

11224 MERIDIAN AVE N
DESIGN RECOMMENDATION MEETING

June. 22th. 2020
SDCI Project: # 3032771-LU

d/Arch LLC
2412 Westlake Ave. N, Suite 3 Seattle, WA98109
206.547.1761 | www.darchllc.com

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Design Recommendation Meeting

MAY. 12TH. 2020

PROJECT ADDRESS :
11224 Meridian Ave N
Seattle, WA 98133

PROJECT OWNER :
Park Meridian LLC

Architect :
d/Arch LLC
2412 Westlake Ave N, Ste 3
Seattle, WA 98109
Phone: 206.547.1761
Contact:
e/ ruib@darchllc.com

Landscape Architect :
Thomas V. Rengstorf Associates
811 First Avenue, Suite 615,
Seattle, WA98104
Phone: (206)682-7562

Surveyor/ Civil Engineer:
Bush. Roed & Hitchings, Inc.
2009 Minor Avenue East,
Seattle, WA 98102
Phone:(206)323-4144



PROJECT INFORMATION

Project Description

The proposed project is an apartment development. The site is located in LR-3 Zone, while the south side is adjacent to NC3-65 zone. The surrounding area is mainly comprised of older single-family homes, townhouses, and mid-size apartments buildings. The site is within walking distance of commercial spaces to the South along Meridian Ave N. The project will support the neighborhood development with thoughtful architectural and landscape design.

Existing Uses & Structures

The project site is comprised of 1 large parcel. The parcel is occupied by one 3-story multi-family structure, which will be retained with the new development.

Physical Features

Physically the site is relatively flat. There are a row of trees from the NW corner extending along N 113th St.

Adjacencies

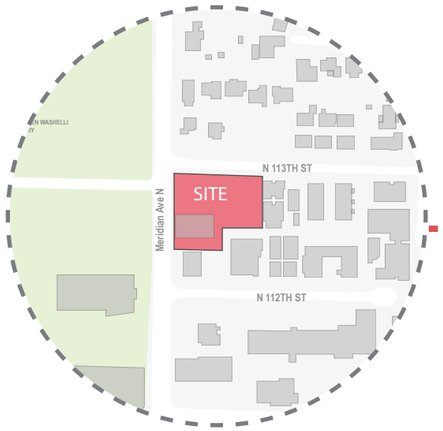
To the north of the project site across N 113th St, there are mainly older single family houses; To the south of N 113th St, the block is mainly comprised of apartments or townhouses. To the south-east across the I-5 highway, is the Northgate Mall.

Overlay:
Northgate Urban Center
(Per State Comprehensive Plan Northgate Overlay District)

Project Details

Lot SIZE:	36,733 SF
Total GSF:	56,543 SF
FAR:	1.78
MAX. FAR:	2.0
Parking Spaces:	41
Units:	57

The project will apply standards of SMC 23.45.510 C, which commits to meet Built Green 4-star and Utilize Max. FAR of 2.0.





1. NORTHGATE MALL
2. TARGET
3. EVERGREEN WASHELLI CEMETERY
4. NORTHGATE ELEMENTARY SCHOOL
5. NEIGHBORCARE HEALTH AT MERIDIAN
6. PEARSON PROFESSIONAL CENTER
7. VERITY CREDIT UNION
8. PACIFIC DERMATOLOGY
9. WILLAMETTE DENTAL
10. NORTHWEST MEDICAL CENTER
11. MINERAL SPRINGS PARK
12. NORTH SEATTLE COLLEGE

CONTEXT ANALYSIS : NEIGHBORHOOD



1



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3



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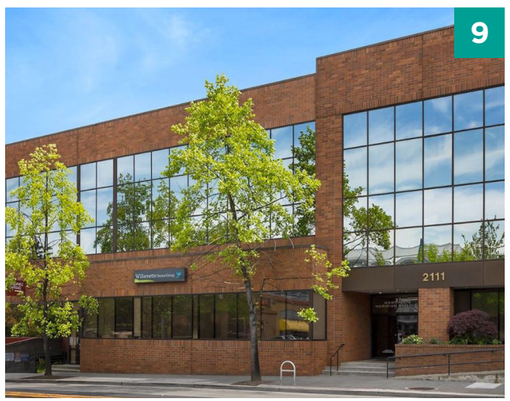

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8



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10



11


12

CONTEXT ANALYSIS: NEIGHBORHOOD



AERIAL VIEW ALONG MERIDIAN AVE N



A Street view looking toward intersection of Meridian and Northgate Way



B Street view looking SW along Meridian Ave N.



C Street view looking SE along N 112th St.

CONTEXT ANALYSIS: NEIGHBORHOOD



AERIAL VIEW ALONG N 113TH ST



A Street view looking toward proposed site at NW corner.



D Street view looking adjacent site toward NW along N 113th St.



C Street view looking adjacent site toward NE along N 113th St.



B Street view looking toward NW corner across the proposed site.

CONTEXT ANALYSIS: NEIGHBORHOOD



EDG BOARD RECOMMENDATIONS

PRIORITIES & BOARD RECOMMENDATIONS

1. Massing & Facade Composition

A. The board agreed the applicant's preferred massing option best met the design guidelines. They found the N 113TH St. facade to be the most developed of the three presented and said that the treatment of this facade should be applied to the courtyard and Meridian Facing Elevations. (DS2 and DC4)
B. The Board asked for clearly represented information in order to assess the proposal's response to context. They stated that the future submittal should include properly scaled illustrations of the relationship of the building and the existing building nearby. These should include accurate 3D renderings of the context surrounding the proposal. (CS2 and CS3)
C. The Board expressed support for the shed style roof-line. However, they clarified that the roof must be better resolved with future proposals and consistently applied throughout the building, with particular attention to how it integrates with roof deck location. (DC2)

2. Parking and Relationship to Street and Pedestrian Realm

A. The Board unanimously appreciated the proposal courtyard and thought both proposals for this feature would translate well and meet design guidelines relating to open space and connectivity. (PL1,PL3 and DC3)
B. Board members discussed the lack of connection between the entry and the street. While some board members understood the inclusion of an entry in the interior "knuckle" of the proposal and appreciated how it activated the proposal courtyard, all agreed that an entrance must be included along Meridian to activate the street. (PL1,PL2 and PL3)
C. Masses related to vertical circulation should not be at the street according to the Board. They requested that this mass be moved to the interior to help active the street side. (PL3 and DC2)
D. The Board discussed the street level interaction and was particularly concerned with the garage. They suggested several ideas to mitigate its impact, including: further submerging parking under the building, using and the use of solid textured materials. The board requested that the applicant use more than one of these strategies to create a more pedestrian friendly facade along the streetscape. (PL2,PL3, DC1 and DC4)
E. The parking was a point of much discussion and the Board requested a section through the building and lot in future submittal so that they can accurately assess how the proposal meets guidelines relating to pedestrian character. (PL2, PL3, DC1 and DC4)
F. stated these stairs created an awkward condition that was not supportive of guidelines relating to active transportation, especially for cyclists. Furthermore, they suggested that the bike room could be placed along Meridian in a way that would help to break up the monolithic façade created by the parking structure under the building. (PL4 and DC1)

APPLICANT RESPONSE

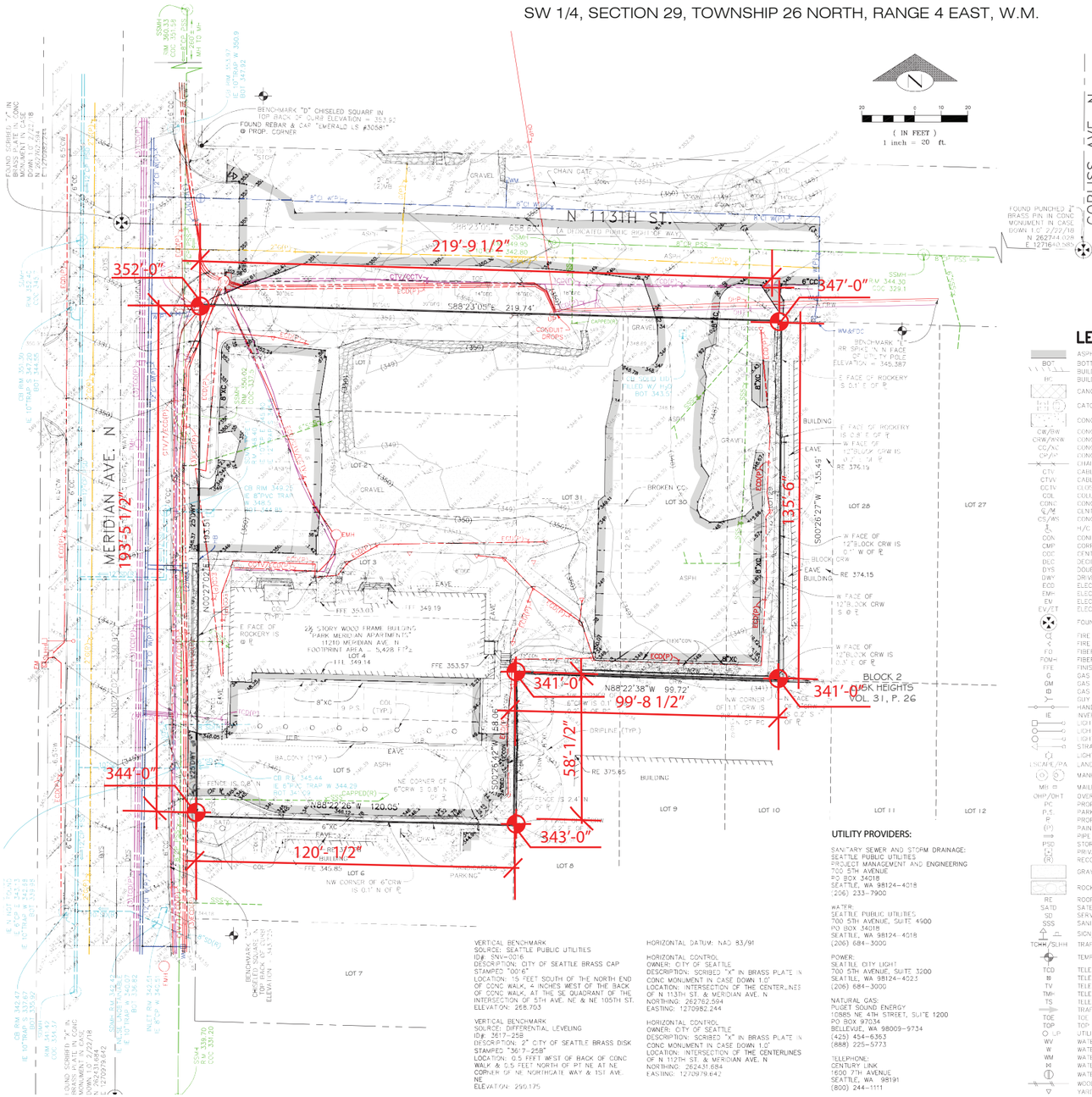
1. Massing & Facade Composition

A. Board preferred Option 3 has been further developed in the MUP Set. We have developed the other facades to provide similar design articulation in terms of modulations, material, facade openings to match facade along N 113th St. The project provides modulation through bays, balconies, and the use of different texture and color tone materials.
Please see DR and Elevation sheets. Detailed street-view perspectives is provided in DRB.(See Page x)
B. Detailed context information will be provided in DRB.
C. Considering the existing building design and the surrounding neighborhood is mixed of older apartments and traditional homes, the shed style roof line design strengthen the connections between contemporary and traditional residential design. The north façade facing N 113th St provides similar modulations like traditional homes or townhouses, and the roof line is designed to tie those individual elements together.

2. Parking and Relationship to Street and Pedestrian Realm

A. The proposed development utilizes setbacks, a central courtyard and perimeter light to provide daylight and ventilation to all residential units. The courtyard acts as a central feature, building relationship between the existing building and new proposed structure. The central courtyard will help the project active the streetscape, enhance the pedestrian realm, and create a sense of place.
B. major lobby has been added along Meridian Ave N, and the previous entrance will serve as a secondary lobby. The courtyard landscape design has been shifted to be focused on the main entrance and creates flow into the site.
C. The vertical circulations are pulled away from the street facing facade, which creates opportunities for large window openings and decks for the units facing Meridian Ave. N.
D. We have further studied the relationship of the garage and the street scape, please see the following strategies:
1. Lower the garage level, the garage level has been lowered 3'-6", which ensure most of the garage structure is submerged into the topography. Along N 113th St. from west to east, the topography is changing from 352' to 348'; the garage level is located at 346'-6".
2. To active the streetscape and create pedestrian-friendly environment, individual decks and stair accesses have been provided for units on the second level along N 113th St. These entries for the second level units are elevated from the street, which ensure the privacy of the units while responding to traditional home features with a front patio presented in the surrounding context.
3. Along the North facade, most of the parking structure is either submerged into the topography or under those private decks; for the most visible parts, they are setback 15ft from the property line, with landscape buffer from the sidewalk.
E. Building section will be submitted in DRB package.
F. The bicycle room has been relocated along Meridian Ave N, since the whole ground level has been lowered as reason stated in #d, the sidewalk is 3'-6" higher than the lobby level, ramp will be required to access to the main entrance and bike room.

SITE SURVEY





SITE NOTES

SITE ADDRESS:
11210 & 11224 MERIDIAN AVENUE NORTH
SEATTLE, WA

TAX ACCOUNT NO.:
446840-0160

ZONING:
LR3

ZONING AGENCY:
CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
700 5TH AVENUE, SUITE 3000
SEATTLE, WA 98104
(206) 684-8600

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16TH, 1995, COMMUNITY PANEL NO. 530332C0019F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/91

VERTICAL DATUM:
NAVD 88

AREA:
SITE AS SHOWN CONTAINS 36,733 SQUARE FEET OR 0.8433 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 36 INCLUDING 0 DISABLED PARKING SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHE AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME N LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS OF WAY. THEREFORE, BRH DOES NC ACCEPT RESPONSIBILITY FOR THE EXISTENCE OR UNDISCLOSED TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

DESCRIPTION PER STATUTORY WARRANTY DEED RECORDING NO. 20130829001600

LOTS 1,2,3,4, AND 5 AND THE WEST HALF OF LOT 29 AND ALL OF LOTS 30 AND 3 BLOCK 2, DUSK HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME OF PLATS, PAGE (S) 26, IN KING COUNTY, WASHINGTON.

TAX PARCEL NUMBER(S): 446840-0160-05

SUBJECT TO:

1. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON T LAND HEREIN DESCRIBED IN THE REASONABLE ORIGINAL GRADING OF STREETS, A VENUES, ALLEYS AND ROADS, AS DEDICATED IN THE PLAT.

   SURVEYOR'S NOTE: AFFECTS AREAS ABUTTING MERIDIAN AVENUE NORTH AND NORTH 113TH STREET.

2. RIGHT OF ENTRY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

   GRANTEE: TCI CABLEVISION OF WASHINGTON, INC.
   RECORDED: APRIL 23, 1954
   RECORDING NO.: 9404295459 AND 9404295500
   REGARDING: CABLE TELEVISION SERVICE

   SURVEYOR'S NOTE: BLANKET IN NATURE.

3. MEMORANDUM OF EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

   GRANTEE: COMCAST OF WASHINGTON IV, INC.
   PURPOSE: A BROADBAND COMMUNICATIONS SYSTEM
   AREA AFFECTED: A PORTION OF SAID PREMISES
   RECORDED: APRIL 19, 2010
   RECORDING NO.: 20100419000371

   SURVEYOR'S NOTE: BLANKET IN NATURE.

4. MEMORANDUM OF LEASE AND THE TERMS AND CONDITIONS THEREOF:

   LESSOR: PARK MERIDIAN APARTMENTS LLC
   LESSEE: AUTOMATIC LAUNDRY COMPANY, LTD
   DATED: UNDISCLOSED
   RECORDED: FEBRUARY 12, 2004
   RECORDING NO.: 200402120002557

5. UNRECORDED LEASEHOLDS, IF ANY; RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND; AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.

6. MATTERS RELATING TO THE QUESTIONS OF SURVEY, RIGHTS OF PARTIES IN POSSESSION, AND UNRECORDED LIEN RIGHTS FOR LABOR AND MATERIALS, IF ANY, THE DISPOSITION OF WHICH WILL BE FURNISHED BY SUPPLEMENTAL REPORT.

ARBORIST REPORT

Tree Solutions Inc
Consulting Arborists

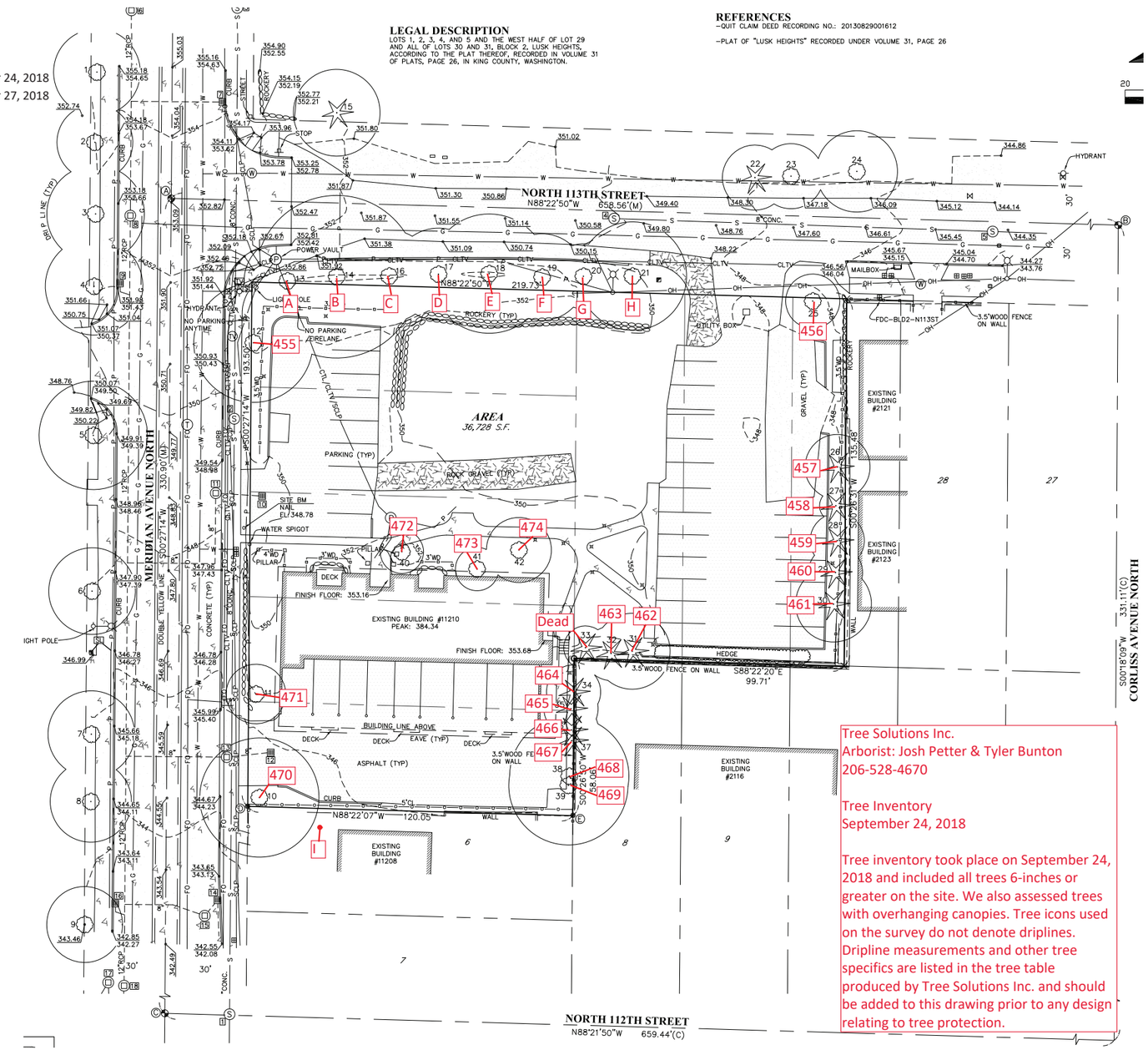
Table of Trees
11224 Meridian Ave N
Seattle, WA 98133

Date of Inventory: September 24, 2018
Table Prepared: September 27, 2018

DSH (Diameter at Standard Height) is measured 4.5 feet above grade.
Multi-stem trees are noted, and a single stem equivalent is calculated using the method defined in the Director's Rule 16-2008
Letters are used to identify trees on neighboring property with overhanging canopies
Dripline is measured from the center of the tree to the outermost extent of the canopy.

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	Drip line Radius N	E	S	W	Exceptional Threshold	Exceptional by Size	Notes
455	*Platanus x acerifolia*	London planetree	37.4	Good	Good	27	28	30	33	*30.0*	Exceptional	Surface roots, recent pruning
456	*Platanus x acerifolia*	London planetree	12.6	Poor	Good	20	17	17	24	*30.0*	-	Utility wires through canopy, soil disturbance around base, evidence of root cuts
457	*Pinus sylvestris*	Scots pine	17.5	Good	Good	15	22	17	20	*24.0*	-	Stub cuts, perched above retaining wall
458	*Pinus nigra*	Austrian black pine	14.4	Good	Fair	15	14	16	19	*24.0*	-	Codominant at approximately 40 feet, perched above retaining wall
459	*Pinus sylvestris*	Scots pine	13.3	Good	Fair	9	19	14	16	*24.0*	-	Approximately 8 inch diameter reduction cut at approximately 15 feet, perched above retaining wall
460	*Pinus nigra*	Austrian black pine	13.4	Good	Fair	13	12	14	17	*24.0*	-	Perched above retaining wall, codominant at approximately 30 feet
461	*Pinus nigra*	Austrian black pine	15.1	Good	Good	13	10	15	21	*24.0*	-	Perched above retaining wall
462	*Tsuga heterophylla*	Western hemlock	17.2	Good	Good	21	21	18	14	*24.0*	-	Perched above retaining wall
463	*Tsuga heterophylla*	Western hemlock	11.7	Good	Good	17	11	21	12	*24.0*	-	Perched above retaining wall, chain around base, surface roots
464	*Tsuga heterophylla*	Western hemlock	12.8	Good	Good	13	17	8	12	*24.0*	-	Shared tree, perched above retaining wall
465	*Tsuga heterophylla*	Western hemlock	10.6	Good	Good	10	14	9	11	*24.0*	-	Perched above retaining wall
466	*Tsuga heterophylla*	Western hemlock	9.4	Good	Good	10	12	8	10	*24.0*	-	Perched above retaining wall
467	*Tsuga heterophylla*	Western hemlock	12.3	Good	Good	11	10	12	13	*24.0*	-	Perched above retaining wall
468	*Acer macrophyllum*	Bigleaf maple	23.1	Good	Fair	14	18	12	28	*30.0*	-	Perched above retaining wall, codominant at approximately 3 feet with included bark, measured at narrowest point below union, branch tear out approximately 6 inches diameter, lifting pavement
469	*Acer macrophyllum*	Bigleaf maple	16.9	Good	Fair	7	15	19	18	*30.0*	-	Perched above retaining wall, codominant at base with included bark, approximately 8 inch diameter pruning cut on north stem, codominant (12.7", 11.2")
470	*Robinia pseudoacacia*	Black locust	25.4	Good	Good	27	28	26	24	*30.0*	-	Multistem at approximately 6 feet
471	*Amelanchier grandiflora*	Serviceberry	6.6	Good	Good	10	8	14	12	-	-	
472	*Prunus serrulata*	Flowering cherry	6.5	Fair	Good	10	12	10	12	*23.0*	-	Canopy dieback, fire damage
473	*Acer palmatum*	Japanese maple	6.0	Good	Good	8	5	3	10	*12.0*	-	Dead stem at base, codominant (3.5", 4.9")
474	*Prunus serrulata*	Flowering cherry	7.4	Fair	Good	13	19	13	12	*23.0*	-	Canopy dieback, fire damage
A	*Platanus x acerifolia*	London planetree	20.9	Good	Good			26		*30.0*	-	Surface roots, utility vault to north
B	*Platanus x acerifolia*	London planetree	24.4	Good	Fair			28		*30.0*	-	Tridominant at approximately 8 feet, fire damage
C	*Platanus x acerifolia*	London planetree	17.2	Good	Good			22		*30.0*	-	Fire damage, codominant at approximately 15 feet
D	*Platanus x acerifolia*	London planetree	20.8	Fair	Good			22		*30.0*	-	Surface roots, dieback from fire

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	N	E	S	W	Exceptional Threshold	Exceptional by Size	Notes
E	*Platanus x acerifolia*	London planetree	24.9	Fair	Good			14		*30.0*	-	Approximately 40 percent dieback from fire
F	*Platanus x acerifolia*	London planetree	12.5	Poor	Good			13		*30.0*	-	Nearly dead from fire
G	*Platanus x acerifolia*	London planetree	13.8	Good	Fair			11		*30.0*	-	Fire damage
H	*Platanus x acerifolia*	London planetree	16.6	Good	Good			19		*30.0*	-	Minor fire damage
I	*Acer palmatum*	Japanese maple	7.8	Good	Good	16				*12.0*	-	Codominant (5", 6")

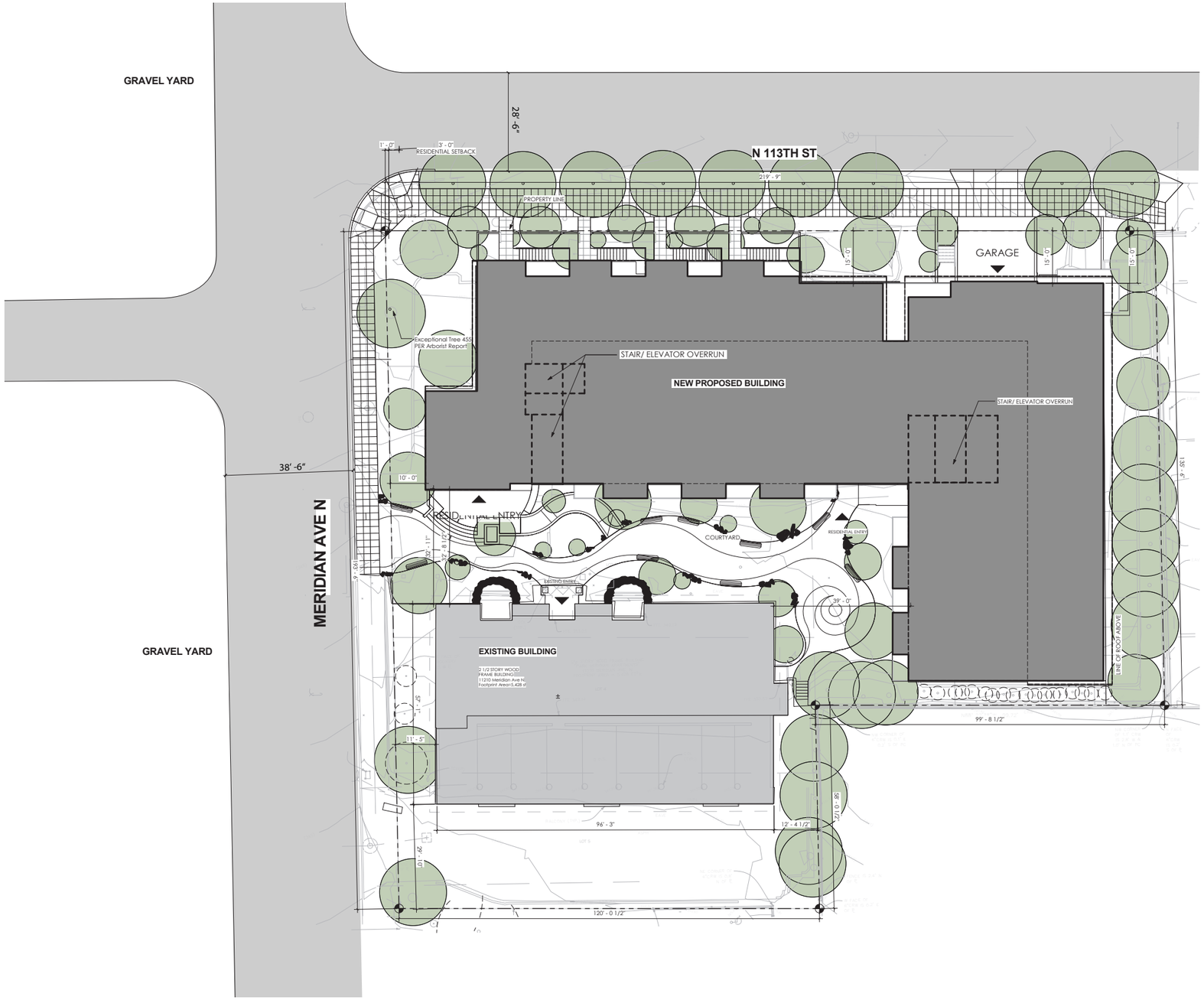


Tree Solutions Inc.
Arborist: Josh Petter & Tyler Bunton
206-528-4670

Tree Inventory
September 24, 2018

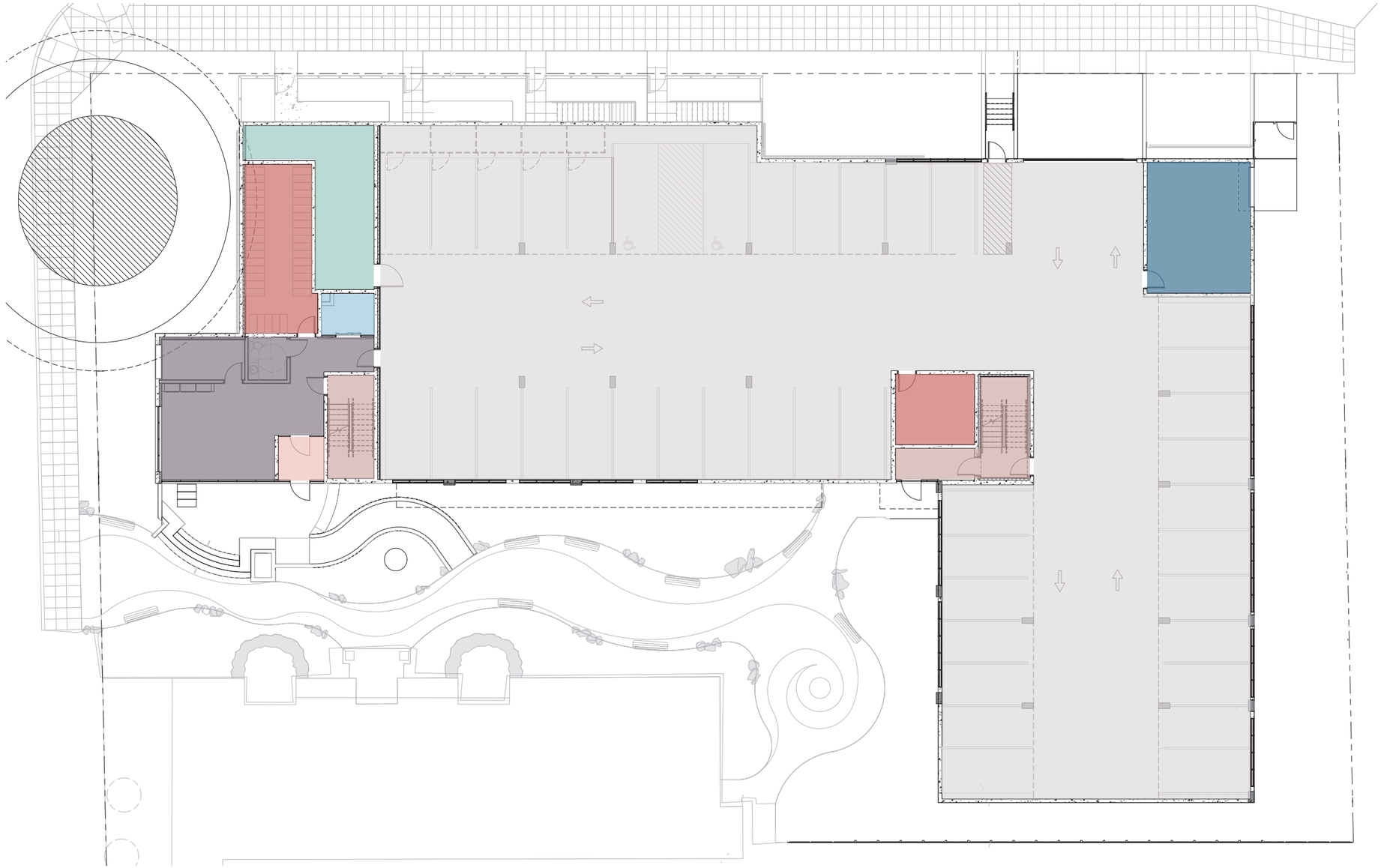
Tree inventory took place on September 24, 2018 and included all trees 6-inches or greater on the site. We also assessed trees with overhanging canopies. Tree icons used on the survey do not denote driplines. Dripline measurements and other tree specifics are listed in the tree table produced by Tree Solutions Inc. and should be added to this drawing prior to any design relating to tree protection.

SITE PLAN


GRAVEL YARD
N 113TH ST
28' -9"
1' - 0"
3' - 0"
RESIDENTIAL SETBACK
219' - 9"
PROPERTY LINE
GARAGE
15' - 0"
15' - 0"
15' - 0"
Exceptional Tree 455
PER Arborist Report
STAIR/ ELEVATOR OVERRUN
NEW PROPOSED BUILDING
STAIR/ ELEVATOR OVERRUN
38' -6"
10' - 0"
MERIDIAN AVE N
RESID. INITIAL ENTRY
COURTYARD
RESIDENTIAL ENTRY
EXISTING ENTRY
39' - 0"
EXISTING BUILDING
2 1/2 STORY WOOD
FRAME BUILDING
11210 Meridian Ave N
Footprint Area=3,428 sf
11' - 5"
96' - 3"
12' - 4 1/2"
99' - 8 1/2"
LINE OF ROOF ABOVE
120' - 0 1/2"

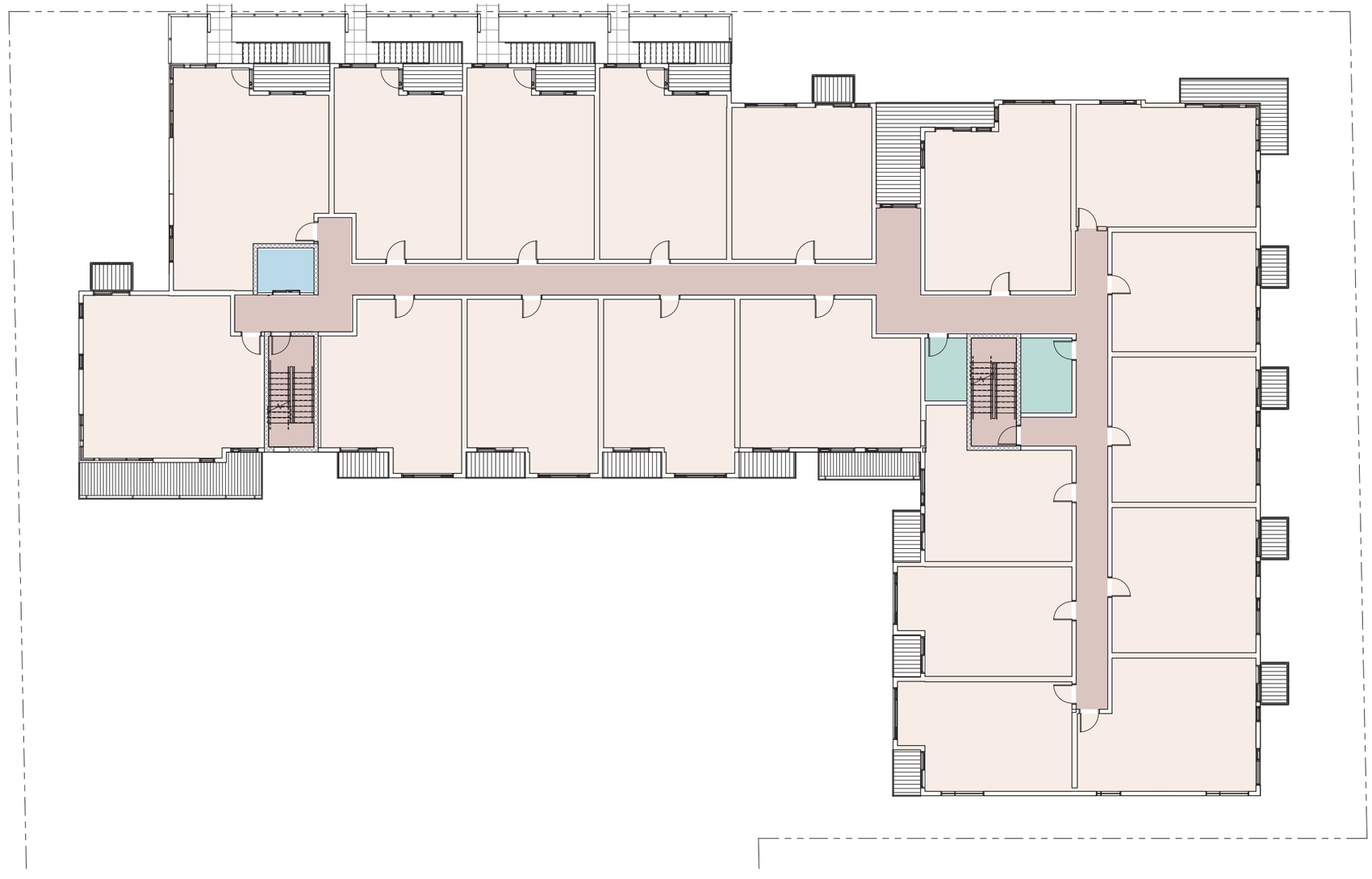
PLAN LEVEL 1

- Amenity Area
- M/E
- Elevator
- Garbage/Recycle
- Lobby
- Parking
- Residential Unit
- Stairs/Corridor
- Leasing Office
- Bicycle



LEVEL 1- FLOOR PLAN

PLAN LEVEL 2

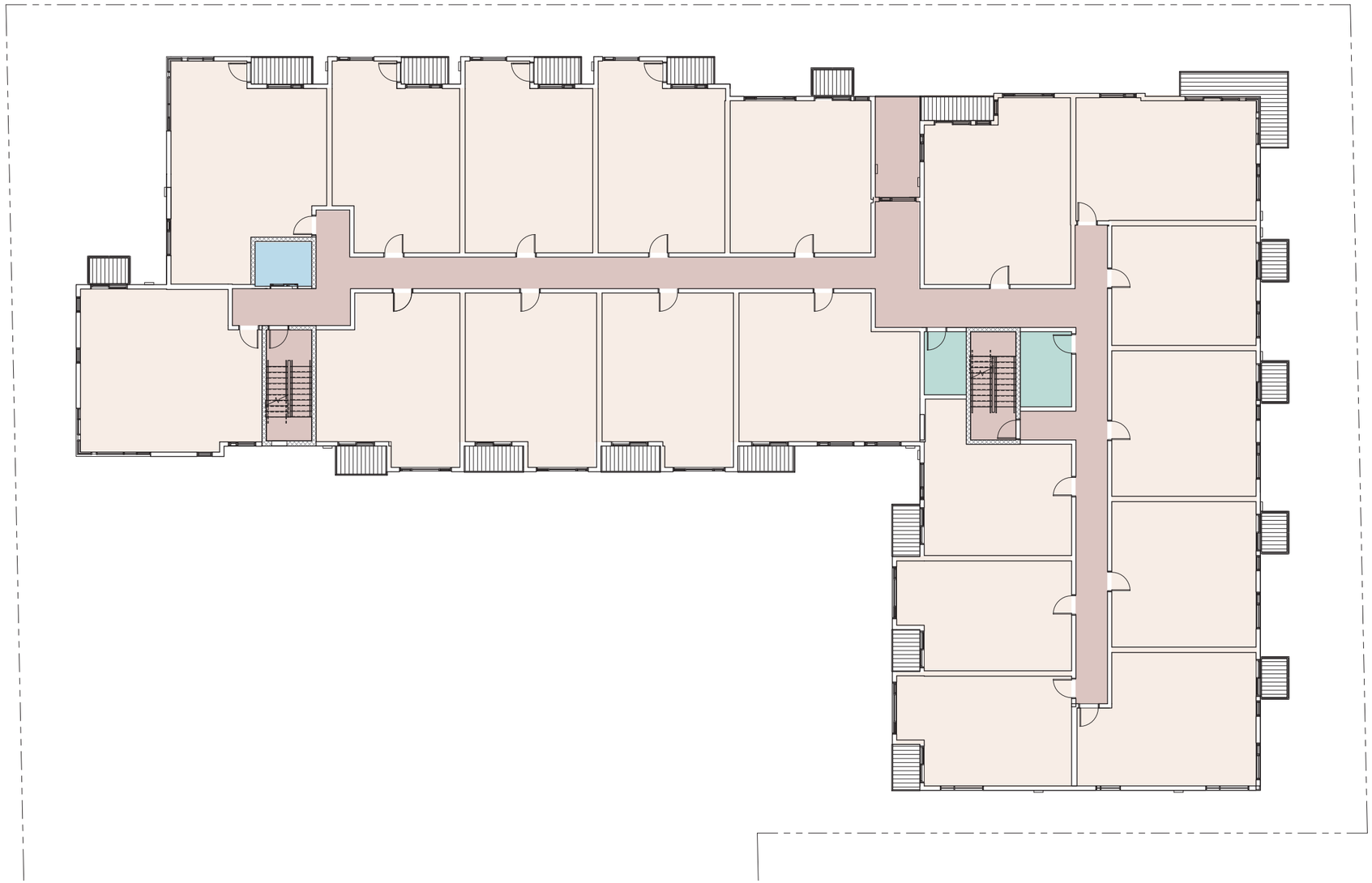


- Amenity Area
- M/E
- Elevator
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- Residential Unit
- Stairs/Corridor
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- Bicycle

LEVEL 2 - FLOOR PLAN

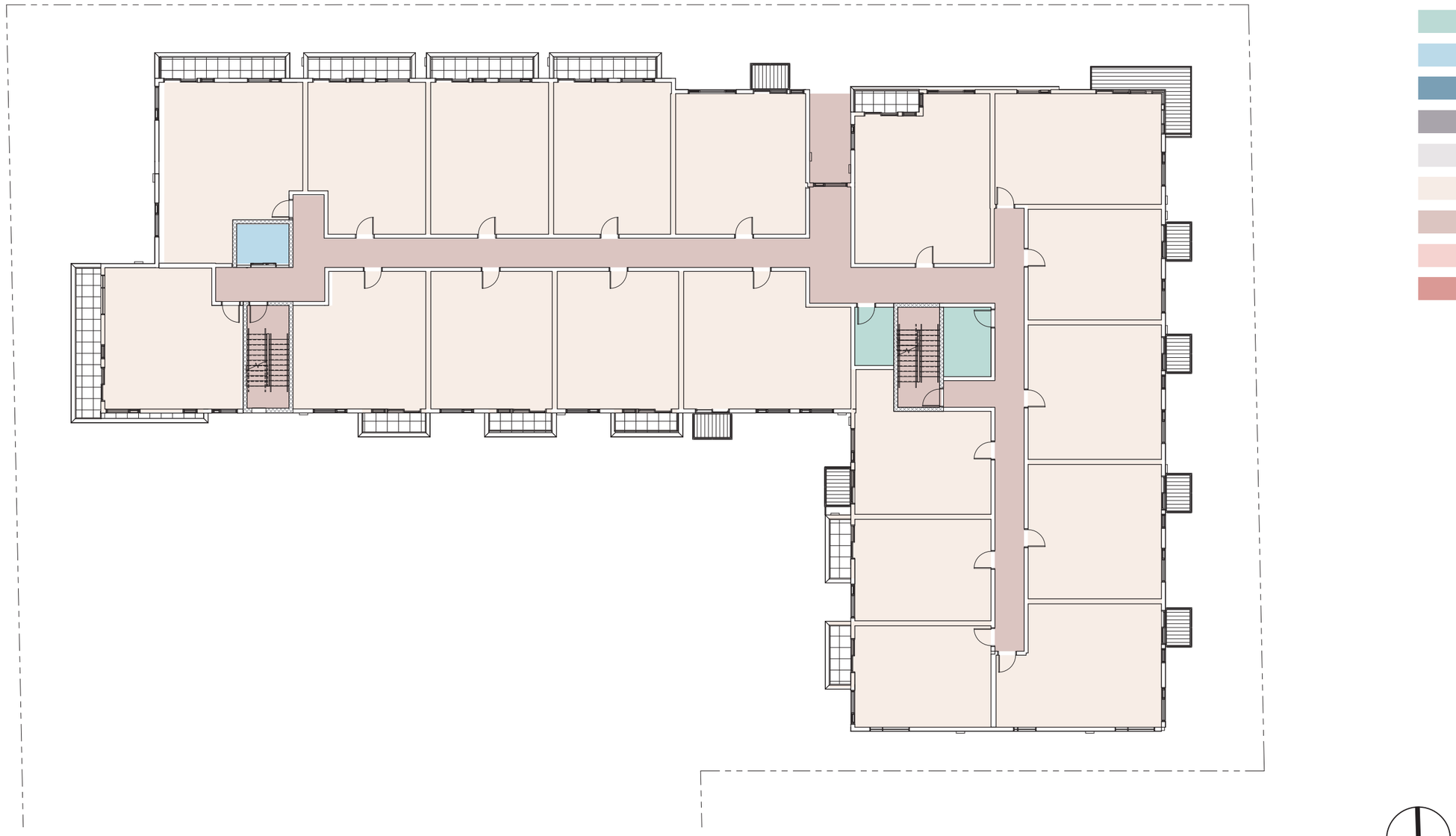
PLAN LEVEL 3

- Amenity Area
- M/E
- Elevator
- Garbage/Recycle
- Lobby
- Parking
- Residential Unit
- Stairs/Corridor
- Leasing Office
- Bicycle



LEVEL 3- FLOOR PLAN

LEVEL 4

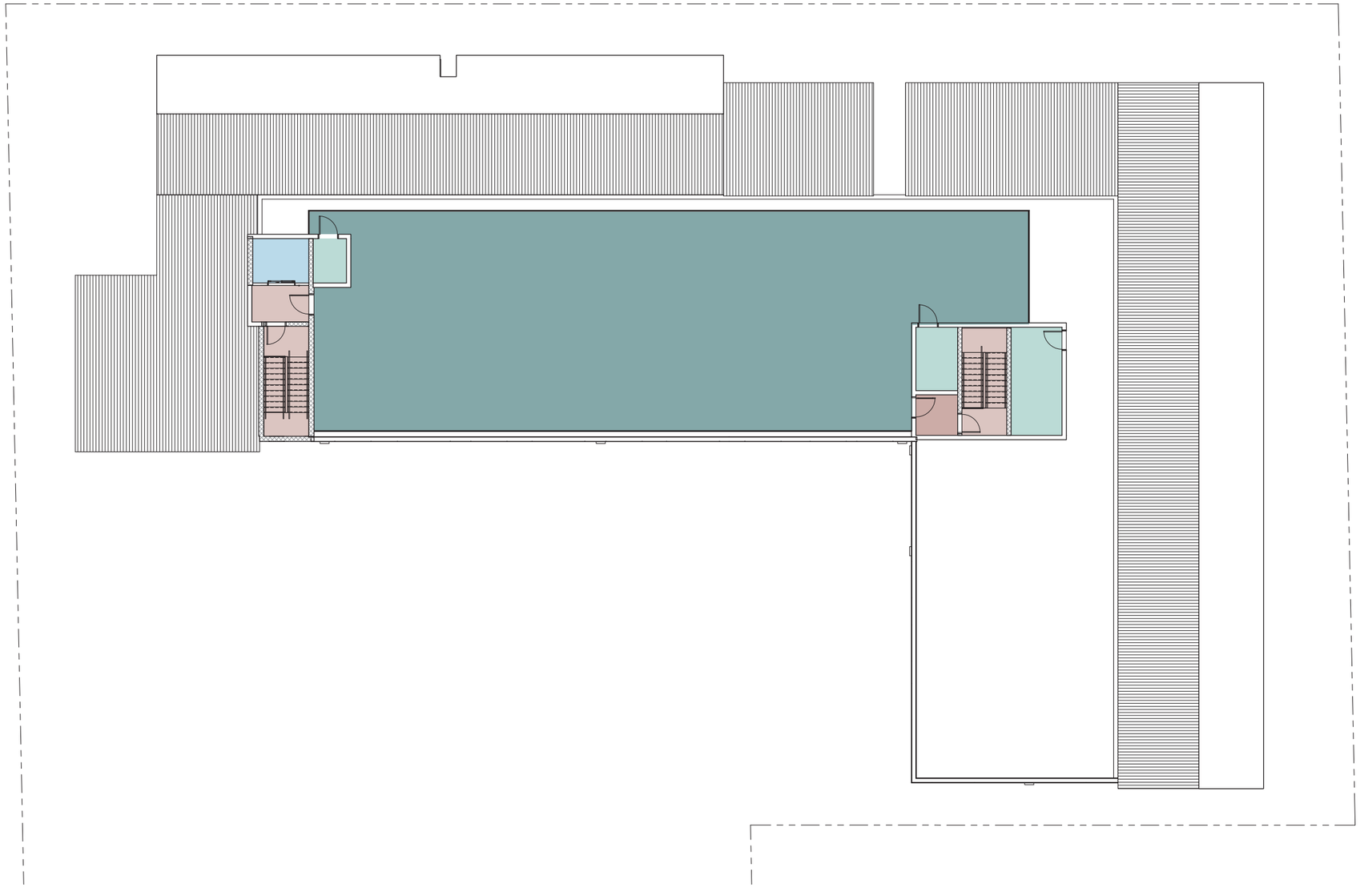


- Amenity Area
- M/E
- Elevator
- Garbage/Recycle
- Lobby
- Parking
- Residential Unit
- Stairs/Corridor
- Leasing Office
- Bicycle

LEVEL 4 - FLOOR PLAN

PLAN ROOF LEVEL

- Amenity Area
- M/E
- Elevator
- Garbage/Recycle
- Lobby
- Parking
- Residential Unit
- Stairs/Corridor
- Leasing Office
- Bicycle



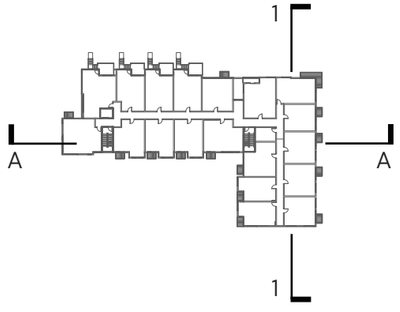
ROOF - FLOOR PLAN

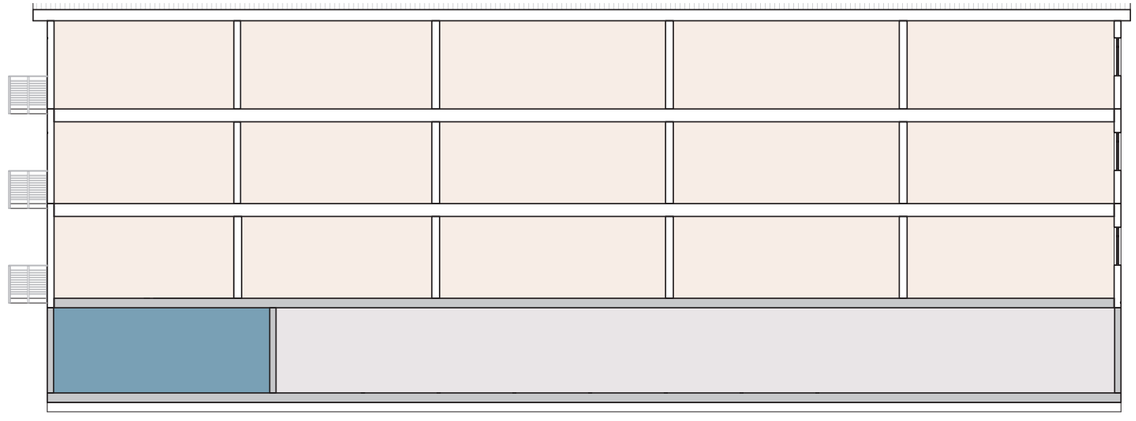
LANDSCAPE PLAN



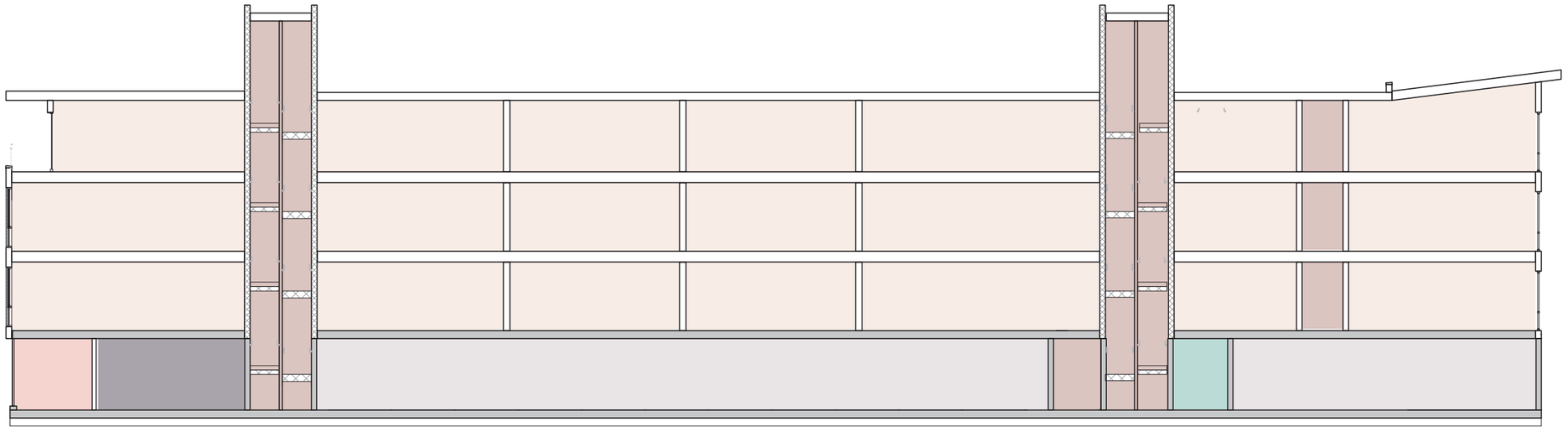
SECTIONS

- Amenity Area
- M/E
- Elevator
- Garbage/Recycle
- Lobby
- Parking
- Residential Unit
- Stairs/Corridor
- Leasing Office
- Bicycle





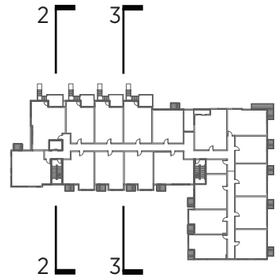
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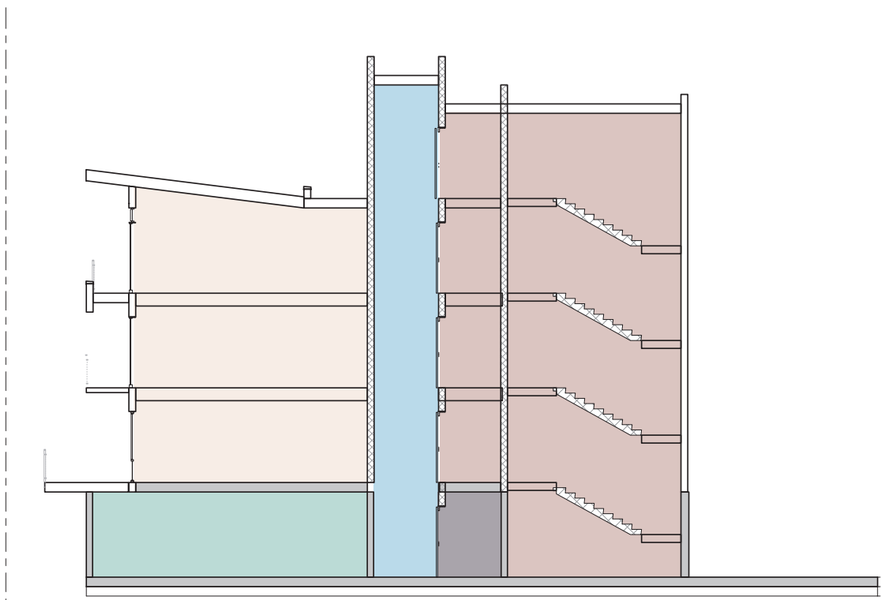


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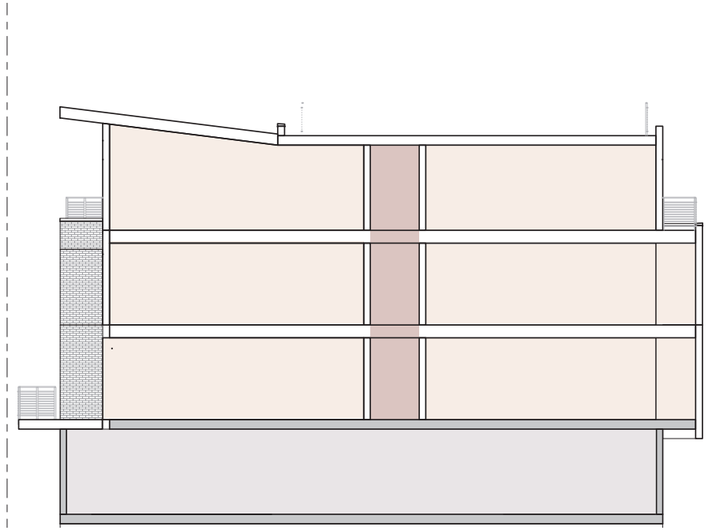
SECTIONS

- Amenity Area
- M/E
- Elevator
- Garbage/Recycle
- Lobby
- Parking
- Residential Unit
- Stairs/Corridor
- Leasing Office
- Bicycle





SECTION 2-2



SECTION 3-3

ELEVATIONS & MATERIALS



WEST ELEVATION



NORTH ELEVATION

MATERIALS



AC Architectural Concrete



BC Thin Brick Cladding
(Desert Sand)



FCP 1 Fiber Cement Panel
(Painted White)



FCP 2 Fiber Cement Panel
(Painted Dark Grey)



FCP 3 Fiber Cement Lap Siding
(Painted White)



MP Metal Panel
(Slate Grey)



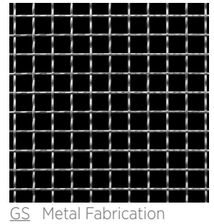
MR Metal Railing
(Painted White)



GD Glass Garage Door



CSC Canopy (Steel Channel/
Wood Soffit)



GS Metal Fabrication
Garage Screen

ELEVATIONS & MATERIALS



EAST ELEVATION



SOUTH ELEVATION

MATERIALS



AC Architectural Concrete



BC Thin Brick Cladding (Desert Sand)



FCP 1 Fiber Cement Panel (Painted White)



FCP 2 Fiber Cement Panel (Painted Dark Grey)



FCP 3 Fiber Cement Lap Siding (Painted White)



MP Metal Panel (Slate Grey)



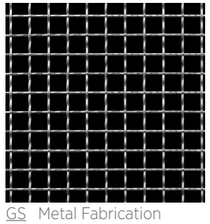
MR Metal Railing (Painted White)



GD Glass Garage Door

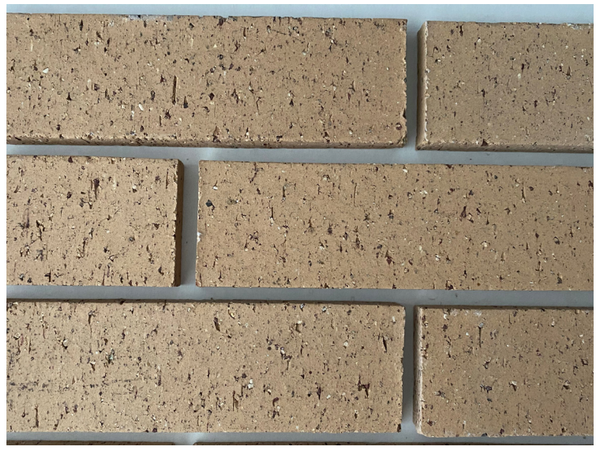


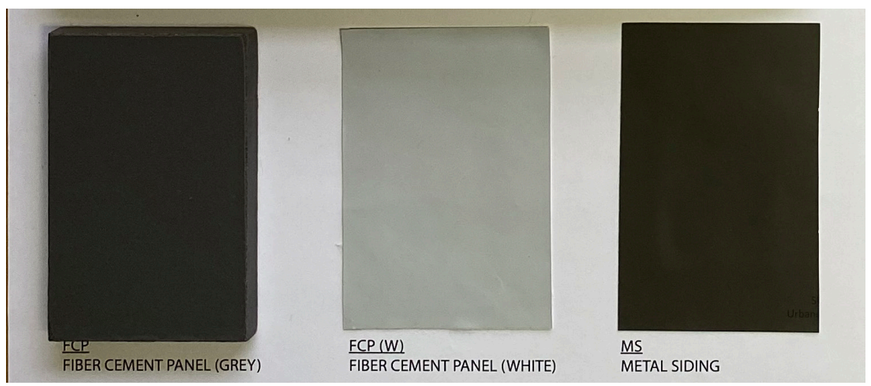
CSC Canopy (Steel Channel/ Wood Soffit)



GS Metal Fabrication Garage Screen

MATERIALS



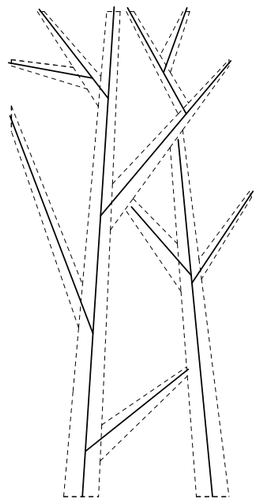

FCP
FIBER CEMENT PANEL (GREY)
FCP (W)
FIBER CEMENT PANEL (WHITE)
MS
METAL SIDING

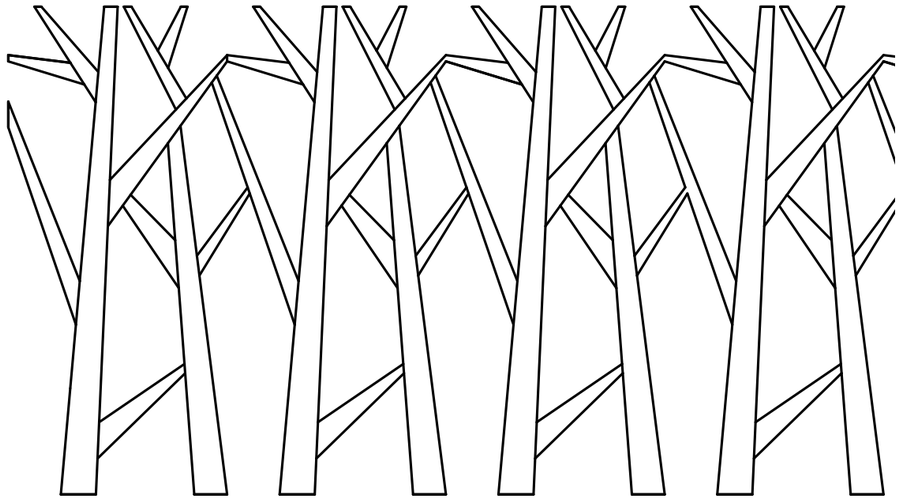

N 113th ST

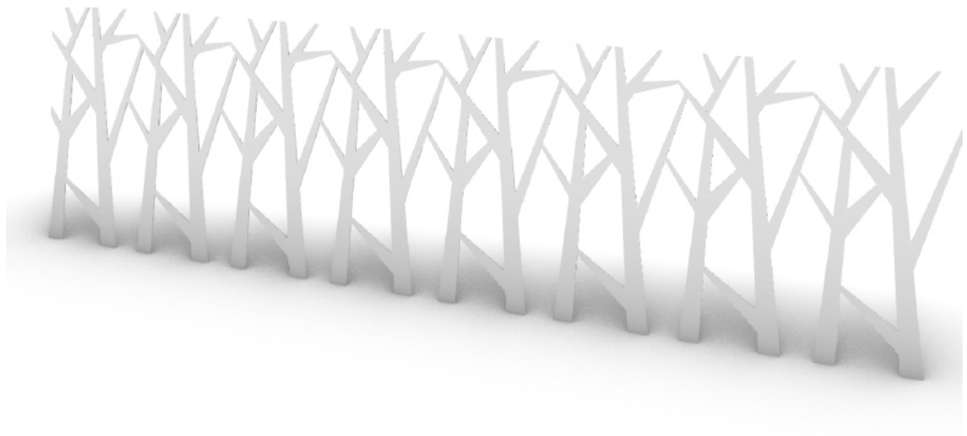
OPEN GARAGE SCREEN DESIGN

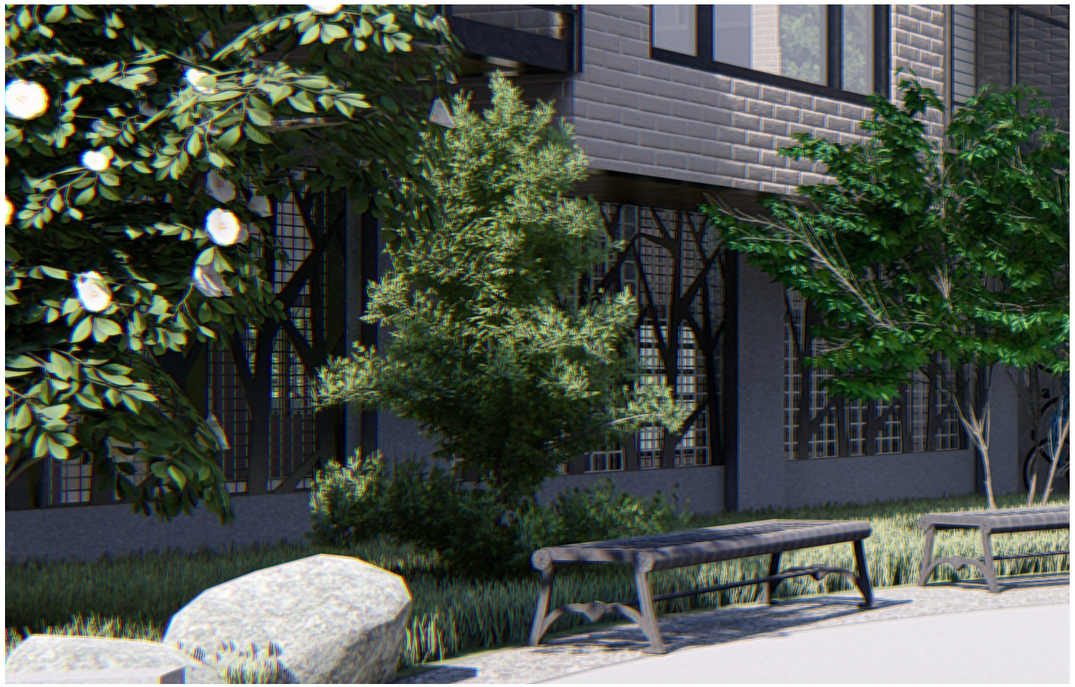












DESIGN PERSPECTIVE



COURTYARD /ROOF TERRACE DESIGN



STREET VIEW OF COURTYARD ENTRANCE





COURTYARD ENTRY PLAN VIEW

COURTYARD PERSPECTIVES



COURTYARD VIEW 1



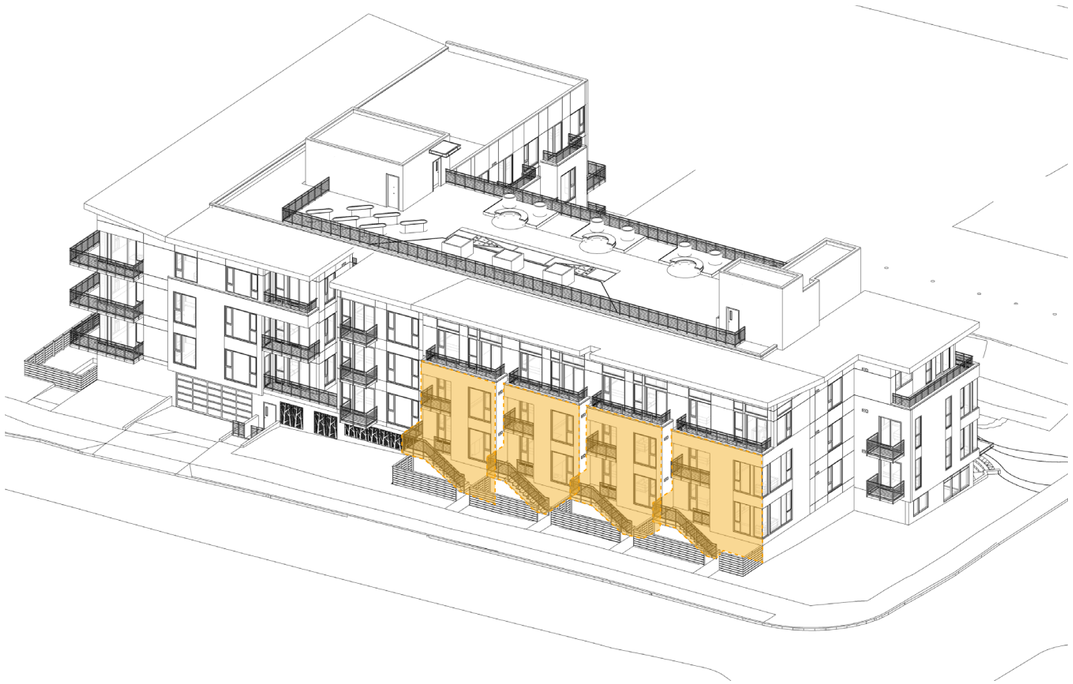
COURTYARD VIEW 2

STREET VIEW ALONG N 113TH ST



PEDESTRIAN VIEW LOOKING EAST ALONG N 113TH ST





PORCHES ALONG N 113TH ST PROVIDE ACCESS TO SECOND LEVEL RESIDENTIAL UNITS

LIGHTING PLAN



1 FESTIVAL LIGHTING (LED)



2 WALL SURFACE EXTERIOR



3 PATHWAY LIGHTING



4 LANDSCAPE LIGHTING



5 LED DOWN LIGHT



6 WALL RECESSED EXTERIOR

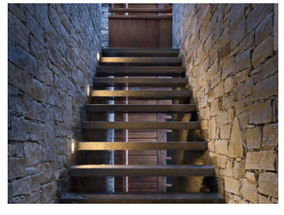


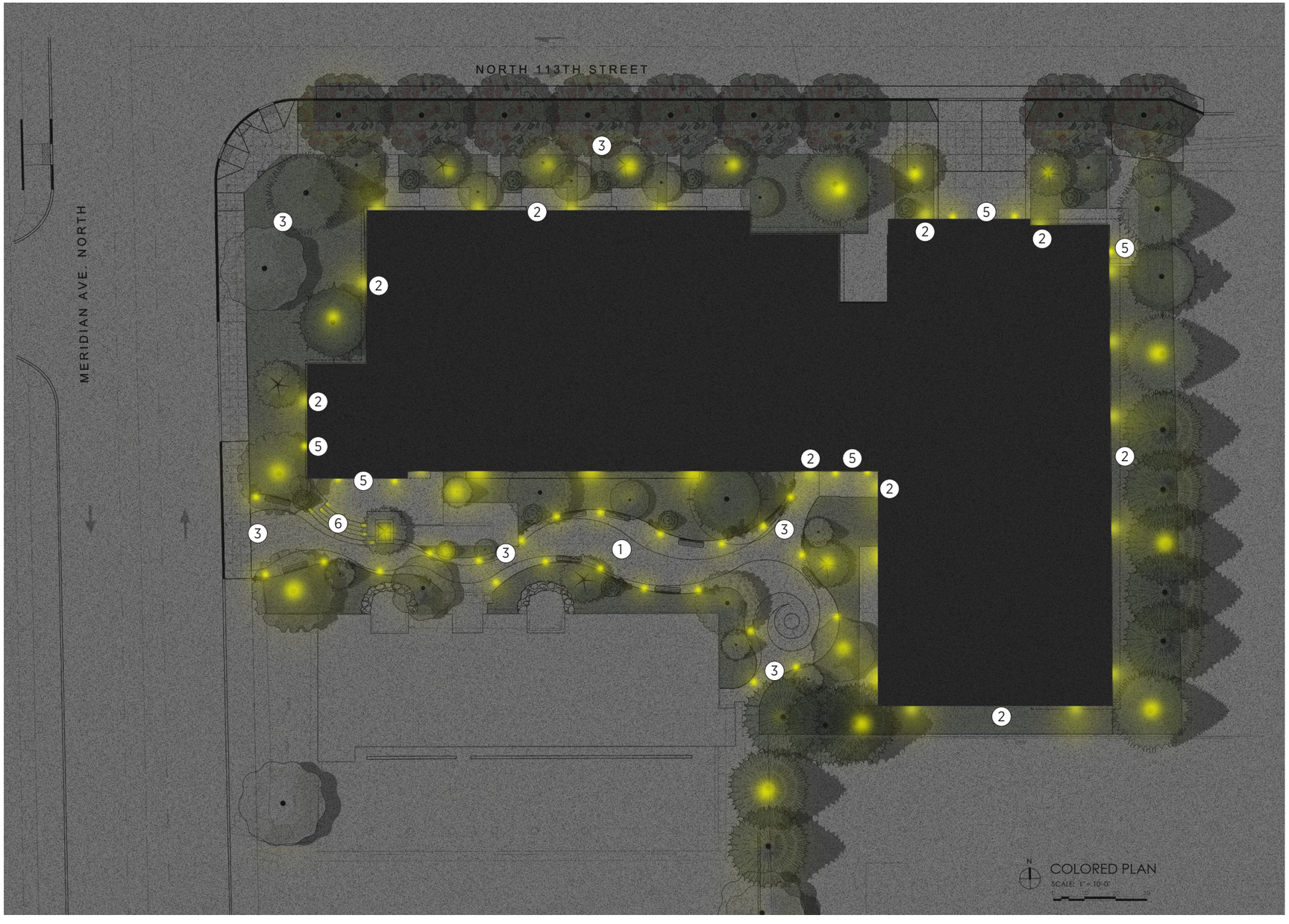




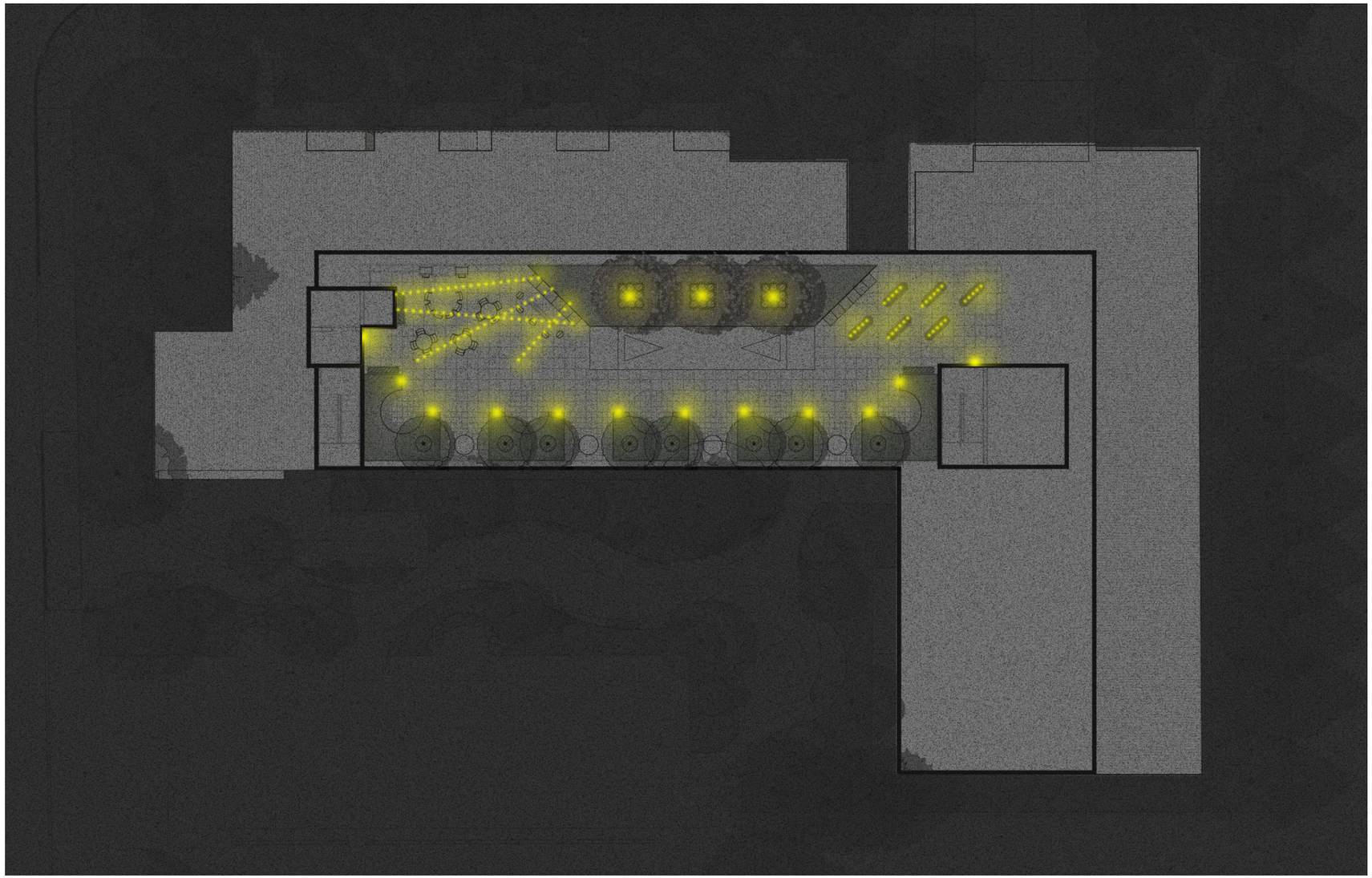








LIGHTING PLAN





1 FESTIVAL LIGHTING (LED)



2 WALL SURFACE EXTERIOR



3 PATHWAY LIGHTING



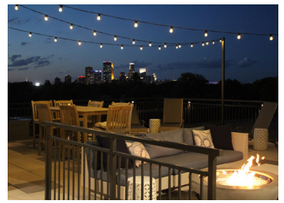
4 LANDSCAPE LIGHTING



6 WALL RECESSED EXTERIOR



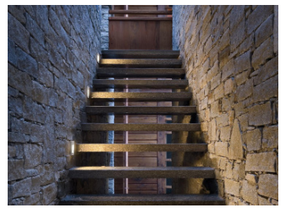
7 LINEAR GRAZER













BUILDING SIGNAGE







1 RESIDENTIAL ENTRY SIGNAGE :
CANOPY MOUNTED PROJECT NAME AND/OR ADDRESS SIGNAGE

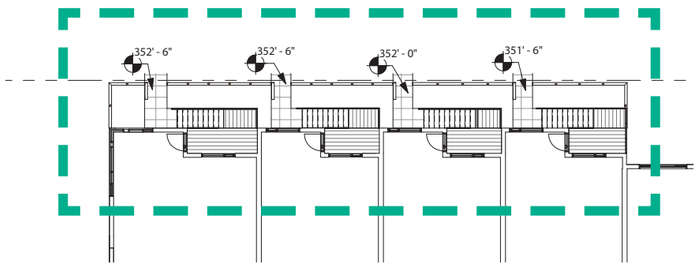




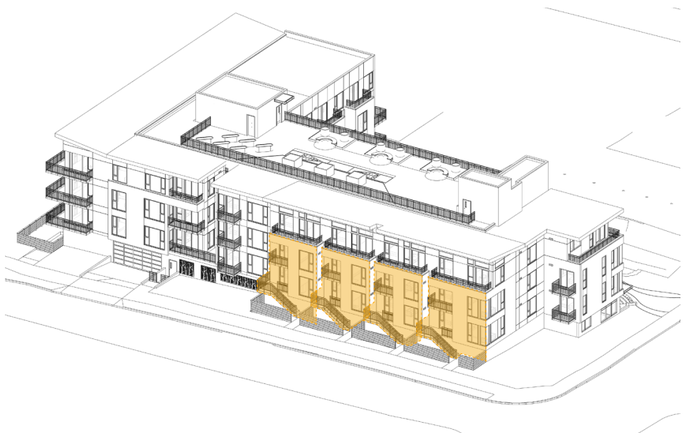
2 PARKING SIGNAGE:
WALL MOUNTED PARKING SIGNAGE ALONG 15TH AVE NE



DEPARTURE







DEPARTURE:
UNENCLOSED PORCHES OR STEPS(SMC 23.45.518.H):

REQUIREMENTS:

SMC 23.45.518 H PROJECTIONS PERMITTED IN REQUIRED SETBACKS AND SEPARATIONS

5. UNENCLOSED PORCHES OR STEPS
a. Unenclosed porches or steps no higher than 4 feet above existing grade may extend within 4 feet of a street lot line, except that portions of entry stairs or stoops not more than 2.5feet in height from existing or finished grade, whichever is lower, excluding guard rail or hand rails, may extend to a street lot line.

REQUEST:

A series of individual residential entrances and unenclosed porches are proposed, approval for these porches higher than 4 feet above existing grade is requested.

RATIONALE:

The proposed porches provide access to individual units from N 113th St, which emphasis the reisential edge and provide active use along the street level. Since all the levels and height clearances are tied to the site topography and relationship to the street, second level is at 357'-4". The grade along N 113th St. is gradually changing from 353'-0" to 347'-0", these porches are higher than code-required 4 feet maximum above the street level. which are various from 5'-4" to 6'-10". This increase will allow a reasonable floor to floor height and appropriate vehicle height clearance, while adding those porches directly respond to Design Review Board's comments to active the streetscape along N 113th St and create pedestrian-friendly environment.

Guideline:

PL3-A-3 Individual Entries; PL3-B Residential Edges; PL3-B-4 Interactions
DC2-C Secondary Architectural Features
DC2-D Scale and Texture



APPENDIX

CODE ANALYSIS

Zoning: LR-3
IN NORTHGATE URBAN CENTER

CHAPTER 23.45 - MULTI-FAMILY

SMC 23.45.504
PERMITTED AND PROHIBITED USES

SMC 23.45.510
FLOOR AREA RATIO (FAR) LIMITS

- Per Table A 23.45.510 FAR limit for Apartments in LR3 Zone Inside Urban Centers is 1.5 or 2.0, if the project meets standards of subsection 23.45.510.C.

23.45.510.C.

C.1 - Applicants shall make a commitment that the structure will meet the Green Building Standard, or a substantially equivalent or superior standard, and shall demonstrate compliance with that commitment.

C.2 - For all categories of residential use, alley is used for access, and improvements required if abuts an alley.

C.3 - Parking may either be totally enclosed within the same structure as the residential use; or on lots located outside of urban center.

SMC 23.45.512
DENSITY LIMITS - LR ZONES

- Per Table A 23.45.512 density limits in LR Zones footnote (6) apartment in LR3 Zones meet the standards of subsection 23.45.510.C. are not limited.

SMC 23.45.514
STRUCTURE HEIGHT

- Per Table 23.45.514 Structure Height for LR Zones, Apartments in LR3 Zones Inside Urban Villages are limited to 40'. Average grade determined per Director's Rule 4-2012.

J.2 - Parapets on the roofs of principle structures may extend 4 feet above the maximum height limit.

J.4 - In LR Zones, stair penthouses may extend 10 feet above the height limit if the combined total coverage of all features does not exceed 15 percent of the roof area or 20 percent of the roof area if the total includes screened mechanical equipment.

E. - 1. In LR Zones, the high side(s) of a shed or butterfly roof may extend 3 feet above the height limits set in Table A for 23.45.514, provided that the low side(s) of the shed or butter roof are no higher than the height limit if the height limit exception in subsection 23.45.514 is not used.

2. The roof line of a shed or butterfly roof may extended in order to accommodate eaves, provided that the highest of the roof extensions is no more than 4 Feet above the height limit.

SMC 23.45.518
SETBACKS AND SEPARATIONS

- Per Table A 23.45.518 Setbacks in LR Zones, Apartments in LR3 Zones are required to have the following setbacks:

  Front - 5' minimum
  Rear - 10' minimum with alley, 15' minimum if no alley.
  Side - 5' for facades less than 40 feet in length;
  7' Average; 5' minimum for facade greater than 40 feet in length.

Meridian Ave N: a 1-Foot setback is required; a 3-Foot additional residential setback is required.
N 113th St: a 1 Foot width dedication is required; a 3-Foot residential setback is required.

SMC 23.45.518
H. Projections permitted in required setbacks and separations

1. Cornices, eaves, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

SMC 23.71.030
DEVELOPMENT STANDARDS FOR TRANSITION AREAS WITHIN THE NORTHGATE OVERLAY DISTRICT

E. Side or Rear Setback for Multifamily structure abutting a Street. A side or rear setback of eight (8) feet, or the minimum required for multifamily structure by the underlying zone, whichever is greater, is required for portions of a multifamily structure thirty (30) feet of less in height along all street rights-of-way less than (80) feet wide across from the less intensive zone. Portions of a multifamily structure in excess of thirty (30) feet in height shall be set back an additional one (1) foot for each two (2) feet of structure height above thirty (30) feet. (Exhibit 23.71.032D).

F. Front Setbacks for Multifamily Structures Abutting a Street. Where the front lot line of the more intensively zoned lot is across a street right-of-way which is less than eighty (80) feet wide from the less intensively zoned lot, the minimum front setback shall be ten (10) feet for all portions of a multifamily structure thirty (30) feet or less in height. For portions of a structure exceeding thirty (30) feet in height, and additional front setback of one (1) foot for every two (2) feet of structure height in excess of thirty (30) feet shall be required.

SMC 23.45.522
AMENITY AREA

A.1 - Amount of amenity area required for Apartments in Low-rise Zones is equal to 25 percent of the lot area. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level, For apartments, amenity area required at ground level shall be provided as common space.

SMC 23.45.524
LANDSCAPING STANDARDS

A.2.a - Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in section 23.86.019, is required for any lot with development containing more than one dwelling unit in Low-rise Zones. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score.

SMC 23.45.527
STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

CODE ANALYSIS

A. - Per Table A 23.45.527 Maximum Structure Width for Apartments Inside Urban Centers are limited to 150 feet.

B.1 - The maximum combined length of all portions of facades with 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

SMC 23.45.529

DESIGN STANDARDS

C.1.a - At least 20 percent of the area if each street-facing facade shall consist of windows and/or doors. Only transparent windows count toward the requirement for facade opening in this subsection. Windows composed of glass blocks or opaque glass, garage doors, and doors to utility and service areas, do not count.

C.1 - If the street-facing facade of a structure exceeds 750 square feet in area, division of the facade into separate facade planes is required (see Exhibit for 23.45.529)

G . Building entry orientation standards for apartments

G.1 - For each apartment structure, a principal shared pedestrian entrance is required that faces either a street or a common amenity area, such as a landscaped courtyard, that abuts and has direct access to the street. If more than

G.2 - If more than one apartments structure is located on a lot, each apartment structure separated from the street by another principal structure shall have a principal entrance that is accessible from a common amenity area with access to the street.

G.3 - The shared entrance of each apartment structure shall have a pedestrian entry that is designed to be visually prominent, through the use of covered stoops, overhead weather protection, a recessed entry, or other architectural features.

CHAPTER 23.54 - QUANTITY & DESIGN STANDARDS FOR SOLID WASTE STORAGE

SMC 23.54.040

SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

- Per Table A 23.54.040 residential developments with 51-100 dwelling units require a minimum area for shared storage space is 375 sf plus 4 sf for each additional unit above 50.

G.1 - For each apartment structure, a principal shared pedestrian entrance is required that faces a street.

G.3 - The shared entrance of each apartment structure shall have a pedestrian entry that is designed to be visually prominent, through the use of covered stoops, overhead weather protection, a recessed entry, or other architectural entry features.

CHAPTER 23.54 - QUANTITY & DESIGN STANDARDS FOR PARKING

SMC 23.54.015

REQUIRED PARKING

- Required Parking/Table B, all residential uses within urban centers, no minimum requirement.

SMC 23.54.030

PARKING SPACE STANDARDS/APARTMENT UNITS

B.1.b When more than five parking spaces are provided, a minimum 60 percent of the parking space shall be for a medium vehicles. Forty percent of the parking may be striped for any size category in subsection 23.54.030.A

D.3 The director may permit a driveway slope more than 15 percent if it is found that: a. The topography or other special characteristic of the lot makes a 15 percent maximum driveway infeasible; b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; c. The driveway is still unstable as access to the lot.

F Curb Cuts for Non-Arterial Street or Easement frontage 1 curb cut is allowed for 80 feet or less and curb cuts shall not exceed 10 feet.

G.1 A sight triangle shall be provided for ten feet on both sides of the driveway from the face of the sidewalk and be clear between 32 inches and 82 inches from the ground.

G.5 An exception to the sight triangle requirement may be made for driveways serving lots containing only residential uses and fewer than three parking spaces, when providing the sight triangle would be impractical.

DESIGN GUIDELINE PRIORITIES

CONTEXT AND SITE

CS-1-B Natural Systems and Site Features

Daylight and Shading: maximize daylight or interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structure on the site

CS-1-B Natural Systems and Site Features

On-Site Features: incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitat wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

Applicant Response: The proposed development utilizes setbacks, a central courtyard and perimeter light to provide daylight and ventilation to all residential units. The central gardens acts as a central feature, building relationship between the existing building and the new proposed structure. Courtyard planters and roof green vegetation will be provided to help manage storm water, provide natural habitat, and relaxing places for the residents. All units will be provided with individual decks, large operable windows or sliding doors to maximum daylight and natural ventilation opportunities.

URBAN PATTERN AND FORM

CS2-A Location in the city an neighborhood.

CS2-B Adjacent Sites, Streets, and Open Space

CS2-C Relationship to the Block

1. Corner Sites: Corner sites can serve as gateway or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets along distances. Consider using a corner to provide extra space for pedestrians and generous entry, or build out to the corner to provide a strong urban edge to the block.

Applicant Response: The proposed development will create a strong sense of place and engage to provide an enhanced pedestrian realm. The major proposed structure is distanced away from the sidewalk. Planter strips, trees, landscaping and screening parking garage are carefully designed to create pedestrian-friendly environment and invite people to gather, or pass through. A generous courtyard along Meridian Ave N will be designed to connect to the sidewalk.

CS2-D Height, Bulk, and Scale

1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.
3. Zoning 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. Factors to consider: a. Distance to the edge of a less (or) more intensive zone; c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change.)
4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural system or existing features, enhance better solar exposure or site orientation, and/or make for interesting urban form.
5. Respect for adjacent sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Applicant Response: The proposed site is a corner site and at the edge of the Northgate Urban Center. The proposed design will active the corner and provide a transition edge from the urban center to the less intense zone. The proposed design will provide appropriate height, bulk, and scale to relate to existing development along Meridian Ave N and N 113th St, and will respond to the datum lines of the existing structure, which is consistent and enhance the existing character of the neighborhood.

ARCHITECTURAL CONTEXT AND CHARACTER

CS3-A Emphasizing Positive Neighborhood Attributes

1. Fitting Old and New together: Create compatibility between new projects; and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
2. Contemporary Design: Explore how contemporary design can contribute to the development of attractive new forms and architectural style; as expressed through use of new materials or other means.

Applicant Response: The project will elevate the existing character of the neighborhood with high-quality materials.

PUBLIC LIFE

PL-1 Connectivity

PL1- A Network of open spaces

1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider. Consider way that design can enhance the features and activities of existing off-site open spaces. Open spaces may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.
2. Adding to Public Life : Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyard, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other.

Applicant Response: The generous setback from the sidewalks, street landscaping, and central courtyard will active the streetscape, enhance the pedestrian realm, and create a sense of place.

PL2-C Outdoor Uses and Activities

1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, view across spaces, and in direct line with pedestrian route.

Applicant Response: The central courtyard will act as a node for the project, and define the building open-space relationship.

PL-3 Street-Level Interaction

PL3-A Entries

1.c. 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 recommended and may be accomplished through signage, low walls and/or landscaping.

Applicant Response: The main entry will be clearly identified with landscaping and differential element features. The landscaping design will provide pavings and planters leading the route through the

DESIGN GUIDELINE PRIORITIES

courtyard to the main entry.

DESIGN CONCEPT
DC-1 Project Uses & Activities

DC1-A Arrangement of Interior Uses
4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalk, parks or other public spaces.

Applicant Response: Half of the units have direct views toward the central courtyard. Rooftop amenity spaces are also arranged along the south edge of the roof to have pleasant views toward the courtyard

DC-1 Architectural Concept

DC2-A Massing
2. Reducing perceived mass: Use secondary architectural elements to reduce the perceived mass of large projects. Consider creating recessed or indentations in the building envelope: adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries. DC2-B Architectural and Facade Composition.

Applicant Response: The massing is spit to be viewed as two structures along N 113th St, which is intended to break the length of the structure. The massing also emphasis the concept “base-middle-top”, to creates relief and additional setback along the street front, introducing transition in scale between different zones.

DC2-B Architectural and Facade Composition
2. Blank Walls: Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:
b. Green wall, landscaped areas or raised planters;
c. Wall setbacks or other indentations;
d. Display windows; trellises or other secondary elements.

Applicant Response: The garage is located on the ground level, to mitigate the impacts, the project is proposing to keep the major supporting structure, and open up the rest to create opportunities for screening system along the ground level, which will either utilize accent perforated panels or green screen, to add rhythm and depth to the facade. This strategy will also break the scale of wall lengths, to provide human-scale at the pedestrian level. With integration of the elevated landscape, the parking garage level creates minimal impacts to the pedestrian

DC2-C A Secondary Architectural Features
1. Visual Depth and Interest: add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.
3. Fit with Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:
a. Considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials.
b. Using trees and landscaping to enhance the biding design and fit with the surrounding context.
c. Creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions - or similar ones - might be a good fit for the project and its context.

Applicant Response: The proposed design allows for secondary architectural elements around the site, which are visible from the sidewalk to build connection between the new and adjacent development. In the preferred option, the shed roof, recessed semi-enclosed balconies will be similar to the neighboring buildings. The preferred proposal incorporates major facade articulation throughout the building to establish a horizontal datum to respond to the existing structure height. The articulation visually breaks down the height of the building.

DC-3 Open Space Concept

DC3-B Open Spaces Uses and Activities
4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

Applicant Response: The open courtyard will accommodate tenant amenities, and access to the new building lobbies. The courtyard will function as a gathering space and a neighborhood focal point to foster social interaction and activities. The courtyard will be designed to create a welcoming environment. The residents will also have access to a rooftop deck.

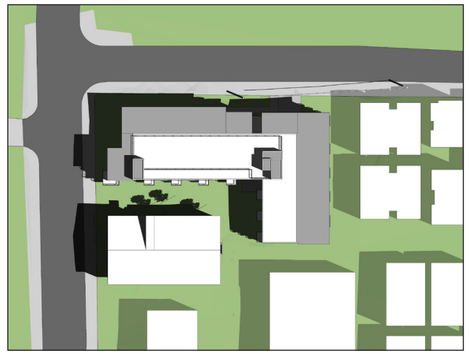
DC-4 Exterior Elements and Finishes
DC4-A Building Materials
1. Exterior Elements and Finishes: Building exterior should be constructed of durable and maintainable materials that are attractive even when viewed up close.

Applicant Response: The proposed project will use high-quality and durable materials, that fit into the design and with the surrounding neighborhood.

NORTHGATE NEIGHBORHOOD DESIGN GUIDELINES
Community Goals
Goal 1: Provide Direct and Convenient Pathways, Comfort, Visual Interest and Activity for Pedestrians.
Pedestrian connectivity encourage pedestrian activity and makes it possible for people to make some of their trips rather than by vehicle. Livelier street edge make for safer street. Ensure that building have visual interest and quality at street level, at a human scale, with accessible, comfortable spaces that encourage pedestrian activity.
Goal 2: Design Identity Should be Defined Block by Block
Design the character, form and function of the building in an appropriate manner, responding to the immediate surrounding context - both existing and as envisioned through neighborhood planning documents and concepts supported by the community.
Goal 3: Increase Publicly Accessible Open Spaces and Connections Between Them
Improve pedestrian movement throughout the Northgate area by creating quality spaces and pathways through and within development sites connecting to the street system and, where appropriate, public open spaces and parks.
Goal 4: Landscape Design to Enhance the Site or Address Special Site Conditions.
Incorporate existing natural features into the site design and consider including new landscaping that could provide areas of interest and enhance the site.

SHADOW STUDY

Summer Solstice - June 21 at 9am



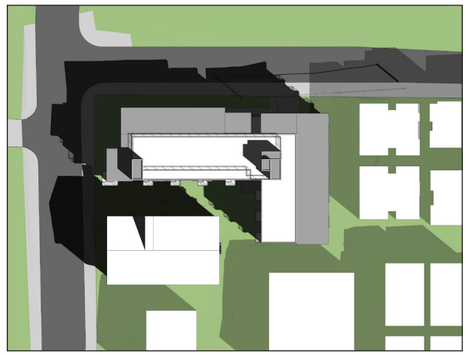
Summer Solstice - June 21 at12pm



Summer Solstice - June 21 at 3pm



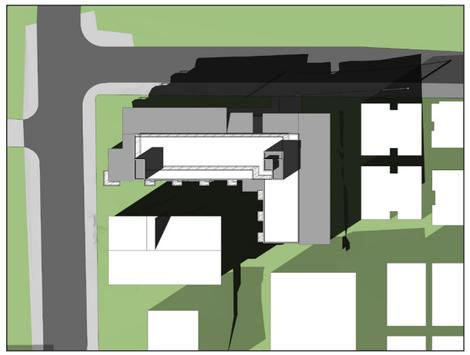
Equinox - March/September 21 at 9am



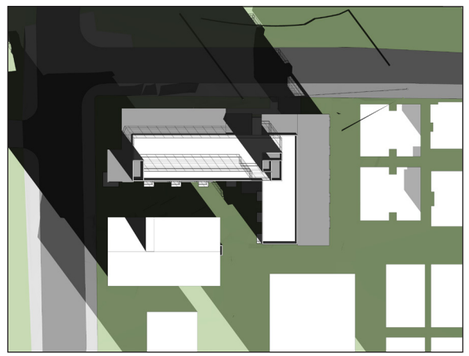
Equinox - March/September 21 at 12pm



Equinox - March/September 21 at 3pm



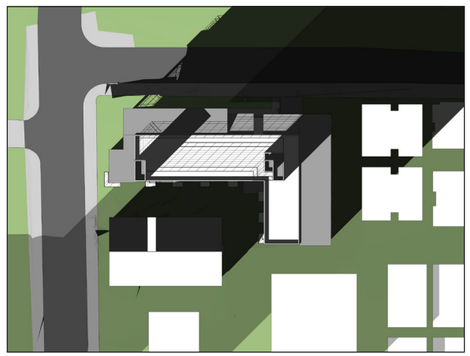
Winter Solstice - December 21 at 9am



Winter Solstice - December 21 at 12pm



Winter Solstice - December 21 at 3pm



The shadow studies are based on Alternative C (Preferred). The central courtyard feature provide ample daylight to both existing and proposed new structure. The shadows cast by the proposed building do not appear to impact surrounding properties significantly.

CONTEXT ANALYSIS: STREETSCAPE



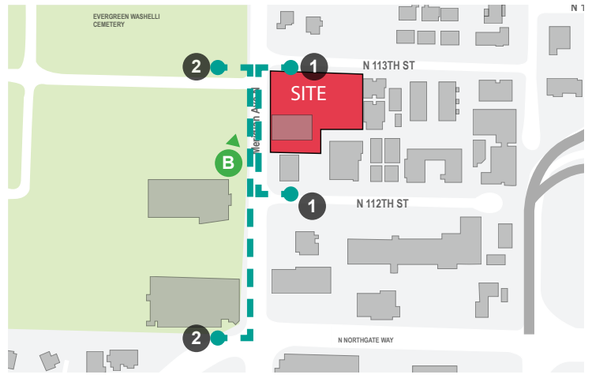
1 Meridian Ave N Towards East



2 Meridian Ave N Towards West







CONTEXT ANALYSIS: STREETSCAPE



3 N 113TH ST Towards West



4 N 113TH ST Towards North







CONTEXT ANALYSIS: EXISTING BUILDING



EXISTING APARTMENTS



APARTMENT IN THE SAME BLOCAK



MERIDIAN PLACE APARTMENTS

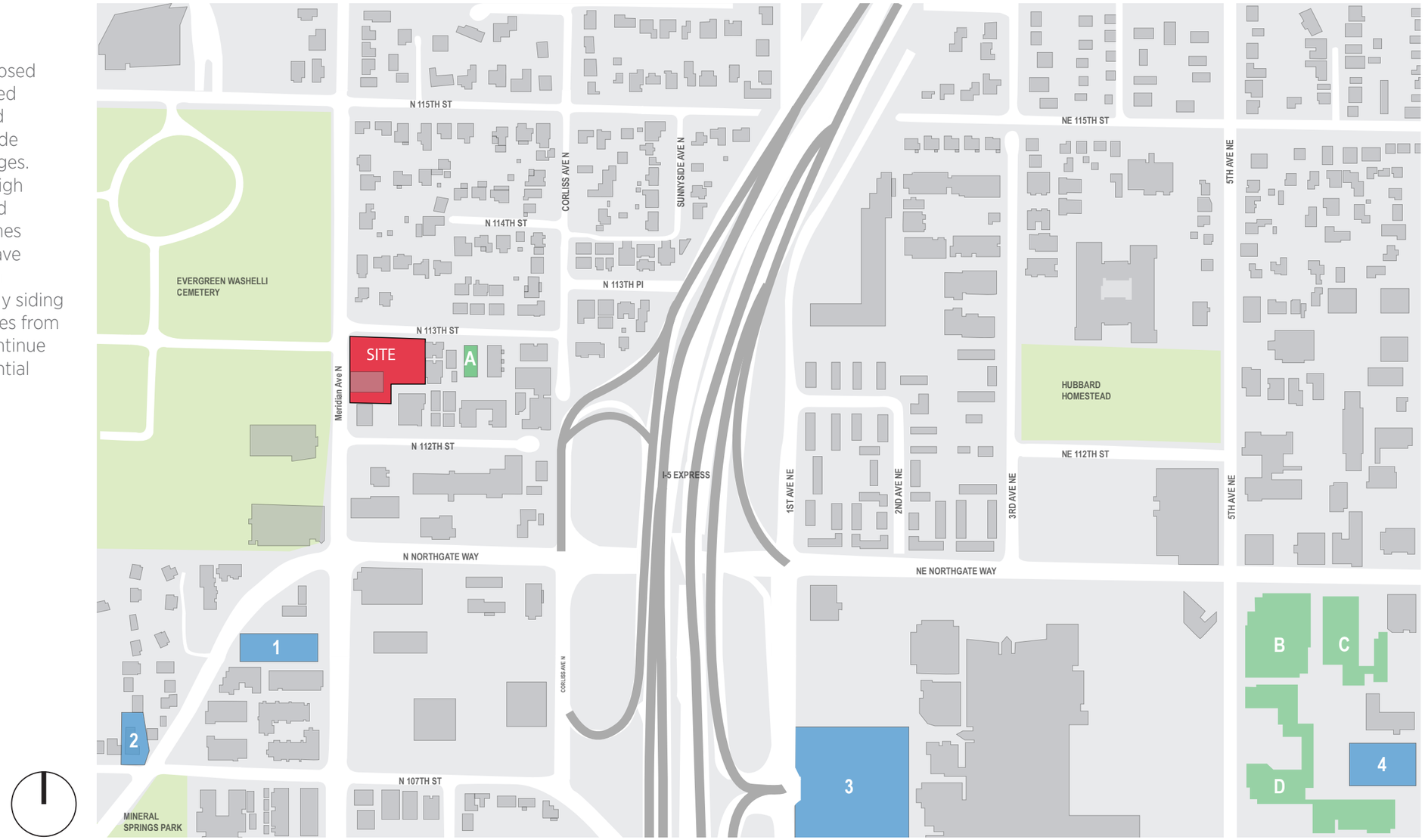


NORTH COURT APARTMENTS

CONTEXT ANALYSIS : NEIGHBORHOOD

Vicinity Map

There are not many recently completed or proposed projects in the immediate vicinity of the proposed project. Some new public projects have elevated the design language present in the area to include more modern and contemporary design languages. These projects are making use of modern and high quality, texturally interesting, materials that build on their designs. While the older traditional homes and apartments present in the neighborhood have architectural features including modulation with pitched roof, recessed balconies, and horizontally siding materials. This proposal will be taking design cues from these older structures and newer projects to continue the trend of development of high quality residential projects.

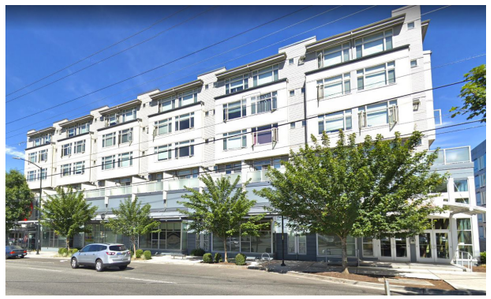


CONTEXT ANALYSIS : NEIGHBORHOOD

BUILT PROJECTS



A
2129 N 113TH ST
3-story
Apartments
8 Residential Units



B
507 NE NORTHGATE WAY
5-story
Apartments
163 Residential Units



C
525 NE NORTHGATE WAY
6-story
Apartments
265 Residential Units



D
10702 5TH AVE NE
5-story
Apartments
215 Residential Units

BUILT PROJECTS

A. 2560 14TH AVE W
B. 2249 & 2253 14TH AVE W
C. 2233 14TH AVE W
D. INTERBAY PLACE

PROPOSED PROJECTS



1
10733 MERIDIAN AVE N
5-story
Hotel
140 Units
129 Parking



2
1724 N 107TH ST
3-story
APARTMENTS
23 Residential Units





3
301 NORTHGATE WAY
PARKING STRUCTURE
673 Parking Stalls



4
10711 8TH AVE NE
6-story
CONDO
135 Residential Units
(Under Construction)

PROPOSED PROJECTS

1. 2258 15TH AVE W
2. 1403 W WHEELER ST
3. 2235 & 2241 15TH AVE W

CONTEXT ANALYSIS

NORTHGATE URBAN CENTER

Overview

The proposed site is located at the edge of the Northgate Urban Center. The block where the proposed site is LR3 zone, one block to the south is a major commercial zone, to the north is a major single family zone. The proposed site acts as a transition edge from the commercial zone to the less intense residential zone.

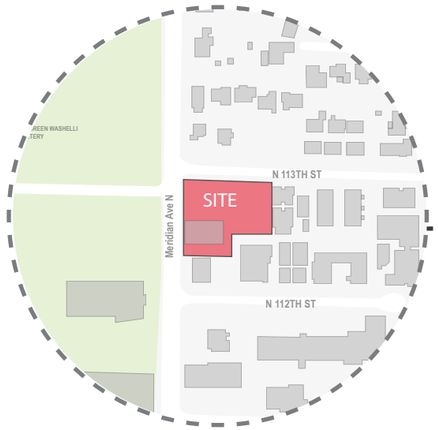




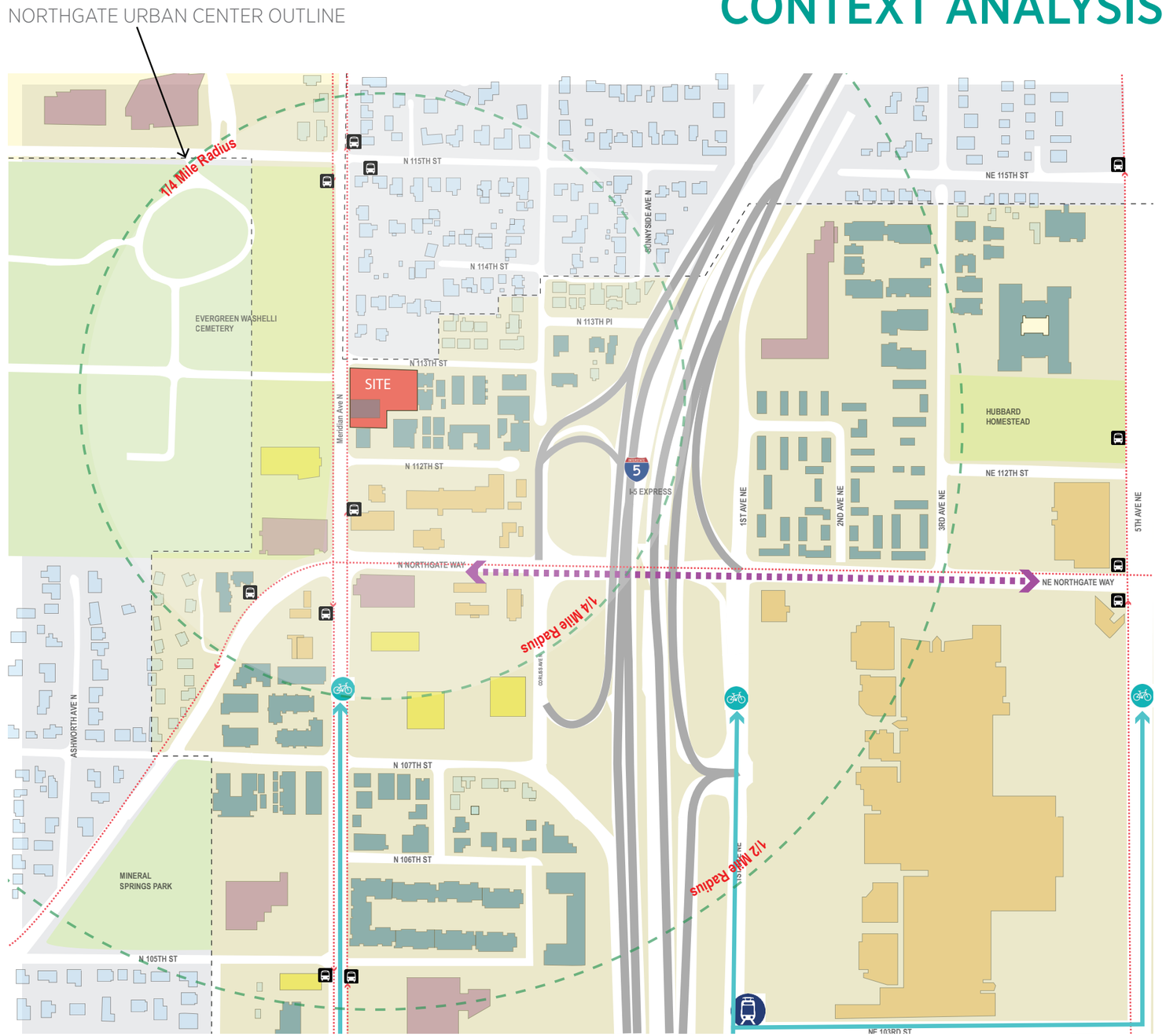
Figure 2.1 - Northgate Aerial Photo

Image from “Northgate Urban Design Framework, December 2013”

CONTEXT ANALYSIS

Land Use/Transportation

The site is located at the corner of Meridian Ave N and N 113th St. The project's block consists of exclusively residential development, both large scale and small scale including several similar recently developed townhouses and condo projects. Outside of the immediate residential blocks the surrounding site hosts several commercial, multifamily and single family projects. The major transportation corridor around the site is located on Meridian Ave N, and Northgate Way. The bus stops on Meridian Ave N gives the site access to bus routes 41. These routes give the site direct access to downtown Seattle and the international district to the south and Cedar Park to the north. The site is within walking distance to the Northagte Mall. Across the I-5 highway, the future light rail station is under construction located at the intersection of 1st Ave NE and NE 103rd St.



CONTEXT ANALYSIS

Current Neighborhood Zoning

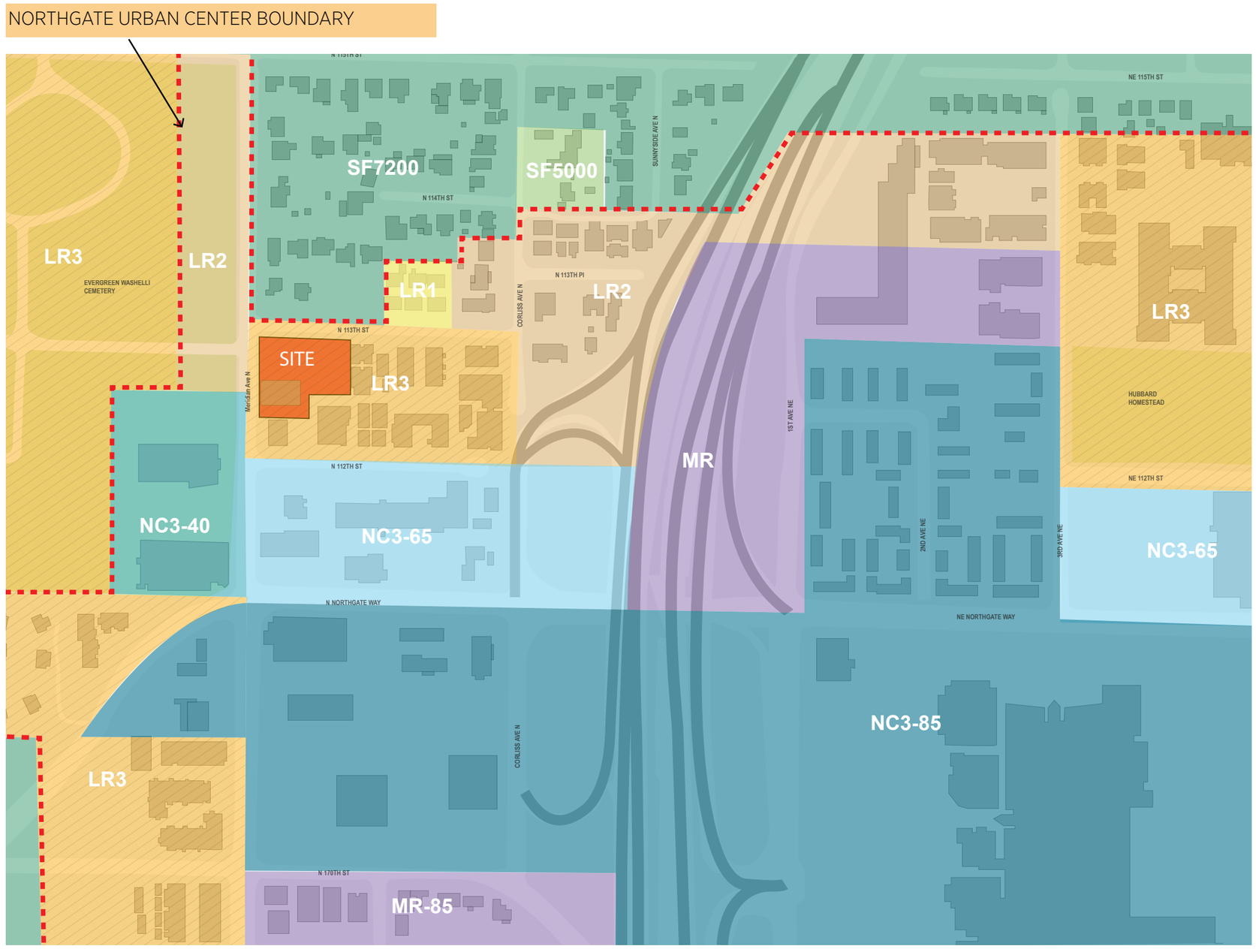
Overview

Project Information

Address: 11224 Meridian Ave N
Parcel: 44680-0160
Lot Area: 3,6733 SF
Zoning: LR3

Overlay: Northgate Urban Center
(Per Seattle Comprehensive Plan
Northgate Overlay District.0

Street: Meridian Ave N;
N 113TH ST.



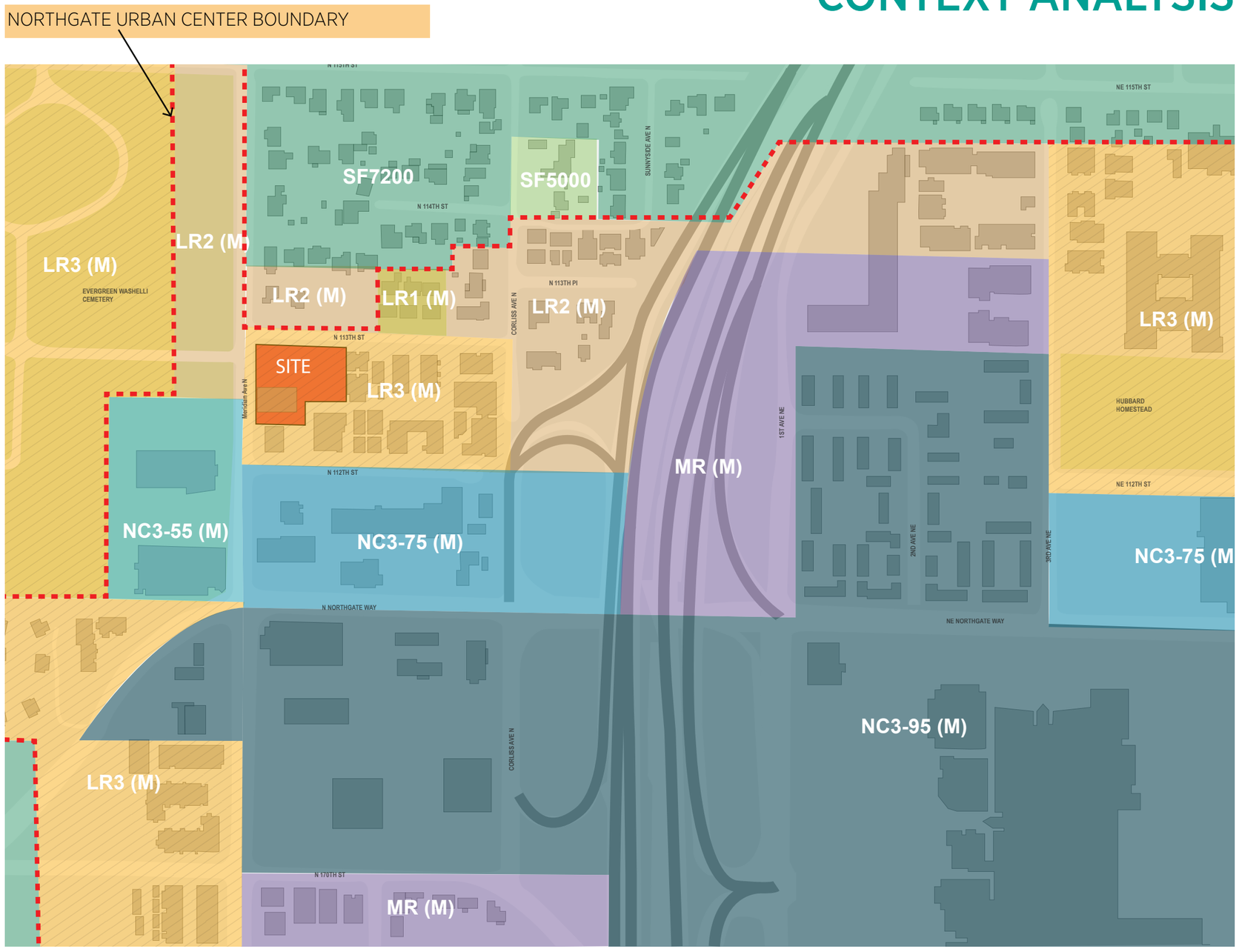
HALA Proposed Zoning

Overview

Development potential of the adjacent sites to increase.

Within Northgate Urban Center
LR1 (M) 30 feet (Max.)
LR2 (M) 40 feet (Max.)
LR3 (M) 50 feet (Max.)
NC3-55 (M) 55 Feet (Max.)
NC3-75 (M) 75 Feet (Max.)

The citywide upzone would potentially allow the proposed site and the immediate adjacent LR3 zone to be built up to 50 feet. To the South of the site, along Meridian Ave N, there are designated neighborhood commercial zones, and the potential development of those sites could be 55 feet or 75 feet. Across N 113TH ST from the site to the north, the allowed building height will be 40 to 30 feet.



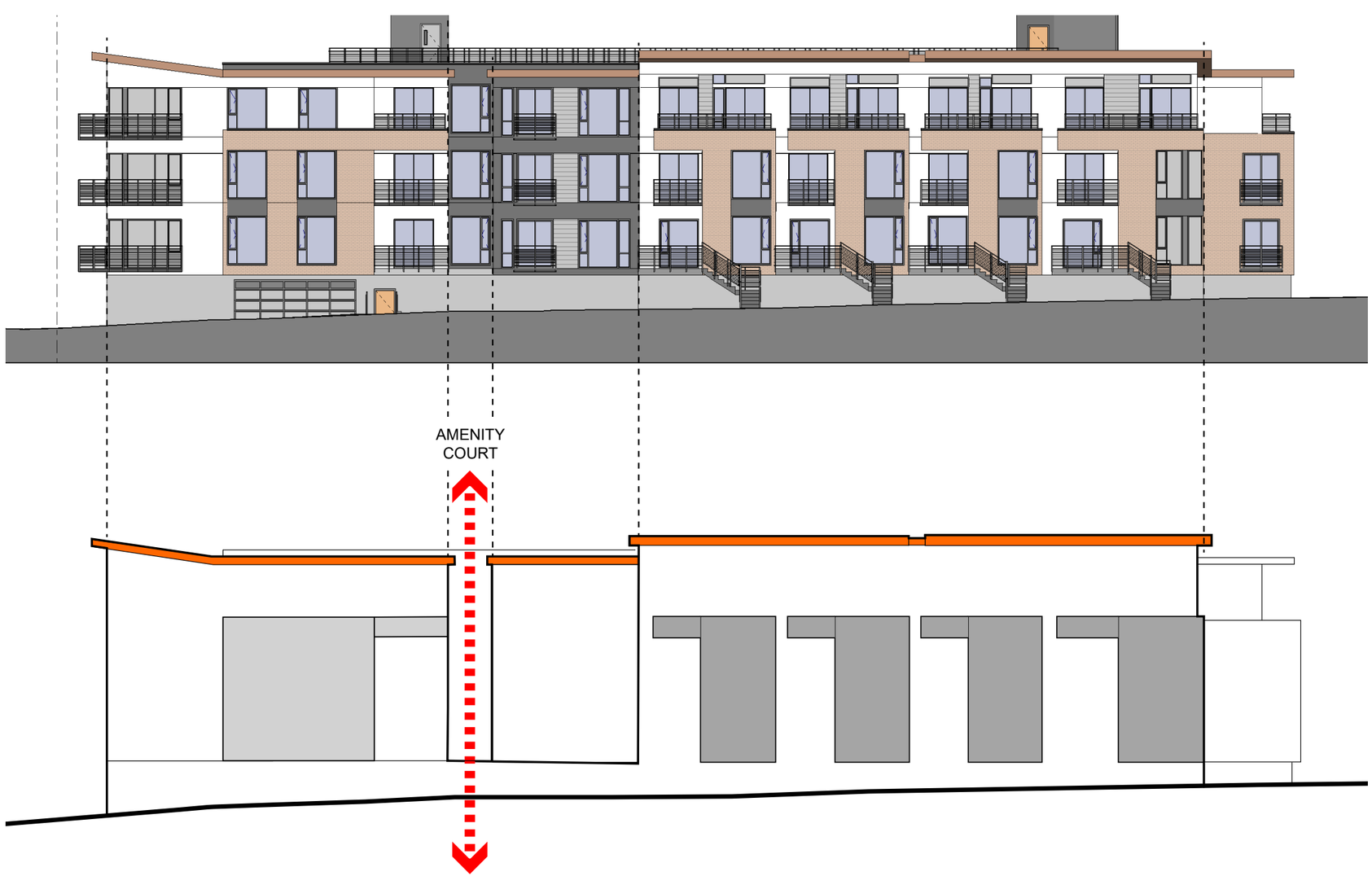
ENVIRONMENTAL STUDY

SUN PATH ANALYSIS

The sun path throughout the year will provide natural light into the residential units. The central courtyard provides daylight and ventilation to both the existing and new proposed structure. Large operable windows and sliding glass doors will be provided to maximum daylight and natural ventilation opportunities.



ELEVATIONS



ELEVATION ALONG N 113TH ST



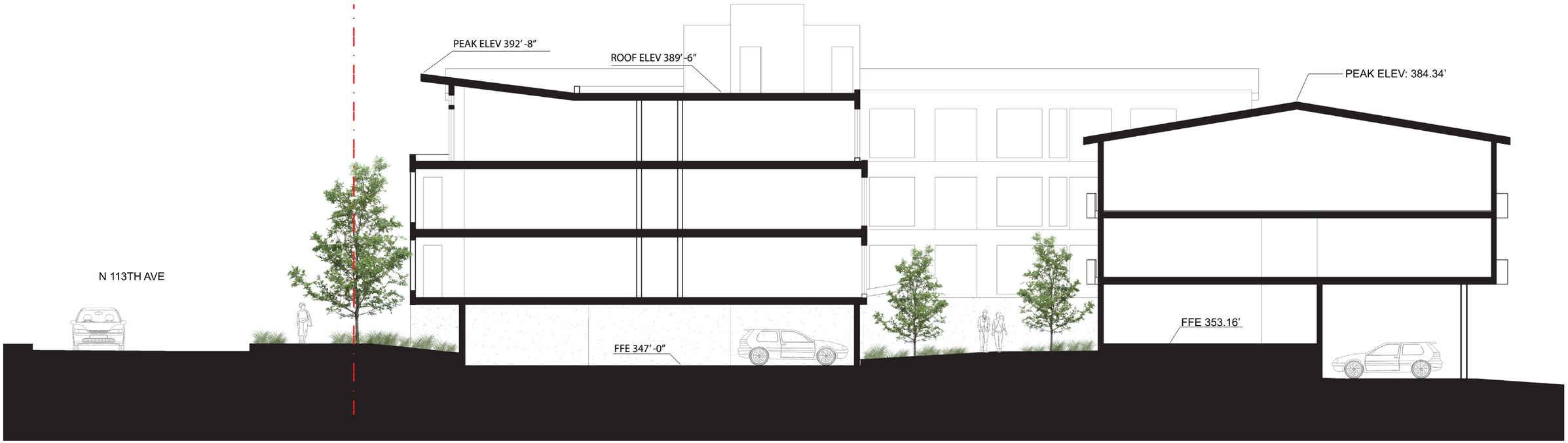
ELEVATION ALONG MERIDIAN AVE N

SECTIONS

EXISTING AND NEW

PROPOSED NEW STRUCTURE

EXISTING STRUCTURE



SECTION THROUGH THE SITE

CS2.D.1 Existing Development and Zoning.

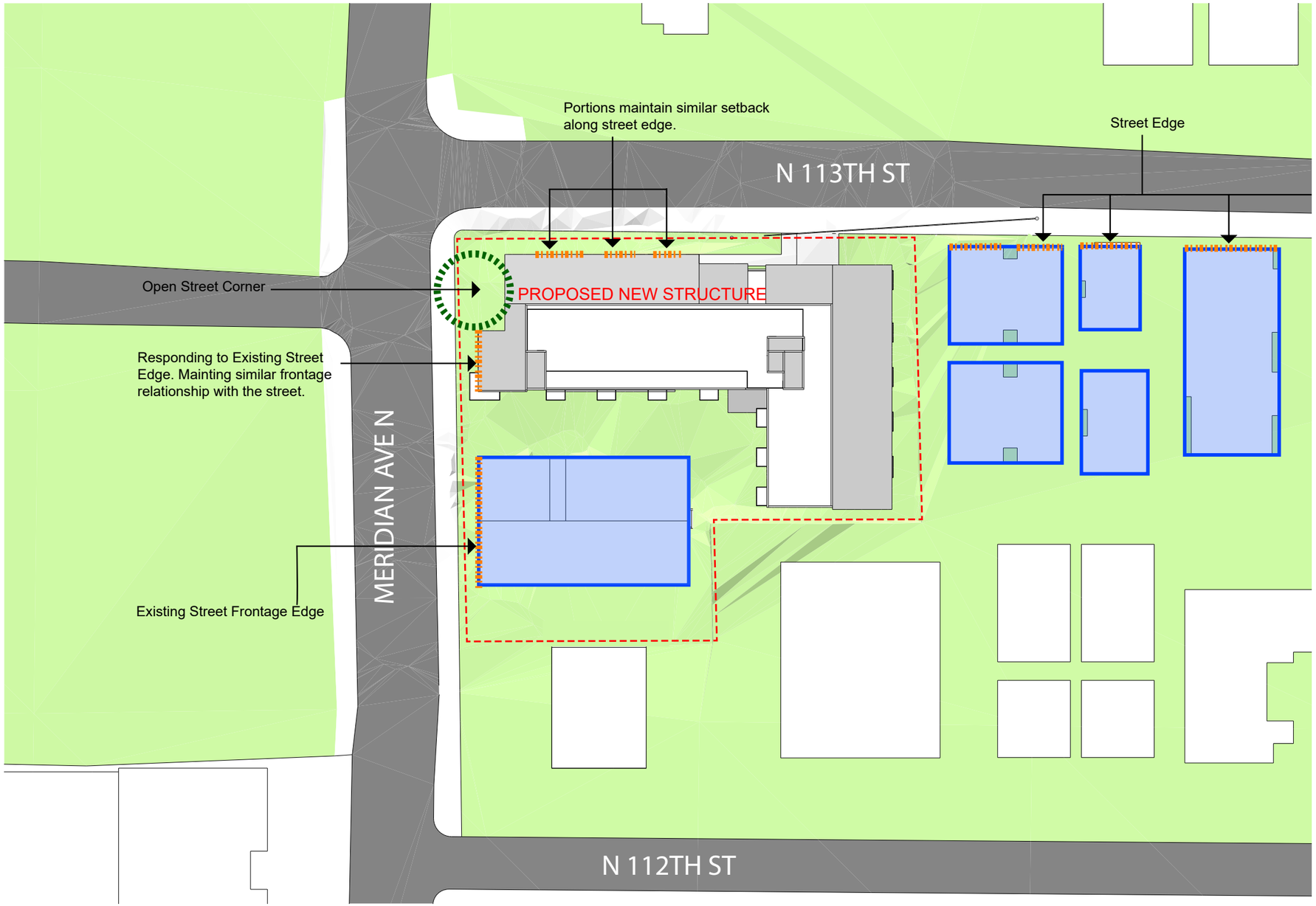
Keep appropriate height, scale and bulk fitting with the existing structure.

CS3.B.4 Multifamily Open Space.

Central courtyard space encourages social interactions for daily activities.

DESIGN GUIDELINE PRIORITIES

CORNER SITE



CS2.Urban Pattern and Form

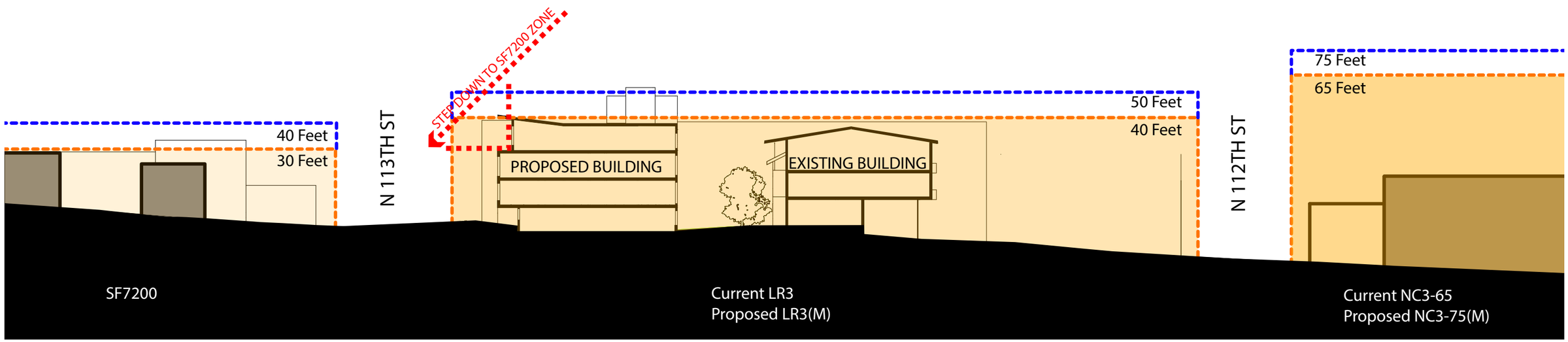
I. Corner Lot Treatments

Reinforce street corner and enhance the street level environment

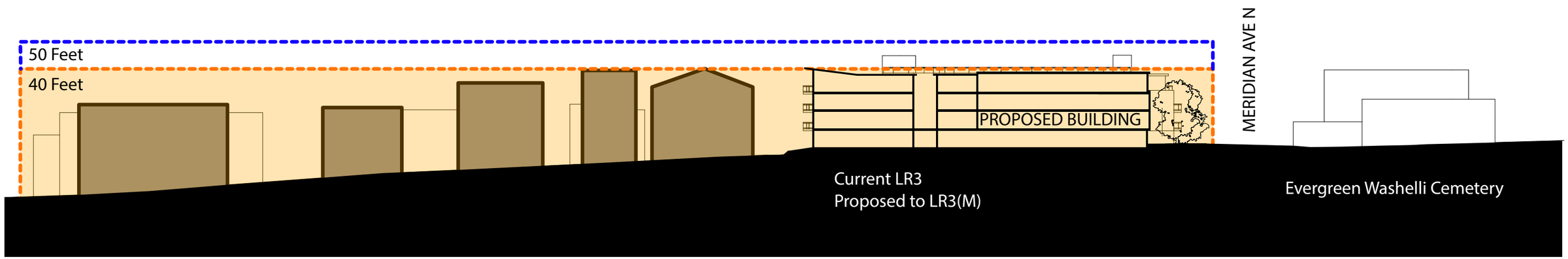
II. Maintain the established front setback pattern of the subject block.

DESIGN GUIDELINE PRIORITIES

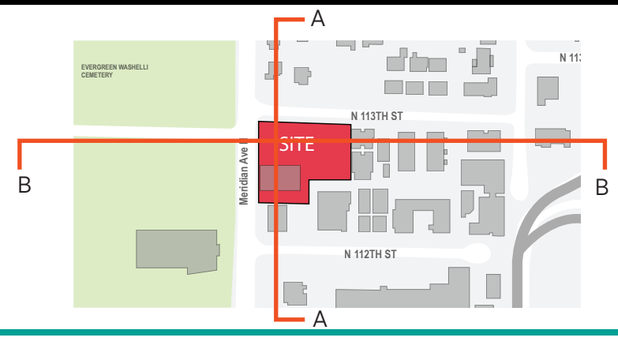
SITE / CONTEXT RESPONSE



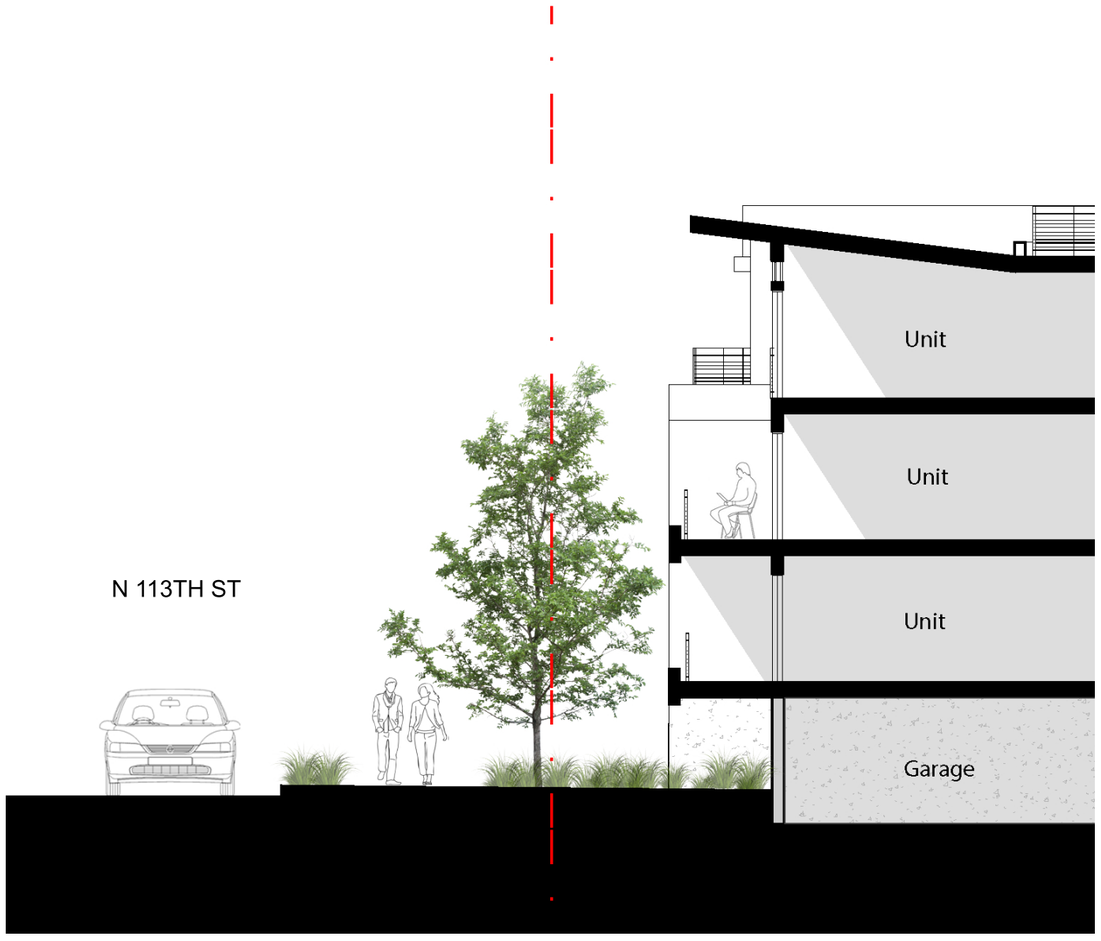
SITE SECTION A-A PARALLEL TO MERIDIAN AVE N



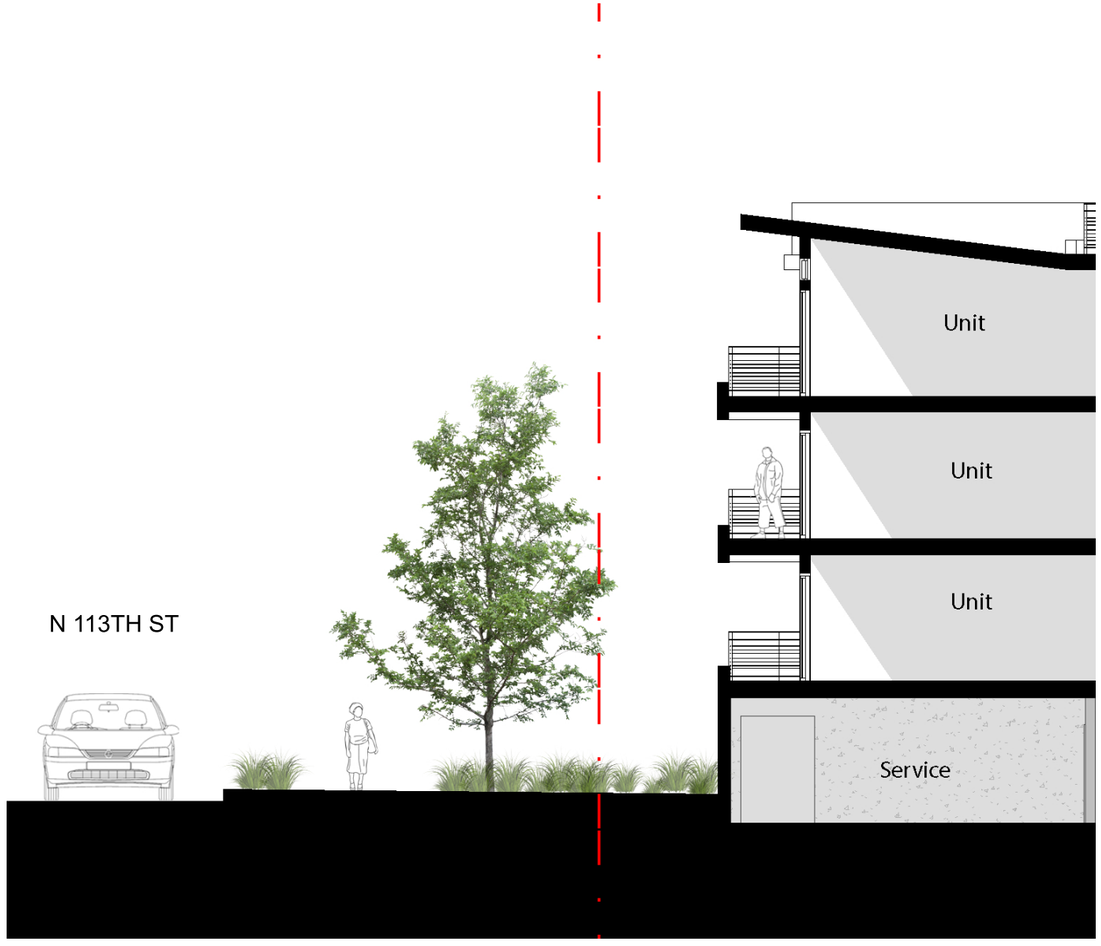
SITE SECTION B-B PARALLEL TO MERIDIAN AVE N



DESIGN DEVELOPMENT-STREET RELATIONSHIP



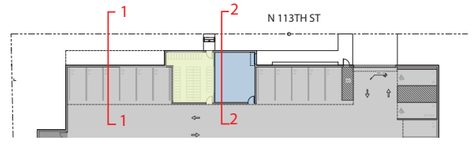
SECTION 1-1 ALONG N 113TH ST



SECTION 2-2 ALONG N 113TH ST

CS2.D.3 Zone Transitions.
Maintain great distance of residential use to the property line.
CS2.D.5 Respect for Adjacent Sites.
Recessed decks reduce overlooking to the neighborhood property to increase privacy.
PL2.B.3. Eyes on the Street.
Provide lines of sight and encourage natural surveillance. Residents' eyes on the street improve safety and comfort.

DC1.C.2 Parking Visual Impacts.
Parking structure is greatly setback from the sidewalk, and below the existing grade, landscape and trees are provided to provide buffer to the pedestrian circulation.
DC1.C.4 Service Use.
Service entries are located far away from the major street corner. Design treatments like screening, planting will be provided.



D/ARCH PROJECTS















