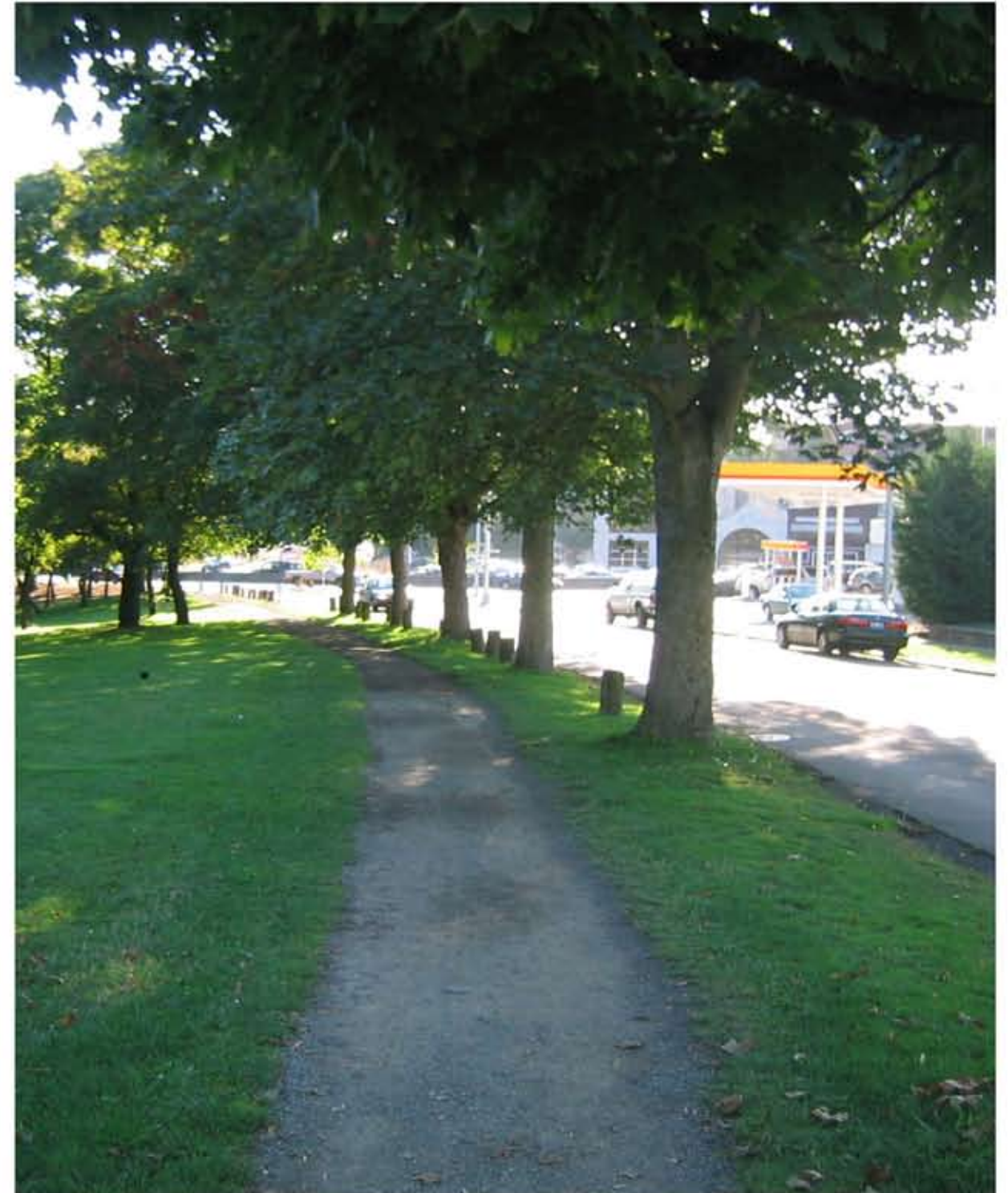


## Early Design Guidance - 7200 Aurora Ave. N.





# ZONING CODE SUMMARY

## (NEIGHBORHOOD COMMERCIAL) ZONES:

Property Address: .....7200 Aurora Avenue N  
 PIN: .....9482700280  
 Zone: ..... NC3-40: Neighborhood Commercial  
 Routes: .....SEPA Scenic Route  
 Mapped ECA: ..... Southwest portion of site landfill area  
 Site Area: ..... 12,631 square feet

### REQUIREMENT FOR NC3-40 (NEIGHBORHOOD COMMERCIAL) ZONES:

#### Permitted Uses (23.47A.004):

Uses permitted outright include retail sales and services, eating and drinking establishments, principal use parking, offices, parking and pool lots, parking and ride lots, live-work units . Multifamily structures and artist studio/dwelling are permitted outright in mixed-use developments.

#### Mixed Use Development Standards (23.47A.008):

80% of the street front facade shall be occupied by non-residential uses, extending at least 30' in depth (may be averaged); Minimum floor-to –floor height of 13' at street level.

#### Structure Height (23.47A.012):

Maximum Height (23.47A.012.A): ..... 40'  
 Added Height Per Exemption (23.47A.012.A.1.P): ..... 4'

#### Floor Area Ratio-FAR (23.47A.013):

For structure containing both residential and nonresidential uses: .....3.25

#### Setback Requirements (23.47A.014):

At front of lot abutting residentially zoned lot: .....15'x15' triangle  
 Side lot line abutting residentially zoned lot: ..... 0' up to 13', 10' from 13' to 65'  
 Alley dedication for ROW widening: ..... 2' at alley

#### Residential Amenity Area (23.47A.024):

The amenity areas shall equal 5% of the total gross floor area in residential use.  
 Balconies and decks shall be at least 60 square feet, with no horizontal dimension less than 6'.

#### Solid Waste & Recycling (23.47A.029):

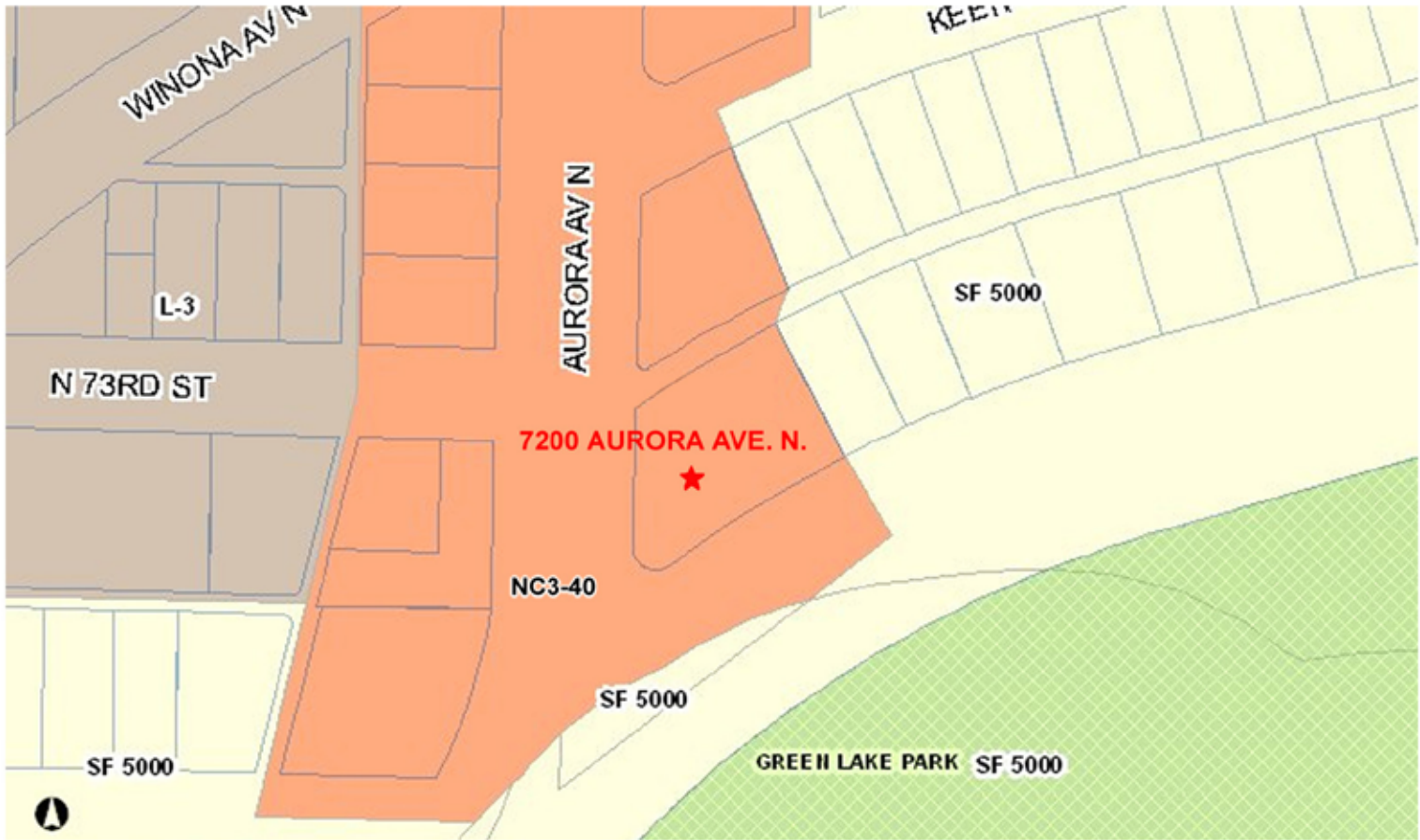
Residential: 26-50 units ..... 150 square feet ..... Front-loading  
 If 80% or more of gross floor area is residential use than building is considered residential.

#### Parking Location & Access (23.47A.032):

Access to parking from the alley is required unless the Director determines that a significant safety hazard would be created and grants a zoning exception or design departures is given.

#### Required Parking (23.54A.015):

Residential Use: 1 space per dwelling unit is required and tandem parking will only count 1 space.  
 Retail Use: 1 space per 500sq ft with a 500sq ft with a 500sq ft waiver per business, bicycle parking is also required per 23.54.015 Chart E.



SITE ZONING



# DEVELOPMENT OBJECTIVES

1.

*Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.*

The project site is located at 7200 Aurora Avenue North. The site is semi-rectangular with a triangular portion forming the southwest corner of the parcel at the intersection of Aurora Ave. N. and W. Green Lake Drive. The site is approximately 131.45' wide at W. Green Lake Drive, 102.97' wide at the Alley on north property line and 96' deep for a total area of 12,836 square feet. It is across from the northwest corner of Green Lake Park at the beginning of the Aurora Avenue North Commercial Corridor on the east side of the street. Currently, the site contains a Shell Gas Station with two pump islands (three stations), station sign and covered canopy. There is minimal topography, approximately 4' from the south to north property lines. Two concrete driveways are located on both Aurora Avenue North and West Green Lake Drive.
2.

*Please indicate the site's zoning and any other overlay designations.*

The site is NC3-40: Neighborhood Commercial. Within 100' of the site West Green Lake Drive is a SEPA Scenic Route and within 500' of the site Aurora Avenue North is a SEPA Scenic Route.
3.

*Please describe neighboring development and use, including adjacent zoning physical features, existing architectural and sitting patterns, views, community landmarks, etc.*

The Aurora Avenue North Corridor is a major arterial (State Route 99) with a wide variety of commercial businesses. Many of the businesses across from the site on Aurora have been local establishments for many years, such as, Beth's Café, Aurora Lawnmower and Aurora Suzuki. Located on the east side of Aurora and north of the site are a variety of relatively newer businesses such as 7-Eleven Market, Wireless Toyz and PCC Natural Market.

To the east, land uses are single family residential with lower scale and a much quieter neighborhood streetscape. The residences are primarily in the Bungalow, Colonial and Tudor Cottage styles.

Directly across West Green Lake Drive to the south is the local landmark Green Lake Park. The northwest corner of Green Lake Park contains some of the following amenities; Bathhouse Theatre with parking lot, tennis courts, swimming beach, main running/walking/cycling path, grassy open lawn area, perimeter running path, mature canopy of trees and Duck Island. The project site is relatively flat and has views to the south towards Green Lake Park. The proposed development is located on the SEPA Scenic Route for Aurora Avenue and West Green Lake Drive. The view for southbound travelers on Aurora Avenue North would be mostly blocked, except for the southwest corner of the site which would be held back to maintain views through to Green Lake.

4.

*Please describe the proponent's development objectives for the site, indicating types of desired uses and approximate structure size(s), as well as any potential request for departure from development standards.*

The proponent's objective is to construct a well-designed building that creates excellent urban housing and adds to the fabric of its neighborhood/commercial surroundings by:

  - Adding to the retail activity and character of Aurora's commercial heritage.
  - Establishing the corner of Aurora and West Green Lake Drive and strengthening a gateway for the Green Lake Neighborhood.
  - Designing desirable residential units that provide easy access to transit and nearby amenities.
  - Defining pedestrian friendly open space that engages the street edges.

The zoning allows a 40-foot height and the proposed design is to use the full height for three residential stories over a mixed-use base.

The visibility of the site is well suited for the retail use. The intent is to create pedestrian friendly open spaces with overhead weather protection and well defined street fronting entries along both Aurora Avenue N. and W. Green Lake Drive addressing the unique opportunity of the site's corner lot orientation.

Three floors of residential units are proposed above the retail level. Three massing alternatives are included for consideration. The residential units are oriented to create a building massing that defines an aesthetically appealing character and takes advantage of the tremendous views to Green Lake.

On options 1 and 3 our design departure is to provide access to the parking garage from West Green Lake Drive in lieu of the Alley due to the following reasons.

Since accessing the parking garage from the alley increases the traffic volume in the alley with potential congestion issues and topographical challenges in the parking garage entry, we request a design departure to provide parking access from W. Green Lake Drive. The parking diagrams for option one and three indicate the preferred entry on the southeast corner of the site. All parking diagrams indicate parking below grade.



# SITE ANALYSIS SUMMARY

West Green Lake Drive

- Presents opportunities for pedestrian oriented retail spaces.
- Quiet residential street with strong neighborhood character.

Aurora Avenue North

- Prime Retail Location
- Beginning of Aurora Avenue North Corridor
- Major Arterial - High Visibility
- Creates drama at the corner.

Solar Access

- Both Aurora Avenue N. and W. Green Lake Drive have good solar orientation.

Building Mass

- Intend to address both Aurora Avenue N. and W. Green Lake Drive.

View

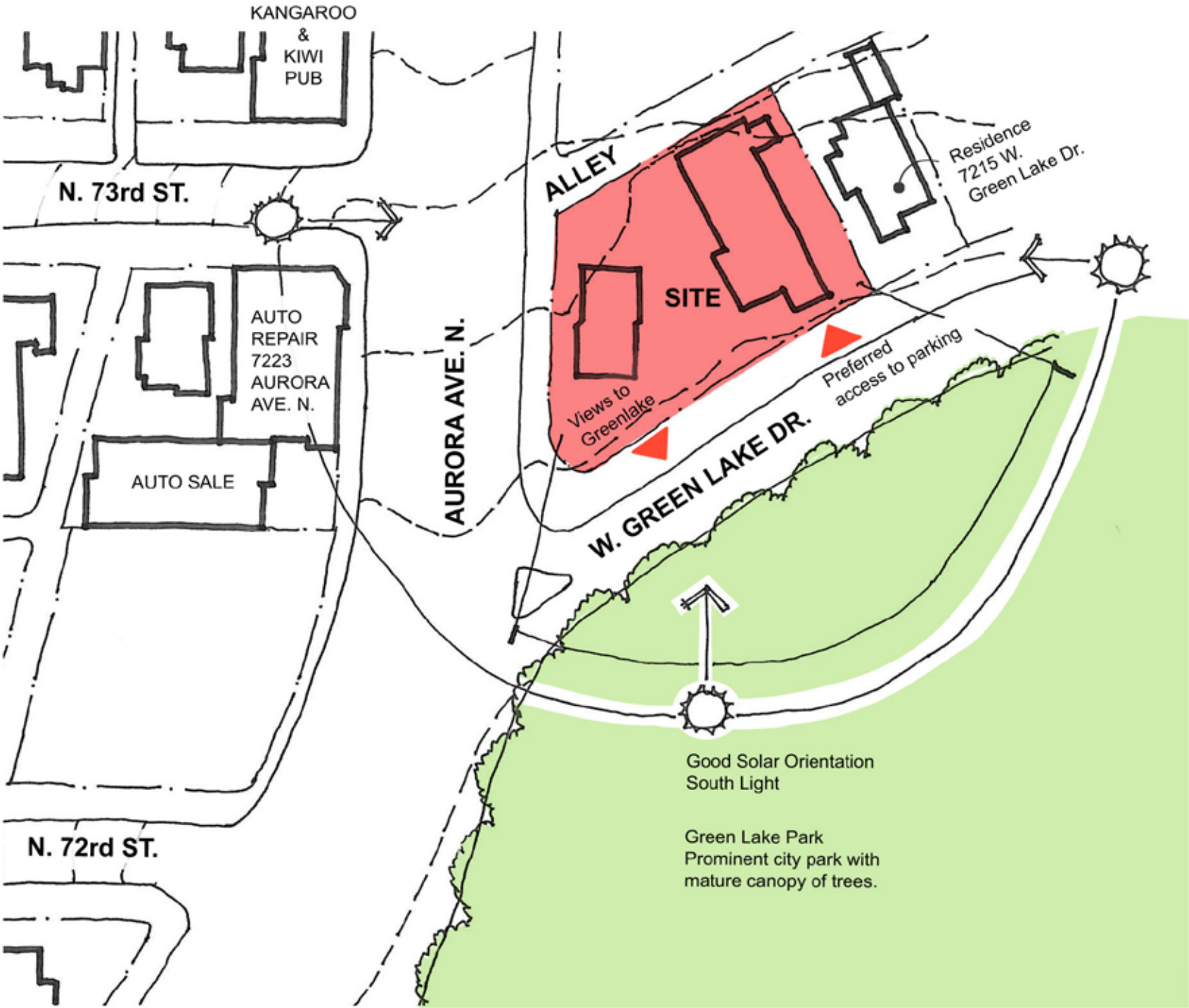
- Excellent views to south and southeast - Green Lake Park.
- Unattractive views to west - Across Aurora.
- Unattractive views to north - Across Alley.

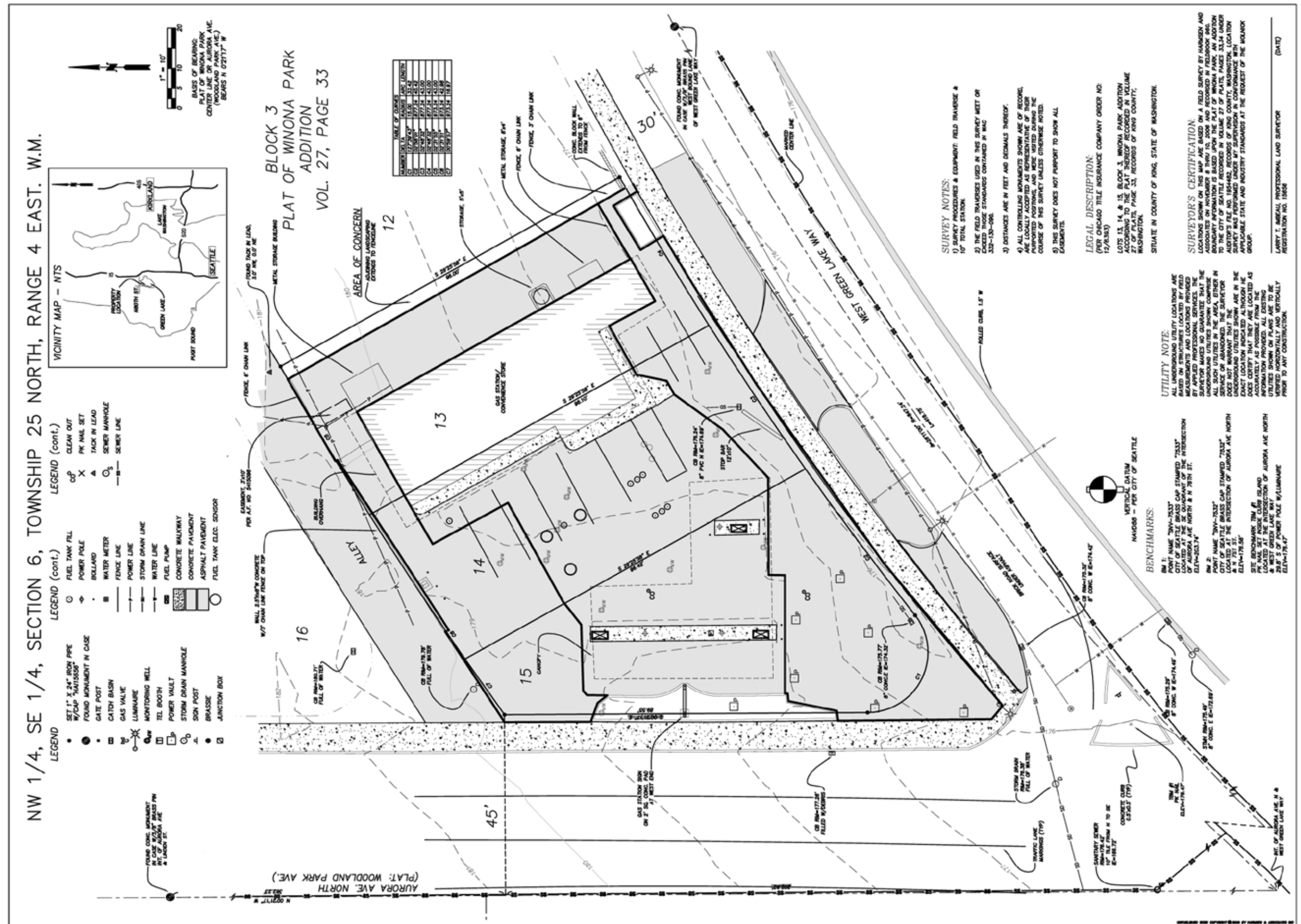
Amenities

- Green Lake Park across W. Green Lake Drive; mature canopy of trees, walking/jogging path, other outdoor activities.

Garage

- Aurora entry inappropriate
- Alley entry could cause traffic concerns on Aurora.
- W. Green Lake Drive entry near east property line maintains distance from intersection on currently established slow speed residential street and allows retail along majority of street frontage.







GREENLAKE NEIGHBORHOOD



○ Heart Location    ○ Entry Location    [ ] Green Lake Planning Area    ■ Project Site



NEIGHBORHOOD ZONING

NEIGHBORHOOD PLANS

The site is within the district covered by the Green Lake Neighborhood Plan. The section of the plan that illustrates Aurora Avenue North and West Green Lake Drive is included here. The site is not specifically addressed, but is at an important portal to the Green Lake Neighborhood and Aurora Avenue North Corridor.

Street trees are to be planted along Aurora Avenue North to enhance the environmental health of the Green Lake Community.

Downgrade West Green Lake Drive by the Bathhouse from an arterial to a residential street. Install speed bumps, and a gateway treatment at Aurora Avenue in order to improve transportation mobility and safety in residential areas.



MAP SHOWING RECENT PERMIT ACTIVITY



- Project Site
- Greenlake Park
- Location of Recent Permit or Construction Activity:

- 01. Single Family**  
Permit Application 2007
- 02. Single Family**  
Permit Finaled 2003
- 03. Single Family**  
Permit Application 2007
- 04. Single Family**  
Permit Issued 2007
- 05. Single Family**  
Permit Issued 2006
- 06. Single Family**  
Permit Finaled 2005
- 07. Commercial**  
Permit Issued 2006
- 08. Commercial**  
Permit Issued 2006
- 09. Commercial**  
Permit Application 2006
- 10. Single Family**  
Permit Application 2007
- 11. Single Family**  
Permit Applicaton 2006
- 12. Muti-Family**  
Permit Application 2004



STREETSCAPES





STREETSCAPES



W. GREEN LAKE DRIVE: LOOKING EAST AND SOUTH FROM SITE



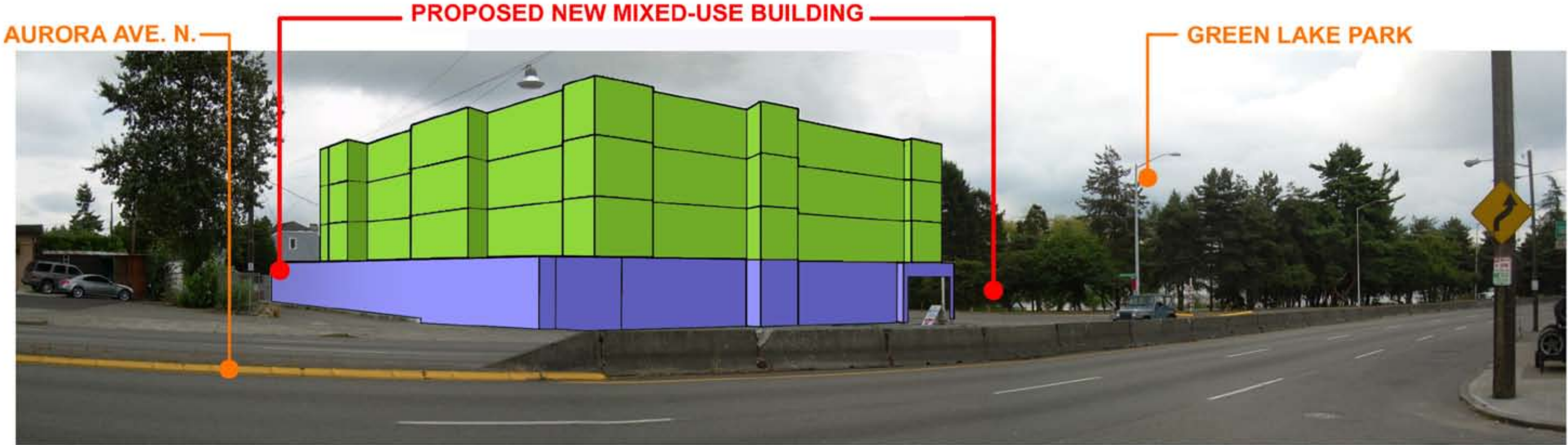
AURORA AVE N. : LOOKING NORTH AND EAST TOWARDS SITE



STREETSCAPES- SCENIC ROUTE ANALYSIS



CURRENT VIEW: LOOKING SOUTHEAST TOWARDS SITE AND GREEN LAKE



PROPOSED VIEW OPTION 1: LOOKING SOUTHEAST TOWARDS SITE AND GREEN LAKE



NEIGHBORHOOD IMPLEMENTATION PLAN



BENCH



TRASH RECEPTACLE



PLANTER POTS



PUBLIC ART









GREEN WALL

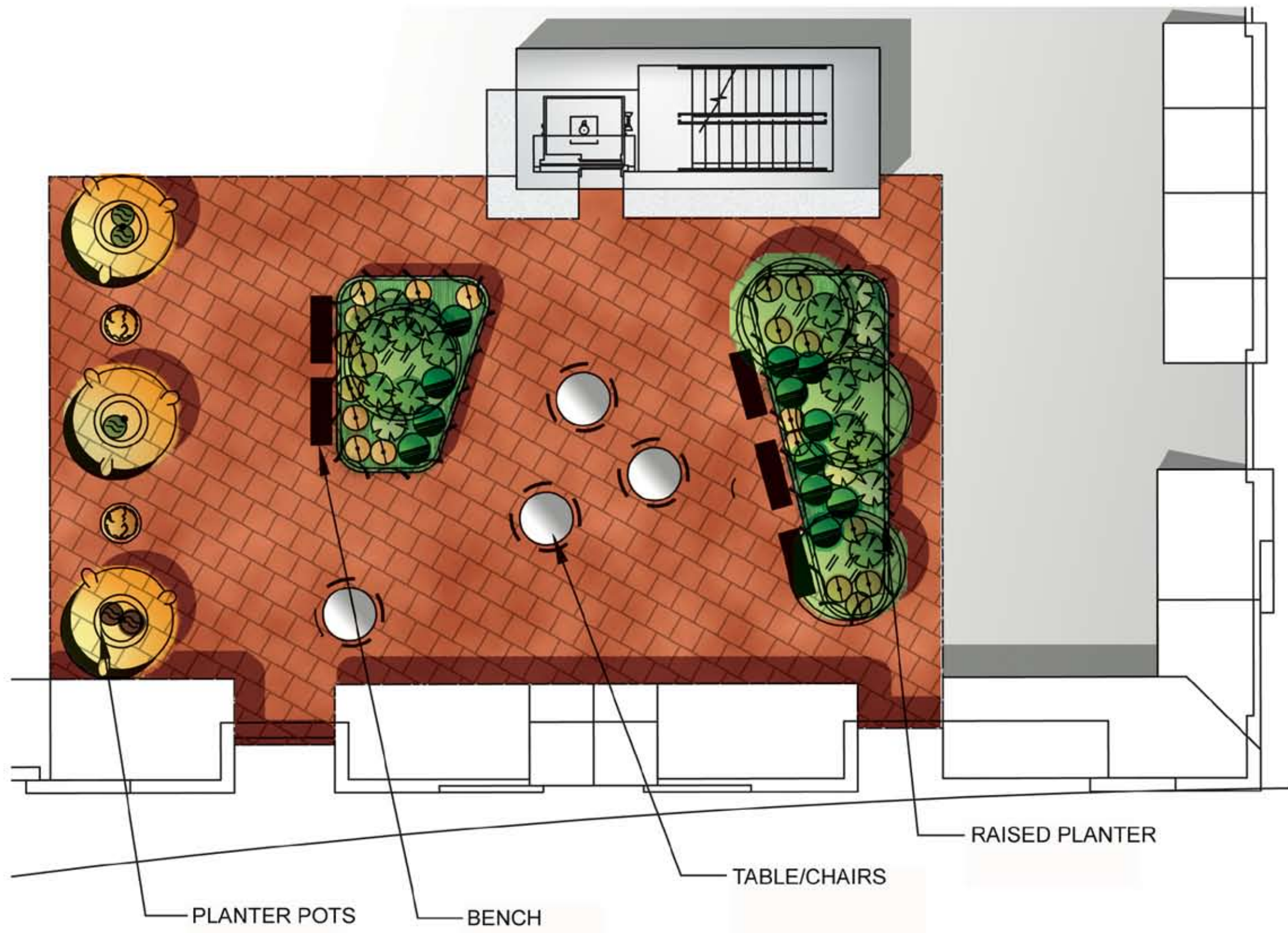




AMENITIES - ROOFTOP TERRACE

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME
TREES	
	DECIDUOUS TREE(SPECIMEN) COLUMNAR HORNBEAM, COLUMNAR SARGENT CHERRY OR CRABAPPLE
	DECIDUOUS TREE(STREET) NORWAY OR RED MAPLE, LINDEN
	DECIDUOUS TREE(SMALL/ACCENT) KOUSA DOGWOOD, VINE MAPLE
SHRUBS	
	MEDIUM SHRUB SPECIES: OTTO LUYKEN LAUREL/PIERIS/EUONYMUS/CISTUS PHORMIUM/NANDINA
	SMALL SHRUB SPECIES: AZALEA/DWARF HEAVENLY BAMBOO/COMPACT HOLLY/ MUGHO PINE/DAVID'S VIBURNUM/POTENTILLA
	SHRUBS FOR SHADE JAPANESE ARALIA/ HOSTA/ SARCOCCA/ ACUBA, AZALEA/ EUONYMUS
GROUND COVER	
	DECORATIVE: KINKIDINICK/CEANOTHUS





STREETSCAPES

STOREFRONT WINDOWS WITH  
OVERHEAD WEATHER PROTECTION  
AND RECESSED ENTRIES

LANDSCAPING ALONG  
AURORA AVENUE



STOREFRONT WINDOWS WITH OVERHEAD WEATHER  
PROTECTION AND RECESSED ENTRIES

OUTDOOR SEATING AREAS

LANDSCAPING ALONG W. GREEN LAKE DRIVE

PUBLIC SEATING / ART FEATURE (SEE SITE PLAN)



STREETSCAPES



VIEW FROM EAST PROPERTY LINE

- UPPER RESIDENTIAL FLOORS STEP BACK FROM ADJACENT SINGLE FAMILY RESIDENCE
- TREES & SHRUBS AT EDGE OF ROOF DECK
- LANDSCAPING ALONG EAST PROPERTY LINE
- GREEN WALL

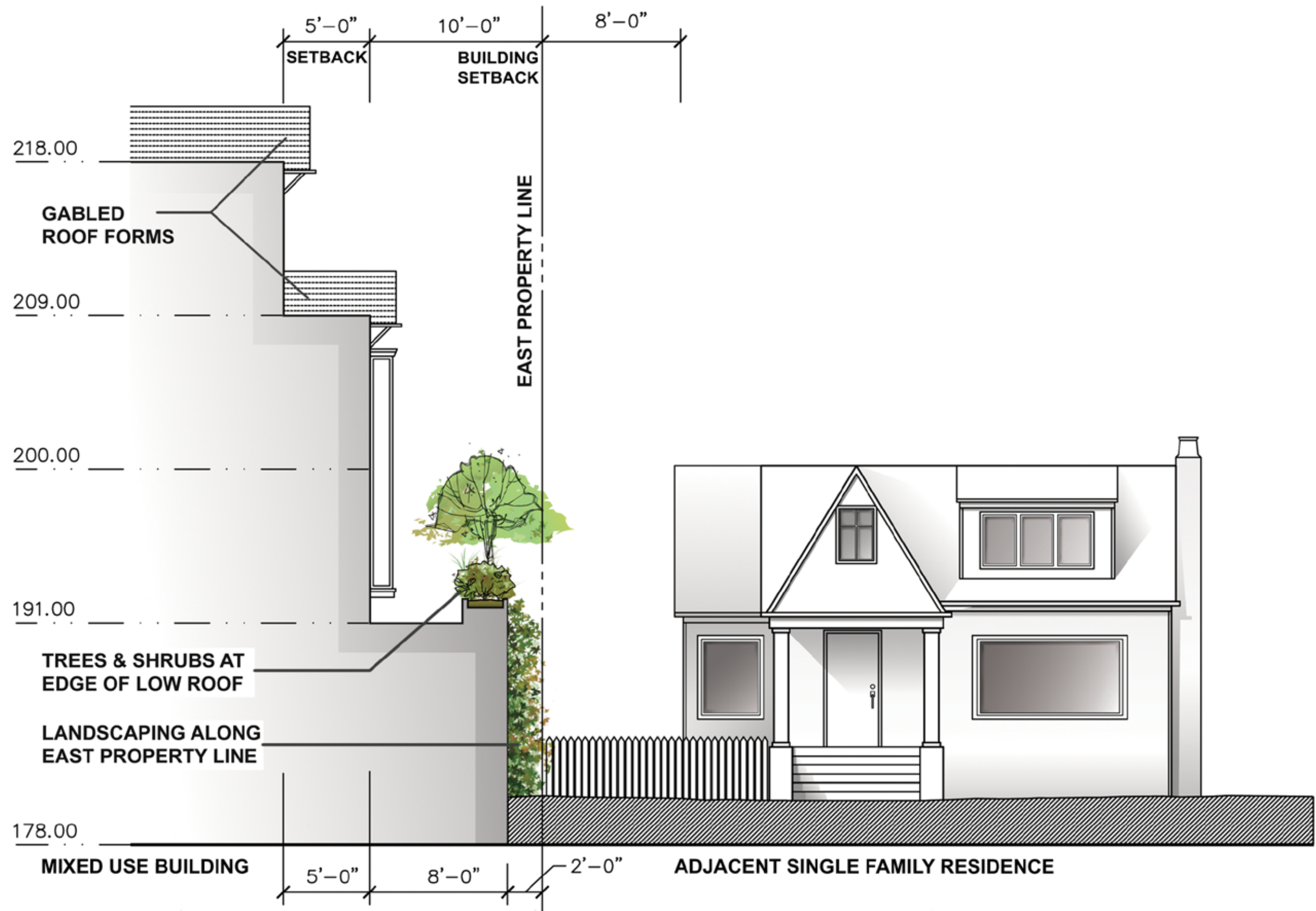


VIEW FROM ALLEY

- UPPER RESIDENTIAL FLOORS STEP BACK FROM ALLEY
- GREEN SCREEN WALL ALONG ALLEY
- RECESSED ENTRY AT RETAIL



RELATIONSHIP TO ADJACENT SITE





NEIGHBORHOOD CONTEXT & PROJECT EXAMPLES



SINGLE FAMILY RESIDENCE  
- WEST GREEN LAKE DRIVE



MIXED USE DEVELOPMENT  
- N. 55TH ST. AND MERIDIAN AVE N.



MIXED USE DEVELOPMENT  
- WALLINGFORD AREA



MIXED USE DEVELOPMENT  
- UNIVERSITY DISTRICT



SINGLE FAMILY RESIDENCE  
- WEST GREEN LAKE DRIVE



RESIDENTIAL DEVELOPMENT  
- E. GREEN LAKE DR. N. AND N. 78TH ST.



MIXED USE DEVELOPMENT  
- PHINNEY AVE N. AND N. 61ST ST.



MIXED USE DEVELOPMENT  
- SOUTH LAKE UNION AREA



# CONCEPTUAL DESIGN - OPTION 1 (PREFERRED)

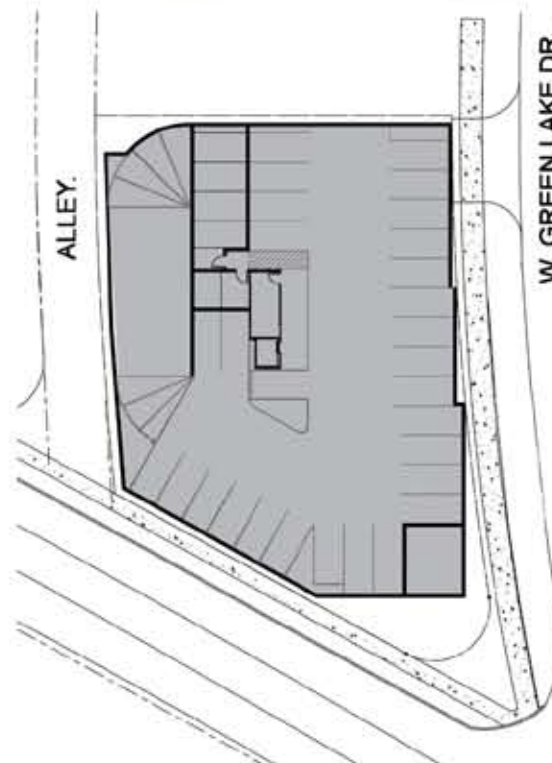
RESIDENTIAL RETAIL PARKING OPEN SPACE



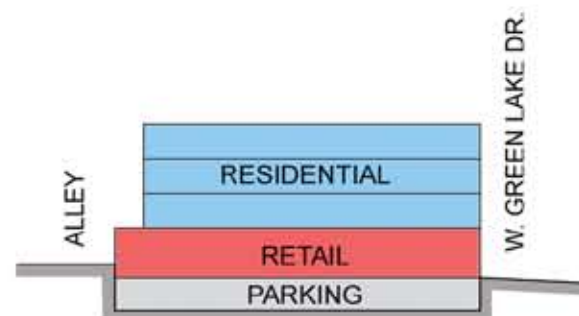
TYPICAL UPPER FLOOR



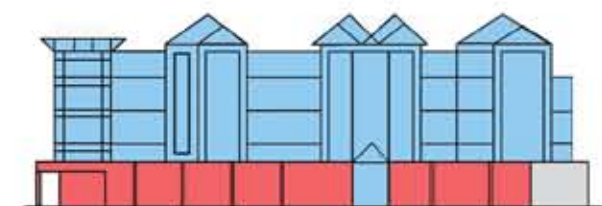
GROUND FLOOR



PARKING GARAGE LEVEL



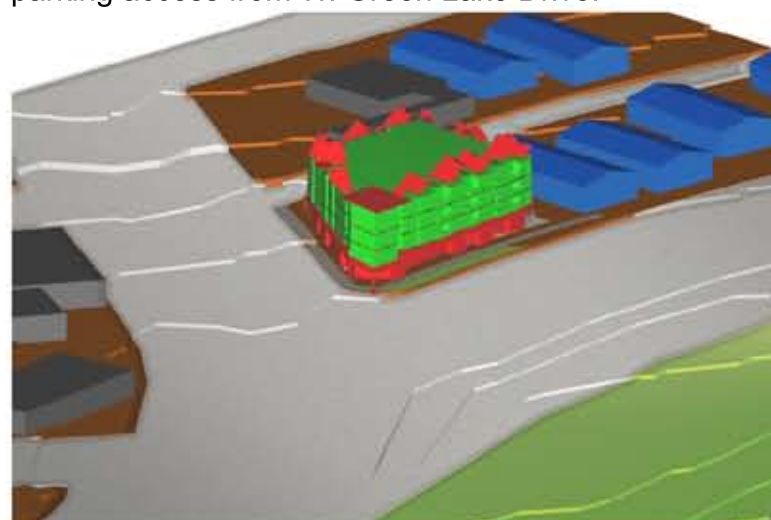
BUILDING SECTION



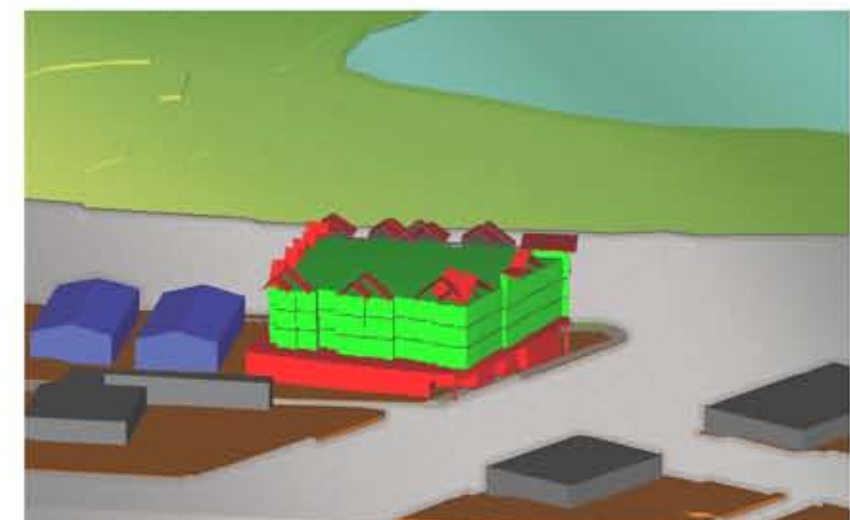
ELEVATION DIAGRAM

## DESIGN DEPARTURE

- Garage entry from W. Green Lake Drive.
- Since accessing the parking garage from the alley increases the traffic volume in the alley with potential congestion issues and topographical challenges at the parking garage entry, we request a design departure to provide parking access from W. Green Lake Drive.



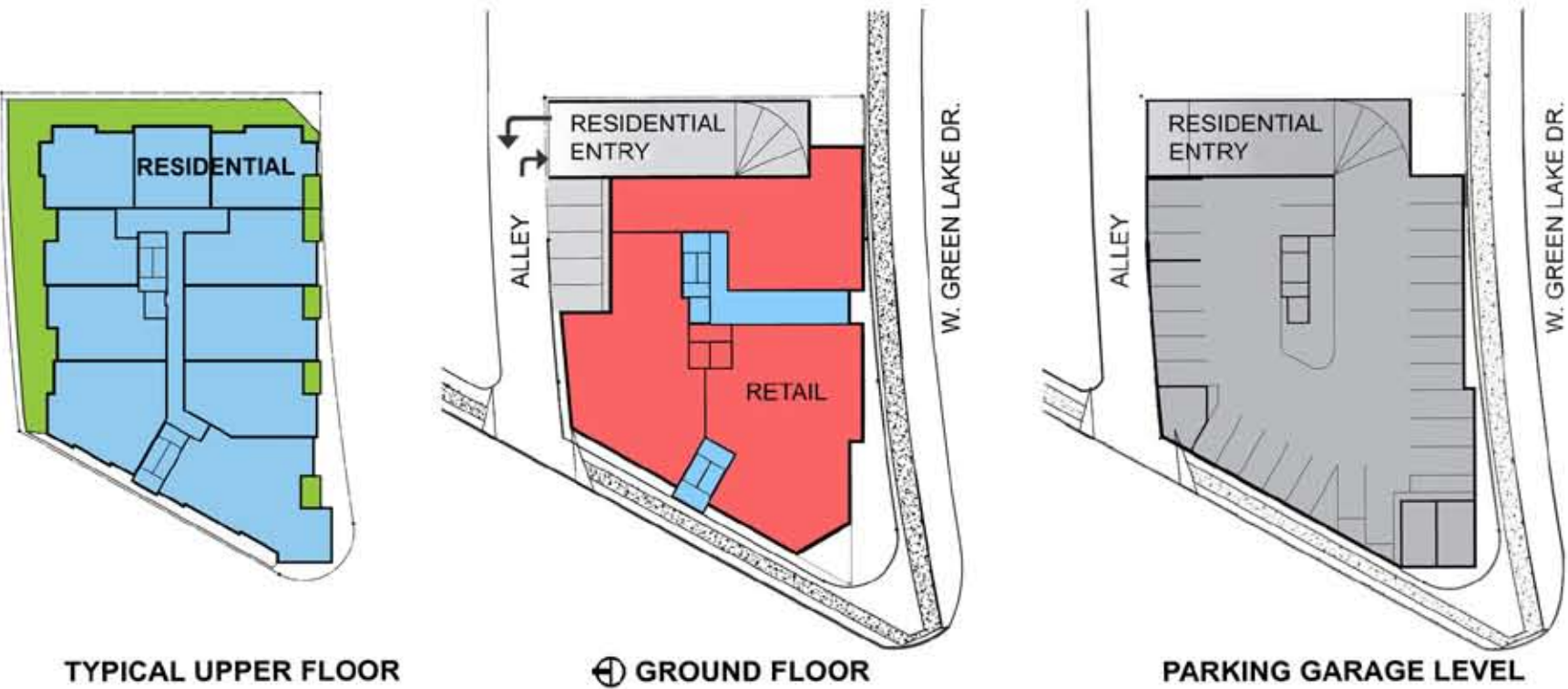
- Garage entrance off W. Green Lake Drive for residential and retail uses.
- Building corner is emphasized by contrasting materials, massing and roof forms.
- Upper residential building character relates to residential neighborhood context through the use of common elements such as Gabled Roof forms, kick braces, bay windows, lap siding, and trim details.
- Lower retail level is separated from residential building mass above.
- Residential floors step back from east property line; reduces impact on neighboring single family residence.



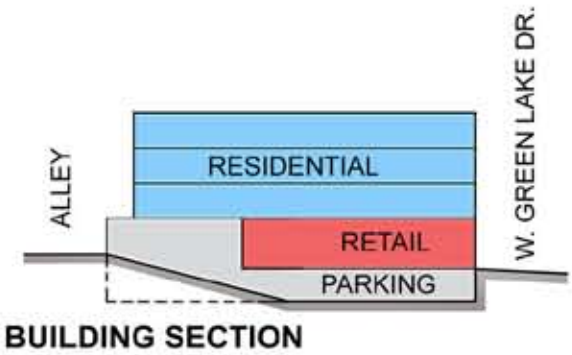


# CONCEPTUAL DESIGN - OPTION 2

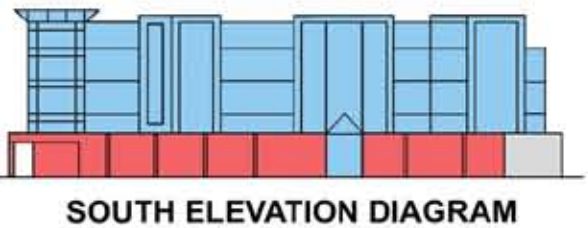
RESIDENTIAL RETAIL PARKING OPEN SPACE



- Garage entrance off Alley for residential and retail uses.
- Overhead weather protection, pedestrian open spaces with views to Green Lake.
- Emphasis given to form and mass at corner lot orientation
- Modulation of upper floors and parapet forms creates visual interest to building facade.
- The building utilizes corniced bay windows, horizontal and vertical siding materials, and brick detailing at the base to help in relating to the neighboring residential & commercial context.



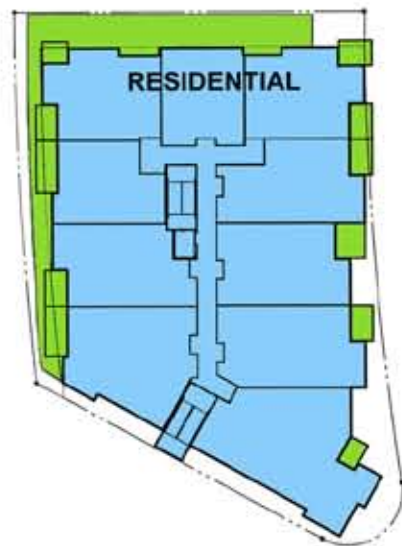
**DESIGN DEPARTURE**  
 • None - option 2 is code compliant.





# CONCEPTUAL DESIGN - OPTION 3

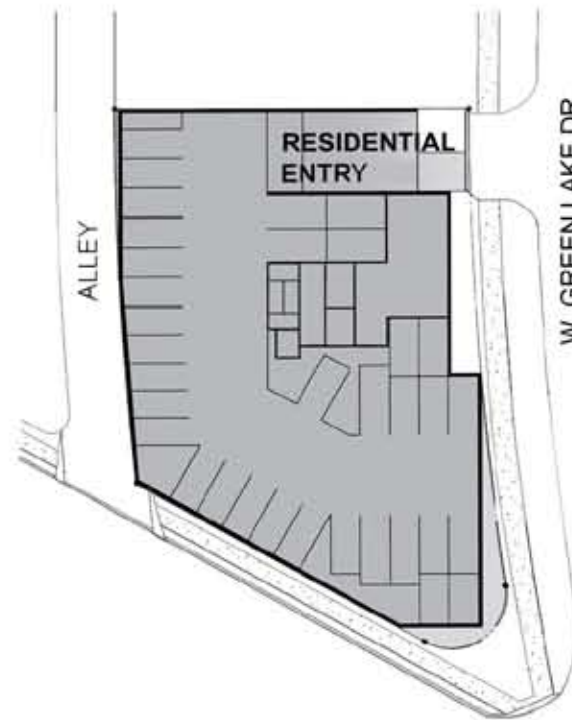
RESIDENTIAL RETAIL PARKING OPEN SPACE



TYPICAL UPPER FLOOR



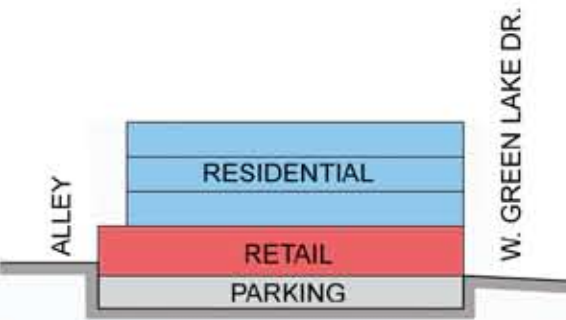
GROUND FLOOR



GARAGE AT W. GREEN LAKE DR.

## CODE REQUIREMENT/DESIGN DEPARTURE

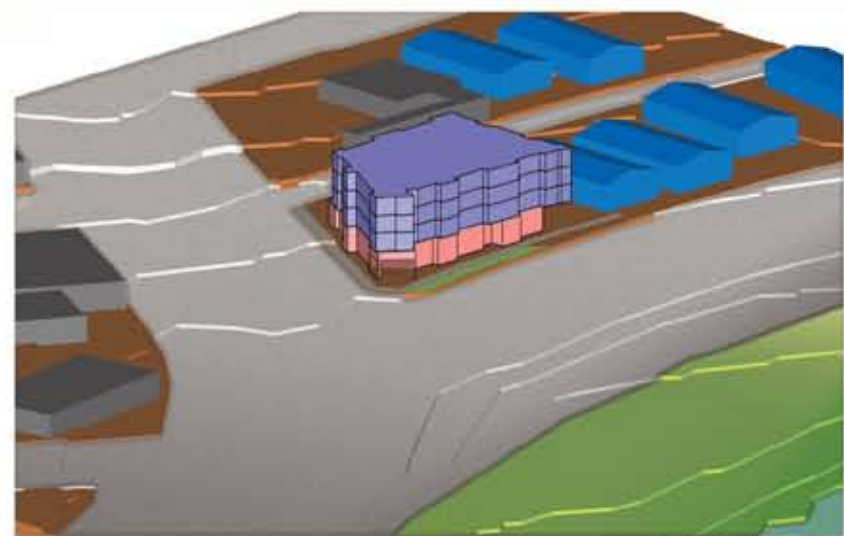
- Per code section 23.47A. 032.A.1.a. access to parking must be from the alley.
- Since accessing the parking garage from the alley increases the traffic volume in the alley with potential congestion issues and topographical challenges at the parking garage entry, we request a design departure to provide parking access from W. Green Lake Drive.



BUILDING SECTION



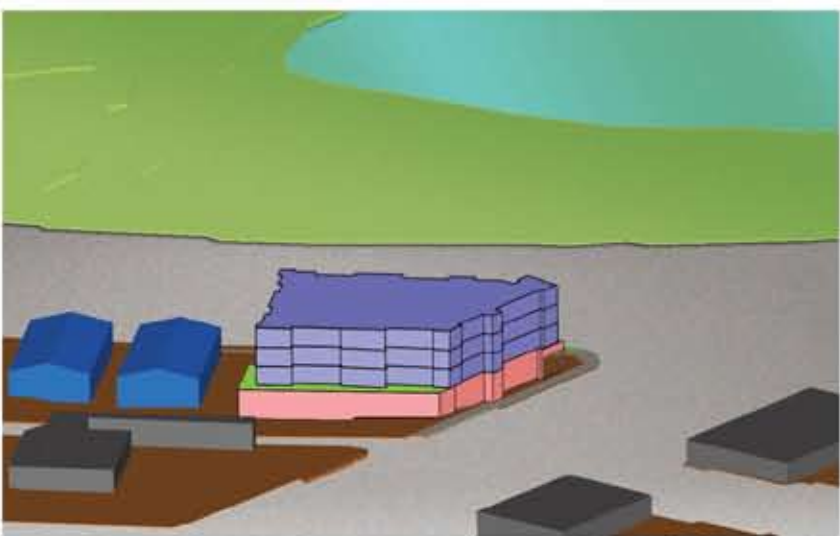
SOUTH ELEVATION DIAGRAM



VIEW FROM SOUTHWEST



- Garage entrance off W. Green Lake Drive for residential and retail uses.
- Massing and modulation are implemented to create human scale at the ground level and break-up of building mass.
- Entry at retail is held back at street corner to provide view corridor to Green Lake
- Overhead weather protection, street fronting entries and pedestrian open spaces with views to Green Lake.



VIEW FROM NORTHWEST