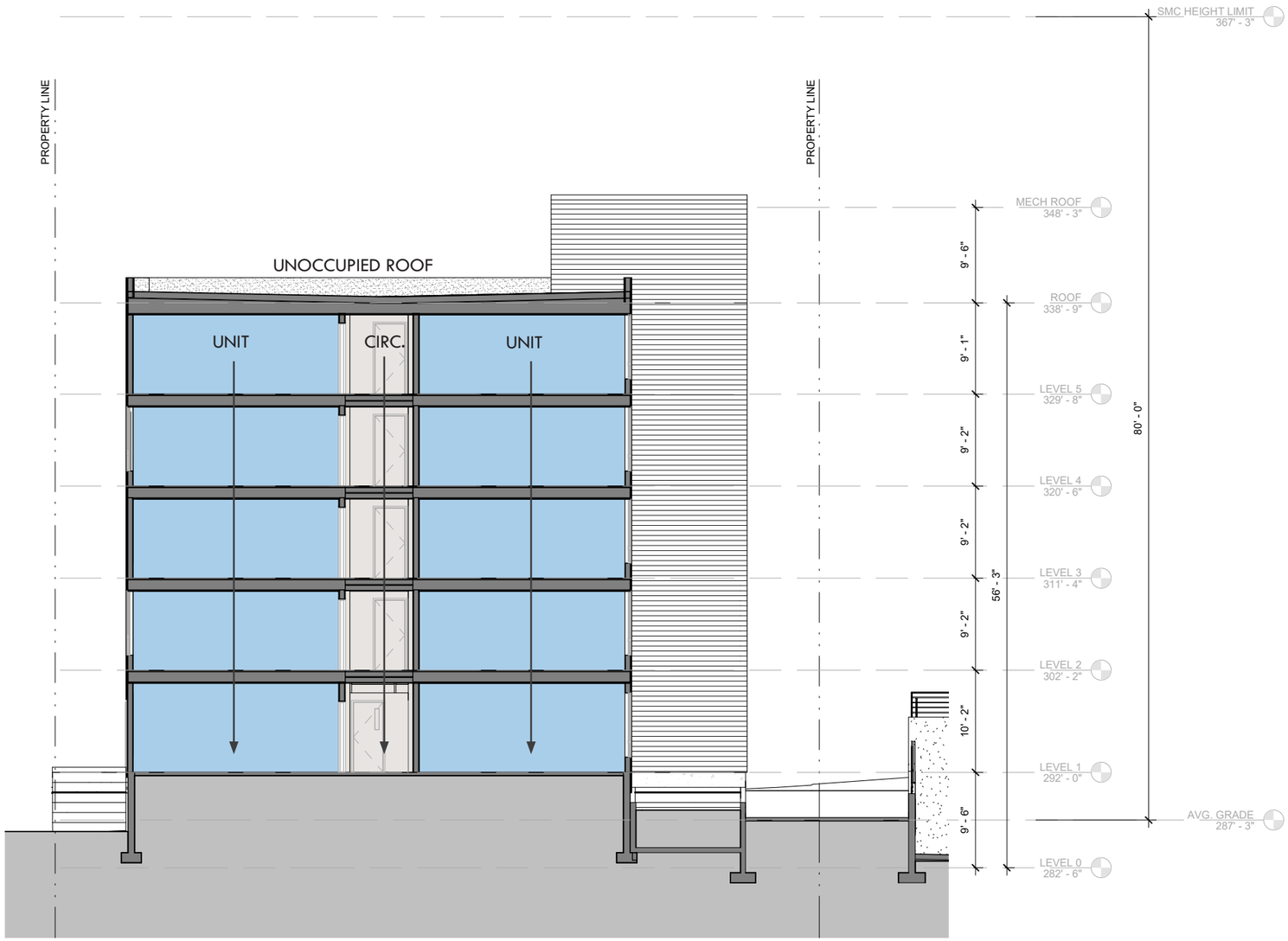


SECTION

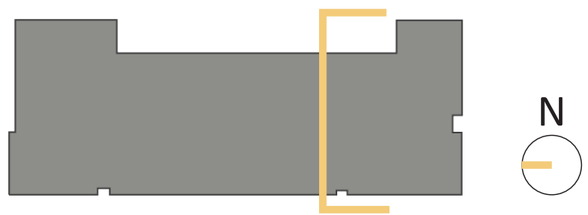


PROGRAM KEY

- CIRCULATION
- UTILITY
- RESIDENTIAL
- COMMONS/ LOBBY



SECTION



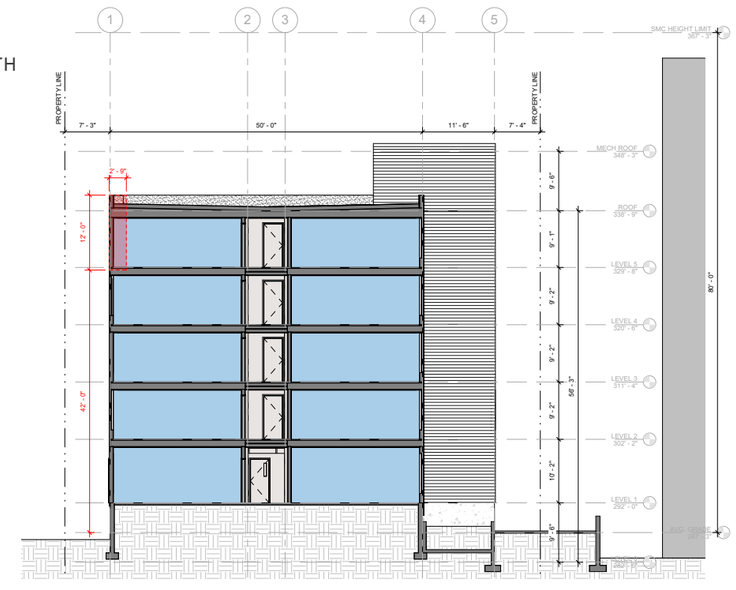
DEPARTURE #1 - SIDE SETBACK FROM INTERIOR LOT LINES

STANDARD:	PROPOSED DEPARTURE:	RATIONALE & APPLICABLE GUIDELINES:
SMC 23.45.518.TABLE B: MR Setbacks Side Setbacks from Interior Lot Lines For portions of a structure: • 42’ or less in height: 7’ average setback, 5’ minimum setback. • Above 42 feet in height: 10’ average setback; 7’ minimum setback.	A uniform 7’ setback for the west facade.	A uniform 7’ facade setback allows for the elimination of a step in the building mass and the simplification of the facade. The 7’ minimum setback on the west side allows us to shift floor area and create a courtyard setback on the east side of the building. The eastern facade, which faces an existing residential building, will have a minimum setback of 7’ and an average setback of 14’-6”, thus providing greater access to light and more privacy. ***CS2-D.5 RESPECT FOR ADJACENT SITES*** ***DC2-B.1 FACADE COMPOSITION***

OPTION 3:
PREFERRED ALTERNATIVE

AREA OF PROPOSED DEPARTURE

SITE SECTION
LOOKING NORTH



NW AERIAL PERSPECTIVE



DEPARTURE #2 - AMENITY AREA

STANDARD:	PROPOSED DEPARTURE:	RATIONALE & APPLICABLE GUIDELINES:
SMC 23.45.522.C: Amount of amenity area required in MR and HR zones. The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area in residential use. The proposed building has 41,341 GFA in residential use which requires 2,067 SF of amenity area.	Required amenity now planned to be satisfied on site though a mix of interior and exterior spaces. Residents will still have access to additional campus amenities.	**Departure no longer requested. All required amenity to be provided on site**

DEPARTURE #3 - REQUIRED BICYCLE PARKING

STANDARD:

SMC 23.54.015.TABLE D: Parking for Bicycles

D. Residential Uses

- Per Table D: Long term - 1 per dwelling unit
- Per note 3: for residential uses, after the first 50 spaces are provided, additional spaces are required at three-quarters the ratio shown in Table D
- Total long term bicycle parking required: 74
- Footnote 4. For congregate residences that are owned by a not-for-profit entity or charity, or that are licensed by the State and provide supportive services for seniors or persons with disabilities, the Director shall have the discretion to reduce the amount of required bicycle parking if it can be demonstrated that residents are less likely to travel by bicycle.

PROPOSED DEPARTURE:

- 1 long term bike parking stall per 10 dwelling units
- Total long term bicycle parking proposed: 8

Parking is non-departable. The departure request has been withdrawn. The project requests the director use their discretion per SMC 23.54.015 Table D, Footnote 4 to reduce the amount of required bicycle parking to 1 per 10 dwelling units.

RATIONALE & APPLICABLE GUIDELINES:

The space required to accommodate 1:1 bike parking in Northaven 3 places a burden on the proposed affordable senior housing project. The residents and staff of the current facilities, both independent living Northaven I and assisted living Northaven II, don't currently utilize any on site existing bike parking. The discretionary decision is requested to provide a balance between the required bike parking and a more appropriate ratio for the senior demographic of the building, while providing some bike parking for those who would make use of it.

The director is permitted by SMC 23.54.015 Table D, Footnote 4 to reduce the ammount of required bicycle parking for "congregate residences that are owned by a not-for-profit entity."

Per SMC 23.84A.032, Definitions, "'Congregate residence' means a use in which rooms or lodging, with or without meals, are provided for nine or more non-transient persons not constituting a single household, excluding single-family dwelling units for which special or reasonable accommodation has been granted."

The building is recieving funds from the City of Seattle Office of Housing and will be owned by an LLC, that while it will contain private funding, will be controlled by two registered 501(c)(3)s, Humangood Affordable Housing and Northaven Development.

BEACON DEVELOPMENT GROUP

Beacon Development Group is an affordable housing consulting firm that works with West Coast nonprofits and housing authorities. As a subsidiary of HumanGood, we facilitate the funding, design, and construction of affordable housing developments for our clients, managing the entire development process from financing to construction to handing off the keys. Since 1999, Beacon has served thousands of people through the development of over 5,000 units in 87 projects, with a combined value of over $900 million dollars. We believe that when all people and families have the security of an affordable home, our entire community benefits.



PLAZA ROBERTO MAESTAS
SEATTLE, WA



MARKETFRONT
SEATTLE, WA



COMPASS ON DEXTER
SEATTLE, WA

VIA ARCHITECTURE

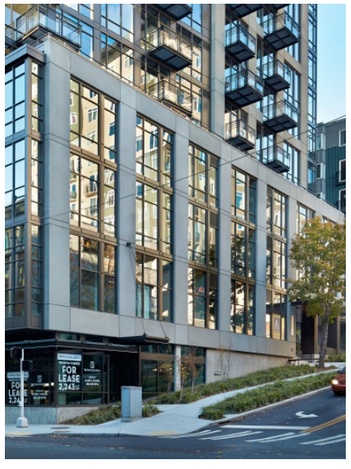
An award-winning design firm, VIA Architecture is one of the Pacific Northwest's leaders in mixed-use, residential high-rise and mid-rise, assisted living, transit architecture, urban design, and sustainable community planning. Founded in 1984, VIA currently employs numerous professionals in Seattle,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



525 BOREN
SEATTLE, WA



403 DEXTER
SEATTLE, WA



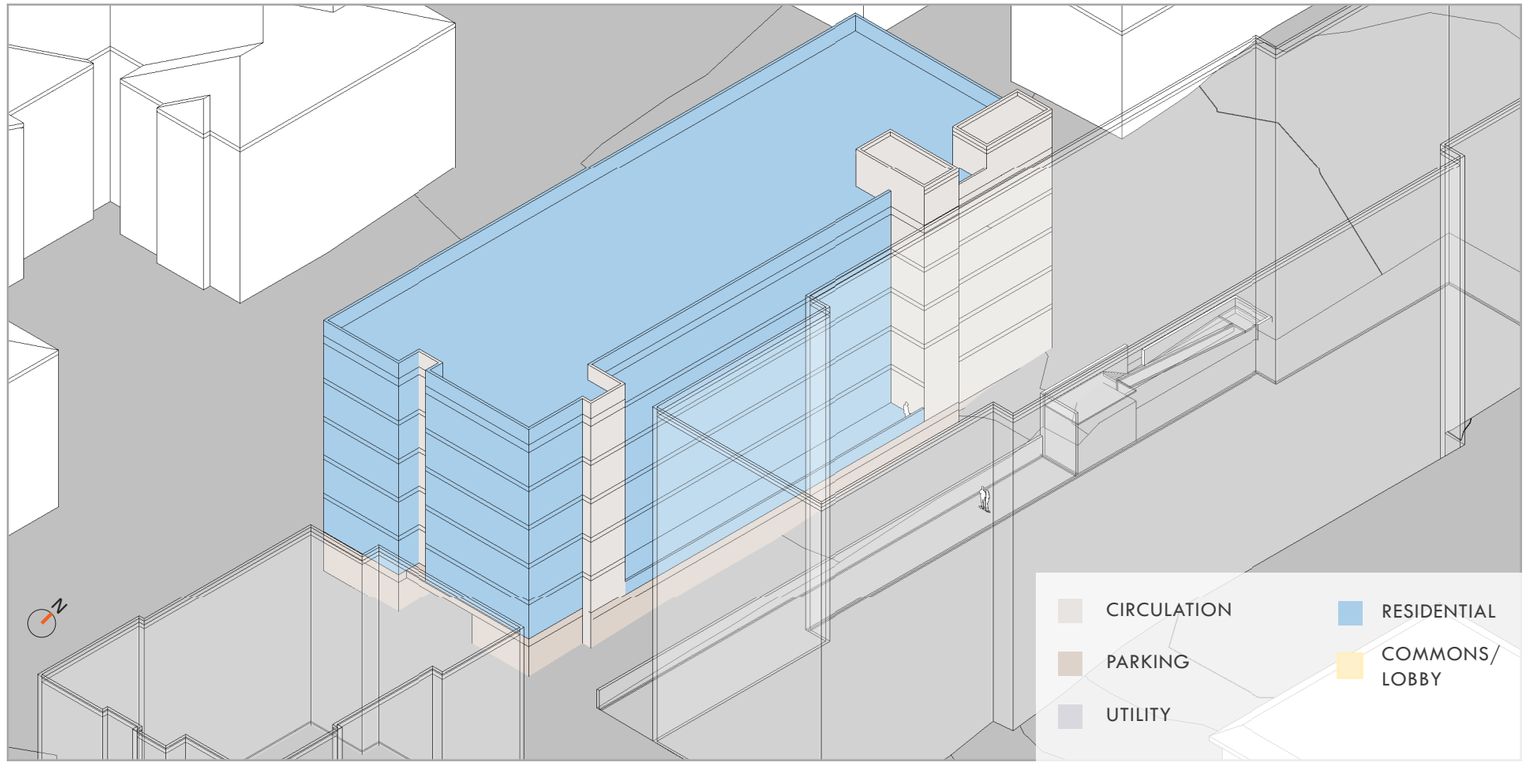
JOSEPH ARNOLD LOFTS
SEATTLE, WA



19 WEST HARRISON
SEATTLE, WA



WALTON LOFTS
SEATTLE, WA



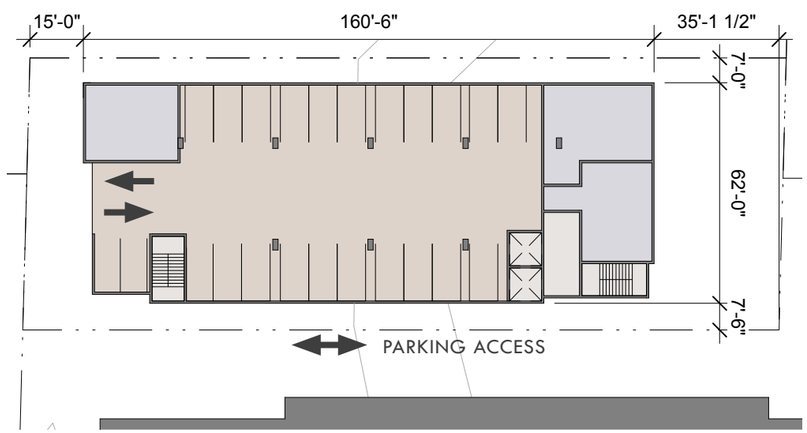
BIRD'S EYE VIEW FROM SOUTHEAST

OPTION STATISTICS

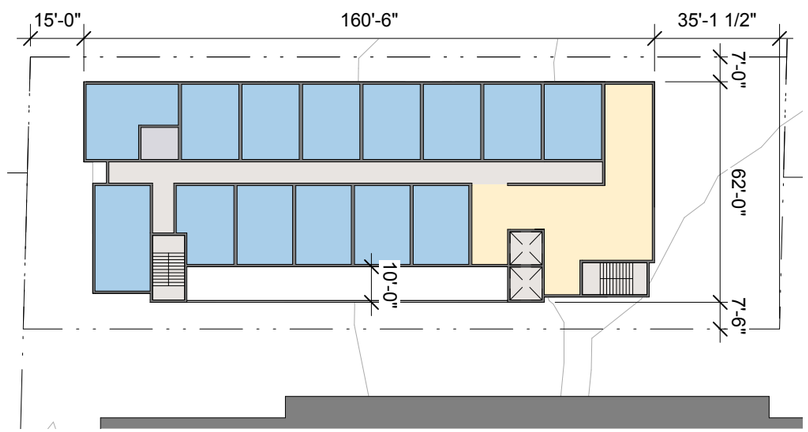
SITE AREA (SF)	16,266
APARTMENT UNITS	82
GROSS FLOOR AREA (SF)	52,358
PARKING STALLS	22
NUMBER OF FLOORS ABOVE GRADE	5-6
FAR	3.22

REQUESTED DEPARTURES

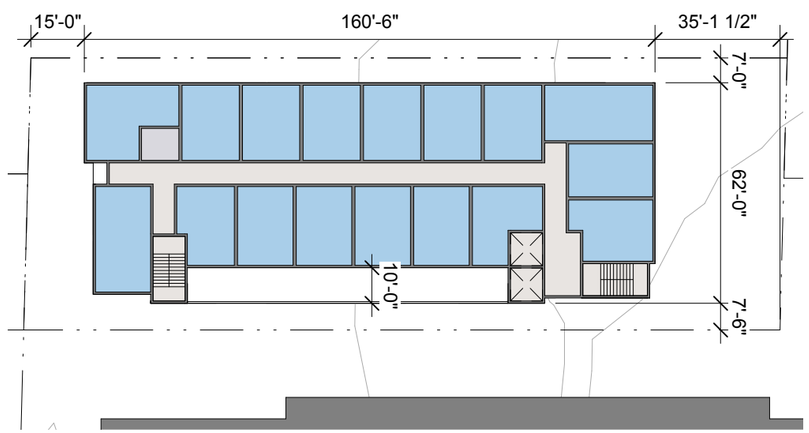
- 23.45.518 - TABLE B: SIDE SETBACK FROM INTERIOR LOT LINE
- 23.45.522.C: REQUIRED AMENITY AREA
- 23.54.015.TABLE D: REQUIRED LONG TERM BICYCLE PARKING



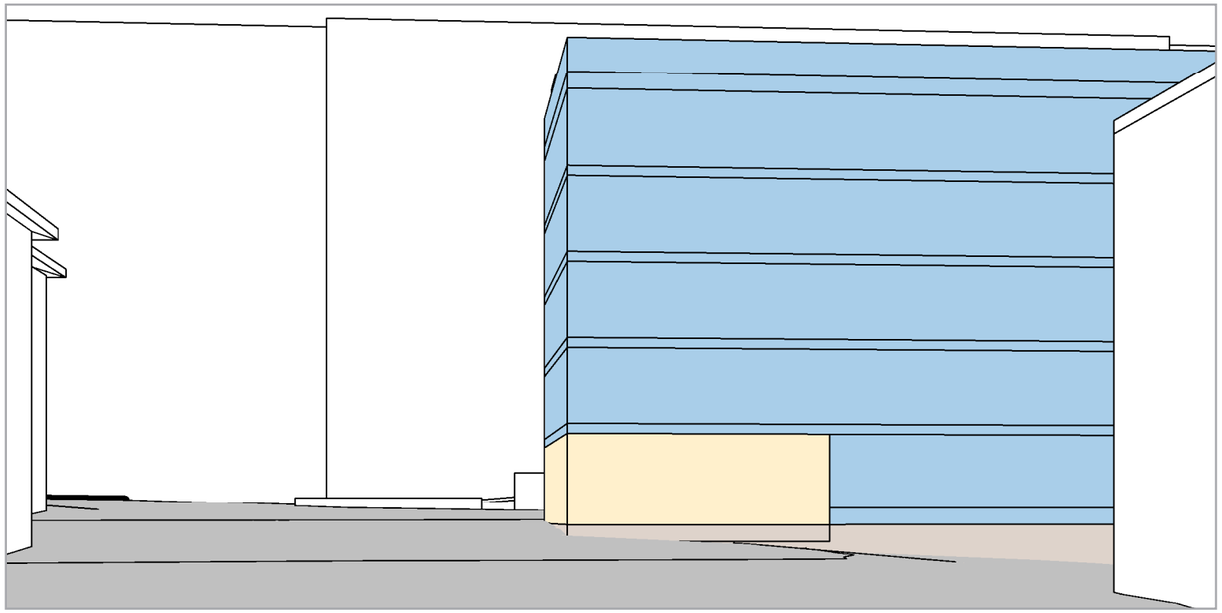
B1 LEVEL - ACCESS FROM NE 112TH STREET



LEVEL 1 - ACCESS FROM NE 112TH STREET



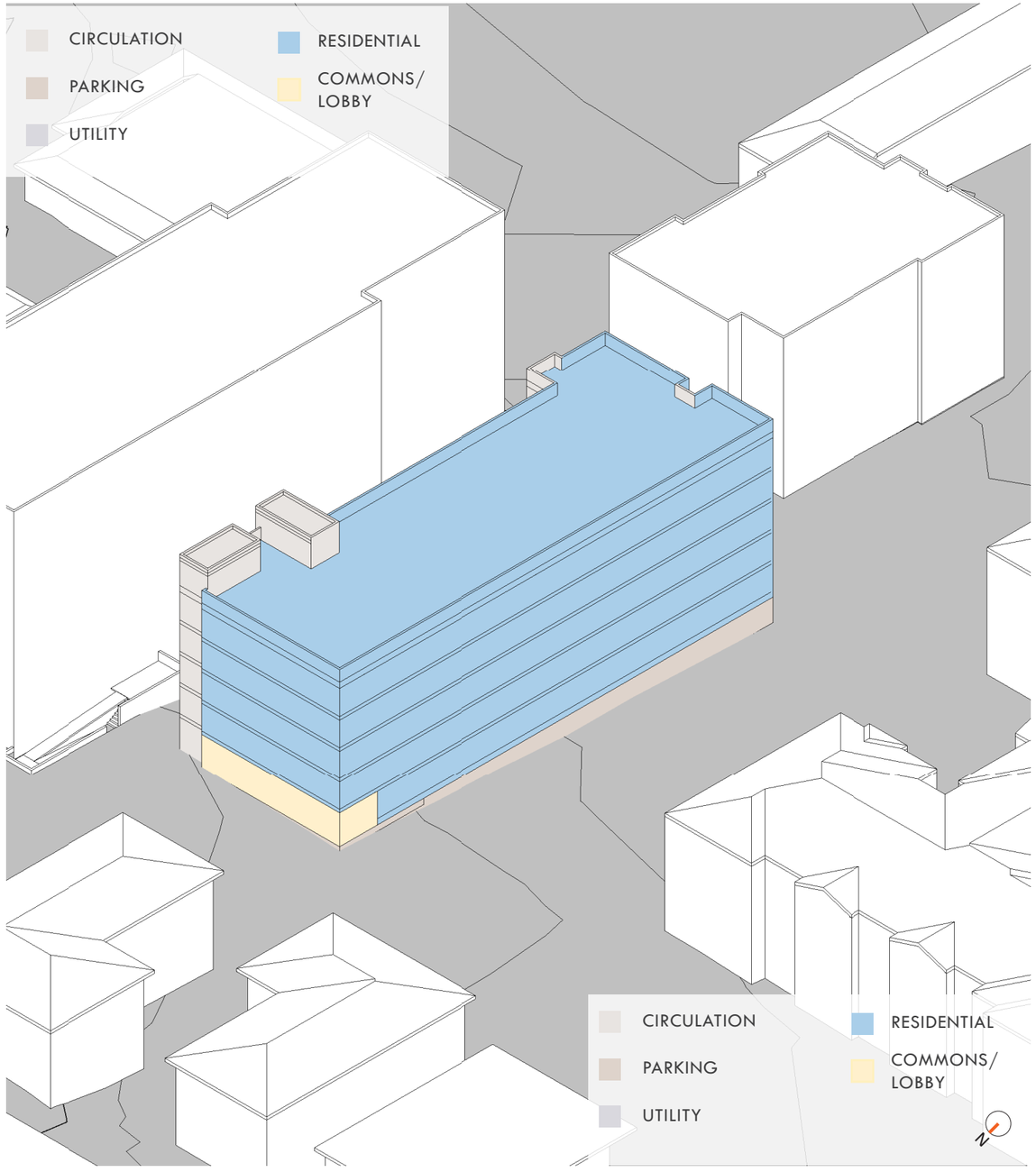
TYPICAL RESIDENTIAL LEVEL



STREET LEVEL VIEW - LOOKING EAST FROM NE 112TH ST

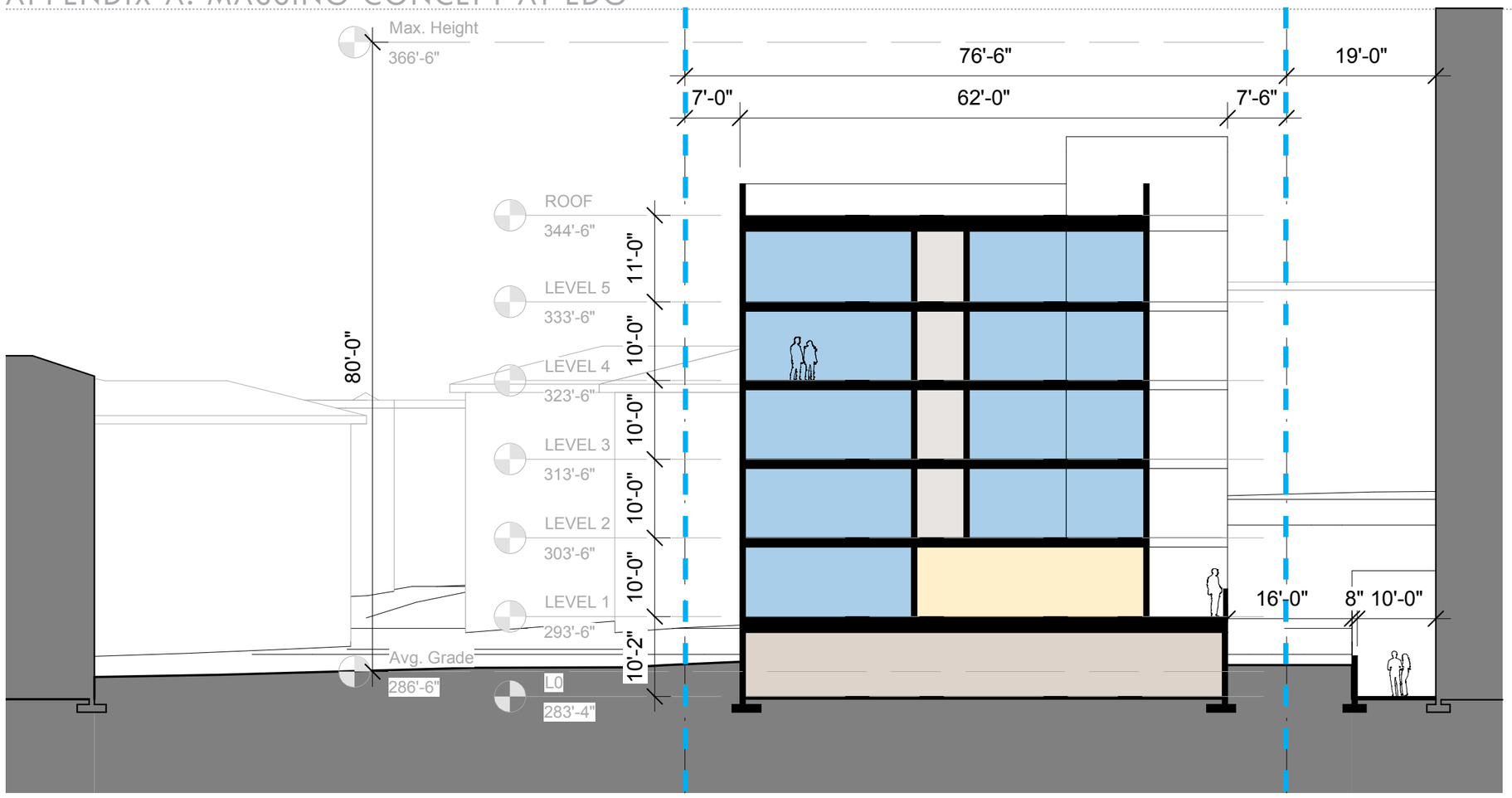


STREET LEVEL VIEW - LOOKING SOUTH FROM NORTHAVEN 1 NORTH PARKING LOT



BIRD'S EYE VIEW FROM NORTHWEST

APPENDIX A: MASSING CONCEPT AT EDG



EXISTING RESIDENTIAL

PROJECT SITE

EXISTING NORTHAVEN 1

PL

PL

CIRCULATION

PARKING

UTILITY

RESIDENTIAL

AMENITY