

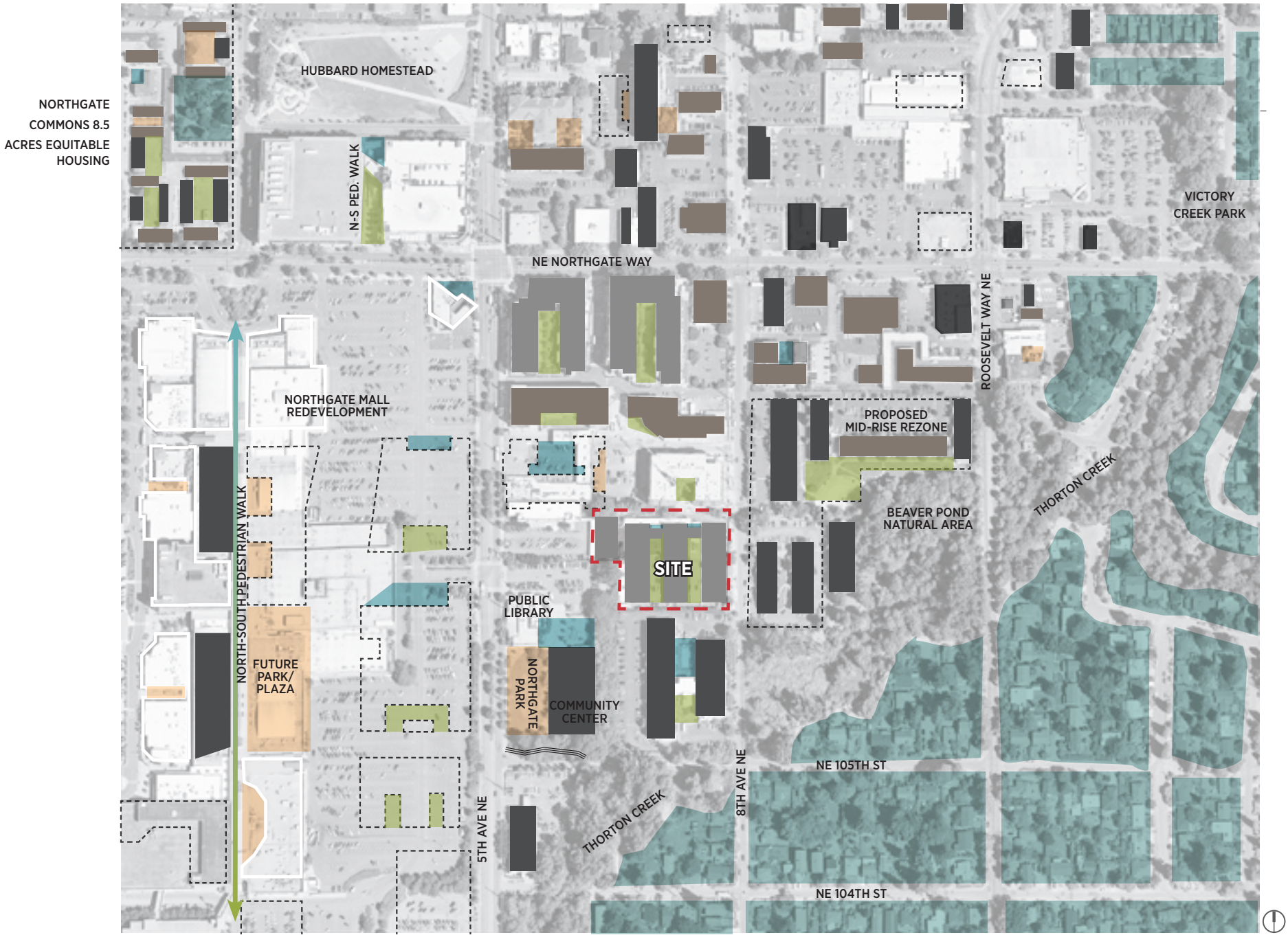


10631 8TH AVE NE SEATTLE | EDG #: 3035319-EG | RECOMMENDATION MEETING | MARCH 22, 2021



Brumbaugh & Associates
LANDSCAPE ARCHITECTURE

MASSING & DESIGN CONCEPT - NEIGHBORHOOD PRECEDENTS



EXISTING PATTERN STUDY

The North-South bar and “U” shaped bar typology are significantly represented in the area surrounding the site. Variations of bar typology occur in almost every building.

The entire Northgate Mall Redevelopment is a N-S bar alignment.

Courtyards that open towards the south are the most common. Courtyards are typical placed between bars and on the south side of the property. Responding to the PNW environment, most north-facing courtyards are pedestrian oriented with more hardscape and occur less often.

MASSING & DESIGN CONCEPT - RESPONSE TO SCALE

STARTING POINT

The EDG review process emphasized the importance of neighborhood context. The two preceding pages illustrate our response to this directive:

- a) Northgate aerial plan - A prevalent model of multi-family housing is a pair of parallel bars separated by linear courts facing south. Other configurations also have south facing courts.
- b) Massing Study - A series of diagrams illustrates how the raw massing was shaped and carved to create a three-bar version of the neighborhood model with two south facing courts.

NEIGHBORHOOD SCALE

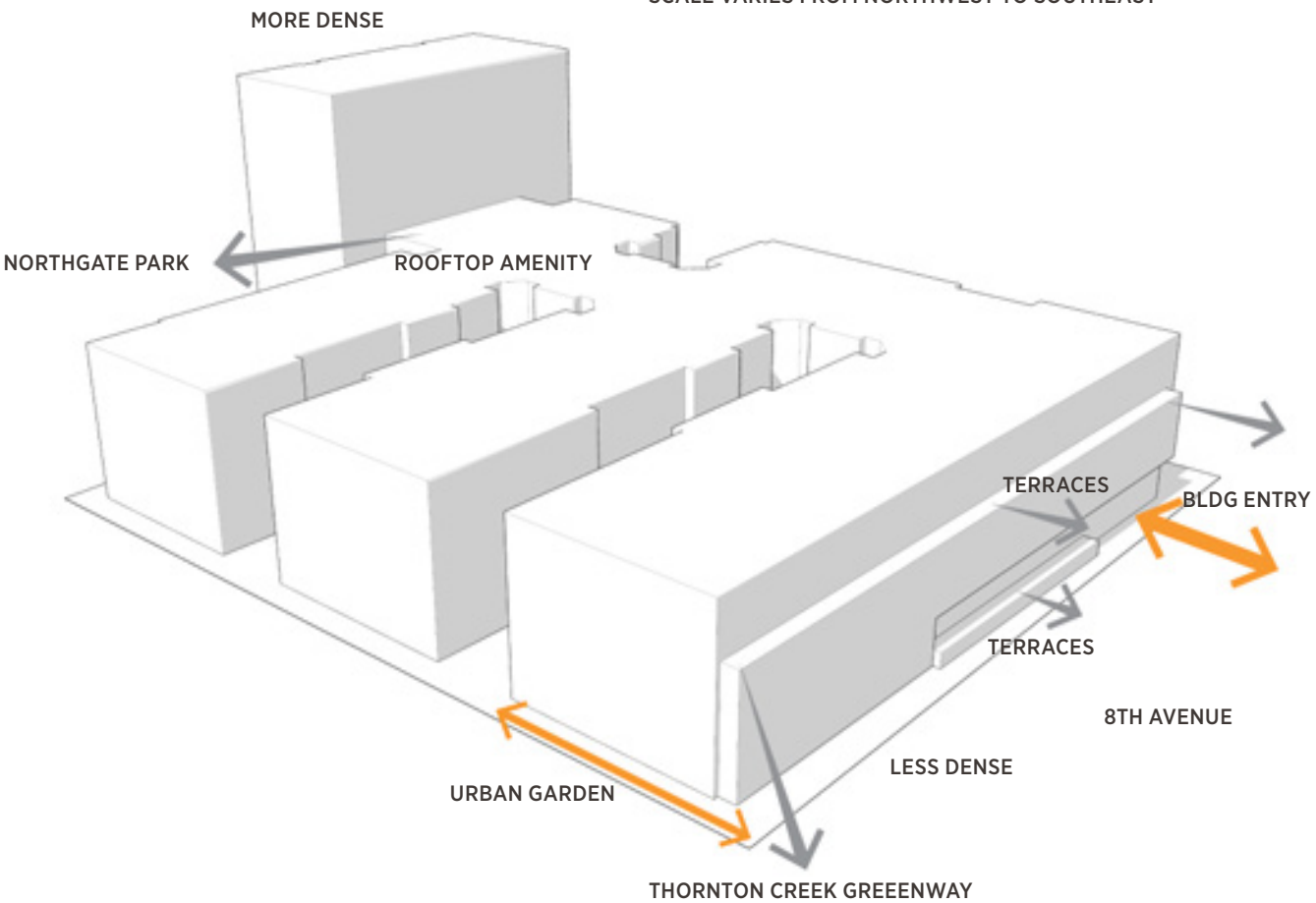
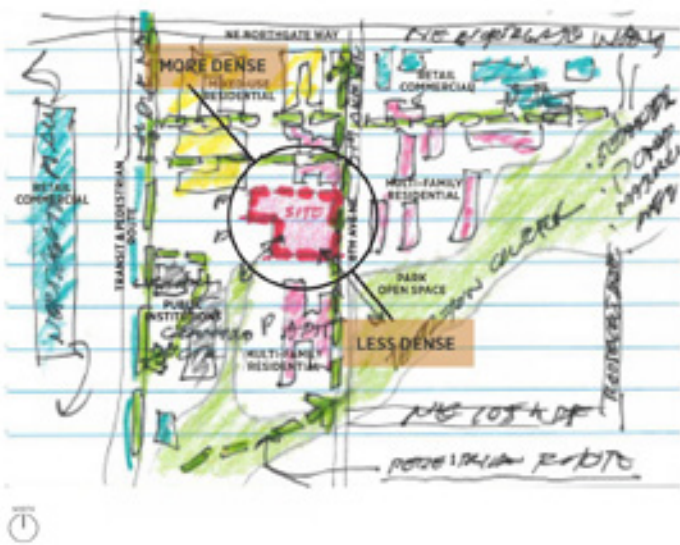
The site spans various scales, from the southeast corner lower scale at Thornton Creek to the northwest corner oriented towards taller residential structures. The resulting massing responds by lowering the scale on the east street-facing side, and raising the scale in the northwest corner.

RHYTHM AND VIEWS

Upper levels are given a recessed vertical detail, a simple but strong rhythm-maker over the length of the building. Window proportion and vertical cladding acts as counter-moves to the largely horizontal composition. The 8th Avenue façade belies the full site of apartments, by pushing back the top floor to reduce its scale towards the street, and creating terraces with views to Thornton Creek.

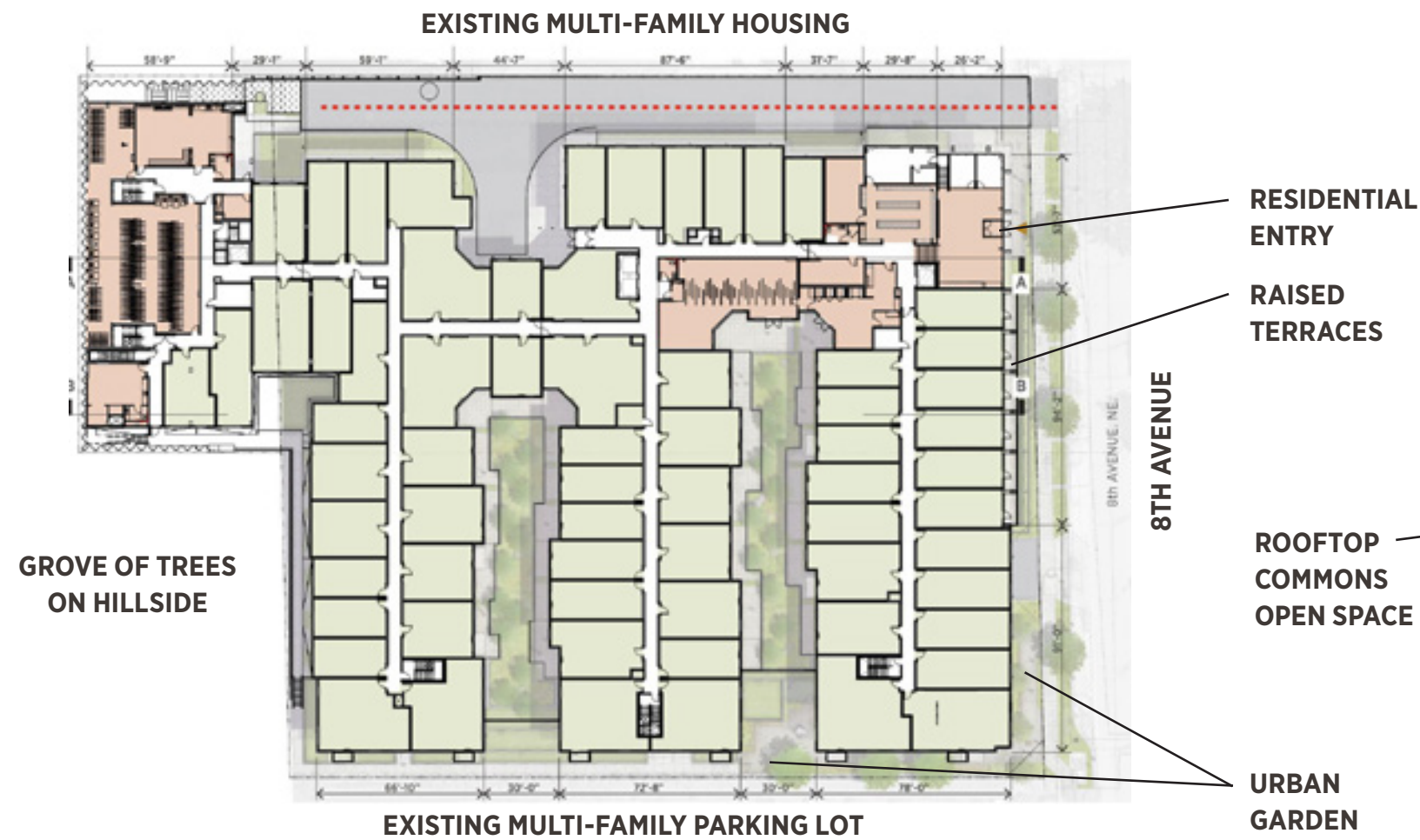
ENHANCING THE STREET

Street level experiences vary from transparent shelter of the Entry Porch, along the Raised Terraces with stepped planters, and southward to the Urban Garden. Materials are used to reveal or conceal, such as tall storefront windows into the Lobby, then transitioning to textured board form concrete at the raised units, and to fully screen the parking garage. Levels two and three are clad in cedar to add warmth, and establish a Northwest regional theme. Windows in the cedar cladding have a special trim to add detail towards the street



SITE INTERACTION FOR PEDESTRIANS & RESIDENTS

SITE & BUILDING ORGANIZATION



GROUND FLOOR PLAN

- RESIDENTIAL ENTRY
- RAISED TERRACES
- ROOFTOP COMMONS OPEN SPACE
- URBAN GARDEN



6TH FLOOR/ ROOF PLAN

FACADE RESPONSE TO DIFFERENT SITE CONDITIONS



EAST - 8TH AVENUE - PRIMARY FRONTAGE - GRADE CHANGES



NORTH - FIRE LANE - CLOSE PROXIMTY TO NEIGHBOR



WEST - PARTIAL OVERLAP WITH HILLSIDE



SOUTH - PARKING LOT SEPARATES NEIGHBOR

EDG #2 PRIORITY AREAS



- 1 3f. Primary Residential Entry
- 2 5b. Primary Residential Entry Materials
- 3 5a. Secondary Architectural Features
- 4 3d. Open Space along the North Property Line
- 5 3g. Landscaped Terrace at Mid-Block
- 6 3c. South-facing Courtyards
- 7 4a. Garage Entrance
- 8 3e. Urban Garden

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OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - PRIMARY RESIDENTIAL ENTRY

1 PRIMARY RESIDENTIAL ENTRY

ADR GUIDANCE

Human interaction and activity at the street level should be encouraged with clear connections to building entries and edges. The primary residential lobby is located at the northeast corner of the site. This entry should be designed as a collection of coordinated elements including the door, overhead features, ground surface, landscaping, lighting, and other features. Consider how this transitional space provides an entry sequence that responds to the residential character of the street while providing a clear and identifiable entry as well as privacy and security for residents.

RESPONSE

8th Avenue is characterized by a great variety of types, scales, and eras of multi-family residences, and therefore different relationships to the street. The proposed project brings new elements of interest to the pedestrian realm, in a block begging for a sense of order and consistency. The Entry Sequence is accomplished by layering elements from the sidewalk to the front entry door. The northeast entry corner is transparent and sheltered, transitioning into mid-block raised units with stepped landscape planters, then to the southeast corner with a recessed garage entry. The landscaping widens, and leads to the Urban Garden, with landscaped, seating and recreational features.

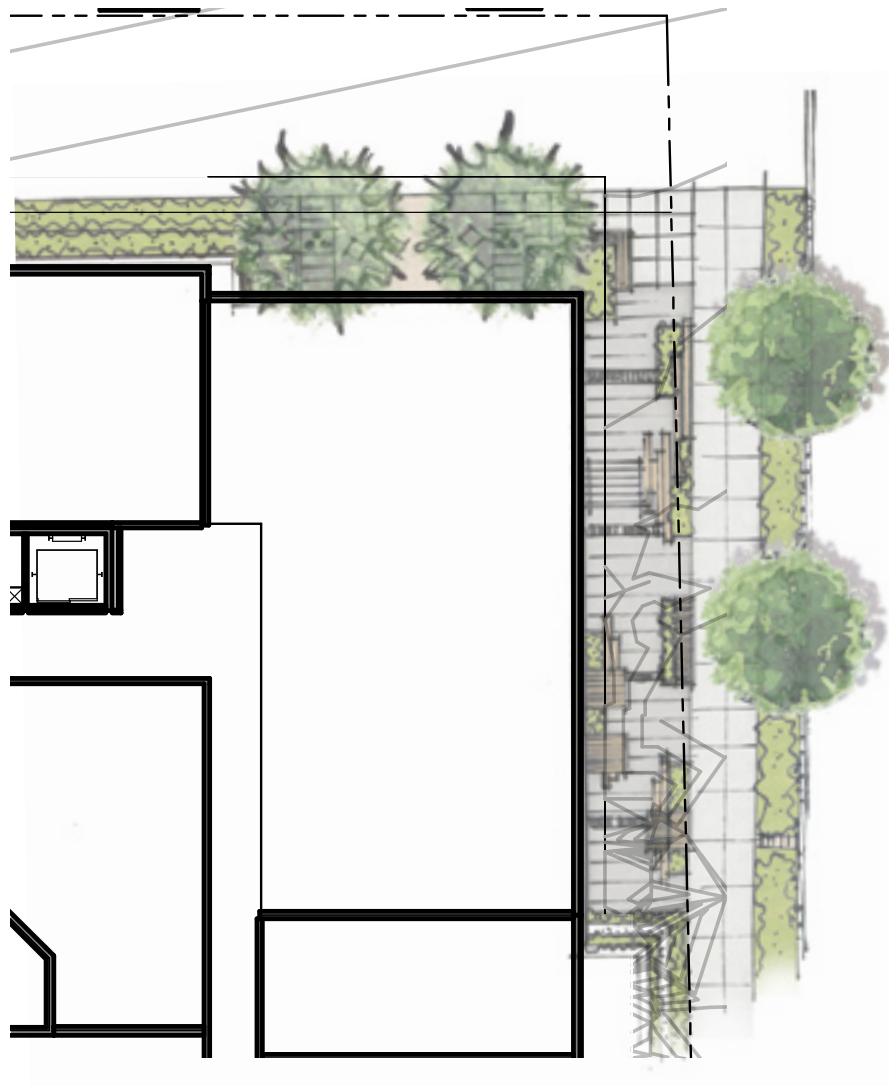
DESIGN GUIDELINES

PL3 Street-Level Interaction (NG)

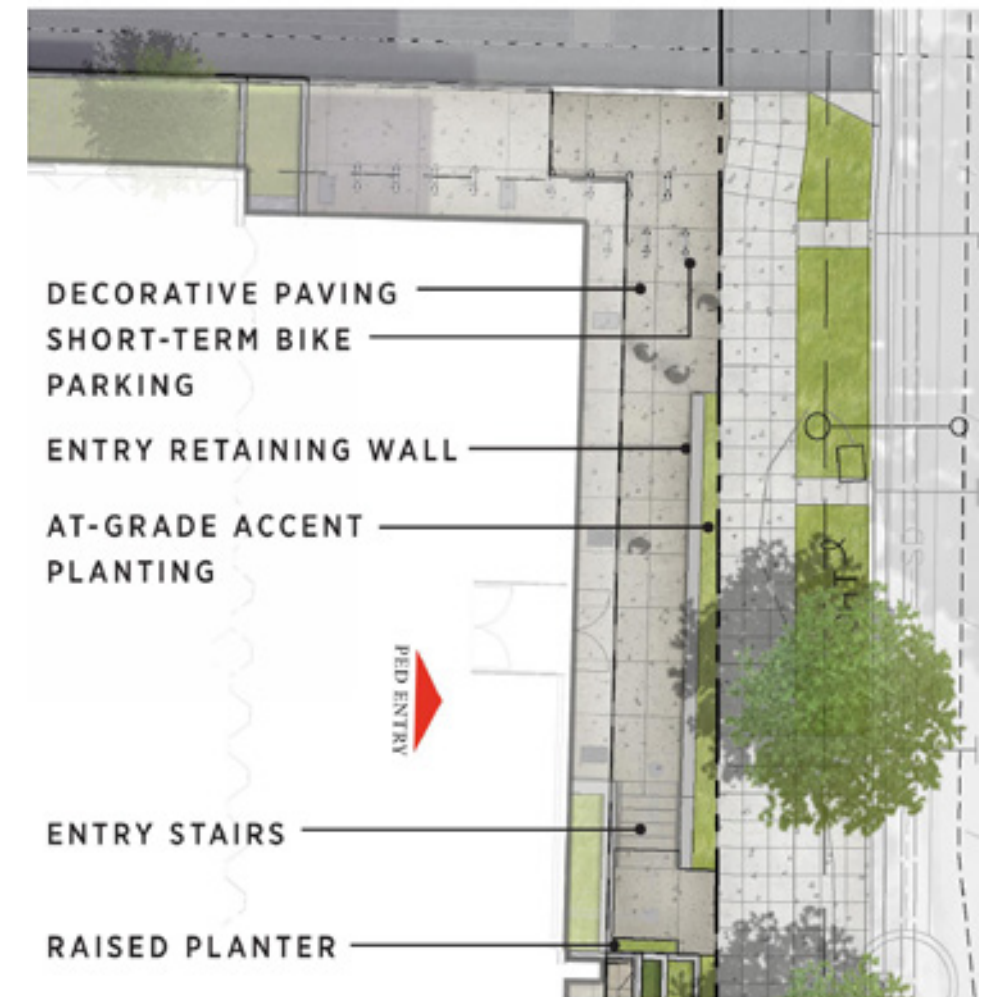
Human Activity: Consider setting portions of the building back to create spaces at street-level for pedestrian-oriented activities. Take the “indoors” outdoors, by spilling interior space onto plazas and walkways and the “outdoors” into the building by opening interior spaces to sunlight and views of sidewalk activity.

PL3-A1c Entries (S)

Design Objectives: 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, a recessed entry area, and other detailing that signals a break from the public sidewalk.



EDG #2 (ADR) DESIGN



OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - PRIMARY RESIDENTIAL ENTRY



b. SECTION THROUGH RESIDENTIAL ENTRY
SCALE: 1/8" = 1'-0"



EDG #2 PRIORITY AREAS



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PRIMARY ENTRY MATERIALS - ARCHITECTURAL MATERIAL & COLOR PALETTE

2 PRIMARY RESIDENTIAL ENTRY MATERIALS

ADR GUIDANCE

An entry court is proposed at the northeast corner, providing the primary residential entry for the building. Exterior building materials should have a human scale to help people relate to the size of the building.

RESPONSE

The Entry Sequence is accomplished by layering elements from the sidewalk to the front entry door. Exterior materials are designed to express rhythm and reduce scale, as an edge and extension of the pedestrian realm. Glass, metal, wood, and textured concrete are proportioned to add relatable detail and enhance the human experience along the entire frontage of 8th Avenue.

DESIGN GUIDELINES

DC2-C Secondary Architectural Features (S)

Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detail at the street level in order to create interest for the pedestrian and encourage active street life.

DC2-D Scale and Texture (S)

Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant front. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-I Foster Human Scale (NG)

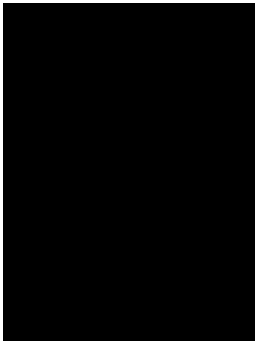
All New Developments: Exterior building materials should have a human scale: this helps people relate to the size of the building.



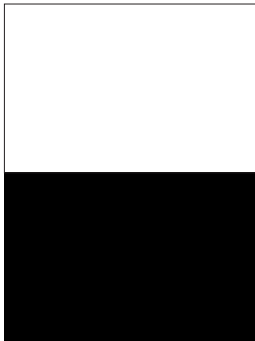
1 VERTICAL CEDAR CLEAR STAIN



2 METAL TRIM CHARCOAL GRAY



3 ALUMINUM STORE FRONT BLACK



4 VINYL WINDOW COLOR: WHITE TYP., BLACK @ CEDAR SIDING ONLY.



5 FIBER CEMENT TRIM COLOR TO MATCH METAL TRIM



6 BOARD FORM CONCRETE





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SECONDARY ARCHITECTURAL FEATURES

3 SECONDARY ARCHITECTURAL FEATURES

ADR GUIDANCE

Given the residential character of the street and the use of the building, ensure the architectural character of the building reflects this context and use. Use secondary architectural features, fenestration patterns, and material application to add depth, texture and scale, as well as serve other project functions. Consider window patterns that add rhythm and depth as well as contribute toward energy efficiency, or canopies that provide street-level scale and detail while also offering weather protection.

RESPONSE

The architectural character is influenced by several contextual neighborhood cues. The site spans various scales, from the southeast corner lower scale at Thornton Creek to the northwest corner oriented towards taller residential structures. The resulting massing responds by lowering the scale on the east street-facing side, and raising the scale on the northwest corner. The first three levels are given a recessed vertical detail, a simple but strong rhythm maker over the length of the building. Window proportion and vertical cladding acts as counter moves to the largely horizontal composition. Street-level experiences vary from the transparent shelter of the Entry Porch, along the raised terraces with stepped planters, and southward to the Urban Garden. Materials are used to reveal or conceal, such as tall storefront windows into the Lobby, then transitioning to textured board form concrete at the raised units and to fully screen the parking garage. Levels two and three are clad in cedar to add warmth, and establish a Northwest regional theme. Windows in the cedar cladding have a special trim to add detail towards the street. The proposed design provides an at-grade sidewalk access condition, and interior space with taller ceiling heights at the north east corner. These elements provide for flexibility over time in the event that the neighborhood shifts from its current residential focus to a commercial corridor.

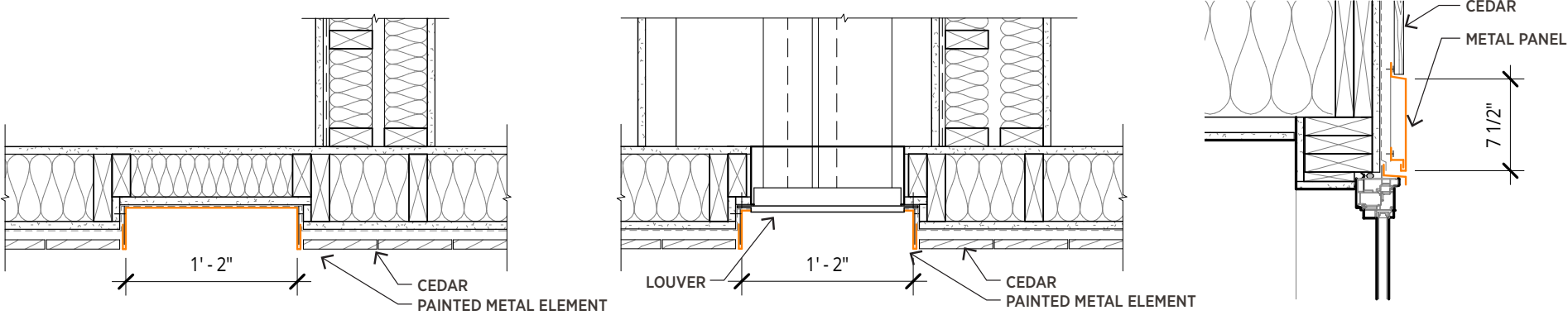
DESIGN GUIDELINES

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Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.



DETAIL a: RECESSED ELEMENT
SCALE: 1" = 1'-0"

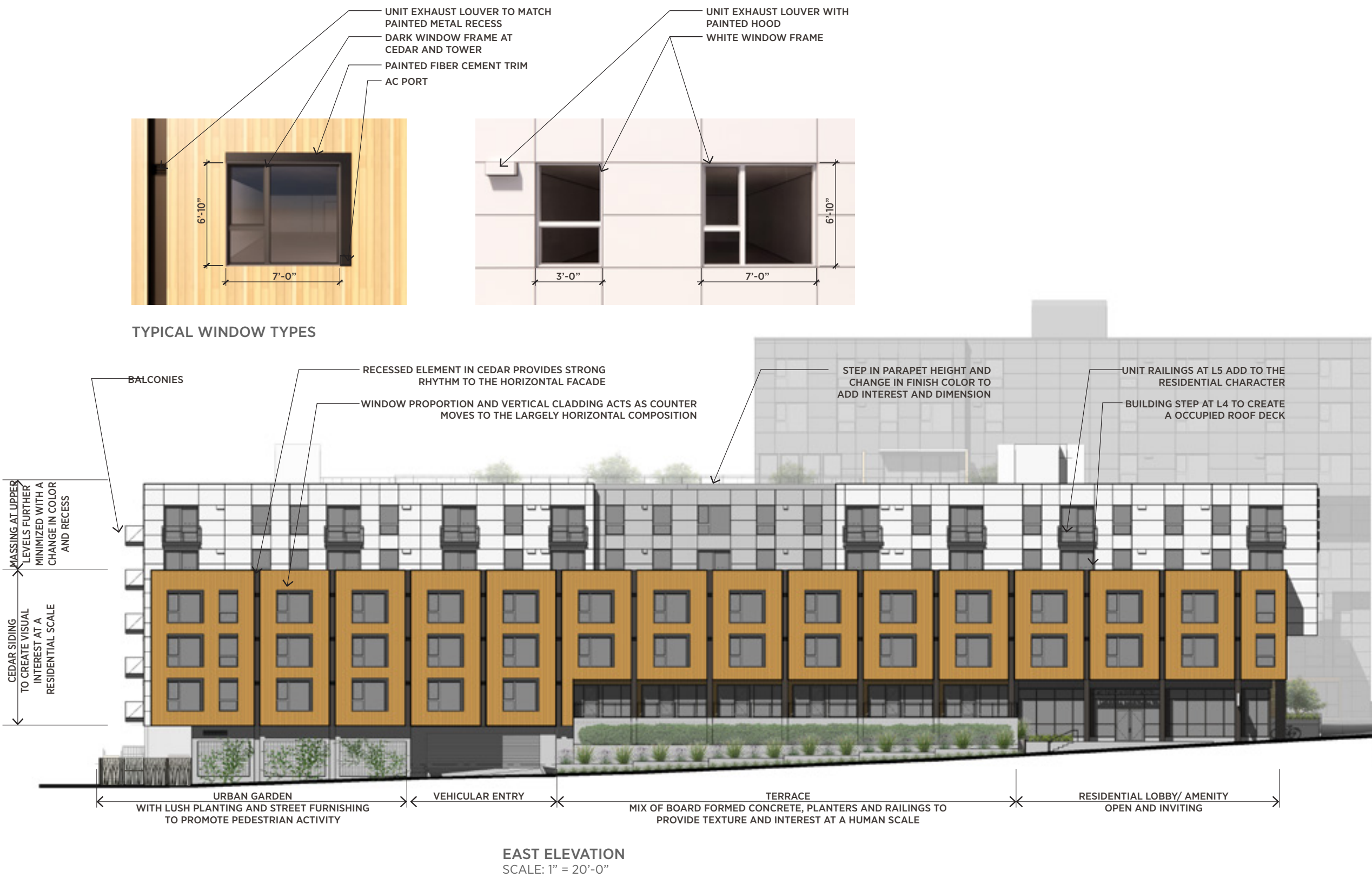
DETAIL b: RECESSED ELEMENT AT LOUVER
SCALE: 1" = 1'-0"

DETAIL c: WINDOW TRIM
SCALE: 1" = 1'-0"



PARTIAL EAST ELEVATION
SCALE: 1" = 10'-0"

SECONDARY ARCHITECTURAL FEATURES



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NORTH PROPERTY LINE

4 OPEN SPACE ALONG THE NORTH PROPERTY LINE

ADR GUIDANCE

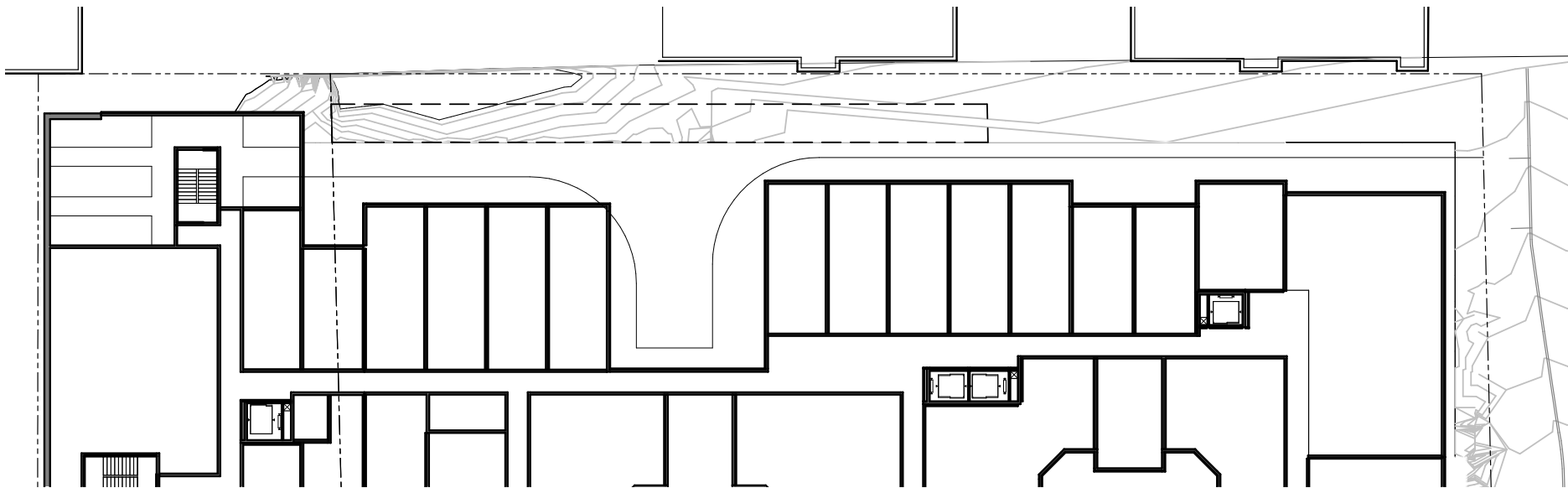
An emergency access lane is proposed along the north property line for emergency vehicles and resident access to the bicycle storage area and pet area. This area should be designed with clear wayfinding so to discourage passenger vehicle use while clearly identifying bicycle access. Consider integrated rainwater strategies such as rain gardens, or other natural drainage collection, and use pedestrian scaled paving and/or landscaping for surfaces not required for the emergency vehicle lane, as is suggested by the landscape plan.

RESPONSE

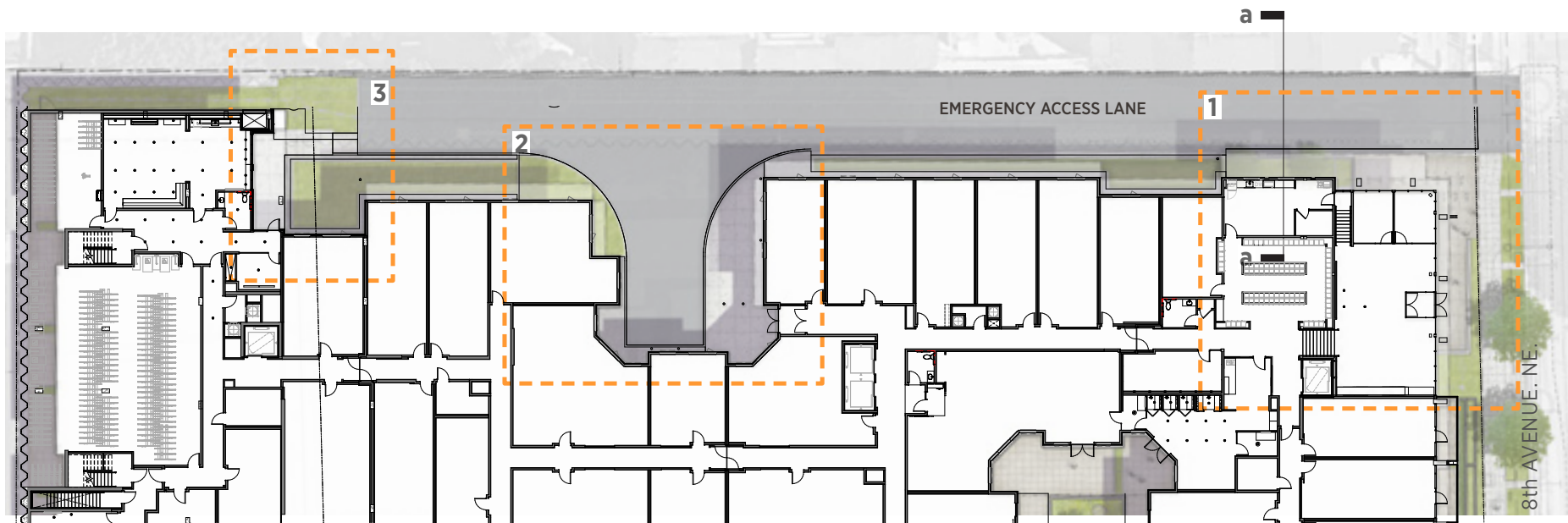
Signage to be installed stating that this drive is for fire trucks and moving vehicles (move-in / move-out) only. A series of planters are being proposed along the north side of the building to provide foundation planting and a linear accent along the emergency access lane. Two ornamental trees are proposed adjacent to the building entry, along with decorative paving and a series of short-term bike racks. At the terminus of the emergency fire lane, a large open entry to the bike room has been provided that is flanked by planting as you exit/enter the building.

DESIGN GUIDELINES

PL4-B Planning Ahead for Bicyclists (S)
Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located for maximum convenience, security, and safety.
Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycle access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible.



EDG #2 (ADR) DESIGN



CURRENT DESIGN

NORTH PROPERTY LINE - ENLARGED PLANS

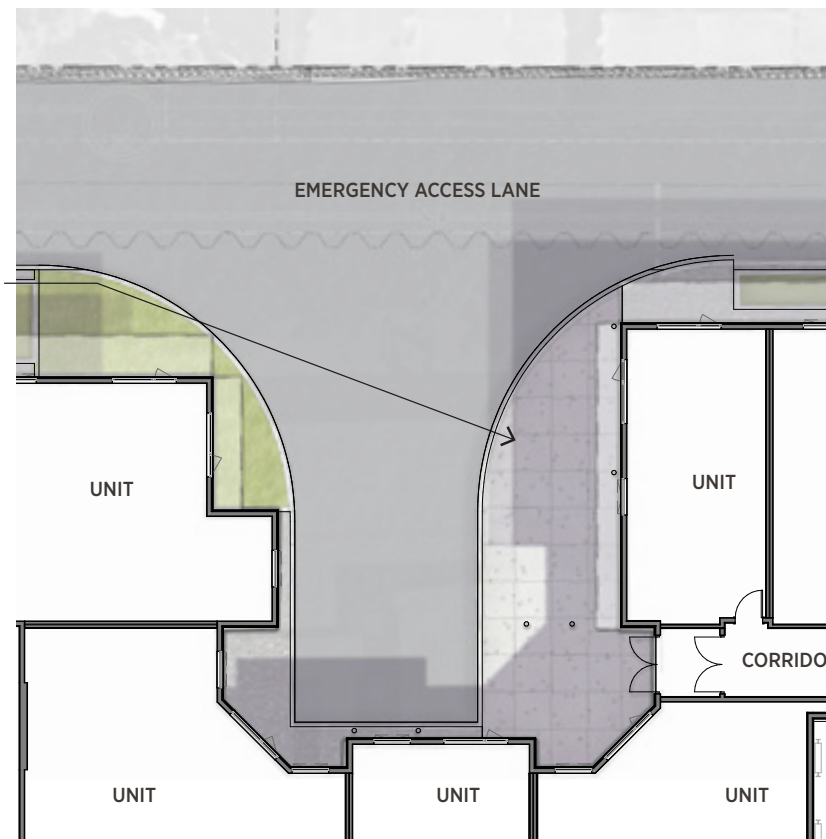


VIEW OF BIKE ROOM ENTRY

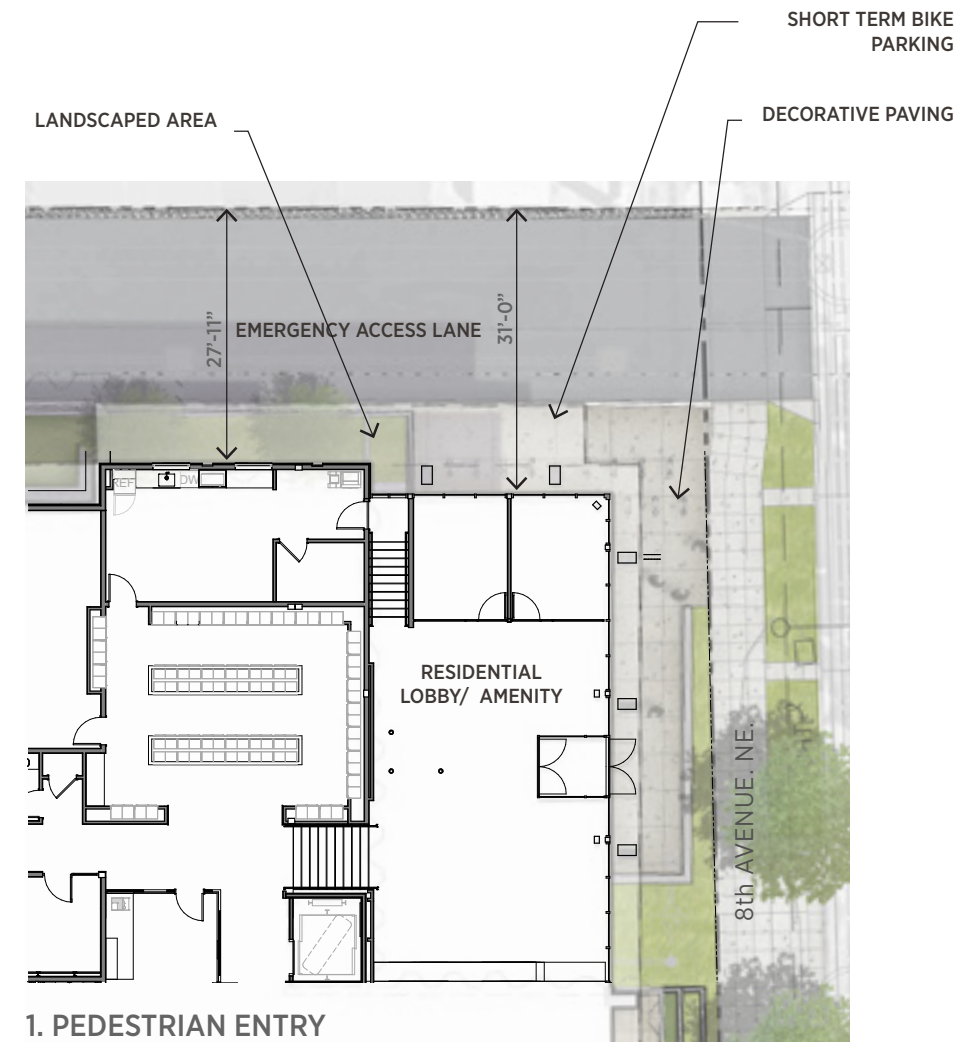


3. BIKE ROOM ENTRY

NORTH PROPERTY LINE



2. BUILDING ENTRY



1. PEDESTRIAN ENTRY

NORTH PROPERTY LINE



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OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - RAISED TERRACES AT MID-BLOCK

5 LANDSCAPE TERRACE AT MID-BLOCK

SUPPORTED AT EDG #2

ADR GUIDANCE

Privacy and security issues are particularly important given the ground level residential units along the street. In response to Board guidance provided at the first EDG meeting, the project now proposes a landscaped terrace condition mid-block, allowing for raised exterior unit space to overlook the street. Staff supports this public/private threshold. The design details of this condition will be important to the success of this public/private threshold. Include details such as dimensioned sections, landscape planting plans, and materials/ surface treatments in the Recommendation packet.

RESPONSE

The terraces provide a residential connection to the street while maintaining the safety of the residents. Planters surround the terraces creating a green transition to the pedestrian walk below, and also help break-up the vertical plane created by the elevated residential terraces. The lower tier of planters adjacent to the sidewalk would step in height from north to south as the sidewalk slopes, similar in design to the stepped bioretention planters located within the interior of the site.

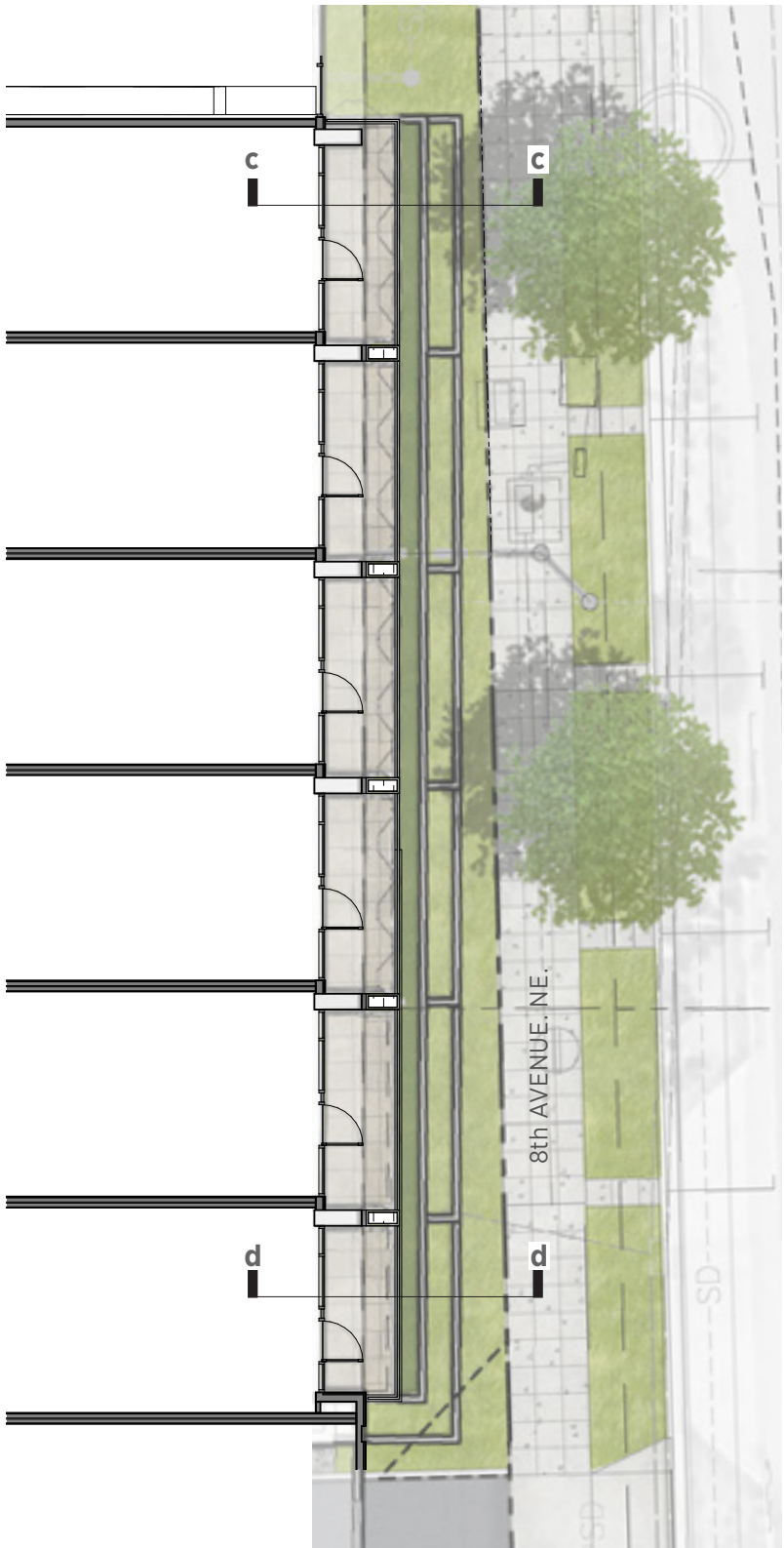
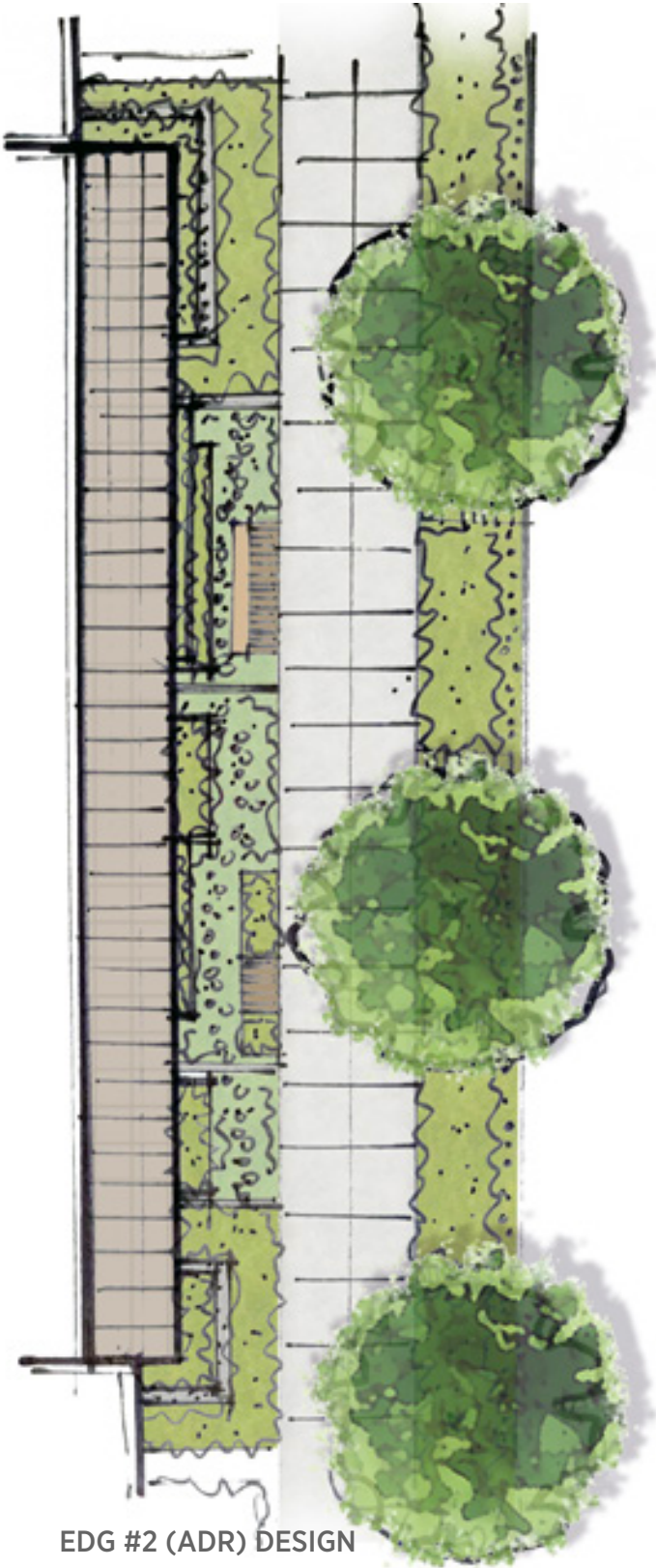
DESIGN GUIDELINES

CS3-I STREETScape COMPATIBILITY (NG)

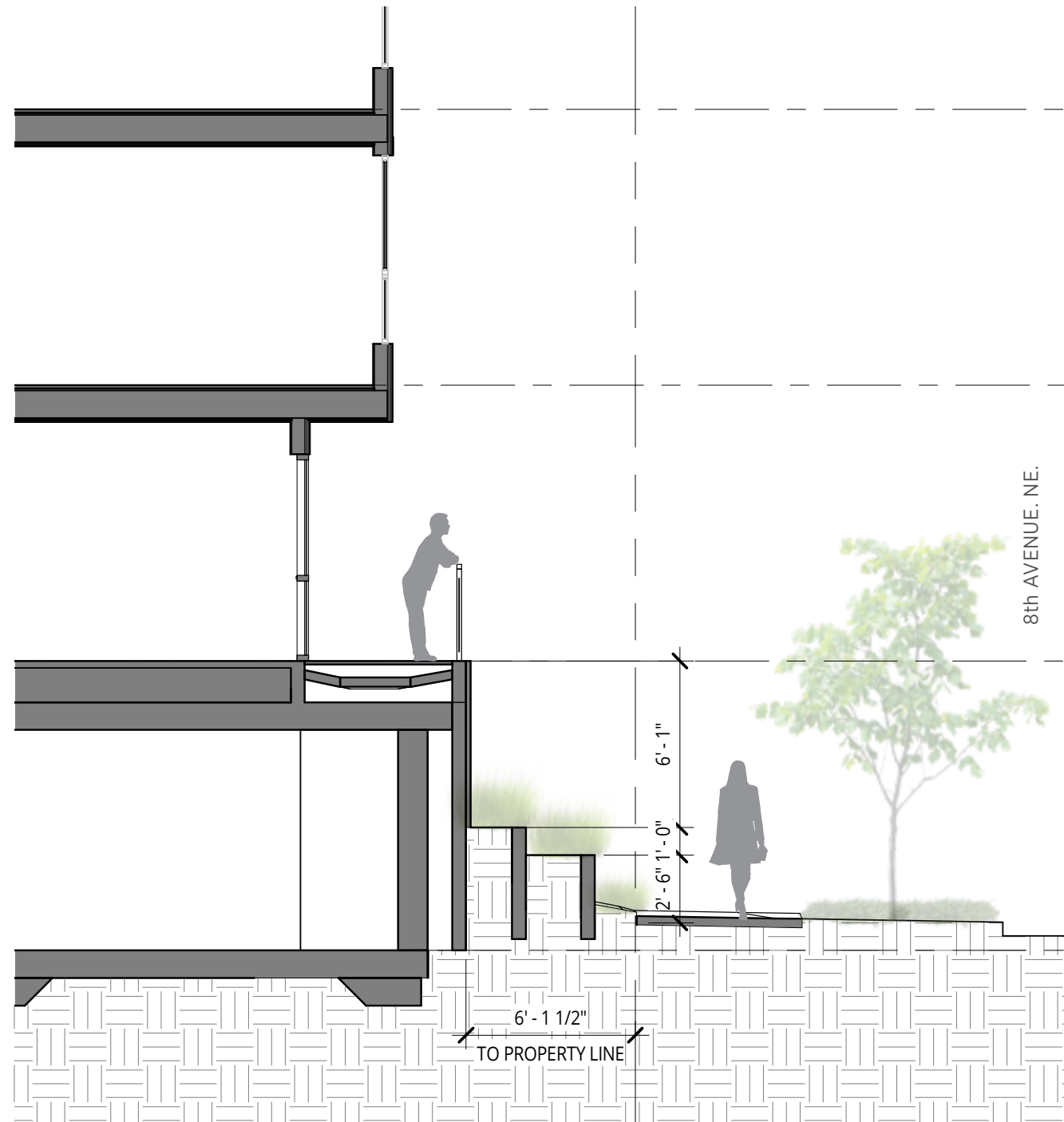
The architecture of individual buildings should relate to their surroundings, one that is sensitive to the surrounding the urban, built, and natural environments. In areas zoned for mixed-use development outside the retail core area, orient and design the commercial façade at street level to be compatible with the streetscape of the surrounding residential neighborhood. This can be accomplished through a combination of the following: i. The overall proportion of the façade, ii. Building setbacks, iii, Placement of windows and bays, iv. Location of entries, and v. Exterior materials.

PL3-B RESIDENTIAL EDGES (S)

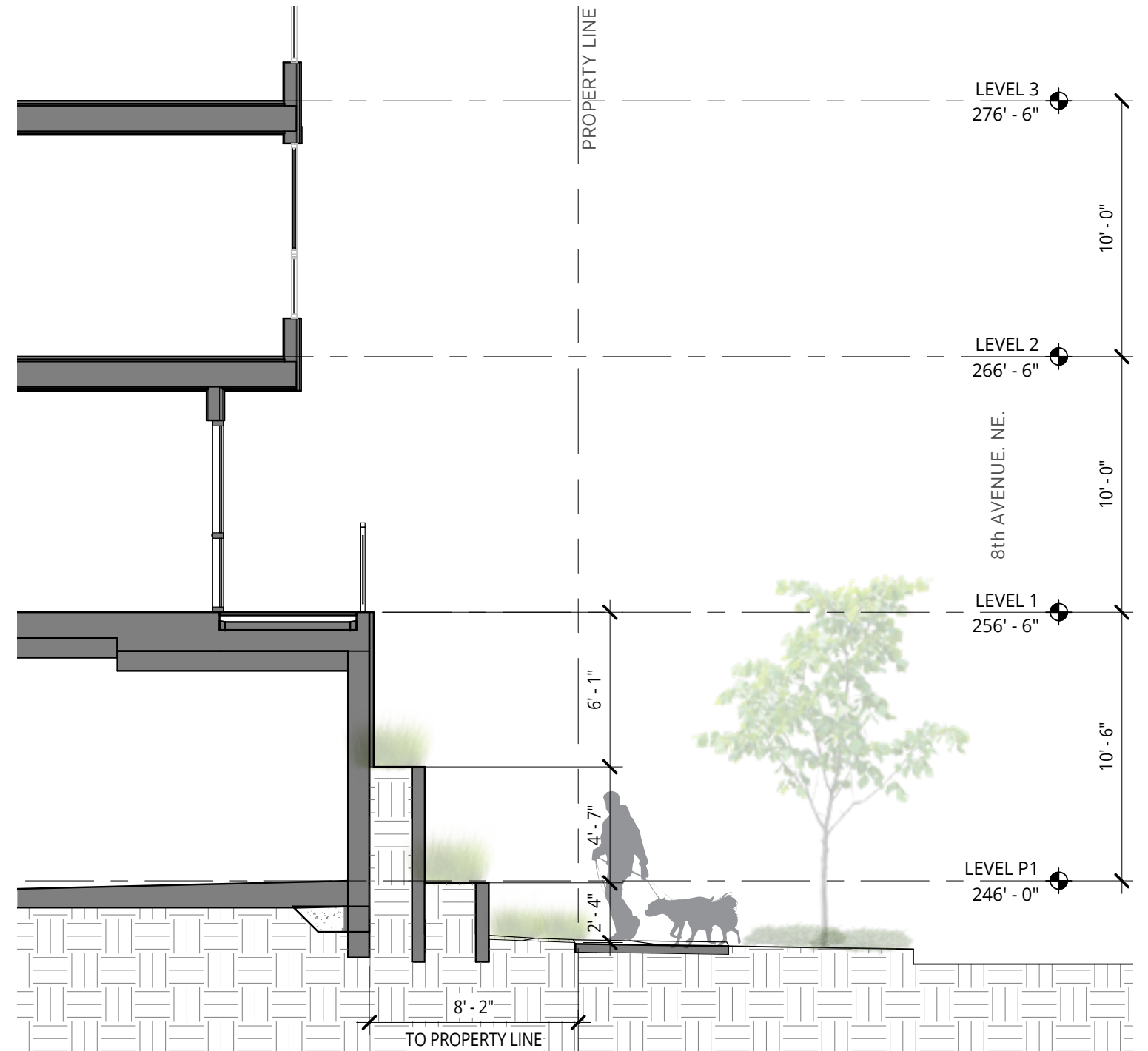
Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.



OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - RAISED TERRACES AT MID-BLOCK



c. SECTION THROUGH TERRACE N.
SCALE: 3/16" = 1'-0"

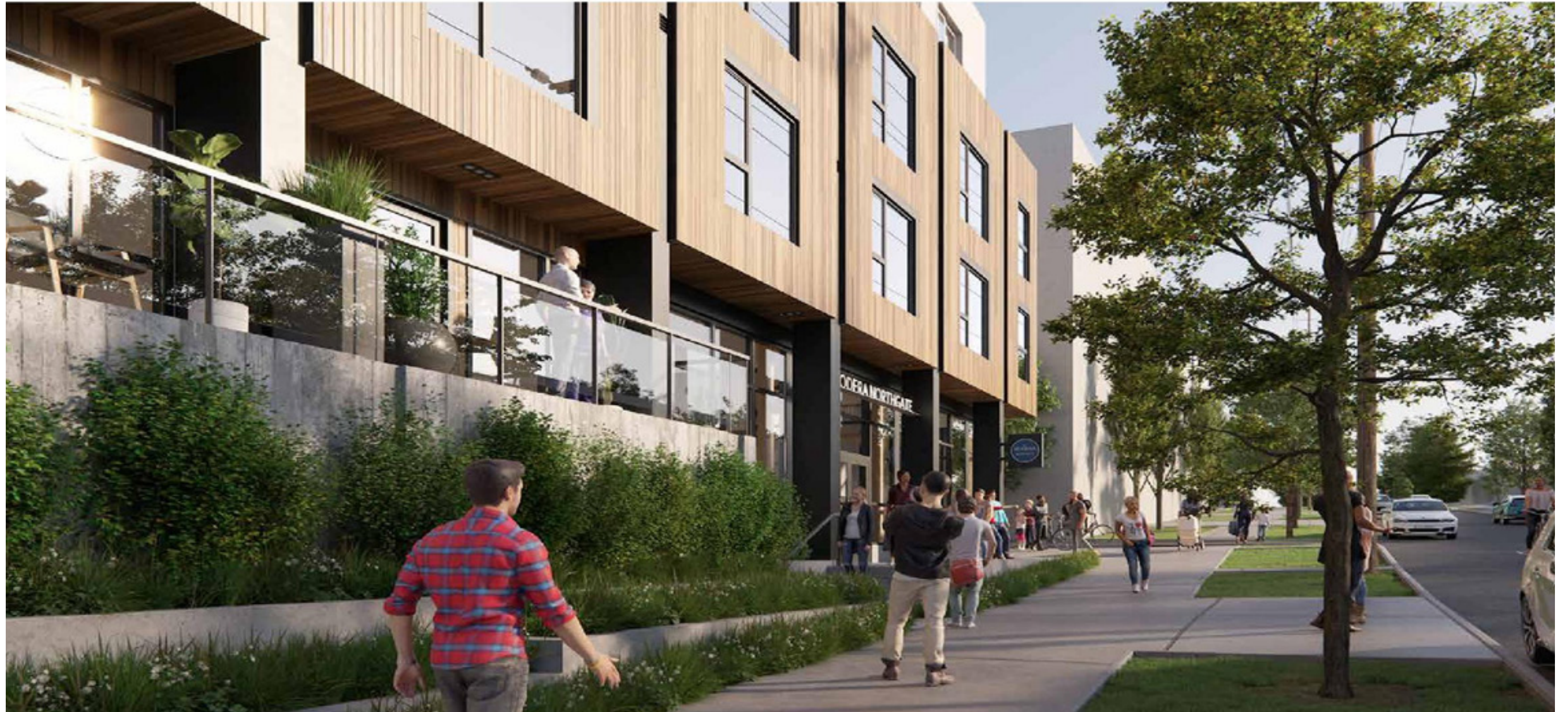


d. SECTION THROUGH TERRACE S.
SCALE: 3/16" = 1'-0"

OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - RAISED TERRACES AT MID-BLOCK



OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - RAISED TERRACES AT MID-BLOCK



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OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - SOUTH-FACING COURTYARDS

6 SOUTH-FACING COURTYARDS

ADR GUIDANCE

Two relatively narrow south-facing courtyards are proposed for residents. Design these common open spaces for use by all residents to encourage physical activity and social interaction. Look for opportunities to support uses and activities on adjacent properties or the sidewalk.

RESPONSE

The City of Seattle Design Guidelines DC3-B describes four directives in regards to open space. The proposed project complies with these directives in the following manner:

OPEN SPACE USES AND ACTIVITIES

Matching User Needs:

- Master Plan: Maximizes units, parking and amenities, while balancing the density with options for residents and a high degree of livability.

Matching Uses to Conditions:

- Linear Courts: Two south facing courts bring natural light into residential units. The dimensions of the courts work well for private terraces, landscaped buffer, and a true sense of urban living.
- Units: Facing a raised planter with trees, with screen walls in between, lends itself to private outdoors spaces, as expanding livable rooms.
- East Court: The Fitness Center and Workshare Lounge have screened terraces. These common-use outdoor spaces are appropriately scaled for residents who go outside to stretch or do yoga, or work on their laptop or have a quiet conversation.
- Sixth Floor Roof: Large groups, and the high likelihood of simultaneous events, indicates a space with more breathing room, sun exposure, and less proximity to residences is needed. The sixth-floor roof terrace has all these qualities, creating outdoor rooms with views to nearby groves, adjacent to the facility’s largest clubhouse amenity.

Connections to Other Open Spaces

- Urban Garden: On the southeast corner, it connects a widened pedestrian realm with an intimate garden, covered bocci court, seating options, and a pet relief area. It is part of a larger network of open space, overlooking Thornton Creek Greenway across 8th Avenue.

Multifamily Open Space

- Common Open Space: Paired with adjacent indoor amenities, terraces for yoga, conversation, working from home, BBQ dinners under string lights, drinks around the firepit, are framed with planters and trees.

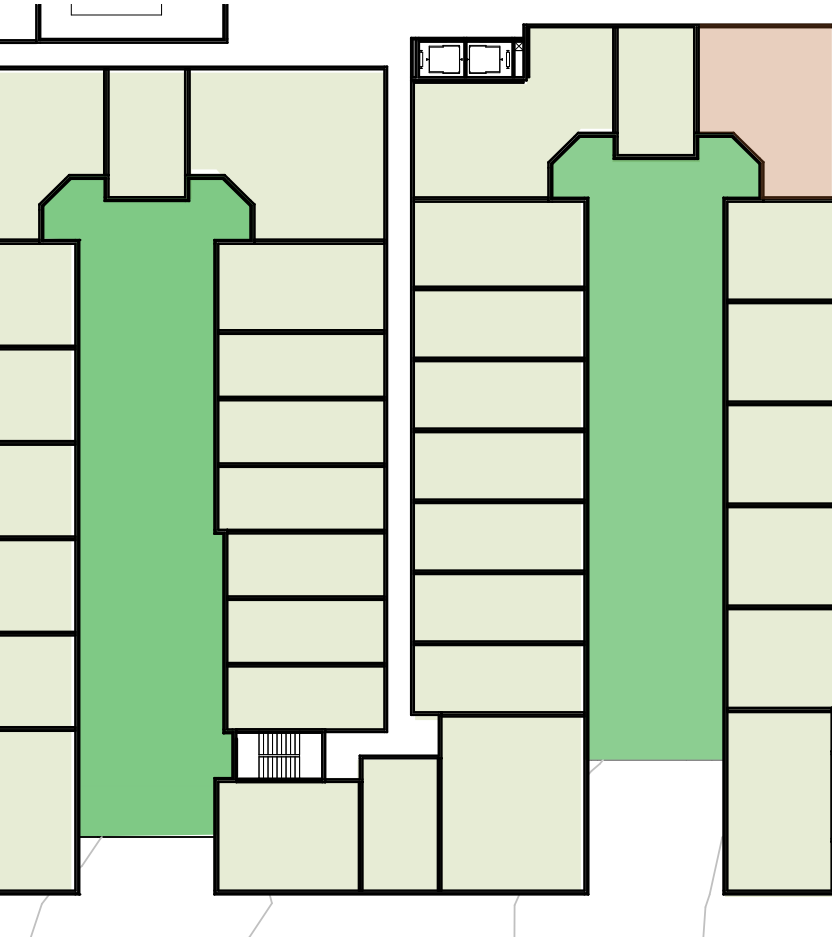
Courtyard Elevations:

- Unit Floor Plans: Influence the massing, resulting in undulating wall planes, a push/pull effect.
- Two-tone Color Palette: Color follows wall moves, to highlight various massing changes.
- Unit Railings: Details overlayed to extend the spaces outward into the courts, adding three-dimensional glass and aluminum details to the wall planes.

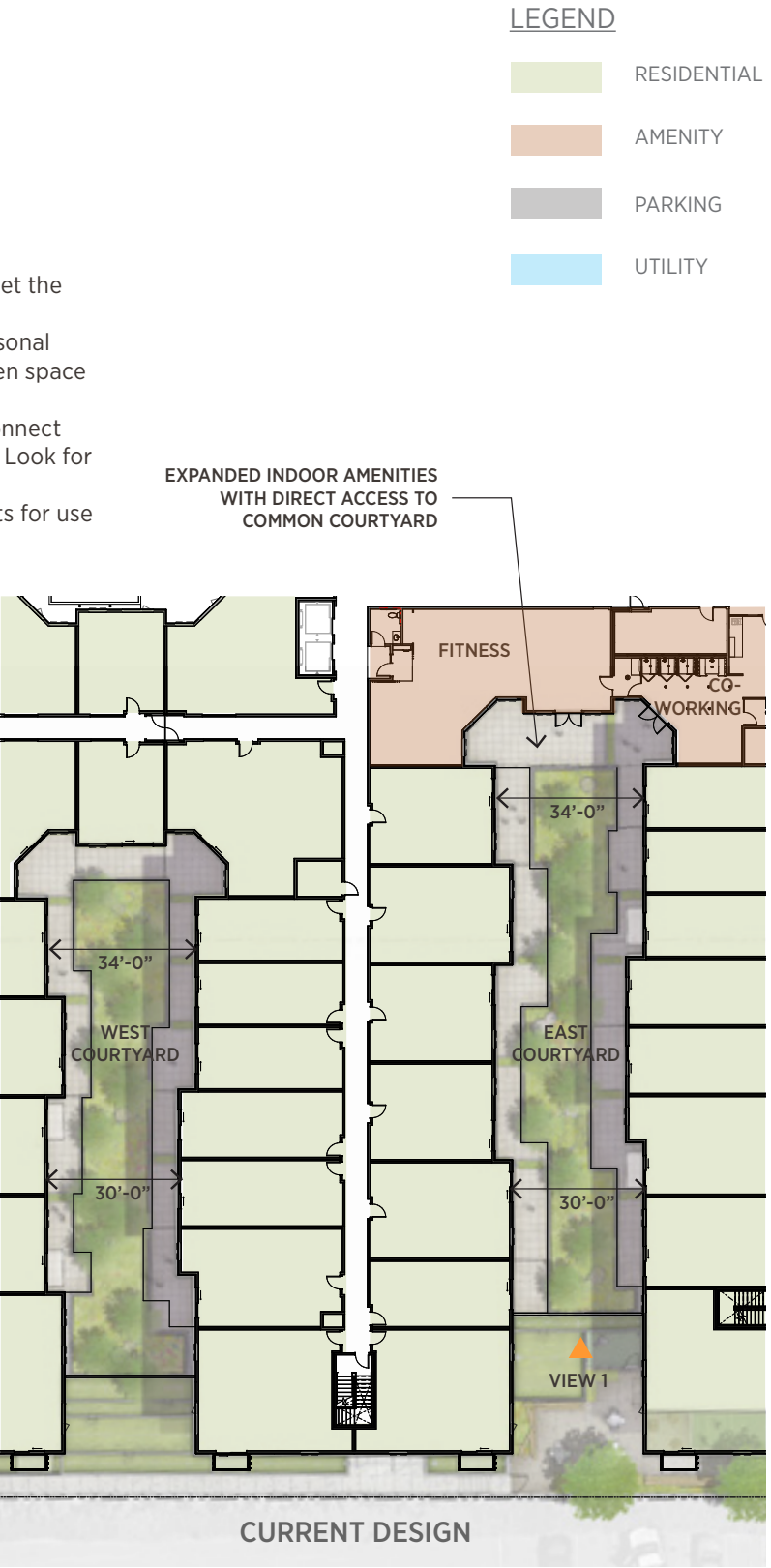
DESIGN GUIDELINES

DC3-B Open Space Uses and Activities (NG)

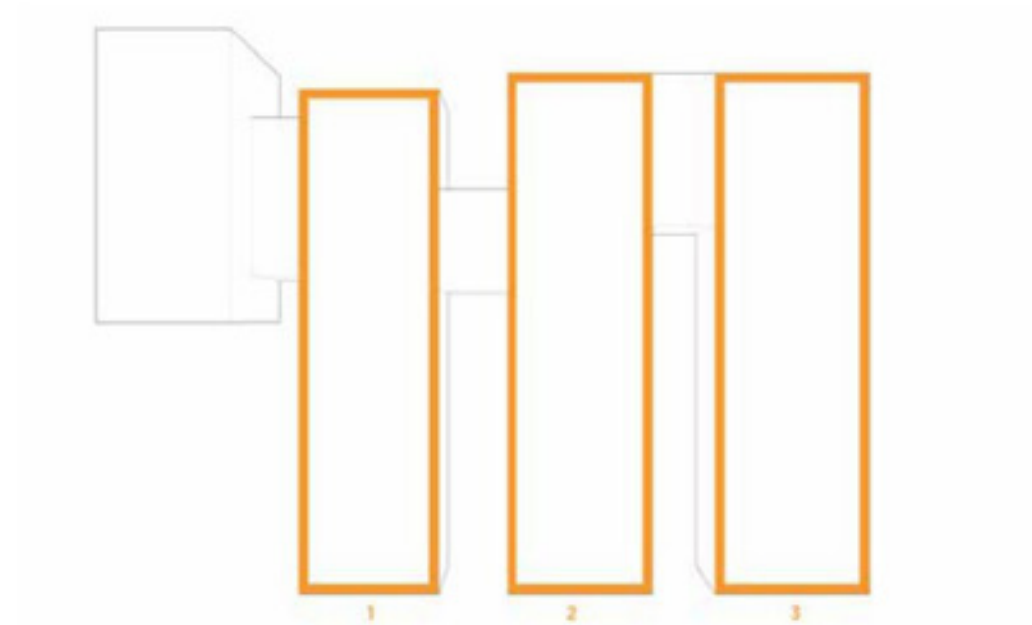
Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.
Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.
Connections to Other Open Space: Site and design project-related open spaces should connect with, or enhance, the uses and activities of either nearby public space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.
Multi-family Open Space: Design common and private open spaces in multi-family projects for use by all residents to encourage physical activity and social interaction.



EDG #2 (ADR) DESIGN



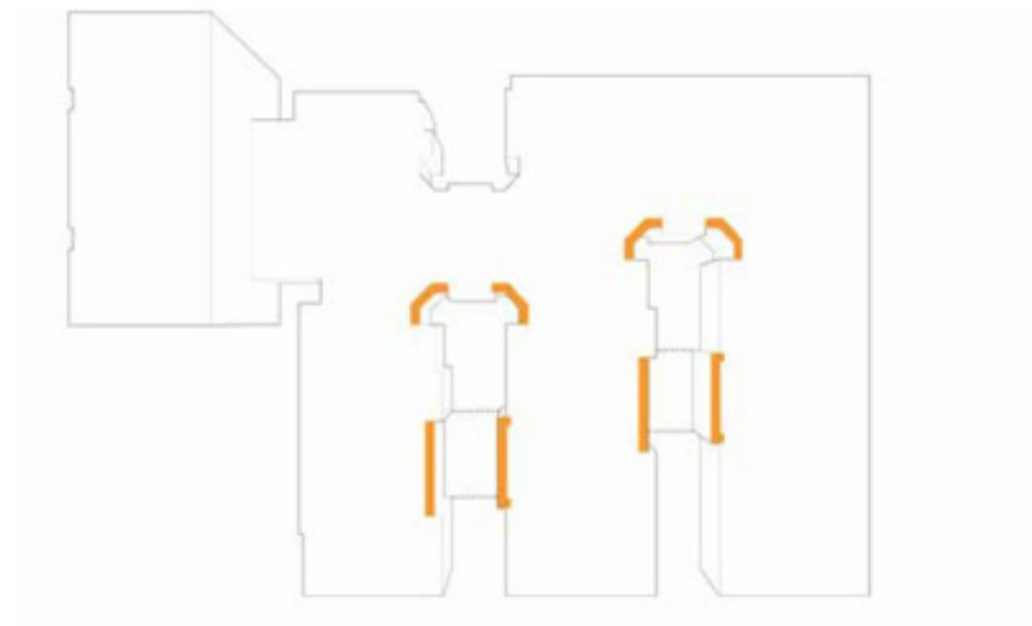
OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - SOUTH-FACING COURTYARDS



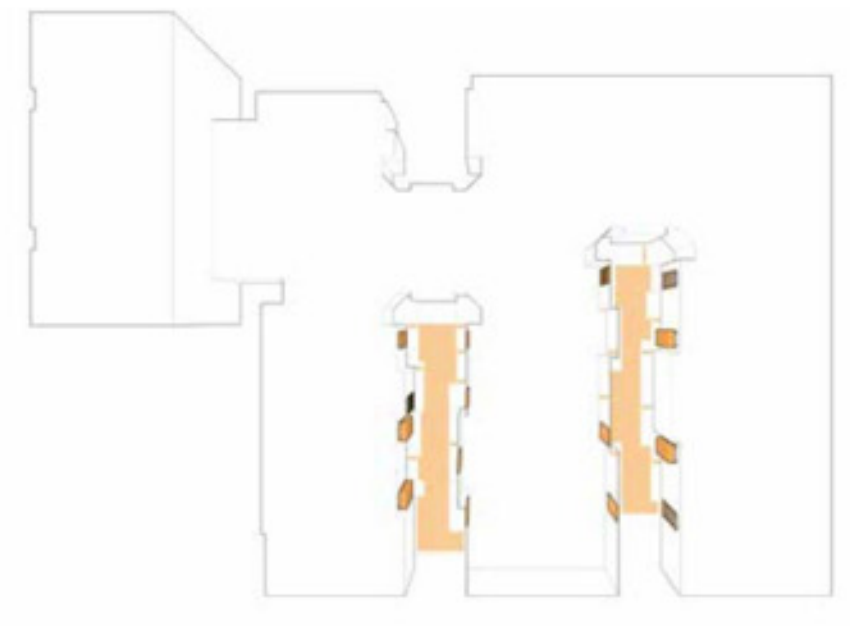
01: SIMPLE BARS
SOUTHERN COURTYARDS / NEIGHBORHOOD PATTERNS



02: PUSH / PULL
UNDULATION INFLUENCED BY UNITS



03: COLOR TO REINFORCE DEPTH
VISUALLY HIGHLIGHTS MASSING CHANGES



04: RESIDENTIAL TEXTURE
UNIT RAILINGS / SCREENS / PATIOS / PLANTERS

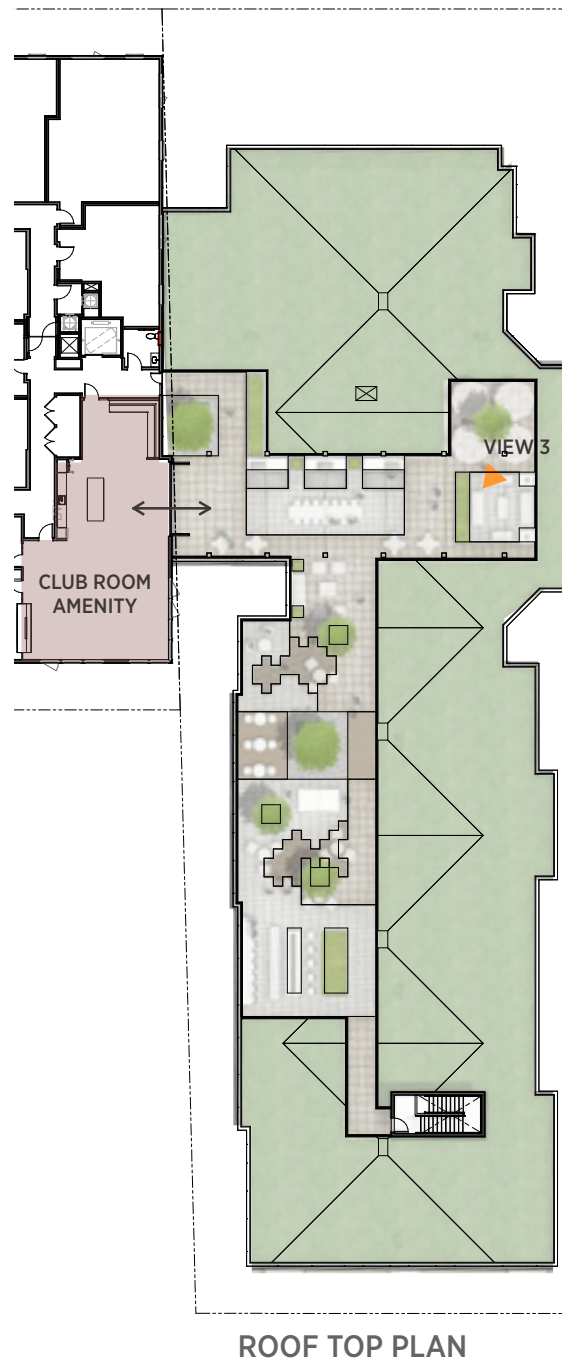
OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - SOUTH-FACING COURTYARDS



VIEW : COURTYARD LOOKING NORTH

OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - ROOFTOP COMMON SPACE

ROOFTOP : The Rooftop Common Space now provides over 5,000 SF of landscaped outdoor rooms with lounge seating, outdoor dining, BBQs and firepits. The space is also immediately adjacent to the large 6th floor, indoor club room amenity.



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OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - PARKING GARAGE ENTRY

7 GARAGE ENTRANCE

SUPPORTED AT EDG #2

ADR GUIDANCE

In response to the Board guidance provided at the first EDG meeting, the project now proposes one garage entrance rather than two. Given the residential character of the street and residential uses along the street, it is important the garage access be designed with pedestrian safety in mind. Wayfinding through design should inform this entry sequence. Furthermore, the garage entry is located in close proximity to the urban garden at the southeast portion of the site. Minimizing pedestrian-vehicle conflicts in this location is important. Staff recommends careful design of this area to provide appropriate transition between the spaces such that pedestrian safety is enhanced.

RESPONSE

In order to provide a safe pedestrian experience the project design has been refined to recess the garage entry under the building and provide additional landscaping to enhance the visual connection to the sidewalk. By moving the garage entry to the West vehicles will have additional space to notice and react to pedestrians on the sidewalk. The refined design also moves pedestrian exits from the parking garage to the South to avoid exits near the vehicular drive.

DESIGN GUIDELINES

PL4-A ENTRY LOCATION AND RELATIONSHIPS (S)

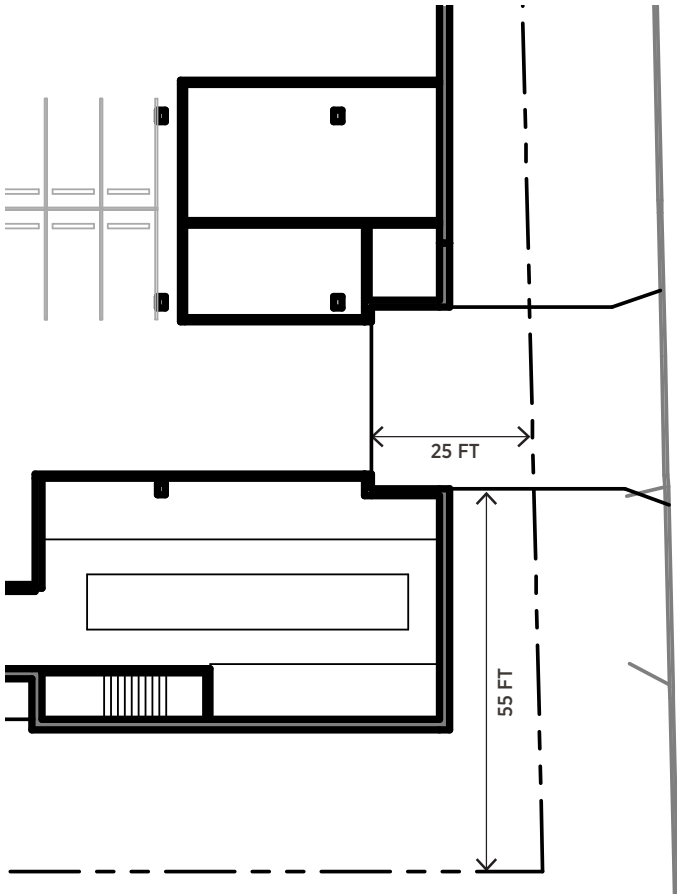
Serving All Modes of Travel: Provide safe and convenient access points for all modes of travel.
Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

DC1-B VEHICULAR ACCESS AND CIRCULATION (S)

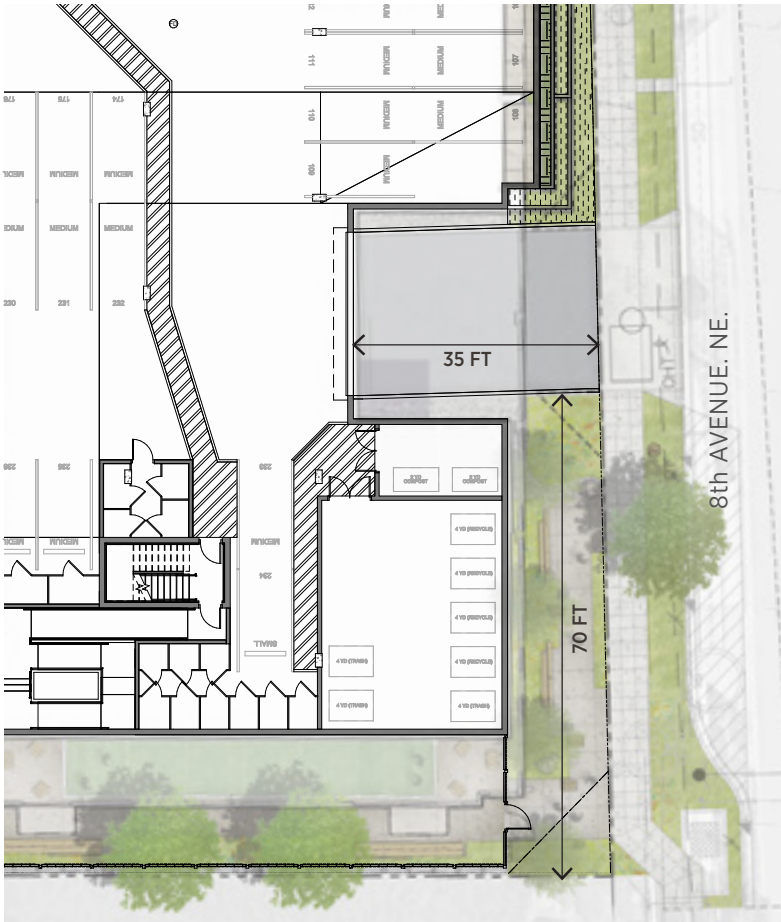
Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize safe use of sidewalk for pedestrians: a. where alley access is not feasible, choosing a location for street access that is the least visually dominant; b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or c. employing a multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances
Facilities for Alternate Transportation: Locate any facilities for alternative transportation such as shared vehicles, carpooling and charging stations for electric vehicles in prominent locations that are convenient and readily accessible to expected users.

DC1-C PARKING AND SERVICE USES (S)

Below Grade Parking: Locate parking below-grade wherever possible.
Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances and related signs and equipment as much as possible. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.
Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.



EDG #2 (ADR) DESIGN



CURRENT DESIGN

OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - PARKING GARAGE ENTRY



EDG #2 PRIORITY AREAS



- 1 3f. Primary Residential Entry
- 2 5b. Primary Residential Entry Materials
- 3 5a. Secondary Architectural Features
- 4 3d. Open Space along the North Property Line
- 5 3g. Landscaped Terrace at Mid-Block
- 6 3c. South-facing Courtyards
- 7 4a. Garage Entrance
- 8 3e. Urban Garden

OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - URBAN GARDEN

8 URBAN GARDEN

SUPPORTED AT EDG #2

ADR GUIDANCE

An urban garden is proposed at the southeast portion of the site. The code and Design Guidelines provide much guidance supporting these areas and the usability for pedestrians. Given these standards and guidelines, Staff recommends the urban garden contain as many seating opportunities as possible, planter walls should be set at a height that allows for seating, and movable chairs and table are strongly encouraged.

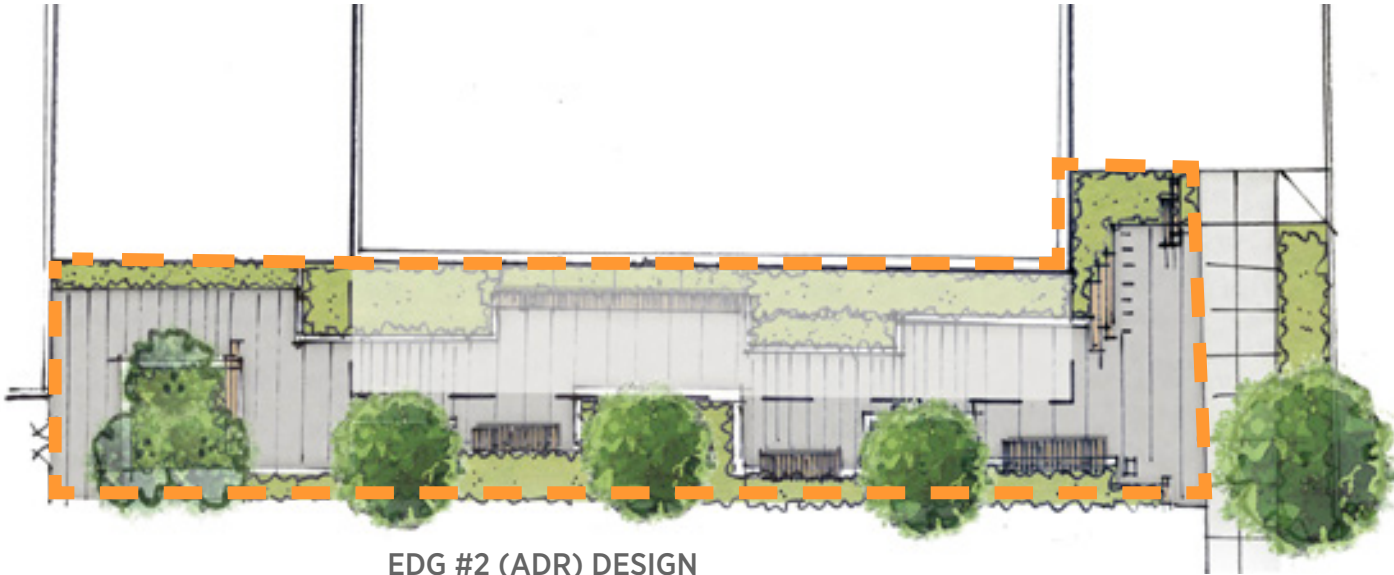
RESPONSE

The current design proposes a space that is open and inviting and has a variety of seating options located not only within the public right-of-way but also within the fenced portion of the urban garden. There is also a variety of planting areas within the urban garden space, both at-grade and above grade. Under the building overhang, we have proposed a synthetic turf bocce ball court for use not only by the public during allowed hours but also residents of the development. We have also located a small pet relief area in the northeast corner of the garden, along with movable tables and chairs. Access is provided for the general public off of 8th Avenue, and residents can securely access from the building or the egress path that follows the south property line.

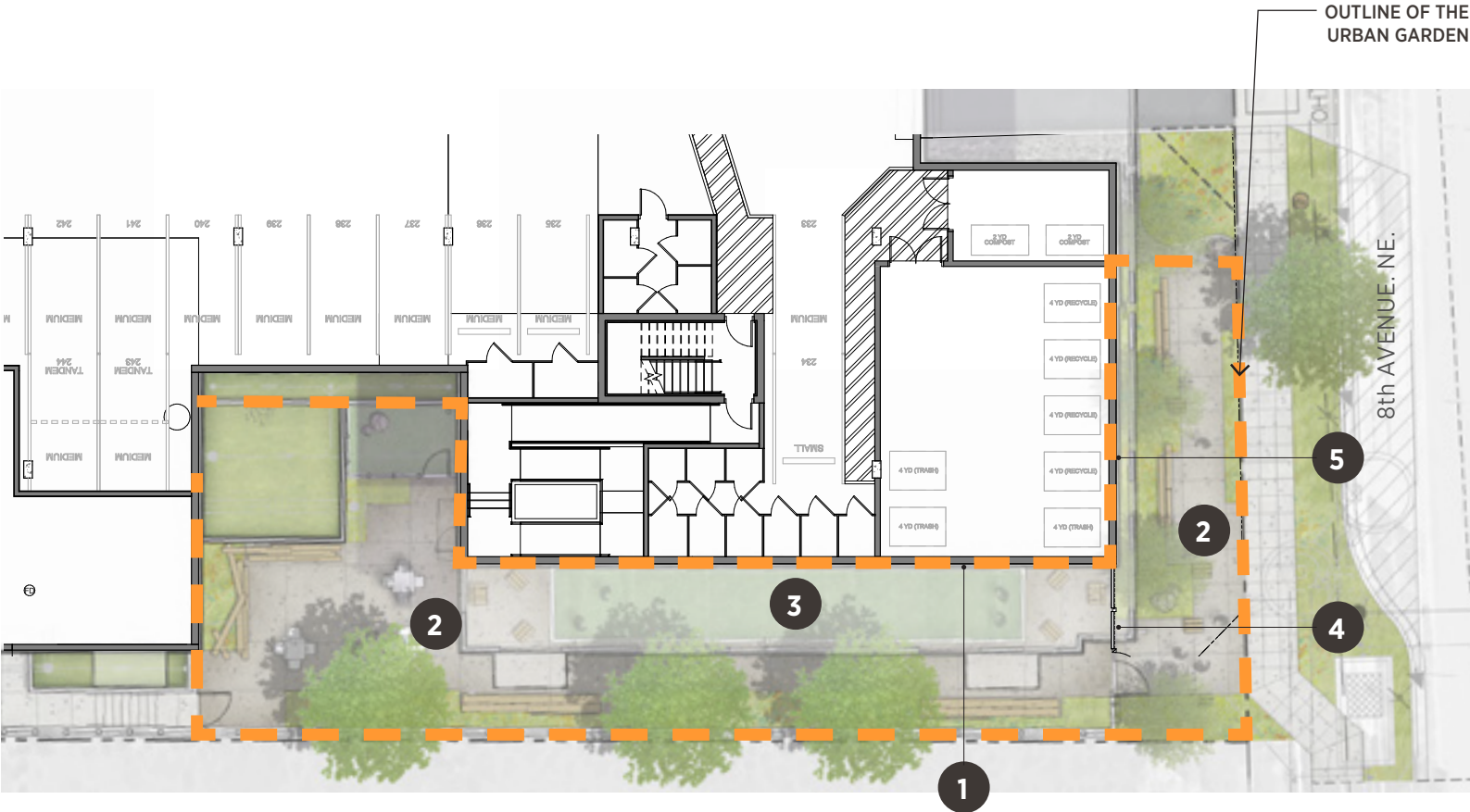
DESIGN GUIDELINES

DC3-1 URBAN GARDENS (NG)

Urban Gardens: i. New public spaces should provide as many seating opportunities as possible; ii. Planter walls should be set at a height that allows for their use as seating; iii. Moveable chairs and tables strongly encouraged; iv. Courtyards: Elements such as planters, benches and steps can be sited to break down the scale of an open space, and provide comfortable seating and opportunities for viewing. Courtyards should be integrated with the scale, character, and function of the adjoining building.



EDG #2 (ADR) DESIGN



CURRENT DESIGN

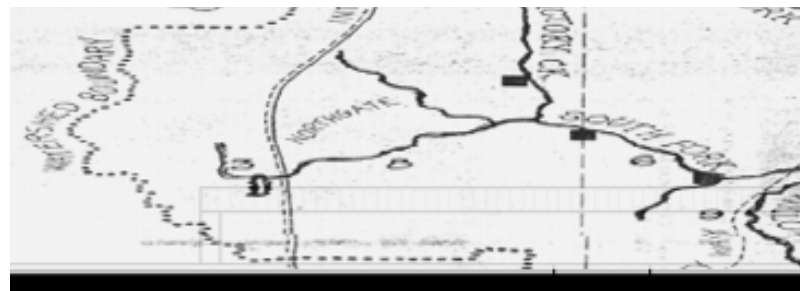
OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - URBAN GARDEN



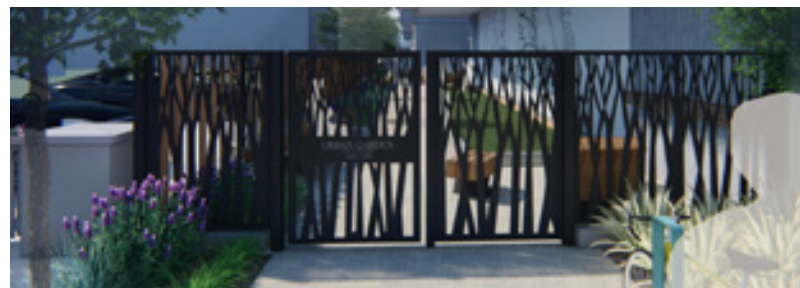
1 BOARD FORM CONCRETE



2 DECORATIVE CONCRETE PAVERS



3 THORNTON CREEK WALL GRAPHIC -
*FINAL GRAPHIC TO BE DETERMINED



4 DECORATIVE GATE AND WOOD FENCE



5 VINE TRELLIS



SOUTHEAST CORNER / ENTRY GATE



URBAN GARDEN ENTRY VIEW



THORNTON CREEK WALL GRAPHIC - *FINAL GRAPHIC TO BE DETERMINED



DECORATIVE GATE AND WOOD FENCE



LANDSCAPE, WALKWAY, SEATING AND RECREATION

OPEN SPACE, CONNECTIVITY, & STREET-LEVEL INTERACTION - URBAN GARDEN





MODERA
L.A.

MODERA NORTHGATE

THANK YOU!