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# 9200 COLLEGE WAY N

AFFORDABLE HOUSING & LONGHOUSE

SDCI #3037815-LU  
EARLY DESIGN GUIDANCE PACKET  
JULY 30, 2021  
**DRAFT**

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JONES  JONES  
ARCHITECTS  
LANDSCAPE ARCHITECTS  
PLANNERS

VIA  
— A PERKINS EASTMAN STUDIO

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# MISSION STATEMENT:

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

## INTRODUCTION:

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

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

## A JOINT VENTURE:

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

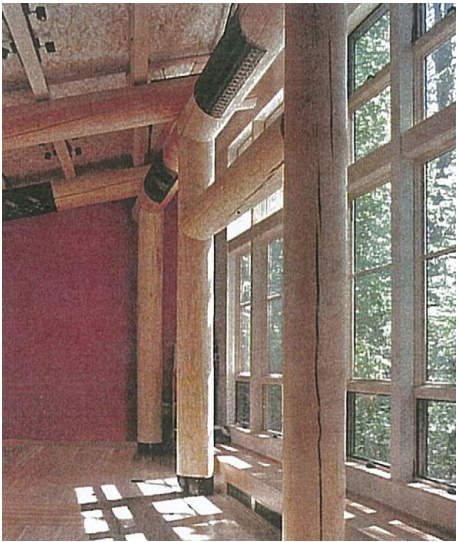
## CONTENTS

DEVELOPMENT OBJECTIVES	3
URBAN DESIGN ANALYSIS	4
SITE ANALYSIS	15
KEY DESIGN PRINCIPLES	21
MASSING OPTIONS	22
PRECEDENTS & INSPIRATION	34
SUN/SHADOW STUDIES	42
DEVELOPMENT STANDARD DEPARTURES	43
PROJECT TEAM	46

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## PROJECT GOALS:

- Create affordable housing for American Indian/Alaska Native (AI/AN) families
- Create affordable housing for AI/AN youth transitioning out of foster care
- Increase AI/AN students, staff, and faculty at North Seattle College (NSC)
- Improve access to higher education for AI/AN students
- Improve retention and graduation rates for AI/AN students
- Create a Coast Salish Longhouse to provide a community facility for the broader urban Indian community

## PROJECT STATISTICS:

APARTMENT UNITS	200
GROSS FLOOR AREA (SF)(INCLUDES BELOW GRADE)	240,000
BELOW GRADE PARKING STALLS	80
NUMBER OF FLOORS ABOVE GRADE	4 - 5
LONGHOUSE (SF)	5,000

## PROJECT INFORMATION

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

## PROJECT TEAM

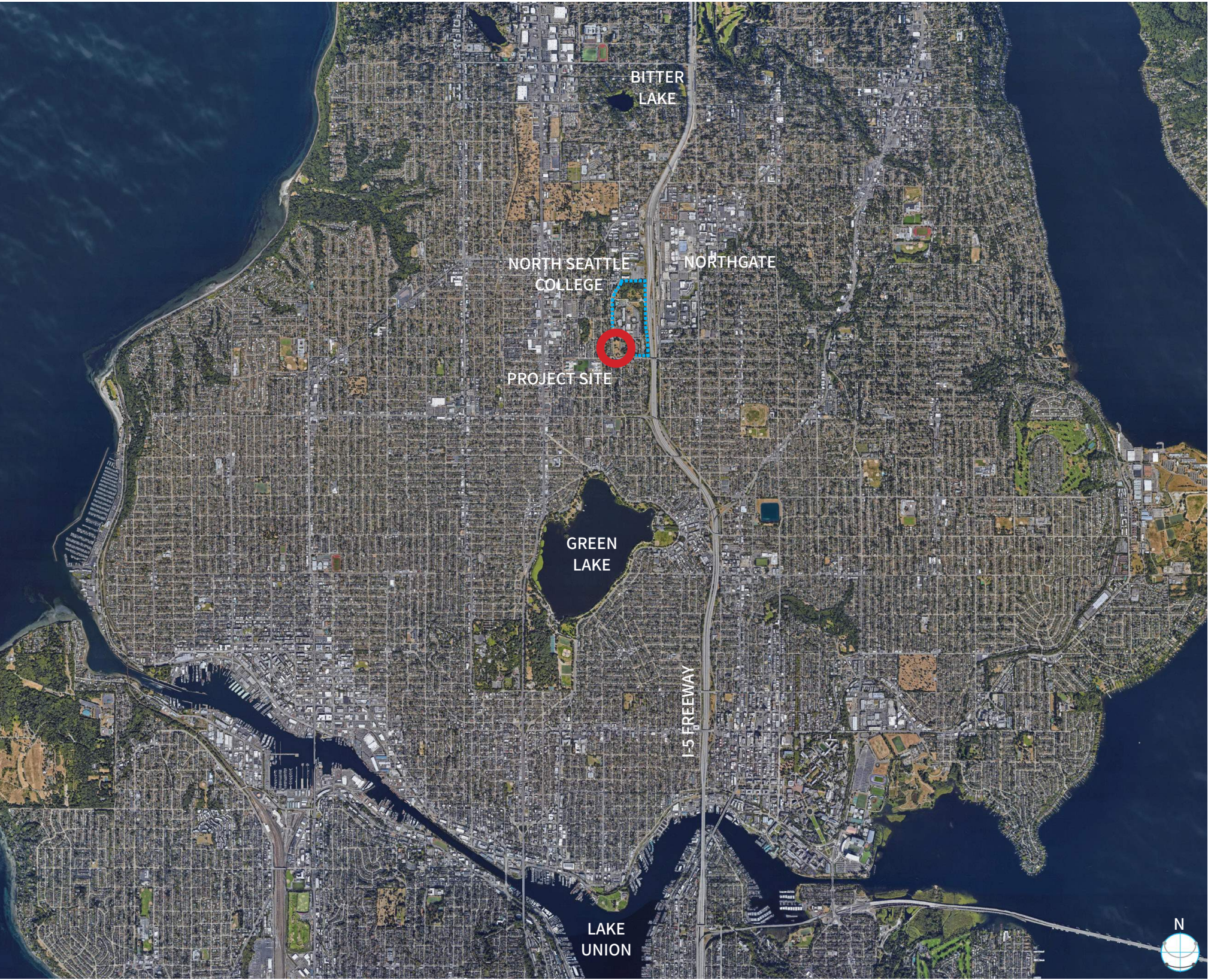
OWNERSHIP TEAM	<b>Bellwether Housing</b> 1651 Bellevue Avenue Seattle, Washington 98122 <b>Chief Seattle Club</b> 410 2nd Avenue Extension S Seattle, Washington 98104 <b>VIA Architecture</b> 1809 7th Avenue, Ste 800 Seattle, WA 98101 (206) 284-5624
ARCHITECT	<b>Jones &amp; Jones</b> 105 South Main Street, Ste 300 Seattle, WA 98104
LONGHOUSE ARCHITECT	<b>Latitude 48</b> 600 1st Avenue Seattle, WA 98104
CIVIL ENGINEER	<b>Jones &amp; Jones</b> 105 South Main Street, Ste 300 Seattle, WA 98104
LANDSCAPE	

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VICINITY MAP

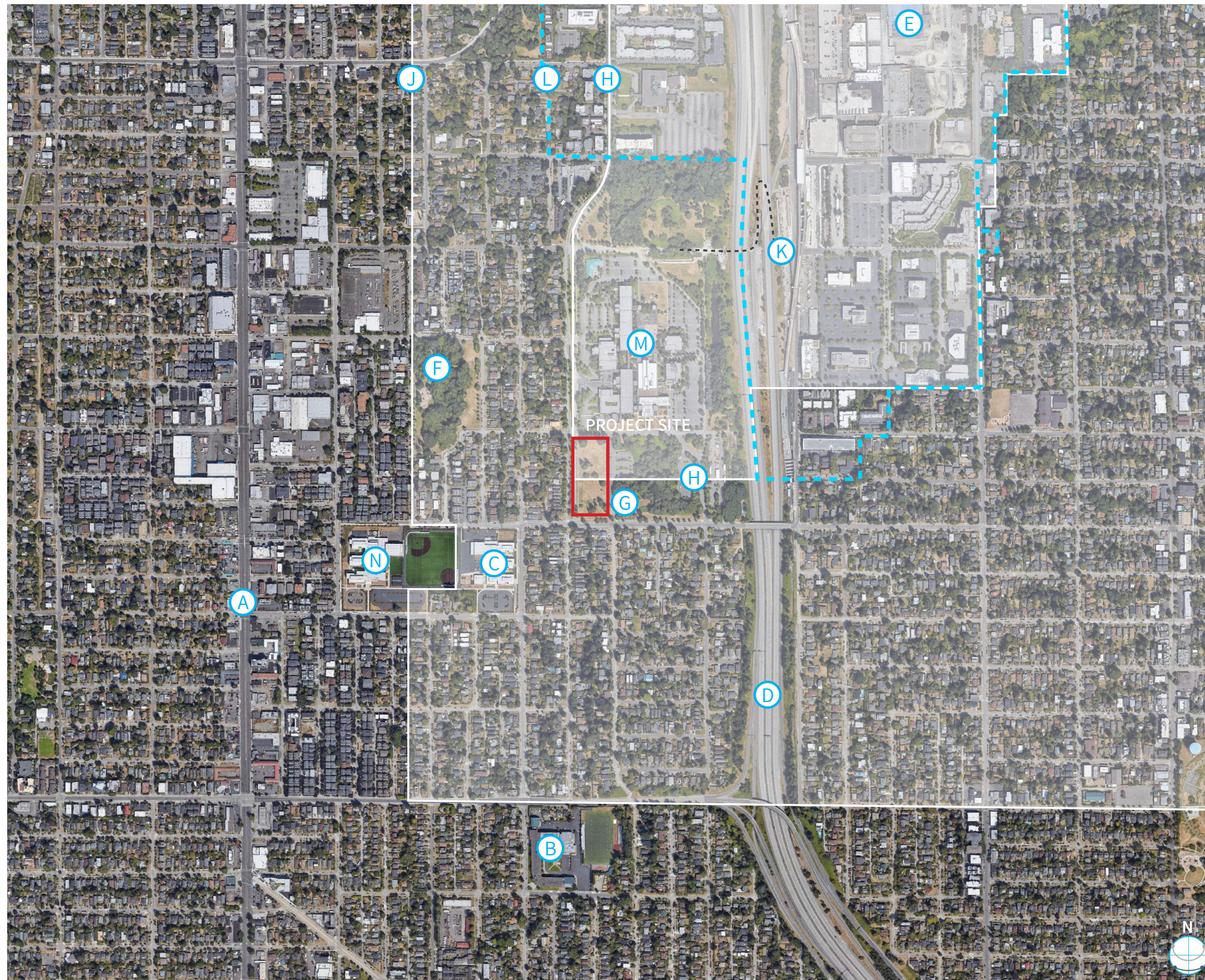
The project site is in the Licton Springs neighborhood located west of Northgate and north of Green Lake. The project site is at the southwest corner of the North Seattle College campus. Access to the campus is a key project goal.



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# VICINITY MAP



- (A) Aurora Avenue
- (B) Bishop Blanchet High School
- (C) Cascadia Elementary School
- (D) I-5 Freeway
- (E) Kraken Community Iceplex
- (F) Licton Springs Park
- (G) Licton Springs P-Patch Community Garden
- (H) Northgate Core Area
- (J) Northgate Overlay District
- (K) Northgate Transit Center and Pedestrian Bridge
- (L) Northgate Urban Center
- (M) North Seattle College Campus
- (N) Robert Eagle Staff Middle School

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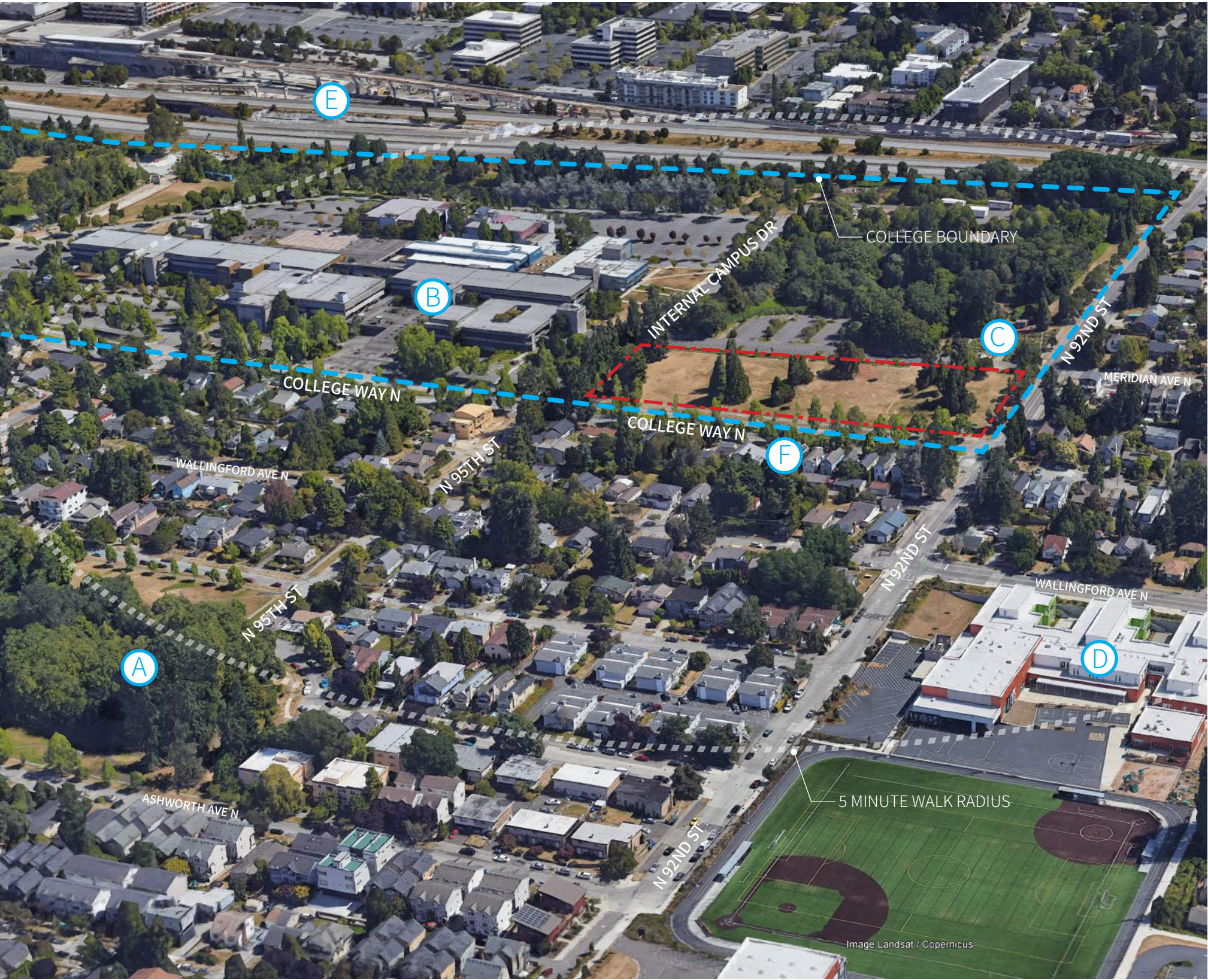
URBAN CONTEXT

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

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

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

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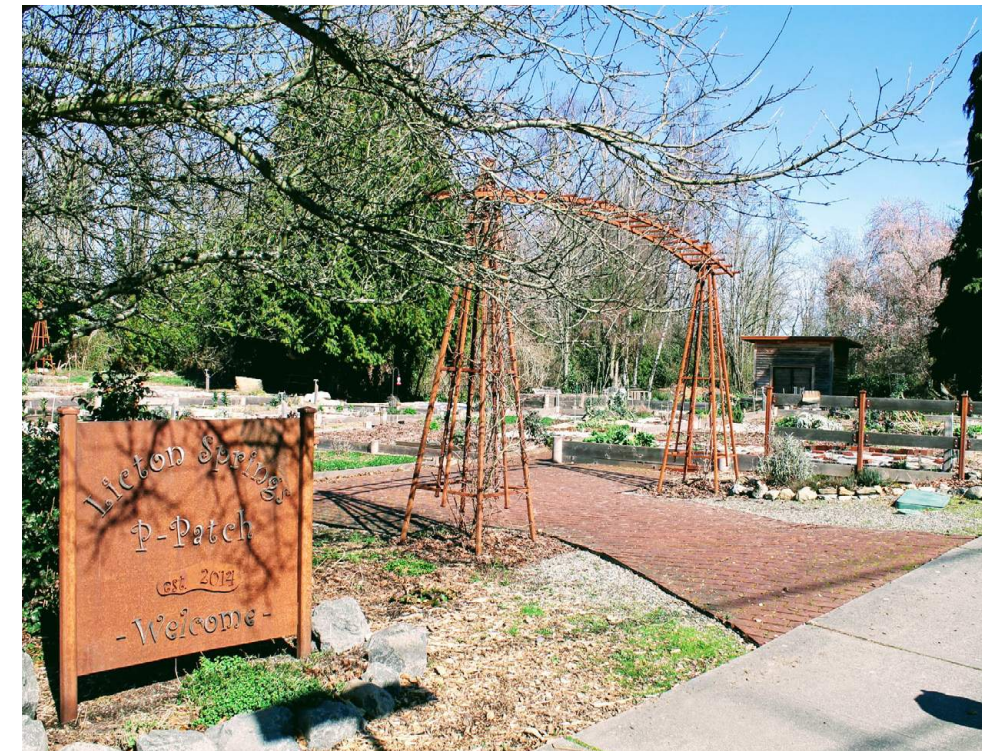
URBAN CONTEXT



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



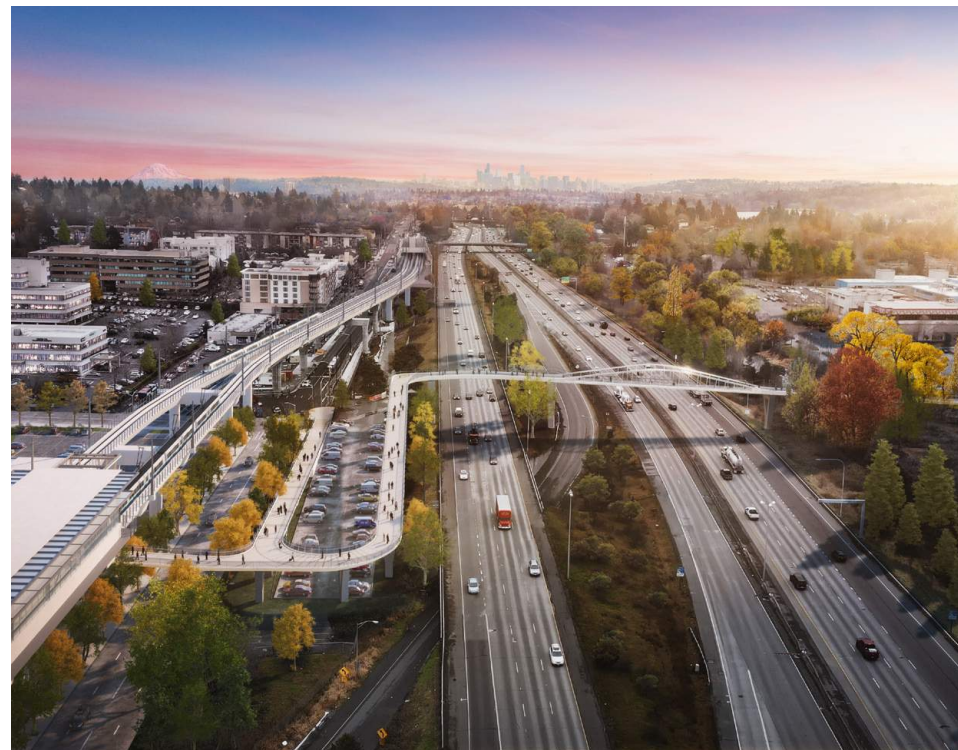
**B** NORTH SEATTLE COLLEGE



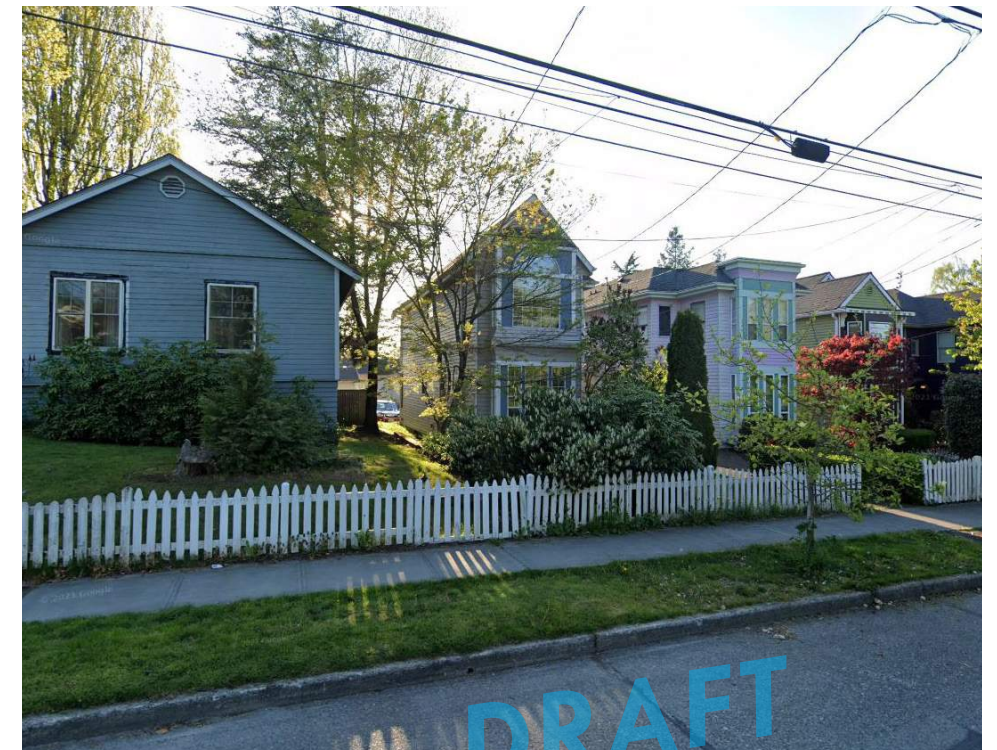
**C** LICTON SPRINGS P-PATCH COMMUNITY GARDENS



**D** CASCADIA ELEMENTARY SCHOOL & ROBERT EAGLE STAFF MIDDLE SCHOOL



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



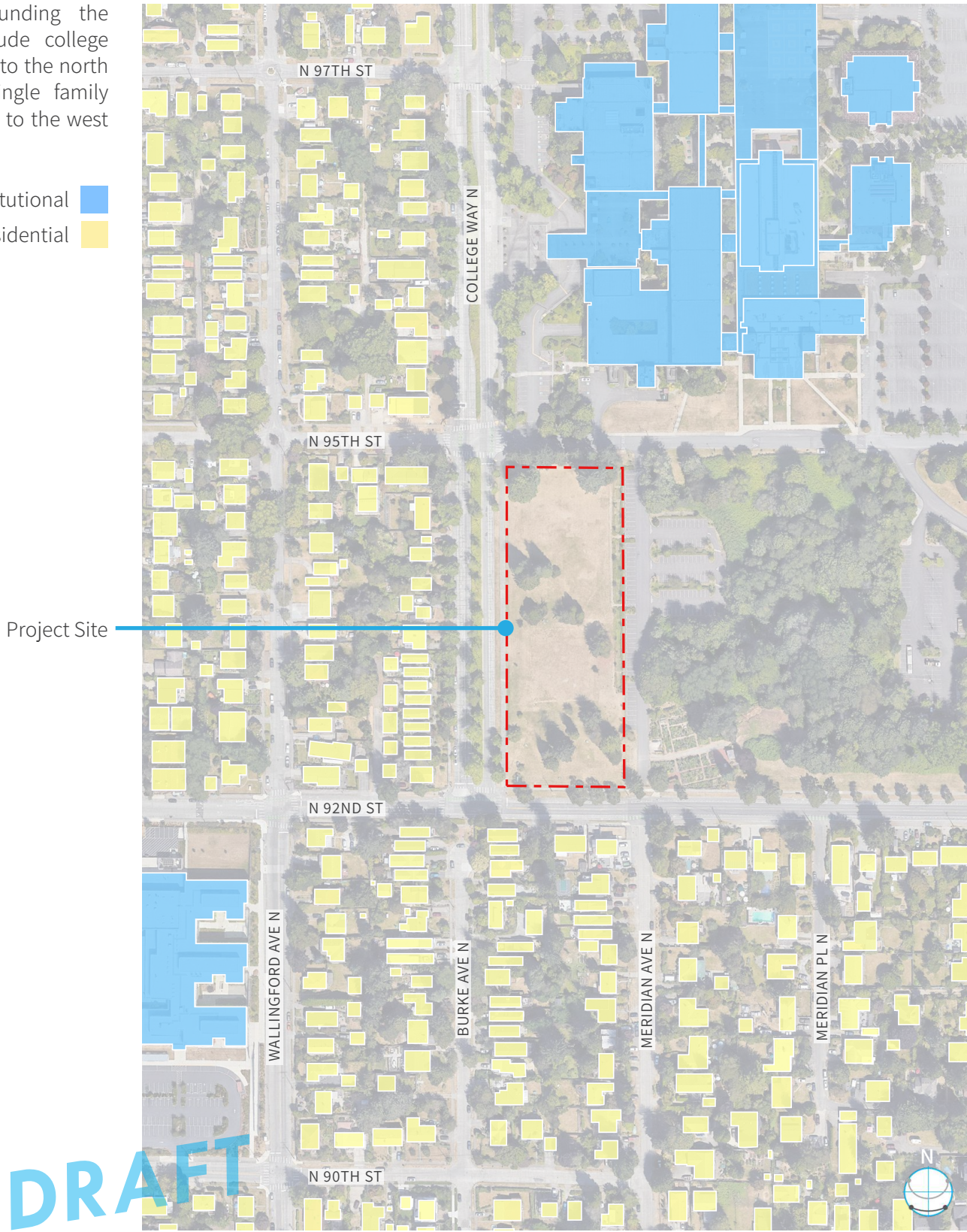
**F** COLLEGE WAY SINGLE FAMILY RESIDENTIAL CHARACTER



LAND USE & ZONING CONTEXT

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

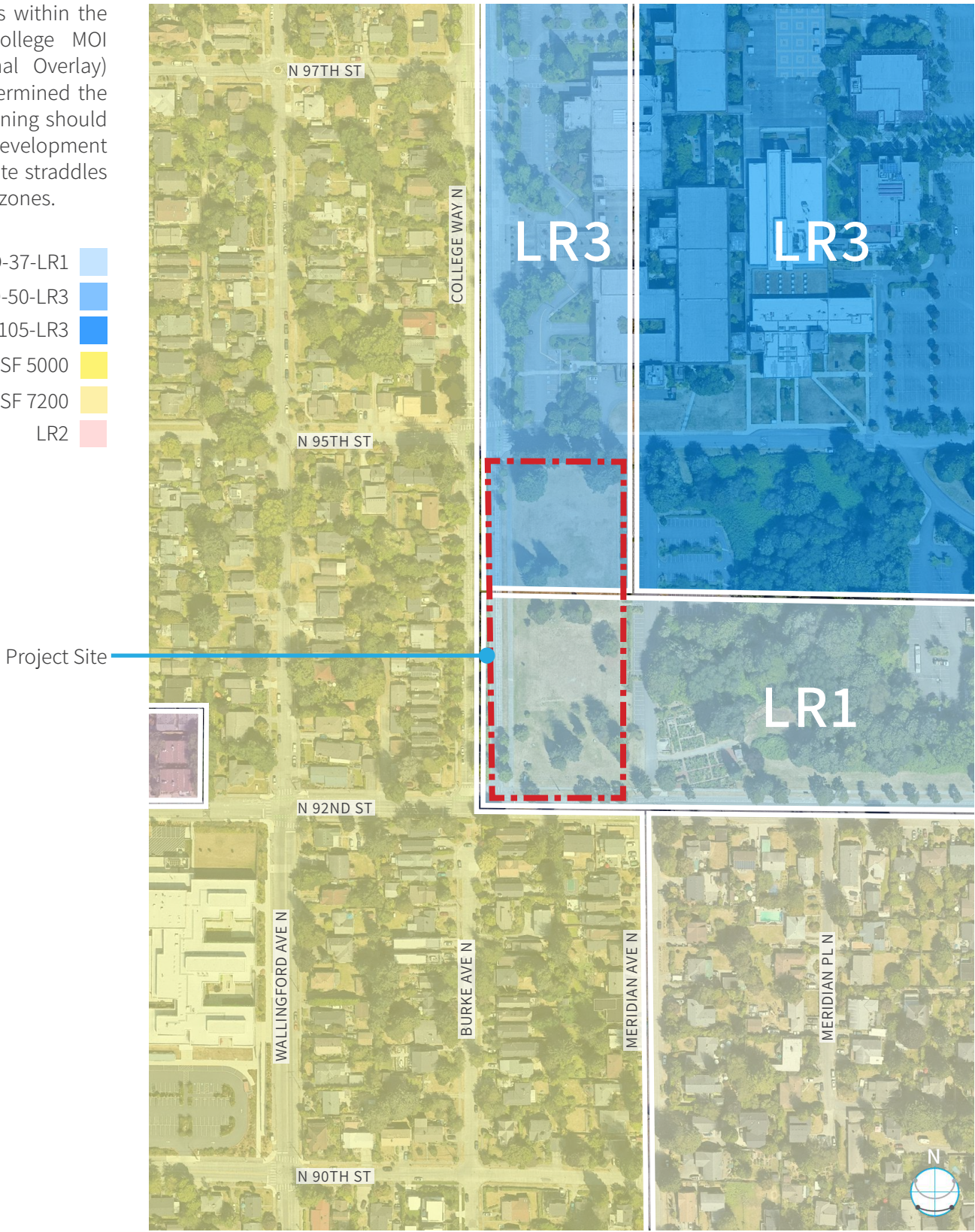
- Institutional
- Single Family Residential



EXISTING LAND USE PATTERN

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

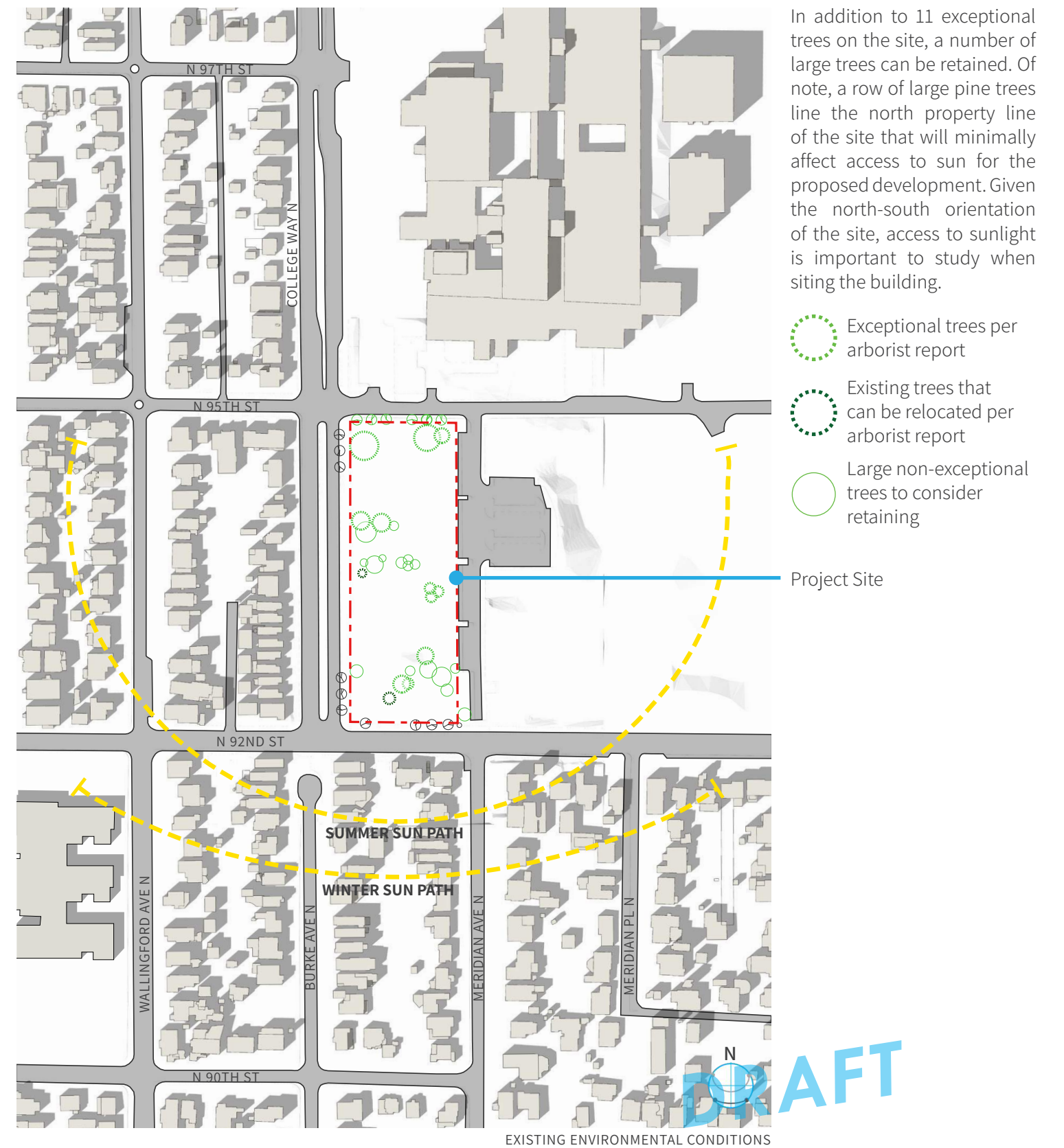
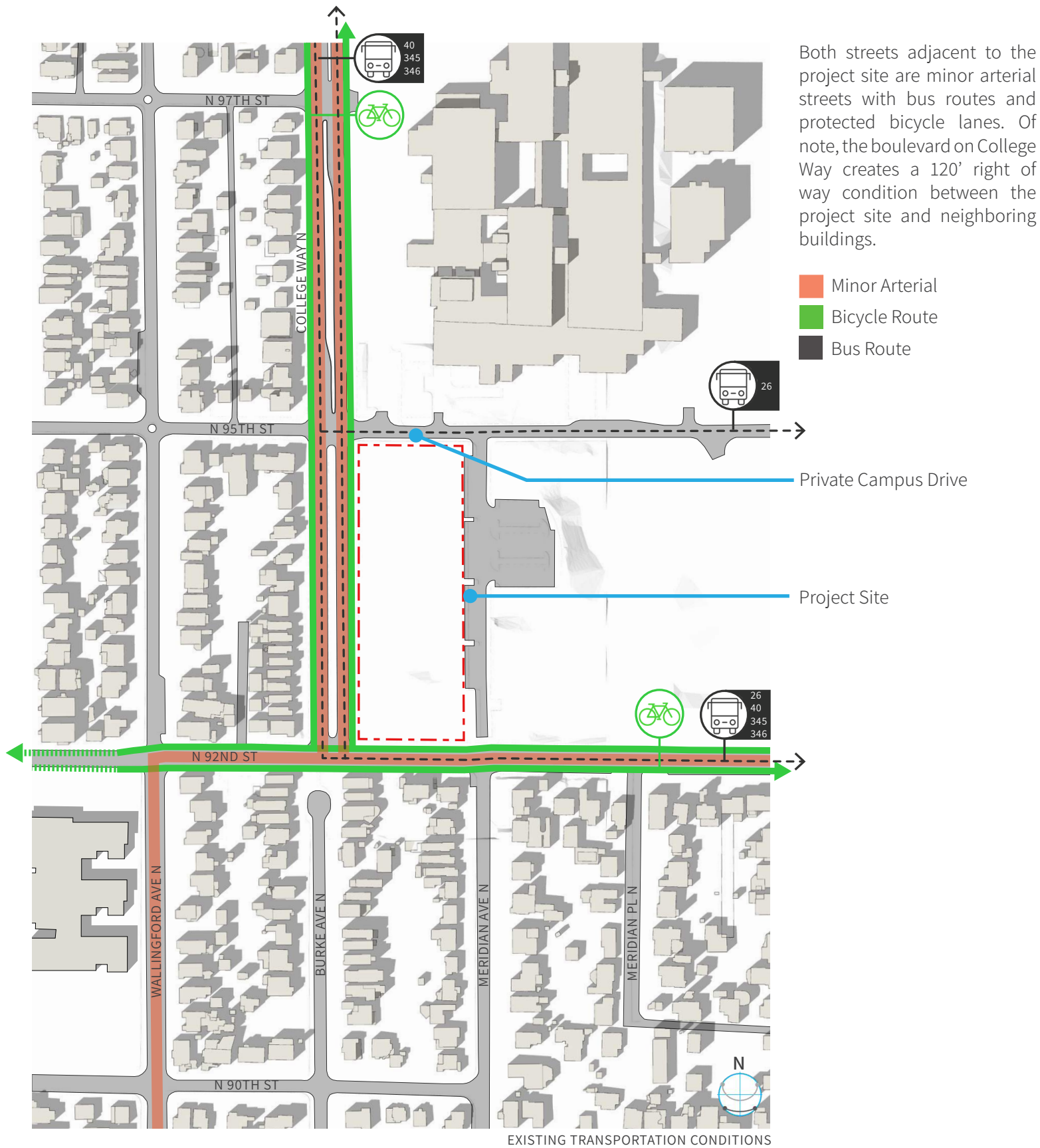
- MIO-37-LR1
- MIO-50-LR3
- MIO-105-LR3
- SF 5000
- SF 7200
- LR2



EXISTING ZONING PATTERN



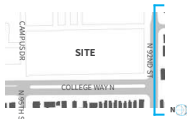
# TRANSPORTATION & ENVIRONMENTAL CONTEXT





STREET ELEVATIONS

N 92ND ST  
VIEW LOOKING SOUTH



MERIDIAN AVE N

SF 7200

PROJECT SITE



SF 5000

N 92ND ST  
VIEW LOOKING NORTH



COLLEGE WAY N (BURKE AVE N)

PROJECT SITE



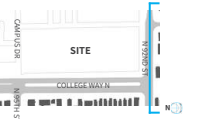
SF 5000

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STREET ELEVATIONS

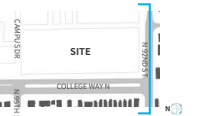
PROJECT SITE



BURKE AVE N (COLLEGE WAY N)

SF 5000

PROJECT SITE



MERIDIAN AVE N

LICTON SPRINGS P-PATCH COMMUNITY GARDEN

SF 5000

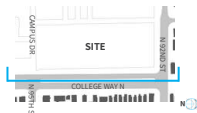
SF 7200

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STREET ELEVATIONS

COLLEGE WAY N  
VIEW LOOKING EAST



PROJECT SITE

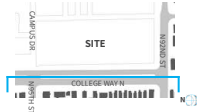


INTERNAL CAMPUS DR (N 95TH ST)

MIO-50-LR3

MIO-37-LR1

COLLEGE WAY N  
VIEW LOOKING WEST



PROJECT SITE



N 92ND ST

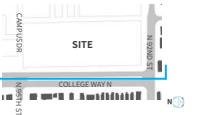
MIO-37-LR1

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STREET ELEVATIONS

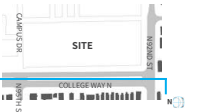
PROJECT SITE



N 92ND ST

MIO-37-LR1

PROJECT SITE



N 95TH ST (INTERNAL CAMPUS DR)

MIO-37-LR1

MIO-50-LR3

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STREET ELEVATIONS

N 95TH ST/ CAMPUS DR  
VIEW LOOKING SOUTH



N 95TH ST/ CAMPUS DR  
VIEW LOOKING NORTH





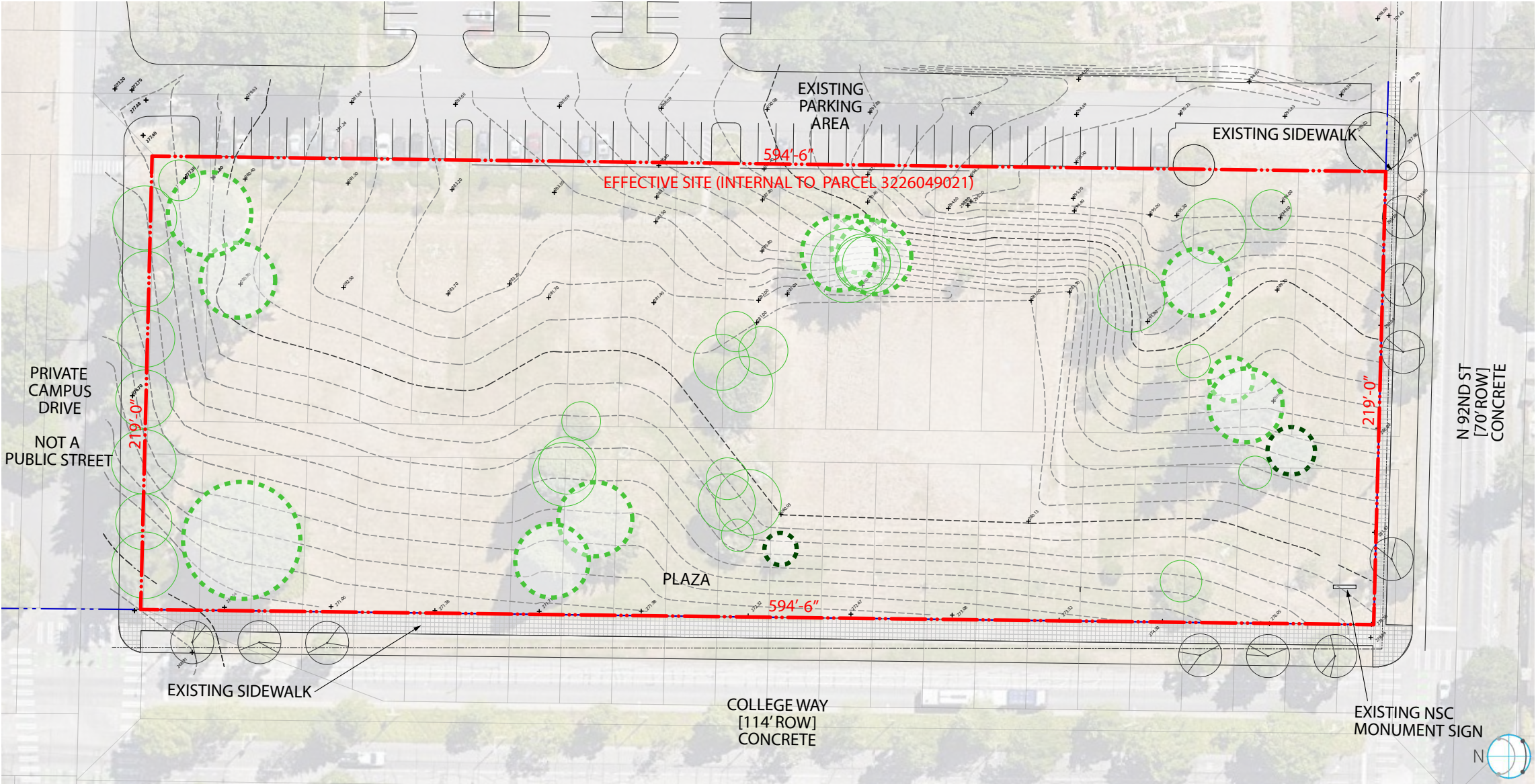
EXISTING SITE CONDITIONS



Parcel: # 3226049021

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

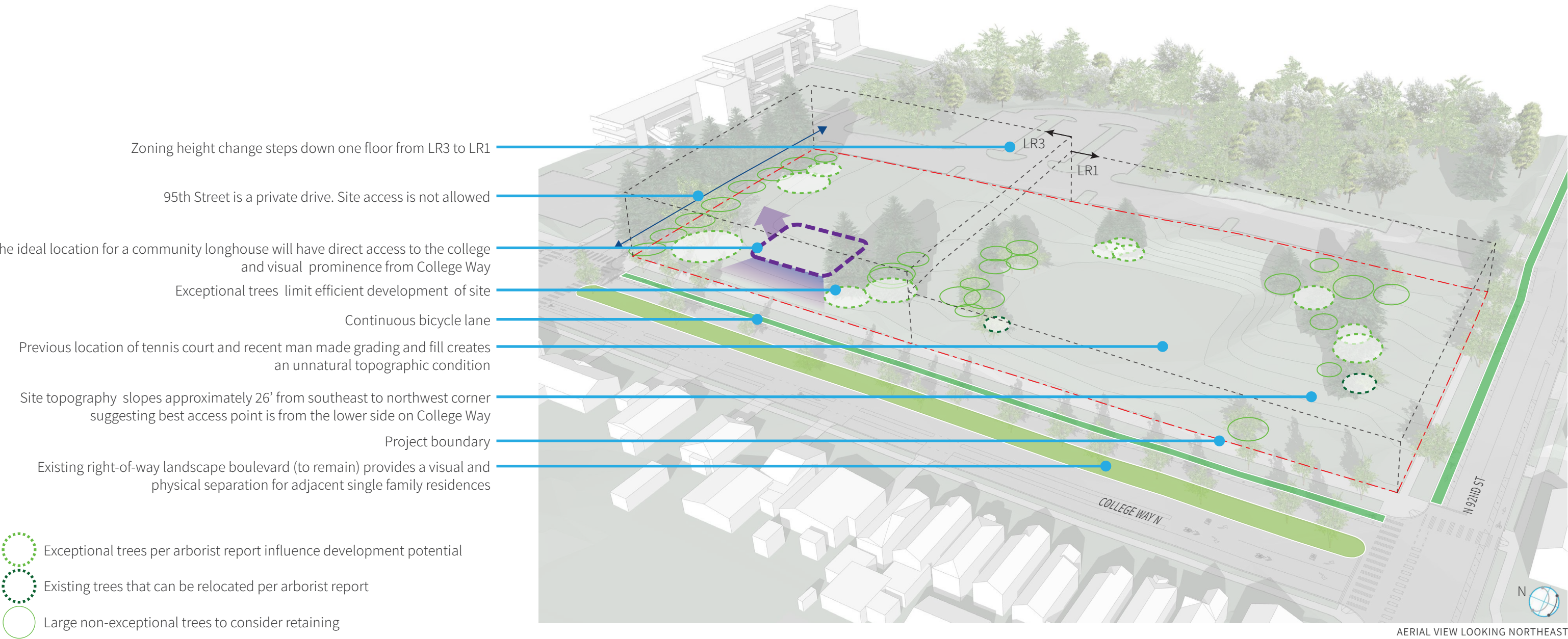
- Exceptional trees per arborist report
- Existing trees that can be relocated per arborist report
- Large non-exceptional trees to consider retaining



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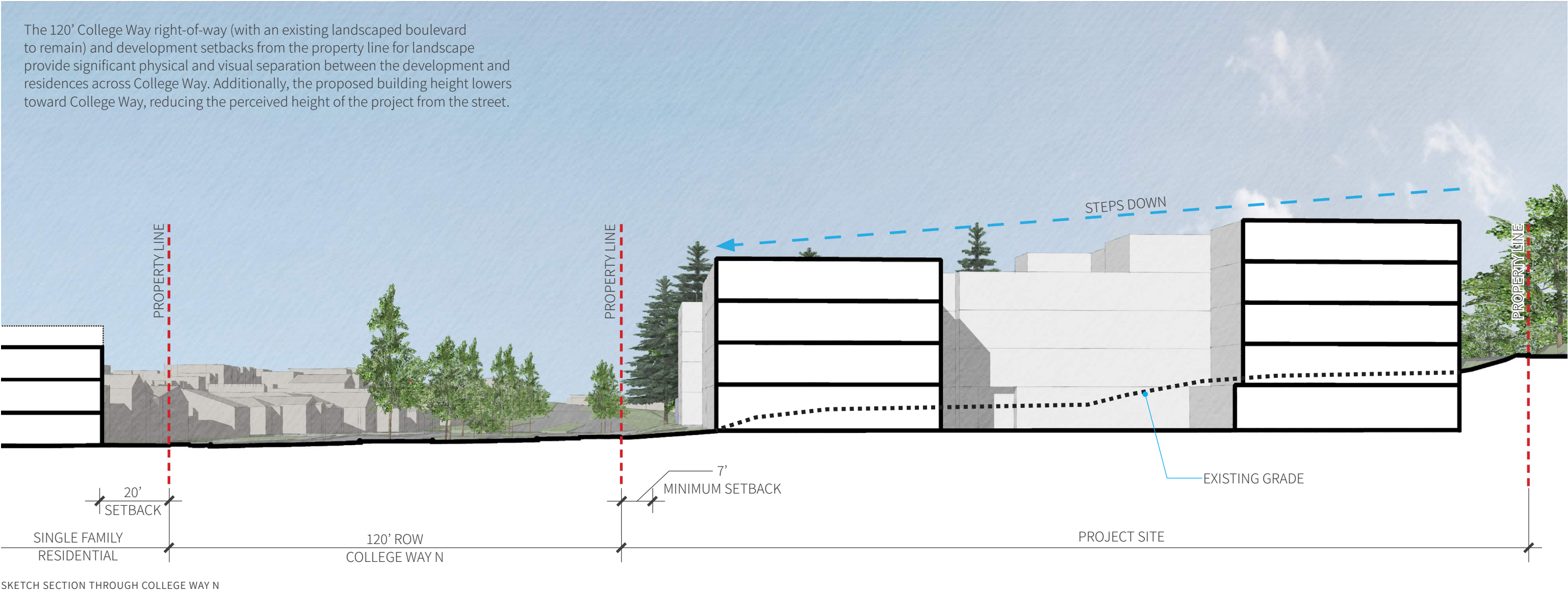
SITE CONDITIONS, CONTEXT, & MAJOR PLANNING DETERMINANTS



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SITE CONDITIONS, CONTEXT, & MAJOR PLANNING DETERMINANTS



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SITE CONDITIONS

Topographic elevation change and large existing trees greatly influence experience of the project site and any proposed development. Flattening the grade and removing these trees, while common practice, would diminish the character of the site. The preferred design options seek to preserve natural elements of the site as much as feasibly possible.



① N 92ND ST, NORTH SIDE LOOKING NORTH



② COLLEGE WAY N, WEST SIDE LOOKING EAST



③ N 92ND ST, NORTH SIDE LOOKING WEST



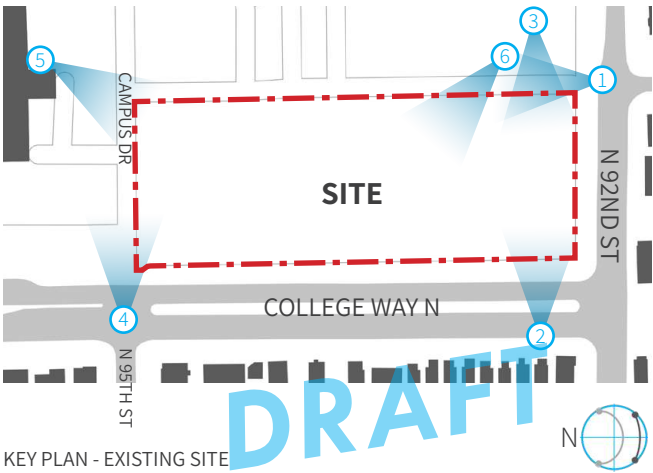
④ INTERSECTION OF COLLEGE WAY N AND N 95TH ST, LOOKING EAST



⑤ INTERNAL CAMPUS DR, NORTH SIDE LOOKING SOUTHWEST



⑥ N 92ND ST, NORTH SIDE LOOKING NORTHWEST





Key Development Standards		
	Base Zoning: LR1(M) South portion of site), LR3(M) on North portion of site Major Institutional Overlay (MOIO) P: SDCI has indicated this project will not require modification of the Existing MIMP and can be developed and reviewed as LR1 & LR3 zoning (underlying zoning). Currently adjacent to, but not within the Northgate Urban Center. Also withing the Northgate Overlay District. This parcel is served by "Frequent Transit Service" per Directors Rule DR15-2018 Uses proposed and permitted outright: Affordable Housing & Longhouse cultural gathering space ( institution use as cultural education and enrichment purposes) .	
Code Section	Municipal Code Text (Note: code text here is a summary only on the most relevant development standards and has been edited down for brevity)	Applicant Comments
23.41.012 Development standard departures - tree preservation as a DRB discretionary recommendation	B 10. Floor area ratios ...are not departable... except that: b. Departures of up to an additional 0.5 FAR may be granted if the applicant demonstrates that: 1) The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground;...	FAR utilization varies with each EDG option -see option comparison page
	B 11 Structure height, ...not departable....except that: f. Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that: 1) The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and 2) Avoiding development in the tree protection area will reduce the total development capacity of the site;	Option A, C & D assume the Design Review Board will recommend that tree preservation and a more compact building footprint better meets the guidelines and is an acceptable trade off for 10' of additional height.
23.45.510 - Floor area (FAR)	Table A FAR Limits: LR1 with MHA Suffix: 1.3 FAR LR3 with MHA Suffix Outside Urban Centers: 1.8 FAR LR3 with MHA Suffix Onside Urban Centers: 2.3 FAR D - The following floor area is exempt from FAR limits: D4 - Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, (see Exhibit A for 23.45.510), in the following circumstances: a) Apartments in LR zones D5 All stories, or portions of stories, that are underground, a) The story, or portion of the story, that is partially above grade is used for parking or other accessory uses and has no additional stories above;	Proposal subject to 1.3 FAR limit in the LR1 Zone and 1.8 FAR limit in the LR3 Zone. Proposal may also utilize the 0.5 additional FAR available per 23.41.012 B10b (tree preservation//DRB discretion). Also assumes the distribution of FAR area per 23.86.007F (next line)
23.86.007 - Floor area and floor area ratio (FAR) measurement	F.If a lot is in more than one zone, the FAR limit for each zone applies to the portion of the lot located in that zone, except that if the sole difference between the zoning designations for portions of a lot is the base FAR, allowable floor area based on the calculations for the separate portions of the lot may be provided on the lot, and except that, if both zones are LR zones or both zones are either C or NC zones, then the allowed total floor area may be located anywhere on the lot.	Proposal utilizes the available floor areas/FAR across both zones using this formula: (1.8FAR x LR-3 lot area) + (1.3 FAR x LR-1 Lot Area) = Total development gross square footage, located anywhere on the combined zone lot.
23.45.512 - Density limits	A. Density limits 1. Except according to subsection 23.45.512.A.4, ( <i>affordable</i> ) the following developments must meet the density limits described in this subsection 23.45.512.A: 4. Density exception for certain types of low-income multifamily residential uses a. The exception in this subsection 23.45.512.A.4 applies to low-income residential uses operated by a public agency or a private nonprofit corporation. b. The uses listed in subsection 23.45.512.A.4.a shall have a maximum density of one dwelling unit per 400 square feet of lot area if a majority of the dwelling units are designed for and dedicated to tenancies of at least three months, and the dwelling units remain in low-income residential uses for the life of the structure.	The proposal is 100% affordable housing. At 400 SF per unit, this site could support a density of 349 units. The options proposed are all well below the applicable density limit.
23.45.512 - Family Sized Units	B. Family-sized unit requirements in LR1 zones 1. Apartment developments in LR1 zones with four or more units shall provide at least one unit with two or more bedrooms and a minimum net unit area of 850 square feet for every four units in the structure. 25% of units must be family sized 2BRs 2. One unit with three or more bedrooms and a minimum net unit area of 1,050 square feet may be provided in place of any two units required to include two bedrooms and a minimum net unit area of 850 square feet.	Proposal exceeds requirements
23.45.514 - Structure Height	Table A: Structure height for LR zones LR1 Apartments outside urban centers and station areas: 30' LR3 Apartments: outside urban centers and station areas: 40'	Option A, C & D assume the Design Review Board will recommend that tree preservation and a more compact building footprint better meets the guidelines and is an acceptable trade off for 10' of additional height in each zoning designation. proposed heights would be limited to 40' in LR1 & 50' in LR3.
23.45.518 - Setbacks and separations	1. Table A: Required setbacks in LR zones Front: Apartments: 7' Average, 5' min. Rear, Apartments: 7' Average, 5' min. Side setback for facades 40 feet or less in length, Apartments: 5' Side setback for facades greater than 40 feet in length, Apartments: 7' Average, 5' min 2. Upper-level setbacks in LR2 and LR3 zones: a. An upper-level setback of 12 feet from the front lot line is required for all portions of a structure above the following height: 1) Forty-four feet for zones with a height limit of 40 feet. 2) Fifty-four feet for zones with a height limit of 50 feet	Proposal meets setback requirements
23.45.527 - Structure width and façade length limits in LR zones	A. Table A Structure Width: LR1 Apartments - 45' wide LR3 Apartments - 120' wide. 150' wide inside Urban Villages, Urban Centers or Station Area Overlay Districts B. Maximum façade length in Low-rise zones: 1. The maximum combined length of all portions of façades within 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	EDG Options C & D are seeking departures for structure width.
23.45.522 - Amenity area	A1 - The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area. 2. A minimum of 50 percent of the required amenity area shall be provided at ground level, D 1- All units shall have access to a common or private amenity area D2a - In LR zones, an amenity area shall not be enclosed within a structure. D4a - Private Amenity: There is no minimum dimension for private amenity areas, except that if a private amenity area abuts a side lot line that is not a side street lot line, the minimum horizontal dimension measured from the side lot line is 10 feet D5 - Common amenity areas for rowhouse and townhouse developments and apartments shall meet the following conditions: a) No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet. b1) At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.	Proposal can meet amenity area requirements if area under preserved trees is included. This will be vetted at the pre application conference before design review.
23.45.530- Green Building Standards	For projects exceeding the floor area ratio (FAR) in Table A for 23.45.530, the applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D. 58D "Green building standard" means a performance-based standard adopted by the Director by rule that is equivalent.	Directors rule 4-2021 allows the use of the Evergreen Sustainable Development Standards, Version 4.0 with state and city funding for affordable housing to meet this requirement.
23.45.536 - Parking location, access, and screening	C. Access to parking 2. Street access required. Access to parking shall be from the street if: a. The lot does not abut an alley. 3. On corner lots, if street access is permitted pursuant to subsection 23.45.536.C.2, the applicant may determine the street from which access is taken, unless the Director determines that the use of the street chosen by the applicant would create a significant safety hazard.	See EDG options for parking access locations
23.54.015 - Parking	Per 23.54.015, Table B, III P, No minimum parking is required for income restricted ( <i>affordable</i> ) housing at or below 80% of median income.	Proposal is providing varying amounts of parking for residents - see EDG options for quantity and location. Parking for the Longhouse events is provided on the surrounding lots at North Seattle College.



SUMMARY OF DESIGN RELATED COMMUNITY FEEDBACK



OVERVIEW

Bellwether is currently engaged with the neighborhood as well as North Seattle College, the owner of the site, and is aware of the neighborhood and its concerns. We are committed to participation in neighborhood work, and to making sure the community has a forum to share their thoughts and concerns.

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

SURVEY RESULTS

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

Concerns for the neighborhood associated with increasing growth include:

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

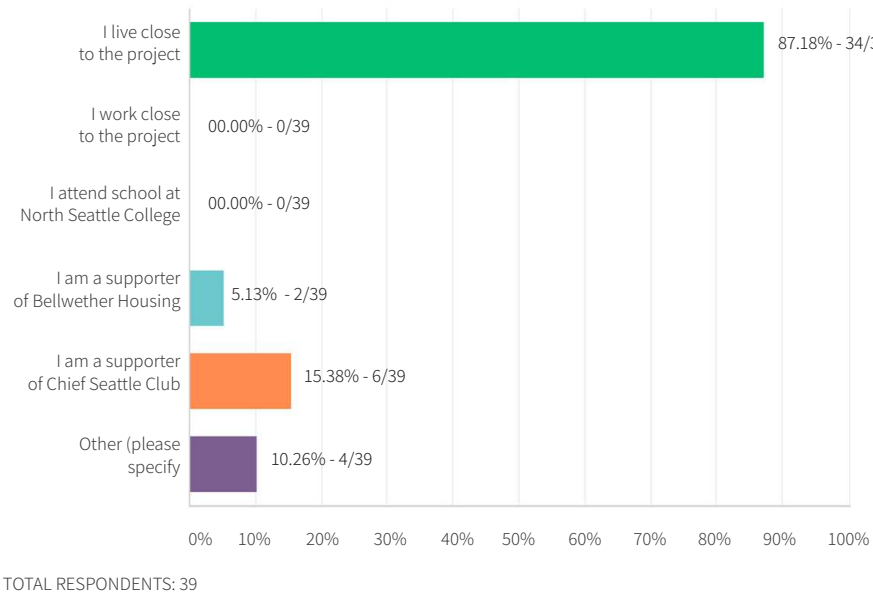
Respondents also were **conflicted** in their responses that increasing density would eliminate the qualities that residents enjoy while others feel increased density would improve the neighborhood with diversity and mixed-use amenities.

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

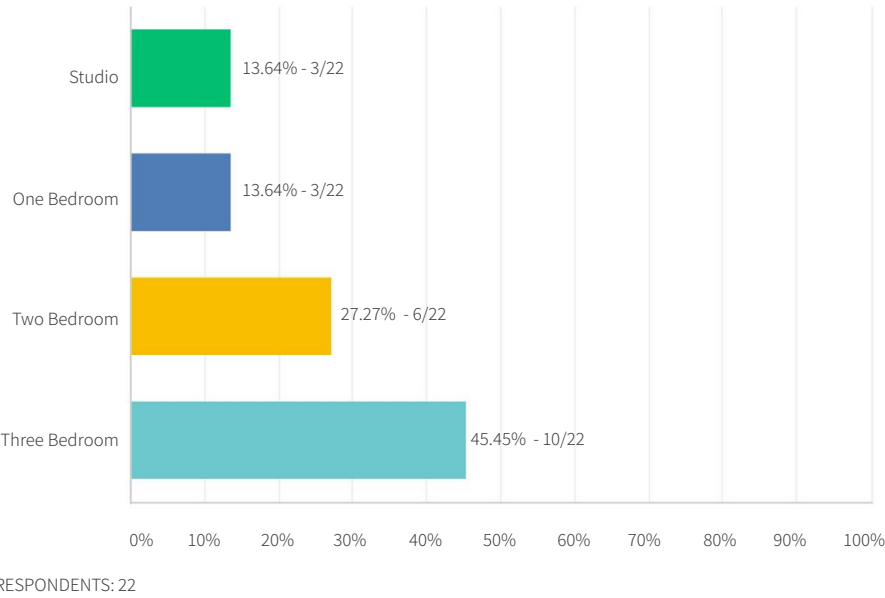
Responses confirmed the **project goal of providing a high ratio of 2- and 3-bedroom units**. Fifty-one percent of the respondents use their private car for transportation however this is anticipated to change with the new Link Light Rail station and Pedestrian bridge. Over a third of the responses identified the **highest project priority** as the development be designed with **environmental sustainability in mind** and another third believe **affordability is most important**. The remaining third of responses are categorized in how the **development reflects and integrates into the neighborhood** and contributes in positive ways.

Concerns for the development were a wide range of topics which respondents could select as many as they desired. Fifty-eight percent of responses identified driving around and parking in the neighborhood as the highest concern. Construction noise and impacts was selected by forty-two percent of the respondents as the next highest single development concern. Building scale was the third most selected concern with affordability being the fourth most important area of concern. Miscellaneous write in comments came from half of the respondents and half of those were concerned with increasing crime.

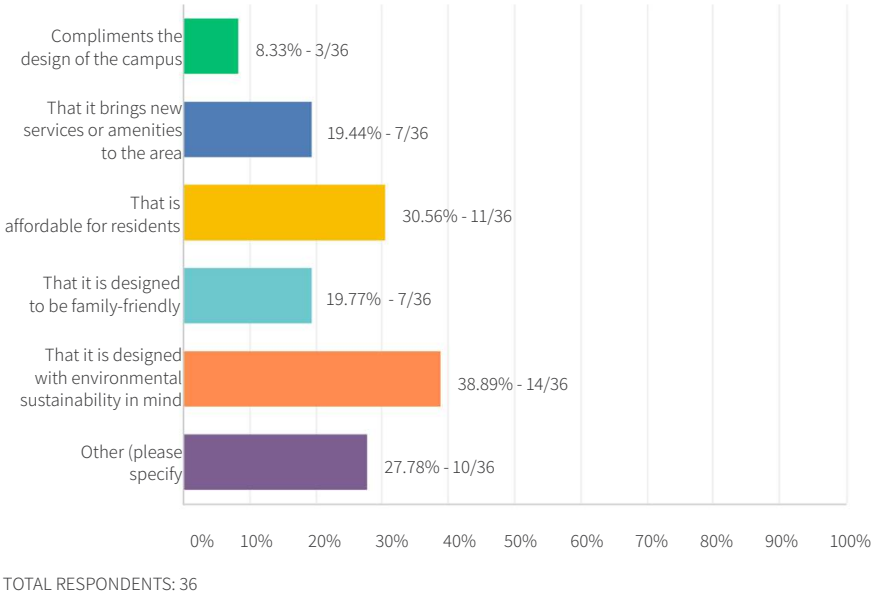
Q: What Is Your Connection To This Development? (Select All That Apply)



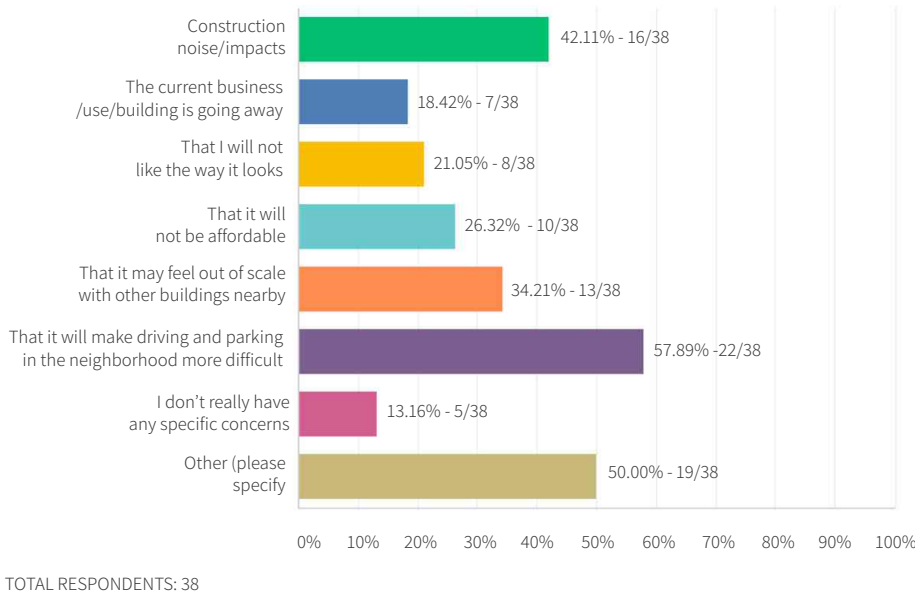
Q: What Apartment Sizes Are Most Needed In Your Neighborhood? (Select One)



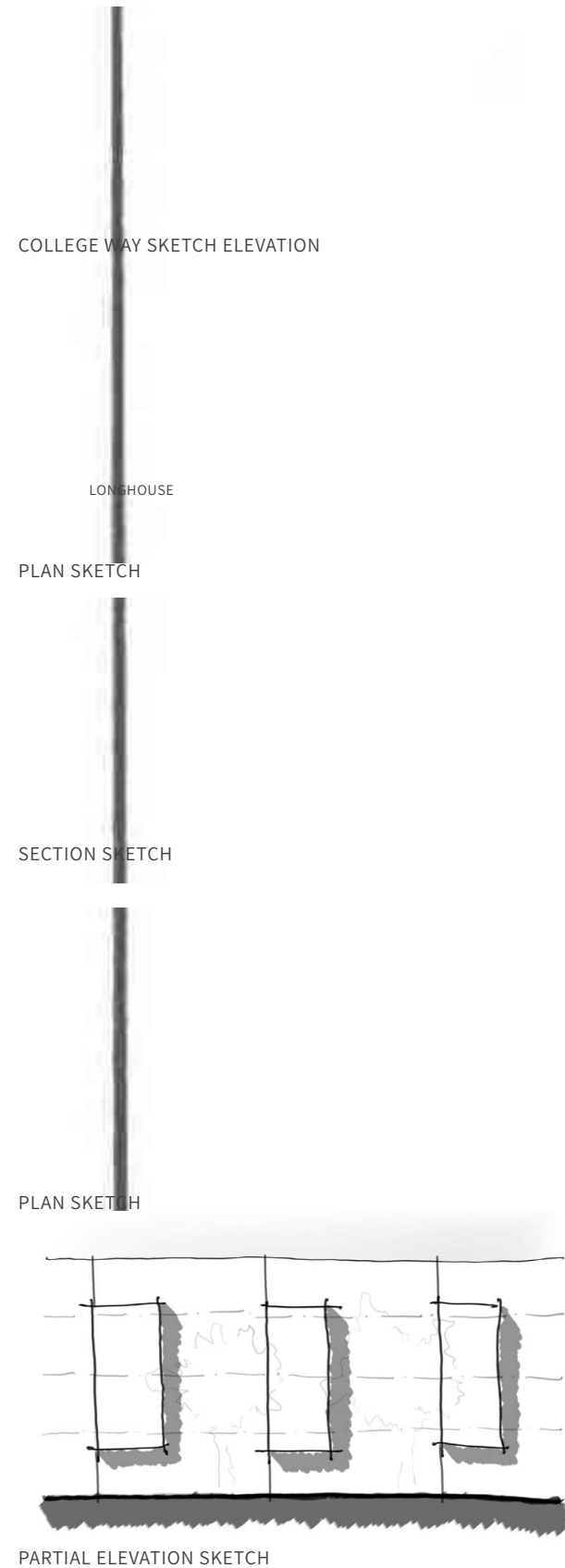
Q: What Is Most Important To You About A New Building On This Property? (select one)



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







## LAYERING

Layering building volumes by locating smaller volumes toward the street reduces the perceived mass while providing visual depth and interest from the street, sidewalk, and exterior spaces on the site. Additionally, setbacks and landscape elements will create layered transitions from public to private spaces.

*APPLICABLE DESIGN GUIDELINES:* CS2-D.1, PL3-B.1, DC2-A.2

## COURTYARDS, EXISTING TREES, & LONGHOUSE AS ORGANIZATIONAL ELEMENTS

A variety of usable outdoor space from private residence uses to public community uses become organizing elements that allow buildings to frame these spaces. The spaces create visual penetration into and through the site while allowing the sun to penetrate the site as well. Additionally, the size and scale of the longhouse, as a separate volume set in a courtyard, differentiates itself from the larger volumes, providing visual prominence.

*APPLICABLE DESIGN GUIDELINES:* CS1-B.1, CS1-B.2, CS1-D.1, CS2-B.3, CS2-C.1, CS3-A.3, PL1-A1, PL1-A2, PL1-B1, DC3-A.1, DC3-B.1-3

## TERRACING WITH THE GRADES

Approximately 26' of vertical grading occurs across the site. The buildings will respond to this grade condition by implementing vertical steps in its massing, creating more visual interest at roof lines.

*APPLICABLE DESIGN GUIDELINES:* CS1-C.1, CS1-C.2, CS2-B.1, CS2-D.2, DC2-A.1

## CONNECTING TO THE STREET

Public building uses will face the street to foster community engagement.

*APPLICABLE DESIGN GUIDELINES:* PL2-A.1, PL3-A.1, DC1-A.1,

## ROWHOUSE EXPRESSION

Providing repetitive vertical elements on street facing facades reduces the bulk and scale of the building while reflecting the density and character of neighboring buildings and a typical LR zone typology.

*APPLICABLE DESIGN GUIDELINES:* CS2-D.1, DC2-A.2, DC2-C.1

DRAFT



OPTION A - CODE COMPLIANT



OPTION B - EXCEPTIONAL TREES SAVED



OPTION C - 92ND STREET ENTRY



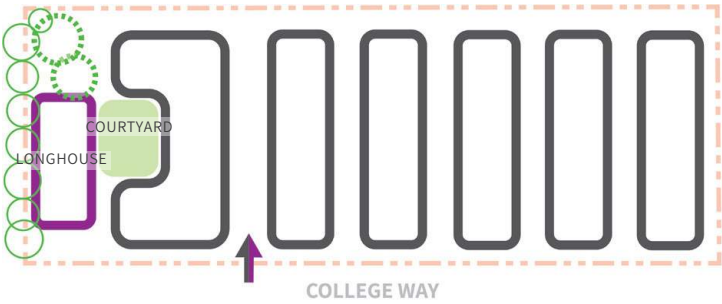
OPTION D - COLLEGE WAY ENTRY - PREFERRED





COMPARATIVE OVERVIEW

OPTION A - CODE COMPLIANT



PROS

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

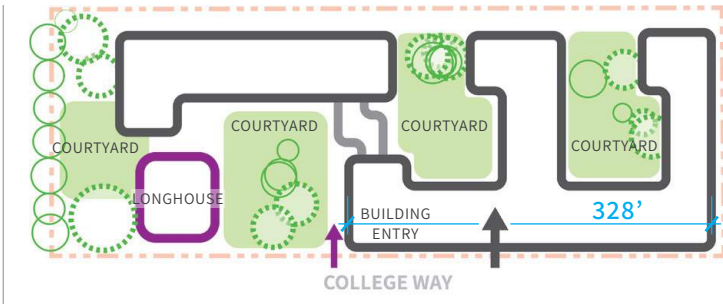
CONS

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

DEPARTURES

- None

OPTION B - EXCEPTIONAL TREES SAVED



PROS

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

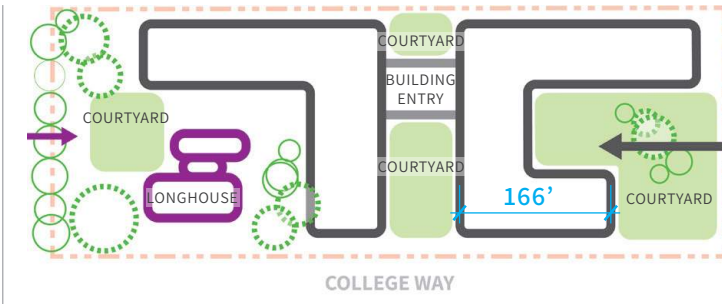
CONS

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

DEPARTURES

1. Structure width
2. Height increase for tree preservation

OPTION C - 92ND STREET ENTRY



PROS

- Allows for a **legible** single point of entry and control for the resident population
- Allows for a **legible** single point of entry for resident parking and pick-up/drop-off for residents and guests
- By functioning as a **single building it promotes a sense of community and inclusivity** for the residents
- Creates **4 unique gathering courtyards** for the residents and visitors to the community longhouse
- Preserves 7 exceptional trees
- **Preserves a generous open space** at the south end of the site to announce the entry to the College and **minimize the impact of the project to the residential neighborhood to the south**
- **The longest part of the massing is nestled into the grade, concealed by the preserved trees and is furthest from the surrounding public realm and neighboring residential properties**
- 2-way vehicular access off of 92nd Street
- Provides **ample space for the longhouse** building, adjacent pick-up/drop-off, and adjacent pedestrian gathering space

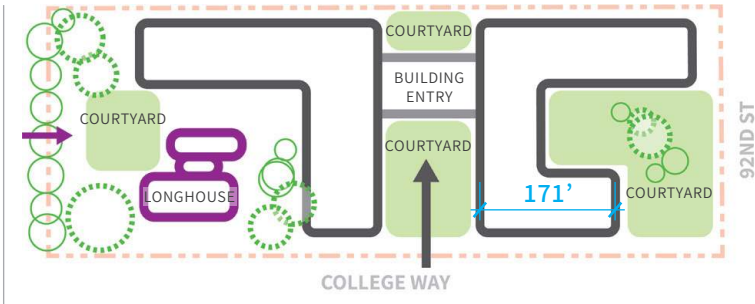
CONS

- Vehicular arrival interrupts 92nd Street bicycle lane
- Longer pedestrian walk to arrival off of 92nd Street
- Structure width departure required

DEPARTURES

1. Structure width
2. Height increase for tree preservation

OPTION D - COLLEGE WAY ENTRY-PREFERRED



PROS

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

CONS

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

DEPARTURES

1. Structure width
2. Height increase for tree preservation

DRAFT



OPTION A - CODE COMPLIANT



AERIAL VIEW LOOKING NORTHEAST

OPTION STATISTICS

APARTMENT UNITS	247
GROSS FLOOR AREA (SF)	223,500
BELOW GRADE PARKING STALLS	80
FAR (BLENDED)	1.42
EXCEPTIONAL TREES SAVED	2 OF 11
TOTAL ON-SITE TREES SAVED	7

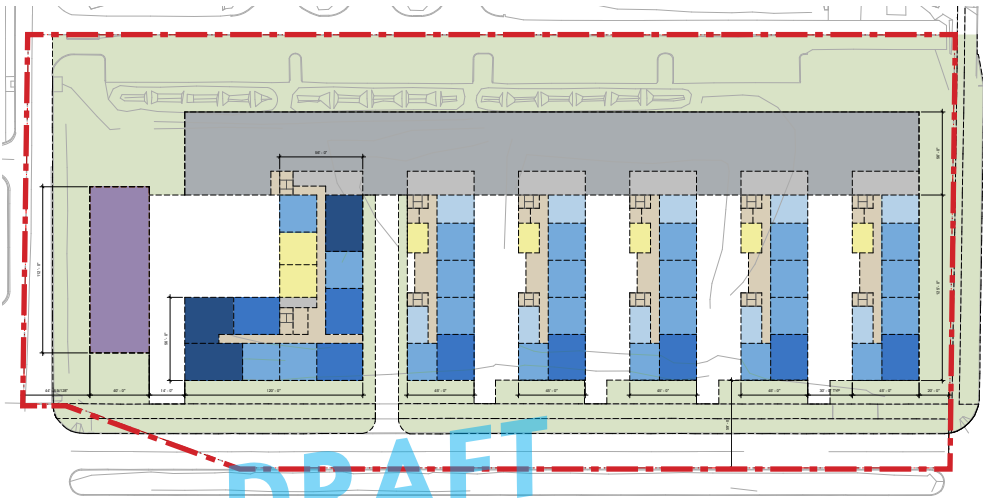
\*THIS OPTION DOES NOT MEET DEVELOPMENT OBJECTIVES

REQUESTED DEPARTURES

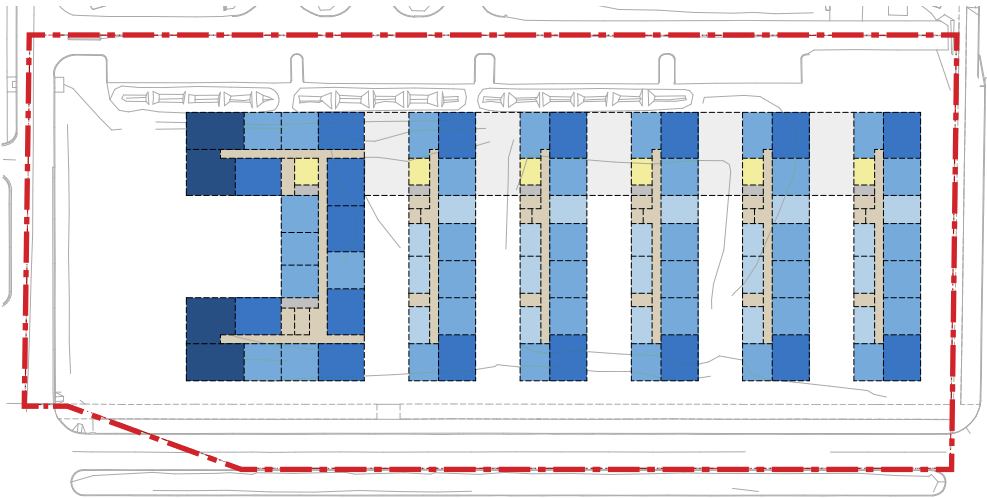
NONE

PLAN KEY

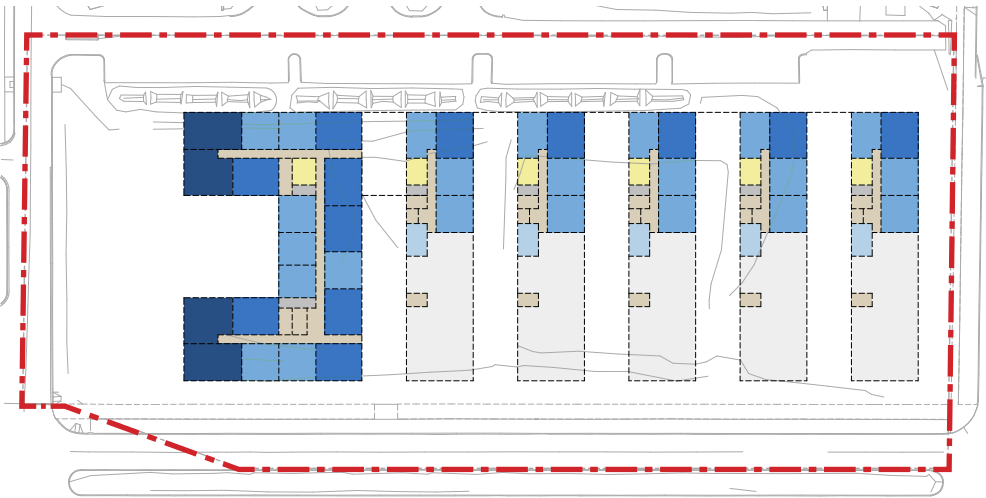
STUDIO YOUTH CARE	2 BEDROOM	ROOF BELOW
STUDIO	AMENITY	MECH/ELEC/BOH
OPEN 1 BEDROOM	CIRCULATION	PARKING
1 BEDROOM	GREEN SPACE	LONGHOUSE



LEVEL 1



LEVEL 2-3



LEVEL 4



OPTION A - CODE COMPLIANT



PERSPECTIVE VIEW AT COLLEGE WAY N & N 92ND ST



PERSPECTIVE VIEW AT N 92ND ST & MERIDIAN AVE N



AERIAL VIEW LOOKING EAST



PERSPECTIVE VIEW AT COLLEGE WAY N & N 95TH ST



OPTION B - EXCEPTIONAL TREES SAVED



AERIAL VIEW LOOKING NORTHEAST

OPTION STATISTICS

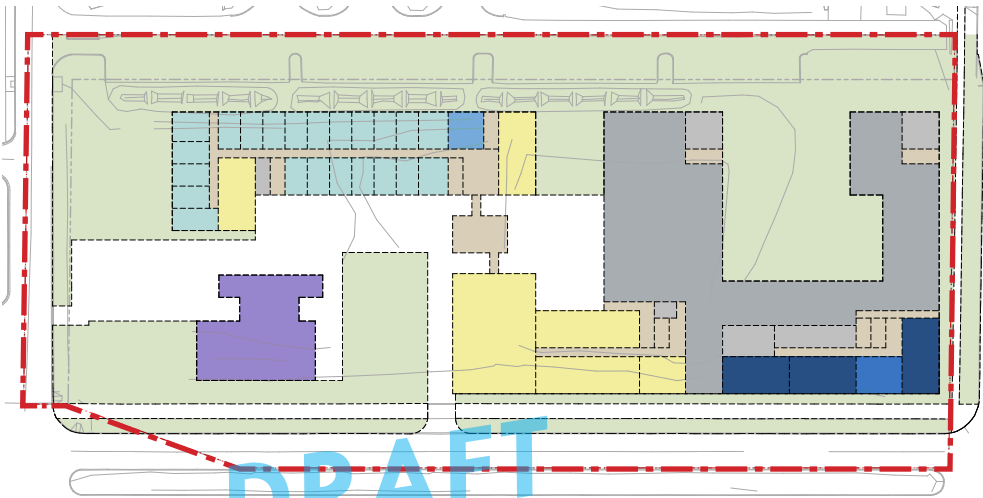
APARTMENT UNITS	223
GROSS FLOOR AREA (SF)	246,500
BELOW GRADE PARKING STALLS	80
FAR (BLENDED)	1.54
EXCEPTIONAL TREES SAVED	11 OF 11
TOTAL ON-SITE TREES SAVED	21

REQUESTED DEPARTURES

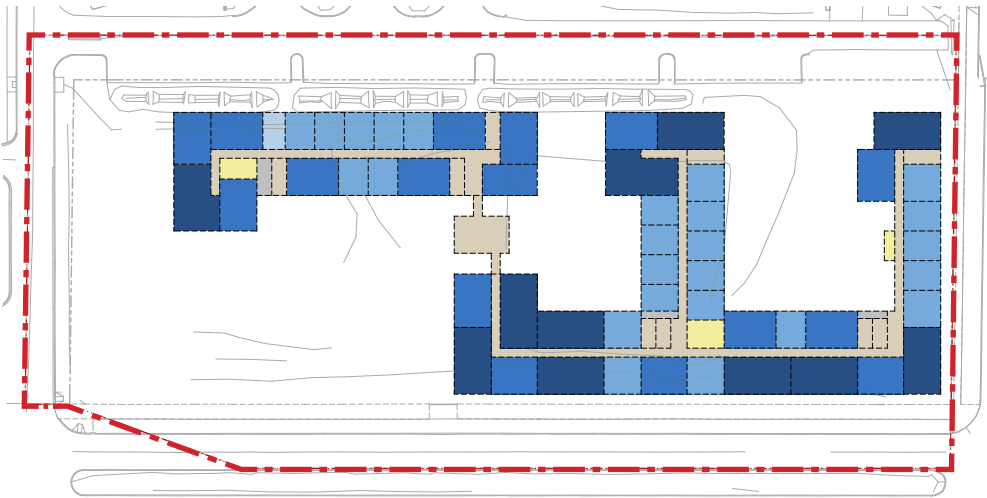
- Structure Width
- Structure Height

PLAN KEY

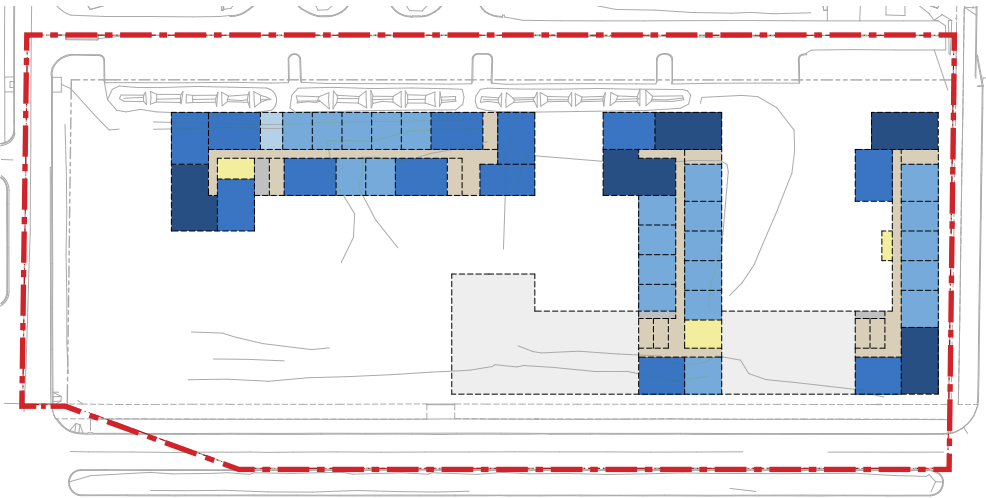
STUDIO YOUTH CARE	2 BEDROOM	ROOF BELOW
STUDIO	AMENITY	MECH/ELEC/BOH
OPEN 1 BEDROOM	CIRCULATION	PARKING
1 BEDROOM	GREEN SPACE	LONGHOUSE



LEVEL 1



LEVEL 2-4



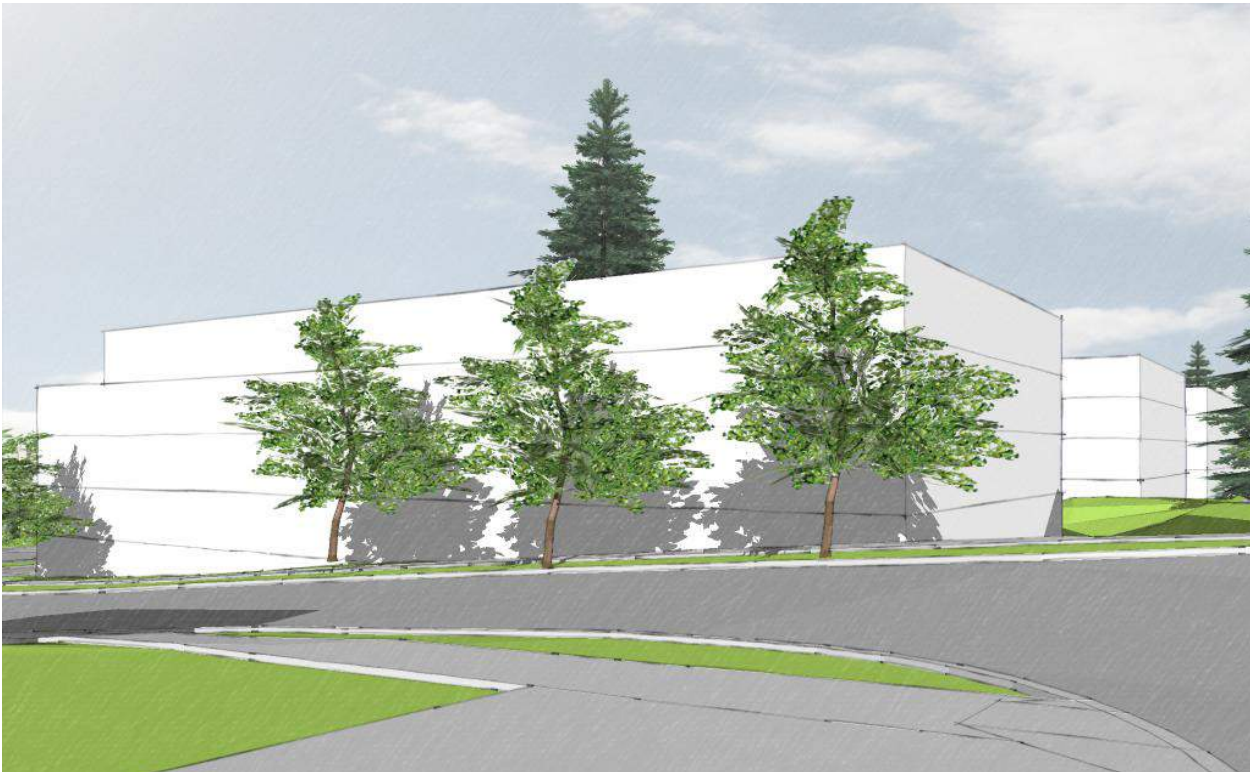
LEVEL 5



OPTION B - EXCEPTIONAL TREES SAVED



PERSPECTIVE VIEW AT COLLEGE WAY N & N 92ND ST



PERSPECTIVE VIEW AT N 92ND ST & MERIDIAN AVE N



AERIAL VIEW LOOKING EAST



PERSPECTIVE VIEW AT COLLEGE WAY N & N 95TH ST



OPTION C - 92ND STREET ENTRY



AERIAL VIEW LOOKING NORTHEAST

OPTION STATISTICS

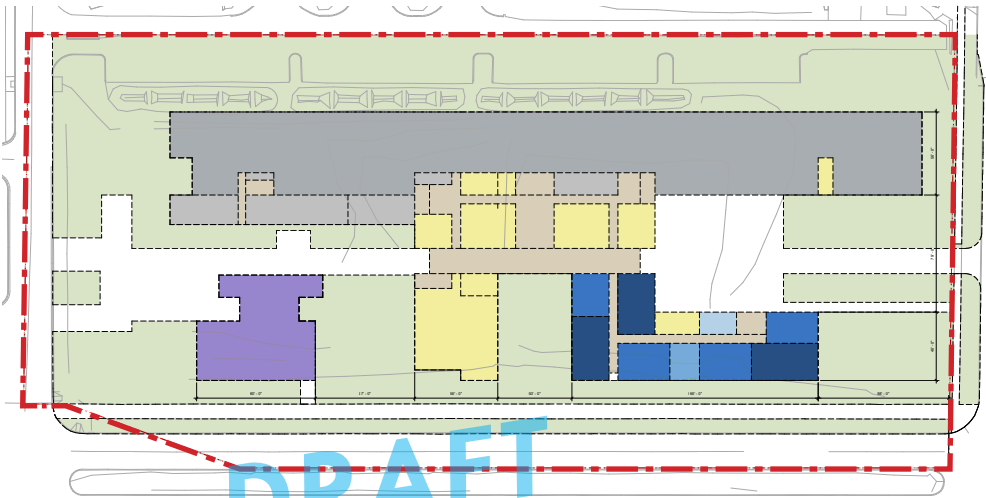
APARTMENT UNITS	200
GROSS FLOOR AREA (SF)	225,600
BELOW GRADE PARKING STALLS	80
FAR (BLENDED)	1.42
EXCEPTIONAL TREES SAVED	7 OF 11
TOTAL ON-SITE TREES SAVED	16

REQUESTED DEPARTURES

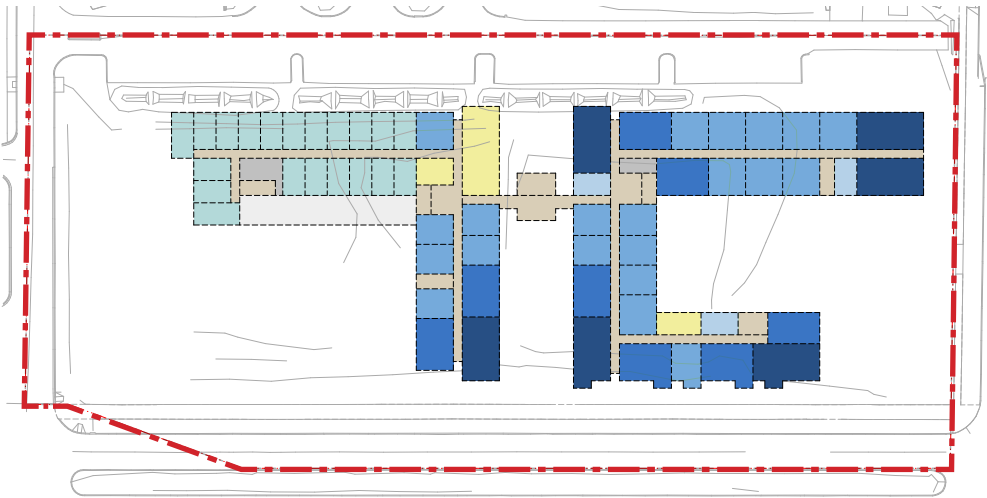
- Structure Width
- Structure Height

PLAN KEY

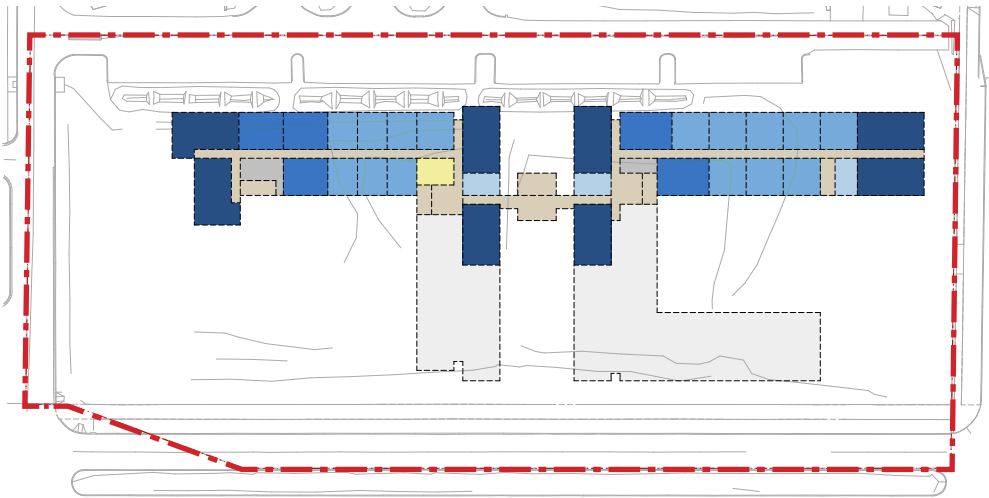
STUDIO YOUTH CARE	2 BEDROOM	ROOF BELOW
STUDIO	AMENITY	MECH/ELEC/BOH
OPEN 1 BEDROOM	CIRCULATION	PARKING
1 BEDROOM	GREEN SPACE	LONGHOUSE



LEVEL 1



LEVEL 2



LEVEL 5



OPTION C - 92ND STREET ENTRY



PERSPECTIVE VIEW AT COLLEGE WAY N & N 92ND ST



PERSPECTIVE VIEW AT N 92ND ST & MERIDIAN AVE N



AERIAL VIEW LOOKING EAST



PERSPECTIVE VIEW AT COLLEGE WAY N COURTYARD



PERSPECTIVE VIEW AT COLLEGE WAY N & N 95TH ST



OPTION D - COLLEGE WAY ENTRY - PREFERRED



AERIAL VIEW LOOKING NORTHEAST

OPTION STATISTICS

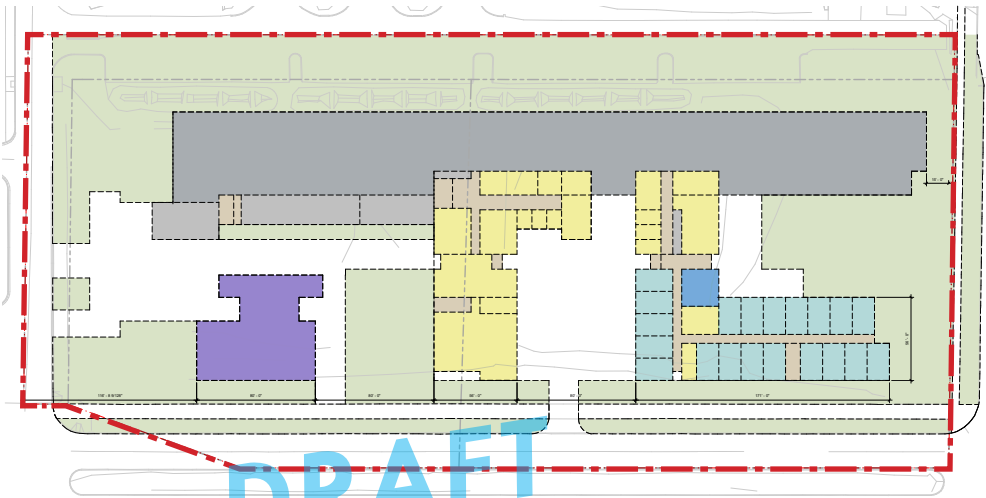
APARTMENT UNITS	202
GROSS FLOOR AREA (SF)	232,200
BELOW GRADE PARKING STALLS	80
FAR (BLENDED)	1.46
EXCEPTIONAL TREES SAVED	7 OF 11
TOTAL ON-SITE TREES SAVED	18

REQUESTED DEPARTURES

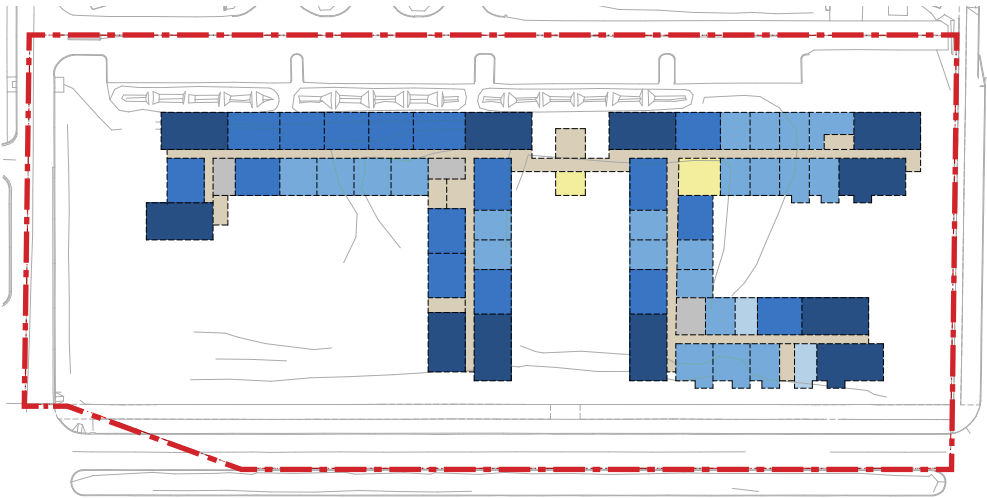
- Structure Width
- Structure Height

PLAN KEY

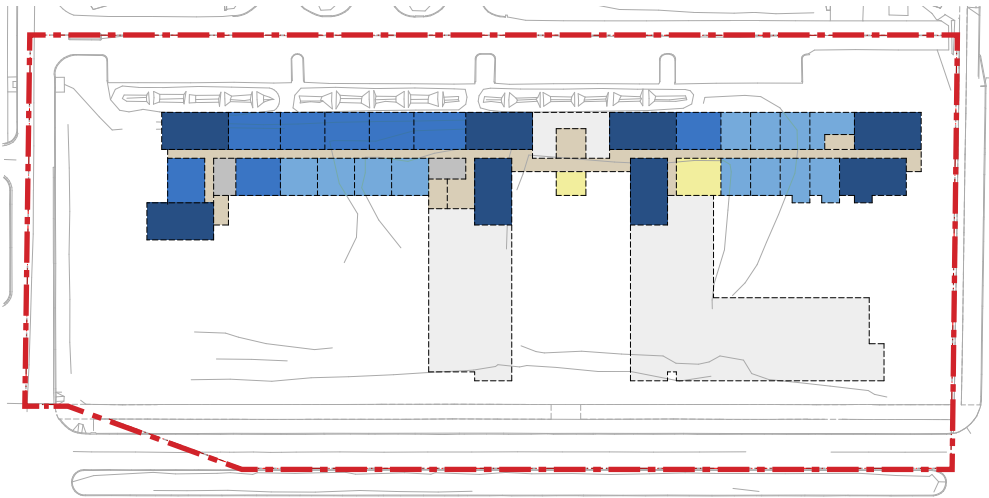
STUDIO YOUTH CARE	2 BEDROOM	ROOF BELOW
STUDIO	AMENITY	MECH/ELEC/BOH
OPEN 1 BEDROOM	CIRCULATION	PARKING
1 BEDROOM	GREEN SPACE	LONGHOUSE



LEVEL 1



LEVEL 2-4



LEVEL 5



OPTION D - COLLEGE WAY ENTRY - PREFERRED



PERSPECTIVE VIEW AT COLLEGE WAY N & N 92ND ST



PERSPECTIVE VIEW AT N 92ND ST & MERIDIAN AVE N



AERIAL VIEW LOOKING EAST



PERSPECTIVE VIEW AT COLLEGE WAY N COURTYARD ENTRY



PERSPECTIVE VIEW AT COLLEGE WAY N & N 95TH ST



DESIGN ADVANCEMENT - OPTION D - PREFERRED





DESIGN ADVANCEMENT - OPTION D - PREFERRED





ARCHITECTURAL PRECEDENTS & INSPIRATION

PROJECT INSPIRATION



OTAGO POLYTECHNIC STUDENT VILLAGE | DUNEDIN, NEW ZEALAND

TREE HOUSE/CONNECTOR INSPIRATION



URBAN ECOLOGY CENTER | MILWAUKEE, WI



THE SUSTAINABILITY TREEHOUSE | WV



THE CINDER CONE | HOOD RIVER, OR



TIPPERNE BIRD SANCTUARY | DENMARK



POTAWATOMI TOWER | STURGEON BAY, WI



EDWINA BENNER PLAZA | SUNNYVALE, CA



# ARCHITECTURAL PRECEDENTS & INSPIRATION

## CONTEMPORARY ROWHOUSE DESIGN



YAKIMA AVE S | SEATTLE, WA



GROW COMMUNITY | BAINBRIDGE ISLAND, WA



CORSON ROWHOUSES | SEATTLE, WA



ONYX APTS | THREE KINGS, NEW ZEALAND



LONGHOUSE





LONGHOUSE



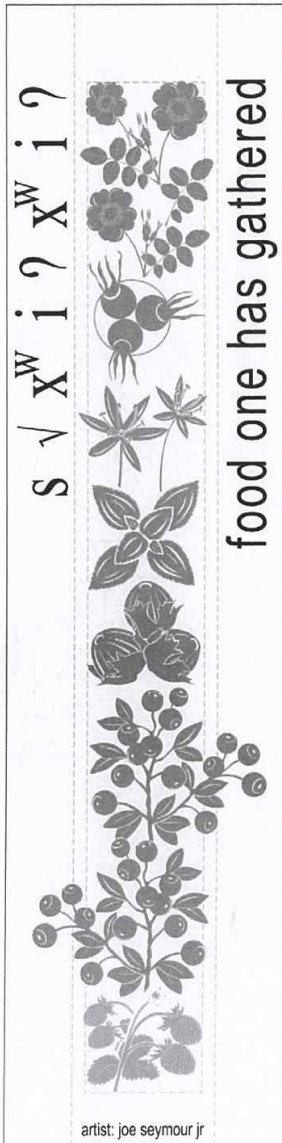
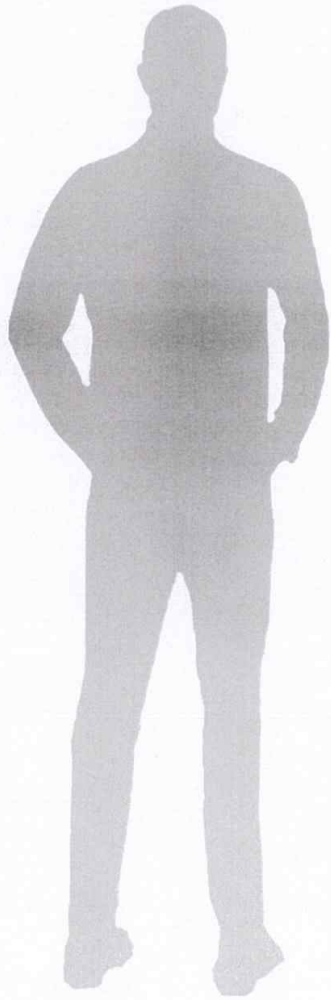
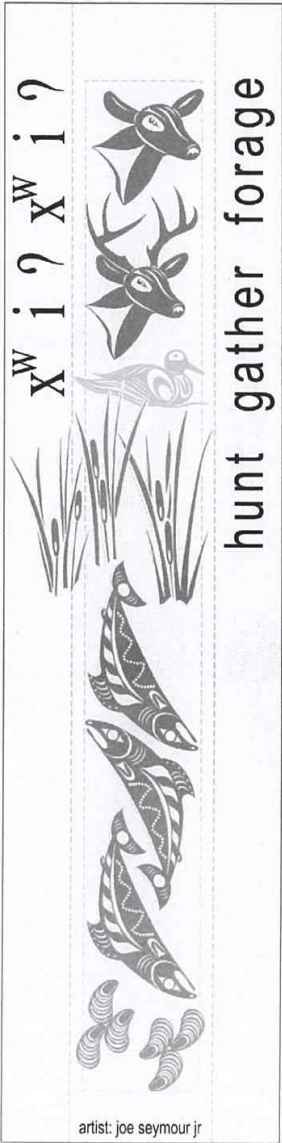
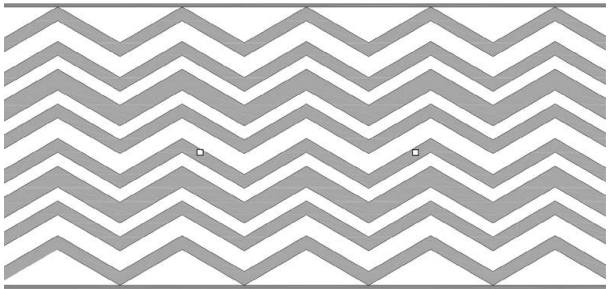


SITE - LANDSCAPE INSPIRATIONS - PAVING AND WALLS



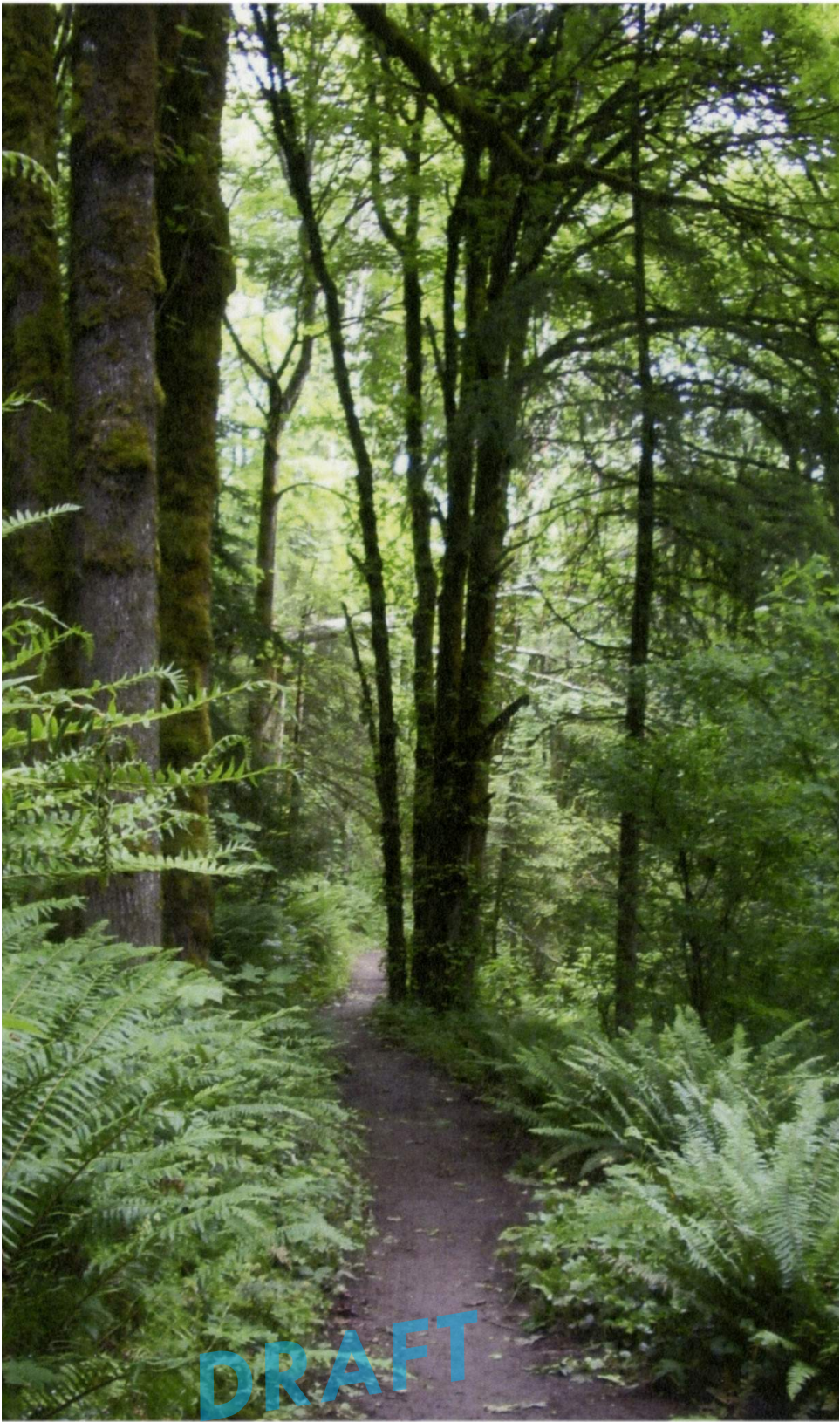


SITE - LANDSCAPE INSPIRATIONS - CULTURE



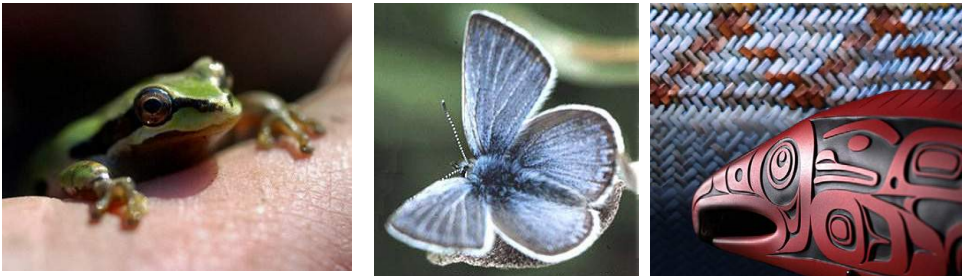


SITE - LANDSCAPE INSPIRATIONS - NORTHWEST HABITATS





SITE - LANDSCAPE INSPIRATIONS - ACTIVITIES





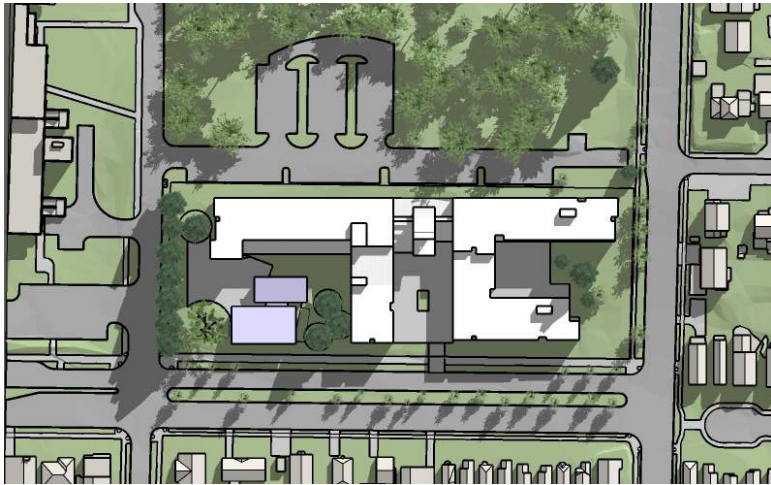
OPTION D - COLLEGE WAY ENTRY

EQUINOX

SUMMER SOLSTICE

WINTER SOLSTICE

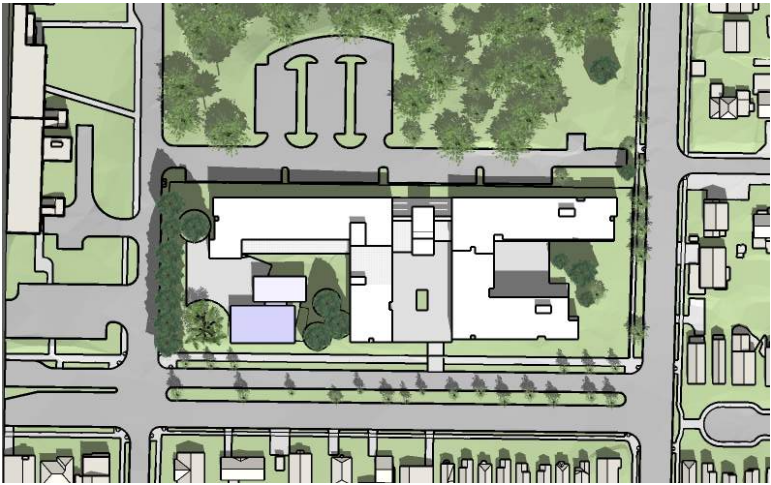
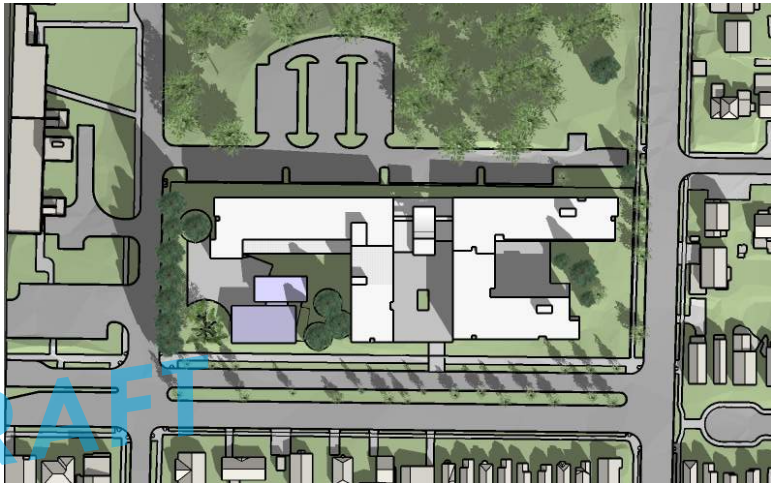
9AM



NOON



3PM



DRAFT





DEPARTURE #1 - STRUCTURE WIDTH

STANDARD:

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

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

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

Zone: Width in feet by Category of Residential Use for Apartments

LR1 Apartments = 45’

LR1 Rowhouses = No Limit

LR3 Apartments = 120’

LR3 Rowhouses = No Limit

PROPOSED DESIGN:

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

In the LR1 zone:

- Option B proposes a maximum structure width of 328’
- Option C proposes a maximum structure width of 236’
- Option D proposes a maximum structure width of 210’

In the LR3 zone:

- Option B proposes a maximum structure width of 245’
- Option C proposes a maximum structure width of 221’
- Option D proposes a maximum structure width of 250’

RATIONALE:

The project proposes an increased structure width along College Way (the project frontage) for three main reasons.

1. Consolidating the building area into two structures allows for more open space on the site and provides an opportunity to save a number of the existing and exceptional trees.
2. The design intent is to provide a rowhouse character along the street frontage, in keeping with the typical typology of the LR zones. This character more comfortably interacts with the adjacent single-family neighbors across College Way in terms of height, bulk, and scale. Rowhouses in LR zones have no limit to the structure width.
3. The neighborhood currently contains other structures that have increased structure width. These structures either place the bulk of the mass towards the rear, or activate the façade through changes in plane. Options C and D continue this logic and pattern.

RELEVANT DESIGN GUIDELINES:

- CS1.B1 – Sun & Wind
- CS1.B2 – Daylights & Shading
- CS1.C1 – Land Form
- CS2.B1 – Site Characteristics
- CS2.B3 – Character of Open Space
- CS2.C1 – Corner Sites
- CS2.D1 – Existing Development & Zoning
- CS2.D2 – Existing Site Features
- CS3.3 – Established Neighborhoods
- DC1.B1 – Access Location & Design
- DC1.C1 – Below-Grade Parking
- DC1.C2 – Visual Impacts
- DC2.A1 – Site Characteristics & Uses
- DC2.A2 – Reducing Perceived Mass
- DC3.A1 – Interior/Exterior Fit
- DC3.B1 – Meeting User Needs
- DC3.B2 – Matching Uses To Conditions
- PL1.A1 – Enhancing Open Space
- PL3.A1 – Design Objectives
- PL4.B3 – Biking Connections

DEPARTURE #2 - STRUCTURE HEIGHT

STANDARD:

**SMC 23.41.012:** Development Standard Departures

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

11. Structure height, except that:

f. Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that:

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

PROPOSED DESIGN:

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

In the LR1 zone this project proposes to utilize the additional 10’ for saving exceptional trees, resulting in a height limit of 40’.

In the LR3 zone this project proposes to utilize the additional 10’ for saving exceptional trees, resulting in a height limit of 50’.

RATIONALE:

There are many significant trees on site, establishing a nature focused character to the site and the neighborhood. The landscape design of the project intends to maintain that character within the new development, and save or relocate all existing trees to the extent possible.

Option B saves all of the identified exceptional trees, however, it pushes the bulk of the building to the south and west directly adjacent to the single family residences in order to do so. Options C and D save the majority of the exceptional trees while locating the mass of the building towards the east side of the site, furthest away from the single-family homes. This project proposes that while not every exceptional tree is saved in these two options, it saves the majority of the trees, resulting in a better height, bulk, and scale neighborhood response than Option B. Option A does not request this departure, and can achieve a greater FAR and number of affordable units than the other three options. Therefore, without the additional story provided by the additional 10’, the development potential of the site is greatly reduced if the trees are saved.

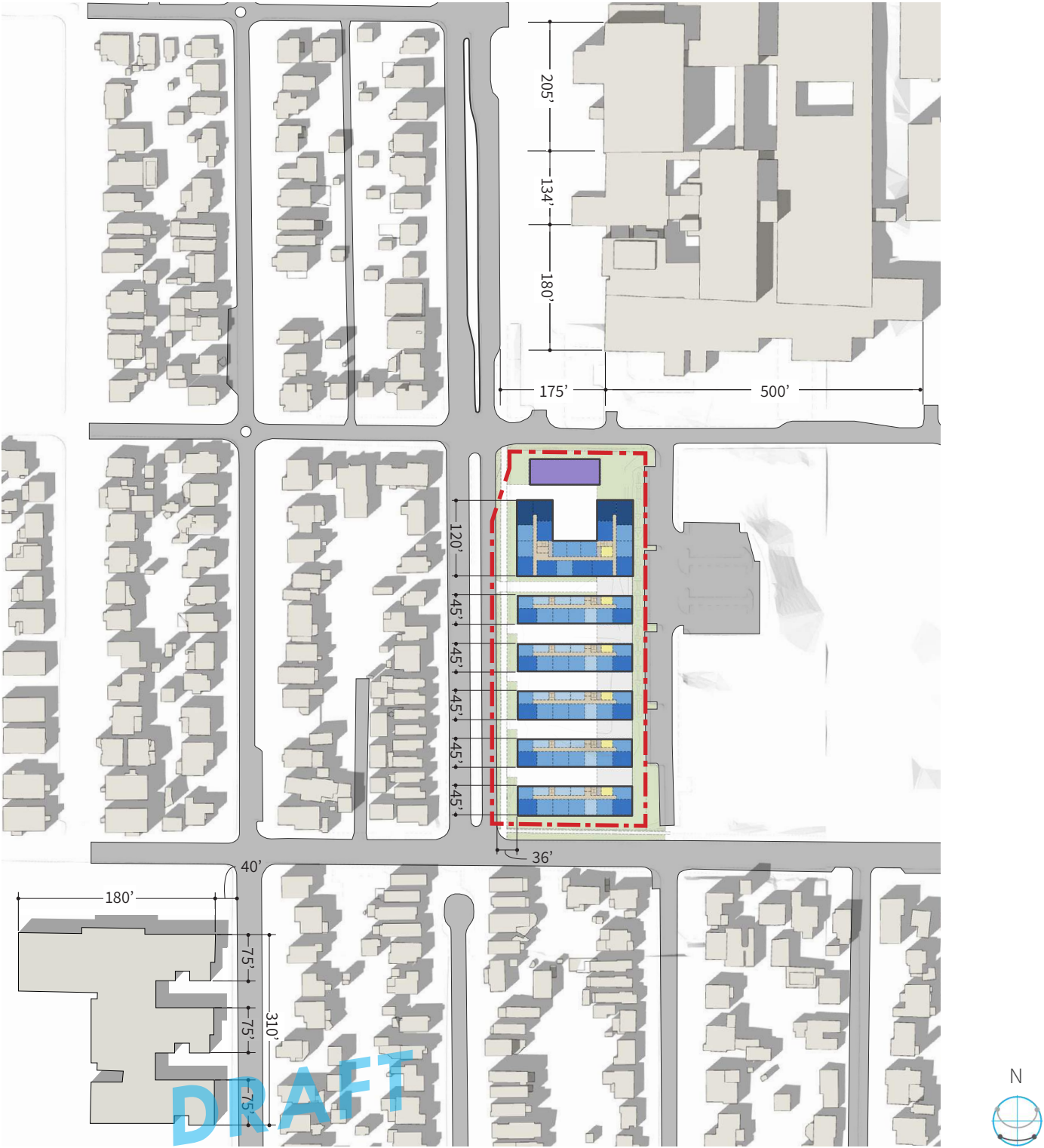
RELEVANT DESIGN GUIDELINES:

- CS1.D1 – On-site Features
- CS2.B3 – Character of Open Space
- CS2.C1 – Corner Sites
- CS2.D1 – Existing Development & Zoning
- CS2.D2 – Existing Site Features
- DC2.A1 – Site Characteristics & Uses
- DC2.A2 – Reducing Perceived Mass
- DC3.A1 – Interior/Exterior Fit
- DC3.B1 – Meeting User Needs
- DC3.B2 – Matching Uses to Conditions
- DC3.B3 – Connections to Other Open Space
- PL1.A1 – Enhancing Open Space

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OPTION A - CODE COMPLIANT

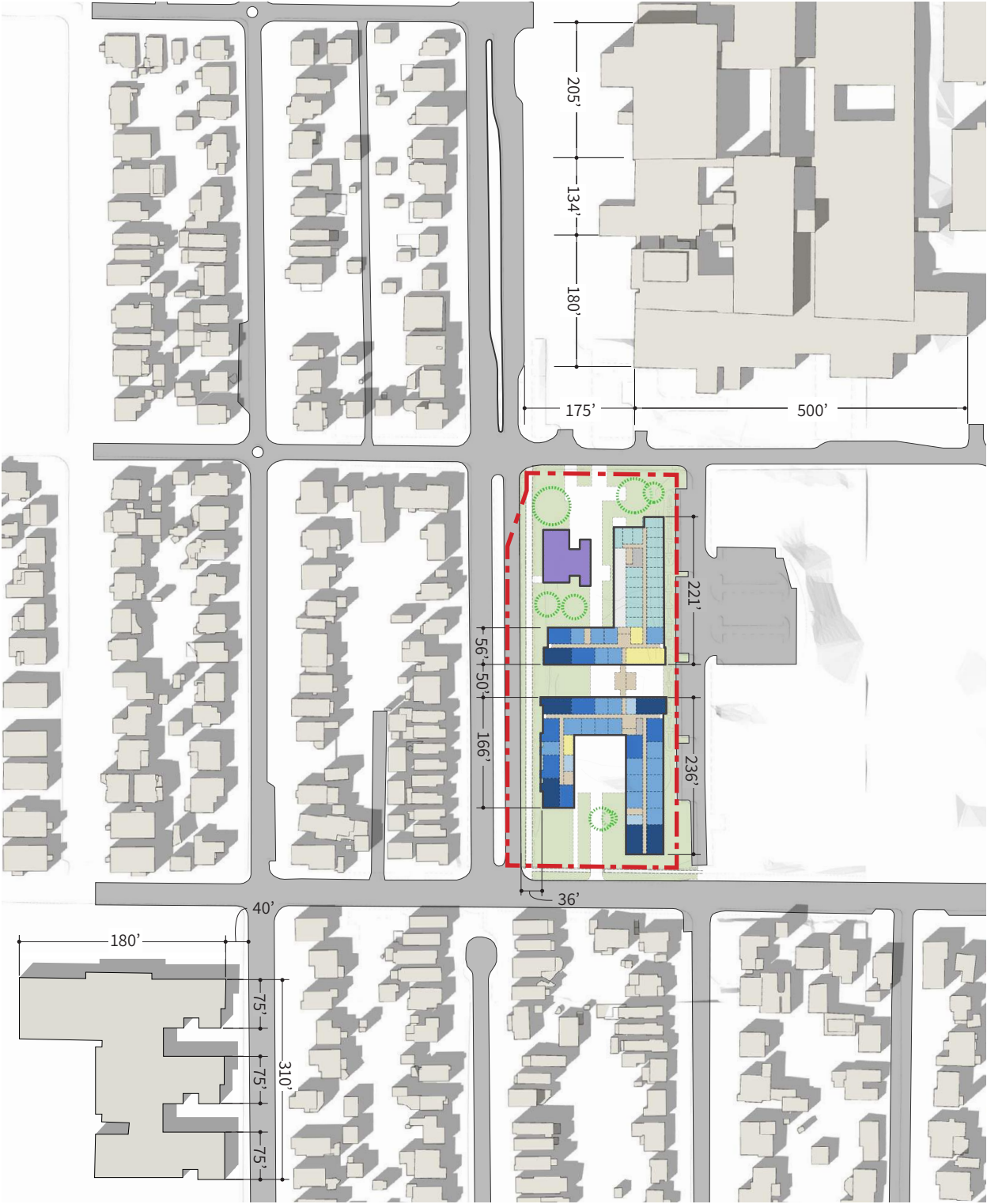


OPTION B - EXCEPTIONAL TREES SAVED

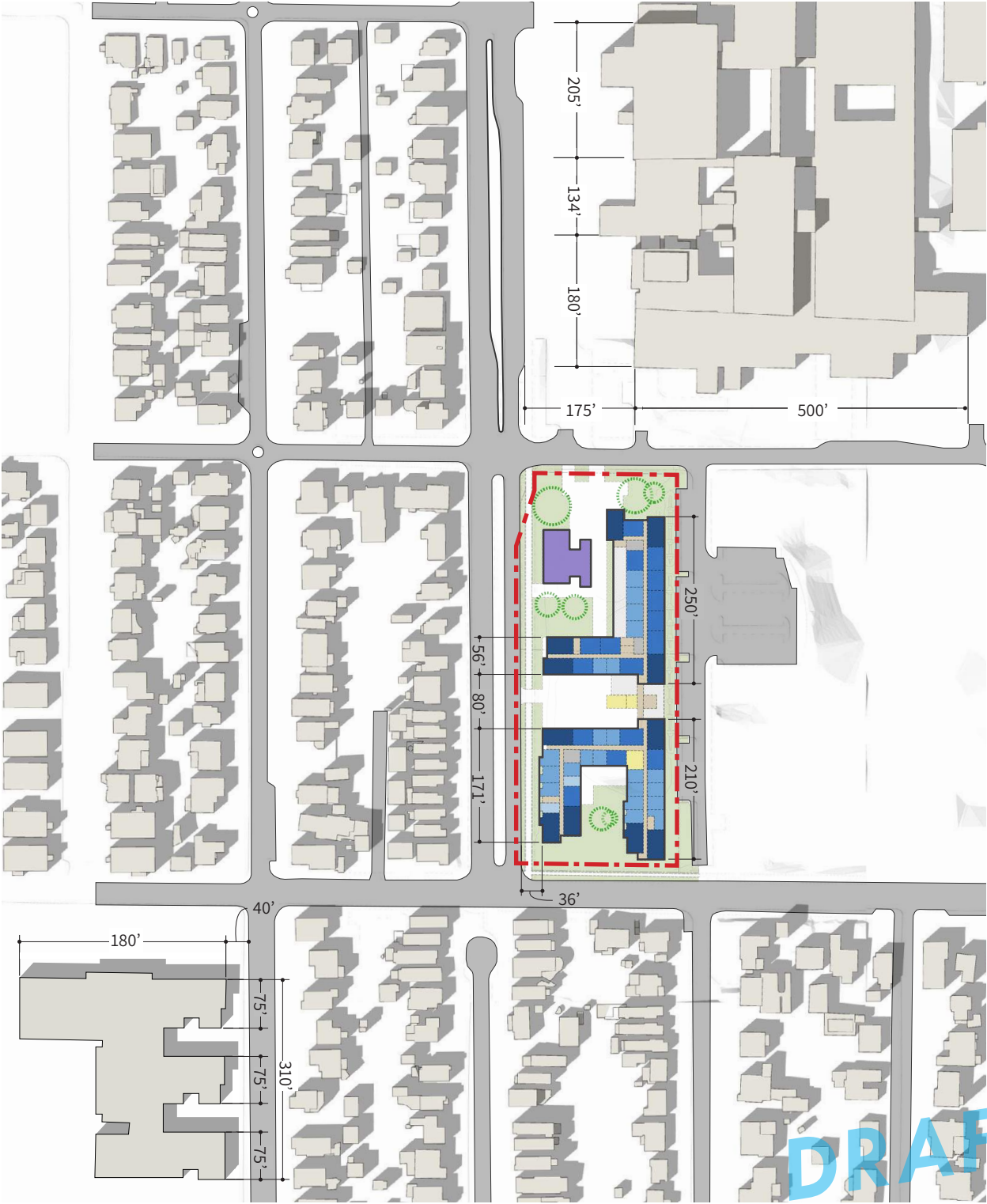




OPTION C - 92ND STREET ENTRY



OPTION D - COLLEGE WAY ENTRY - PREFERRED



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BELLWETHER HOUSING

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



CEDAR CROSSING | SEATTLE, WA



ANCHOR FLATS | SEATTLE, WA



ARBORA COURT | SEATTLE, WA

CHIEF SEATTLE CLUB

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



?AL?AL | SEATTLE, WA





JONES & JONES

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



LONGHOUSE EDUCATION AND CULTURAL CENTER, THE EVERGREEN STATE COLLEGE | OLYMPIA, WA



LONGHOUSE EDUCATION AND CULTURAL CENTER, THE EVERGREEN STATE COLLEGE | OLYMPIA, WA



LONGHOUSE EDUCATION AND CULTURAL CENTER, THE EVERGREEN STATE COLLEGE | OLYMPIA, WA

VIA - A PERKINS EASTMAN STUDIO

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



CEDAR CROSSING | SEATTLE, WA



BRENTWOOD BAY LODGE | CENTRAL SAANICH, BC



CITYLINE II APARTMENTS | SEATTLE, WA



NEAH BAY BEACH HOUSE | NEAH BAY, WA



ANTHOLOGY | ISSAQUAH, WA