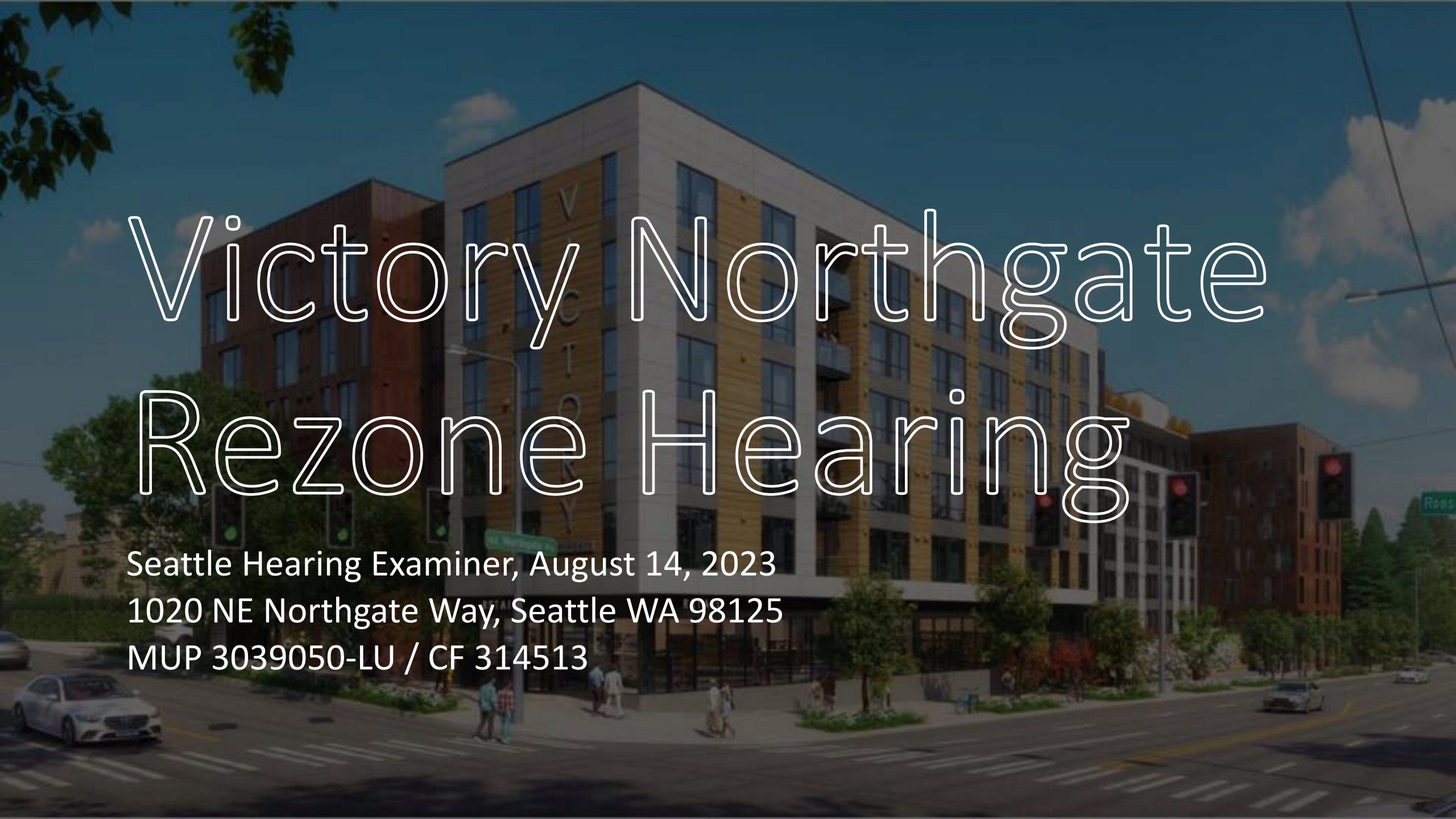
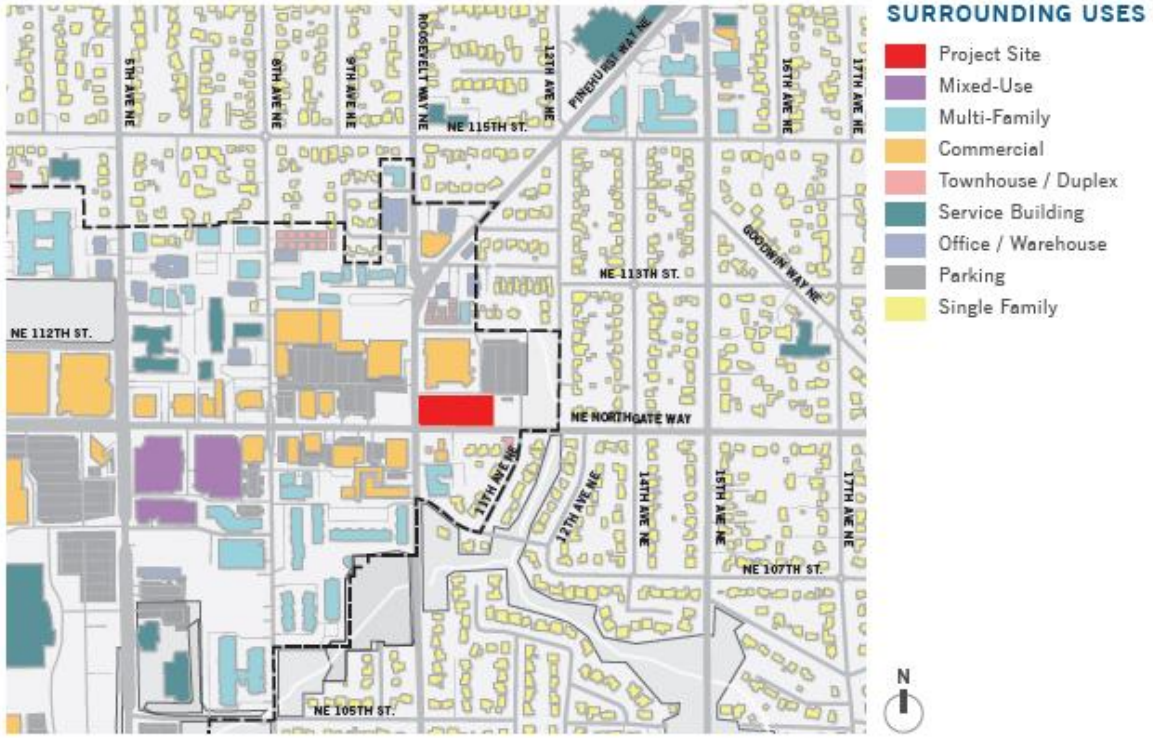


Victory Northgate Rezone Hearing

Seattle Hearing Examiner, August 14, 2023
1020 NE Northgate Way, Seattle WA 98125
MUP 3039050-LU / CF 314513

Site Context

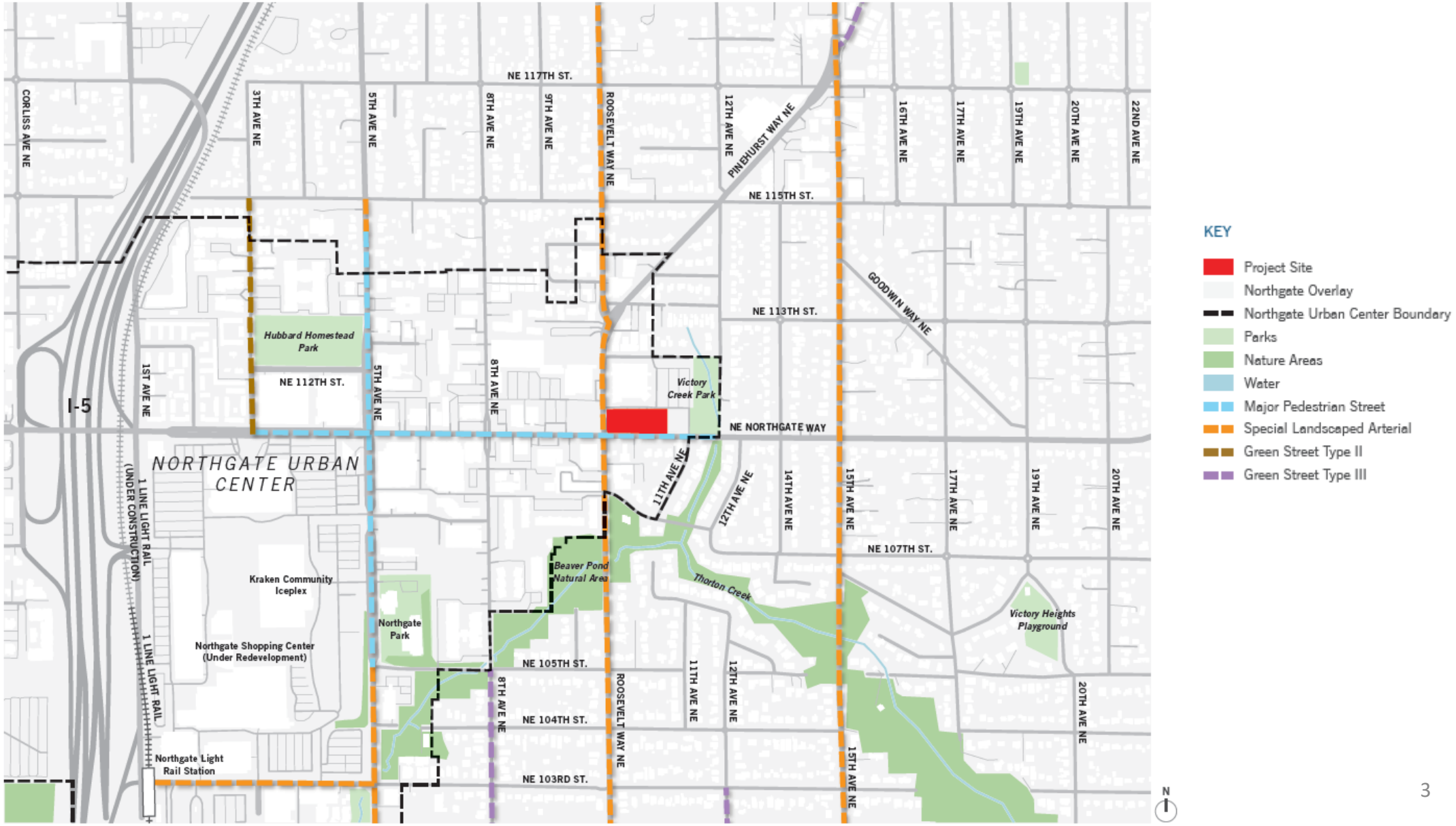


SURROUNDING USES

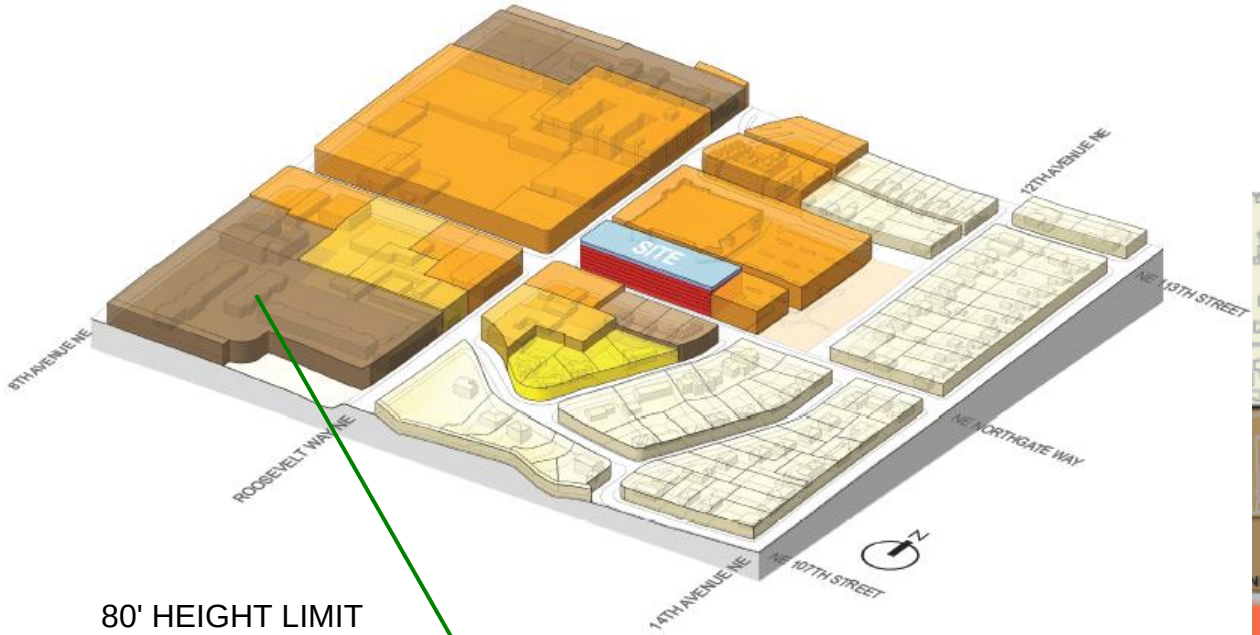
- Project Site
- Mixed-Use
- Multi-Family
- Commercial
- Townhouse / Duplex
- Service Building
- Office / Warehouse
- Parking
- Single Family

MAP (GOOGLE EARTH)

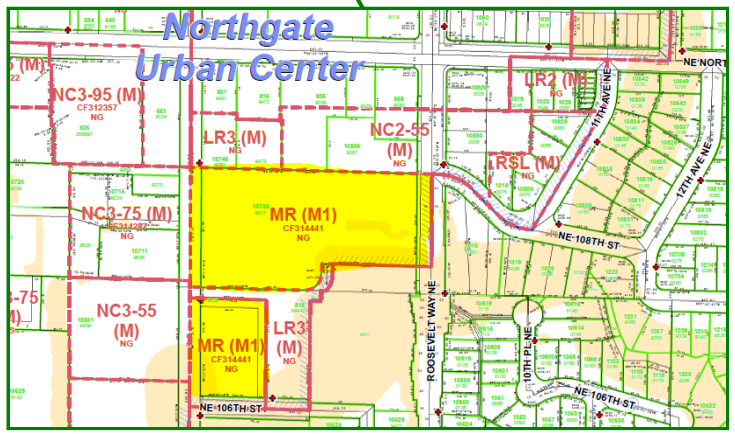
Site Context

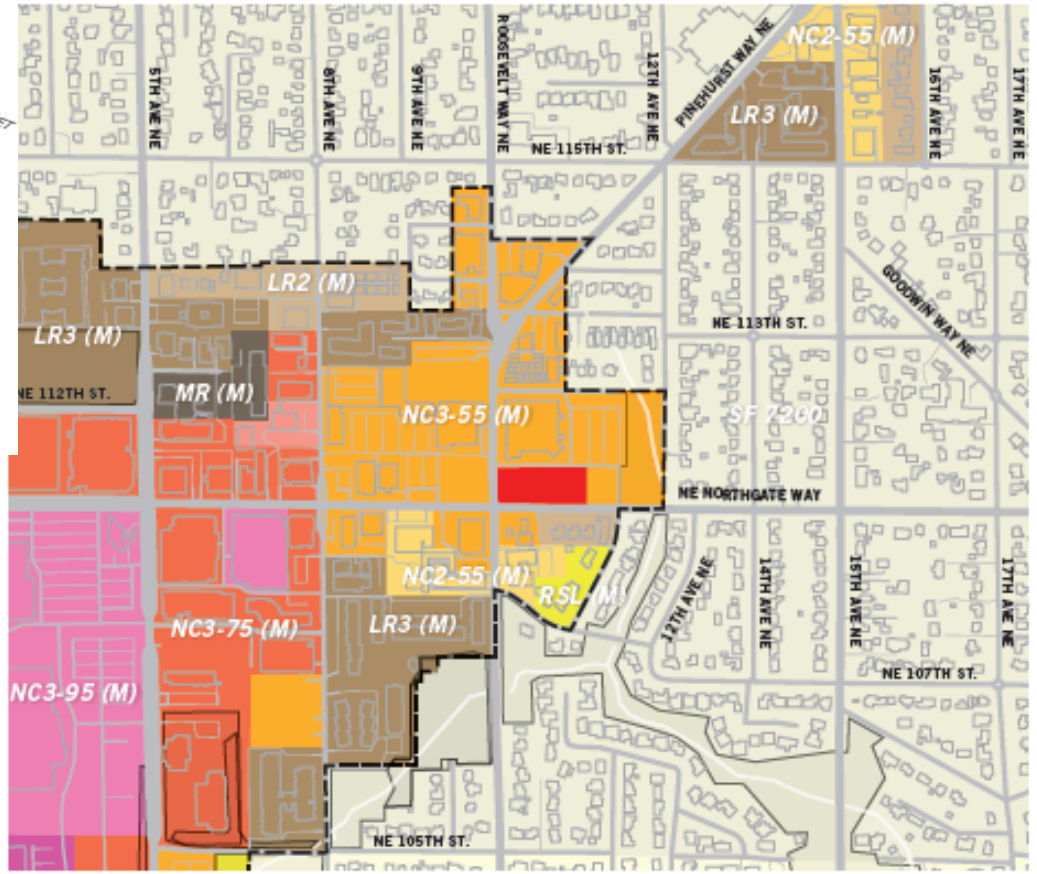


Site Context – Zoning



80' HEIGHT LIMIT





ZONING

- Project Site
- NC3-145 (M)
- NC3-95 (M)
- NC3-75 (M)
- NC2-75 (M)
- NC3-55 (M)
- NC2-55 (M)
- MR (M)
- LR3 (M)
- LR2 (M)
- RSL (M)
- SF 7200

Site Context

SITE ANALYSIS SUMMARY

The following diagrams show a breakdown of the site context through various lenses, which help to inform the project on how to best arrange its program. A wide mix of building types can be seen in the vicinity, from single family housing to auto-oriented commercial properties, to low-rise and mid-rise multifamily housing. Generally, more commercial development is present to the west of the site and more residential is present to the east, putting the project in the unique position to address this zoning transition through thoughtful design.

NOTABLE BUILDINGS & PLACES

1. **QFC GROCERY STORE**
   11100 ROOSEVELT WAY NE
2. **VICTORY CREEK PARK**
   11100 ROOSEVELT WAY NE
3. **11202 ROOSEVELT WAY NE**
   SDCI #3019728
4. **11201 ROOSEVELT WAY NE**
   SDCI #3034991-LU
5. **T.J. MAXX DEPARTMENT STORE**
   11029 ROOSEVELT WAY NE
6. **WALGREENS**
   859 NE NORTHGATE WAY
7. **ARCO GAS STATION**
   10822 ROOSEVELT WAY NE
8. **PARK AT NORTHGATE APARTMENTS**
   10735 ROOSEVELT WAY NE

KEY

- Projects Under Design Development
- Projects Recently Completed

1 QFC GROCERY STORE

2 VICTORY CREEK PARK

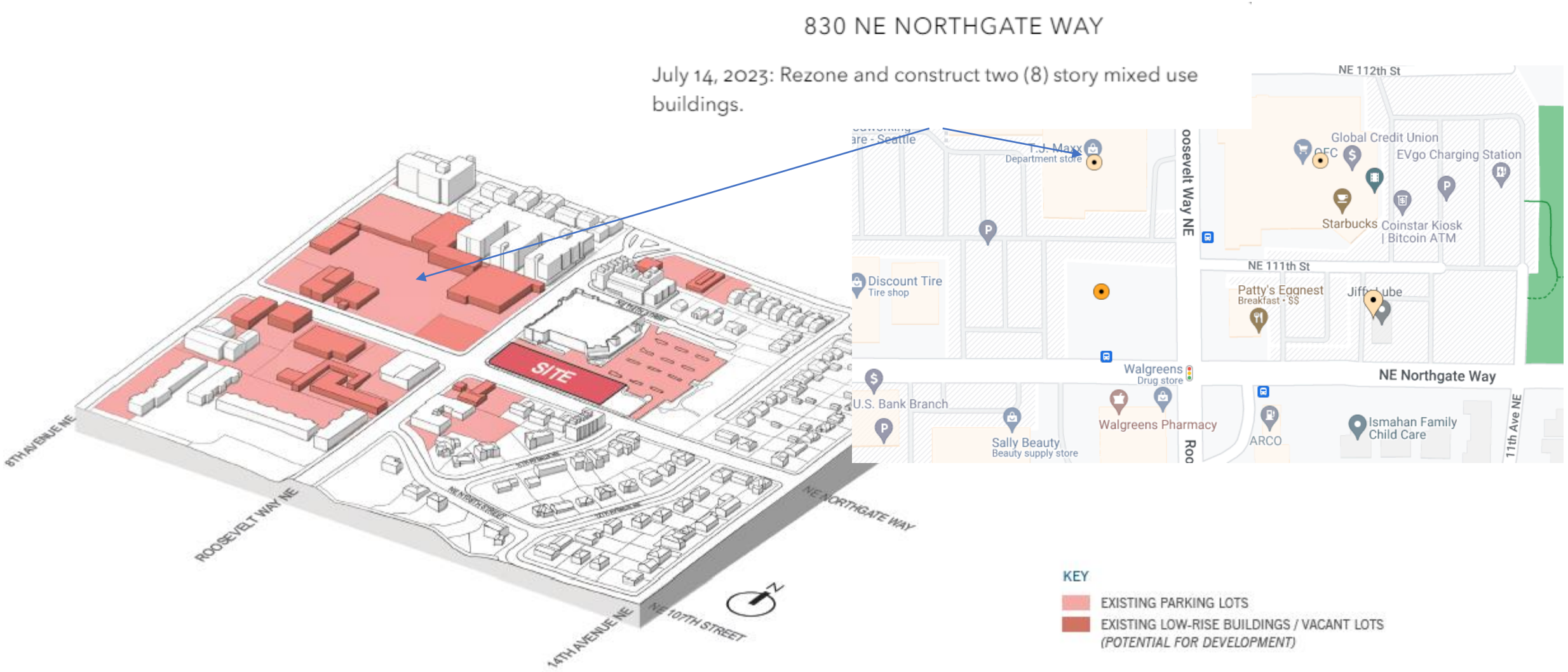
3 11202 ROOSEVELT WAY NE

4 11201 ROOSEVELT WAY NE

6 WALGREENS

8 PARK AT NORTHGATE APARTMENTS

Site Context – Adjacent Redevelopment Potential



Site Context – Existing Conditions

SITE CONDITIONS

The corner of NE Northgate Way and Roosevelt Way NE presents itself as the site's primary entrance and will be the most visible and trafficked corner. An existing restaurant occupies the corner but doesn't adequately address the street-frontage, only being accessed from the adjacent interior parking lot. The same is true for the site's other existing building, an automotive repair center. Two curb cuts along NE Northgate Way are present to access these buildings, but will be removed with the new development. This will make the curb cut access from Roosevelt Way NE the site's primary vehicular access point and the shared easement the site's de facto alleyway.

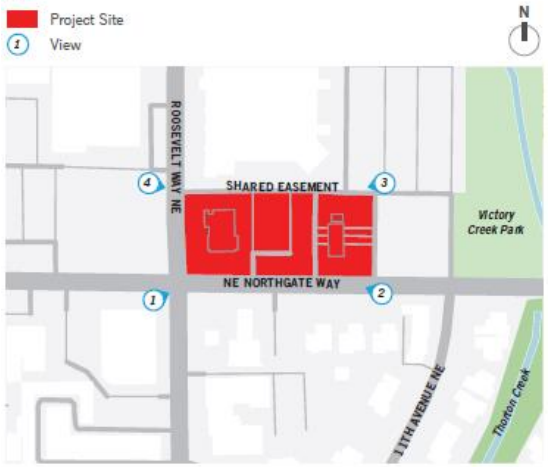
1 VIEW LOOKING EAST FROM CORNER OF NE NORTHGATE WAY

2 VIEW LOOKING WEST ACROSS NE NORTHGATE WAY

KEY

Project Site

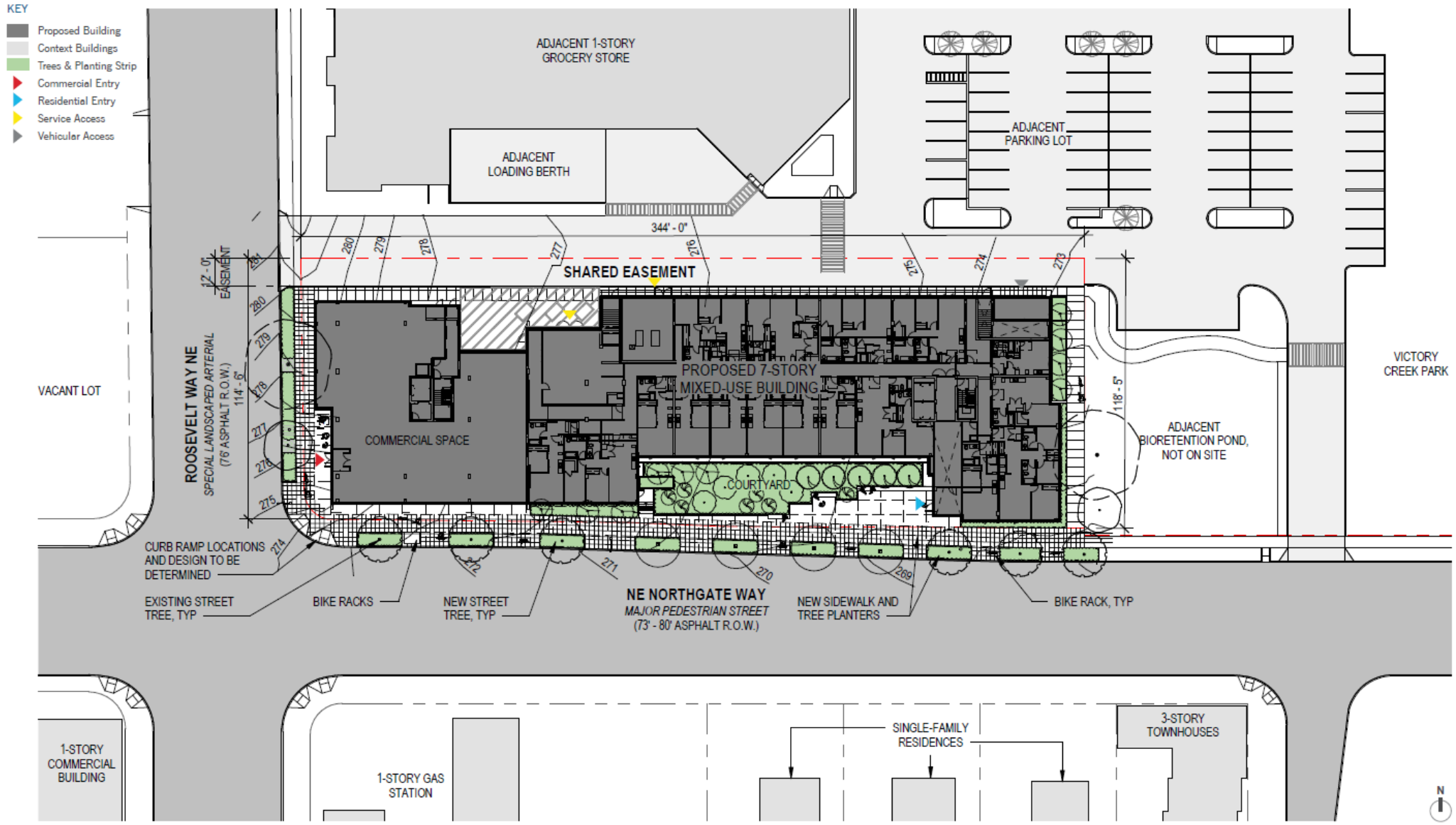
1 View



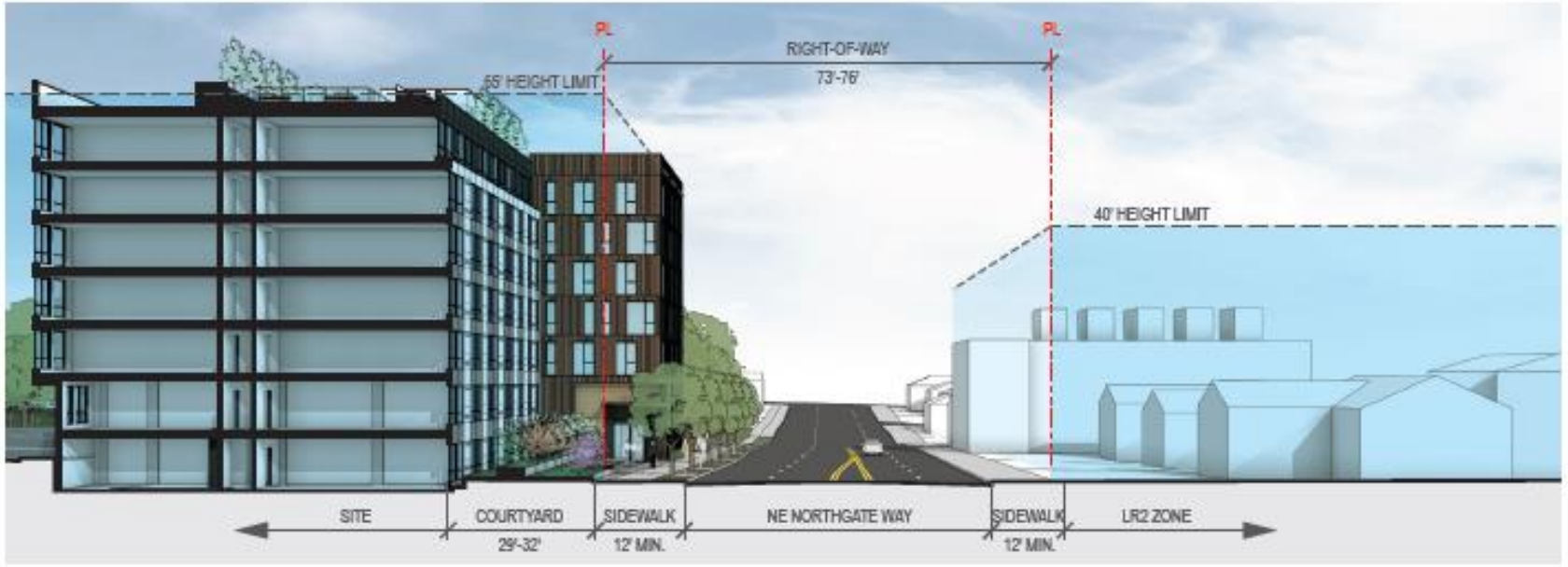
3 VIEW LOOKING WEST FROM SHARED EASEMENT

4 VIEW LOOKING EAST ACROSS ROOSEVELT WAY NE

Project – Site Plan



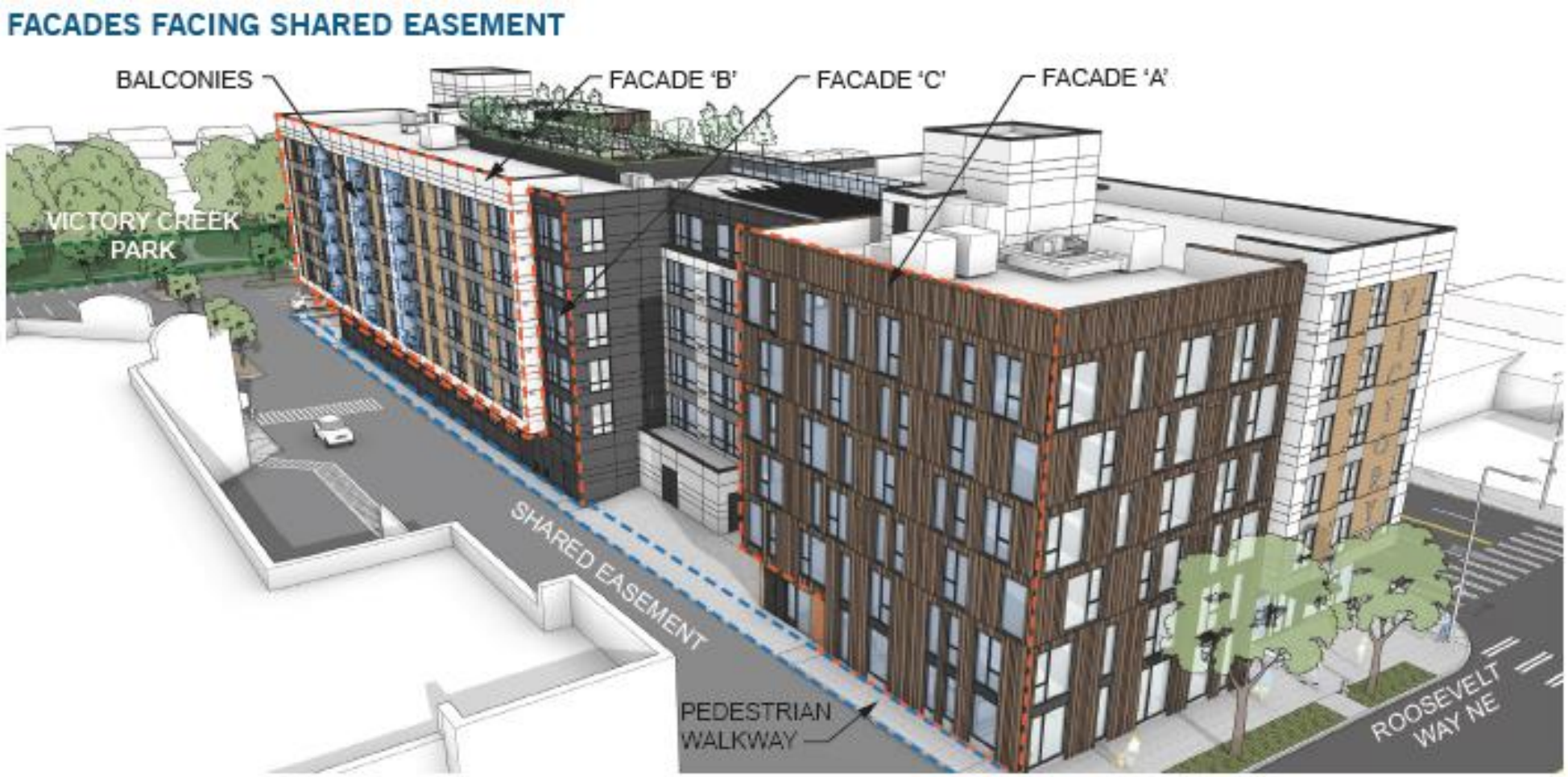
Project – Adjacencies and Transitions



A wider sidewalk and large courtyard are proposed across the adjacent low rise zone to help aid in the zoning transition. The height limit of the zones are also shown, illustrating each's developable potential.

The aerial view shown illustrates the proposed courtyard location with regards to the adjacent LR2 zone.

Project – Adjacencies and Transitions



Project – Adjacencies and Transitions

Project – Renderings

AERIAL VIEW FROM SOUTHWEST

Project – Renderings

VIEW FROM SOUTHWEST

Project – Renderings

VIEW FROM SOUTHEAST

Project – Renderings

VIEW FROM NORTHWEST

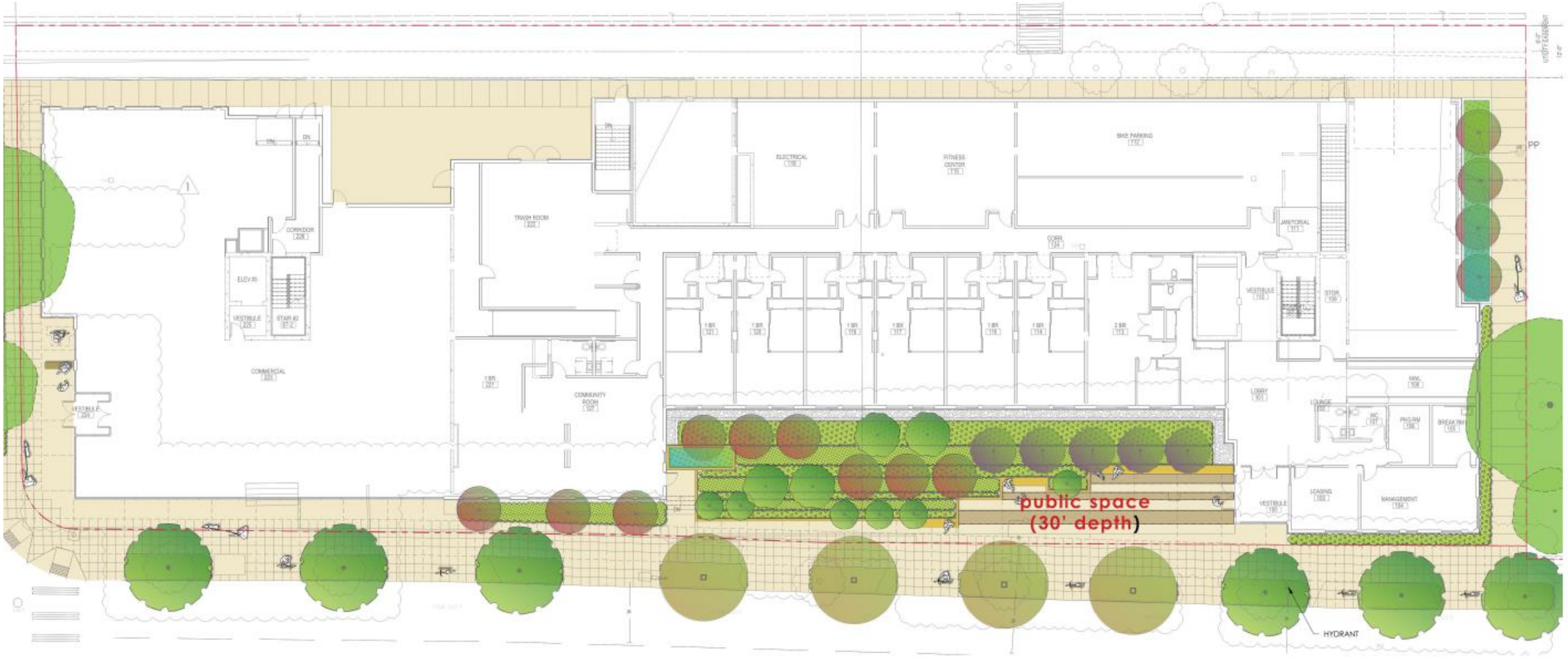
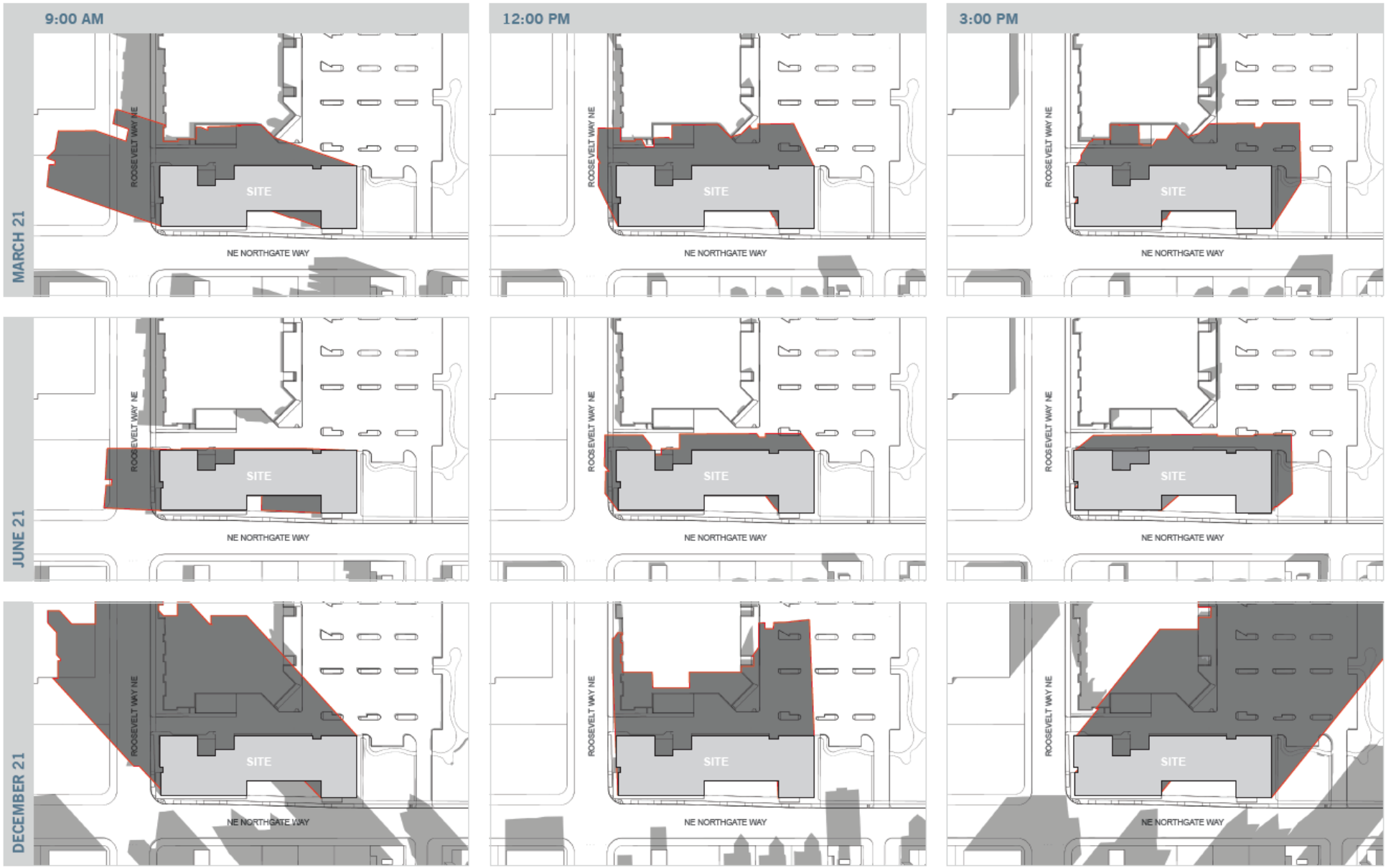
Project – Renderings

VIEW OF COURTYARD AND BUILDING ENTRY

Project – Renderings

VIEW OF PEDESTRIAN CONNECTION

Project – Landscape Plan



Project – Shadow Studies