TURIN APODMENTS

1130 N Northgate Way | SEATTLE, WA

3032236-EG

RECOMMENDATION



HYBRID

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w: www.hybridarc.com

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1130 N NORTHGATE WAY CONGREGATE APARTMENTS

Provide congregate dwelling units for single residents to live in an efficient but communal setting with shared kitchens and amenity lounge areas.

approximately 65 sleeping rooms
approximately 62 bicycle parking stalls (as req)
1 vehicular parking stall (none are req)

Neighborhood Objectives

This neighborhood is growing from small commercial strip malls to higher, more dense commercial and residential spaces. Along Northgate new developments include a new fire station and townhouses with the potential for much denser, urban environments along Aurora. Many of the residential streets connected to Northgate are densely built low rise condo and apartment buildings and townhouses.

This project, which is located at the intersection of Northgate and Midvale will need to buffer the noise and activity of automobile heavy Northgate Ave and Aurora to the South and West, while responding to the more residential character of Midvale Ave to the North.

Northgate is dominated by cars, however the proposed MHA zoning is a pedestrian zone, which demonstates a city priority to encourage more pedestrian related structures in this area.

Design Objectives

Create welcoming amenity areas

- a place for residents and guests to engage with outdoors

Provide comfortable congregate units
- common space that provides spaces for communal activity and privacy.

Establish safety and privacy for residents within busy context

- try to block noise from Northgate and provide security.

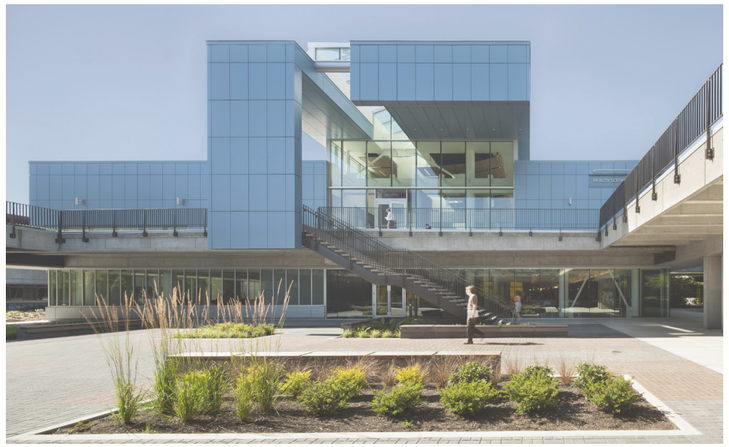
Ecological & Sustainable
- harness rainwater in bioplanters, use efficient and durable



Mineral Springs park



Aurora Ave N



North Seattle College



single story brick commercial spaces on Aurora



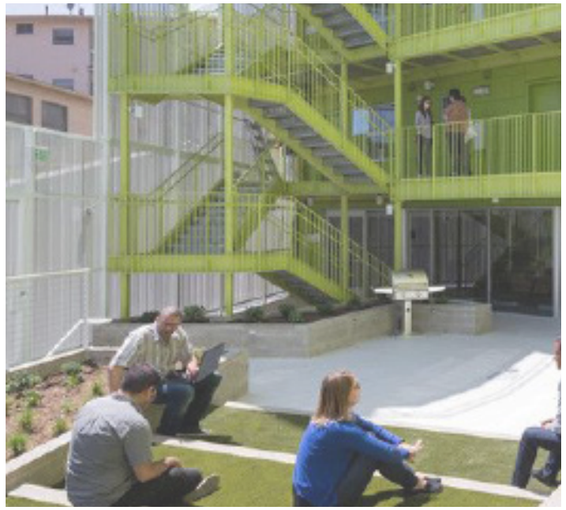
betula apartments - coutyard housing



yesler court - main entry

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AFFORDABLE:
CONGREGATE HOUSING



shared exterior space

bed
table and chair
wall closet
refrigerator
microwave
private bathroom

shared kitchens
bicycle parking
laundry facilities
security

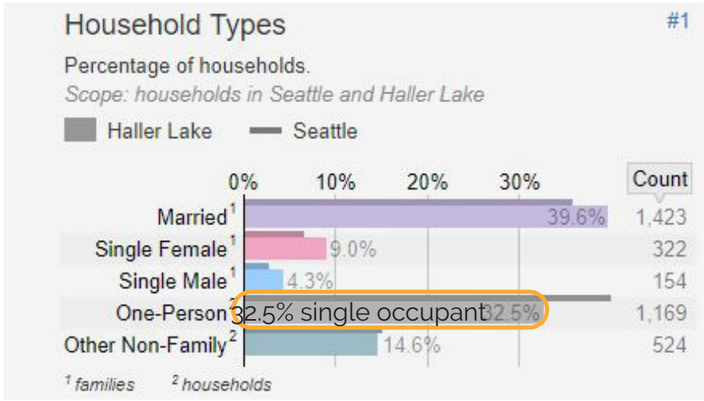
what, how big, how much?

150sf **175sf** 220sf

$600/mo **$875/mo** $1000/mo

what is needed?

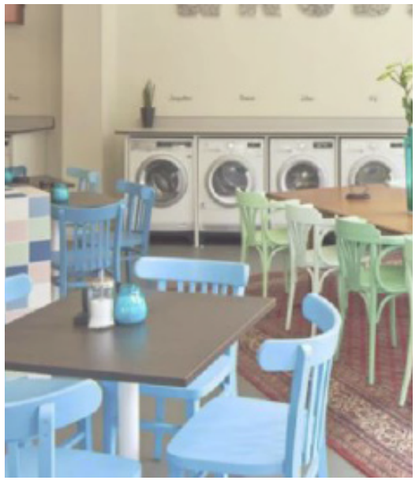
affordable, market rate, non-subsidized multi-family rental product



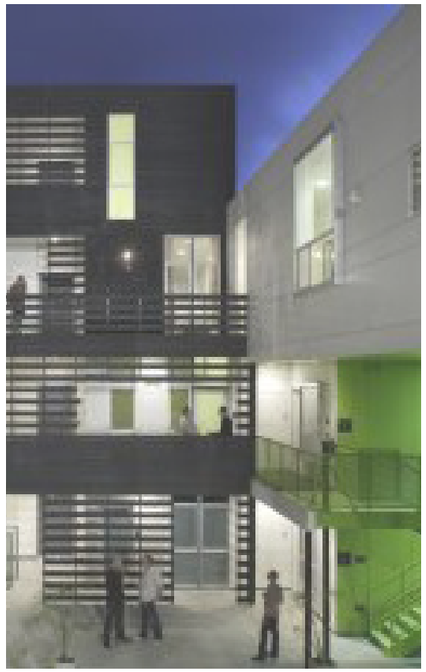
https://statisticalatlas.com/neighborhood/Washington/Seattle/Haller-Lake/Household-Types



shared kitchens



shared laundry rooms



courtyards for meeting your neighbors

Average resident:



$30,000/yr income
age 34
rides public transportation
55% male, 45% female
25% working students
length of stay 14mo

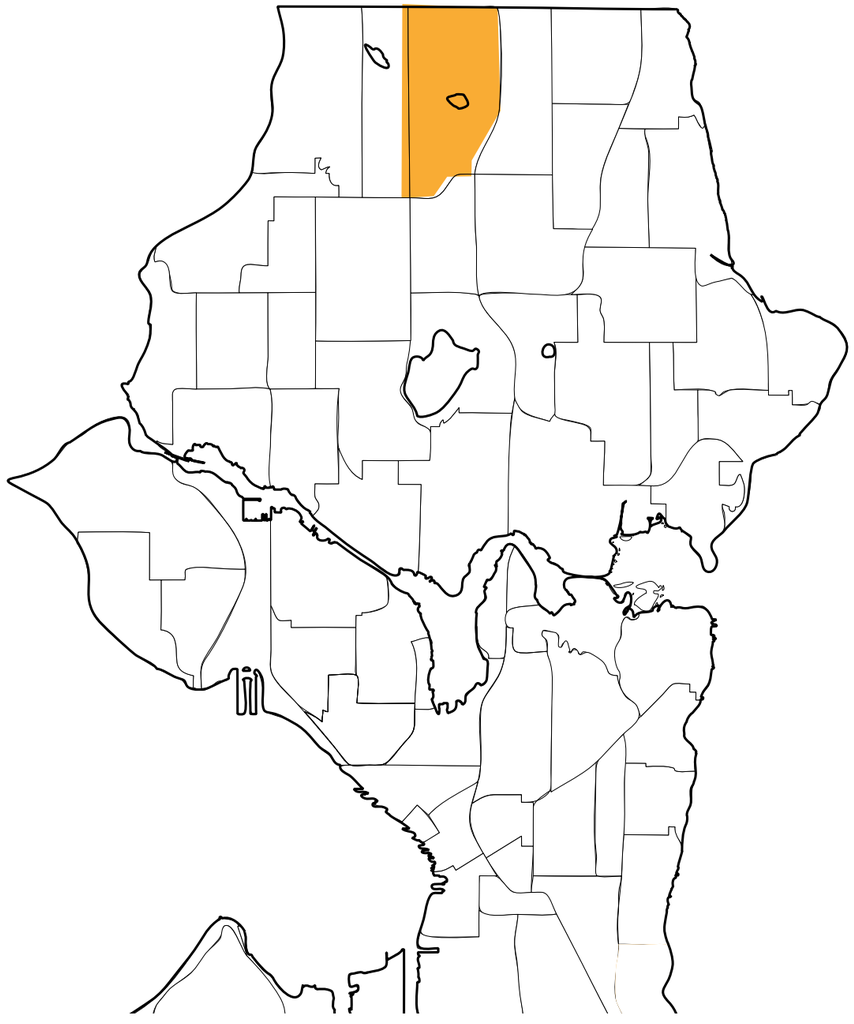


In Seattle > 40% of households are single occupant

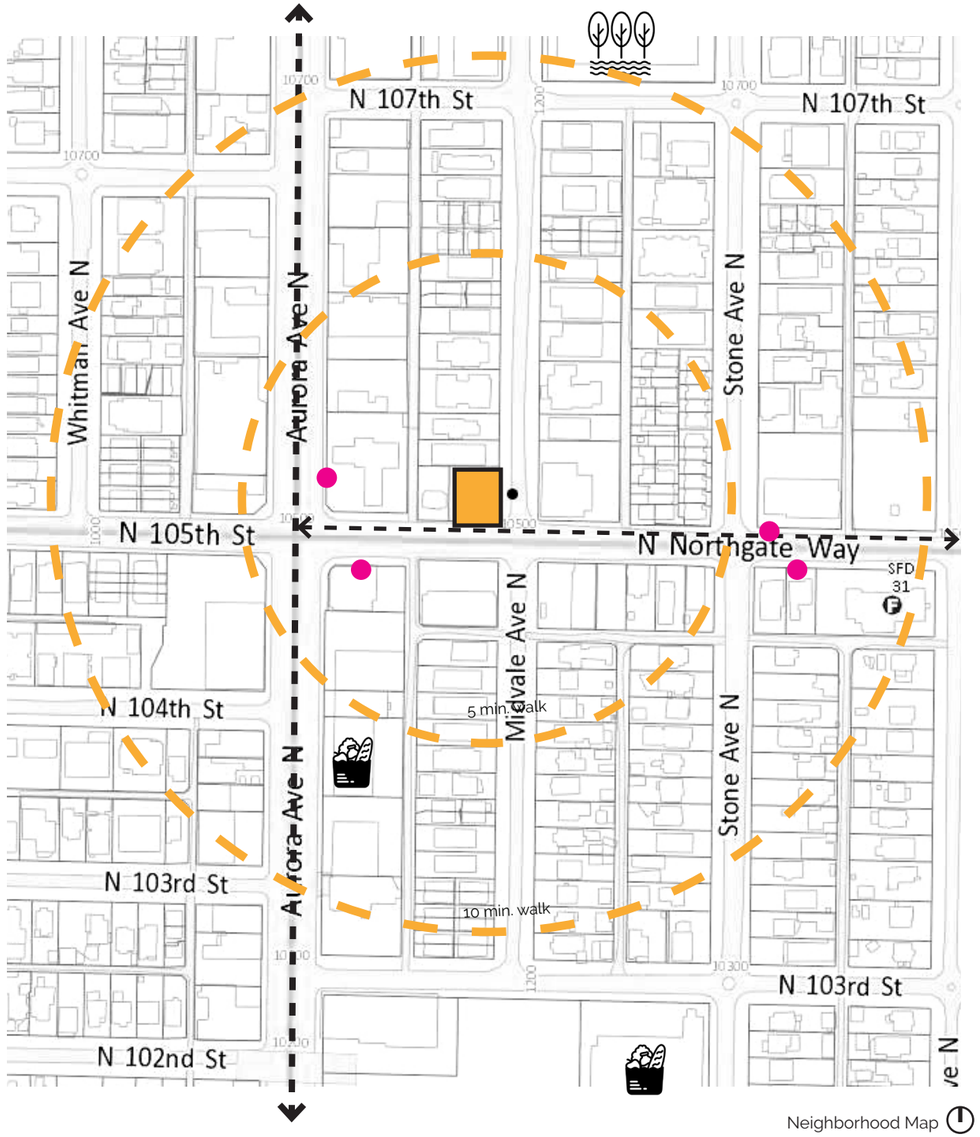
*Based on US Census data in these areas

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AURORA-LICTON SPRINGS RESIDENTIAL URBAN VILLAGE



Seattle Map



SITE site
Aurora-Lichton Springs Res. Urban Village
bus stop
overlay boundary
main vehicle arteries
grocery store
medical facilities
city park

Neighborhood Map

10501 Midvale Ave N is in the Aurora-Lichton Springs Rsidential Urban Village, North of Green Lake and South of Haller Lake. This address may also be considered part of Northgate. .

Commercial and Cultural Center

Aurora Ave, 1/2 Block from this site, is a primary axis for commercial and retail uses and is a primary transit axis. Northgate Ave also provides many commercial uses. Additionally, many new large housing developments have been built close to transit, around Northgate. Seattle Central restaurants. In recent years many new housing and office projects have been constructed in the surrounding area. North Seattle College is located within a 1/2 mile from the site and Northgate Mall is within 1 mile.

To & From

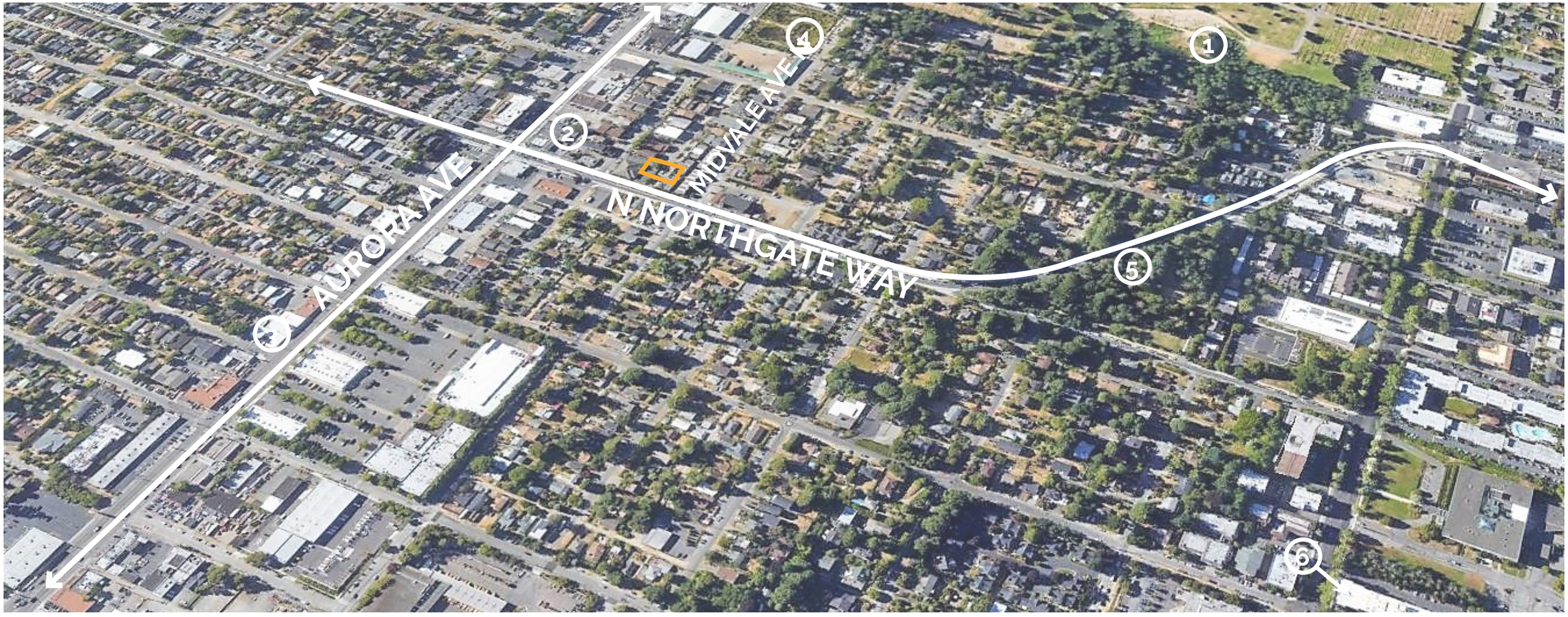
Many busses are located on Aurora Ave E, connecting the site North to Shoreline and South to downtown Seattle. Busses along Northgate connect West to Ballard and Fremont and East to Northgate.

Houses and Housing

The Aurora Licton Springs Residential Urban Hub, in the immediate context has a large number of condominium and apartment uses. To the East and West across Aurora are primarily single family residential.

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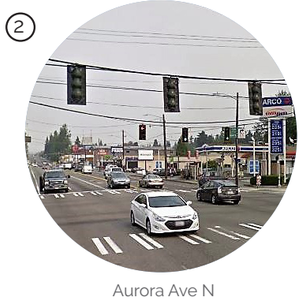
GREATER CONTEXT



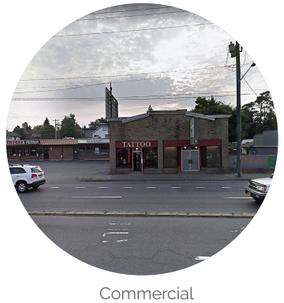
Aerial Map



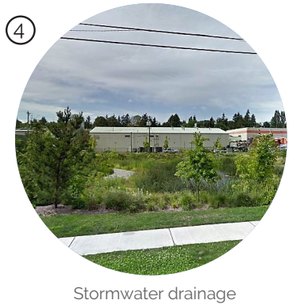
1 Evergreen Washelli Cemetery



2 Aurora Ave N



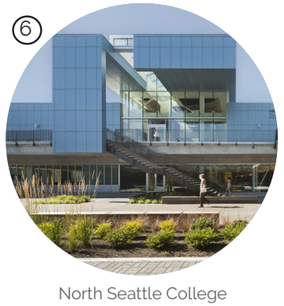
3 Commercial



4 Stormwater drainage



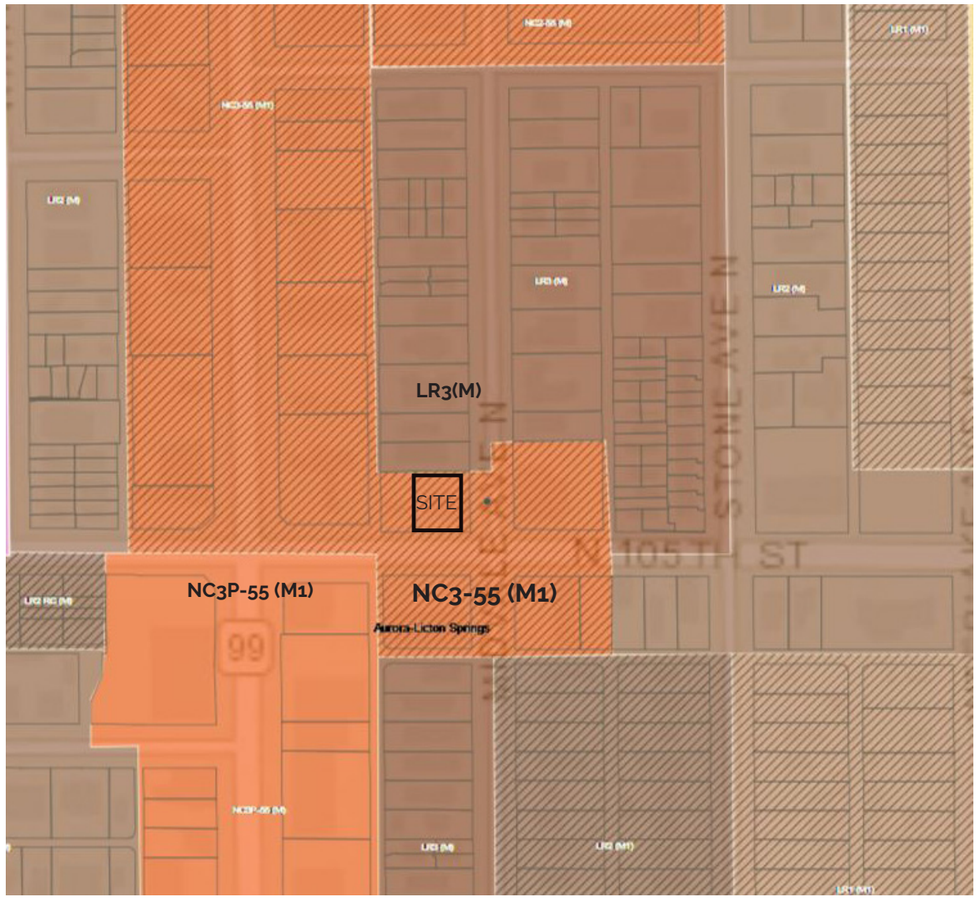
5 Mineral Springs Park



6 North Seattle College

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ZONING AND USE



Zoning Map

Site is located in a NC3-55 (M1) zone along Northgate Ave N and near Aurora Ave. The uses along Aurora are predominantly commercial and industrial. Uses along Aurora are starting to become more mixed with the addition of new apartments. The Northern border of the site transitions to LR3(M) and the subsequent blocks to the East are increasingly residential. Density decreases to the East, with LR2 and LR1 zones.



Typologies & Use Map

Surrounding area is a mixture of older warehouses and commercial buildings, newer offices, townhouses and apartments. This block in particular has 3 other proposed apartment projects by others.

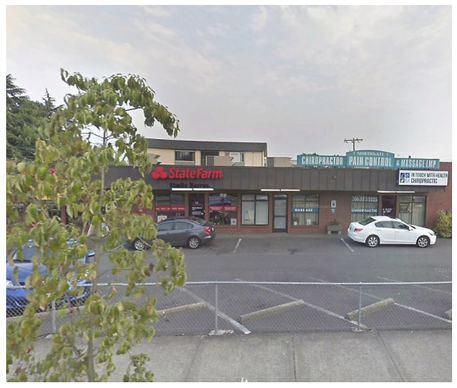
- Single Family Home
- Townhomes
- Apartment
- Commercial
- Office
- Cultural
- Warehouse
- Parking
- Vacant Land
- Gas

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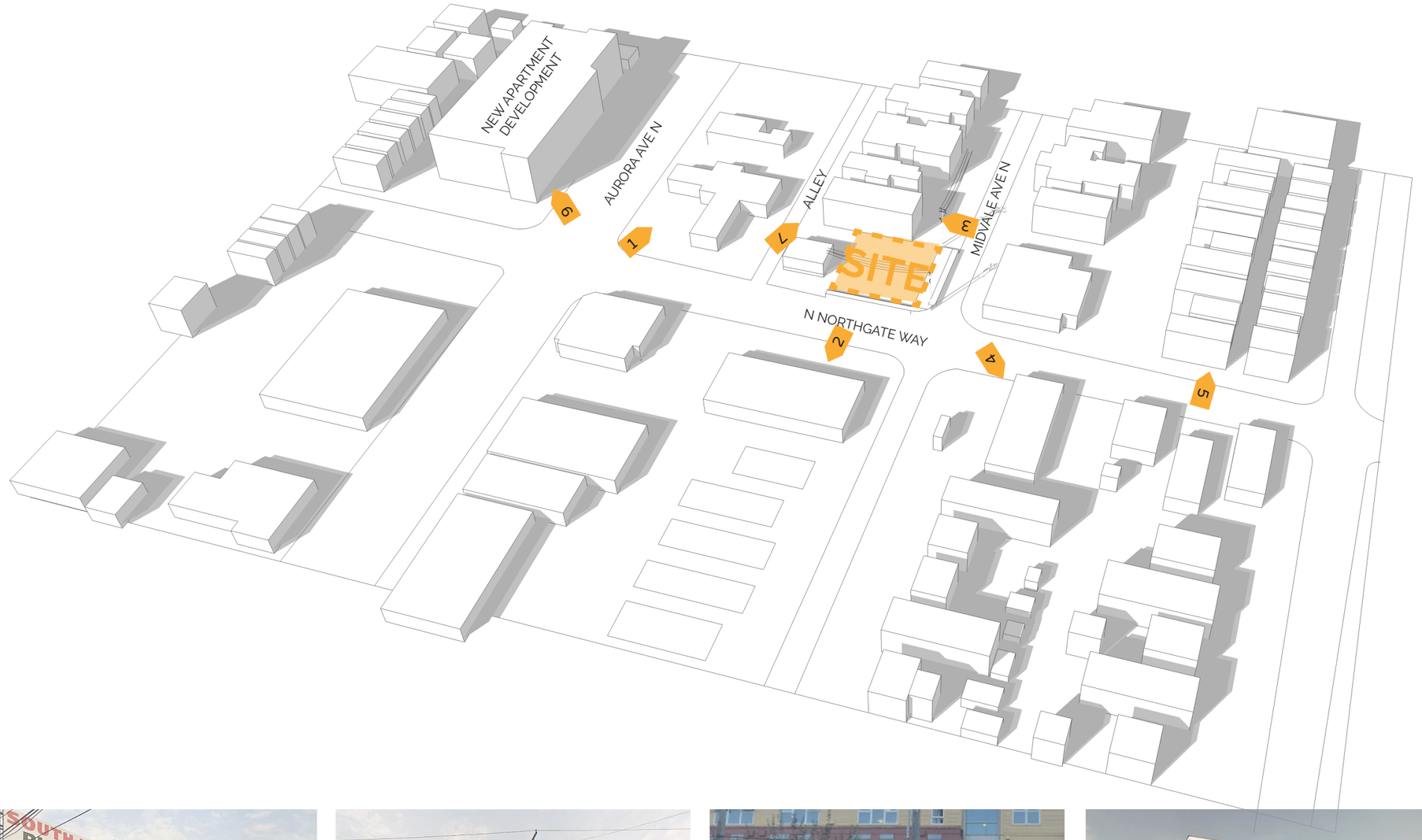
CONTEXT IMAGES



1. Arco Gas Station



2. Single Story Retail





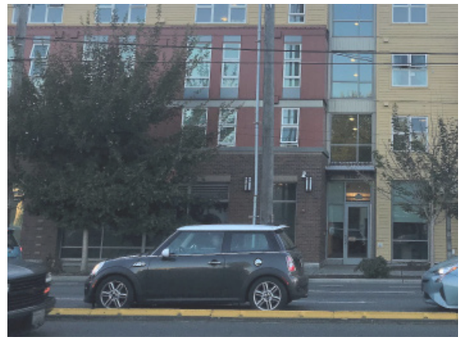
3. Low Rise Apartments



4. Ed Transmission



5. New Townhouses



6. Apartment



7. Condominium

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SITE ANALYSIS

ADDRESS:
10501 MIDVALE AVE N

PARCEL NO:
6300000635

DESCRIPTION:
OAK LAKE VILLA TRS LOTS 16 & 17 LESS
W 47 FT THOF
PLat Block: 8
Plat Lot: 16-17

SITE AREA:
6293SF

ZONING:
NC3-55 (M) (Previously C1-40)
AURORA-LICHTON SPRINGS
RESIDENTIAL URBAN VILLAGE
PARKING FLEXIBILITY AREA

STREET:
MIDVALE AVE N:
NO SLOPE

NORTHGATE AVE:
SLOPES DOWNHILL W>E~2FT

ALLEY:
IMPROVED ALLEY TO WEST SEPARATED
BY ADJACENT PARCEL

UTILITIES:
HIGH VOLTAGE POWER POLES ALONG
NORTHGATE
HIGH VOLTAGE POWER POLE AT NE
CORNER.
SANITARY SEWER - MIDVALE AVE N (S
OF NORTHGATE WAY) / KING CO. IN
ALLEY WEST OF SITE

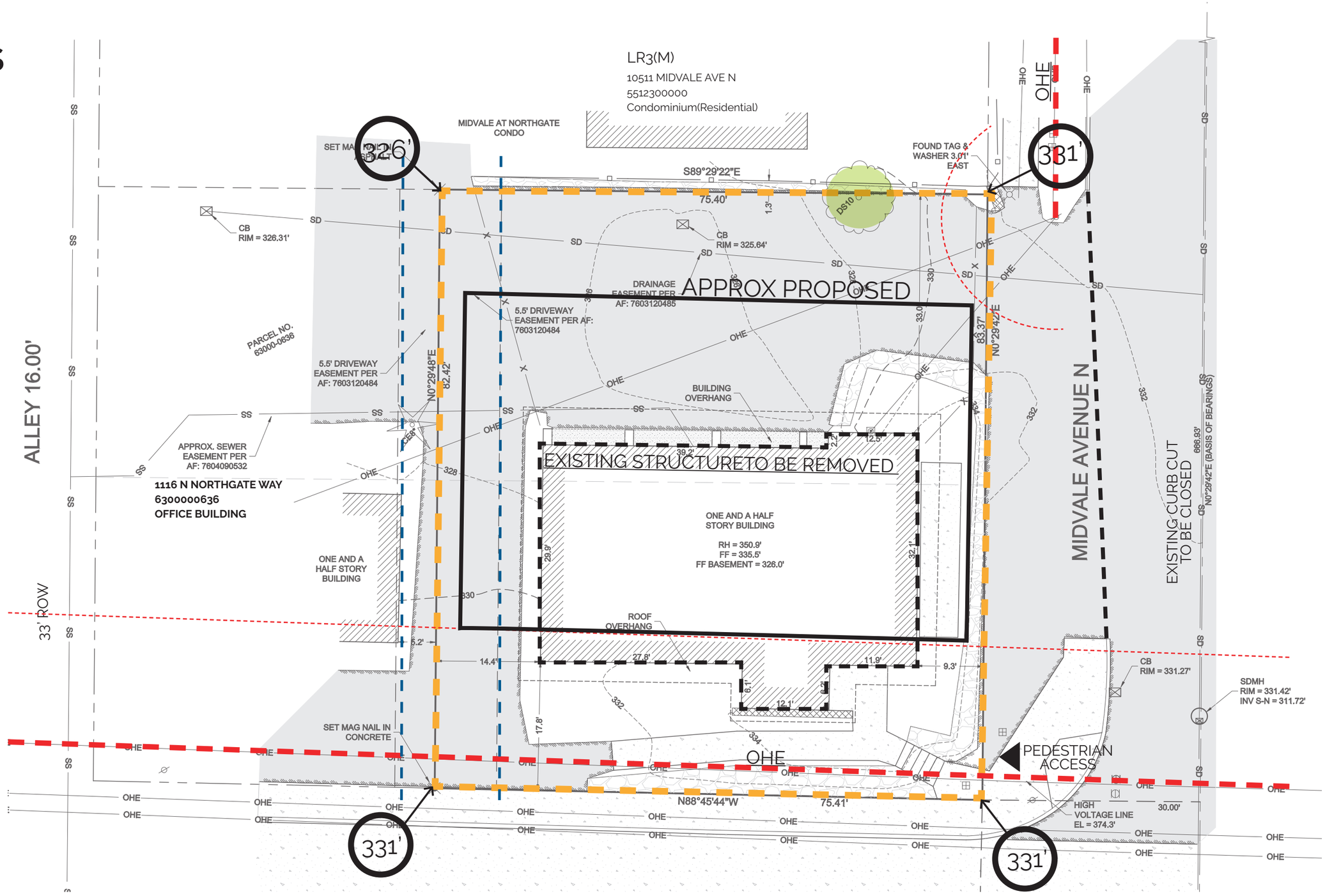
WASTEWATER EXTENDED FROM
KING COUNTY MAIN WITH COUNTY
APPROVAL.
STORM DRAIN - MIDVALE AVE N

TOPOGRAPHY:
SITE SLOPES DOWNHILL 4'
FROM NORTH WEST TO SOUTHEAST

HIGHEST POINT - NW CORNER (326')
LOWEST POINT - SE CORNER (331')

ADJACENT BUILDINGS:
WEST - 1116 N NORTHGATE WAY
OFFICE BUILDING
NORTH - 10511 MIDVALE AVE N
Condominium(Residential)

TREES:
NO EXCEPTIONAL TREES ON THE SITE



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SITE IMAGES

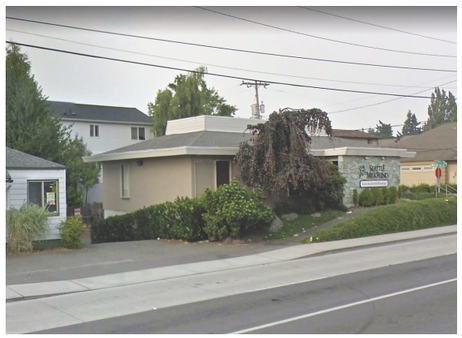


1. North West



2. West side





3. Northgate - South West



4. South



5. South East



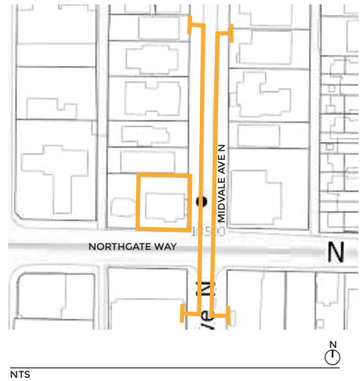
6. East



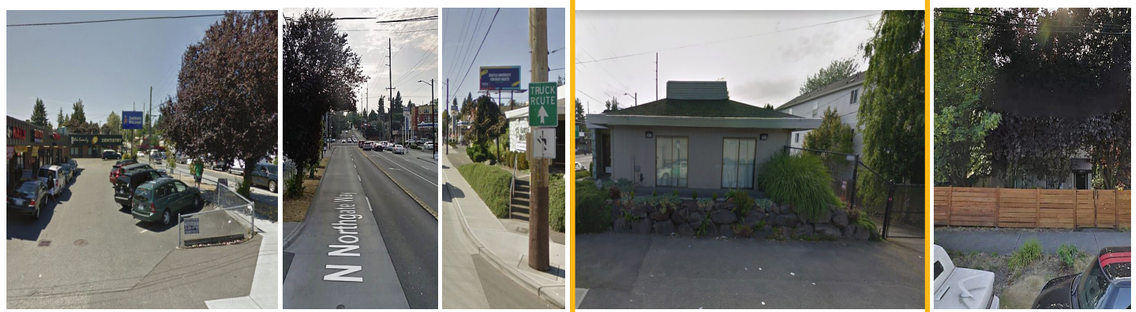
7. North East

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STREET ELEVATIONS: MIDVALE



SITE



1 STORY OFFICE | NORTHGATE AVE | CONDO | APARTMENT | APARTMENT | APARTMENT | APARTMENT | APARTMENT | APARTMENT

Midvale Ave N
Looking West - at the site

ACROSS FROM SITE

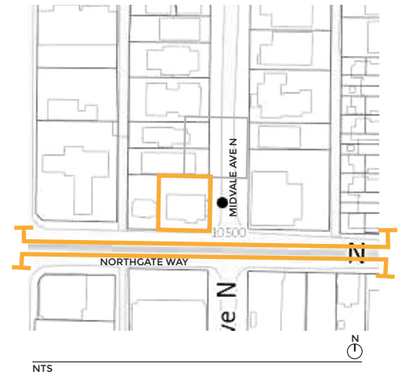


Midvale Ave N
Looking East -across the site

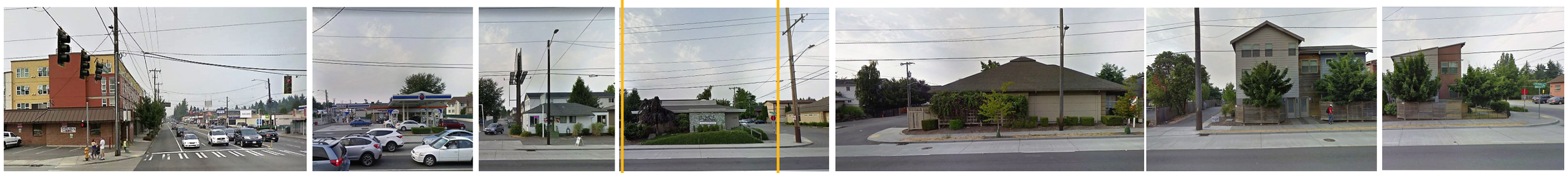
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STREET ELEVATIONS: NORTHGATE



SITE



VACANT LOT
OWNED BY LIGHTHOUSE
FOR THE BLIND

24TH AVE S

1 Story
Warehouse building

ALLEY

23RD AVE S

1 Story Commercial
building and parking

RAINIER AVE S

Northgate Way
Looking North - at the site

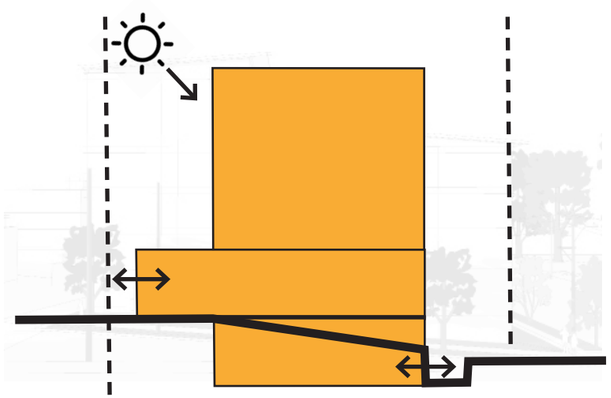
ACROSS FROM SITE



Northgate Way
Looking South-across the site

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DESIGN GUIDELINES



CS1: NATURAL SYSTEMS AND SITE FEATURES

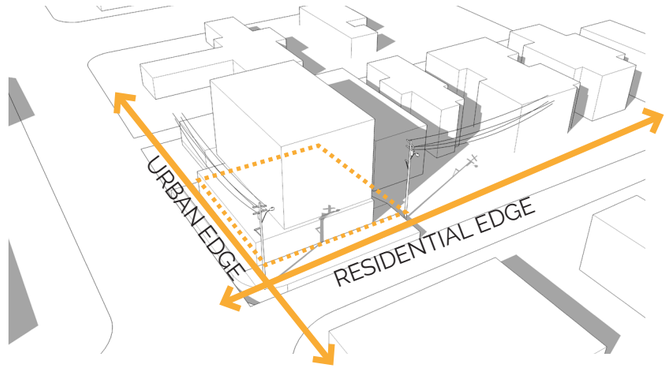
Use natural systems and features of the site and its surroundings as a starting point for project design.

1. Local Topography

- a. Respond to local topography with terraces, stoops, stepping facades, or similar approaches

Response:

Project is oriented to make use of the slight slope from Northgate down to NW corner of the site. The slope allows for an entrance at grade at corner of Midvale and Northgate and daylit units facing the rear at the level below.



CS2: URBAN PATTERN AND FORM

2. Connection to to the Street

- 2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

Response:

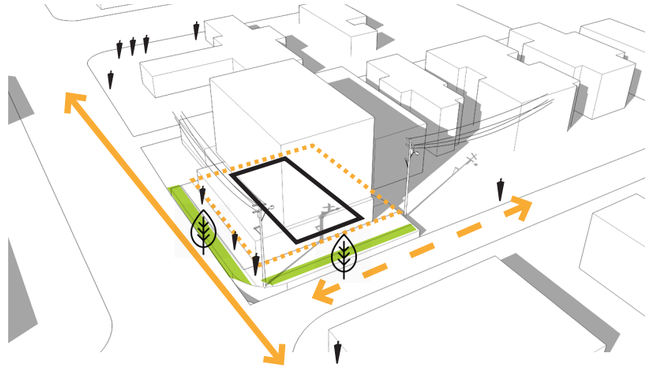
The project makes use of a strong connection to Northgate Way, a commercial street. A large, glazed common space connects to the sidewalk to create strong pedestrian interaction at the sidewalk.

3. Height Bulk and Scale

- 3 Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

Response:

A zone transition adjacent to the site is accomodated by an optional 15 ft setback along the entire side lot line. This allows space for planting that may be enjoyed by both the residents of this project and the adjacent apartment.



PL1: CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

1. Walkways and Connections

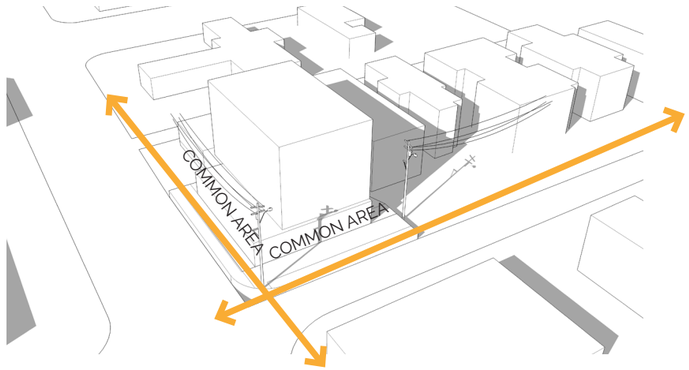
- 3. .Pedestrian infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

Response:

This site, by the nature of its location, is highly connected to public transport, pedestrian networks. In order to provide accessible open space, to activate the corner of Northgate and Midvale. a generous paved area is provided outside the building entry. This also provides an ADA path of entry.

To enhance the pedestrian network, tree planting will be added along Northgate and Midvale Ave.

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PL3: STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries

- Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
- Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommendatedand may be accomplished through detailing that signals a break from the public sidewalk.

Response:

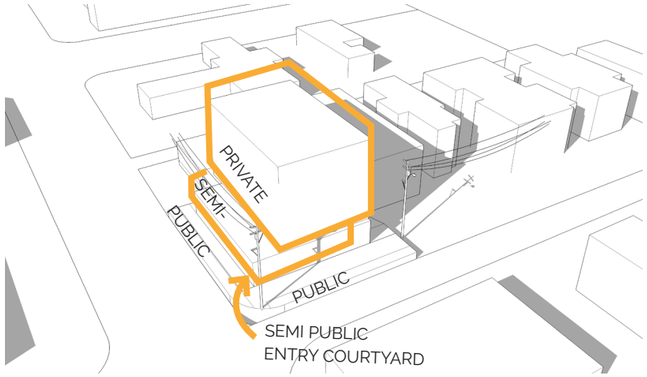
Primary building entry is prominantly located at building corner where it will be visually connected to the sidewalk and both adjacent streets. The design features a gradual transition from public sidewalk, thorugh a semi-public paved area, into a semi public entry courtyard, and into the semi-private interior lobby space.

B. Residential Edges

- Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

Response:

Ground level residential uses and entry at the sidewalk are setback from the sidewalk to provide a transitional zone between semi private space (congregate common areas) the semi public space (the entry plaza) and the public space (sidewalk). This buffer, paired with adequate security, will provide a comfortable and safe transition from busy street and public sidewalk to residential common space.



DC2: ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. Building Layout and Massing

- Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

Response:

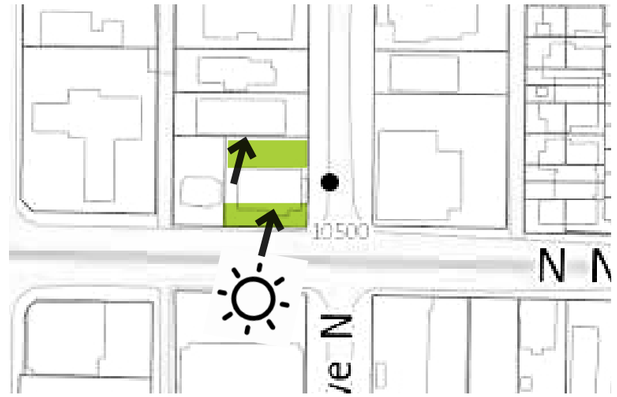
Building layout responds to the setbacks and adjacencies of neighboring sites by creating buffer zones along Northgate and the residential use to the North. Landscaping provides privacy and visual interest to both the residents of this building and adjacent building.

E. Form and Function

- Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Response:

The building expresses a strong architectural parti, with an entry at the corner, semiprivate common spaces at the sidewalk level and private spaces at upper levels.



DC3: OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

C. Design

- . Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

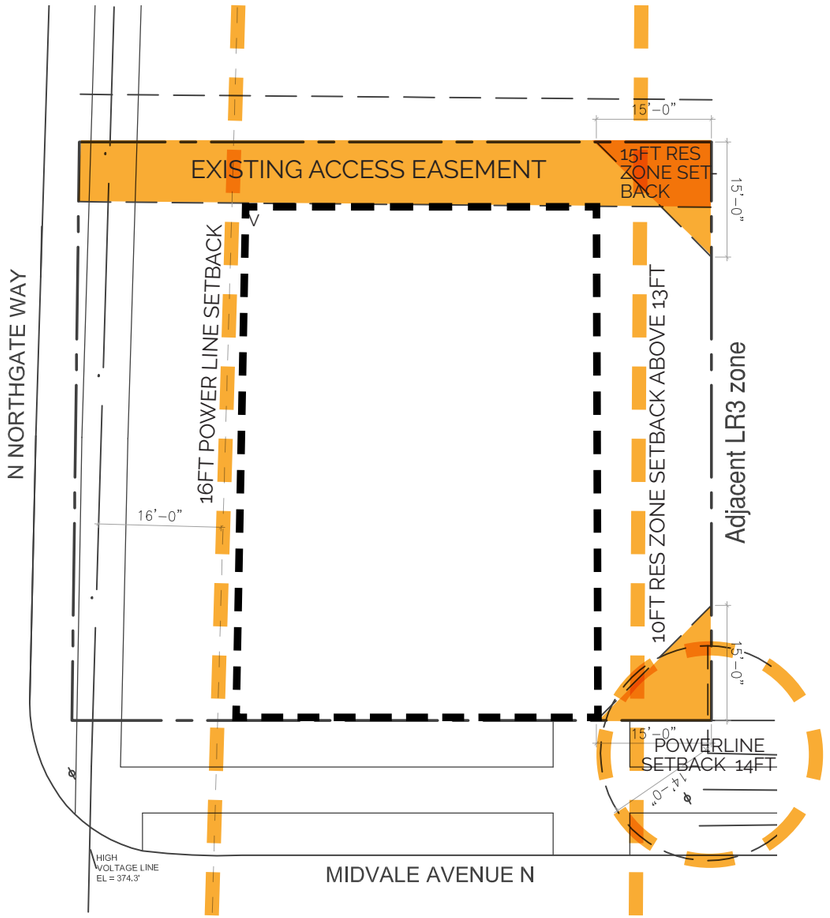
Response:

The open space concept provides exterior amenities along the South side of the building, Acknowleging that Northgate has loud automobile traffic, these amenities will also provide green views to the interior common spaces. A setback along the North provides light and air to North facing units and to adjacent residential building.

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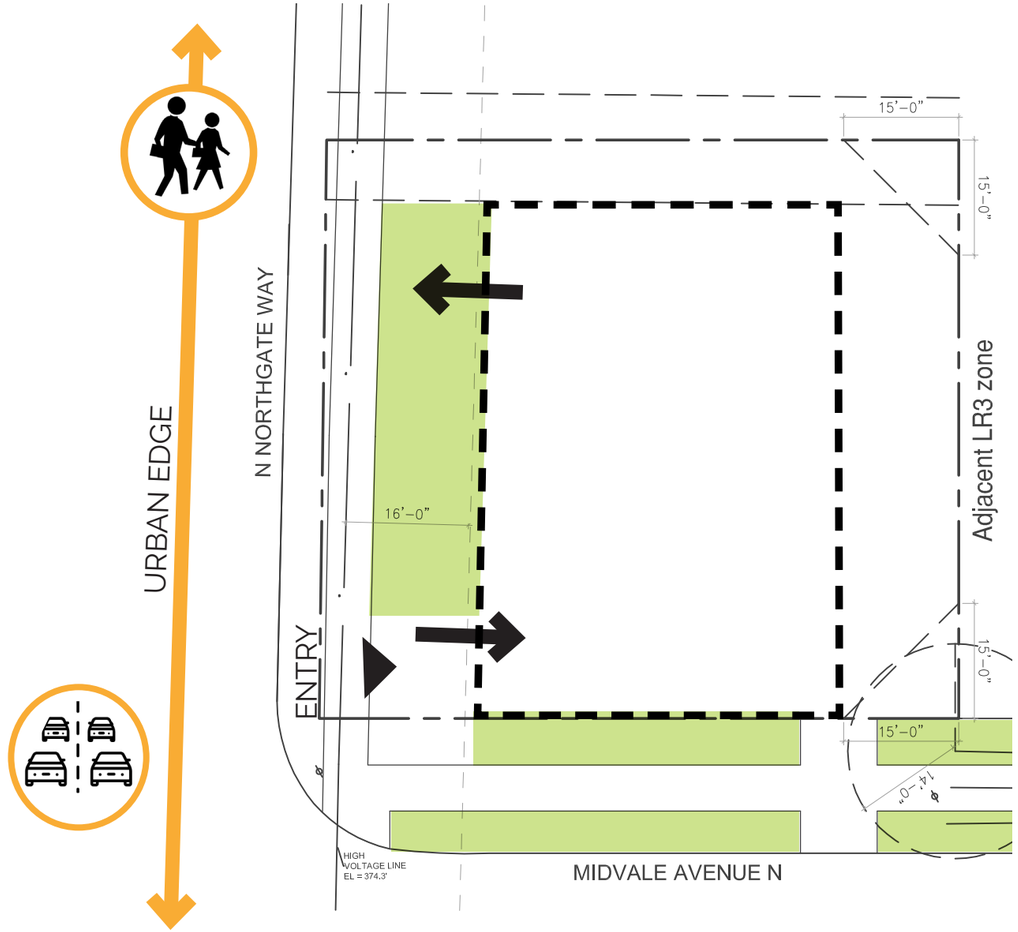
COMBINING SITE LIMITATIONS WITH DESIGN PRIORITIES

Site Constraints



+

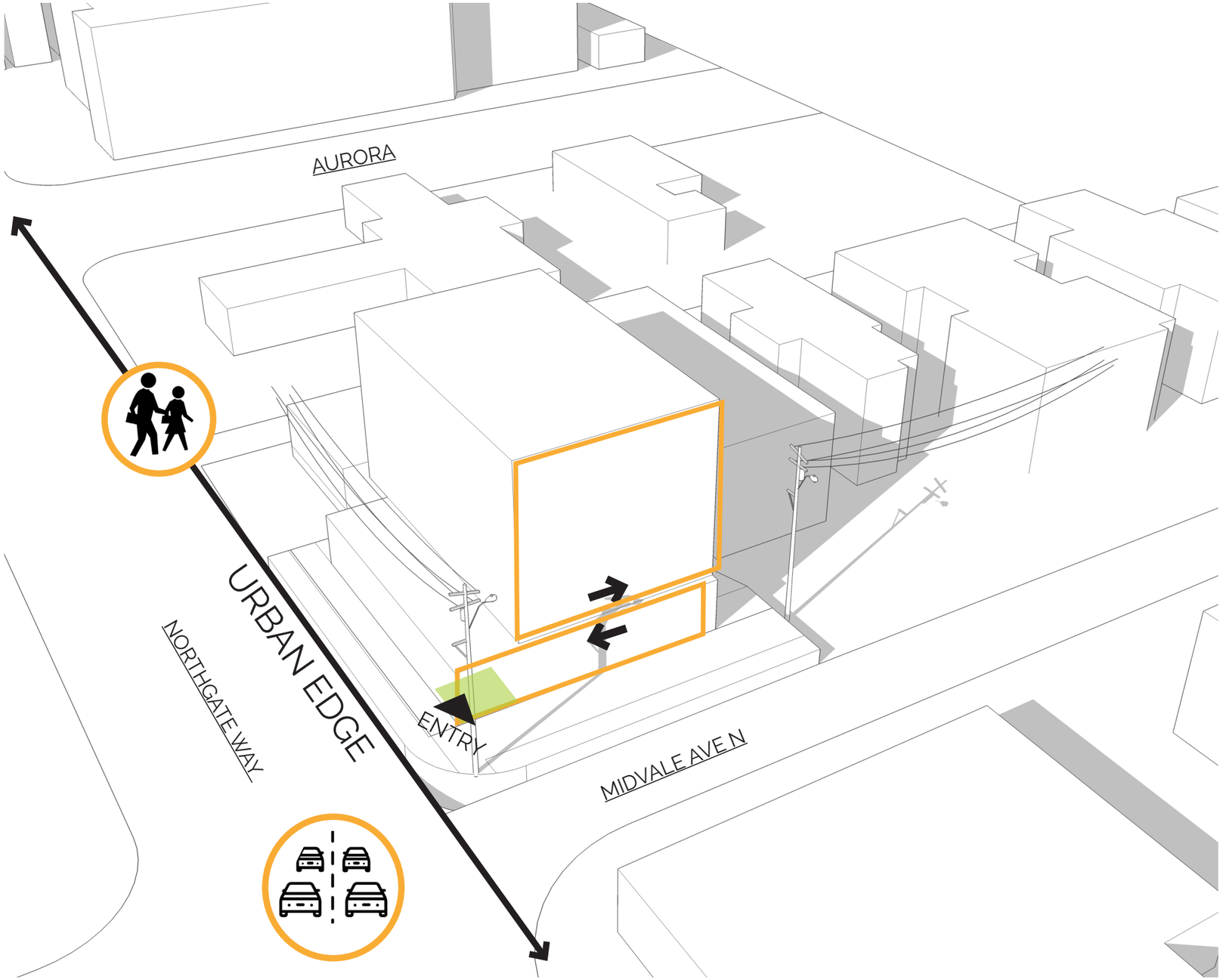
Design Priorities



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DESIGN PRIORITIES



1 - URBAN CONDITION

Due to the increased pedestrian activity of this area, its important to encourage pedestrian and commercial activity along Northgate. This commercial activity provides a strong urban character along Northgate and provides transparency consistent with other pedestrian environments.

ENTRY

2 - ACTIVATE CORNER

Establishing a strong corner element

3 - PRIVACY FOR OUTDOOR AMENITY

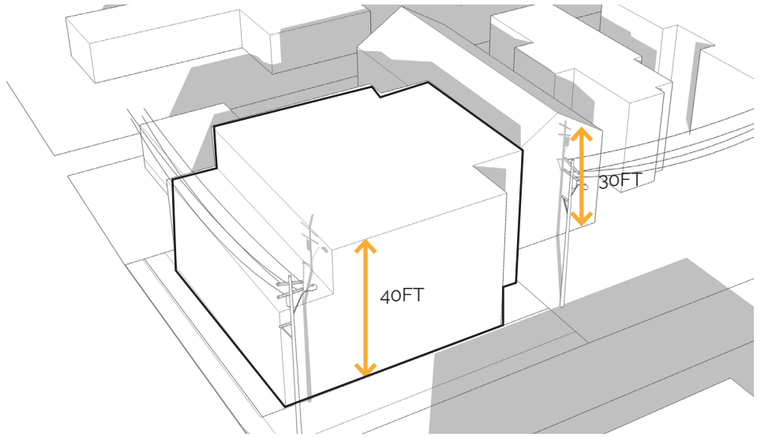
In order to foster usable and welcoming outdoor space for residential use, outdoor spaces should offer privacy and security.

4 - BREAK MASSING

In order to break down the perceived mass of the building it is important that the overall volume is eroded into elements that relate to the corresponding masses found in the immediate vicinity of the site. This shifting can be done in both plan and section to create a variable and playful structure.

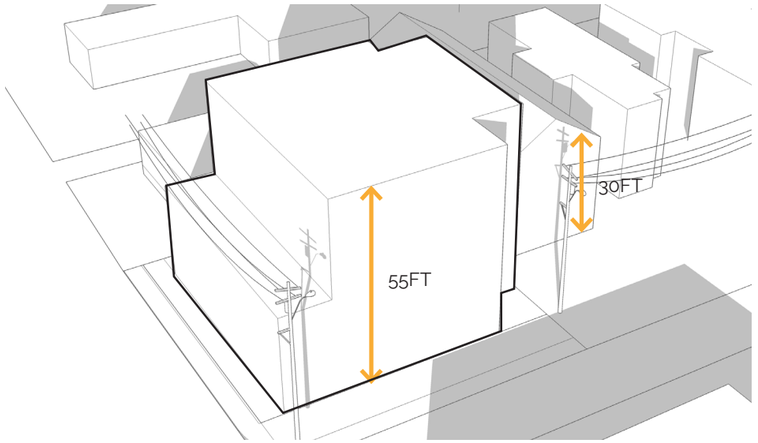
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PREVIOUS ZONING



SITE LOCATION	10501 Midvale Ave N
SITE ZONING	Currently C1-40
OVERLAY	Aurora Lichten Springs (Residential Urban Village)
ECA	NO
SEPA REVIEW	NO SEPA REQ (BELOW 200 UNITS IN URBAN CENTER)
PARKING REQUIRED	NO VEH. PARKING REQ WITHIN URBAN CENTER BICYCLE PARKING AS REQ.
HEIGHT	40' BASE MAX HEIGHT
SITE AREA	6,293 SF
FLOOR AREA RATIO	3.25 FOR MIXED USE 3.00 FOR RESIDENTIAL USE
FLOOR AREA	20,452SF MAX FAR FOR MIXED USE 18,879SF MAX FAR FOR RESIDENTIAL USE
SETBACKS	NONE REQ.
AMENITY AREA	5% OF GROSS RESIDENTIAL USE AREA
DEVELOPMENT STANDARDS 008.A.2 - BLANK FACADES 008.B.2- TRANSPARENCY 008.B.3 - DEPTH 008.C - PEDESTRIAN 008.D.1 - RES. USE 008.D.2 - RES. HEIGHT	*PROJECT TO COMPLY WITH ALL DEV. STANDARDS: 20' MAX LENGTH / 40% MAX AREA 60% TRANSPARENCY REQ FOR NON-RESIDENTIAL USES NON-RESIDENTIAL USES - 30' MIN AVG. DEPTH SITE NOT WITHIN PEDESTRIAN OVERLAY ONE ELEVATION MUST HAVE PROMINENT ENTRY FLOOR OF DWELLING UNIT MUST BE 4' MIN. ABOVE, BELOW OR SETBACK AT LEAST 10' MIN. FROM THE SIDEWALK

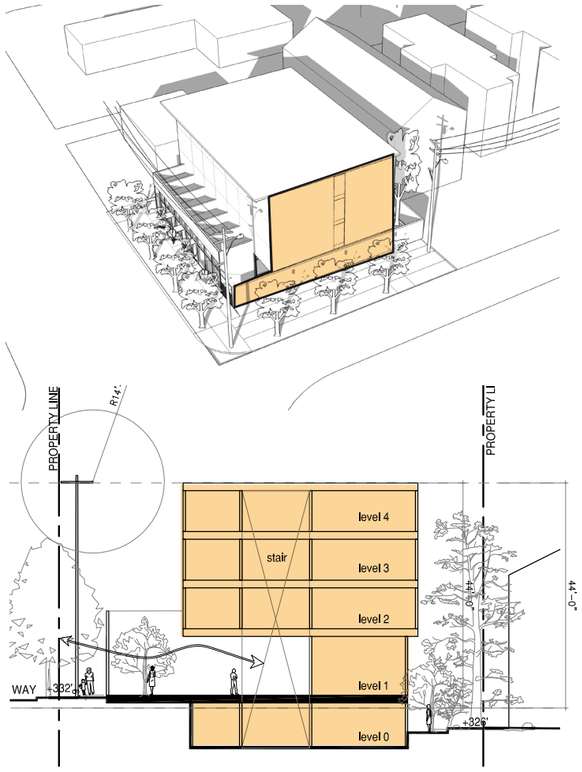
CURRENT ZONING



SITE LOCATION	10501 Midvale Ave N
SITE ZONING	MHA C1-55(M)
OVERLAY	Aurora Lichten Springs (Residential Urban Village)
ECA	NO
SEPA REVIEW	NO SEPA REQ (BELOW 200 UNITS IN URBAN CENTER)
PARKING REQUIRED	NO VEH. PARKING REQ WITHIN URBAN CENTER BICYCLE PARKING AS REQ.
HEIGHT	55' BASE MAX HEIGHT
SITE AREA	6,293 SF
FLOOR AREA RATIO	3.75
FLOOR AREA	23,599SF MAX FAR
SETBACKS	NONE REQ.
AMENITY AREA	5% OF GROSS RESIDENTIAL USE AREA
DEVELOPMENT STANDARDS 008.A.2 - BLANK FACADES 008.B.2- TRANSPARENCY 008.B.3 - DEPTH 008.C - PEDESTRIAN 008.D.1 - RES. USE 008.D.2 - RES. HEIGHT	*PROJECT TO COMPLY WITH ALL DEV. STANDARDS: 20' MAX LENGTH / 40% MAX AREA 60% TRANSPARENCY REQ FOR NON-RESIDENTIAL USES NON-RESIDENTIAL USES - 30' MIN AVG. DEPTH SITE NOT WITHIN PEDESTRIAN OVERLAY ONE ELEVATION MUST HAVE PROMINENT ENTRY FLOOR OF DWELLING UNIT MUST BE 4' MIN. ABOVE, BELOW OR SETBACK AT LEAST 10' MIN. FROM THE SIDEWALK

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PREVIOUS ZONING



Option 4 *(current zoning alternative)*

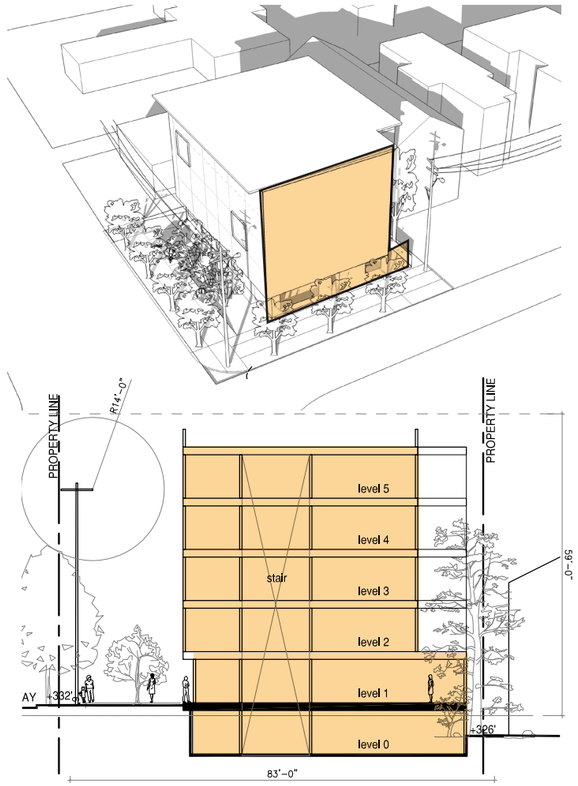
48 UNITS and 3 Live Work
Proposed FAR: 14,928 SF
Max FAR: 20,452 SF
Bike: 62

Positive
- Strong urban presence along Northgate
- Engages residential street with entry
- Exterior amenity space receives Southern light.
- Privacy for exterior amenity space at corner

Negative
- Little vegetation at the street

Departures
- none

CURRENT ZONING



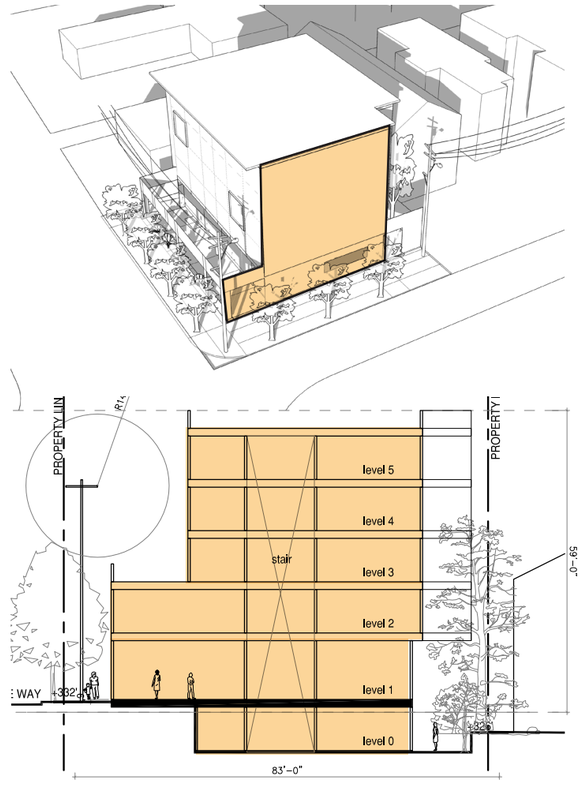
Option 1

67 UNITS
Proposed FAR: 17,738 SF
Max FAR: 23,599 SF
Bike: 64

Positive
- Strong urban presence along Northgate
- Enhanced corner through vegetation and use
- Exterior amenity space receives Southern light.

Negative
- Little privacy for exterior amenity space at corner
- Traffic noise at exterior amenity space at corner
- Little privacy for residential common space at grade.

Departures
- none



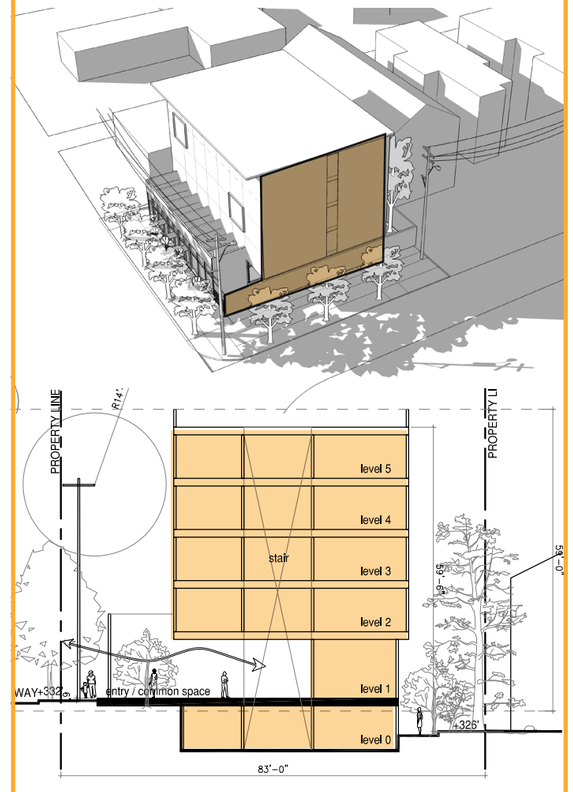
Option 2

62 UNITS and 3 Live Work
Proposed FAR: 17,999 SF
Max FAR: 23,599 SF
Bike: 62

Positive
- Strong urban presence along Northgate
- Entrance engages residential street
- Privacy for exterior amenity space at North

Negative
- Exterior amenity space receives Northern light.

Departures
- none



Option 3 *(preferred scheme)*

62 UNITS and 3 Live Work
Proposed FAR: 17,862 SF
Max FAR: 23,599 SF
Bike: 62

Positive
- Strong urban presence along Northgate
- Engages residential street with entry
- Exterior amenity space receives Southern light.
- Privacy for exterior amenity space at corner

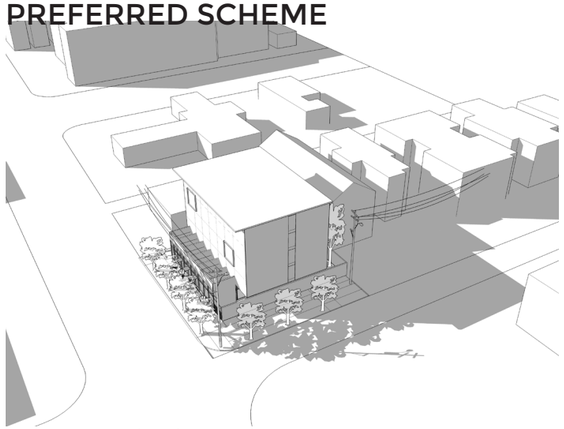
Negative
- Little vegetation at the street

Departures
- none

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OPTION 3 (as shown at EDG)

PREFERRED SCHEME



62 UNITS and 3 Live Work

Proposed FAR:	17,862 SF
Max FAR:	23,599 SF
Bike:	62

Positive

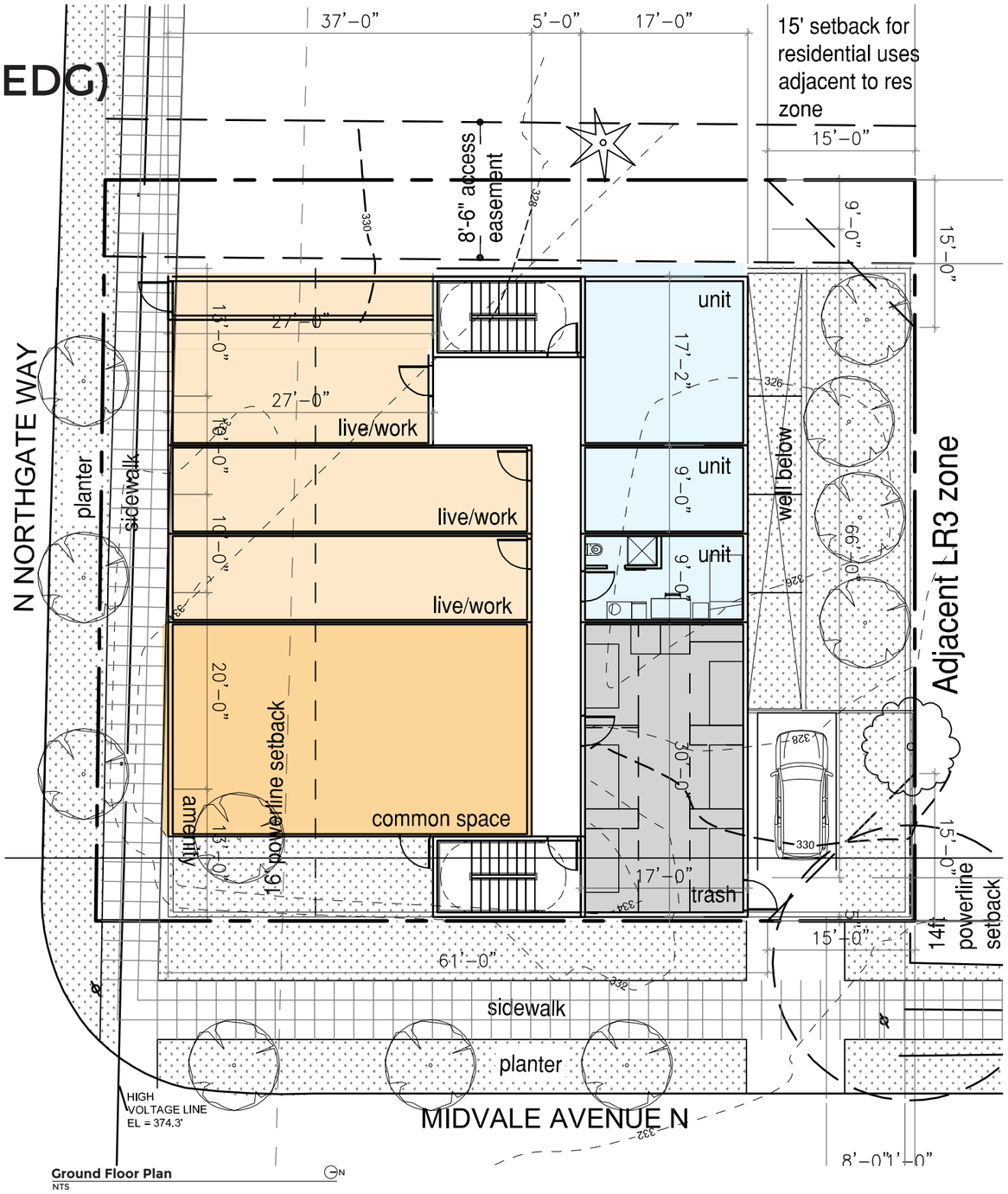
- Strong urban presence along Northgate
- Engages residential street with entry
- Exterior amenity space receives Southern light.
- Privacy for exterior amenity space at corner

Negative

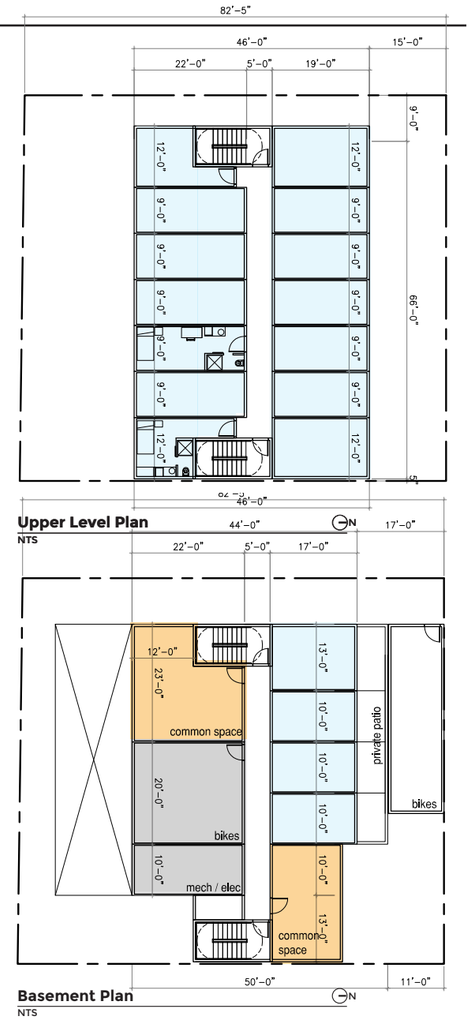
- Little vegetation at the street

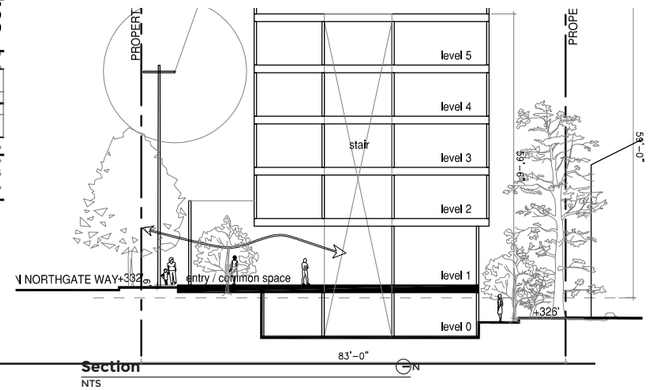
Departures

- none



Ground Floor Plan
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OPTION 3 (AS SHOWN AT EDG)

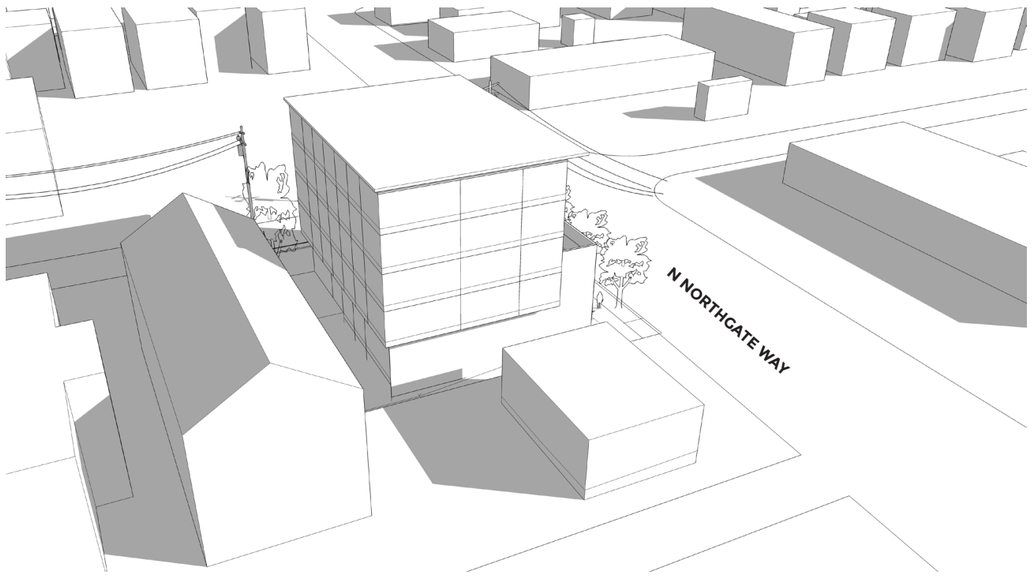
PREFERRED SCHEME



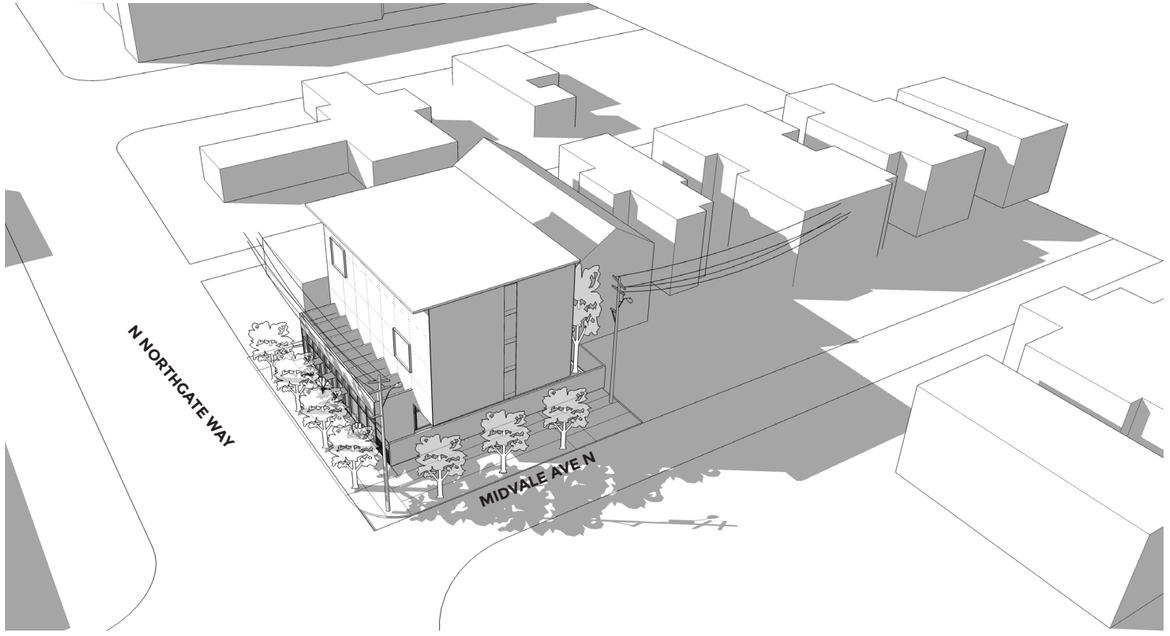
South Elevation - Northgate
NTS



East Elevation - Midvale
NTS



North West Aerial Perspective
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South East Aerial Perspective
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DESIGN GUIDANCE

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The Board expressed support the massing scheme and outlined priorities and recommendations to further enhance the project.

ADMINISTRATIVE EARLY DESIGN GUIDANCE
November 27, 2018

PUBLIC COMMENT

The public comment period for the project began on October 18, 2018. The following comments were received:

- Concerned about the scale of the development
- Concerned about construction noise impacts
- Concerned about parking and traffic impacts

PRIORITIES & RECOMMENDATIONS

1. Massing:

a. Staff supports the applicant's preferred massing scheme, Option 3. The chosen proportions and orientation of the building mass result in a strong, commercial presence along N Northgate Way and an appropriate transition to the residential character of Midvale Avenue N. (CS2-A-2, CS2-D)

b. Staff is also supportive of Option 4, a 40-foot tall variation of Option 3, for the same reasons listed above. (CS2-A-2, CS2-D)

2. Architectural Concept:

a. The inclusion of live/work units, as shown in Options 2-4, is appropriate and desirable given the existing and anticipated future context along N Northgate Way. The live/work units contribute towards a strong connection to the public realm and help to establish the N Northgate Way façade as the "front" of the building. However, the floor plans indicate that entries for the live/work units would be located along an interior circulation corridor, rather than a direct connection to the street. The success of the live/work units, and by the extension the building as a whole, is dependent on a strong presence at the street. Add street-facing entries for all three proposed live/work units. (CS2-B-2, CS3-A-4, PL3-A-1, PL3-C-1)

b. The enclosed entry courtyard introduced in Options 3 and 4 is problematic in that it walls off the project from the public realm. As the east façade serves as the transition to the residential character of Midvale Avenue N, this façade needs to be thoughtfully designed to provide more engagement with the street. In this regard, Option 2 is more successful in that the interior common amenity area extends to the eastern property line, allowing an opportunity for glazing at ground level with views in to and out of a space where activity is likely. For the courtyard concept to be successful, it will need the same level of transparency that would be possible in Option 2 as well as programming that encourages use of the space for other activities beyond entering and exiting the building. (CS2-C-1, PL2-B-3)

c. The heavy massing at the base helps to identify the commercial nature of the live/work units and should be retained in the MUP plan set. The use of masonry, as suggested in the "Materiality" studies is recommended. (CS3-A-4, DC2-D, DC2-E-1)

d. The simple massing of the residential stories above should be subordinate to the heavy commercial base. Use abundant glazing to lighten up this massing. (DC2-A, DC2-B)

3. Open Space:

a. The proposed interior courtyard entry for Options 3 and 4 includes a property line wall that arbitrarily divides the courtyard from the adjacent landscaped area. While a wall and gate may be desired for security purposes, these elements should be eroded away to the extent possible, allowing the courtyard to spill into the landscaped portions of the right of way. (DC3-B-3, DC3-C-1, DC3-C-2)

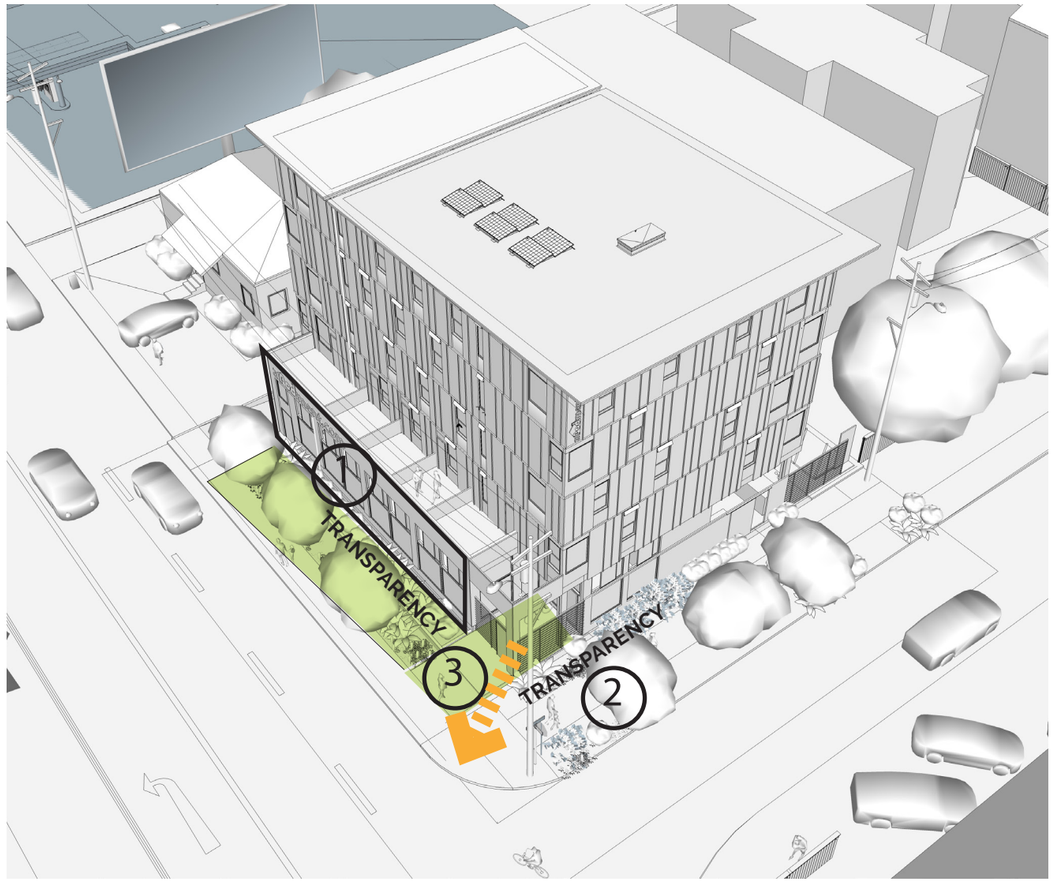
b. The proposed "pocket park" at the northern property line provides an outdoor common amenity area and a sensitive transitional space to the adjacent lowerdensity residential. However, the relationship between the basement-level units' window wells and this pocket park could be problematic. Special attention is needed to design this space in a way that encourages use of the space by residents while respecting the privacy of the basement-level units. (DC3-B-1, DC3-B-4)

c. The street-facing decks along N Northgate Way add desirable private amenity space for residents and help to connect the project with the public realm. Retain these decks in the MUP plan set and consider adding additional decks/balconies, particularly on the east façade as a way to better connect this façade with the public realm. (PL1-A-1, PL2-B-1, DC2-C-1)

DEVELOPMENT STANDARD DEPARTURES

SDCI's preliminary recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the EARLY DESIGN GUIDANCE review, no departures were requested.



EDG GUIDANCE:

1. Massing
2. Architectural Concept
3. Open Space

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Project Design Development



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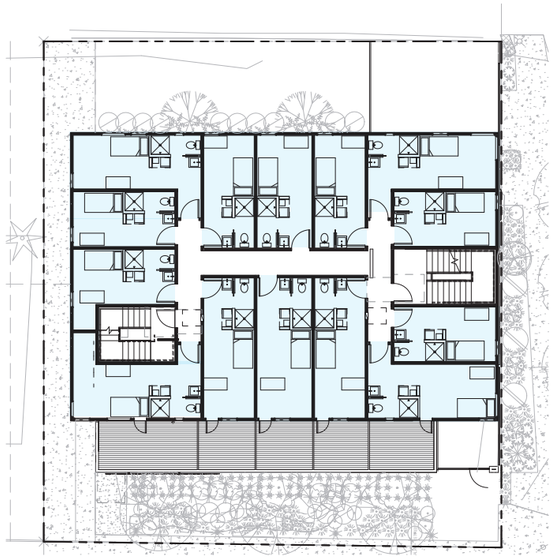
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Project Design Development - Entry Plan

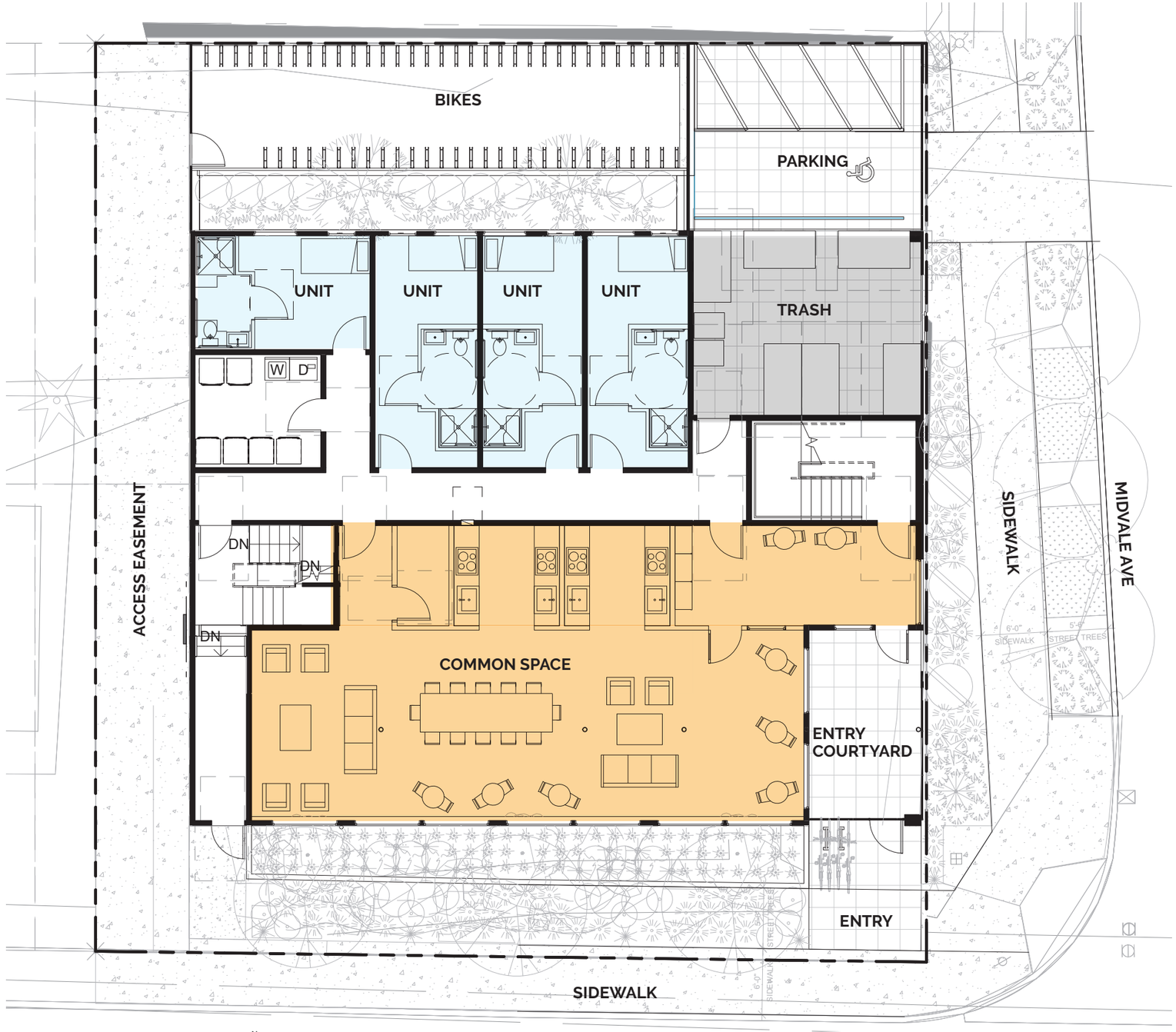
Recommendation

65 Congregate Units
Proposed FAR: 17,862 SF
Max FAR: 23,599 SF
Bike: 62 BIKES

- Strong urban presence along Northgate Way
- Engages corner with entry
- Provides transparency along Midvale Ave.
- Entry as a series of transitional space from public street, to semi-public paving at corner tova semi-private courtyard and ground floor common areas.
- Exterior amenity space receives Southern light and provides landscaping visible from both interior and exterior spaces.
- no departures



UPPER PLAN
NTS



ENTRY PLAN
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1 MASSING



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Staff supports the applicant's preferred massing scheme. The chosen proportions and orientation of the building mass result in a strong, commercial presence along N Northgate Way and an appropriate transition to the residential character of Midvale.

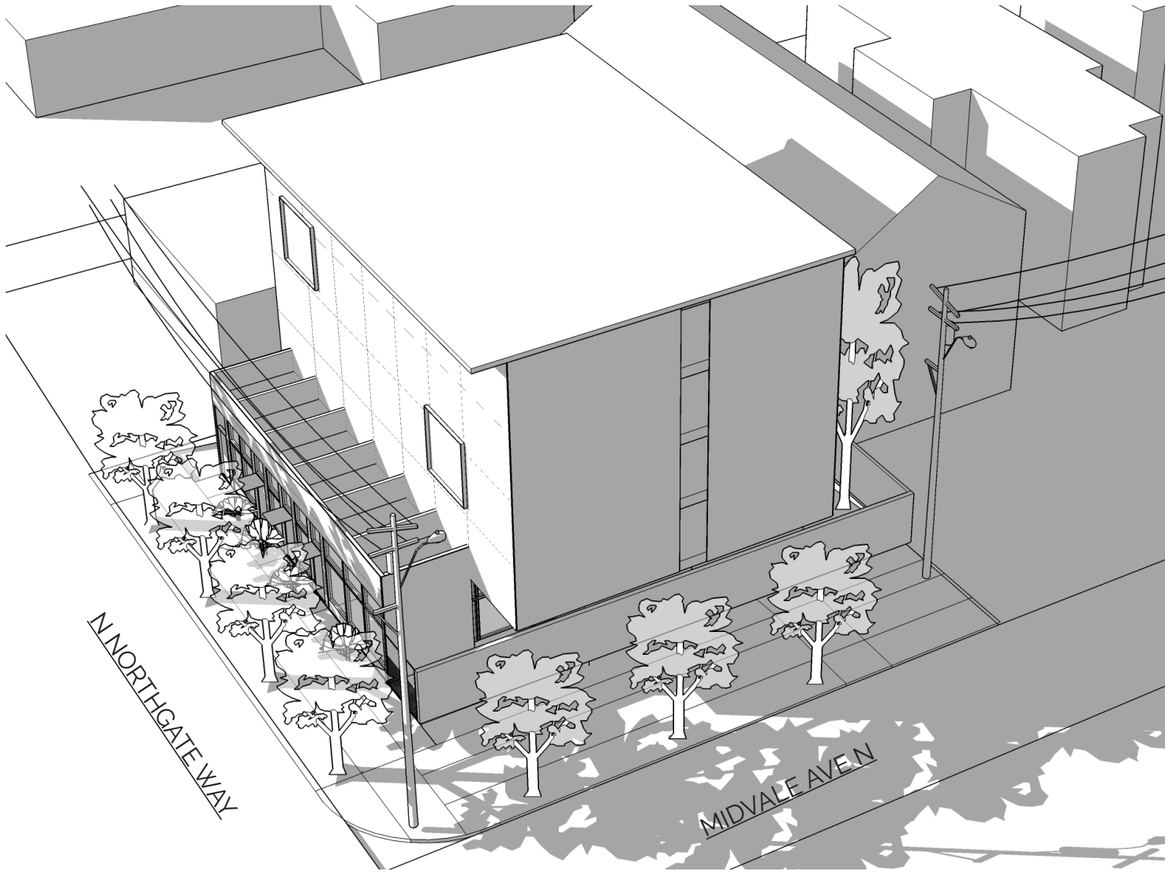
EDG

MAINTAINED MASSING

RECOMMENDATION

1. Massing Concept:

Staff supports the applicant's preferred massing scheme. The chosen proportions and orientation of the building mass result in a strong, commercial presence along N Northgate Way and an appropriate transition to the residential character of Midvale.

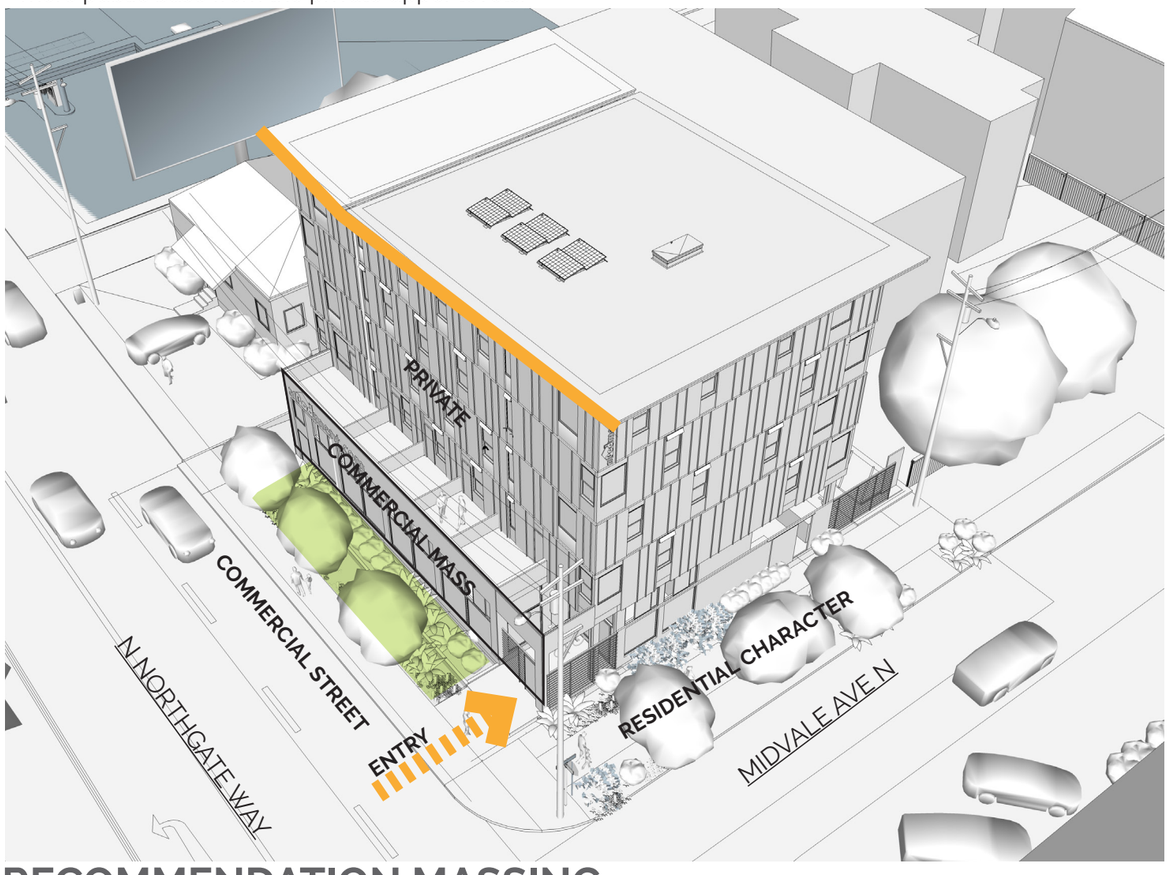


EDG MASSING

RESPONSE

1. Massing Concept:

The massing scheme from EDG has been maintained. A heavier base mass, projects toward Northgate Way. Relief at the corner provides a semi-public corner entry and courtyard. ThThe mass along Northgate was pushed back to allow a lare courtyard helps to mitigate the transition to Midvale Ave, a residential street. The upper stories are articulated by a different materially and pattern from the base to clearly distinguish the more public base from the private upper levels.



RECOMMENDATION MASSING

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2 ARCHITECTURAL CONCEPT

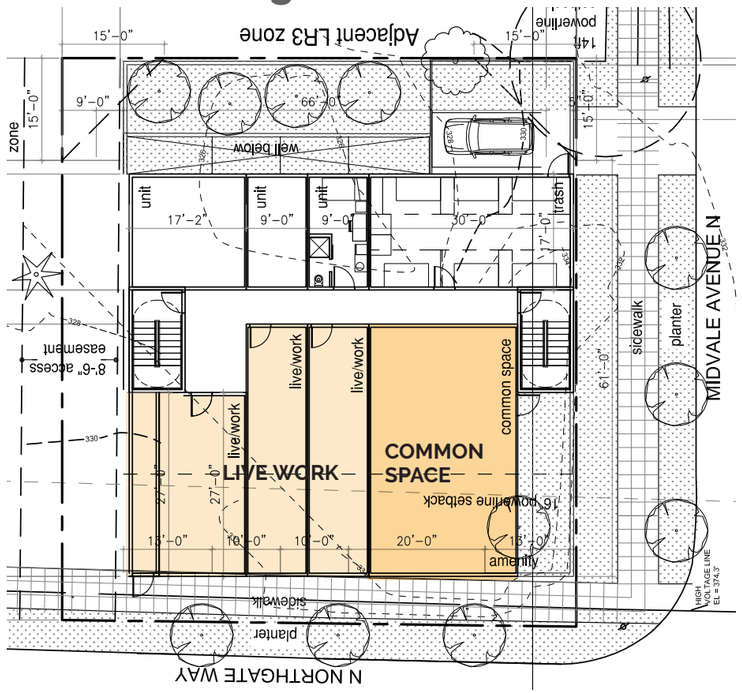


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Project maintains a strong connection to the public realm through transparency into common space.

EDG OPTION 3

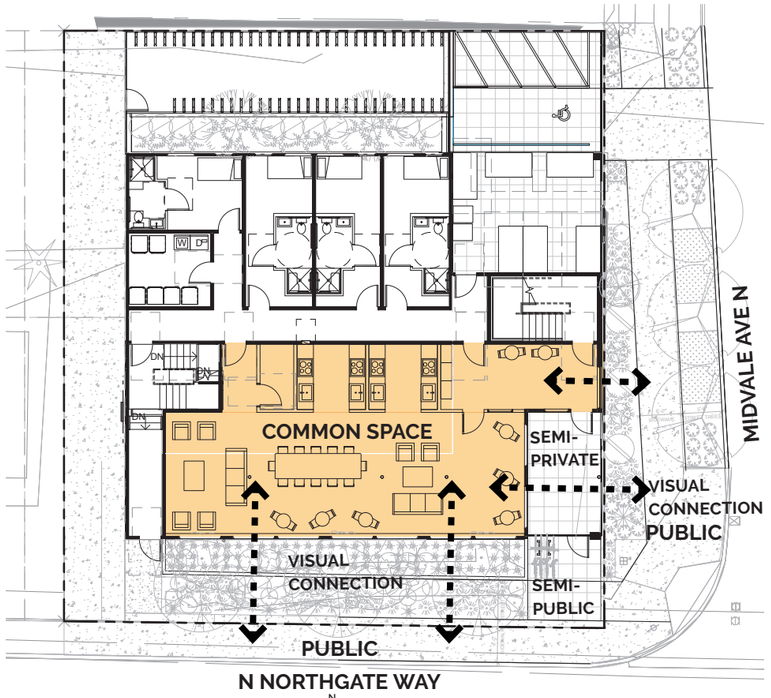


ENTRY PLAN
NTS



NORTHGATE WAY ELEVATION
NTS

RECOMMENDATION



ENTRY PLAN
NTS



NORTHGATE WAY ELEVATION
NTS

GUIDANCE

2a. Architectural Concept

a. The inclusion of live/work units, as shown in Options 2-4, is appropriate and desirable given the existing and anticipated future context along N Northgate Way. The live/work units contribute towards a strong connection to the public realm and help to establish the N Northgate Way façade as the "front" of the building. However, the floor plans indicate that entries for the live/work units would be located along an interior circulation corridor, rather than a direct connection to the street. The success of the live/work units, and by the extension the building as a whole, is dependent on a strong presence at the street. Add street-facing entries for all three proposed live/work units. (CS2-B-2, CS3-A-4, PL3-A-1, PL3-C-1)

RESPONSE

2a. Architectural Concept

The proposed live-work units have been removed to allow for a larger congregate common space. The common area for residents , which includes areas for cooking and eating, will provide activity at the street level at all times of day. The transparency and massing of the ground floor shown at EDG have been maintained. Large windows are arranged in a pattern that mimics a commercial storefront to maintain a strong commercial presence on the street. Transparency through the windows will create a strong visual connection to the street and the sidewalk.



MIDVALE AVE ELEVATION
NTS

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As suggested in the guidance, revisions to gate, and extension of common space creates opportunity for additional transparency along Midvale Ave.

GUIDANCE

2b. Architectural Concept: Entry Courtyard

The enclosed entry courtyard introduced in Options 3 and 4 is problematic in that it walls off the project from the public realm. As the east façade serves as the transition to the residential character of Midvale Avenue N, this façade needs to be thoughtfully designed to provide more engagement with the street. In this regard, Option 2 is more successful in that the interior common amenity area extends to the eastern property line, allowing an opportunity for glazing at ground level with views in to and out of a space where activity is likely. For the courtyard concept to be successful, it will need the same level of transparency that would be possible in Option 2 as well as programming that encourages use of the space for other activities beyond entering and exiting the building. (CS2-C-1, PL2-B-3)

RESPONSE

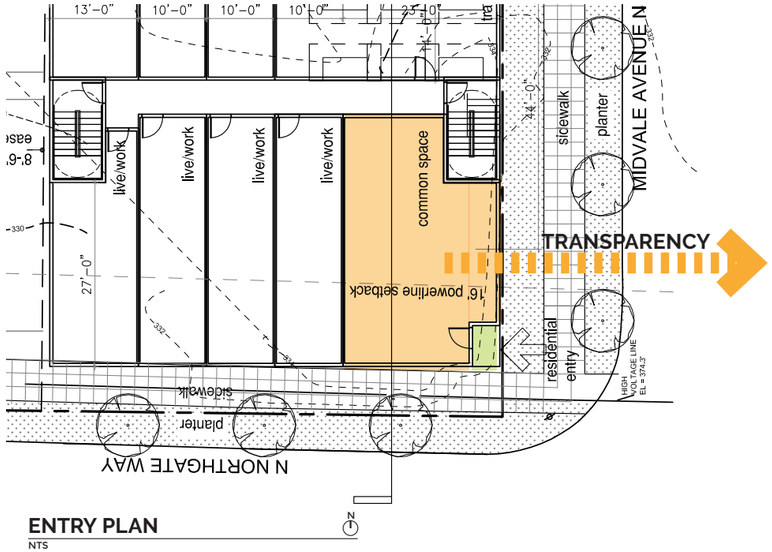
2b. Architectural Concept: Entry Courtyard

A moderately sized entry courtyard is provided to allow for both common space along Midvale Ave E (option 2) and a successful transitional space from the sidewalk (option 3). The addition of windows between the entry and Midvale Ave N allows for a direct visual connection provided in (option 2). Additional glazing between the courtyard and the common space will provide transparency and visual interest to the corner while maintaining privacy and security.



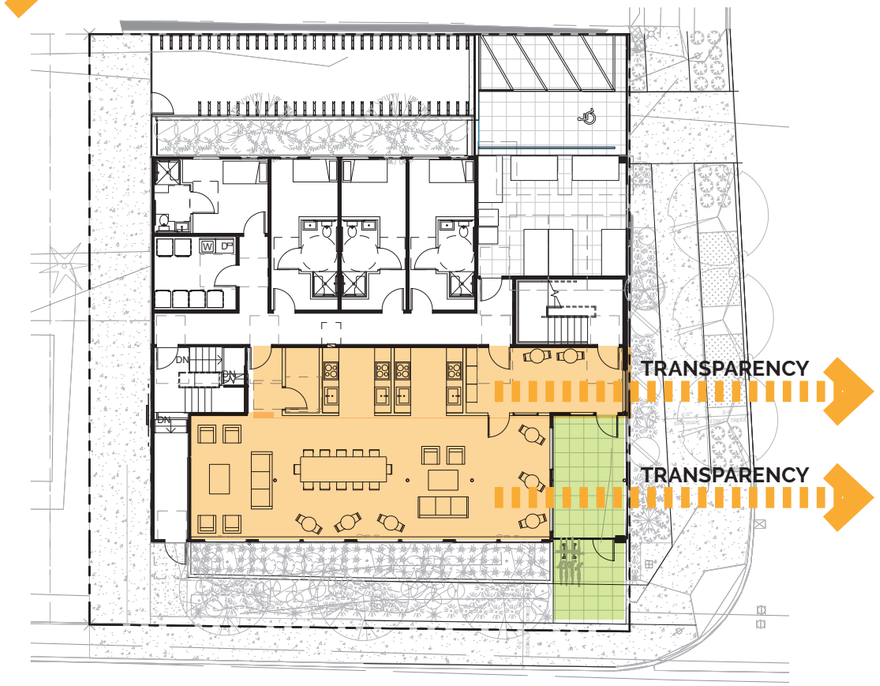
ENTRY GATE RENDERING

EDG OPTION 2

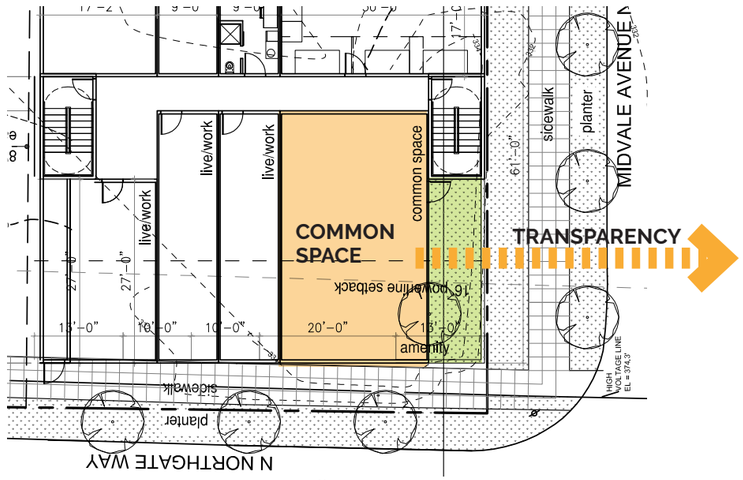


ENTRY PLAN
NTS

RECOMMENDATION



EDG OPTION 3



ENTRY PLAN
NTS



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Heavy, dark materials at the base contrast with light materials at upper mass.



NORTHGATE WAY ELEVATION

MATERIAL LEGEND

	MATERIAL	DESCRIPTION	MANUF. / COLOR
M1	METAL	STANDING SEAM	DARK GREY
M2	METAL	VENTS, OTHER METAL	DARK GRAY
M3	METAL	GATE	BLUE
M4	METAL	COPING, OTHER METAL	DARK GRAY
P1	CEMENT BOARD SIDING	FLAT PANEL CEMENT BOARD W/ STANDING SEAM (STYLE) FLASHING	WHITE
P2	CEMENT BOARD SIDING	FLAT PANEL CEMENT BOARD	DARK GRAY
P3	CEMENT BOARD SIDING	FLAT PANEL CEMENT BOARD	BLUE
C1	CONCRETE	CAST IN PLACE CONCRETE	ARCHITECTURAL FINISH, CLEAR ANTI-GRAFITTI COATING
W1	WOOD	HORIZONTAL	PAINTED WHITE
V1	WINDOWS	VINYL FRAMES	WHITE
D1	FIBERGLASS DOOR	PAINTED FIBERGLASS	DARK GREY

GUIDANCE

2c. Architectural Concept: Materials

c. The heavy massing at the base helps to identify the commercial nature of the live/work units and should be retained in the MUP plan set. The use of masonry, as suggested in the "Materiality" studies is recommended. (CS3-A-4, DC2-D, DC2-E-1)

d. The simple massing of the residential stories above should be subordinate to the heavy commercial base. Use abundant glazing to lighten up this massing. (DC2-A, DC2-B)

RESPONSE

2c. Architectural Concept: Materials

The project maintains a heavy base mass using metal panels. The dark color will add visual weight to the mass and help the building feel rooted in place. Additionally, the choice of metal will be durable and easily maintained at the ground level

The upper mass is a light color with additional contrast and shadow lines provided by a vertical reveal.

The lower mass uses windows in massing pattern reminiscent of a traditional storefront. By contrast, the upper mass presents punched openings.

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3 OPEN SPACE



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Guidance suggested eroding corner courtyard to enhance open space at corner.

EDG OPTION 3

GUIDANCE

3. Open Space:

a. The proposed interior courtyard entry for Options 3 and 4 includes a property line wall that arbitrarily divides the courtyard from the adjacent landscaped area. While a wall and gate may be desired for security purposes, these elements should be eroded away to the extent possible, allowing the courtyard to spill into the landscaped portions of the right of way. (DC3-B-3, DC3-C-1, DC3-C-2)

b. The proposed "pocket park" at the northern property line provides an outdoor common amenity area and a sensitive transitional space to the adjacent lowerdensity residential. However, the relationship between the basement-level units' window wells and this pocket park could be problematic. Special attention is needed to design this space in a way that encourages use of the space by residents while respecting the privacy of the basement-level units. (DC3-B-1, DC3-B-4)

RECOMMENDATION

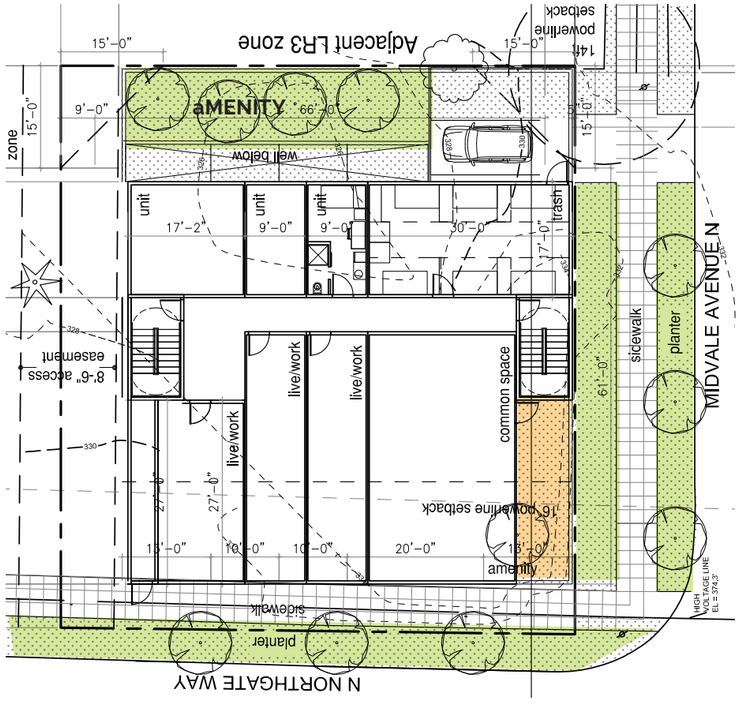
RESPONSE

3. Open Space

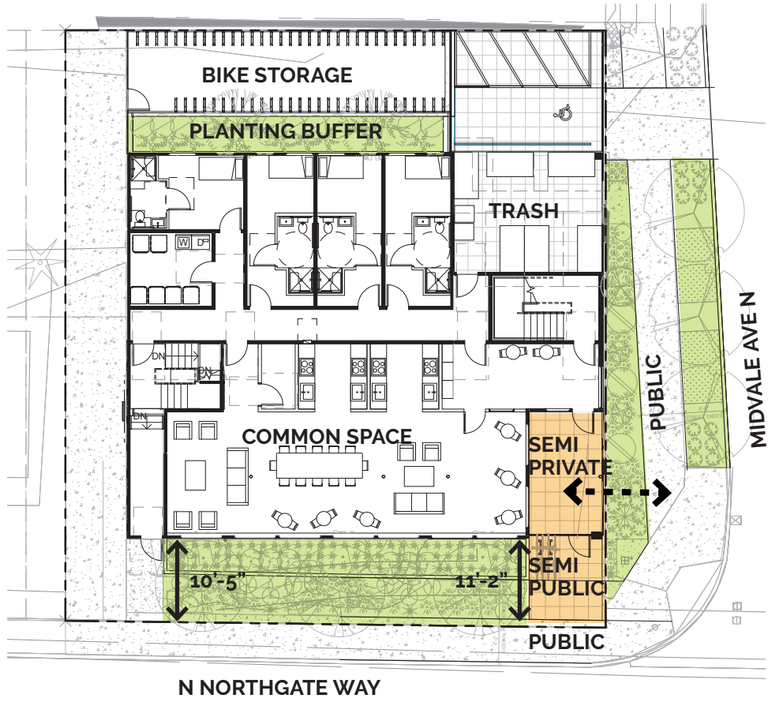
a. The courtyard is eroded to provide a more graduat transition from public to private spaces. The sequence begins at the public sidewalk and transitions to the enlarged semi-public sidewalk area. Residents pass through the gate to a semi-public courtyard that is visible from both the interior common spaces and the sidewalk. The semi-public lobby area and common spaces are visibly connected to Northgate way and Midvale Ave. but are provided some privacy through landscaping.

b. The basement level units are provided with a planting area that both buffers them from the bicycle storage and provides visual interest to the residents. The bicycle storage area will allow more privacy for North facing units and to residents of the building to the North.

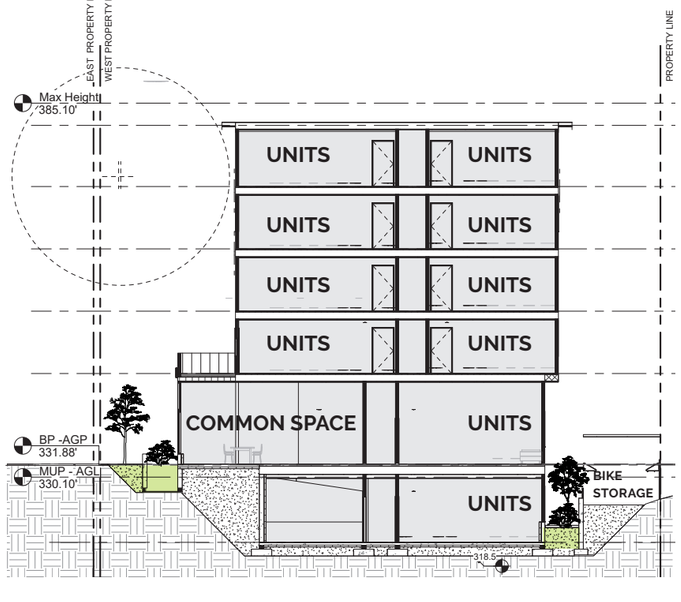




ENTRY PLAN
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ENTRY PLAN
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NORTH-SOUTH SECTION
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Street facing decks along N Northgate Way are maintained

GUIDANCE

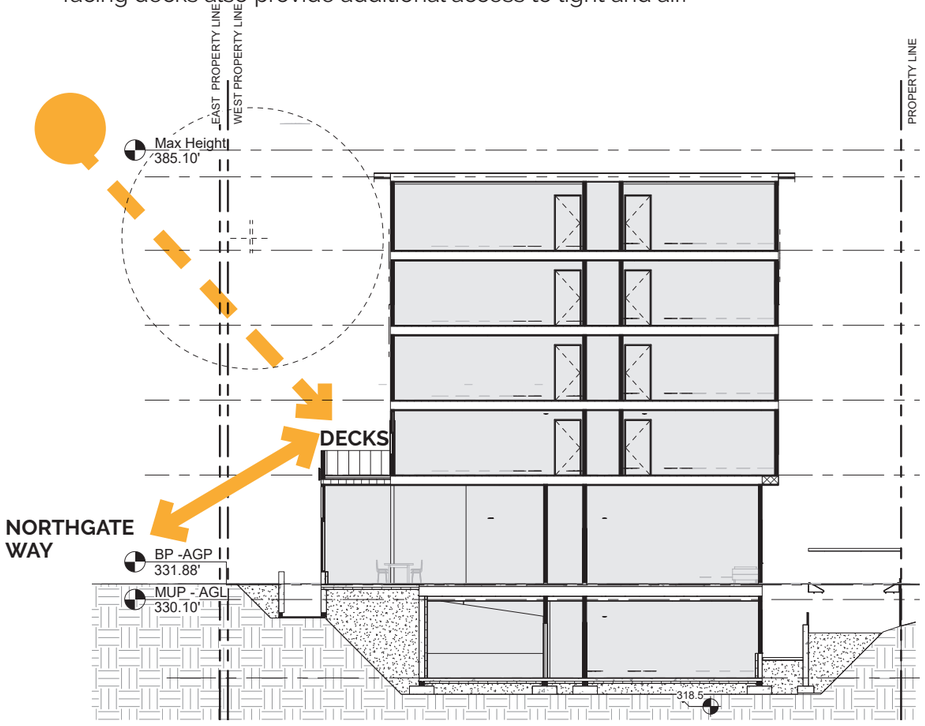
3c. Open Space: Decks

The street-facing decks along N Northgate Way add desirable private amenity space for residents and help to connect the project with the public realm. Retain these decks in the MUP plan set and consider adding additional decks/balconies, particularly on the east façade as a way to better connect this façade with the public realm. (PL1-A-1, PL2-B-1, DC2-C-1) (CS2-B-2, CS3-A-4, PL3-A-1, PL3-C-1)

RESPONSE

3c. Open Space: Decks

c. Street facing decks along N Northgate Way are maintained. These decks provide eyes on the street and connection to the public realm from the residential units. while being an important amenity to the residents, the street facing decks also provide additional access to light and air.





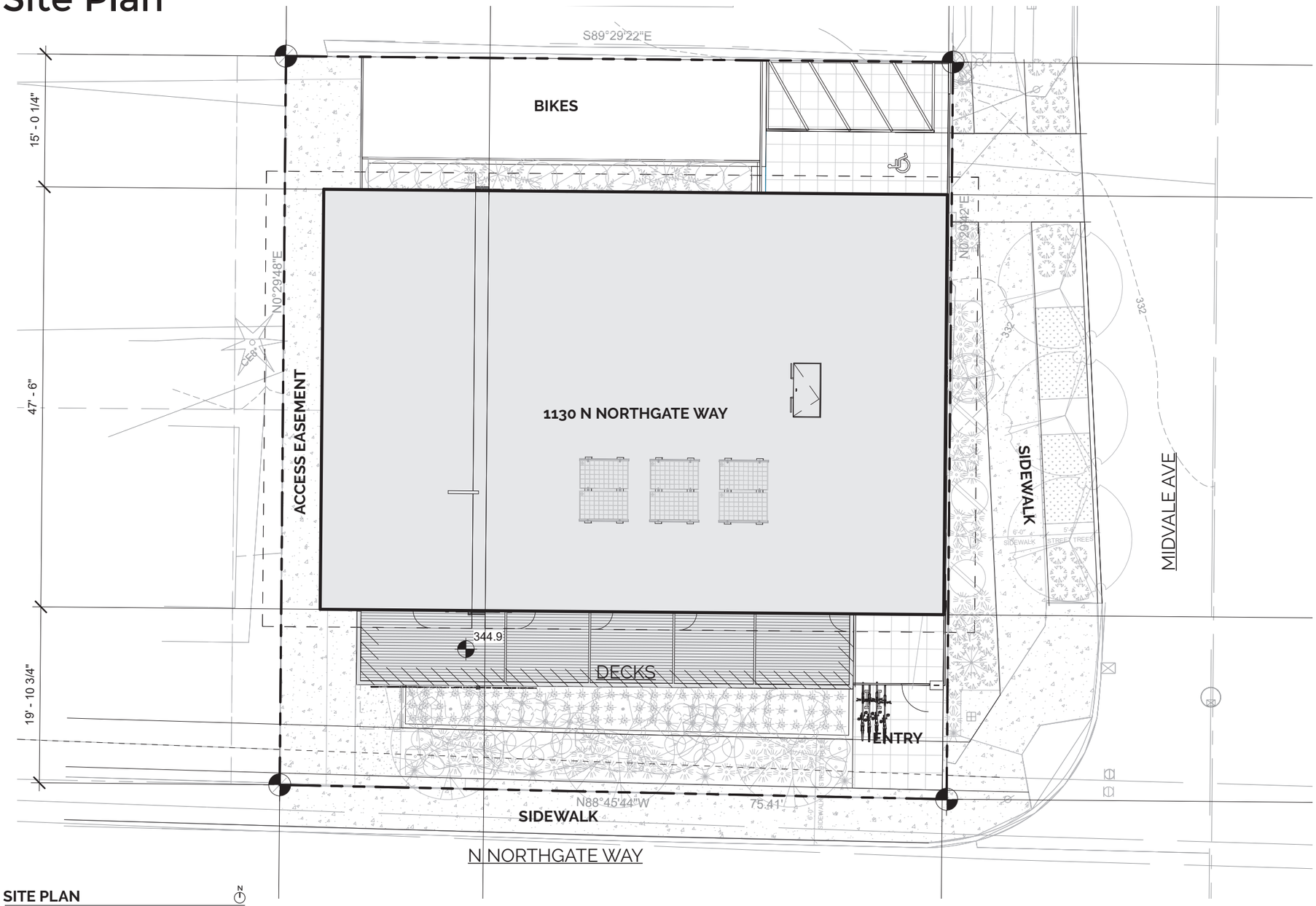
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ARCHITECTURAL DRAWINGS



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Site Plan

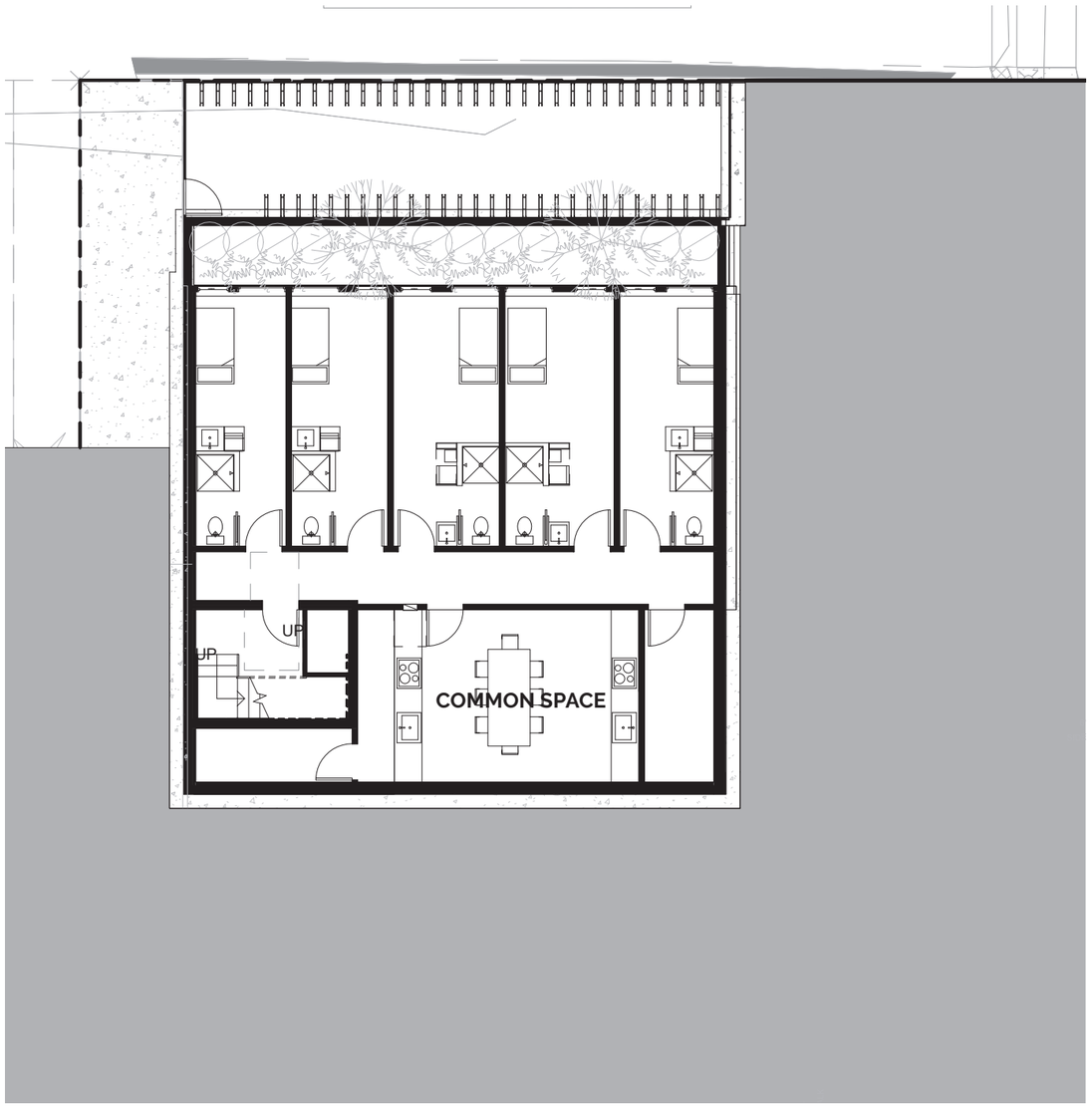


SITE PLAN
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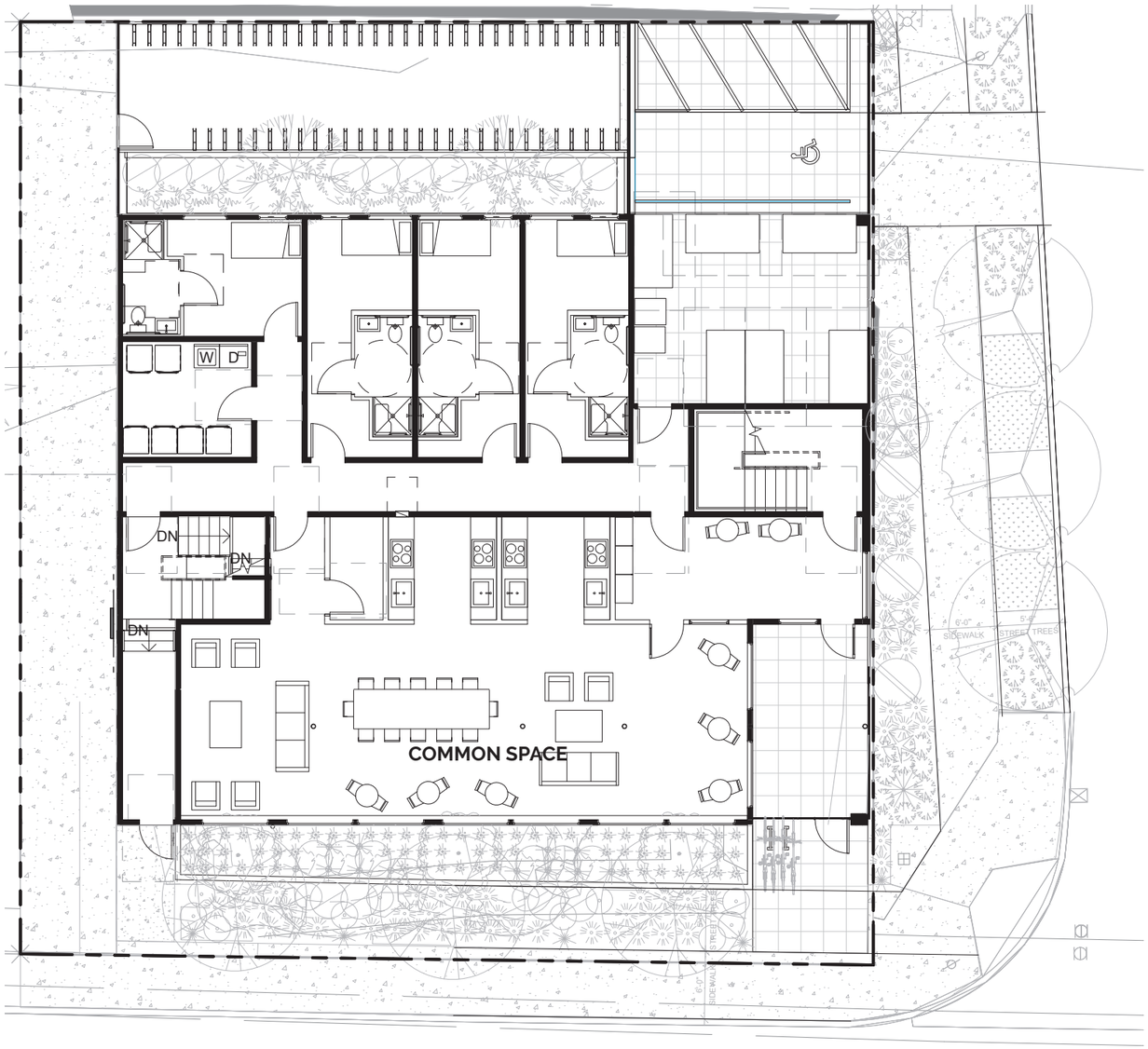
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Level 0 - Basement



LEVEL 0 PLAN
NTS

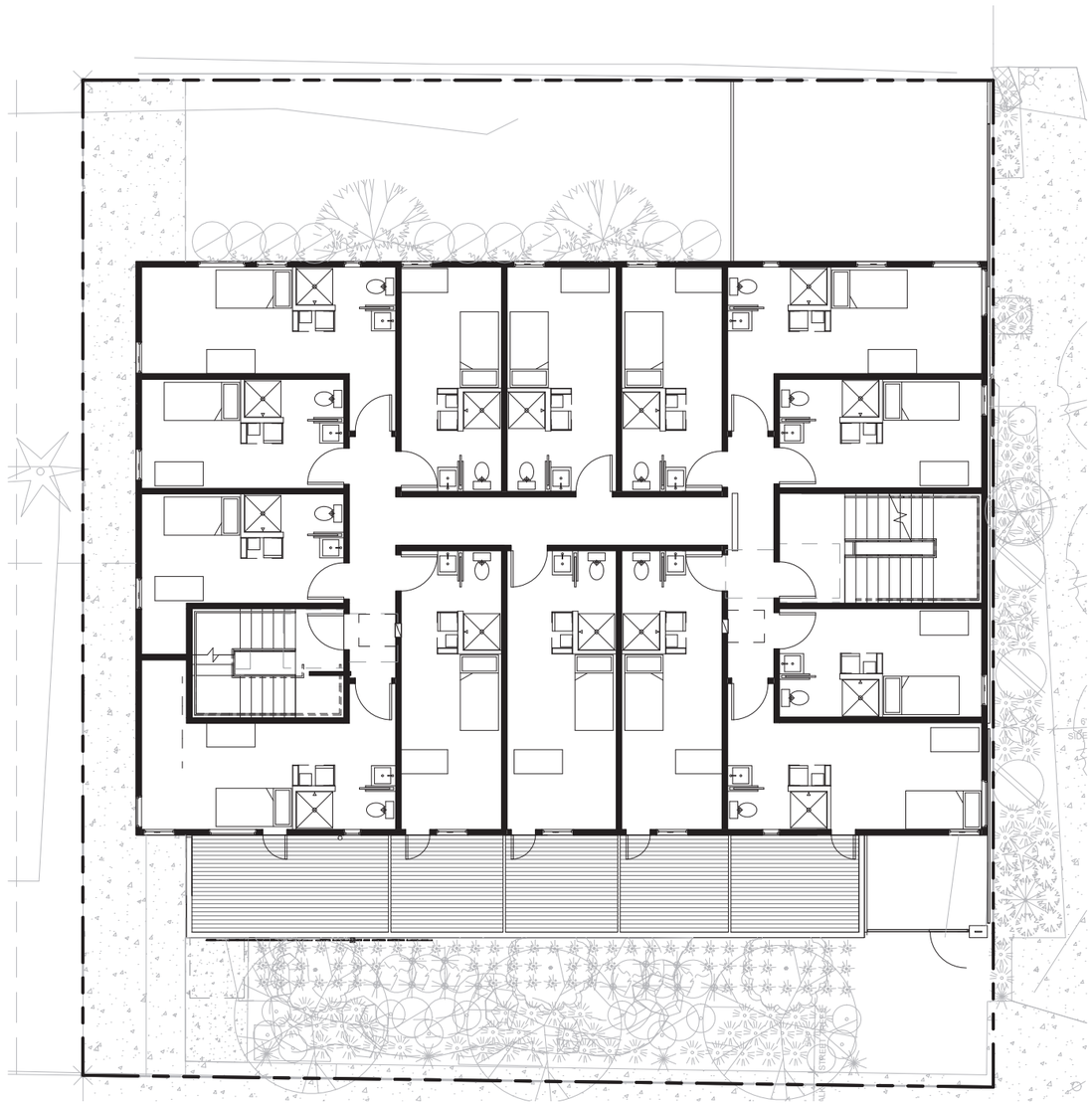
Level 1 - Entry



LEVEL 1 PLAN
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Level 2



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Level 3



LEVEL 3 PLAN
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Level 4



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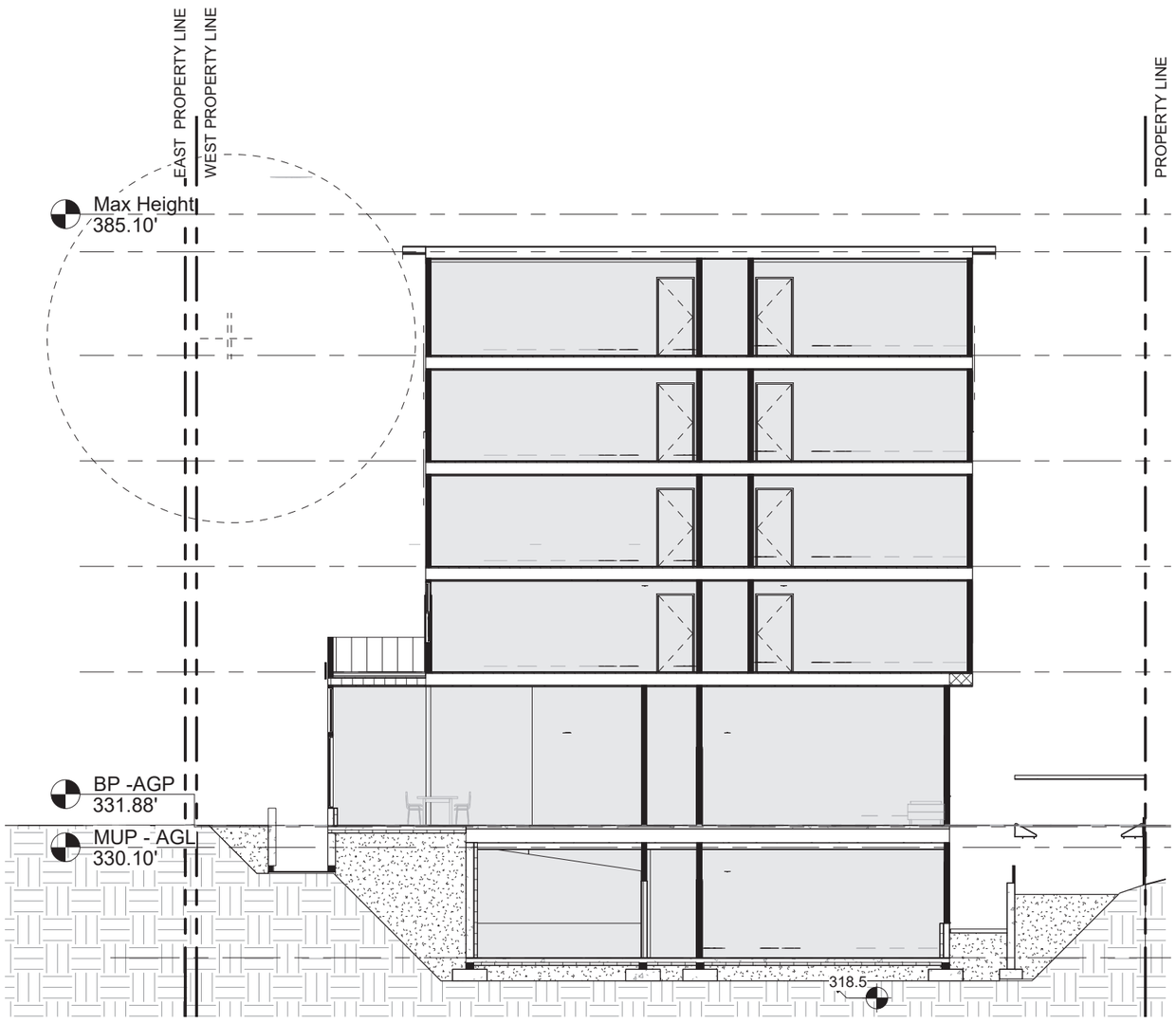
Level 5



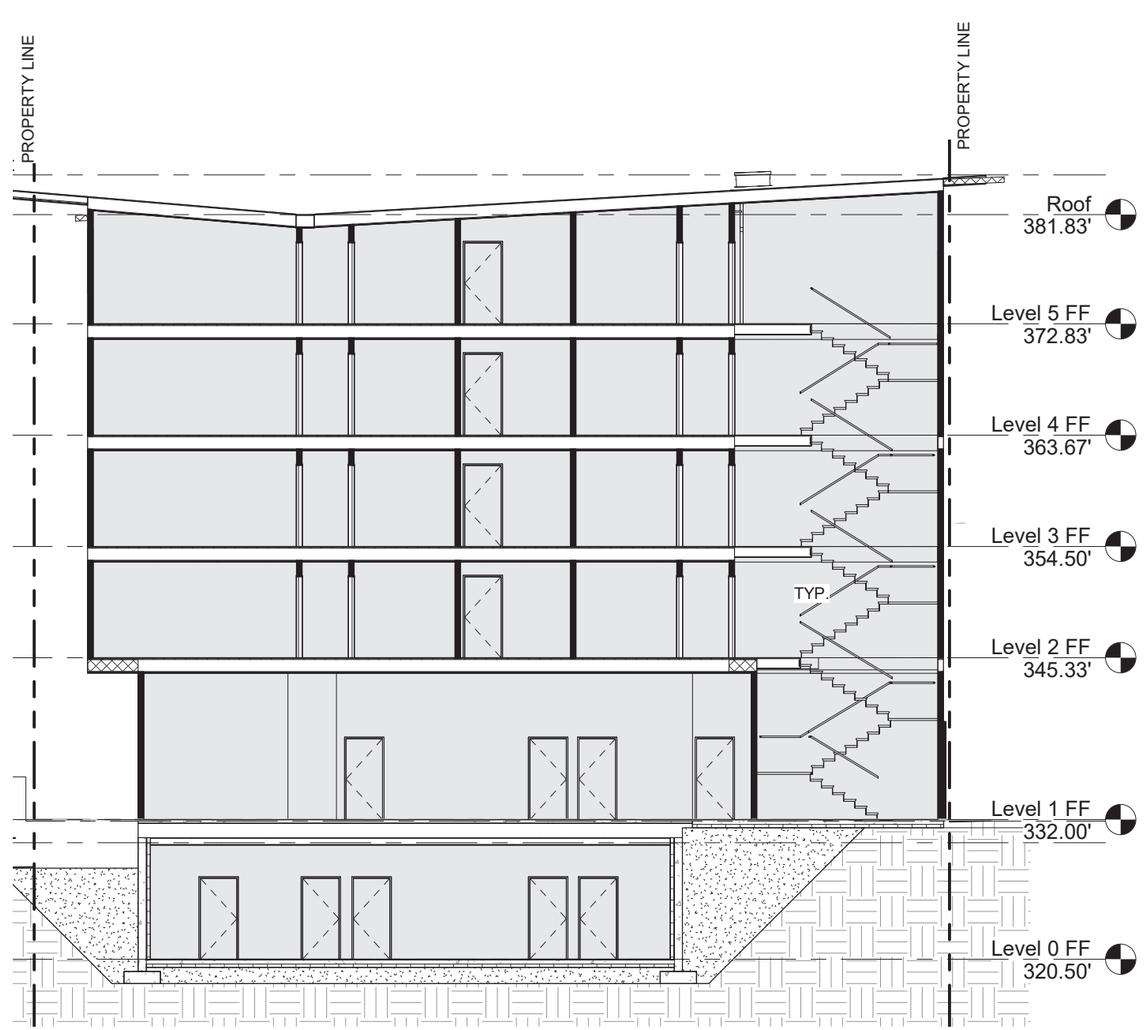
LEVEL 5 PLAN
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Section- North South



Section - East West



NORTH-SOUTH SECTION
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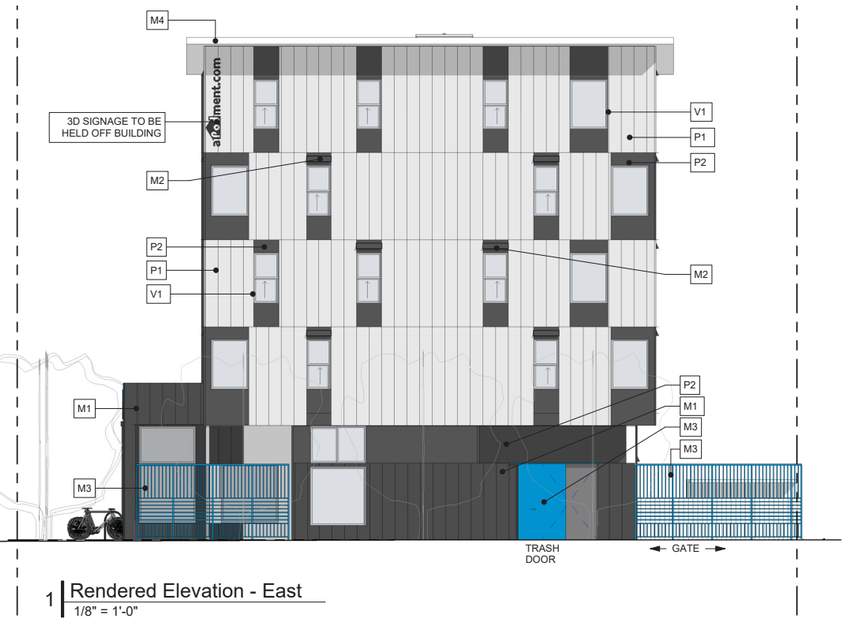
EAST-WEST SECTION
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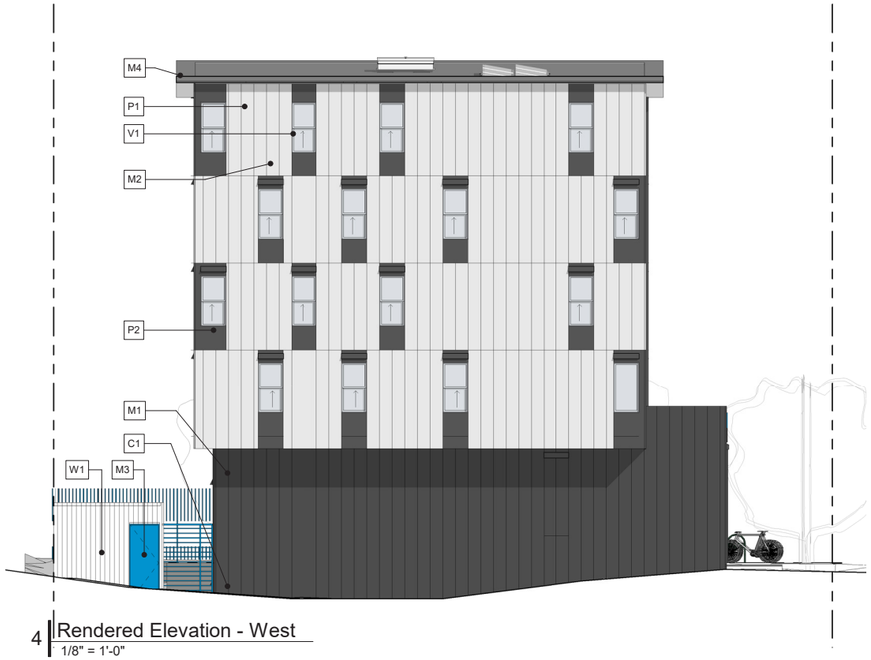
3 Rendered Elevation - South
1/8" = 1'-0"



1 Rendered Elevation - East
1/8" = 1'-0"



2 Rendered Elevation - North
1/8" = 1'-0"



4 Rendered Elevation - West
1/8" = 1'-0"

MATERIAL LEGEND

	MATERIAL	DESCRIPTION	MANUF. / COLOR
M1	METAL	STANDING SEAM	DARK GREY
M2	METAL	VENTS, OTHER METAL	DARK GRAY
M3	METAL	GATE	BLUE
M4	METAL	COPING, OTHER METAL	DARK GRAY
P1	CEMENT BOARD SIDING	FLAT PANEL CEMENT BOARD W/ STANDING SEAM (STYLE) FLASHING	WHITE
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C1	CONCRETE	CAST IN PLACE CONCRETE	ARCHITECTURAL FINISH, CLEAR ANTI-GRAFITTI COATING
W1	WOOD	HORIZONTAL	PAINTED WHITE
V1	WINDOWS	VINYL FRAMES	WHITE
D1	FIBERGLASS DOOR	PAINTED FIBERGLASS	DARK GREY

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Material Board

10501 MIDVALE AVE N. TURIN APODMENTS

6699648-CN

10501 MIDVALE AVE N.



South Elevation Render View on N Northgate Way



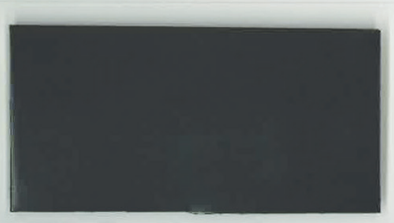
Concrete
Foundations / Walls at ground floor / Stair treads / planters



Brand Color (RGB R: 1 G: 147 B: 207)
Apodment Logo Signage / Cement Board Infill Panel on Ground Level / Entrance Door / Gate



Wood - Painted White
Sherwin Williams - Snowbound SW7004
Exterior fences at bike storage



Metal Panel - Black
Metal Panel on Base Exterior Walls, Metal Sales, Box Rib Panel **EM15-126**
24 Gauge



SW 6991 Black Magic
Black Cement Board Infill Panel / Cement Board Roof Sofit / Units' exterior doors

SW 7005 Pure White
White Cement Board Siding Panel (Vertical)

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MATERIAL BOARD
6699648-CN

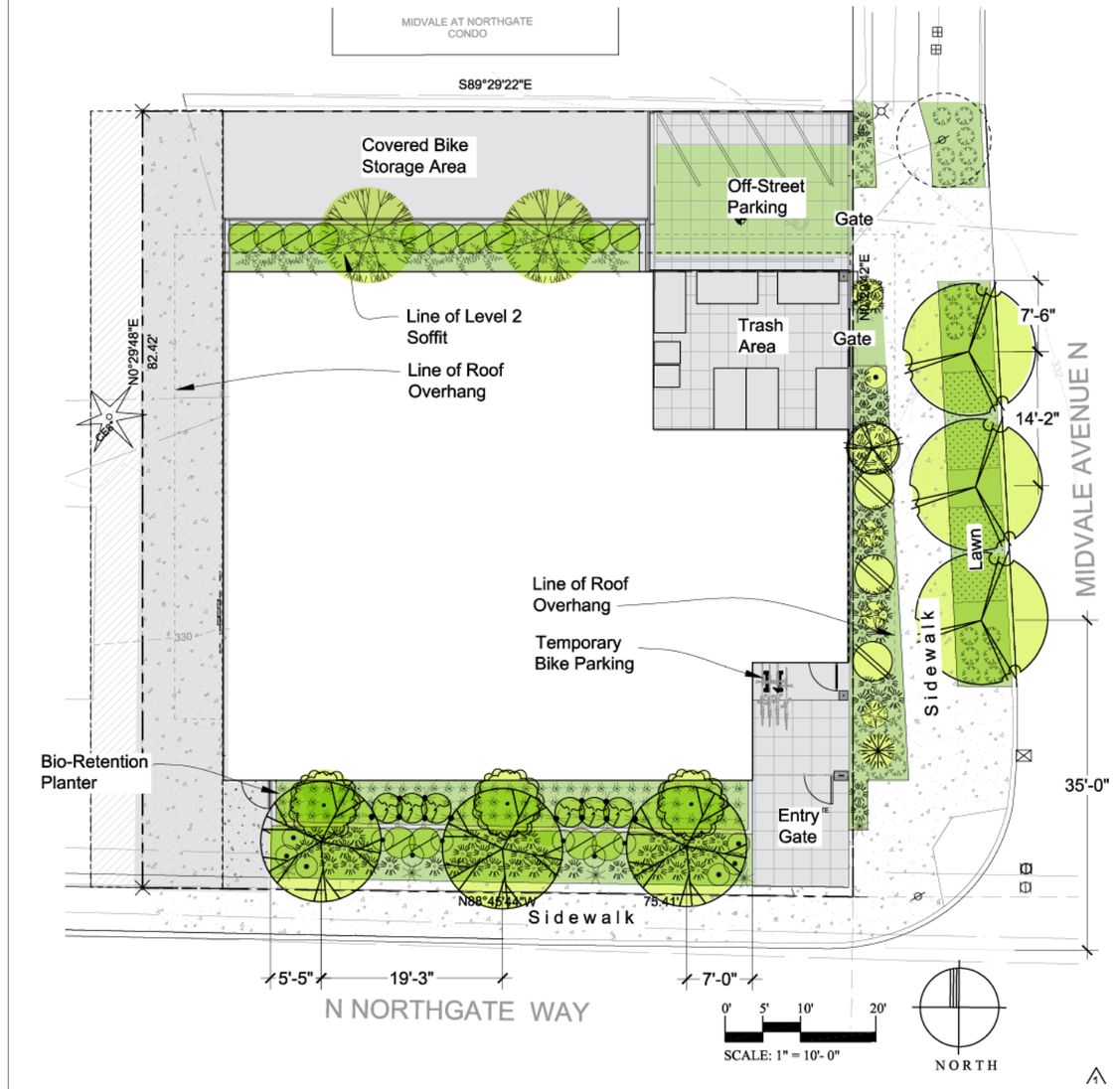
10501 MIDVALE AVE N.
APARTMENTS

1

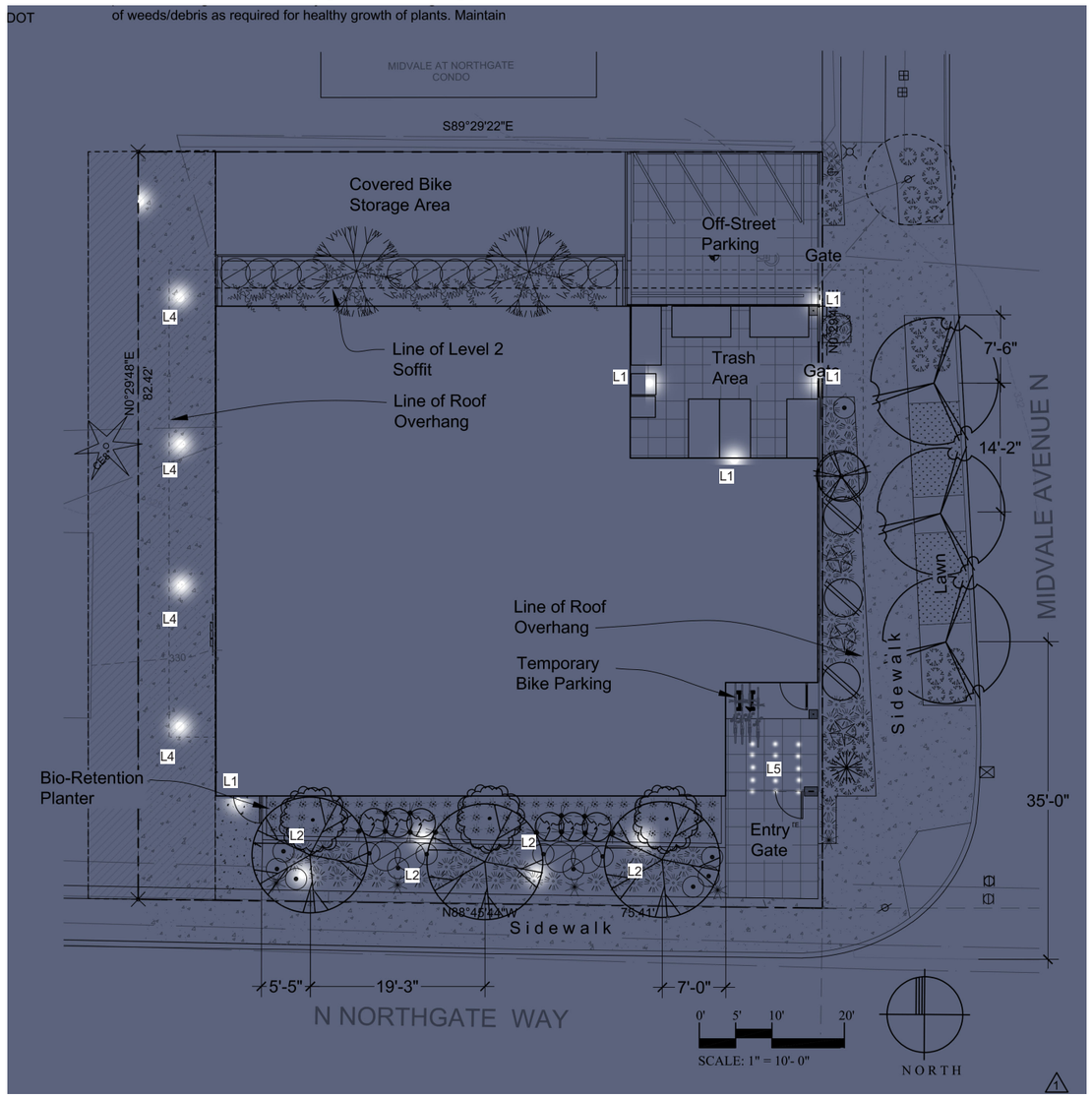
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Rendered Landscape Plan



Rendered Lighting Plan



- L1 SCONCE
- L2 LANDSCAPE LIGHT
- L3 STEP LIGHT
- L4 RECESSED CAN
- L5 CABLE LIGHTS

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3 APPENDIX

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EARLY COMMUNITY OUTREACH

OUTREACH METHODS:

PRINT:
Door to Door distribution of flyer approved by DOM to residences and businesses located within a 500ft radius of the project site.

DIGITAL:
Website with basic project information
Online project survey

IN-PERSON:
Focus Group event held at local venue and Site walk with developer and architects.

OUTREACH RESULTS:
The following is a summary of responses received during Early Community Outreach:

PRIORITIES: → RESPONSE:

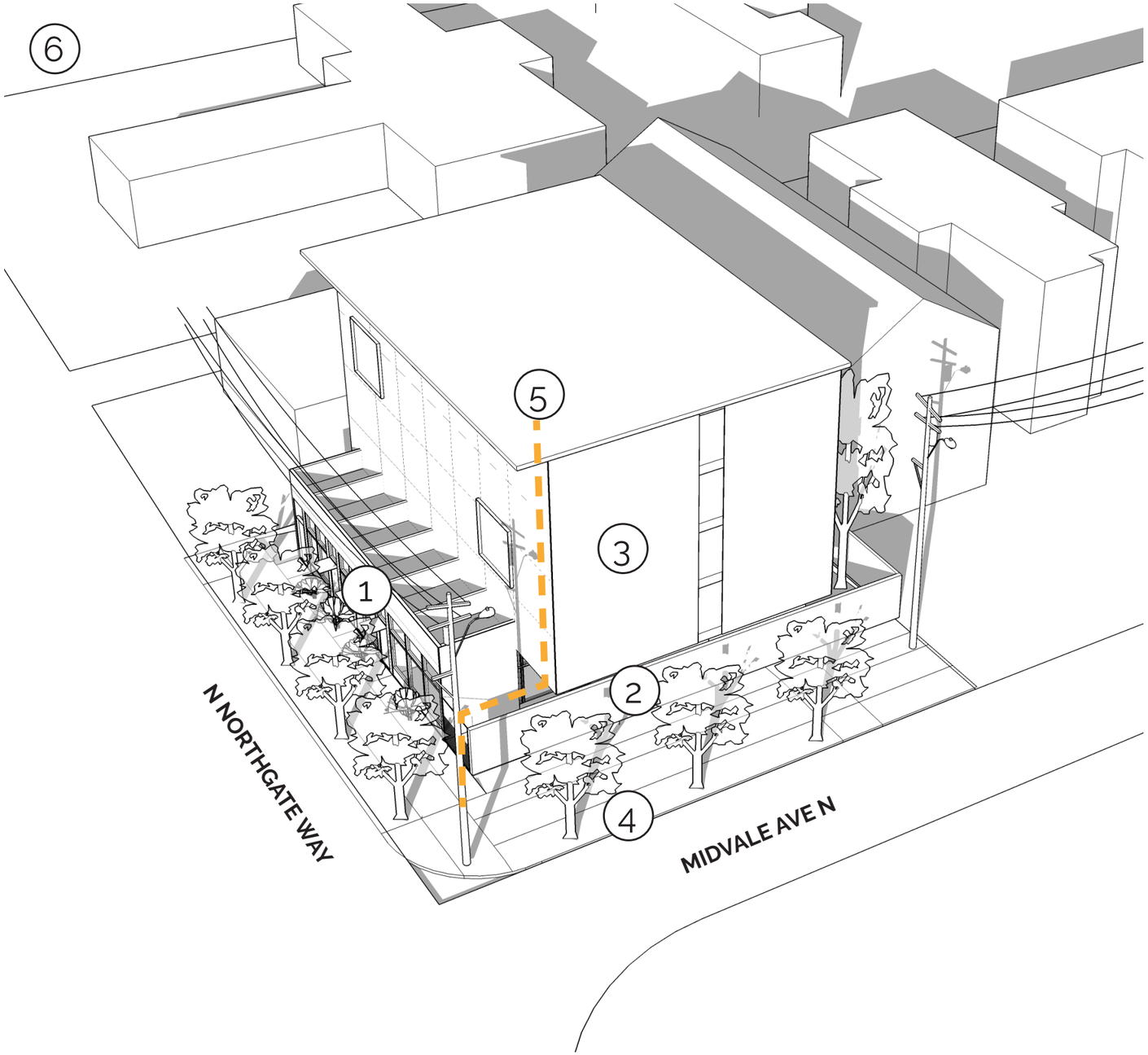
- New services or amenities like businesses or open space.
- Nice looking, includes atractive building materials at the street and environmentally sustainable.
- Residential in appearance
- Includes parking for tenants
- Affordable
- Pedestrian friendly

1. Live Work spaces are added along Northgate Way
2. Along the pedestrian level, brick is proposed. This reflects the material of the single story commercial buildings found along Aurora.
3. Residential use at upper levels use residential scale materials
   - No parking provided for tenants
   - Afforable congregate units
4. Pedestrian realm in enhanced by landscaping and lighting and activated by active uses - commons space and live work.

CONCERNS → RESPONSE

- That the building will be out of scale or not fit in with the character of the neighborhood.
- parking will become more scarce.
- affordability
- common spaces / landscaping will be uncared for and dirty.

5. At the ground level, the building reflects the single story commercial spaces along Northgate and Aurora. Upper levels are set back from street to reduce the mass.
6. the project is located within 1 block of the rapid ride bus line and many other buses.
   - Congregate units will provide affordable alternative to apartments.
   - Limitied landscaping along the street will prevent build up of litter along sidewalk.



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DEPARTURES

NO DEPARTURES REQUESTED

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SHADOW STUDIES

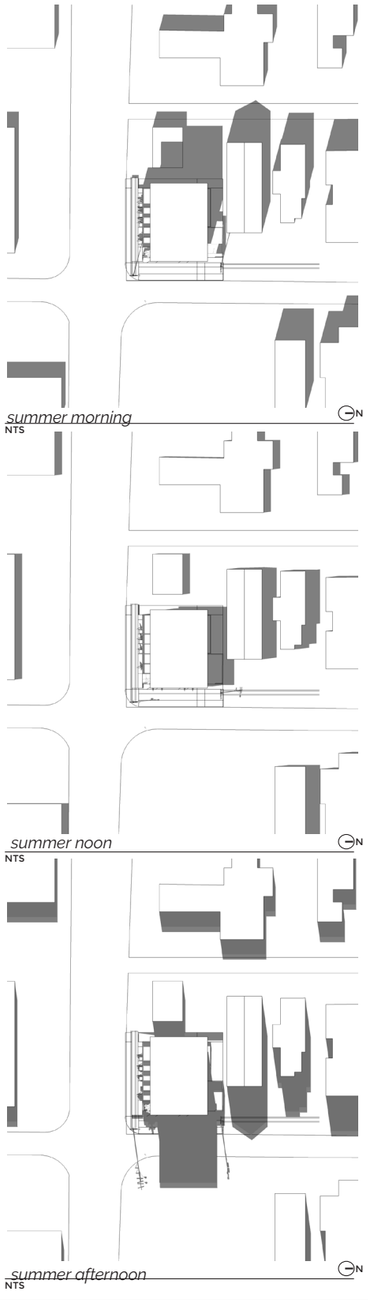
Option 3 (preferred option)



Option 3 (preferred option)



Option 3 (preferred option)

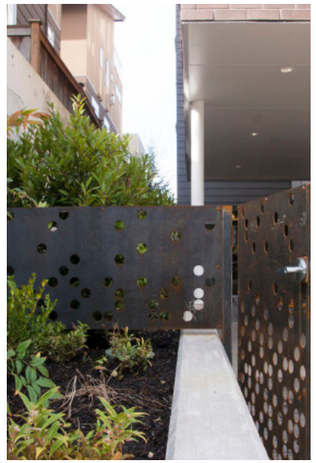


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Previous Projects Designed by Hybrid Architecture



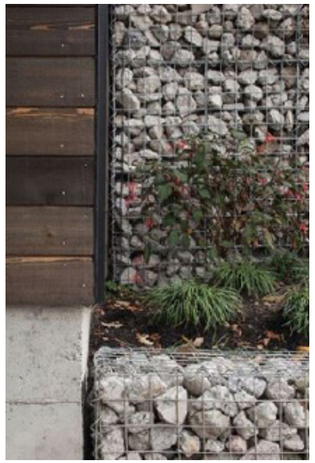
Yesler Exterior Rendering



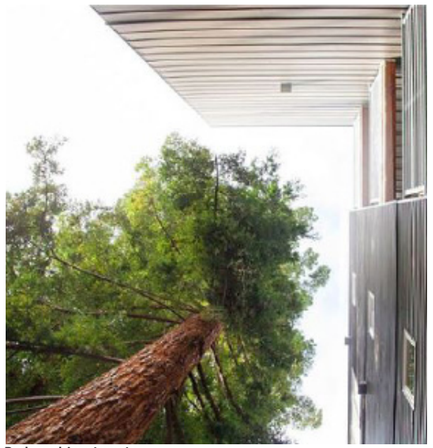
741 Harvard Entry Gate & Planter



Yesler Courtyard Rendering



Integration of Gabion walls, concrete, cedar siding



Redwood Apartments



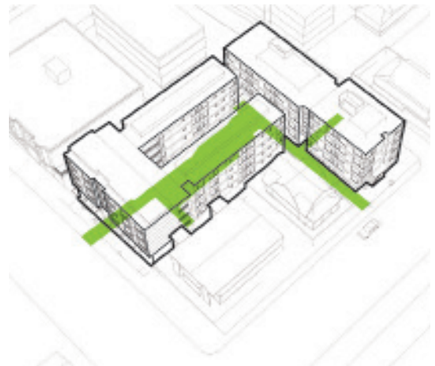
Killebrew Apartments



Redwood Apartments Section



Main Entry at Redwood Apartments

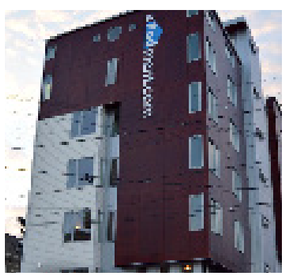


Yesler Courtyard Diagram

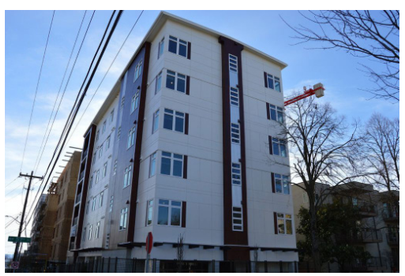
Architect:
Hybrid Architecture
1205 E Pike St #2D, Seattle, WA 98122
www.hybridarc.com | 206.267.9277

Owner:
Calhoun Properties
P.O. Box 95558, Seattle, WA 98145
206.801-3570

Previous Projects Built by Calhoun Properties



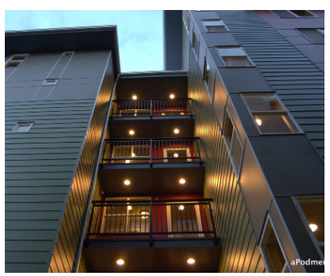
Calhoun - Fiora aPodments® - Ballard



Calhoun - Riano aPodments® - Ballard



Calhoun - Positano aPodments® - Ballard



Calhoun - Morino aPodments® - UW

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