

AURORA AVENUE DESC

10507 Aurora Avenue North
Seattle, WA 98133
Project Number:
3011425

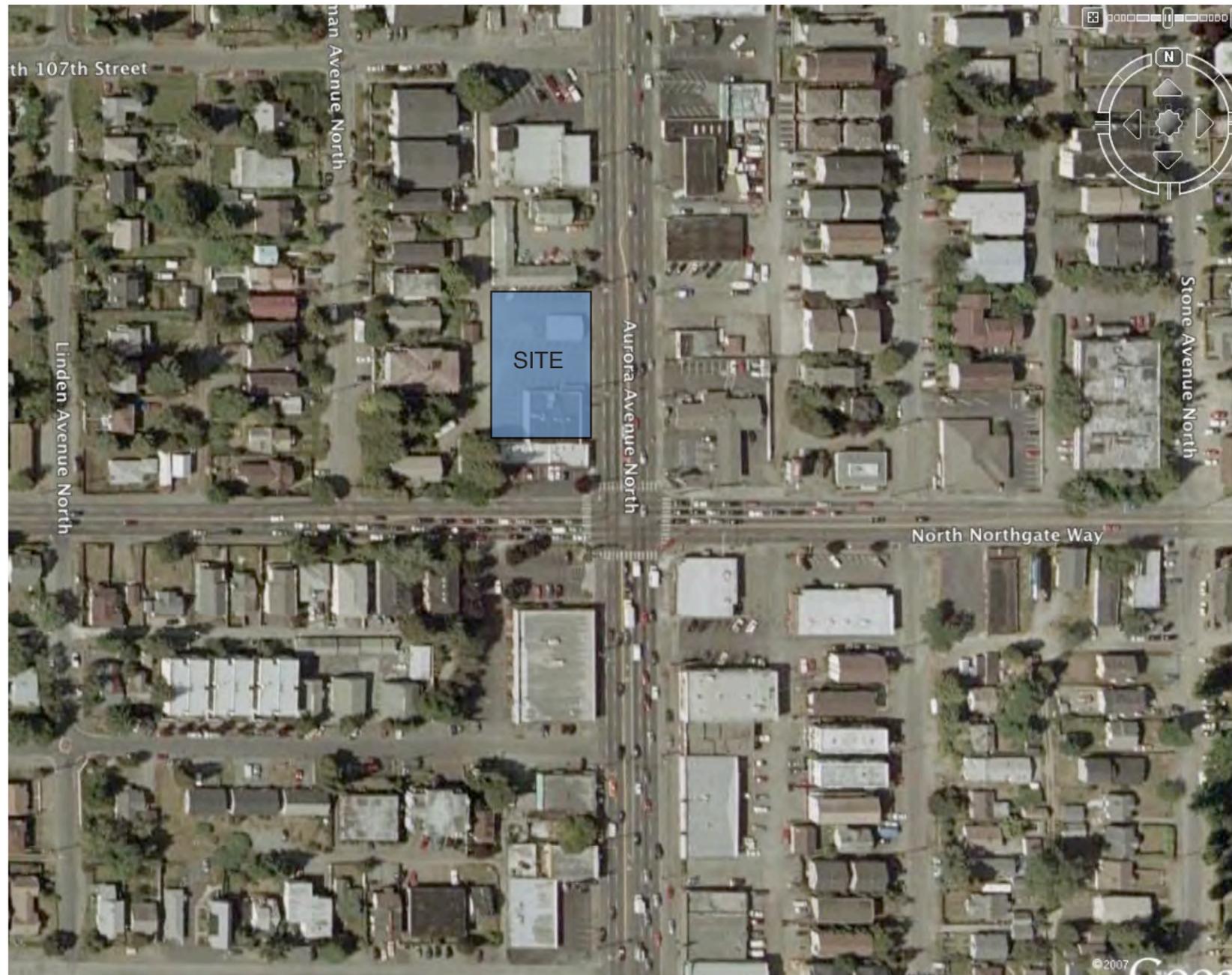


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SMR ARCHITECTS
911 Western Ave, #200
Seattle, WA 98104

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206.623.1104

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DEVELOPMENT OBJECTIVES:

The applicant wishes to build a new four story mixed-use building on the site at 10507 Aurora Avenue North. The building will contain 87 residential apartment units on the top three floors. The ground floor will contain approximately 5,000 square feet of retail and administrative office space on Aurora Avenue. Common residential space, mechanical space and parking will be located on the ground floor facing the alley. A small basement will contain additional mechanical space.

The building will contain approximately 60,000 s.f. of space, including mechanical and parking space.

The existing structures on the site will be removed.

ZONING / SITE INFORMATION:

Property Address: 10507 Aurora Avenue North
 Lot Numbers: #2291400310
 Lot Area: 19,976 s.f.
 Zone: C1-40
 Arterial: Yes
 Urban Village: Aurora-Licton Springs
 Pedestrian Overlay: No
 Critical Areas: None

SMC 23.47A.004 Permitted and Prohibited Uses

Uses Permitted Per Table A: Restaurant, Office up to 19,976 s.f. (1 FAR), Retail Sales and services, Residential Uses.

SMC 23.47A.005 Street Level uses

Residential uses may not exceed, in the aggregate, 20 percent of the street-level street facing façade.

Total street facing façade = 172'-0".

$172 \times .20 = 34.4$ feet of residential frontage, 137.6 feet of non-residential frontage.

SMC 23.47A.008 Street-level Development Standards

Blank Facades may not exceed 20 feet.

Total of all blank façade segments may not exceed 40 percent of the width of the façade.

$172 \times .40 = 68.8$ feet of blank façade.

Street level facades shall be within 10 feet of the street lot line.

Nonresidential uses shall extend an average of at least 30 feet in depth from the street-level street-facing facade. Nonresiden-

tial uses at street level shall have a floor-to-floor height of at least 13 feet.

$137.6 \text{ feet} \times 30 \text{ feet depth} = 4,128 \text{ s.f. of nonresidential use.}$

SMC 23.47A.012 Structure height

The height limit for structures is 40 feet

The height of a structure may exceed the otherwise applicable limit by up to 4 feet.

SMC 23.47A.013 Floor area ratio

Maximum Floor Area Ratio (FAR) permitted is 3.25.

$3.25 \times 19,976 \text{ s.f. lot area} = 64,922 \text{ s.f.}$

SMC 23.47A.014 Setback requirements

Rear Setback: Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet.

SMC 23.47A.016 Landscaping and screening standards.

Landscaping that achieves a Green Factor score of .30 or greater.

Street trees are required

SMC 23.47A.024 Residential Amenity Areas.

Residential amenity areas are required in an amount equal to five (5) percent of the total gross floor area in residential use.

$44,396 \text{ s.f. (levels 2-4 plus common space on Level 1)} \times .05 = 2,220 \text{ s.f. of amenity space.}$

Residential amenity areas may not be enclosed.

SMC 23.47A.032 Parking location and access

In C zones access to parking shall be from the alley.

SMC 23.54.015 Required parking

Sales and service, general: 1 space per 500 s.f.

Office: 1 space per 1,000 s.f.

Low income disabled multifamily residential uses: 1 space per 4 units.

No parking is required for the first one thousand five hundred (1,500) square feet of each business establishment.

Parking Calculations:

Residential: $87 \text{ Units} \times .25 = 21.75 \text{ spaces}$

Retail: $2,249 \text{ s.f.} - 1,500 \text{ s.f.} / 500 = 749 \text{ s.f.} / 500 = 1.5 \text{ park-}$

ing spaces.

Administrative Office: $2,451 \text{ s.f.} - 1,500 \text{ s.f.} / 1,000 \text{ s.f.} = 951 \text{ s.f.} / 1000 = .951 \text{ parking spaces.}$

Parking required before reductions = $21.75 + 1.5 + .951 = 24.201$ (24)

SMC 23.54.020 Parking Quantity Exceptions

20% Transit reductions is allowed on this site.

20% Parking reduction = $24 \text{ spaces} - (24 \times .20) = 19.2 \text{ spaces.}$

DEVELOPMENT STANDARD DEPARTURES:

The Applicant wishes to locate half of the residential amenity area required in SMC 23.47A.024 in an indoor common space. This space would be open to all residents and would meet the dimensional requirements of SMC 23.47A.024.

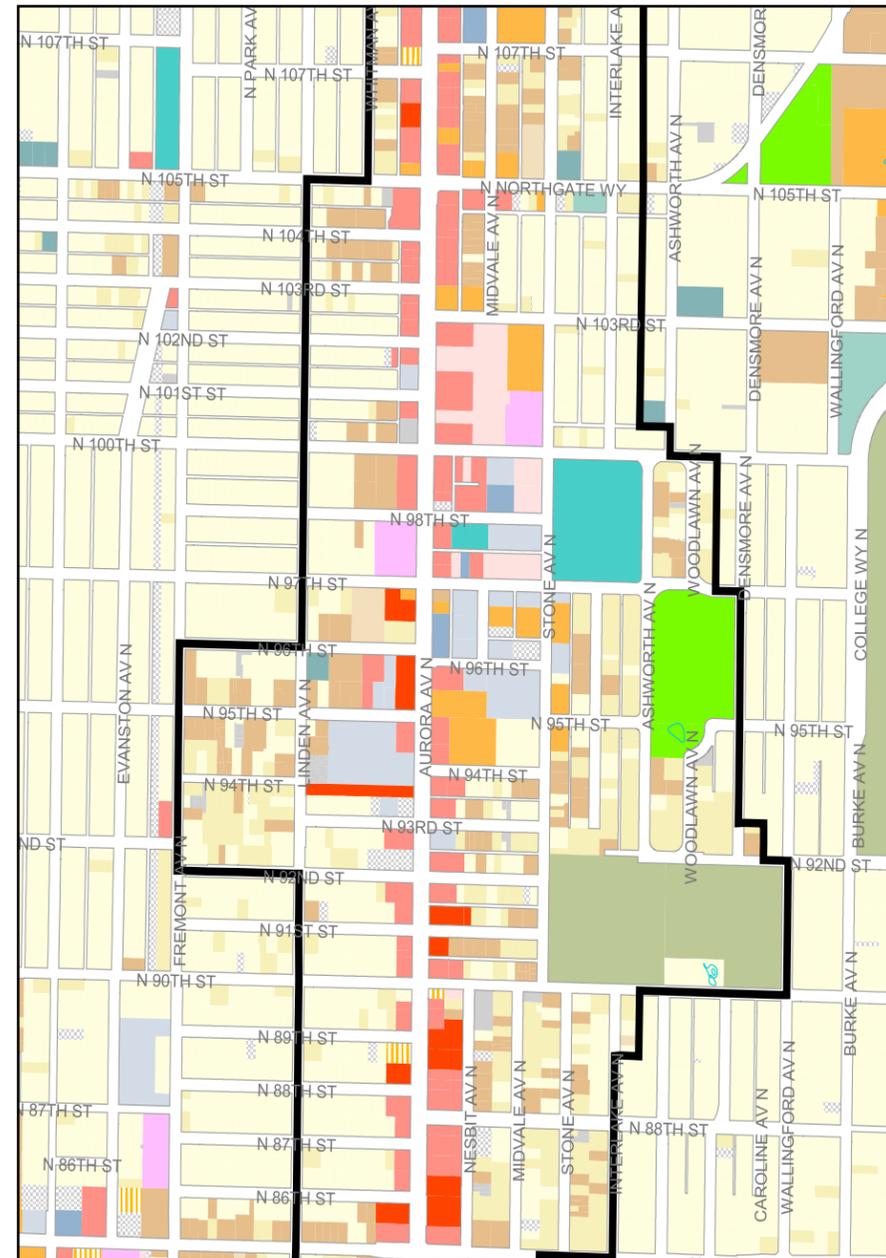


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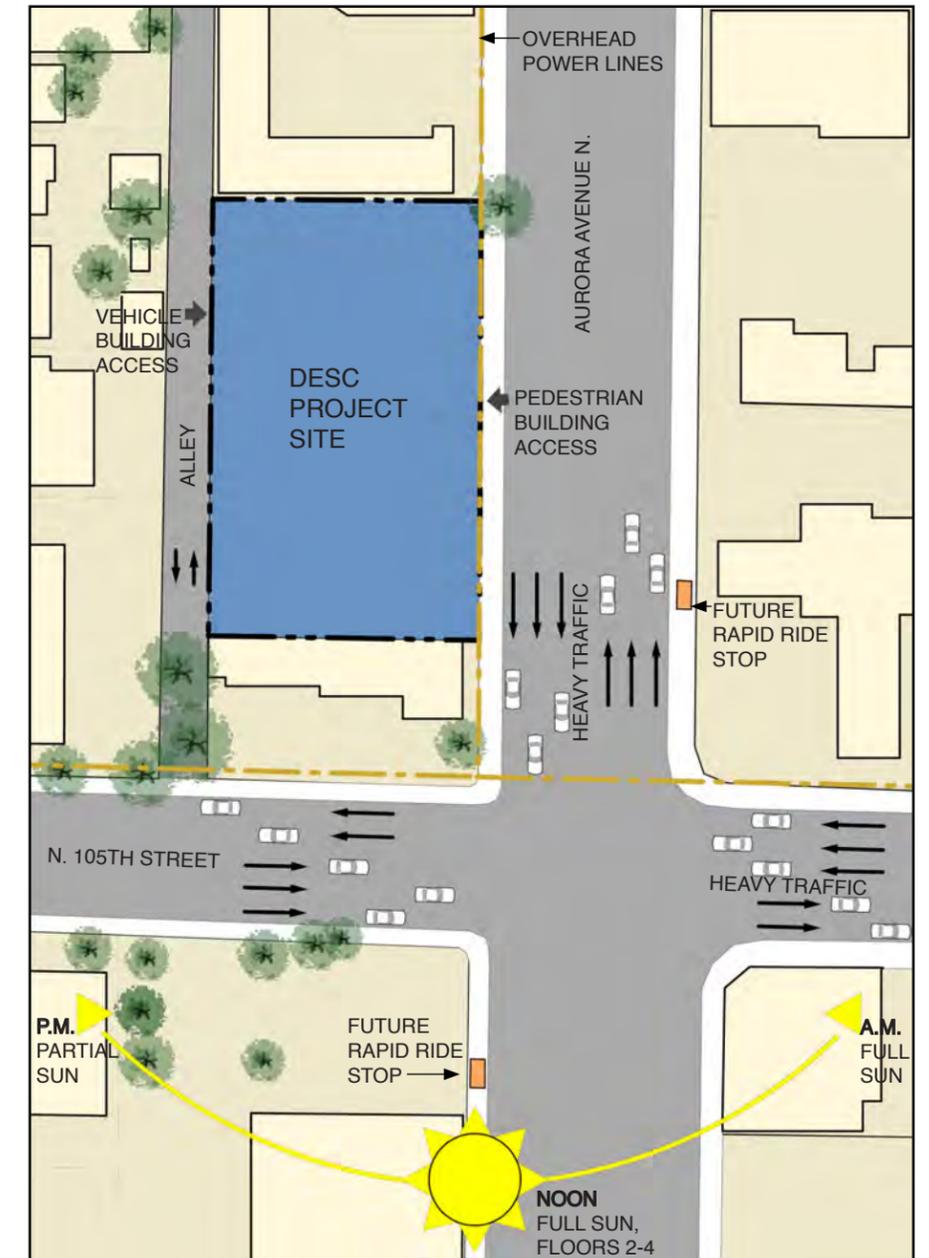
VICINITY MAP



AMENITIES MAP



OPPORTUNITIES MAP



ZONING MAP



- C1-40
- NC3-40
- L-3 (LOWRISE 3)
- L-2 (LOWRISE 2)
- SF-5000 (SINGLE FAMILY)

- ENTERTAINMENT
- RETAIL/SERVICE
- HOTEL/MOTEL
- OFFICE
- PARKING
- INDUSTRIAL
- WAREHOUSE
- SCHOOLS
- OPEN SPACE
- TRANSPORTATION/UTILITY

AURORA AVENUE DESC

STREET ELEVATION - AURORA AVENUE N. LOOKING EAST FROM SITE



STREET ELEVATION - AURORA AVENUE N. LOOKING WEST TO SITE



CLOSE-UP SITE ELEVATION - AURORA AVENUE N. LOOKING WEST TO SITE (CINDY'S PARKING LOT)



AURORA AVENUE DESC



A



B



C



E



F



G



D



H

AURORA AVENUE DESC

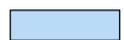


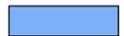
CURRENT BUILDING USE

 SITE

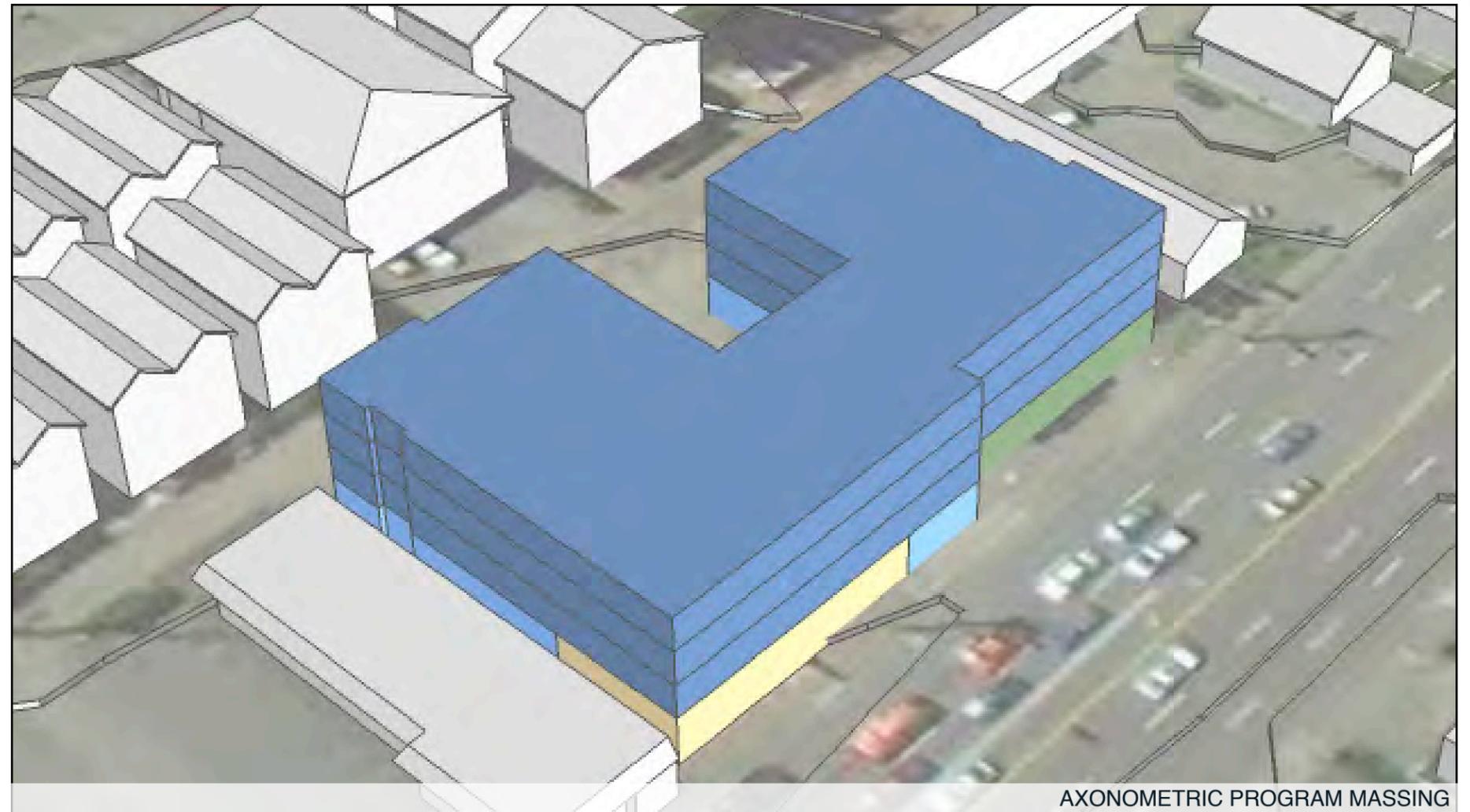
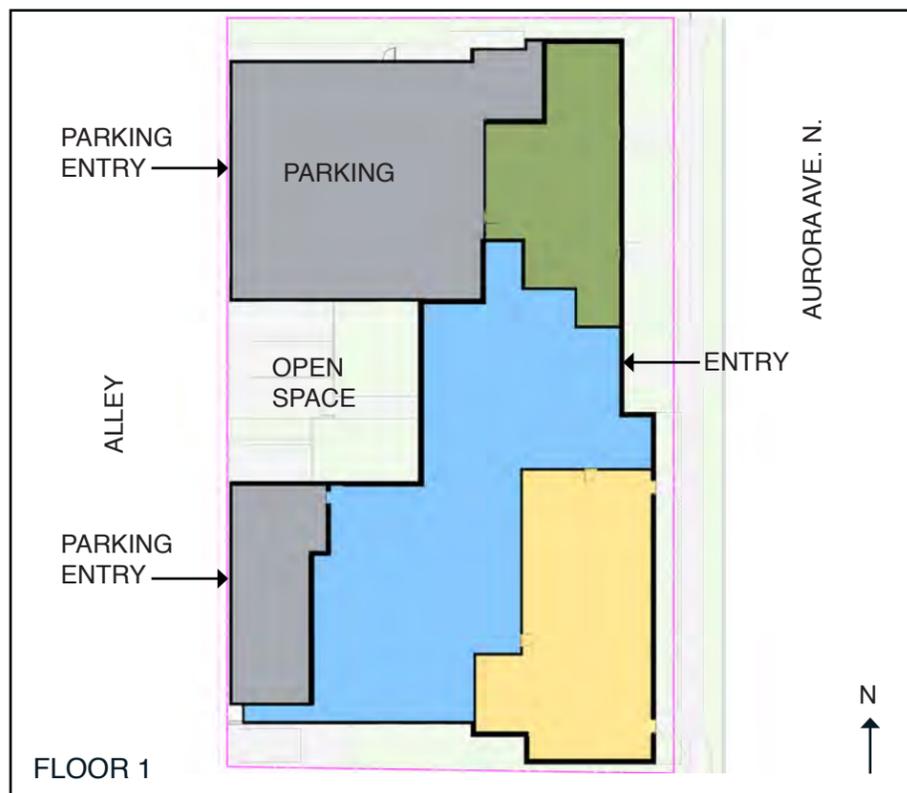
 OFFICE

 COMMERCIAL

 SINGLE-FAMILY RESIDENTIAL

 TOWNHOME

 MULTI-FAMILY RESIDENTIAL

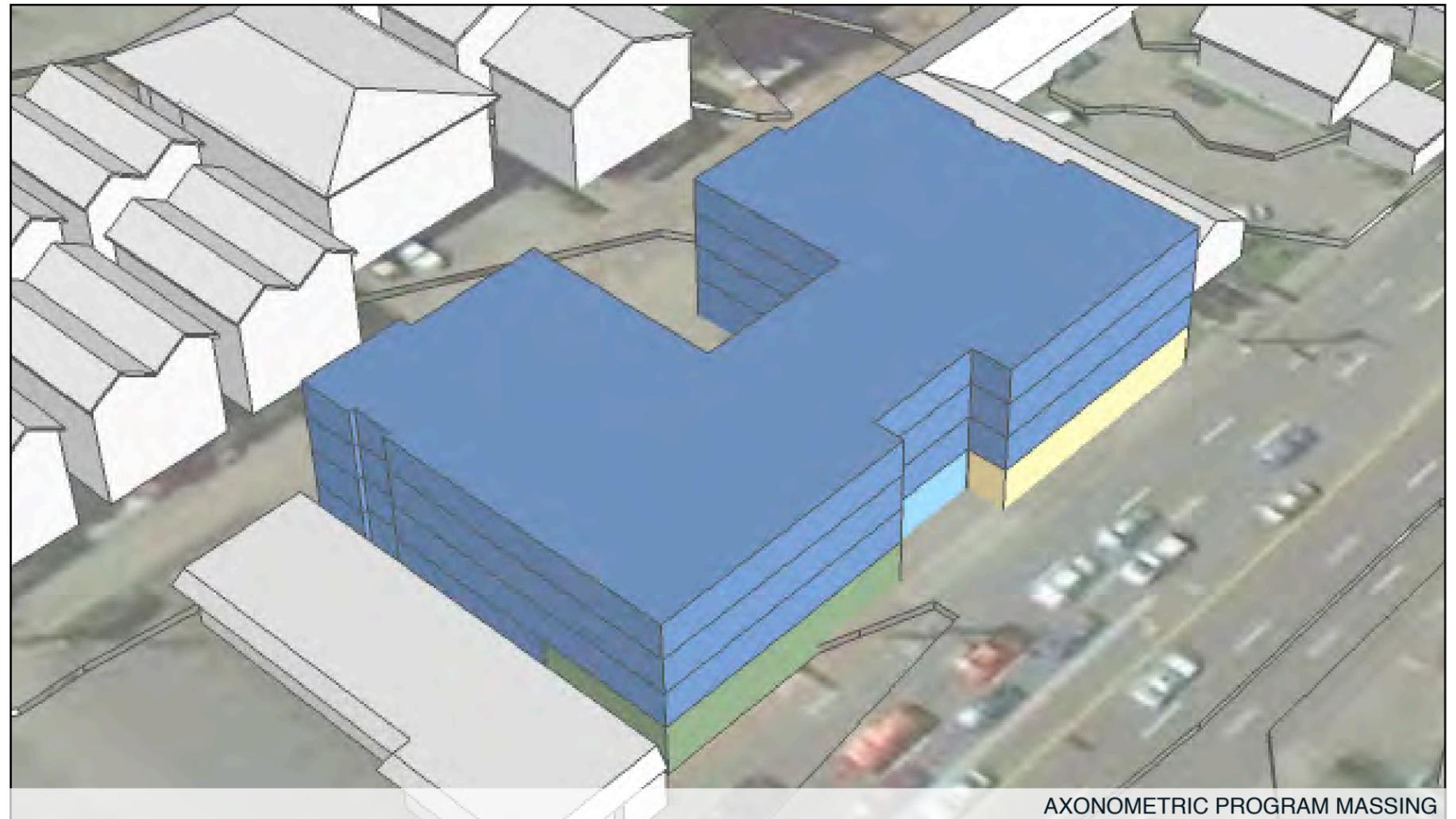
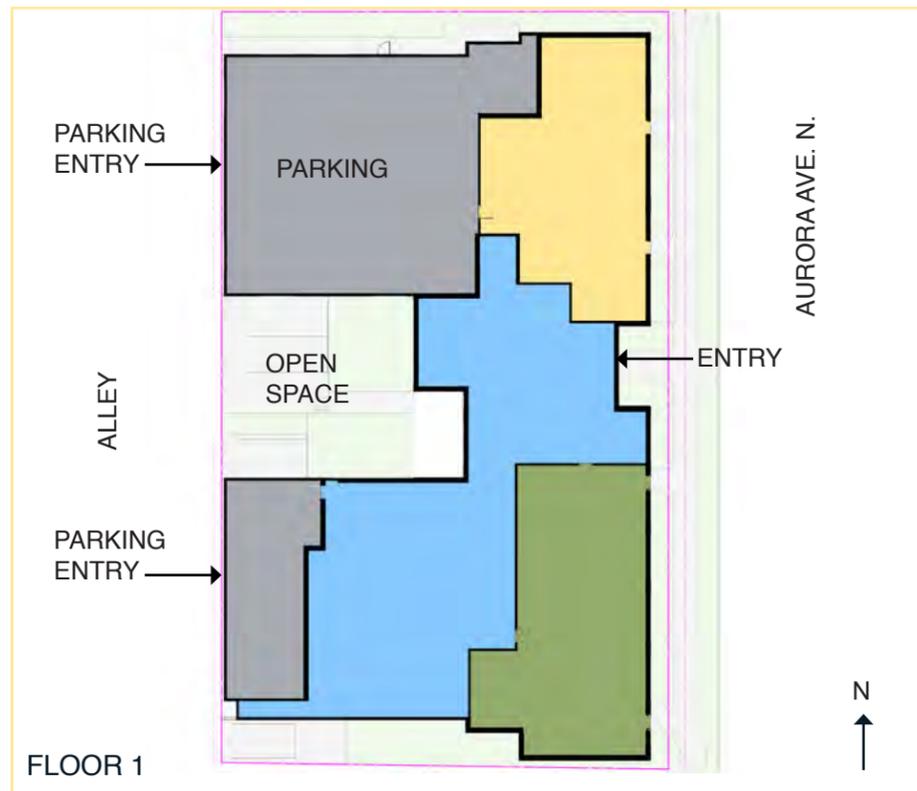


BUILDING PROGRAM

- RESIDENTIAL UNITS
- RESIDENTIAL AMENITIES
- ADMINISTRATIVE OFFICE
- COMMERCIAL RETAIL OR RESTAURANT
- PARKING



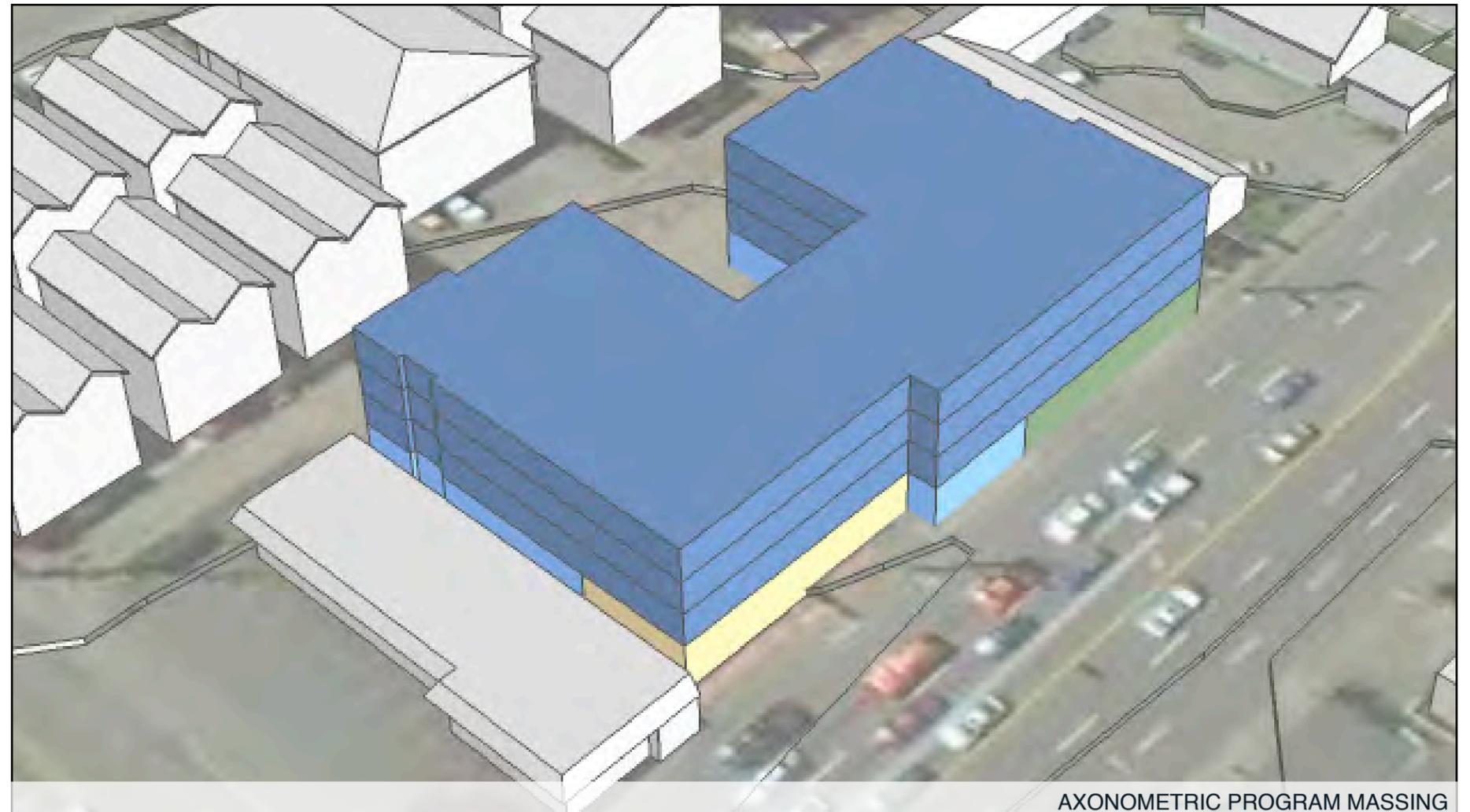
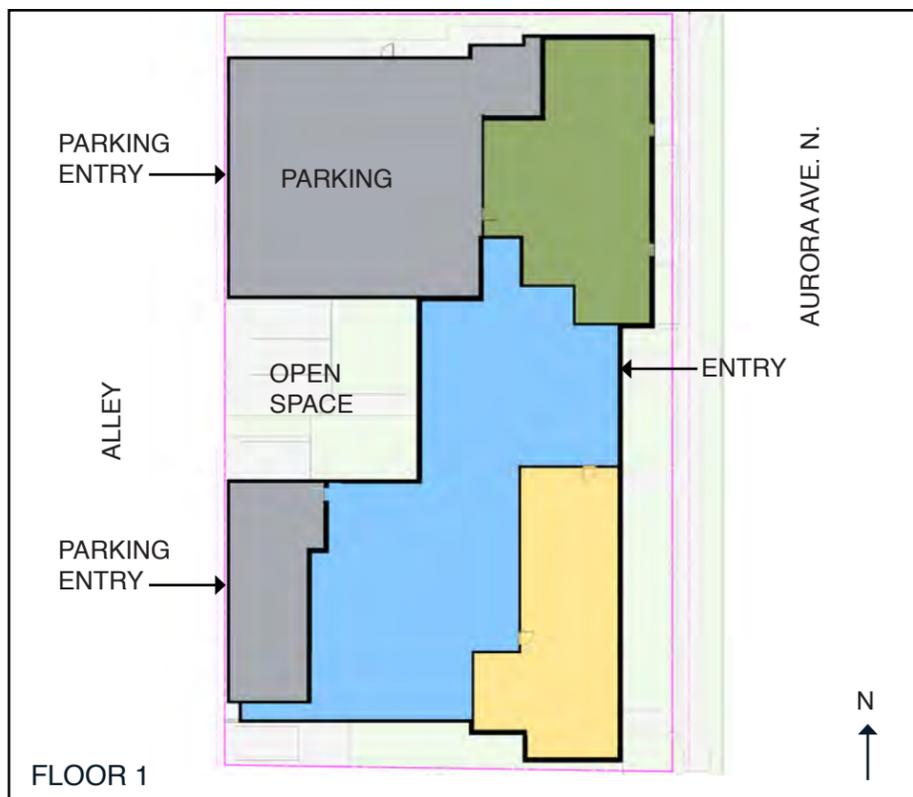
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BUILDING PROGRAM

- RESIDENTIAL UNITS
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- COMMERCIAL RETAIL OR RESTAURANT
- PARKING



AURORA AVENUE DESC



GENESEE
2916 South Columbian Way
Seattle, WA
HRG



CANADAY HOUSE
424 Minor Avenue North
Seattle, WA
DESC



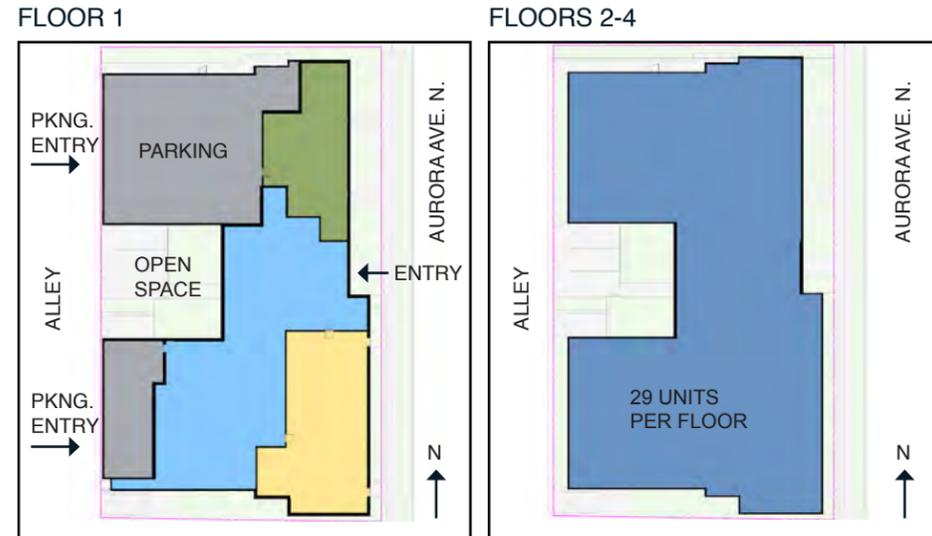
RAINIER HOUSE
5270 Rainier Avenue
Seattle, WA
DESC

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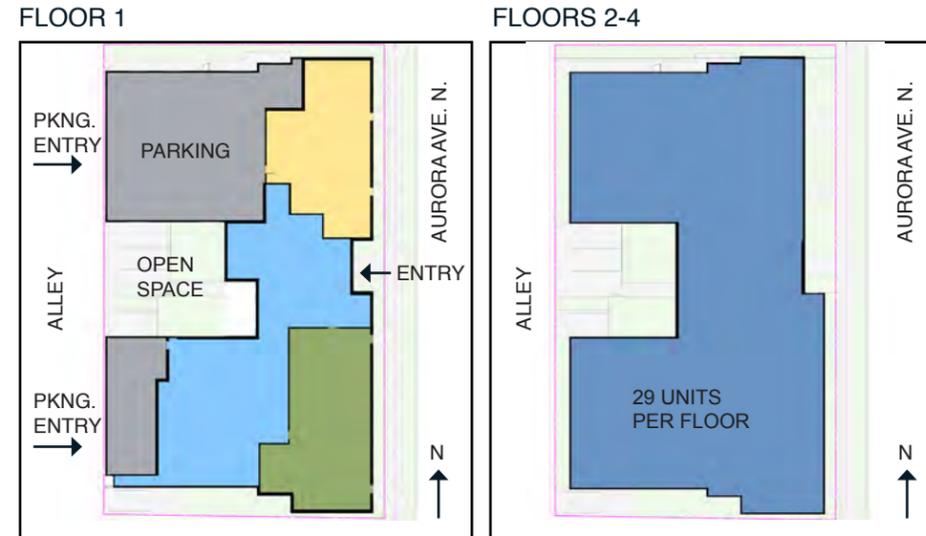
BUILDING PROGRAM

RESIDENTIAL UNITS RESIDENTIAL AMENITIES COMMERCIAL RETAIL OR RESTAURANT ADMINISTRATIVE OFFICE PARKING

SCHEME 1



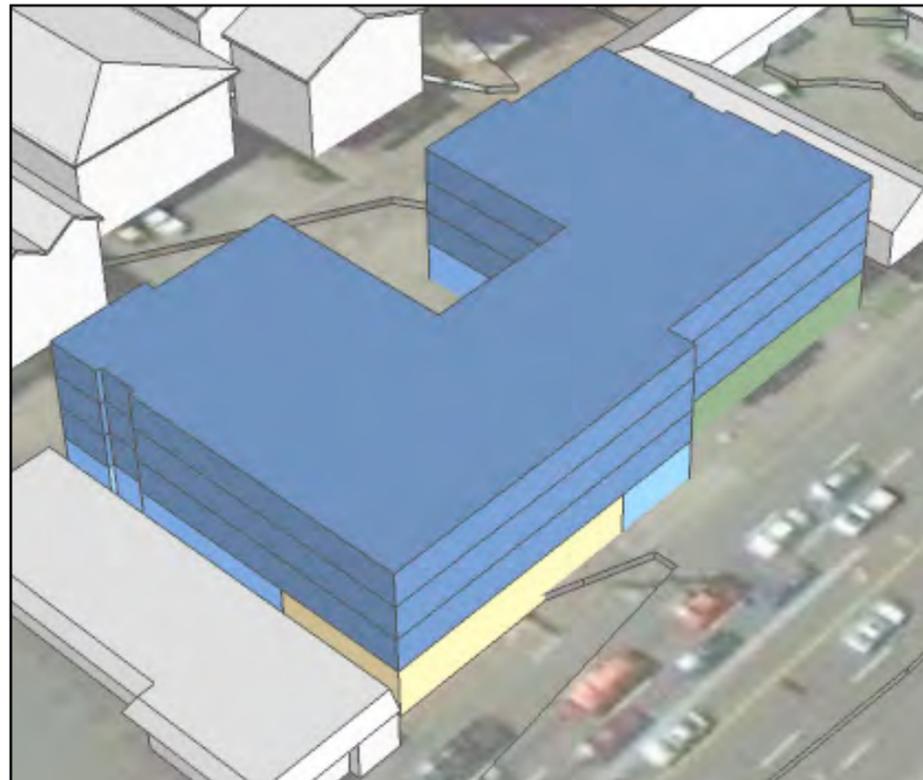
SCHEME 2



SCHEME 3



AXONOMETRIC PROGRAM MASSING



AXONOMETRIC PROGRAM MASSING



AXONOMETRIC PROGRAM MASSING

