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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 x .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 x .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 façade. Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
137.6 feet x 30 feet depth = 4,128 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 x 19,976 s.f. lot area = 63,922 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 s.f. (levels 2-4 plus common space on Level 1) x .05 = 2,220 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 Units x .25 = 21.75 spaces
Retail: 2,249 s.f. – 1,500 s.f. / 500 = 749 s.f. / 500 = 1.5 parking spaces.
Administrative Office: 2,451 s.f. – 1,500 s.f. / 1,000 s.f. = 951 s.f. / 1000 = .951 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 spaces – (24 x .20) = 19.2 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.
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)
EARLY DESIGN GUIDANCE    OCTOBER 25, 2010

FLOORS 2-4

anking Entry

FLOOR 1

29 UNITS PER FLOOR

BUILDING PROGRAM
- RESIDENTIAL UNITS
- RESIDENTIAL AMENITIES
- ADMINISTRATIVE OFFICE
- COMMERCIAL RETAIL OR RESTAURANT
- PARKING
This is an architectural description of a project titled "Aurora Avenue Desc." The project includes commercial retail or restaurant spaces, administrative office spaces, and residential units. The building program includes parking entries, open space, and parking. The scheme is labeled as Scheme #2 and is created by SMR Architects.
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