

Project Information:

Address: 7707 Aurora Ave. North  
DPD #: 3009179  
APN #: 3797001305  
Zoning: NC3-40  
Overlays: None  
Lot Area: 4108 sf  
FAR: 3.25

Owner:

Chi and Li-Uyen Dang  
1916 23rd Avenue South  
Seattle WA 98144

Architect:

Pb Elemental Architecture LLC  
1916 23rd Avenue South  
Seattle WA 98144

Applicant:

Pb Elemental Architecture LLC  
1916 23rd Avenue South  
Seattle WA 98144

Pb 094  
DANG-

7707  
AURORA  
AVENUE  
NORTH

EARLY  
DESIGN  
GUIDANCE

public  
meeting

28  
July  
2008

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PART I: CONTACT INFO

1. Property Address:

*7707 Aurora Avenue North*

2. Project #:3009179

3. Owner/Lessee Name:

*Chi and Le-Uyen Dang*

4. Contact Person:

*Gary Rohrbacher  
Pb Elemental Architecture LLC  
1916 23rd Avenue South  
Seattle WA 98144*

*Ph: 206.285.1464*

*rohrbacher@elementalarchitecture.com*

5. Applicants Name:

*Pb Elemental Architecture LLC  
Architect*

6. Design Professional's Name:

*Pb Elemental Architecture  
1916 23rd Avenue South  
Seattle WA 98144*

*Ph: 206.285.1464*

*rohrbacher@elementalarchitecture.com*

7. Applicants Signature / Date:

*Please see owner's letter of  
authorization.*

PART II: SITE AND DEVELOPMENT INFO

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

*The site is located on Aurora Avenue North between 77th and 78th Streets. On site presently there is a dwelling modified for commercial use and a garage. The site slopes gently from West to East about five feet.*

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

*The site is zoned NC3-40, and is on Aurora Avenue North which is designated an Arterial route.*

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

*See above right...*

PART II: CONTINUED

*The site is adjacent to SF-5000 zoning to the West, and is within the continuous strip designated NC3-40 on either side of Aurora Avenue North. While the residentially zoned districts to the East and West of Aurora are in tact and continuous, there is no observable pattern within this North/South NC3-40 strip on Aurora Avenue North. Fast moving traffic on Aurora Avenue North acts as a significant barrier between the communities on either side. From the roof of our proposal there will be views to Green lake and to the Downtown office core.*

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (apprx.), number of residential units (apprx.), amount of commercial square footage (apprx.), and number of parking stalls (apprx.). Please also include potential requests for departure from development standards.

*Six loft-type residential units, an accessible live-work unit (<1000sf) and code required parking is proposed. Structure height is compliant with NC3-40 zoning and six parking stalls will be provided. There are potentially two departures requested.*

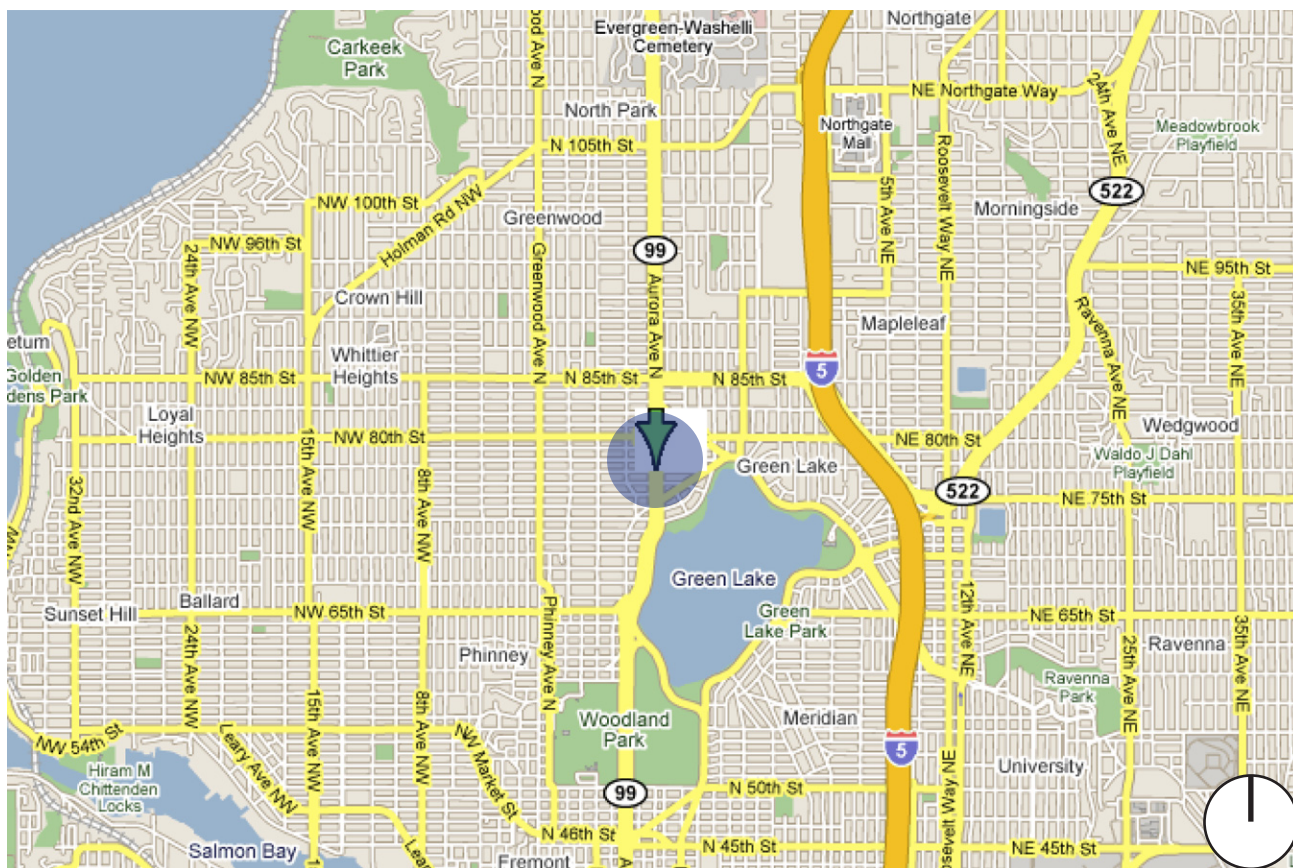


Pb 094 - DANG 7707 AURORA AVENUE NORTH

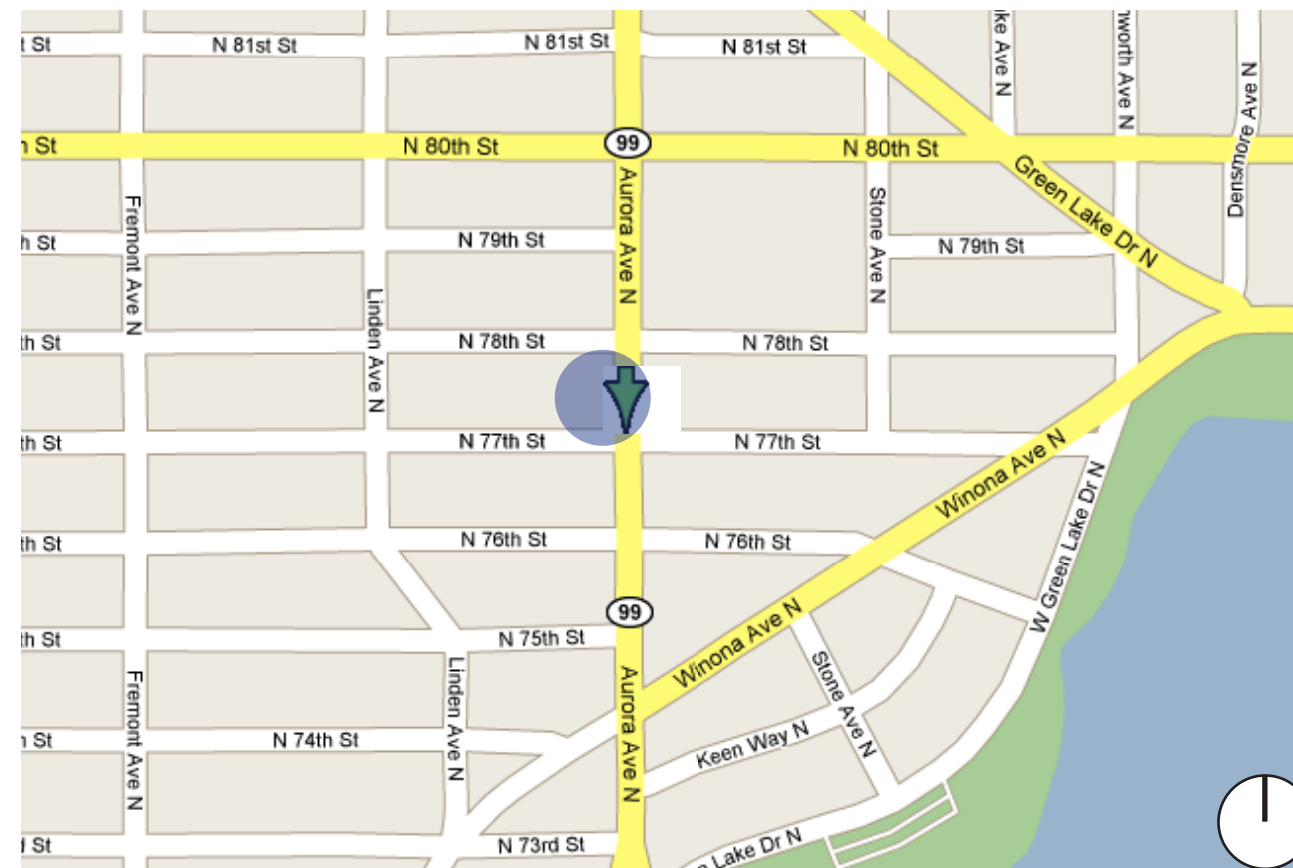
EARLY DESIGN GUIDANCE

public meeting 28 July 2008

Application



City Map

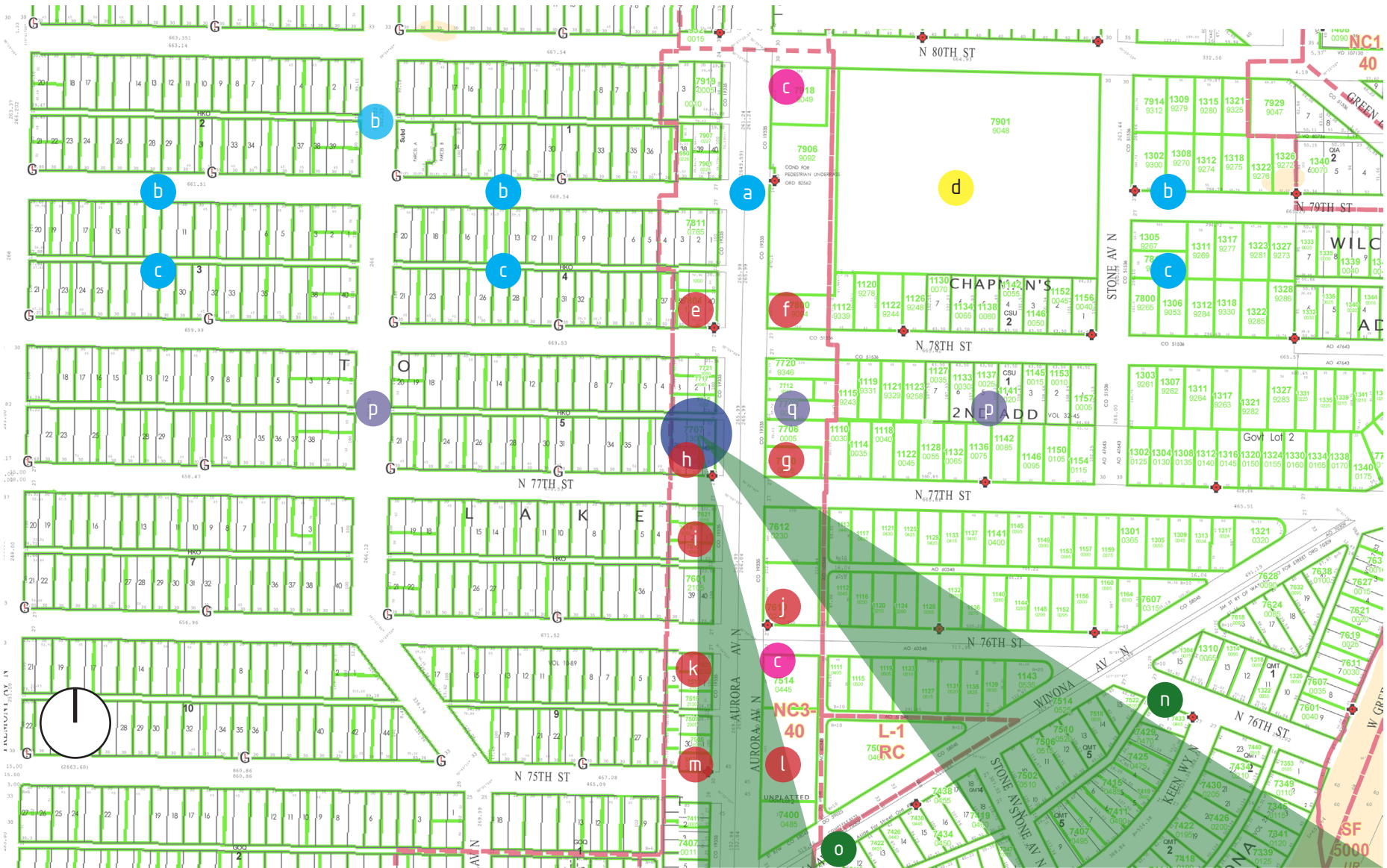


Street Map

Urban design analysis.

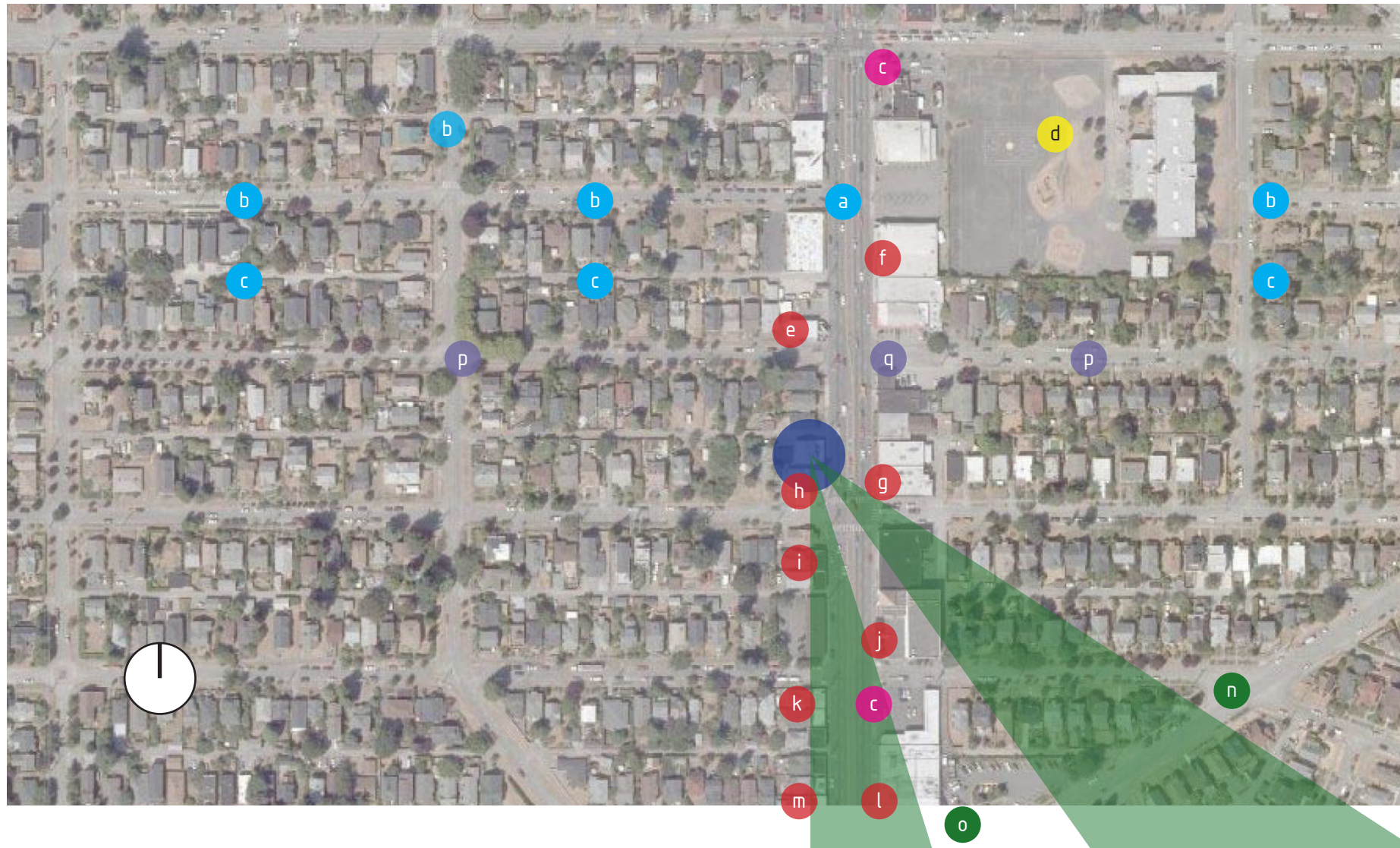
Key :

- Site
- Streets
  - a. Arterial route
  - b. Residential street / alley
- Transportation
  - c. bus stop
- Civic Uses
  - d. Bagley Elementary School
- Retail/Entertainment
  - e. Restaurant Barriga Llena
  - f. Restaurant Praya Thai
  - g. Yoga studio
  - h. Motorcycle shop
  - i. l-5 pizza
  - j. Bravo grocery
  - k. Uber tavern
  - l. PCC grocery
  - m. Gun shop
- Views
  - n. view to Green lake
  - o. view to down-town Seattle
- Zoning
  - p. SF-5000 zoning
  - q. NC3-40 zoning



Vicinity: The site is located on Aurora Avenue North, close to the Green Lake neighborhood. Fast moving traffic on Aurora separates the residential communities on either side. The Aurora strip is transitional and acts to further divide the communities on either side - our project hopes to be a catalyst toward re-connecting the neighborhoods.





Vicinity: The immediate area is a mix of residential to the East and West and commercial/residential in the NC3-40 corridor along either side of Aurora. Commercial uses on Aurora include restaurants, yoga studios, some bars, and retail such as grocery stores and a motorcycle dealer. Crosswalks are only every several blocks - allowing heavy traffic to move very fast - discouraging pedestrian activity.

Urban design analysis.

Key:

● Site

● Streets

a. Arterial route

b. Residential street / alley

● Transportation

c. bus stop

● Civic Uses

d. Bagley Elementary School

● Retail/Entertainment

e. Restaurant Barriga Llena

f. Restaurant Praya Thai

g. Yoga studio

h. Motorcycle shop

i. I-5 pizza

j. Bravo grocery

k. Uber tavern

l. PCC grocery

m. Gun shop

● Views

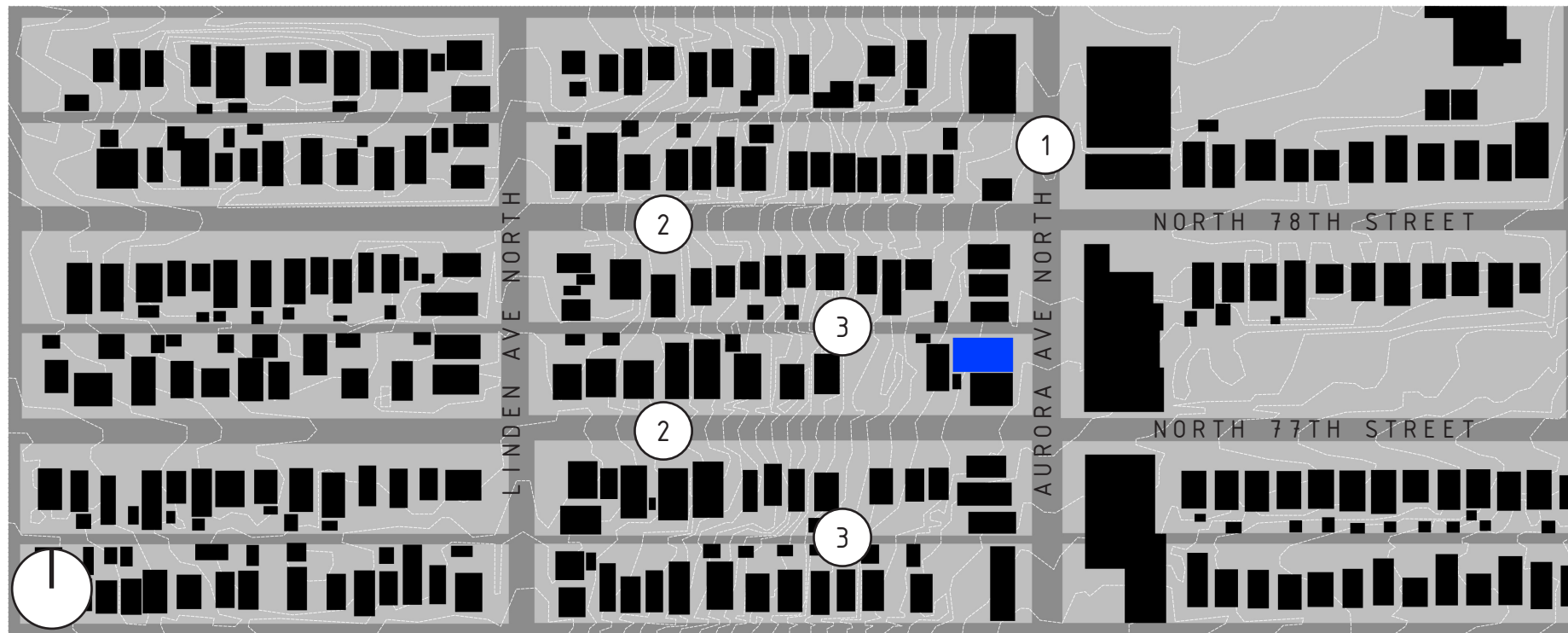
n. view to Green lake

o. view to down-town Seattle

● Zoning

p. SF-5000 zoning

q. NC3-40 zoning



1. Figure Ground Drawing



2. Site Model with shadows

## Urban design analysis.

1. Figure ground drawing - 9 block area. Site in blue. Larger footprint commercial enterprises line the East side of Aurora, while the west is a mix of commercial and re-purposed residential structures. Fabric is sub-urban, largely shaped by car movement requirements. Pedestrian density is generally light and parking on Aurora is fairly dense, suggesting that most arrive and depart by car. The volume of traffic on Aurora is significantly greater than on residential side streets, placing pressure on intersections and transitions.

2. Site model showing June 21 7:30am shadows. Site in blue. Adjacent SF5000 height limit is 30' - NC3-40 is 40.

## Key:

- 1. Arterial Route
- 2. Residential Street
- 3. Alley





1. Aerial view from North



2. Aerial view from East



3. Aerial view from South



4. Aerial view from West









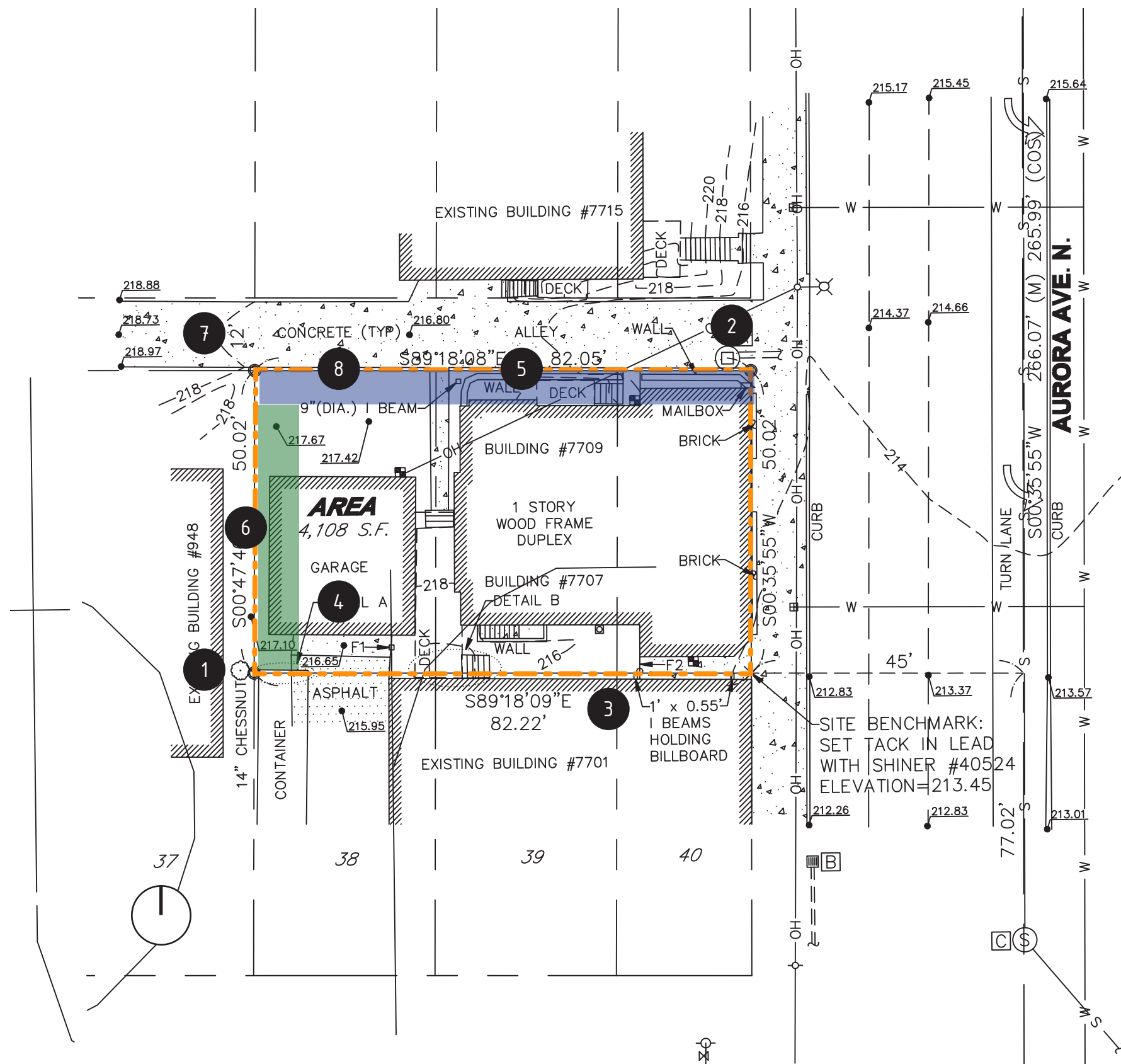
Photo-montage from site - (looking North) across alley.



Photo-montage to site - (looking South) from across alley.

Note: Proposed site Access will remain as in current location.



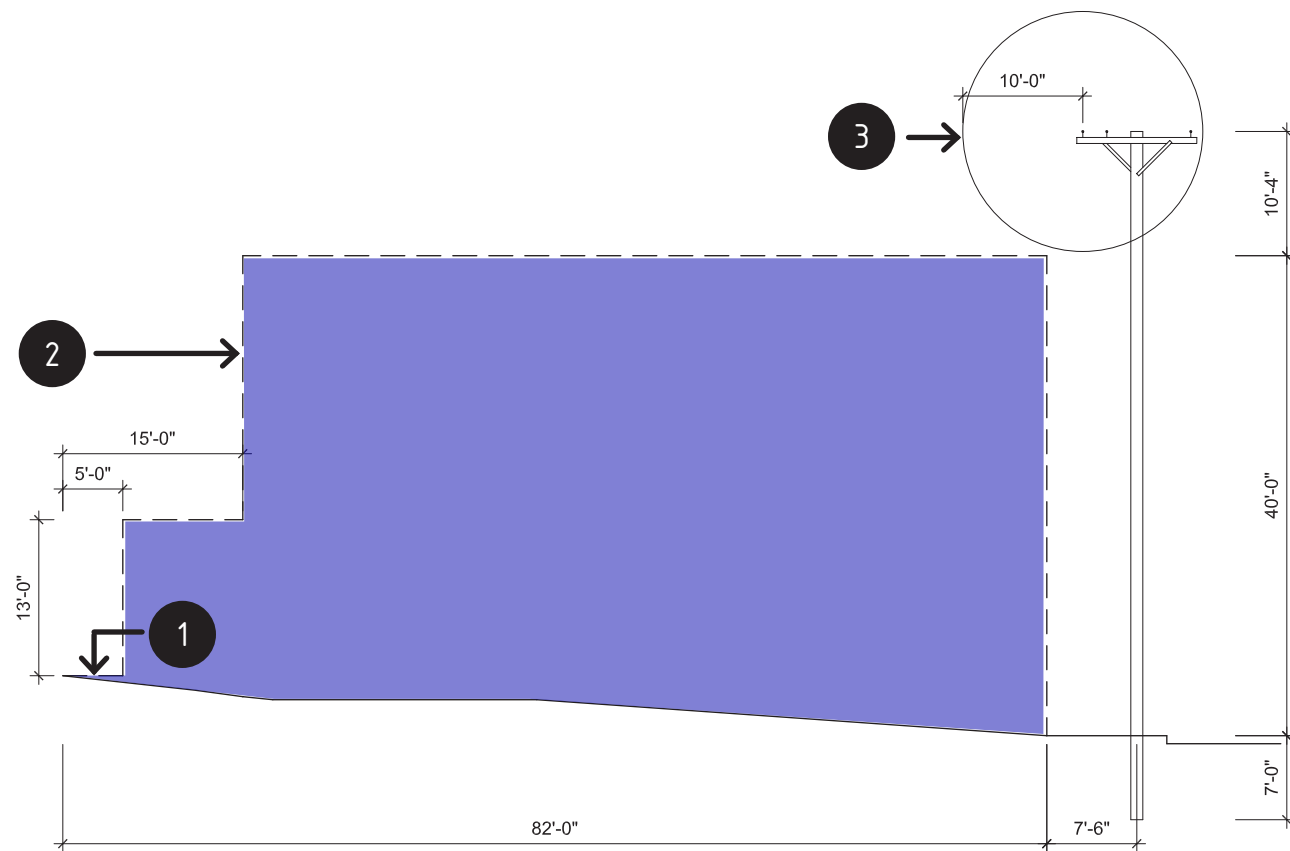


# Existing Uses, Topography and tree survey

- 14" Chessnut on adjacent lot to be protected during construction.
- Catchbasin in alley to be protected during construction.
- Billboard lights (owned by Clear chanel) from abutting property to South presently overhang site.
- Garage presently in use by motor cycle shop to the South.
- Four foot alley dedication required at North lot line/alley.
- Five foot planting buffer required when parking structure abuts SF 5000.
- Existing 12' wide alley (paved).
- Existing automobile access point and probable future auto access point.

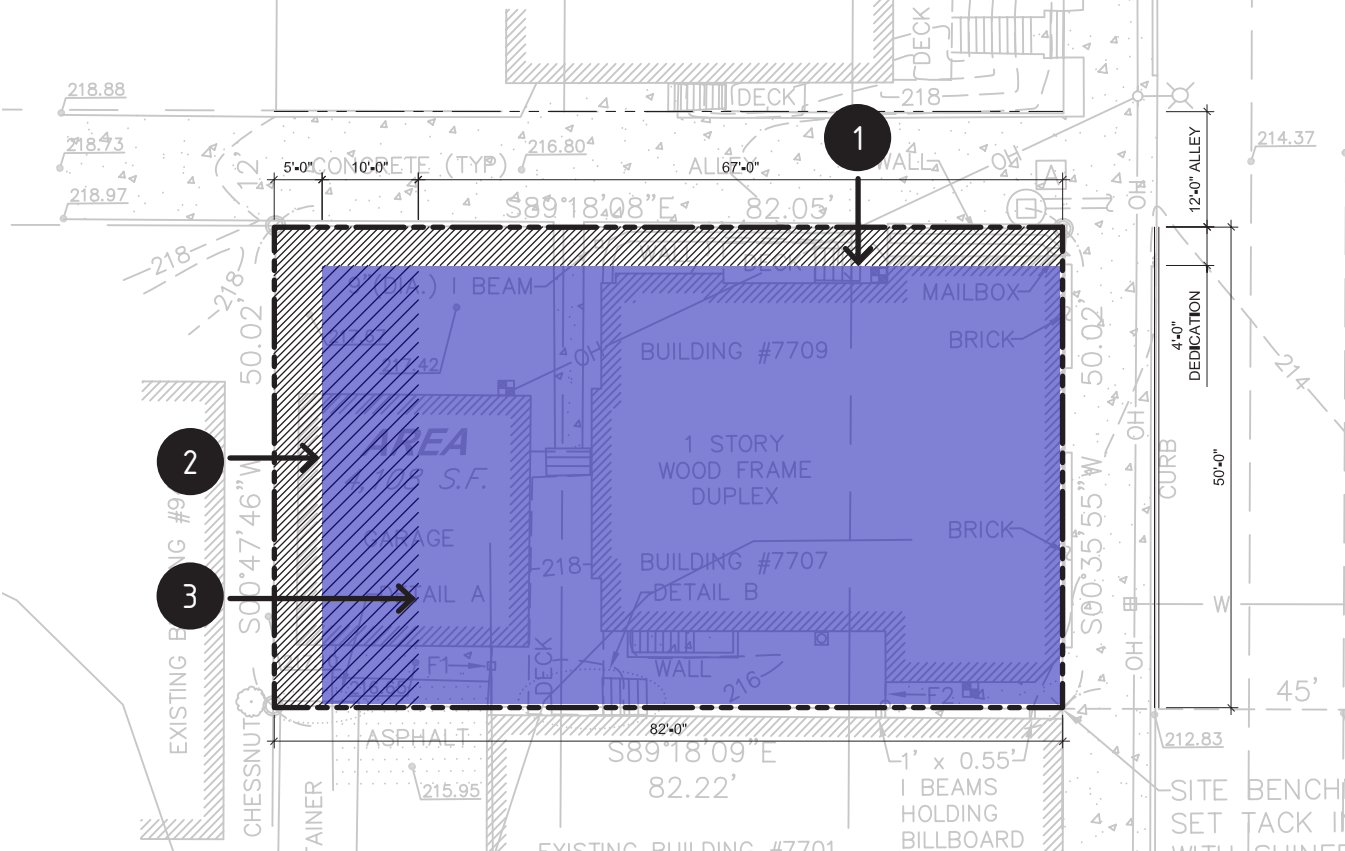


City of Seattle Zoning Map (detail)



Zoning envelope diagram - section

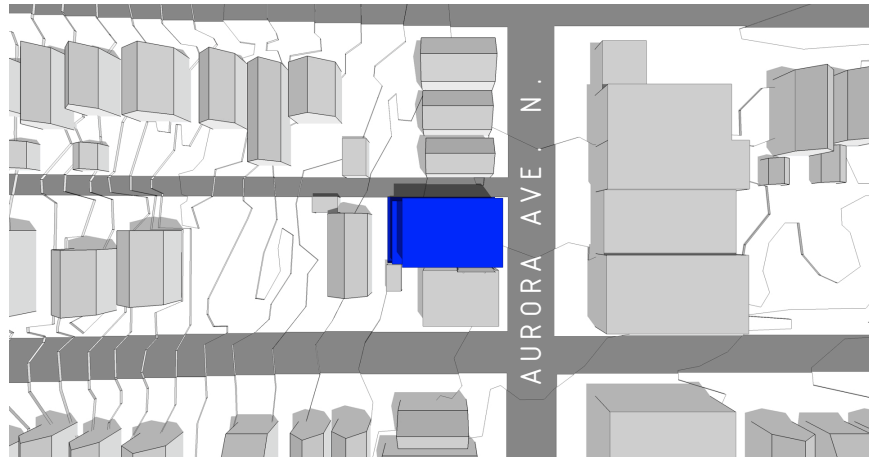
- 1 5' Planting buffer @ garage wall, rear yard.
- 2 15' Setback above 13'
- 3 10' Seattle City Light clearance



Zoning envelope diagram - plan

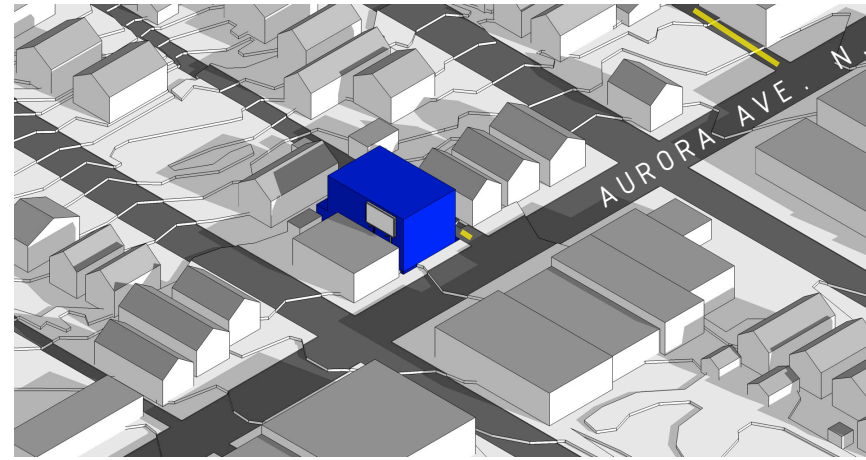
- 1 4' Alley dedication
- 2 5' Planting buffer @ garage wall, rear yard.
- 3 15' Setback above 13'





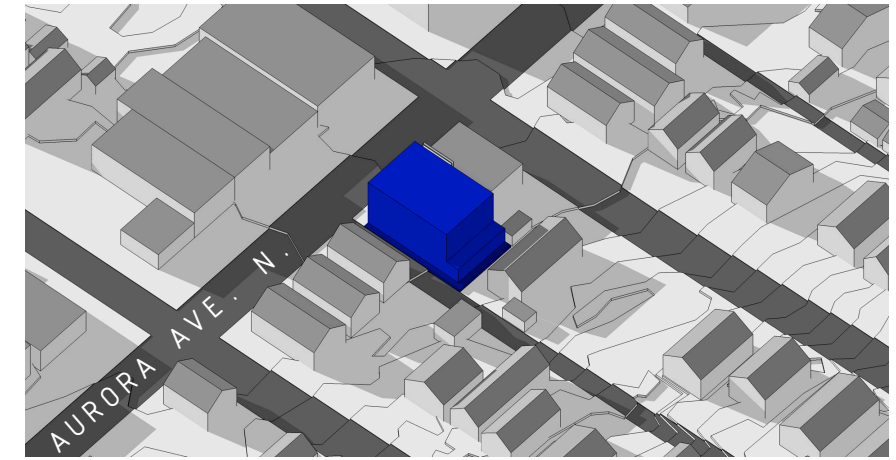
1. Model View

Site, maximum zoning envelope from above. Site access will be through North facade of building, at Alley of Aurora.



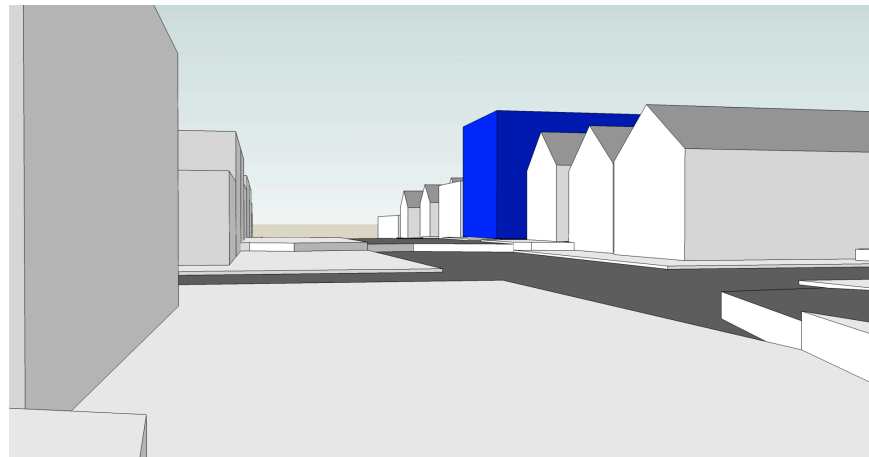
2. Model View

Site, maximum zoning envelope from Southeast (above). Billboard is shown on abutting property to the South.



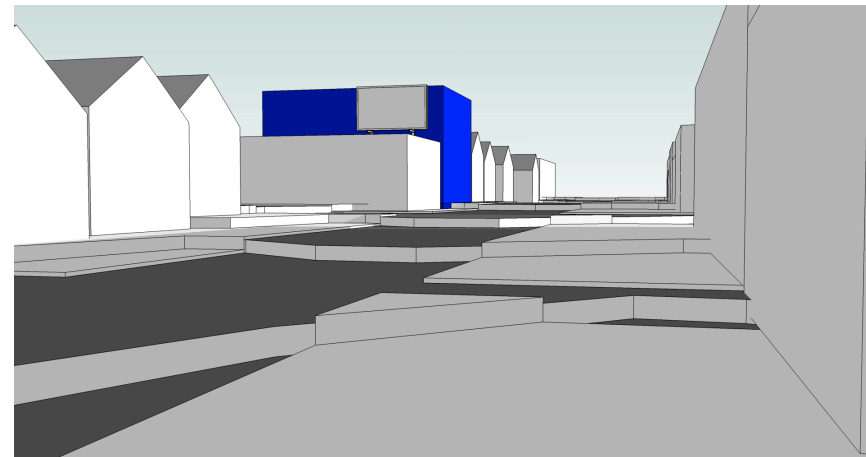
3. Model View

Site, Maximum zoning envelope from Northwest (above).



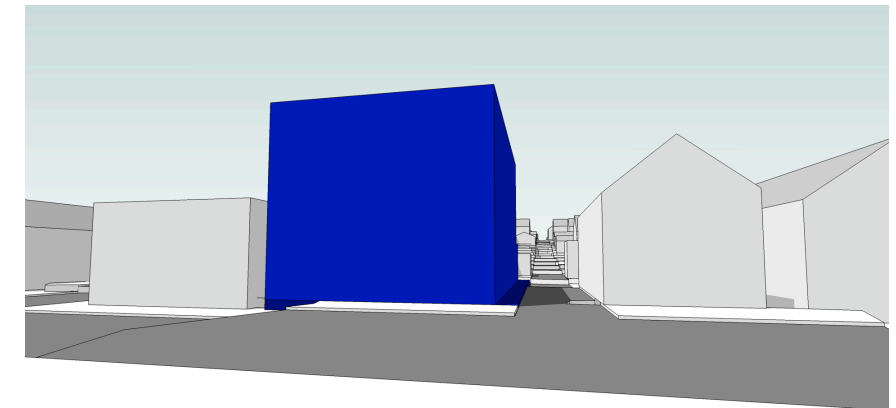
4. Model View

Site, maximum zoning envelope from Northeast across Aurora Avenue North (eye level). Relationship to adjacent structures shown.



5. Model View

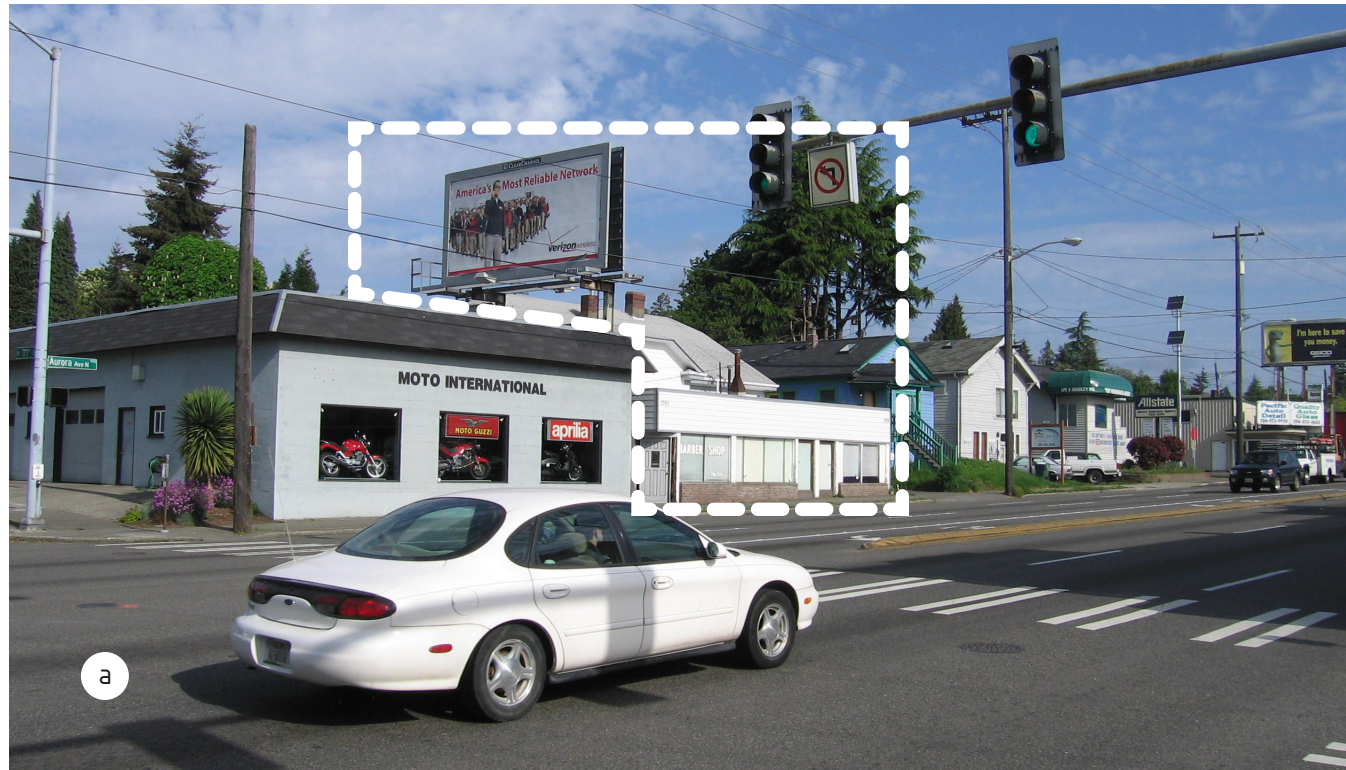
Site, maximum zoning envelope from Southeast across Aurora Avenue North (eye level). Motorcycle shop and billboard shown directly in front.



6. Model View

Site, maximum zoning envelope from East Across Aurora Avenue North (eye level). View up access alley shown.





Site Photos :

This page :

- a. View to site from Southeast
- b. View to site from Northeast
- c. View to Alley @ North of site

Next page :

- a. Detail @ South lot line
- b. Detail @ West (rear) lot line
- c. Detail @ North (alley) lot line
- d. Detail @ East (front) lot line









## 05\_Design guidelines

### A. Site Planning:

A-2. Streetscape compatibility -  
The Project should reinforce the desirable pedestrian / commercial scale located in the vicinity on Aurora.

A-3. Entrances visible to street -  
Both commercial and residential entries should be visible to activate the environs as much as possible.

A-4. Human Activity -  
The proposal will accommodate and promote human activity through its planning and organization.

A-5. Respect for Adjacent sites -  
The Project Will be shaped and will operate in a way that respects adjacent sites.

A-6. Transition between residence / Street -  
Because of the speed and quantity of traffic on Aurora - special care must be taken to provide protection, thresholds and transition from street to residence.

A-7. Residential Open Space -  
Public, semi-public, semi-private and private open spaces will be provided.

A-8. Parking and Vehicle Access -  
Parking will utilize existing alley access and will be housed entirely within the building.

### B. Height, Bulk, Scale:

B-1. Height, Bulk, Scale Compatibility -  
Because the site abbutts an SF5000 zone, special care should be taken to provide an adequate transition.

### C. Architectural Elements and Materials:

C-2. Architectural Concept and Consistency -  
The building will have a clear architectural concept and simple articulation of it's program.

C-3. Human Scale -  
Features, elements and details will respond directly to human scale.

C-4. Exterior Finish Material -  
Exteriior finish materials will be high-quality and durable.

### D. Pedestrian Environment:

D-1. Pedestrian Open Spaces and Entrances -  
Pedestrian activity should be encouraged through proper planning.

D-6. Screening Dumpsters, Util., Svc. Areas -  
Buildings functions will be accomodated and contained within the building.

### D. Pedestrian Environment (Cont.):

D-7. Personal Safety and Security -  
Lighting, eyes on the street, and other elements of crime prevention through environmental design (CPTED) should be part of the building program.

D-8. Treatment of Alleys -  
The design of alley entrances should enhance the pedestrian streetfront.

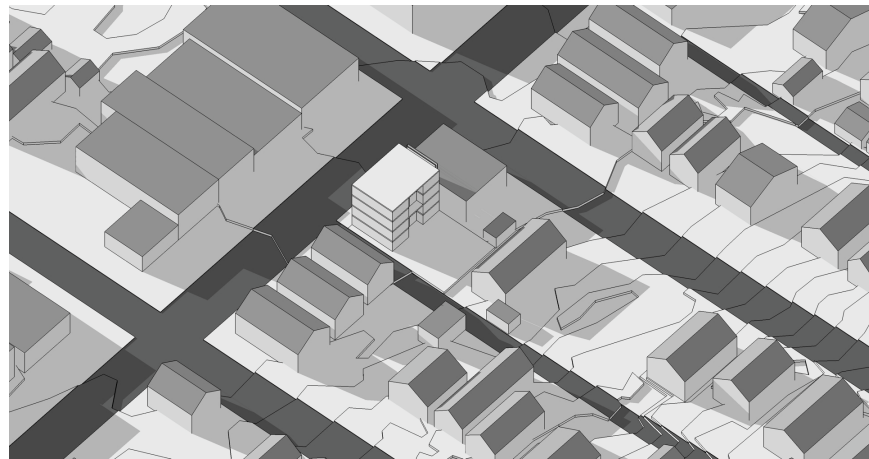
D-11. Commercial Transparency -  
Commercial shopfronts should be kept open and transparent to promote pedestrian use and interaction.

D-12. Residential Entries and Transitions -  
Residential entries should be designed as appropriate thresholds between public and private.

### E. Landscaping:

E-2. Landscaping to Enhance the Building and/or Site -  
landscaping should be used to enhance the building, and can be used to address A-4, A-6, D-6, D-12 and others.

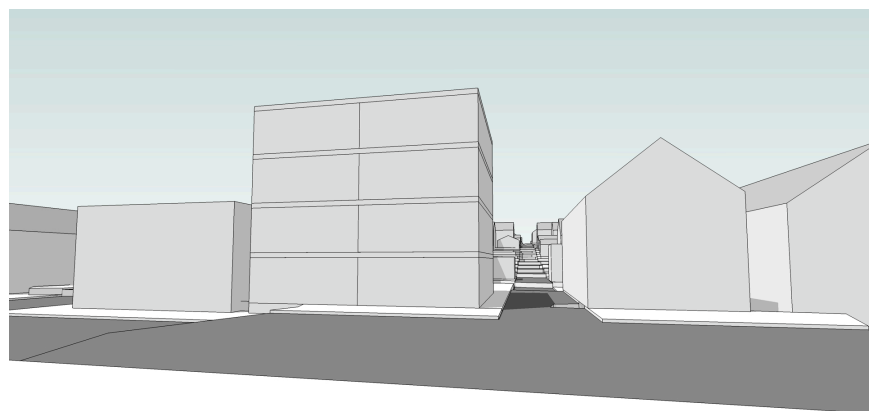




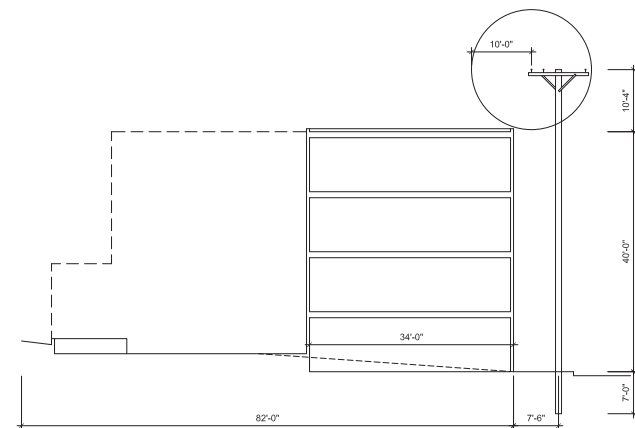
Alt. 1 from Northwest (above)



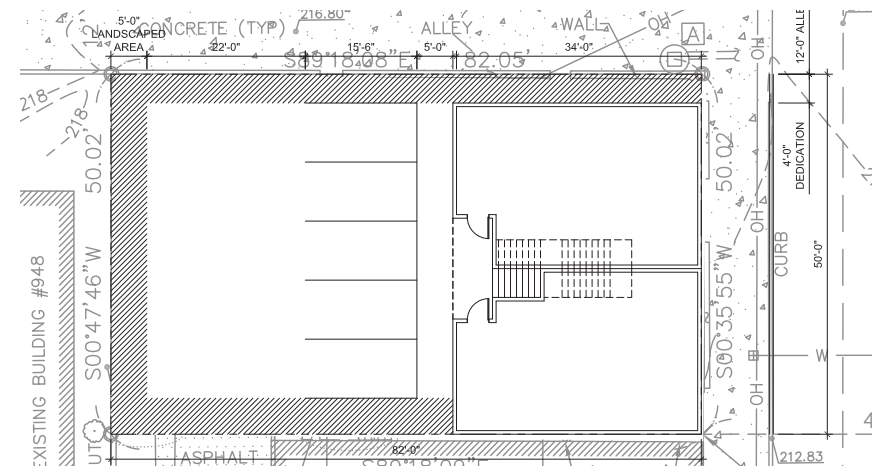
Alt. 1 from Southeast (across Aurora)



Alt. 1 from East (across Aurora)



Section/zoning overlay



Ground Floor Plan



Figure/ground diagram

Alternate 1: (Code compliant)

Lot: 4108sf    Lot - dedication: 3780sf  
FAR: 3.25    Height: 40'

Floor area summary:  
Allowed area: 13,351sf  
Proposed area: 4,830sf

Gross floor area per level:  
Fl. 4: 805sf  
Fl. 3: 1,610sf  
Fl. 2: 805sf  
Gr. Fl.: 1,610sf

Setbacks:  
N. 4' Alley dedication  
S. 5' Parking landscape screening  
E. -  
W. 5' Parking landscape screening

Commercial summary: -

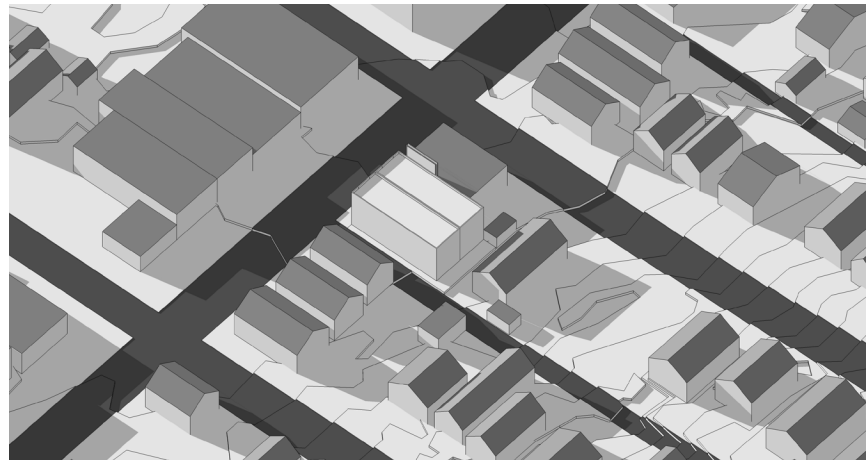
Residential summary:  
Live-work: 4  
Two-story loft: 0

Parking summary:  
Required: 4    Provided: 4

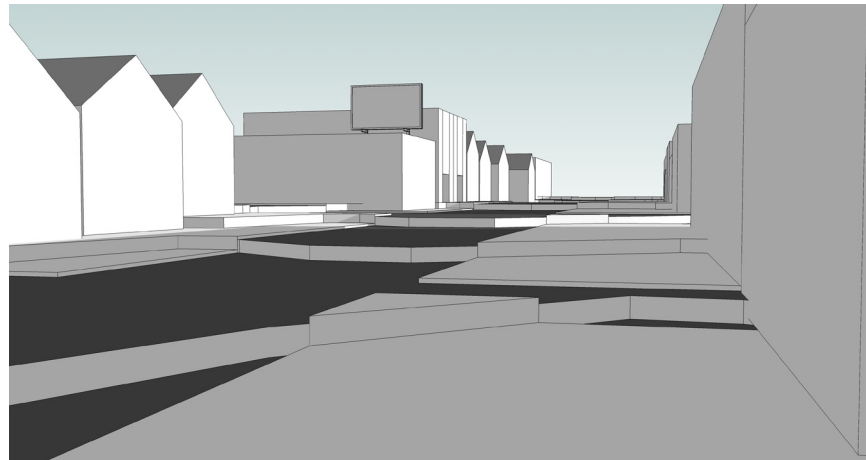
Advantages:  
No design review required  
Similar in scale to exist. fabric

Disadvantages:  
Underutilized  
Financially infeasible  
Surface parking abuts SF- 5000  
Primary entry off Aurora

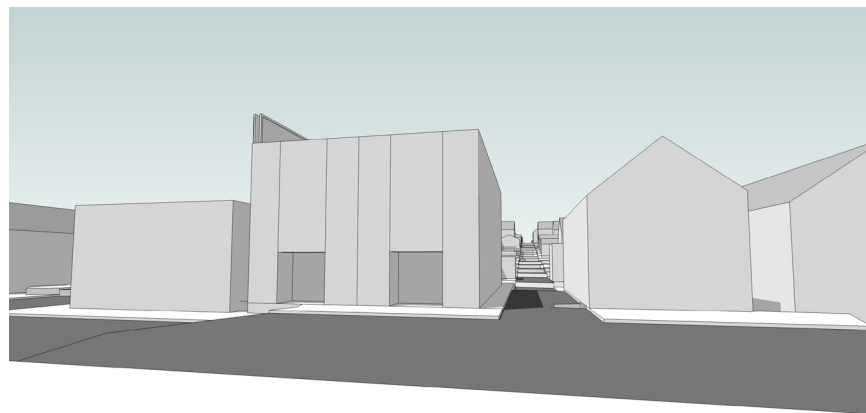
Departures: 0



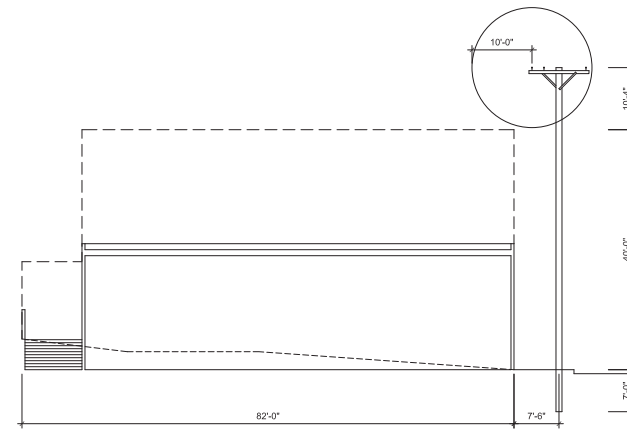
Alt. 2 from Northwest (above)



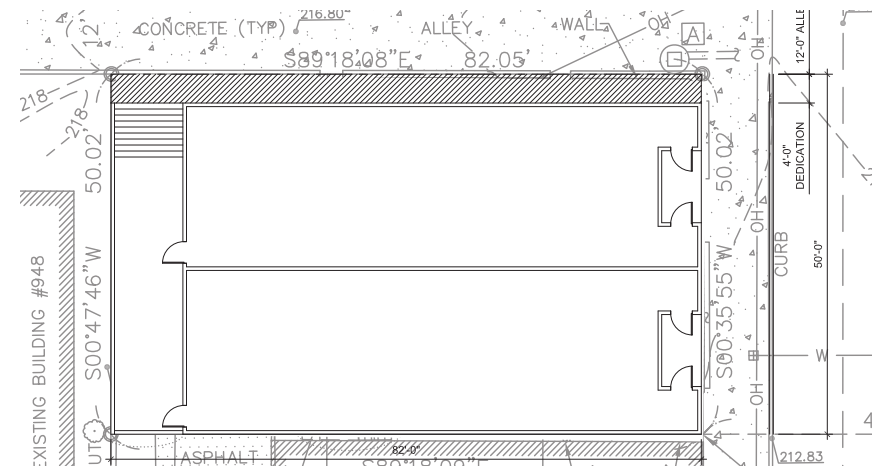
Alt. 2 from Southeast (across Aurora)



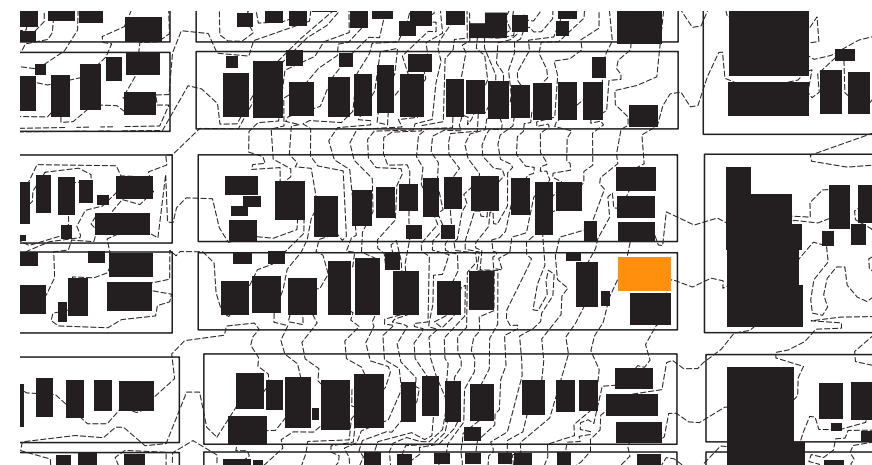
Alt. 2 from East (across Aurora)



Section/zoning overlay



Ground Floor Plan



Figure/ground diagram

Alternate 2: (Code compliant)

Lot: 4108sf    Lot - dedication: 3780sf  
FAR: 3.25    Height: 40'

Floor area summary:  
Allowed area: 13,351sf  
Proposed area: 2 @ 1,499sf

Gross floor area per level:  
Gr. Fl.: 2,998sf

Setbacks:  
N. 4' Alley dedication  
S. -  
E. -  
W. Required:  
5' from ground to 13'  
15' above 13'  
Provided:  
5' from ground to 13'  
15' above 13'

Commercial summary: 2,999sf

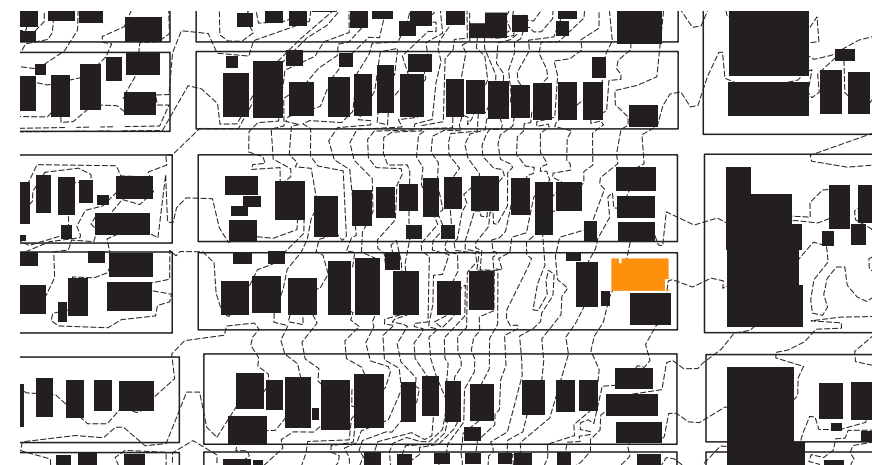
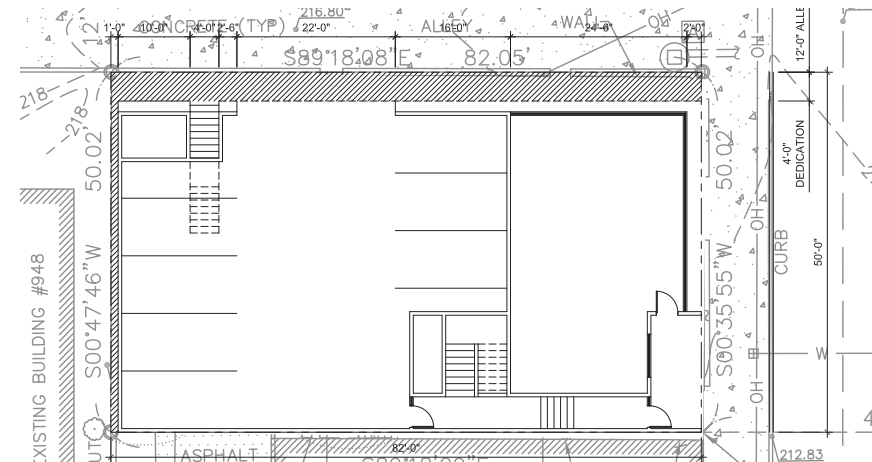
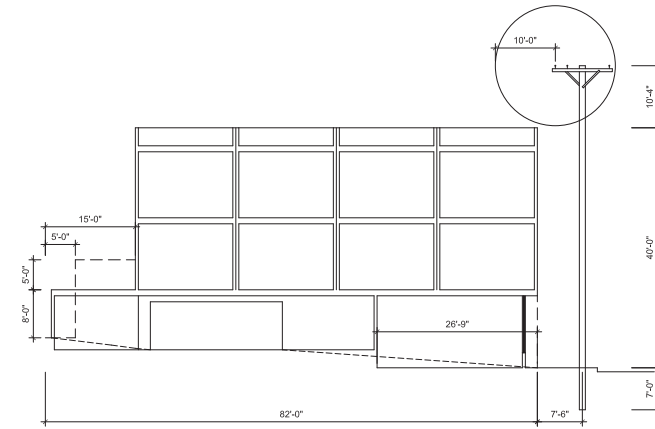
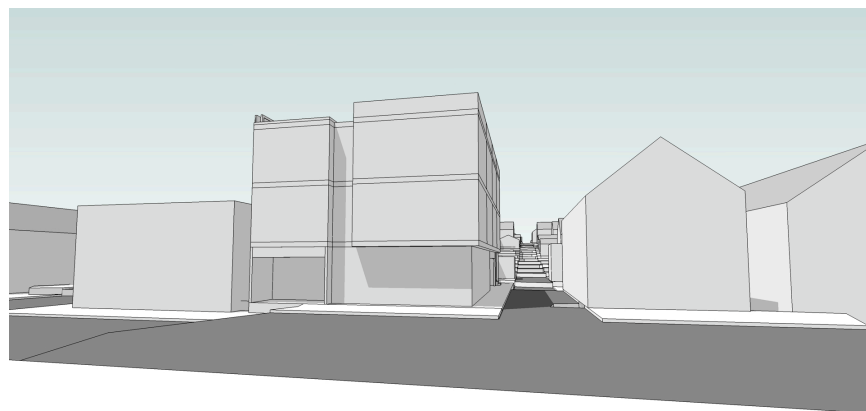
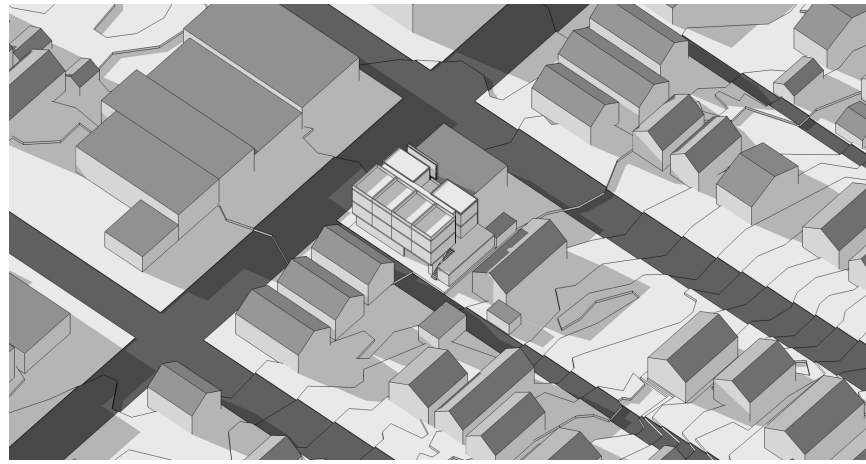
Residential summary: -

Parking summary:  
Required: 0    Provided: 0

Advantages:  
No design review required  
Commercial at Aurora Street level  
Consistent with use across Aurora

Disadvantages:  
Underutilized  
Financially infeasible  
No shared green/outdoor space  
Adds to street parking congestion  
Commercial back yard abuts -  
residential side yard.

Departures: 0



Alternate 3: (preferred)

Lot: 4108sf      Lot - dedication: 3780sf  
FAR: 3.25      Height: 40'

Floor area summary:  
 Allowed area: 13,351sf  
 Proposed area: 9,057sf  
 Gross floor area per level:  
 Fl. 3: 1,795sf  
 Fl. 2: 3,698sf  
 Gr. Fl.: 3,564sf

Setbacks:

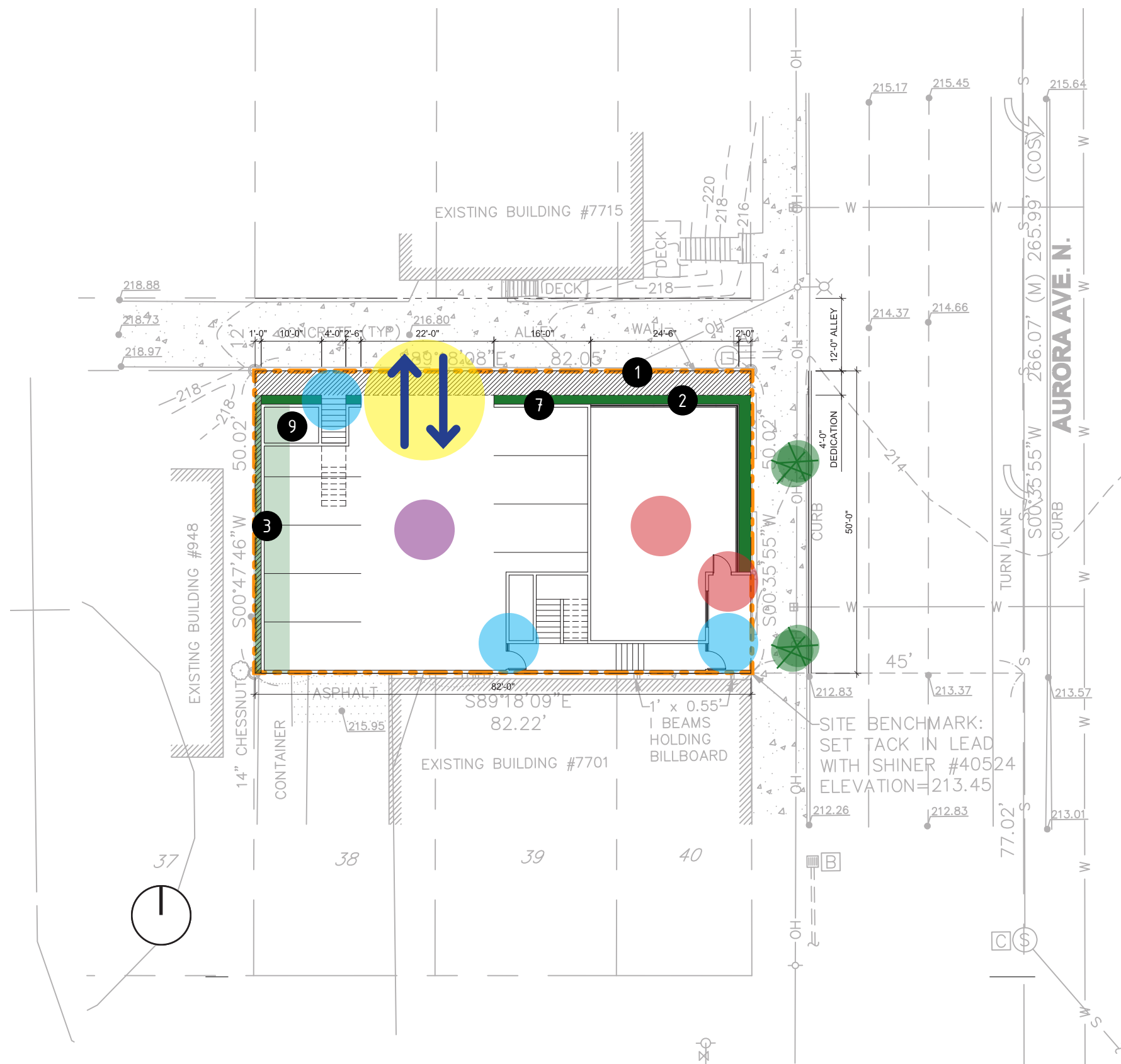
- N. 4' Alley dedication
- S. -
- E. -
- W. Required:
  - 5' from ground to 13'
  - 15' above 13'
- Provided:
  - 1' from ground to 13'
  - 15' above 13'

```
Commercial summary: -
Residential summary:
    Live-work: 1 @ 840sf
    Two-story loft: 6 @ +/- 600sf
Parking summary:
    Required: 6
    Provided: 6
```

Advantages:

- Better utilization of site
- Work space at Aurora St. level
- Shared green space for residents
- Two-level green buffer @ West
- Parking accommodated

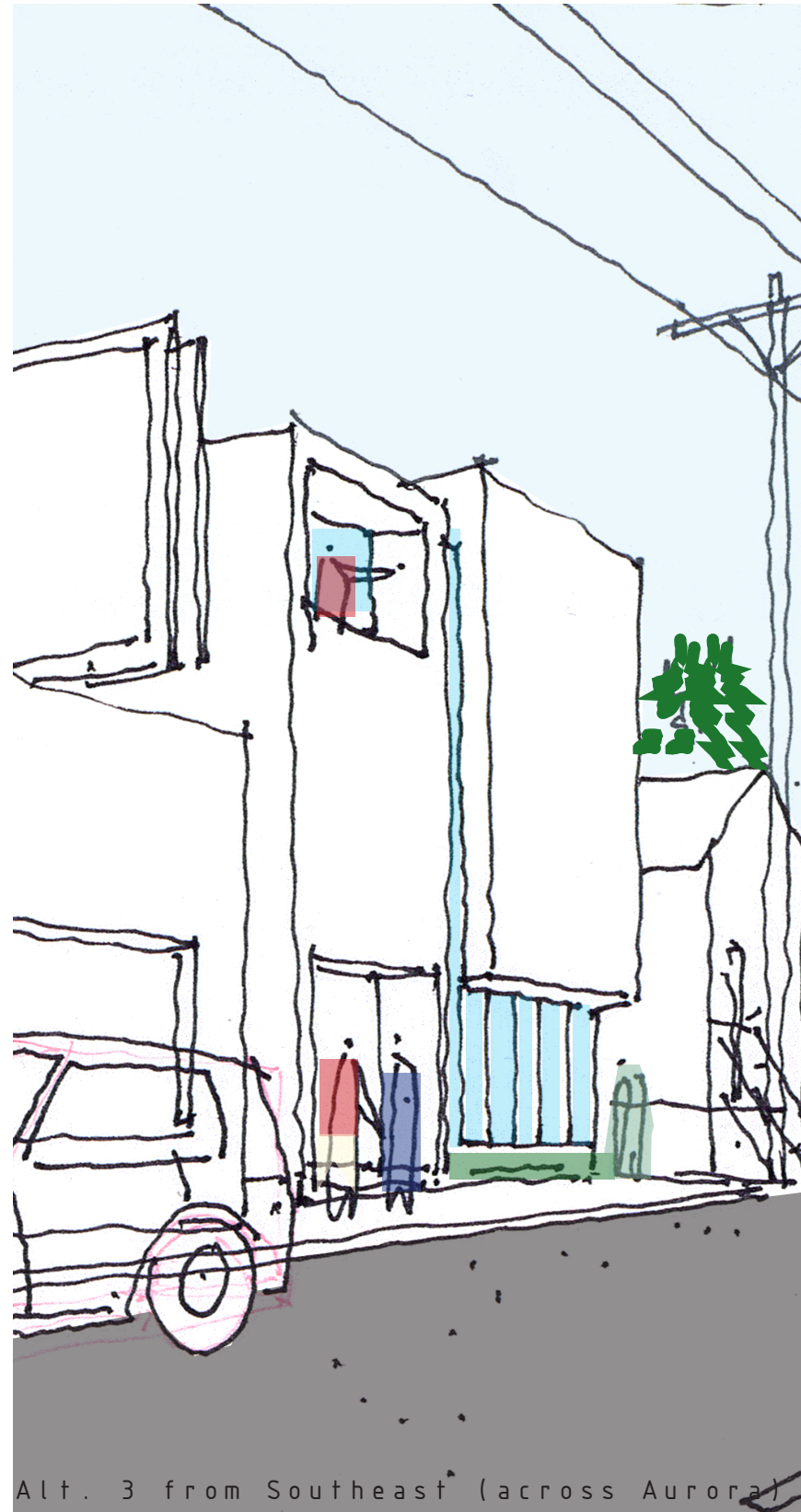
Disadvantages:-  
Departures: 2  
1. 30' commercial depth  
(22' provided)  
2. Landscape screening  
@ West lot line



Site plan - preferred Alternate

1. 4' Alley dedication
2. 2' Further setback at ground floor (planted)
3. 1' planting buffer at West lot line, with 4' planting above (+8'-0")
4. Residential entries; egress
5. Automobile access
6. Parking for 6(+) cars - (all turning accommodated within building)
7. Wall openings @ garage wall (North) for added visibility
8. Live-work entry; space
9. Trash storage
10. Street improvements required

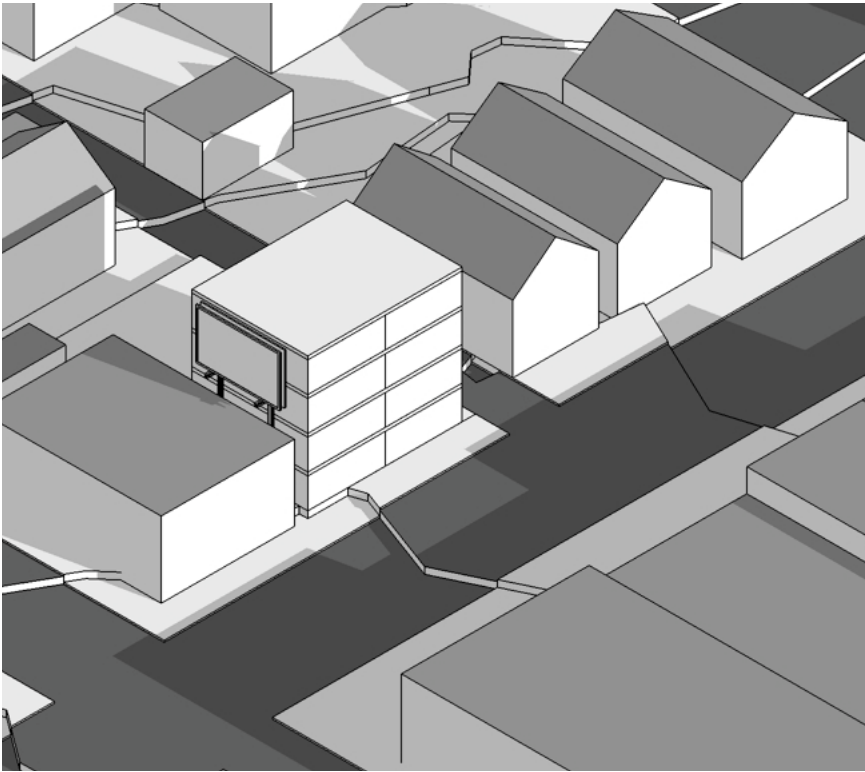






Alternate 1: (Code compliant)

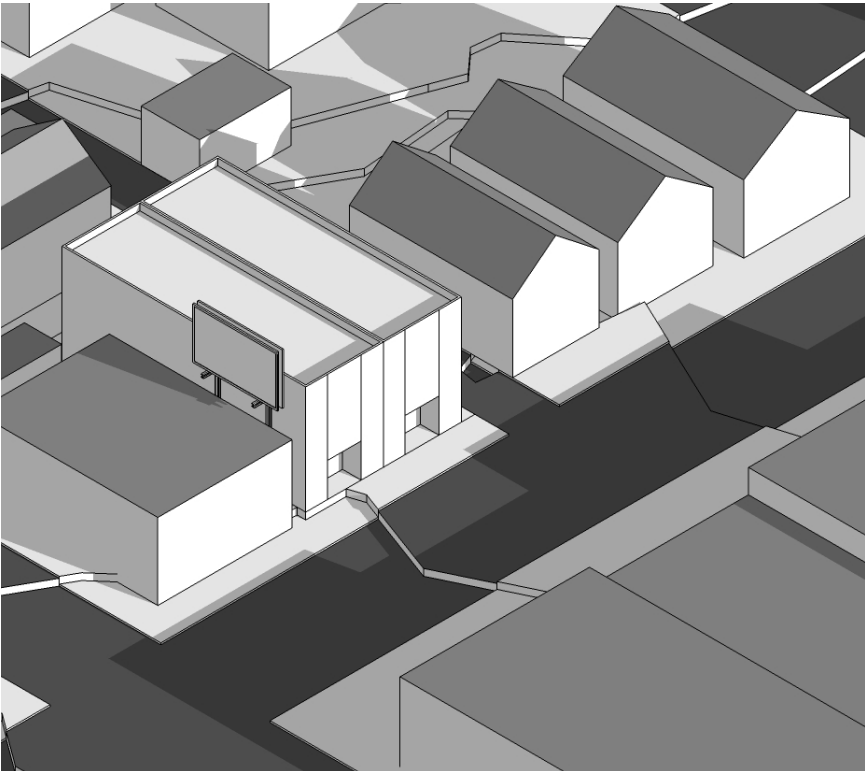
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    Allowed area:13,351sf  
    Proposed area:4,830sf  
Advantages:  
    No design review required  
    Similar in scale to exist. fabric  
Disadvantages:  
    Underutilized  
    Financially infeasible  
    Surface parking abuts SF-5000  
    Primary entry off Aurora  
Departures:0



Alt. 1 from Southeast (above)

Alternate 2:

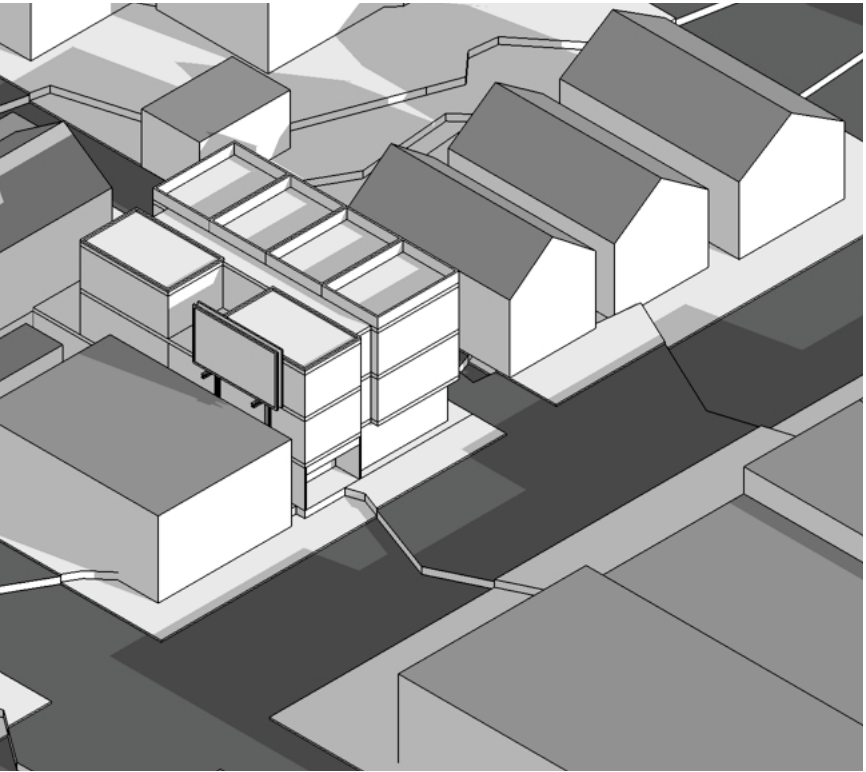
Lot:4108sf    Lot - dedication:3780sf  
FAR:3.25  
Floor area summary:  
    Allowed area:13,351sf  
    Proposed area:2 @ 1,499sf  
Advantages:  
    No design review required  
    Similar to comm. across Aurora  
Disadvantages:  
    Underutilized  
    Financially infeasible  
    No shared green/outdoor space  
    Adds to street parking congestion  
    Commercial back yard abuts -  
    residential side yard.  
Departures: 0



Alt. 1 from Southeast (above)

Alternate 3: (Preferred)

Lot:4108sf    Lot - dedication:3780sf  
FAR:3.25  
Floor area summary:  
    Allowed area:13,351sf  
    Proposed area:9,057sf  
Advantages:  
    Optimum utilization of site  
    Commercial at Aurora St. level  
    Shared green space for residents  
    Two-level green buffer @ West  
    Parking accomodated  
Disadvantages:-  
Departures: 2  
    1. 30' commercial depth  
    (22' provided)  
    2. Landscape screening @  
    West lot line



Alt. 1 from Southeast (above)

23.47A COMMERCIAL

23.47A.004 Permitted and prohibited uses

From Chart A:  
C. COMMERCIAL USES  
C.8. Offices, NC3-40 – Permitted  
J. RESIDENTIAL USES(9)  
J.1. Residential uses not listed, NC3-40 – Permitted

23.47A.005 Street-level uses

C. parking must be separated from the street-level, street-facing facade by another permitted use.

23.47A.008 Street-level development standards

2. Transparency.  
a. Sixty (60) percent of the street-facing facade between two (2) feet and eight (8) feet above the sidewalk shall be transparent.

b. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum thirty (30) inch depth.

a. Nonresidential uses must extend an average of at least thirty (30) feet and a minimum of fifteen (15) feet in depth from the street-level street-facing facade.

b. Nonresidential uses at street level must have a floor-to-floor height of at least thirteen (13) feet.

23.47A.012 Structure height

A. Maximum Height. The height limit for structures in NC zones or C zones is – forty (40) feet.

a. the height of a structure may exceed the otherwise applicable limit by up to four (4) feet. (Railings, Parapets, etc.)

4. The following rooftop features may extend up to fifteen (15) feet above the otherwise applicable height limit – a. Solar collectors; b. Stair and elevator penthouses; c. Mechanical equipment;

23.47A.013 Floor area ratio

From Chart A:  
2. For structures containing both residential and nonresidential uses in NC3-40, Maximum FAR = 3.25

23.47A.014 Setback requirements

3. Structures with more than one dwelling unit. For a structure with more than one dwelling unit, a setback is required along any rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:

a. Fifteen (15) feet for portions of structures above thirteen (13) feet in height to a maximum of forty (40) feet;

23.47A.016 Landscaping and screening standards

2. Green Area Factor Requirement. Landscaping that achieves a green factor score of .30 or greater is required for:

n. Parking garage on lots abutting a lot in a residential zone.

A five (5) foot deep landscaped area along each shared lot line; and either Screening by the exterior wall of the structure, or Six (6) foot high screening along the shared lot line.

d. The Director may waive or reduce the requirements of this subsection D1:  
(1) to improve safety;  
(2) when it would not otherwise be feasible to provide the required number of spaces; or  
(3) when required parking can only be provided at the rear lot line and access to individual parking spaces can only be provided directly from the alley.

23.47A.024 Residential amenity areas

B. Required residential amenity areas must meet the following conditions, as applicable:

1. All residents must have access to at least one residential amenity area;

23.47A.029 Solid waste and recyclable materials storage space

Multifamily\*, 7--15 units, 75 square feet, Rear-loading

1. The storage space shall have no horizontal dimension (width and depth) less than six (6) feet;

23.47A.030 Required parking and loading

SMC 23.54.015 Required parking.

2. In all other commercial zones and in pedestrian designated zones for uses not listed in Chart D, no parking is required for the first one thousand five hundred (1,500) square feet of each business establishment.

Chart B for Section 23.54.015 PARKING FOR RESIDENTIAL USES

L. Residential uses in commercial zones (1) – 1 space for each dwelling unit

23.47A.032 Parking location and access

a. Access to parking must be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030C.

SMC 23.53.030 Alley improvements in all zones. (for Section 23.53.030)

Right-of-Way Width for Alleys, Considered to be Improved

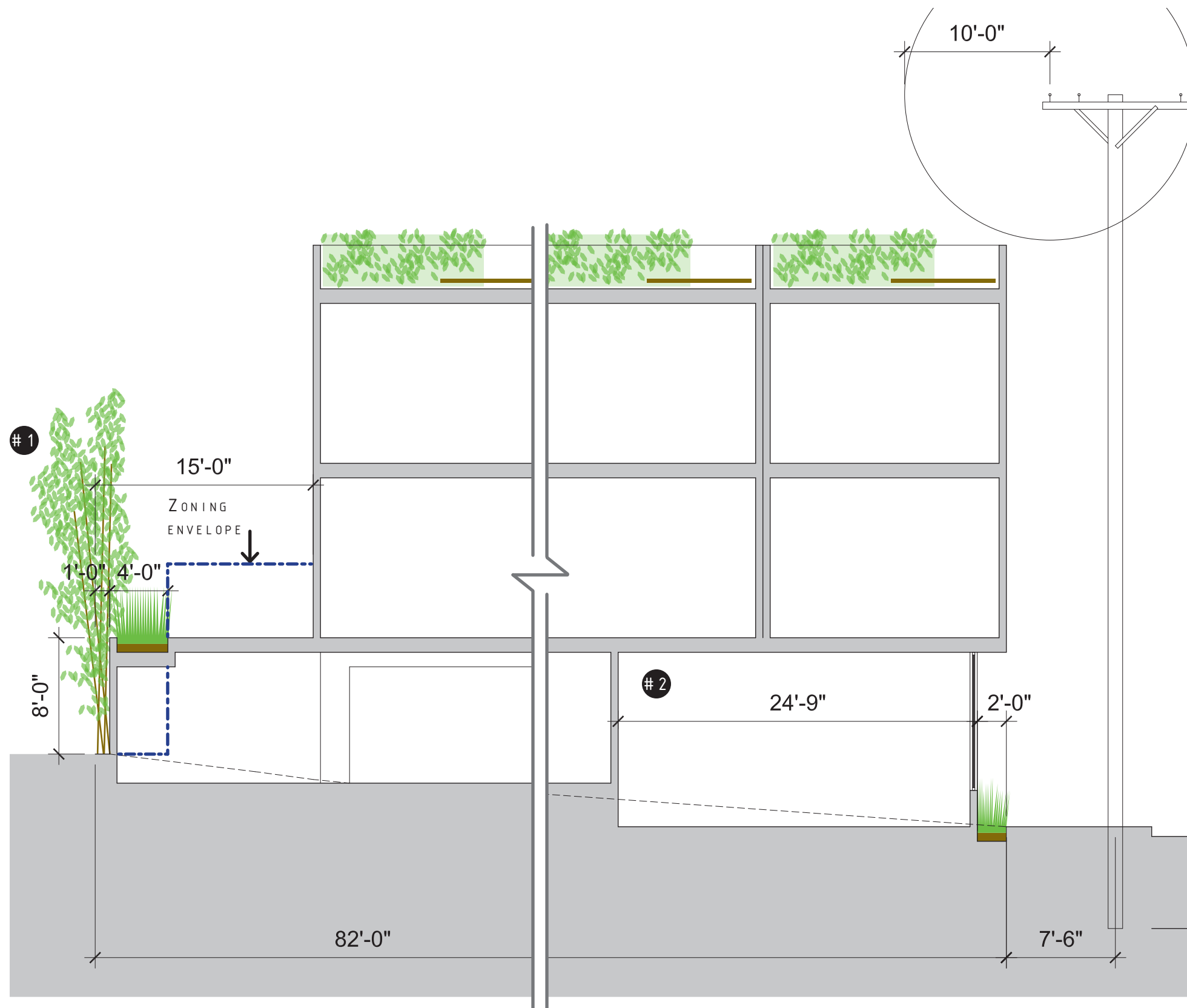
Zone Category NC3, Right-of-Way Width 16’.

SMC 23.54.030 Parking space standards.

1. “Large vehicle” – eight and one-half (8 1/2) feet in width and nineteen (19) feet in length.  
2. “Medium vehicle” – eight (8) feet in width and sixteen (16) feet in length.  
3. “Small vehicle” – seven and one-half (7 1/2) feet in width and fifteen (15) feet in length.

4. “Barrier-free parking” means parking spaces shall not be less than eight (8) feet in width and shall have an adjacent access aisle not less than five (5) feet in width.

Van-accessible parking spaces shall have an adjacent access aisle not less than eight (8) feet in width. Where two (2) adjacent spaces are provided, the access aisle may be shared between the two (2) spaces. Boundaries of access aisles shall be marked so that aisles will not be used as parking space.



09\_Summary of requested development departures.

Departure #1: Request to make average commercial space depth approximately 24'9" instead of 30'. Depth necessary to accommodate parking.

SMC 23.47A.008  
Street-level development standards.

2. Transparency  
a. Nonresidential uses must extend an average of (30) feet and a minimum of (15) feet in depth from a street-level street-facing facade, except that if the street-facing facade depth requirements result in a space greater than fifty (50) percent of the structure's footprint, the director shall modify the street-facing facade or depth requirements, or both, to reduce the space to fifty (50) percent of the structure's footprint.

Departure #2: Request to make parking structure landscape screening 1' wide instead of 5' wide. Project would not be feasible otherwise - insufficient parking or insufficient commercial space.

SMC 23.47A.016  
Landscaping and Screening standards.

2. Other uses and circumstances  
Chart C:

n. Parking garage on lots abutting a lot in a residential zone.

A five (5) foot deep landscaped area along each shared lot line; and either screening by the exterior wall of the structure or six (6) foot high screening along the shared lot line.

d. The director may waive or reduce the requirements of this subsection D1:

- (1) To improve safety
- (2) When it would not be otherwise feasible to provide the required number of spaces; or
- (3) When required parking can only be provided at the rear lot line and access to individual parking spaces can only be provided directly from the alley.





Alexander residences



151 Lofts (Permitting 2008)



12th and John Street Residence



Tantalus residences



Crockett residence

Pb Elemental is a design and development firm that focuses on contemporary residential and commercial projects. Pb Elemental consists of a dynamic team of architects, engineers and development professionals who create a bold, cohesive aesthetic while maintaining a clear commitment to the community and sustainability. The use of simple forms, clean lines and rich materials combine to produce an architecture that is modern, consistent and challenges traditional assumptions applied to residential development.