

9200 COLLEGE WAY N

AFFORDABLE HOUSING & LONGHOUSE



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 deep experience developing housing and operating programs in partnership.



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





PROJECT GOALS:

- Create culturally appropriate affordable housing for American Indian/Alaska Native (AI/AN) families
- Create culturally appropriate 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	201
GROSS FLOOR AREA (SF)(INCLUDES BELOW GRADE)	240,884
BELOW GRADE PARKING STALLS	90
NUMBER OF FLOORS ABOVE GRADE	4 - 5
LONGHOUSE (SF)	6,001

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	Bellwether Housing 1651 Bellevue Avenue Seattle, Washington 98122
CONTACT	Mindy Black mblack@bellwetherhousing.org (206) 957-2736
ZONING DESIGNATION	MIO-50-LR3 / MIO-37-LR1
LOT SIZE	Northgate Overlay District 130,143.82 SF

PROJECT TEAM

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

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



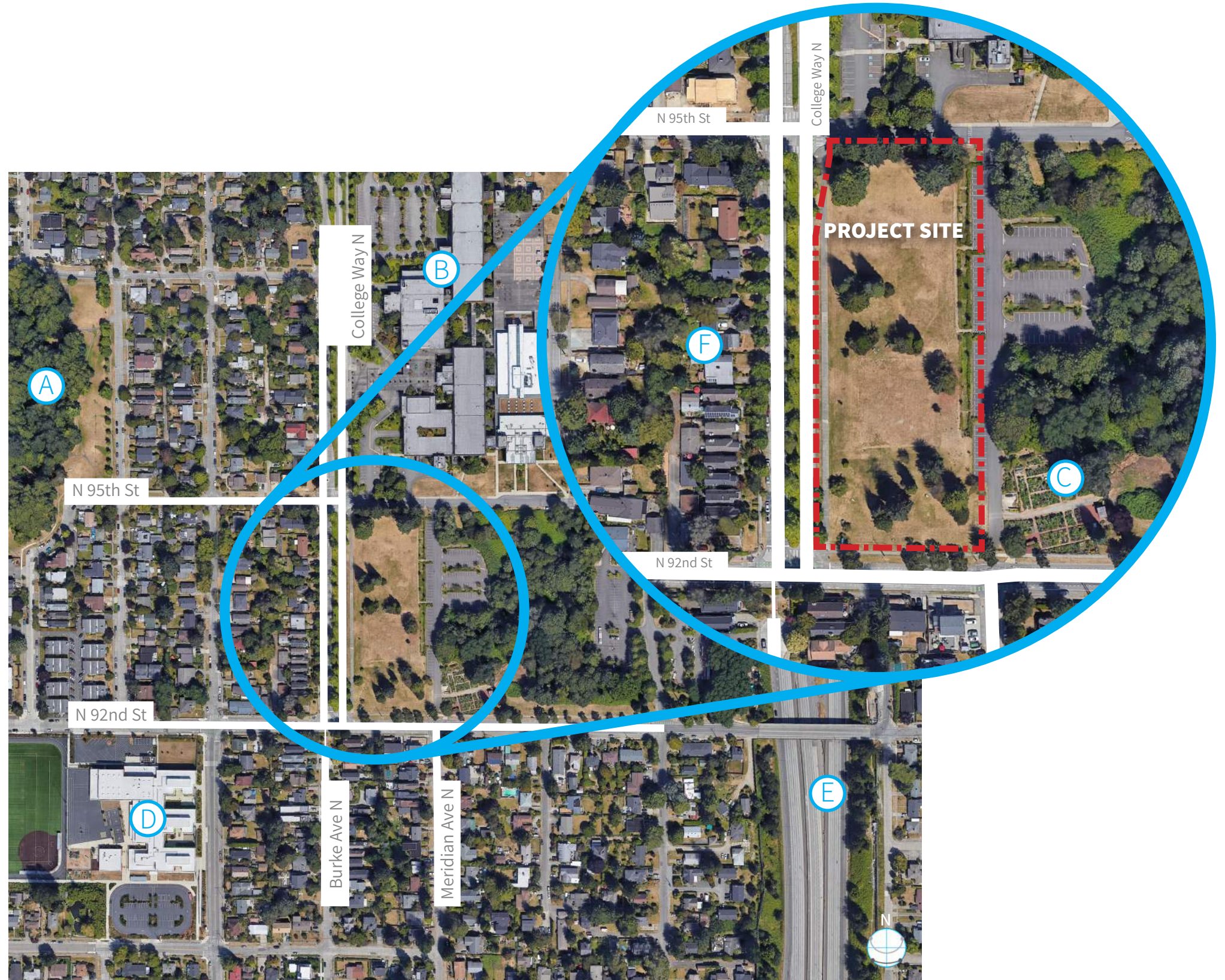
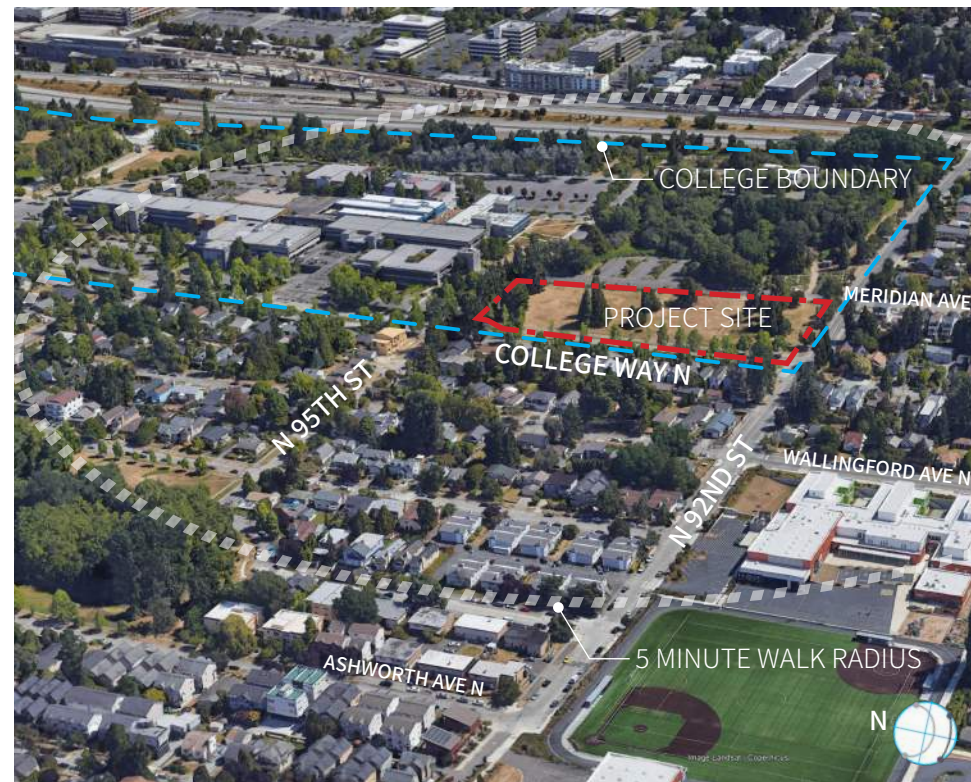
ANTHOLOGY | ISSAQUAH, WA

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



URBAN CONTEXT



Ⓐ 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



Ⓑ NORTH SEATTLE COLLEGE



Ⓒ LICTON SPRINGS P-PATCH COMMUNITY GARDENS



Ⓓ CASCADIA ELEMENTARY SCHOOL & ROBERT EAGLE STAFF MIDDLE SCHOOL

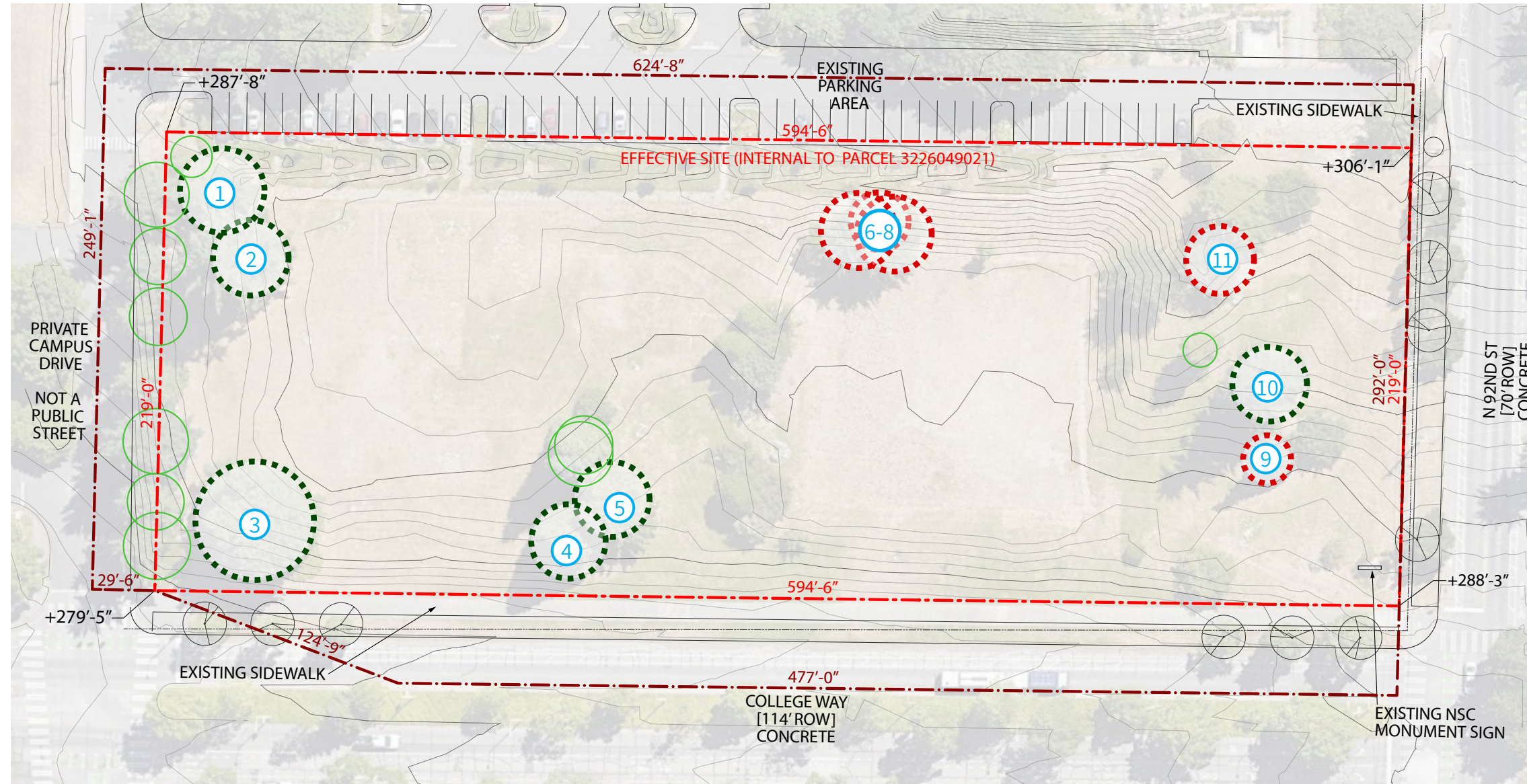


Ⓔ I-5 FREEWAY, NORTHGATE TRANSIT STATION & PEDESTRIAN BRIDGE ACCESS



Ⓕ COLLEGE WAY SINGLE FAMILY RESIDENTIAL CHARACTER

EXISTING SITE CONDITIONS



Note: existing grade five feet outside of the drip line of these exceptional trees must be maintained.



PARCEL: # 3226049021

Anticipated Legal Description: LOTS 1 THROUGH 48, INCLUSIVE, BLOCK 2, ERICKSON'S IMPROVED ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 18, IN KING COUNTY, WASHINGTON; TOGETHER WITH THOSE PORTIONS OF VACATED NORTH 95TH STREET, VACATED MERIDIAN AVENUE NORTH AND THE VACATED ALLEY LYING WITHIN SAID BLOCK 2, WHICH ATTACHED THERETO BY OPERATION OF LAW PURSUANT TO ORDINANCE NO. 98715 OF THE CITY OF SEATTLE; EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF SEATTLE FOR STREET PURPOSES BY QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 6482739.

- Exceptional trees to retain
- Exceptional trees to remove
- Large non-exceptional trees to consider retaining
- Effective property boundary - Extent of disturbance
- Surveyed property boundary

EXCEPTIONAL TREES PER ARBORIST REPORT

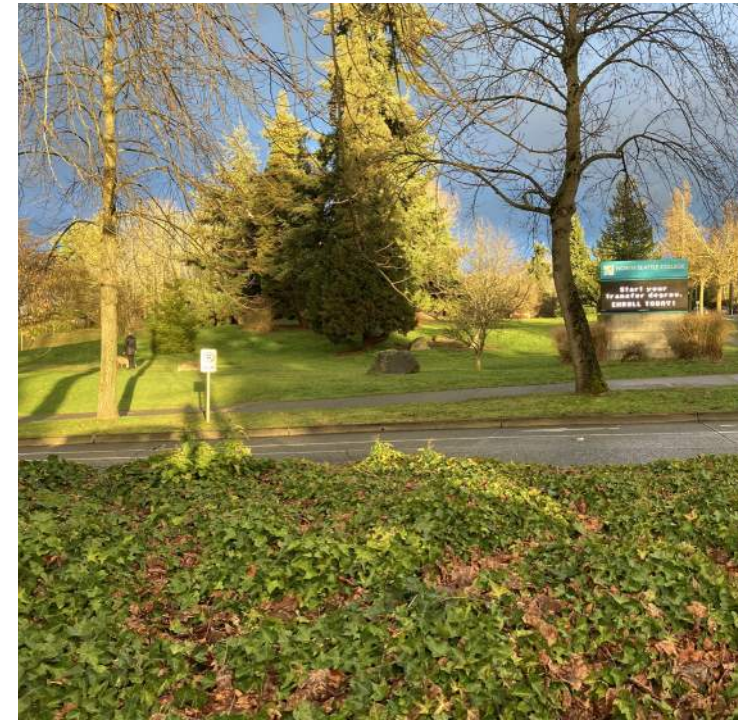
#	SPECIES	CONDITION
1	PACIFIC MADRONE	FAIR
2	DOUGLAS FIR	GOOD
3	BIG LEAF MAPLE	GOOD
4	LAWSON CYPRESS	GOOD
5	WESTERN RED CEDAR	FAIR
6	PACIFIC MADRONE	FAIR
7	PACIFIC MADRONE	FAIR
8	PACIFIC MADRONE	FAIR
9	LAWSON CYPRESS	GOOD
10	DOUGLAS FIR	GOOD
11	MOUNTAIN ASH	DYING, FAIR

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



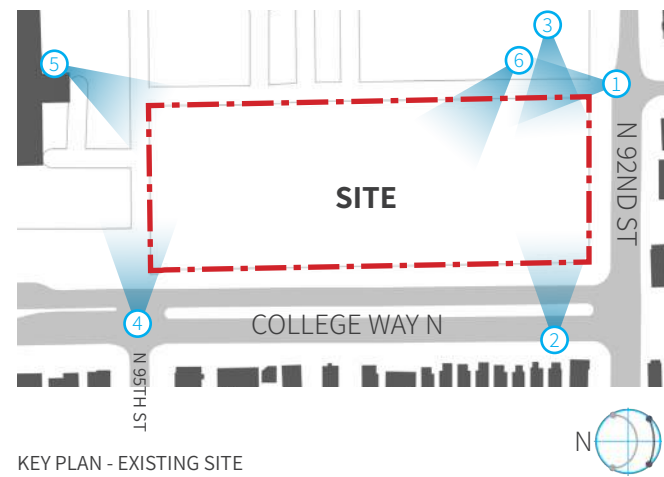
④ INTERSECTION OF COLLEGE WAY N AND N 95TH ST, LOOKING EAST

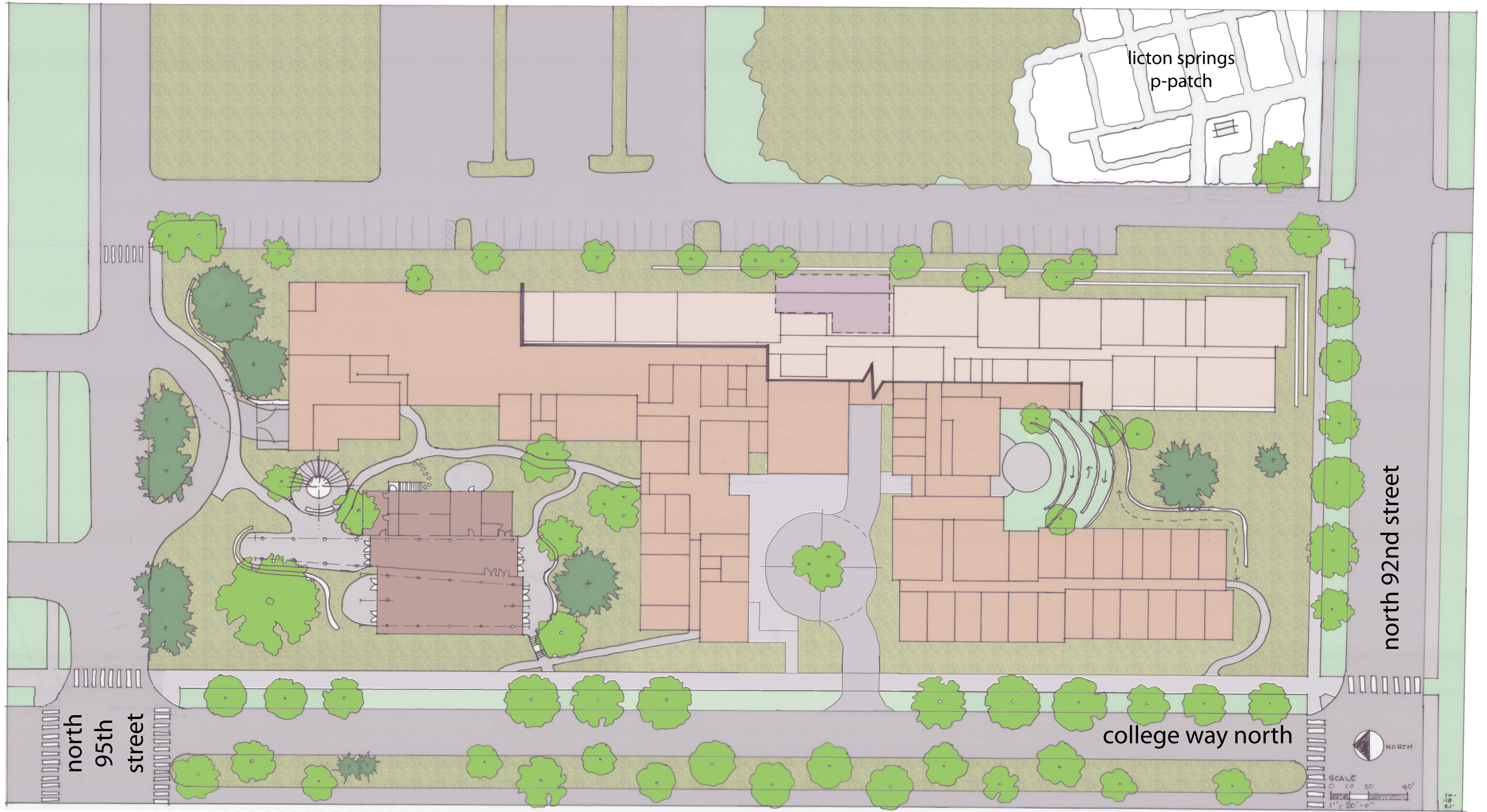


⑤ INTERNAL CAMPUS DR, NORTH SIDE LOOKING SOUTHWEST



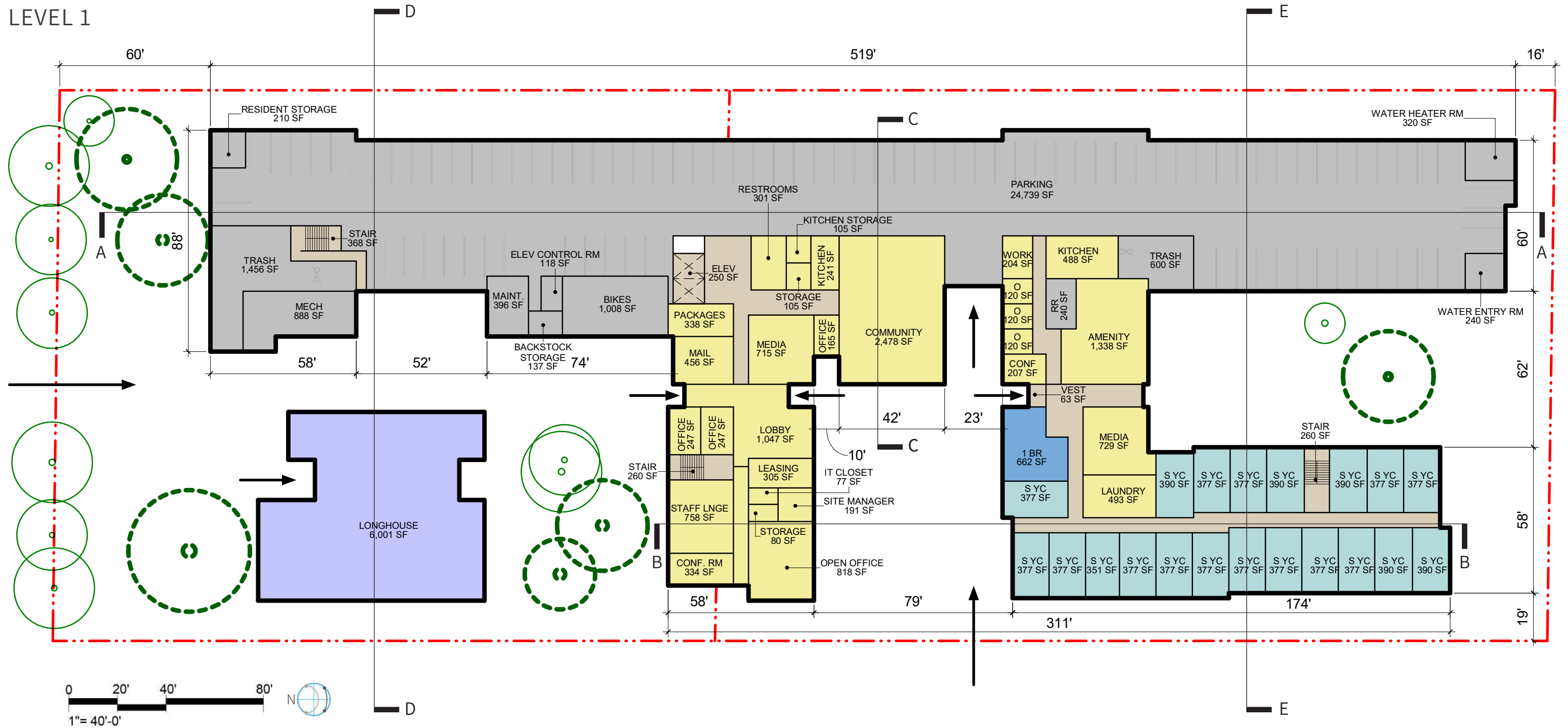
⑥ N 92ND ST, NORTH SIDE LOOKING NORTHWEST





OVERALL FLOOR PLANS

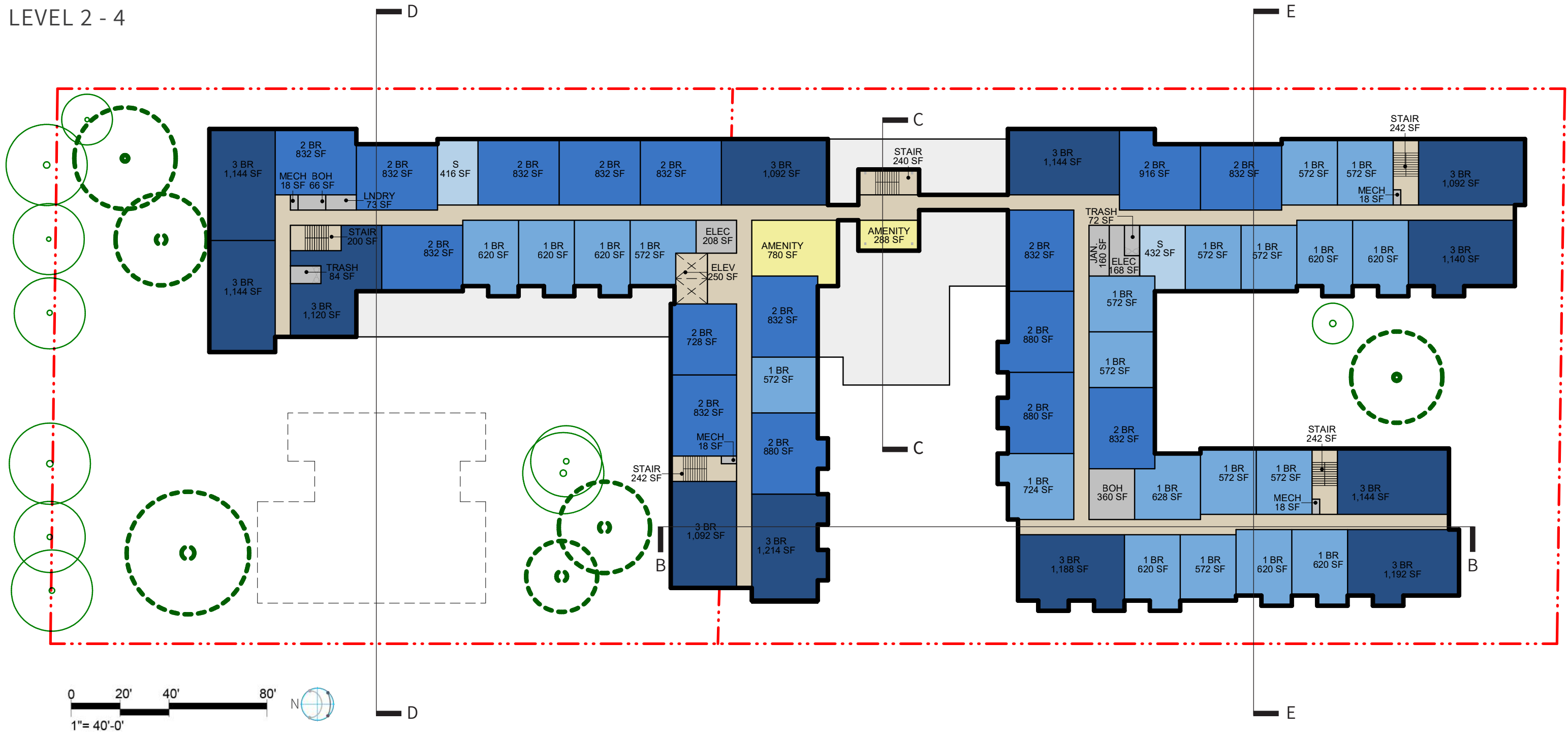
LEVEL 1



PLAN KEY

■ STUDIO YOUTH CARE	■ 3 BEDROOM	■ ROOF BELOW
■ STUDIO	■ AMENITY	■ MECH/ELEC/BOH
■ 1 BEDROOM	■ CIRCULATION	■ PARKING
■ 2 BEDROOM	■ LONGHOUSE	

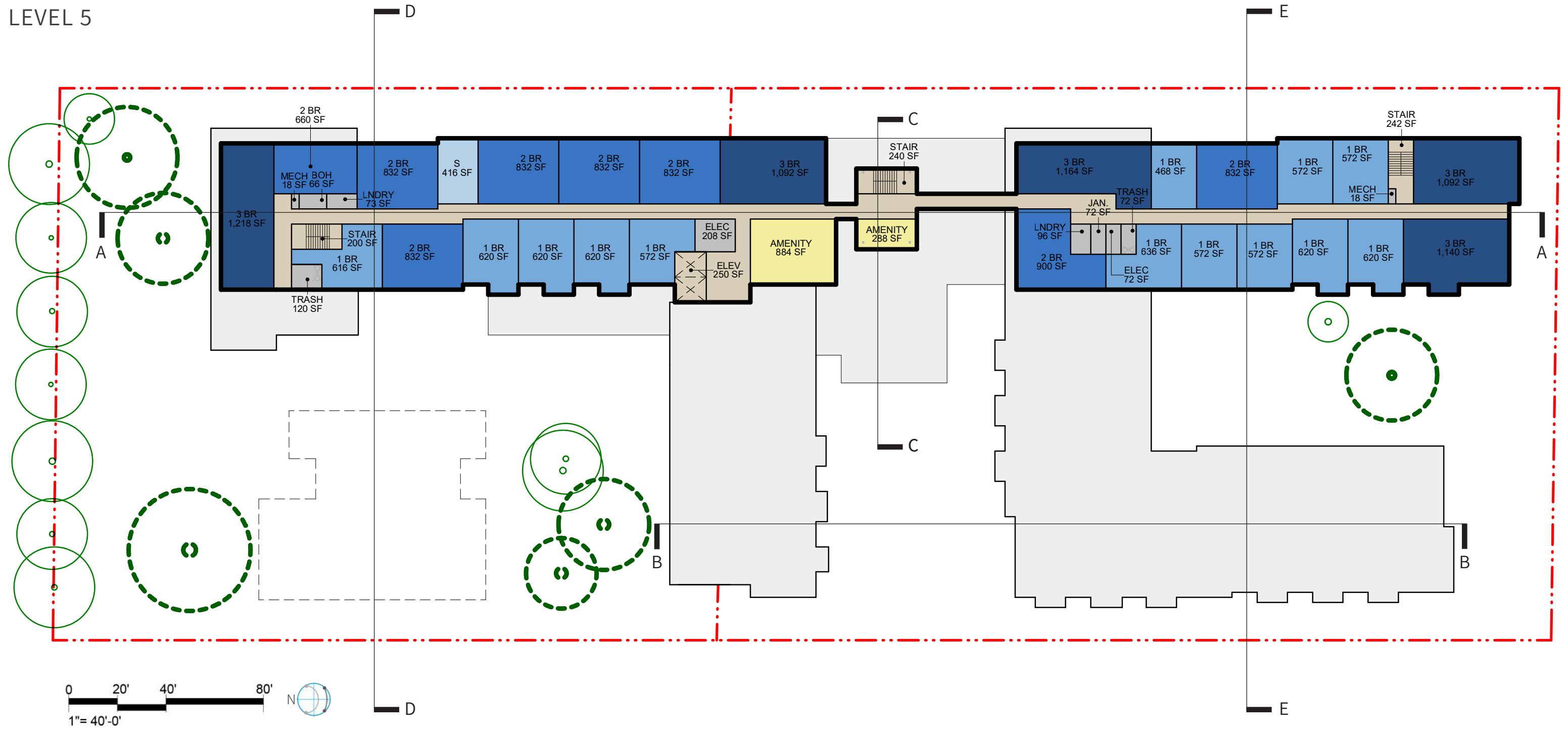
LEVEL 2 - 4



PLAN KEY

■ STUDIO YOUTH CARE	■ 3 BEDROOM	■ ROOF BELOW
■ STUDIO	■ AMENITY	■ MECH/ELEC/BOH
■ 1 BEDROOM	■ CIRCULATION	■ PARKING
■ 2 BEDROOM	■ LONGHOUSE	

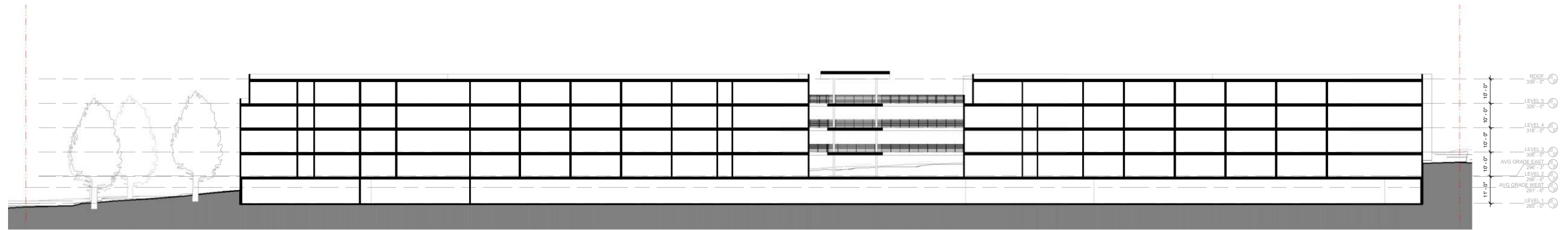
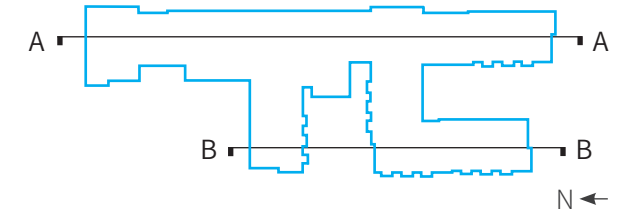
LEVEL 5



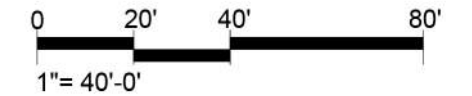
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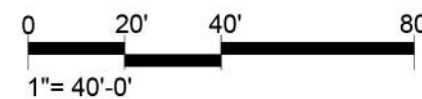
SECTIONS - NORTH TO SOUTH



SECTION A - A



SECTION B - B

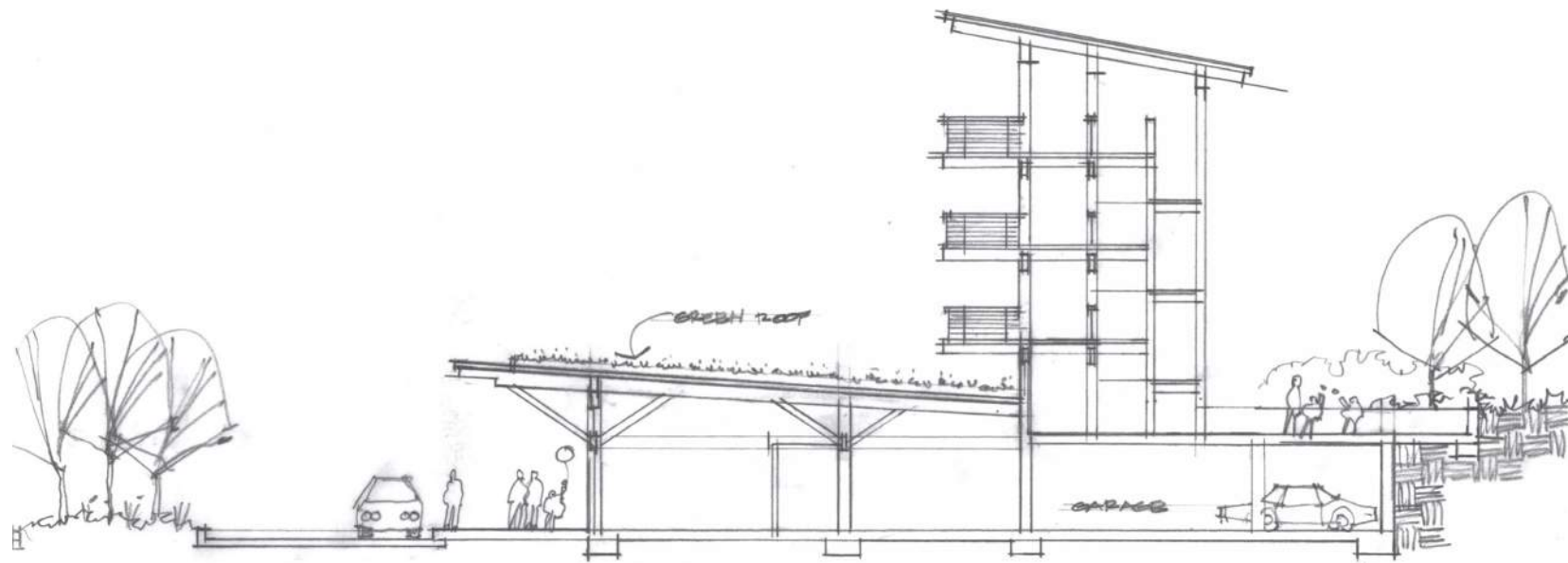
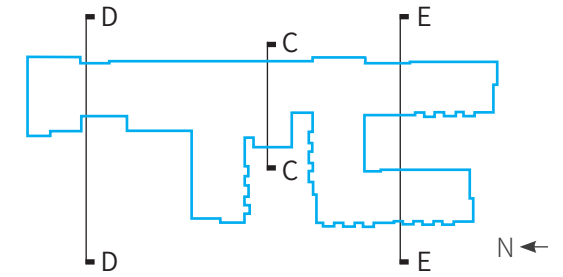


Anticipated construction type:

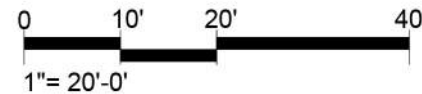
Residential Building = VA with Type IV at the Connector and community space.
 Longhouse = Type IV

Concrete transfer deck at Level 2 slab. Consider Type VA below transfer deck as option vs Type IA.

SECTIONS - EAST TO WEST



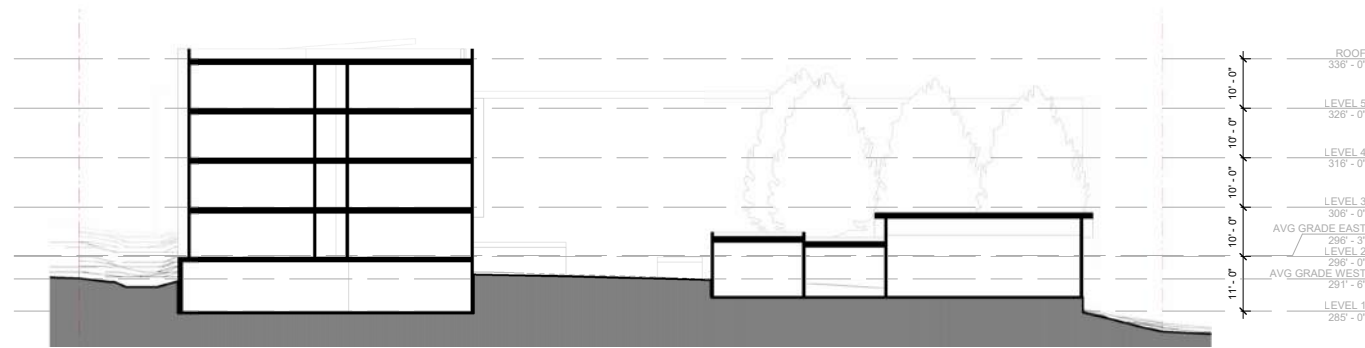
SECTION C - C



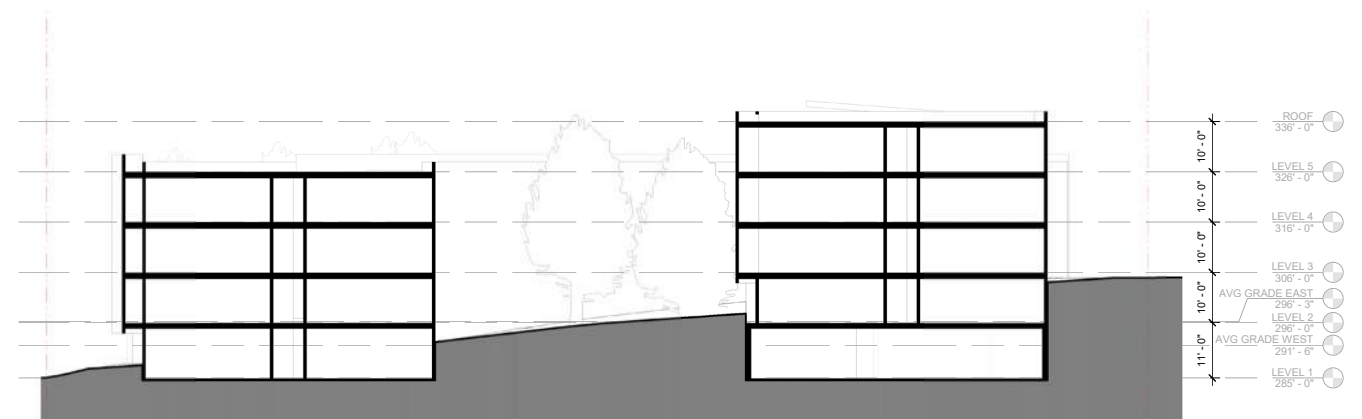
The Community Space and Connector will take their design inspiration from the Longhouse design and materials. Type IV Construction is anticipated with these areas.

Exposed wood structure, large expanses of glass, and a higher level of finish is desired in these spaces

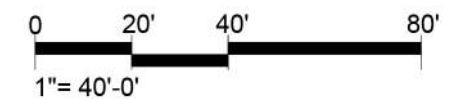
The Connector is intended to be open air, with a bridge-like character spanning between the residential portions of the building, and breaking out into a deck-like patio at each floor.



SECTION D - D



SECTION E - E



DESIGN ADVANCEMENT - OPTION D - PREFERRED

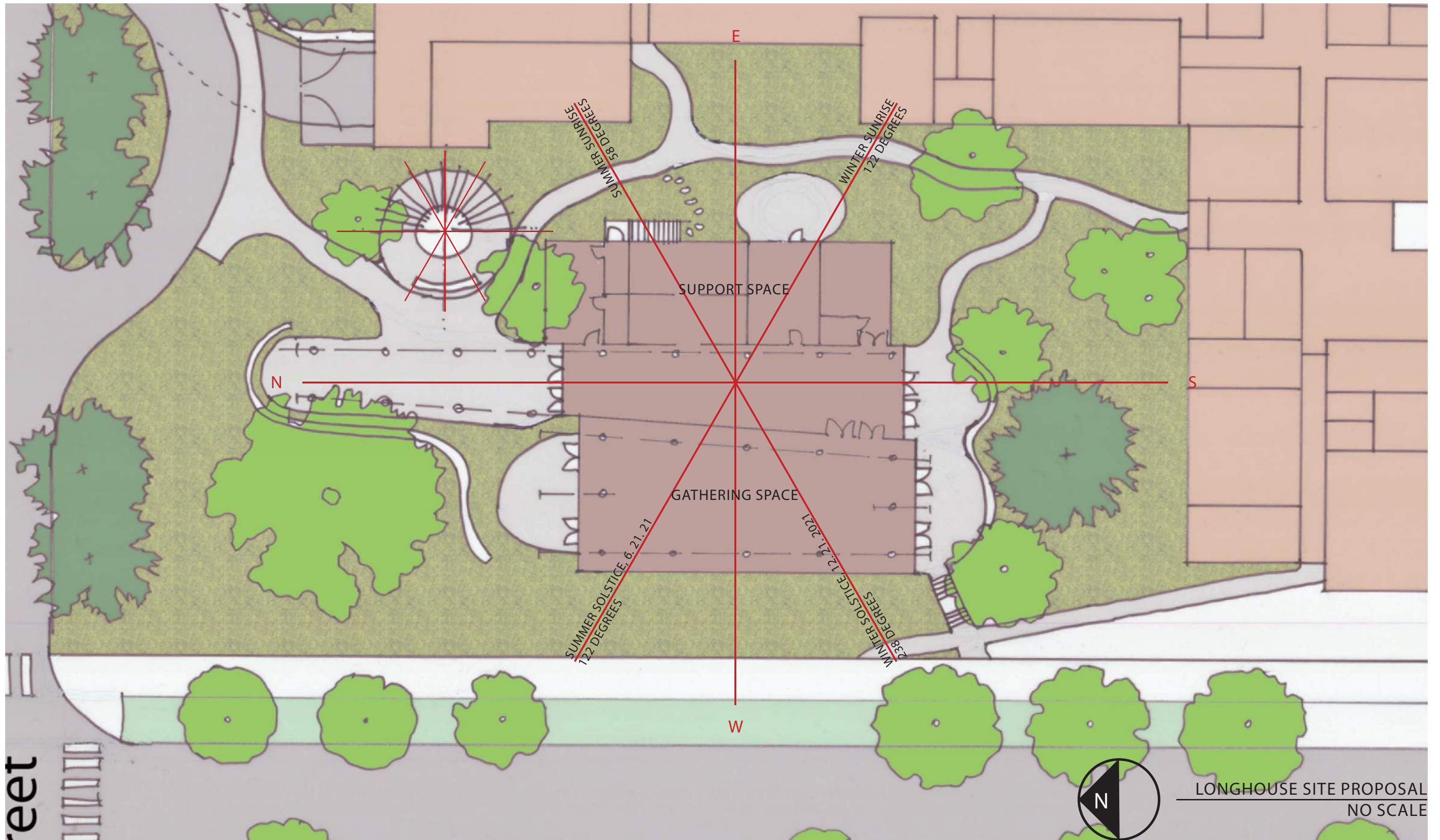


CORNER OF 92ND STREET AND COLLEGE WAY LOOKING NORTHEAST

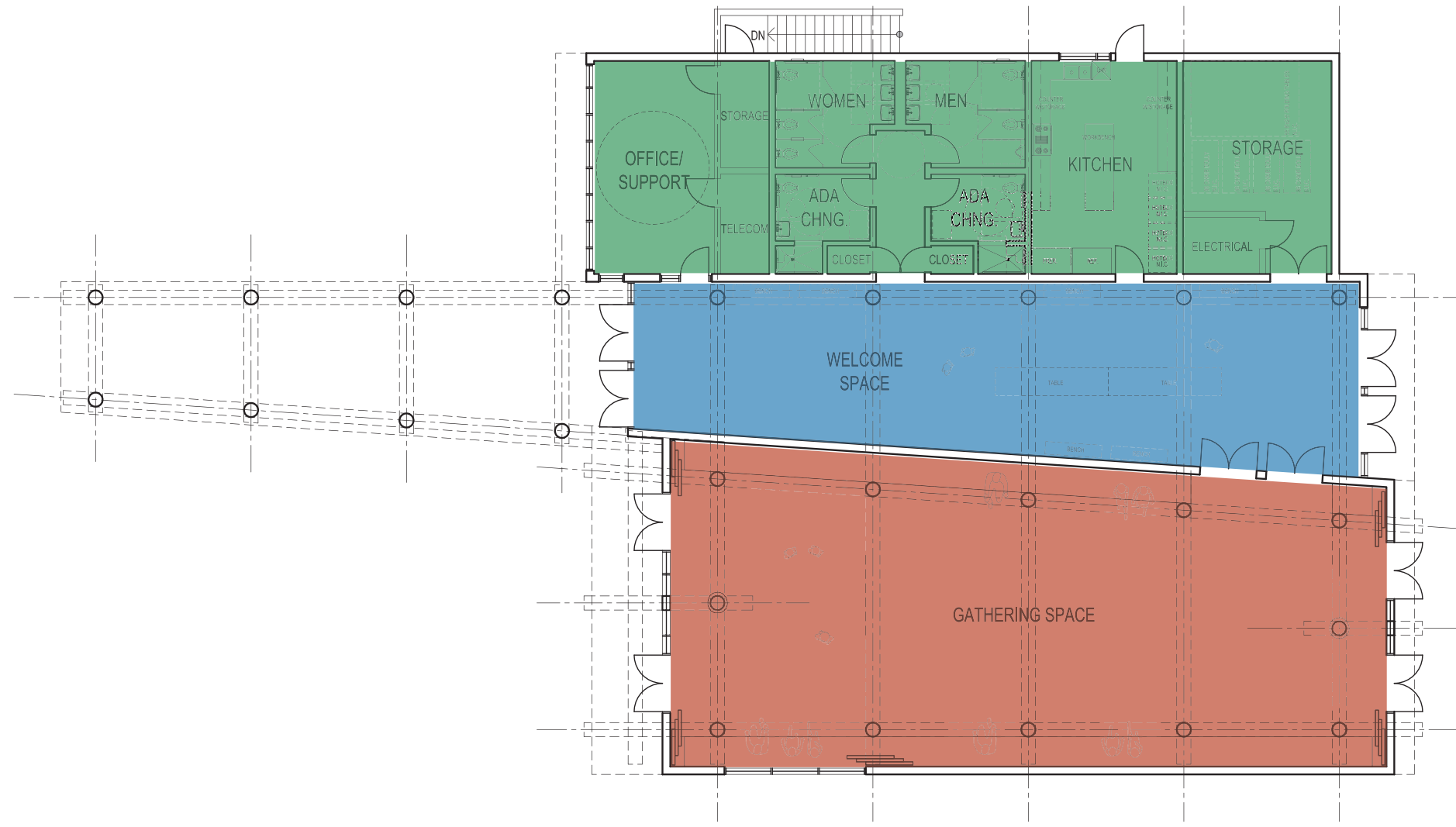
DESIGN ADVANCEMENT - OPTION D - PREFERRED



COURTYARD VIEW LOOKING EAST

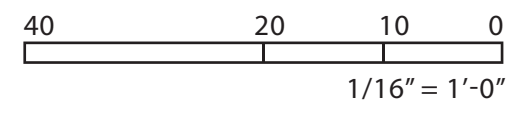


reet



- GATHERING SPACE 2,450 SF
- SUPPORT SPACE 1,760 SF
- WELCOME SPACE 1,400 SF

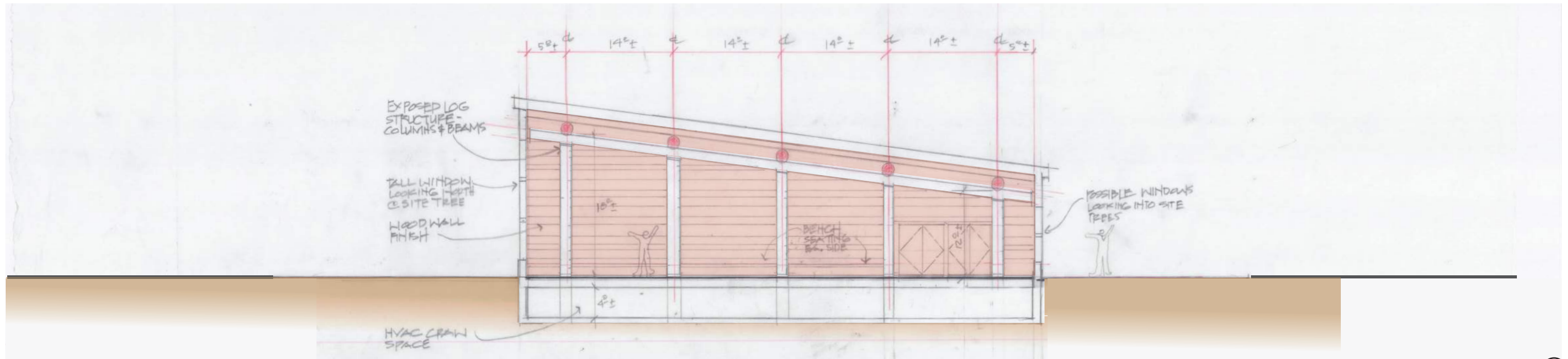
PROPOSED LONGHOUSE FLOOR PLAN



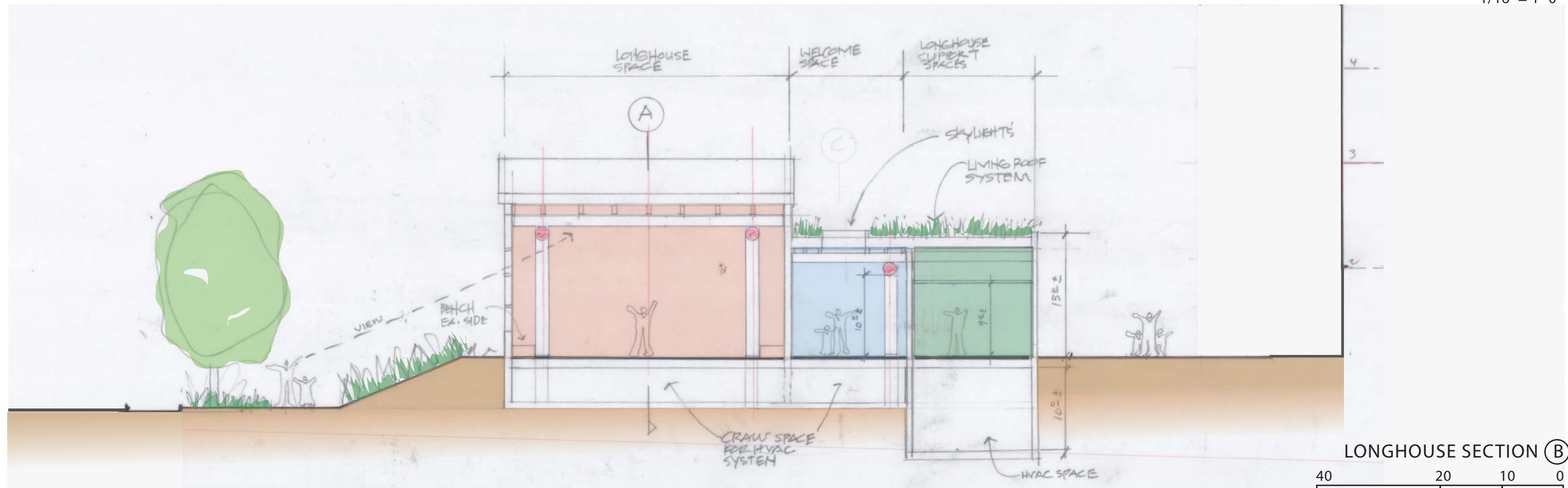
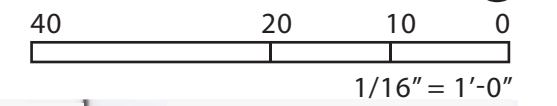
HISTORIC REPRESENTATION OF CENTRAL COAST SALISH LONGHOUSE, MODEL, BURKE MUSEUM



EXPOSED LOG/TIMBER CONSTRUCTION



LONGHOUSE SECTION (A)



LONGHOUSE SECTION (B)

