

AURORA AVENUE APARTMENTS



PROJECT TEAM:

OWNER: Downtown Emergency Service Center
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Seattle WA, 98104
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HOUSING

DEVELOPER: Common Ground
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Seattle WA, 98104
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LANDSCAPE

ARCHITECT: Susan Black and Associates
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Seattle WA, 98103
Contact: Susan Black
206.789.2133

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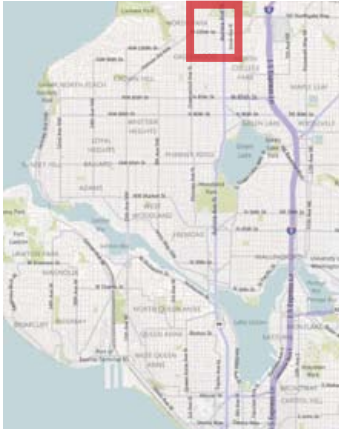
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AURORA AVENUE APARTMENTS



CURRENT BUILDING USE

- SITE
- OFFICE
- COMMERCIAL
- SINGLE-FAMILY RESIDENTIAL
- TOWNHOME
- MULTI-FAMILY RESIDENTIAL



SEATTLE VICINITY

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 restaurant and administrative office space on Aurora Avenue. Common residential space, mechanical space and parking will be located on the ground floor facing the alley.

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

AURORA AVENUE APARTMENTS

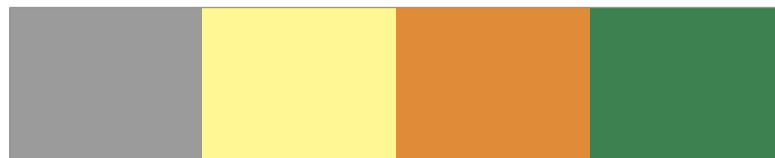
COMMERCIAL AESTHETIC



HISTORIC EXAMPLE OF BRIGHT, BOLD COMMERCIAL SIGNAGE ON AURORA



COMMERCIAL AESTHETIC WITH BOLD, PLANAR MATERIALS SUCH AS METAL SIDING & CONCRETE



BRIGHT, VIBRANT COLOR PALETTE



RESIDENTIAL AESTHETIC



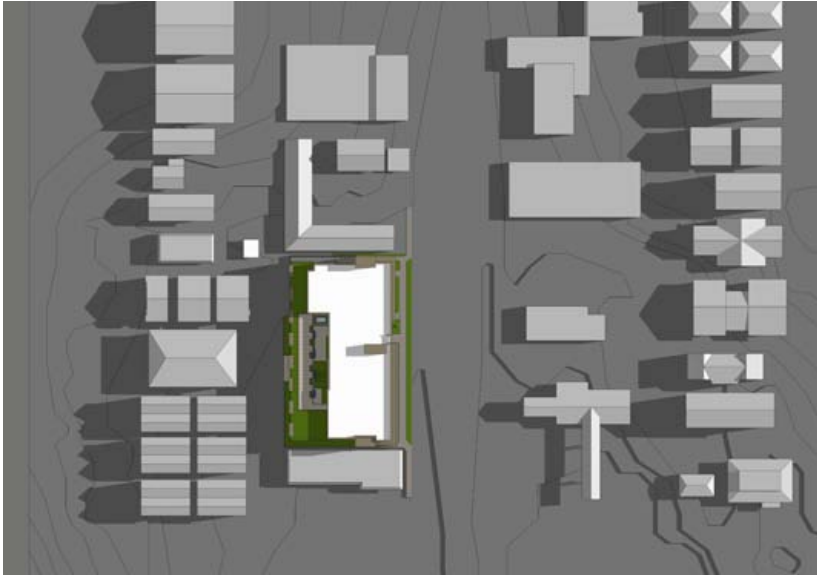
HISTORIC EXAMPLE OF HIGH DENSITY RESIDENTIAL "MEWS" ON ALLEY



CONTEMPORARY "MEWS" INSPIRED AESTHETIC WITH SUBDUED COLORS, MATERIALS & GREENERY



SOFT, CALM COLOR PALETTE



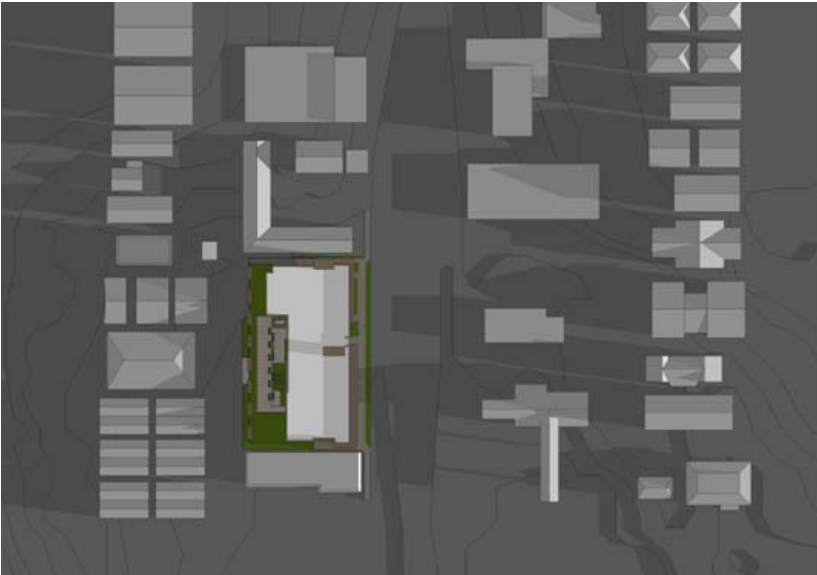
9AM
SHADOWS CAST ON SUMMER SOLSTICE



1PM



5PM



9AM
SHADOWS CAST ON AUTUMAL EQUINOX



1PM



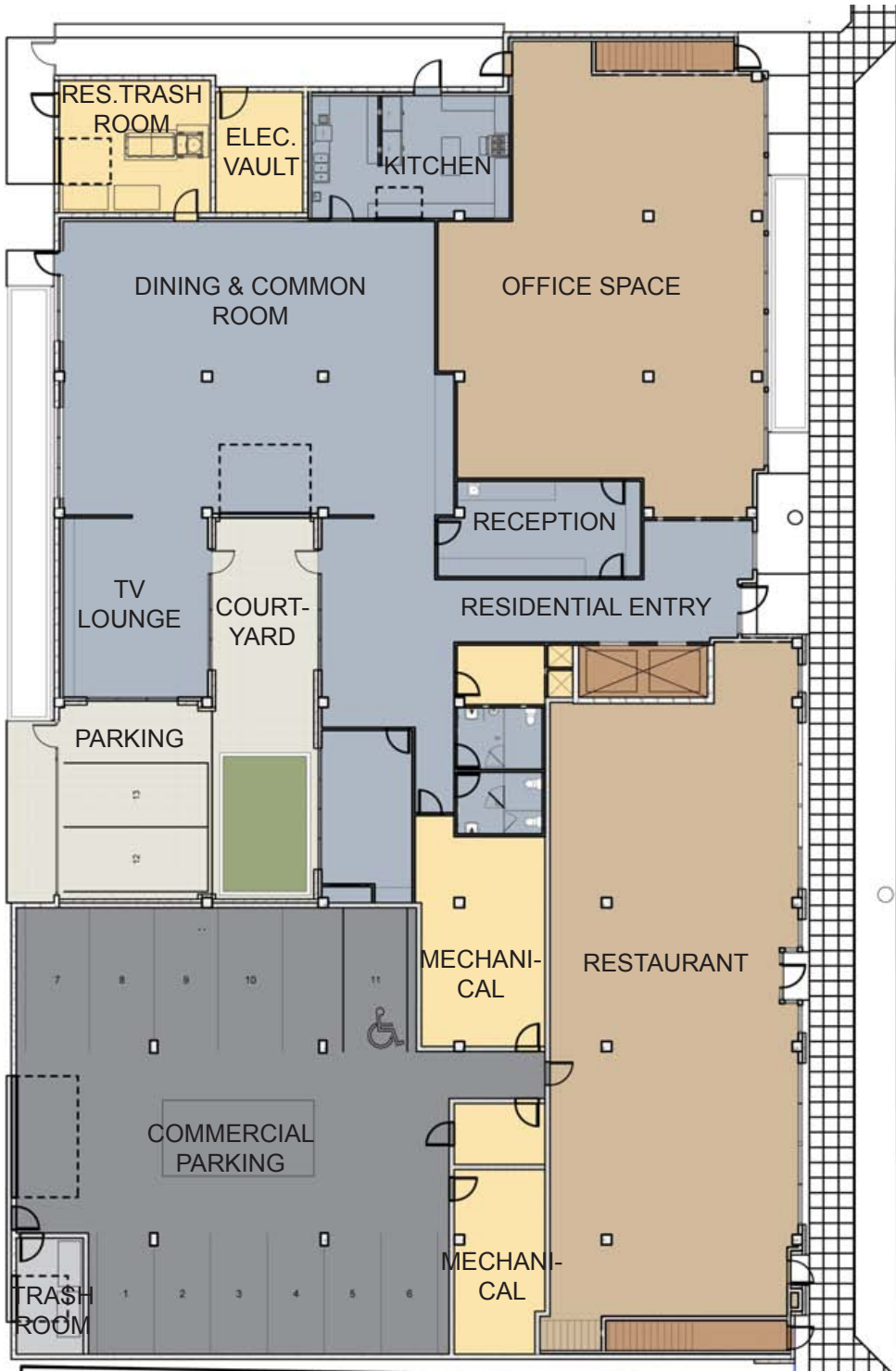
5PM

AURORA AVENUE APARTMENTS

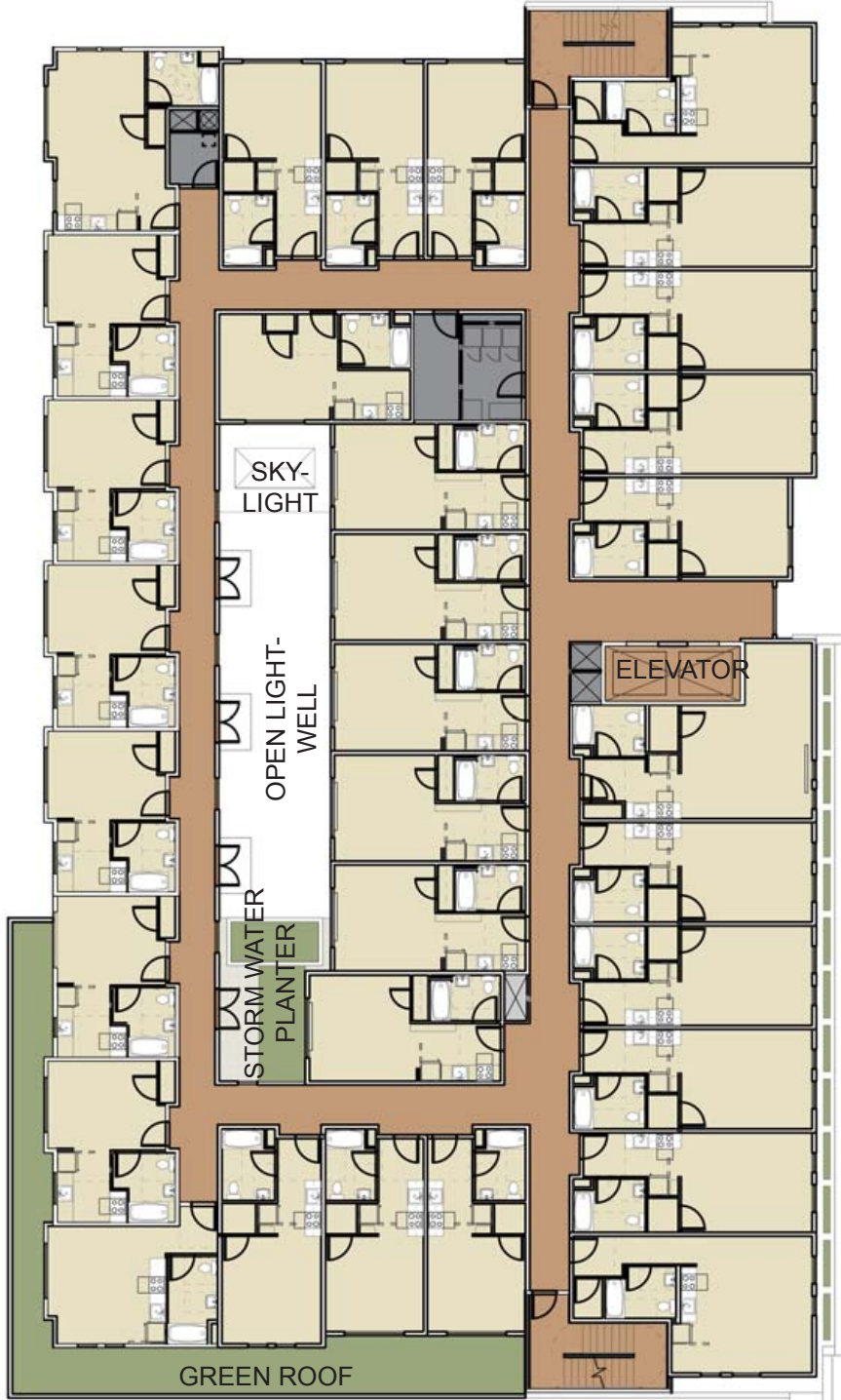


SITE PLAN

AURORA AVENUE APARTMENTS



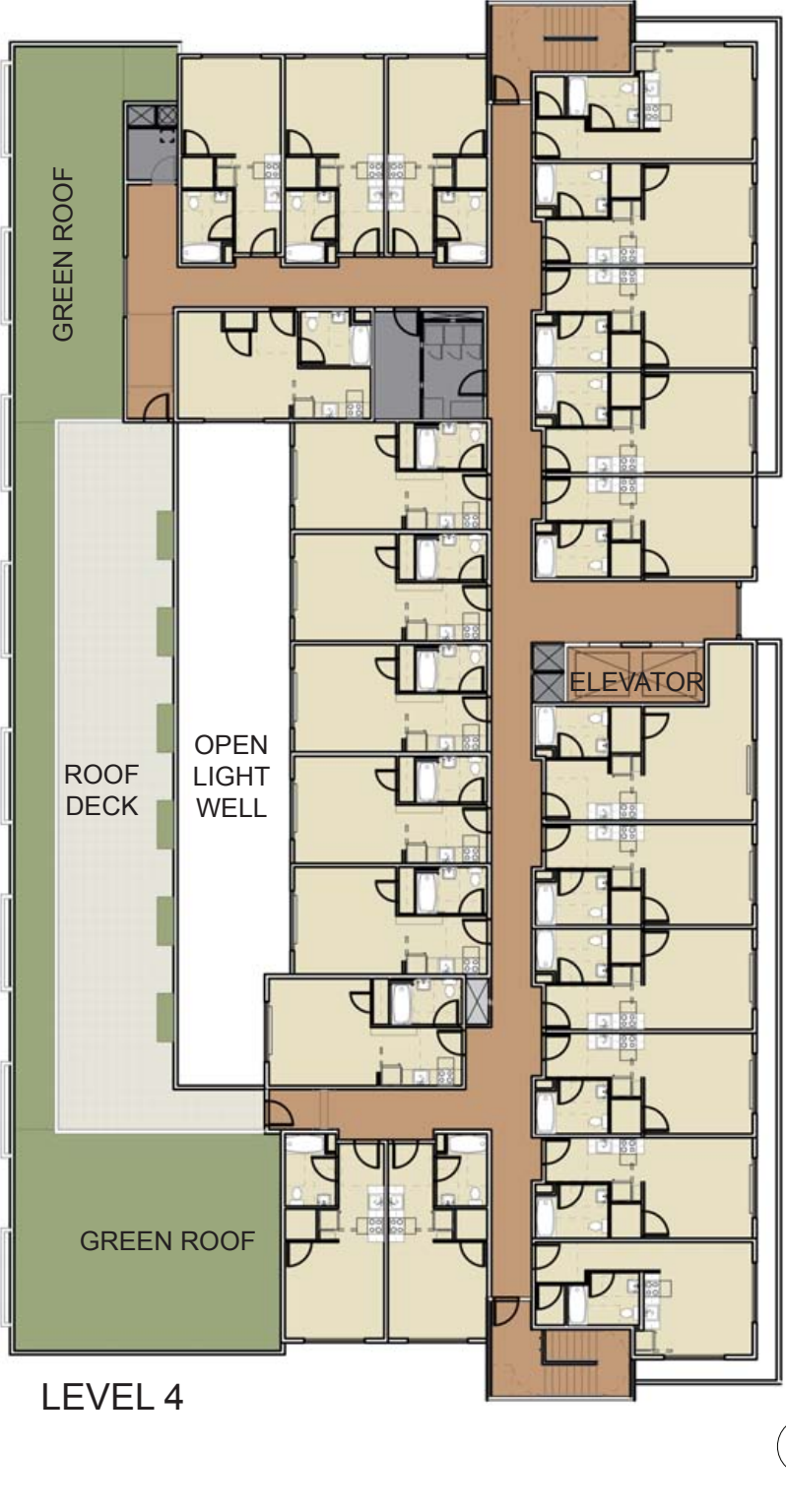
LEVEL 1



LEVELS 2/3

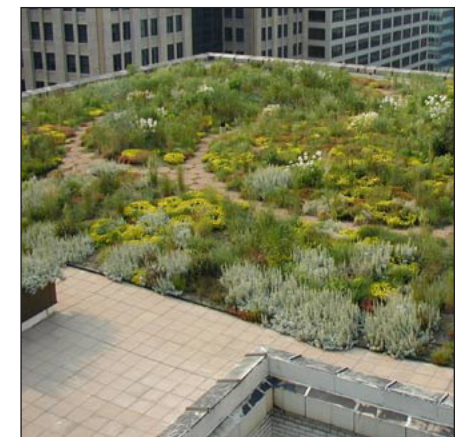


- BUILDING PROGRAM**
- RESIDENTIAL UNITS
 - CIRCULATION
 - COMMERCIAL AREA
 - COMMON SPACE
 - PARKING GARAGE
 - PLANTING AREA/GREEN SPACE
 - UTILITY AREA



- BUILDING PROGRAM**
- RESIDENTIAL UNITS
 - CIRCULATION
 - COMMERCIAL AREA
 - COMMON SPACE
 - PARKING GARAGE
 - PLANTING AREA/GREEN SPACE
 - UTILITY AREA

AURORA AVENUE APARTMENTS



GREEN ROOF EXAMPLES WITH COLORFUL DROUGHT TOLERANT PLANTS. SLOPED GREEN ROOFS MAY BE VISIBLE BY NEIGHBORS.



COURTYARDS AND ROOF DECKS WITH FURNITURE AND LANDSCAPING.



BUILDING DIAGRAM SHOWING GREEN FEATURES



GREEN WALLS LOCATED AT ALLEY TO COVER BLANK WALLS.

AURORA AVENUE APARTMENTS



AURORA AVENUE APARTMENTS





VIEW LOOKING NORTH

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

EDG Board Comment: It was thought by some of the Board members that even though this site was on a busy, car-dominated arterial, there were elements of the “strip” that were “almost alright” and which might provide clues for compatible design.

The design provides a wider sidewalk with a landscaped planting strip. The restaurant commercial space on the south end of the Aurora façade will be clad in brick with large storefront windows, inset entrances, and large decorative lights. A green roof above this portion of the façade will be planted in bamboo and grasses that should be visible from the street and sidewalk. The pedestrian entrance and office commercial space will be set back from the sidewalk. The area between the sidewalk and building will be landscaped and will contain a storm water planter to mitigate runoff. It will also contain artwork by Andersen Studios to mark the residential entry.

D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

EDG Board Comment: Likewise, on the alley side the ground floor should be enhanced with vegetative walls.

See landscape examples included in this package.

AURORA AVENUE APARTMENTS



COURTYARD VIEW

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well- integrated open space.

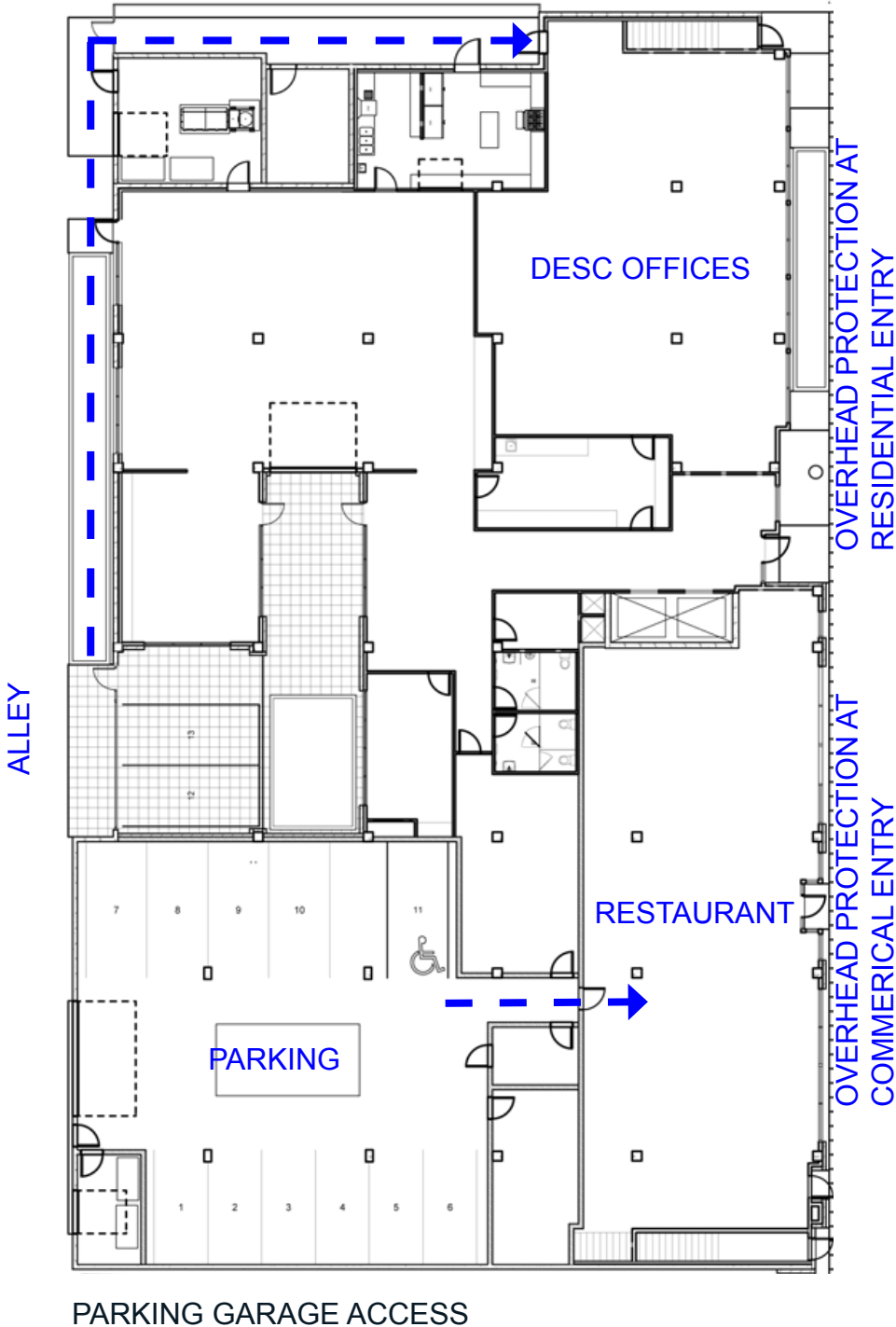
EDG Board Comment: This was seen as one of the primary challenges for the project, providing amenity spaces that addressed needs while also provided comfort and security for the residents.

The project will provide two outdoor recreation spaces for the residents to enjoy. The first will be an enclosed courtyard on the ground floor that will directly connect to the main common areas on the ground floor. The courtyard will be landscaped with shade loving plants like ferns, and will contain a water feature in a storm water planter. Water from the roof will be directed down to the storm water planter on the ground floor where it will run over a rock “waterfall” and into the planter.

The second recreation space will be a rooftop garden. The western side of the building will have a large green roof surrounding a roof deck. The space will be accessible from the fourth floor, and overlooked by a number of residential apartments. This space will be sheltered from Aurora by the mass of the building, and screened from the alley by plantings.



GREEN ROOF & PATIO



A-8 Parking and Vehicle Access
 Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

EDG Board Comment: The security of the garage and safe and attractive passage from parking to the street would be key issues for the design refinement of the proposal.

The zoning code has changed between the EDG meeting and the Design Review meeting. The revised code does not require parking for the residential uses. All parking in the building will be designated for the commercial spaces.

Access to parking will be from the alley. The main parking space will have direct access to the restaurant space. Access to the office space will be provided by an exterior sidewalk on the north side of the building. This walkway will be protected by a seven-foot high security fence that will be unlocked during business hours.

D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

EDG Board Comment: As noted in earlier discussions, the Board indicated particular concern regarding the comfort and security of pathways leading from the parking areas to the commercial spaces that occupied the Aurora Avenue N. facade of the building.

Pedestrians will have direct access from Aurora Avenue to both commercial spaces and to the residential building entry. Pedestrian access will have overhead protection. Access from the alley will not have overhead protection.

Parking for the restaurant will have direct access from the parking garage without going through any intermediate passage.

Parking for the office space will have access through a sidewalk on the north side of the building. Please note that the applicant does not expect a majority of the office users to arrive by car.

AURORA AVENUE APARTMENTS

B-1 Height, Bulk, and Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

EDG Board Comment: The Board was generally agreed that the best strategy was shifting the bulk of the building to Aurora Avenue N. while stepping back from the alley and the neighboring structures along the alley and from the structures to the north and to the south.

The Aurora facade needed enlivening refinements, including the discovery of how to incorporate the “googie” sign elements (colors, forms) into the design in ways that were neither perfunctory or forced.

The building has been designed so that it steps down one full floor from Aurora Avenue to the alley, in order to transition to the lower height zone across the alley.

The applicant has looked at moving the residential entry to the north side of the building to combine the commercial spaces on Aurora Avenue. However, the applicant has chosen to keep the residential entry in the center of the Aurora avenue façade for security reasons. The reception desk will be staffed 24 hours a day 7 days a week. A central location for the reception area allows the building staff to better monitor residents in the building and activity on the sidewalk along Aurora Avenue and in the alley.



C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

EDG Board Comment: At the Early Design Guidance Meeting, the Board discussed that lacking a truly “well defined and desirable character,” nevertheless taking something away from a more intense analysis of the “strip” context would be a useful exercise. It was suggested by one Board member that a “quirky” public art component might be an appropriate response to that analysis.

The building design gathers together several different characteristics of the neighboring structures. The alley façade of the building reflects the scale, materials and modulation of the residential townhomes found just off of the Aurora strip. The restaurant portion of the building reflects the character of the occasional pedestrian oriented brick businesses on the Aurora corridor.

The applicant has hired an artist to develop a “quirky public art component for the building at the Aurora Avenue entry to the building. Examples of their work is shown below.



ART LOCATION AT ENTRY



ART EXAMPLES PROVIDED BY ANDERSEN STUDIOS

AURORA AVENUE APARTMENTS

C-2 Architectural Context and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.

EDG Board Comment: At the Early Design Guidance Meeting the Board discussed the need to create a unified building that provided a synthesis between the podium, commercial store-front base and the residential building above.

The building concept is to present two distinct faces to the two different sides of the site. One side of the building addresses the commercial Aurora Avenue side, while the other addresses the residential ally side.

The Alley side of the building is the transition from the noisy commercial corridor of Aurora Avenue down to the residential neighborhood on the hillside rising to Greenwood Avenue. It steps down one story and is softened by a green roof, bay windows, landscaping and green screen trellises.

The Aurora Avenue side of the building has larger scale pieces and bolder colors. The elevation is composed of larger geometric shapes that sit on a field, similar to the general layout of a googie style sign on the commercial strip.



ALLEY ELEVATION



AURORA AVENUE ELEVATION



SITE SECTION

C-3 Human Scale

The design of the new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

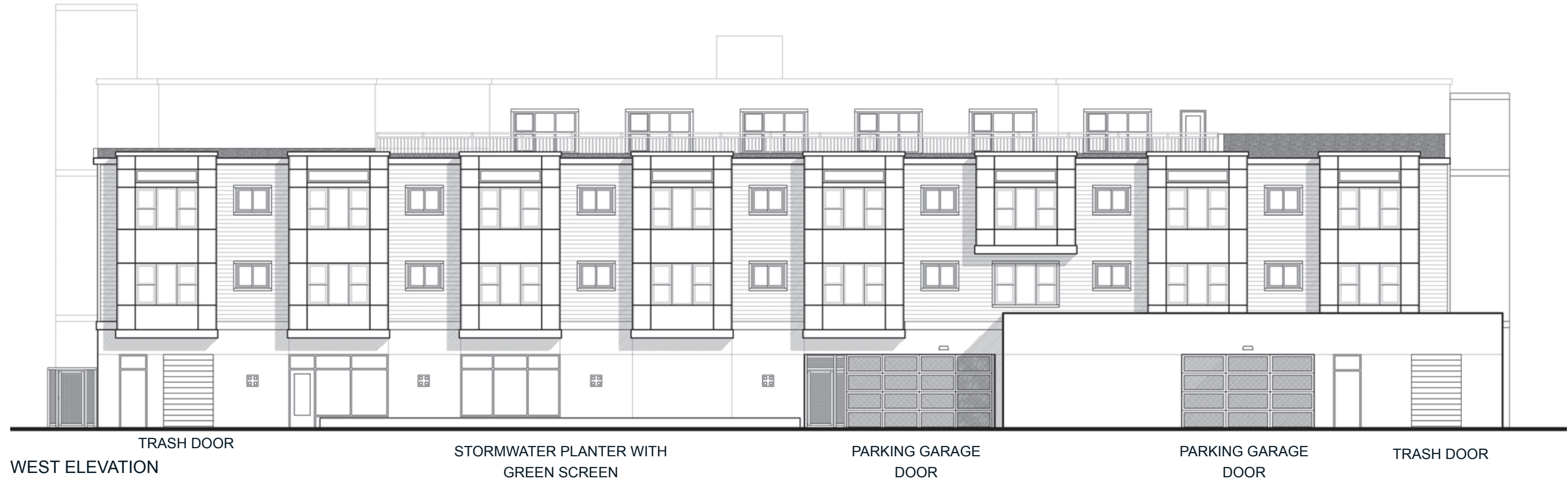
EDG Board Comment: At the Early Guidance Meeting, the Board noted that the questions of scale were matters of concern along both the alley and the street as well as the facades that faced the properties to the north and south of the site. Issues of scale were particularly related to discussions of safety, particularly along the alley.

The building design achieves a human scale on both the alley and Aurora Avenue facades.

On the alley façade the building has several pedestrian level windows into common residential spaces, as well as an opening from the alley through to the interior courtyard. Plantings along the alley, including a storm water planter, enhance the pedestrian experience on the alley. Limiting parking on the alley façade will make the alley feel safer and more residential.

On the Aurora Avenue façade the pedestrian level has two commercial spaces with pedestrian level windows and entrances from the public sidewalk. The restaurant façade is clad in brick with decorative lighting fixtures, while the office façade is set back behind a landscaped area.

AURORA AVENUE APARTMENTS



D-5. Visual Impacts of Parking Structures

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

EDG Board Comment: In choosing this Guideline as one of the highest priority, the Board expressed concern for the appearance of the parking garage and its entries from the alley and from across the alley and requested to see landscaping elements that would green the alley-level facade.

All parking along the alley will be enclosed and the garage doors screened. The blank walls will be green walls with vertical growing plants.

D-6. Screening of Dumpsters, Utilities, and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters utility meters, mechanical units and service areas cannot be located away from the street front they should be situated and screened from view and should not be located in the pedestrian right-of-way.

EDG Board Comment: Screening these service elements from the alley was deemed equally important by the Board.

All service elements will be enclosed and screened in the same way as the parking garage.



GARAGE DOOR ON ALLEY



ALLEY VIEW LOOKING SOUTH

D-7 Personal Safety and Security
Project design should consider opportunities for enhancing personal safety and security in the environment under review.

EDG Board Comment: In light of extensive public comments and discussion regarding the safety of the alley, the Board regarded this Guideline to be of particular importance to the design.

On Aurora avenue the reception desk is in the center of the façade to allow building staff to see as much of the street frontage as possible. Building lighting will enhance public safety along the street frontage. The building is built as close as possible to the south property line to eliminate areas for people to hide, while the north property line is fenced with a seven-foot high security fence.

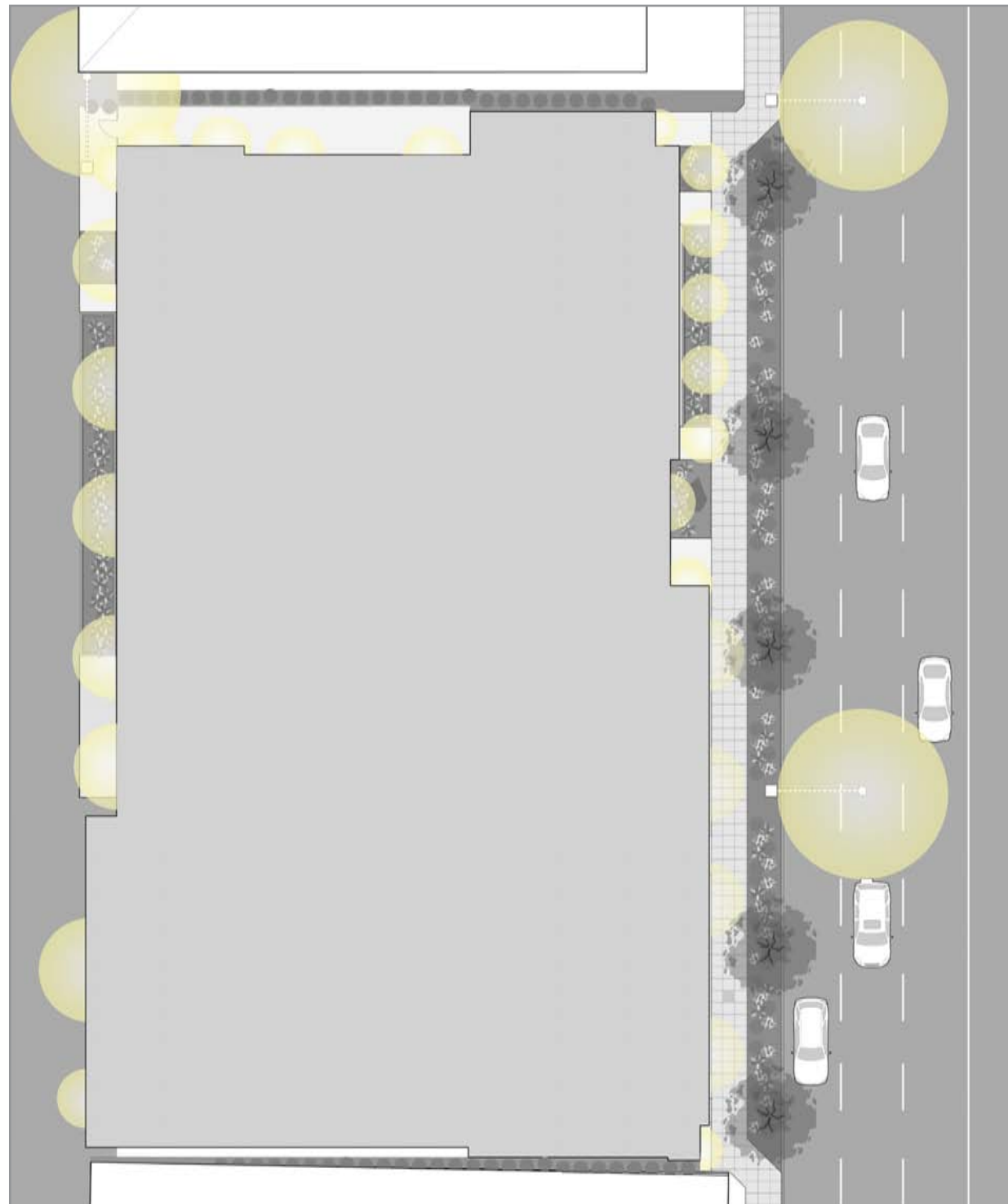
The alley façade will have several large storefront windows from interior common spaces onto the alley. Staff in the reception desk will be able to see through these windows onto the alley. Lighting will also be provided along the alley.

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

EDG Board Comment: This should be considered in light of the comments attached to Guideline D-5 above.

As stated in D-5, adding green walls, screened garages and transparencies all contribute to the pedestrian experience along the alley.

AURORA AVENUE APARTMENTS



LIGHTING PLAN

D-10 Commercial Lighting
 Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building facade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

EDG Board Comment: The lighting should be designed to enhance the ground plane.

The commercial lighting on Aurora is designed to enhance pedestrian safety and to showcase the restaurant space. The lighting along the brick clad restaurant façade is larger and more decorative. The lighting at the office space will be unobtrusive down-lighting concealed in the overhang above.

Lighting on the alley will be designed to light vehicle access and pedestrian entrances while minimizing glare for residences across the street.

ALLEY LIGHTING



TLI Teron Lighting
 ARCHITECTURAL OUTDOOR

CITADEL Y

COMPACT FLUORESCENT & HID

PROJECT:
TYPE:
ORDERING #:
COMMENTS:

FEATURES

- Steel Housing w/ Textured Black Polyester Powder Coat Finish
- White Tempered Glass Front Lens Panel
- Frosted Tempered Glass Lens Panels - 4 Sides
- Steel Facia w/ Textured Black Polyester Powder Coat Finish
- Mounts Directly to 4" Junction Box (By Others) J-Box Centered in Fixture
- Mounting Hardware Included
- Lamps Included
- ADA Compliant
- ETL Listed Wet Location

ORDERING INFORMATION

Example: (CTDY - F226Q - 120E - TB - 41K) Textured Black is Standard Finish

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DIFFUSER	FINISH	OPTIONS
Citadel Y	M50 - 50W MH M70 - 70W MH S50 - 50W HPS S70 - 70W HPS S100 - 100W HPS	HID (MH & HPS) DTR - Dual-Tap HPS**	Not Applicable	SM - Matte Silver TB - Textured Black AC - Antique Copper AS - Antique Silver BT - Bronze Mist CP - Copper SN - Sand SW - Swedish Steel BZ - Textured Bronze TW - Textured White	41K - 4100K Color Temp. (Standard) 35K - 3500K Color Temp. 27K - 2700K Color Temp. DIM - Dimming Ballast (Electronic Only) F - Fused EBR - Remote Mount Battery (Field Installed) SCV - Steel Side Covers (To Allow Up/Down Lighting)
	F218Q - (2) 18W OE F226Q - (2) 26W OE F232X - (2) 32W TBK F142K - (1) 42W TBK	FLUORESCENT 120E - Electronic 120V 277E - Electronic 277V		RAL Colors or Custom Match - Consult Factory	

REPLACEMENT PARTS

REPLACEMENT PARTS	PART NO.
Glass Lens Panel Set	98005
Front Glass Panel	376660
Facia (Specify Facia Color)	959639

NOTES

*Emergency Battery Options
 Initial light output in Emergency mode will last for a minimum of 90 minutes. 1 lamp unless ordered otherwise. The following are suitable for indoor and damp locations. Please refer to Bodine's specification sheet

EBR:
 Bodine's BDL54C (Electronic) - Temperature Rating (Ambient) 32° F - 122° F

**Remote Mount Ballast:
 Max Mounting Distance: 18" - 20 Ft., HPS - 10 Ft.
 To insure proper operation, remote HID ballasts must be vented and mounted to a heat dissipating surface.

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

ARMA 2009 BUY AMERICA ACT COMPLIANT

33 DONALD DRIVE FAIRFIELD, OH 45014 PH: (513) 858-6004 FAX: (513) 858-6038 EMAIL: SALES@TERONLIGHT.COM WEB: TERONLIGHT.COM

AURORA LIGHTING



TLI Teron Lighting
 ARCHITECTURAL OUTDOOR

ALLEGRO W

COMPACT FLUORESCENT

PROJECT:
TYPE:
ORDERING #:
COMMENTS:

FEATURES

- Aluminum Housing w/ Textured Black Polyester Powder Coat Finish
- Aluminum End Caps w/ Textured Black Polyester Powder Coat Finish
- Aluminum Mount Pan w/ Hi-Reflectance White Powder Coat Finish
- Luminous White Acrylic Wrap-Around Diffuser
- Luminous White Acrylic Top and Bottom Lens Panels
- Mounts Over 4" Junction Box w/ Easy-hang Wall Mounting Plate (Included)
- Lamps Included
- Wet Location For Vertical or Horizontal Mounting

ORDERING INFORMATION

Example: (ALLW - F218Q - 120E - WAL - TB - 35K) Textured Black is Standard Finish

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DIFFUSER	FINISH	OPTIONS
Allegro W	F213E - (2) 13W 4-Pin Bix F218Q - (2) 18W OE F226Q - (2) 26W OE	120E - Electronic 277E - Electronic	WAL - White Acrylic End Lens (Standard) TB - Textured Black Acrylic End Lens (Except F213E) CAL - Clear Acrylic End Lens	SM - Matte Silver TB - Textured Black AC - Antique Copper AS - Antique Silver BT - Bronze Mist CP - Copper SN - Sand SW - Swedish Steel BZ - Textured Bronze TW - Textured White	41K - 4100K Color Temp. (Standard) 35K - 3500K Color Temp. 27K - 2700K Color Temp. F - Fused DIM - Dimming Ballast (Electronic OE Only) EBR - Remote Mount Battery (Field Installed) (See Below) EBW - Integral Emergency Battery TP - Tamper Resistant Screws WZL - WZL 2 Lamps to Integral Emergency Battery

REPLACEMENT PARTS

REPLACEMENT PARTS	PART NO.
White Acrylic Front Diffuser (2-Pk)	3034160
White Acrylic End Lens Panel	303660
Clear Acrylic End Lens Panel	30365

NOTES

*Fluorescent Only
 **Emergency Battery Options
 Initial light output in Emergency mode will last for a minimum of 90 minutes. 1 lamp unless ordered otherwise. The following are suitable for indoor and damp locations. Please refer to Bodine's specification sheet

EBW:
 Bodine's B94G (Electronic) - Temperature Rating (Ambient) 32° F - 131° F
 EBC:
 Bodine's BACF1 (Electronic) - Temperature Rating (Ambient) 4° F - 131° F
 EBR:
 Bodine's B94G (Electronic) - Temperature Rating (Ambient) 32° F - 122° F

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

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D-9 Commercial Signage.
Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

EDG Board Comment: The commercial signage should be bold and considered a major component of the overall design.

The Signage for the Restaurant will likely be the salvaged sign for Cindy's pancake house.

The signage for the residential and office portion of the building will be relatively modest signage that is mounted in the area of the storefront windows.

The artwork in front of the building entry will be an homage to the expressive signage seen on a commercial highway strip.
See below for artwork by Andersen Studios, as well as examples shown earlier in the packet.



ORIGINAL CYNDY'S SIGN



ARTWORK BY ANDERSEN STUDIOS

AURORA AVENUE APARTMENTS

Departure 1: Residential Amenity Space (SMC 23.47A.024B)

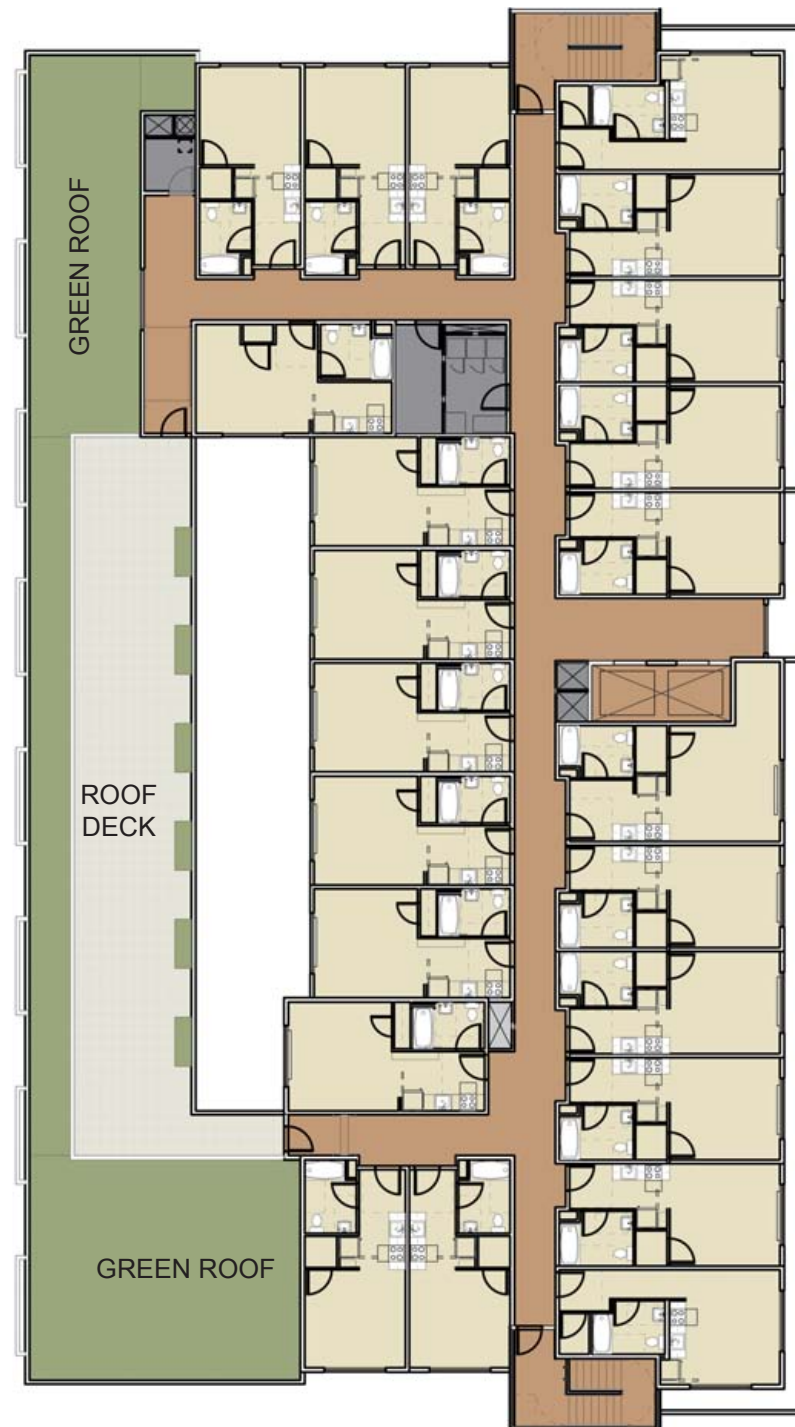
The residential amenity space, based upon a formula of 5 percent of the gross area in residential use, be provided outside the building.

Proposed Departure Requested: To provide half the required amenity space outside the building.

EDG Board Comment:

The board indicated they would be favorable toward the departure providing the applicant provides more information regarding the actual design of the spaces and responds to the Board's other requests for a fuller exploration of alternatives and to the Guidelines noted to be of highest priority for the project

The applicant no longer wishes to ask the Board for a departure from the code for amenity space. No departure for residential amenity space is needed. The residential roof deck at level 4 has adequate area to meet the requirements for residential amenity area.



LAND USE INFORMATION

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 facade. 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 = 64,922 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)

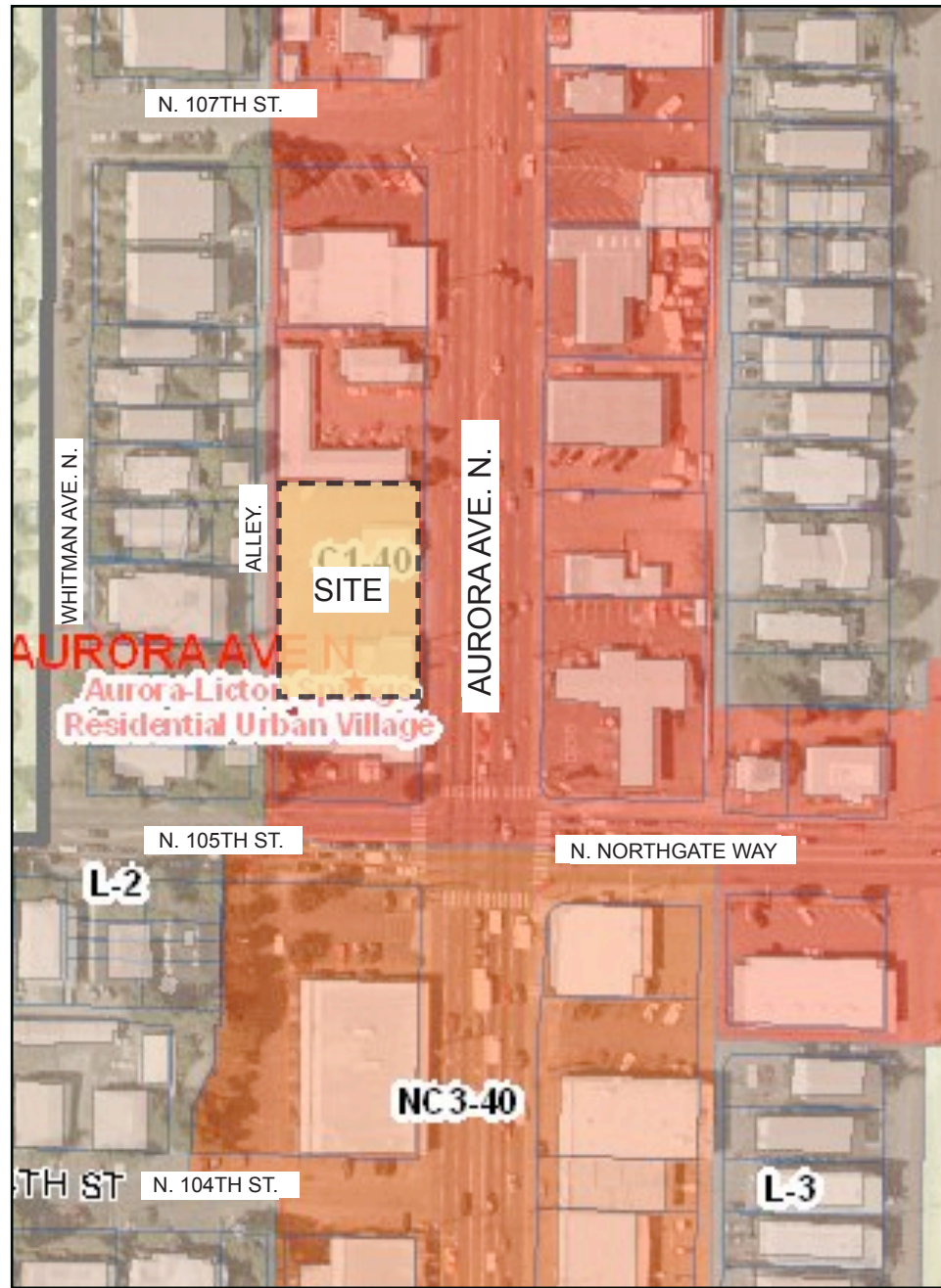
SMC 23.54.020 Parking Quantity Exceptions

20% Transit reductions is allowed on this site.
20% Parking reduction = 24 spaces - (24 x .20) = 19.2 spaces.



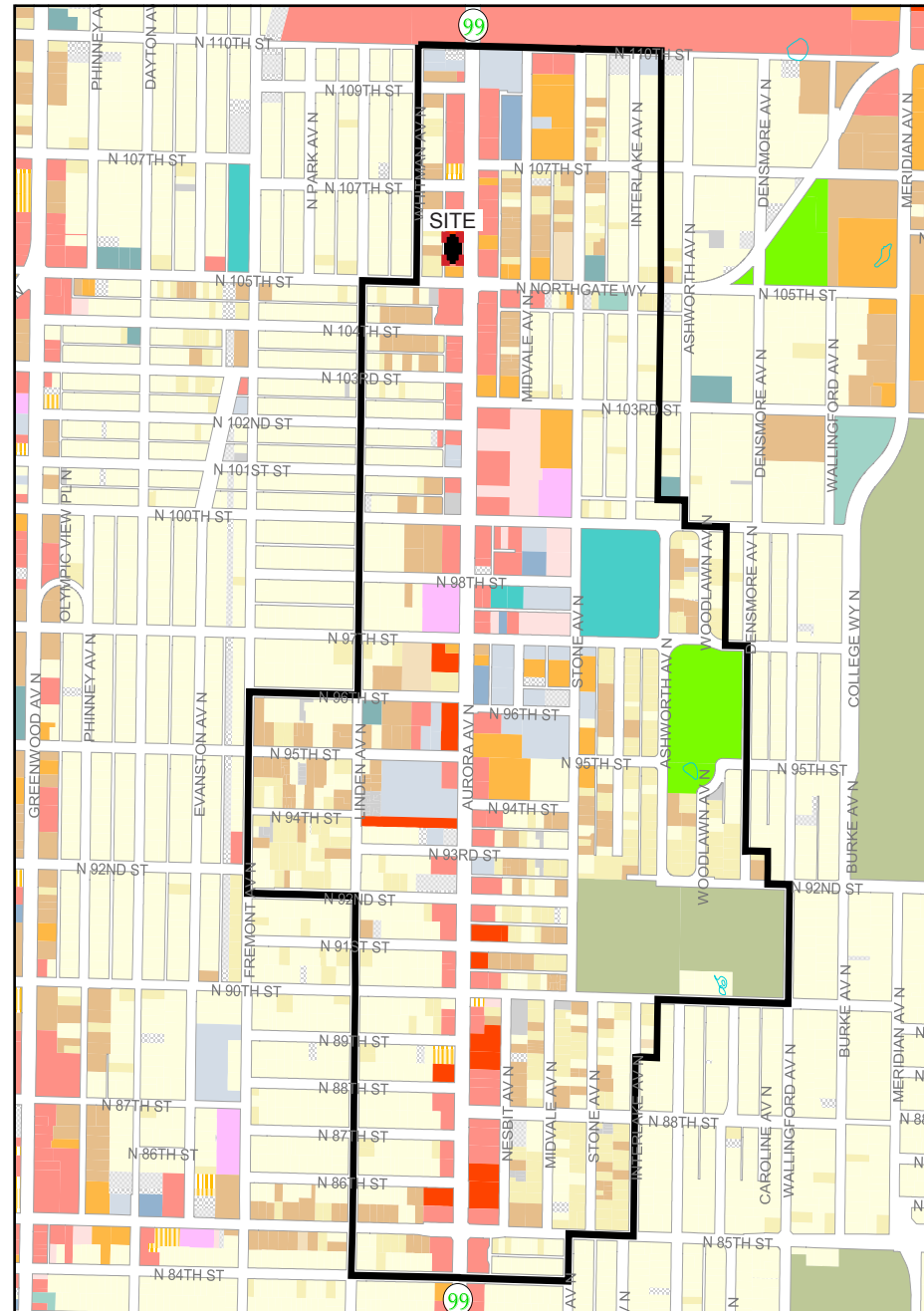
AURORA AVENUE APARTMENTS

ZONING MAP



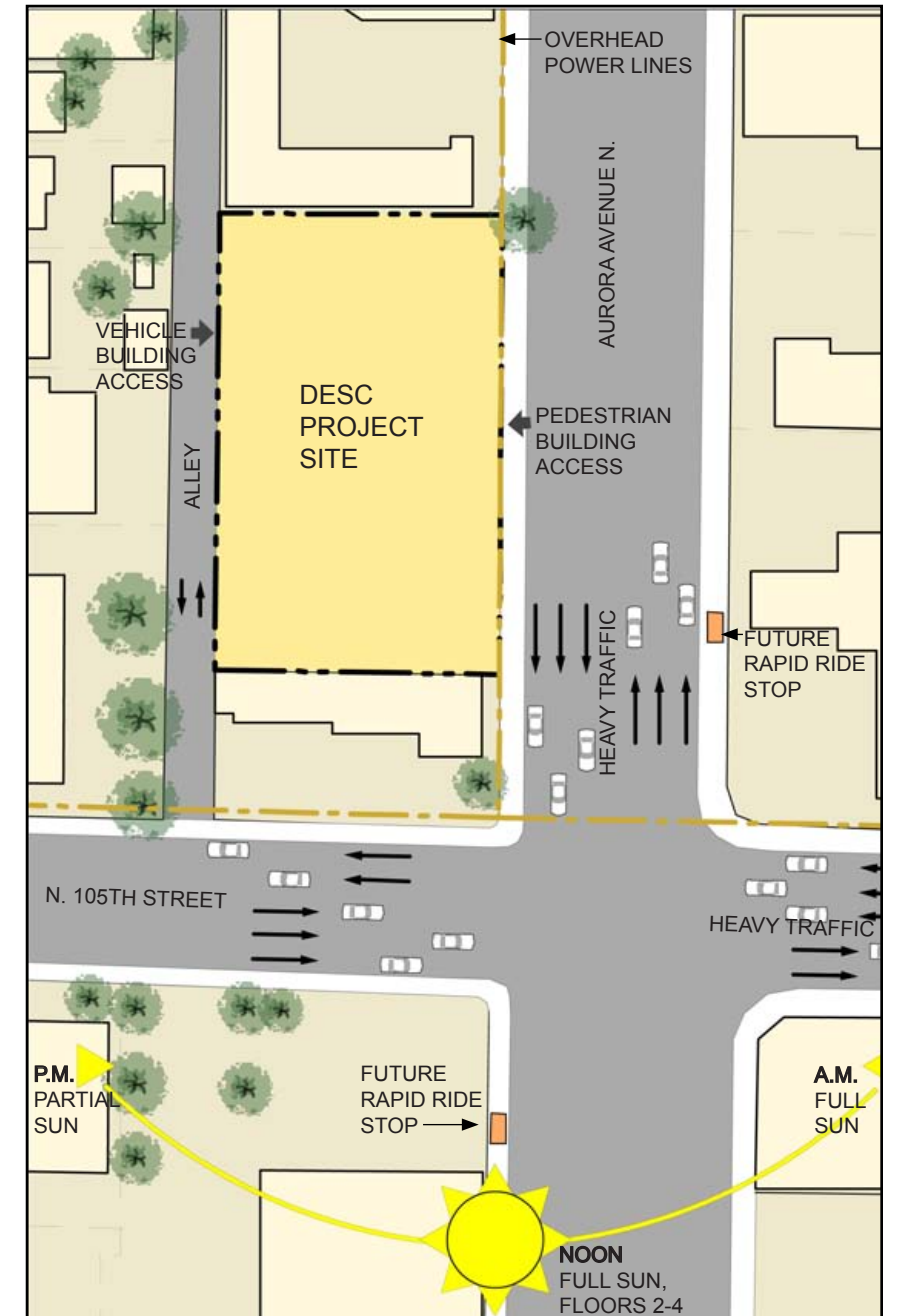
- C1-40
- NC3-40
- L-3 (LOW-RISE 3)
- L-2 (LOW-RISE 2)
- SF-5000 (SINGLE-FAMILY)

AMENITIES MAP



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

OPPORTUNITIES MAP

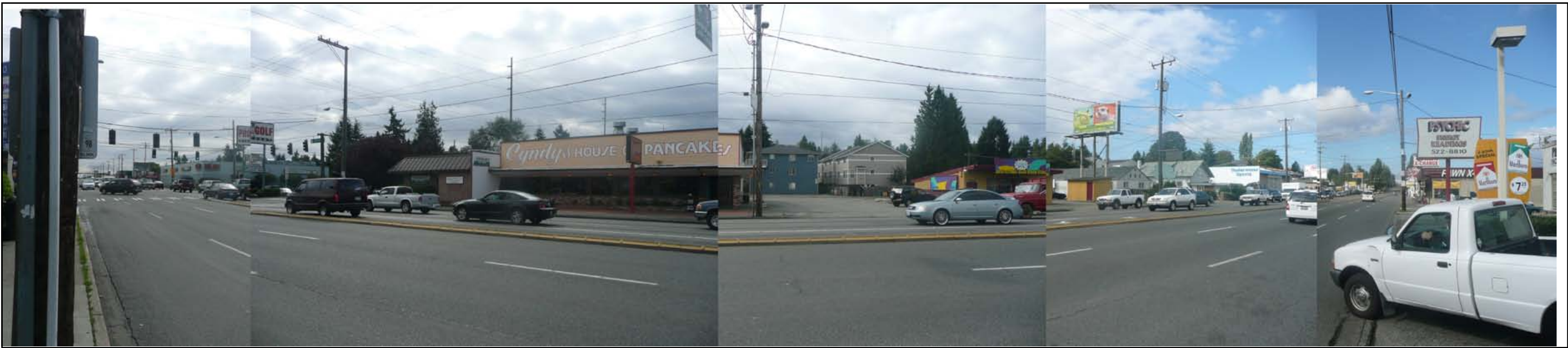


AURORA AVENUE APARTMENTS

STREET ELEVATION - AURORA AVENUE N. LOOKING EAST FROM SITE



STREET ELEVATION - AURORA AVENUE N. LOOKING WEST TO SITE



DESC PROJECT SITE

AURORA AVENUE APARTMENTS

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





A 105TH & AURORA LOOKING SOUTH



B PSYCHIC ENERGY ACROSS STREET FROM SITE



C HOTEL/APT. TO NORTH OF PROJECT SITE



E TOWNHOUSES TO WEST OF PROJECT SITE



F COMMERCIAL BUILDING TO SOUTH OF PROJECT SITE



G PROJECT SITE LOOKING SOUTH DOWN ALLEY

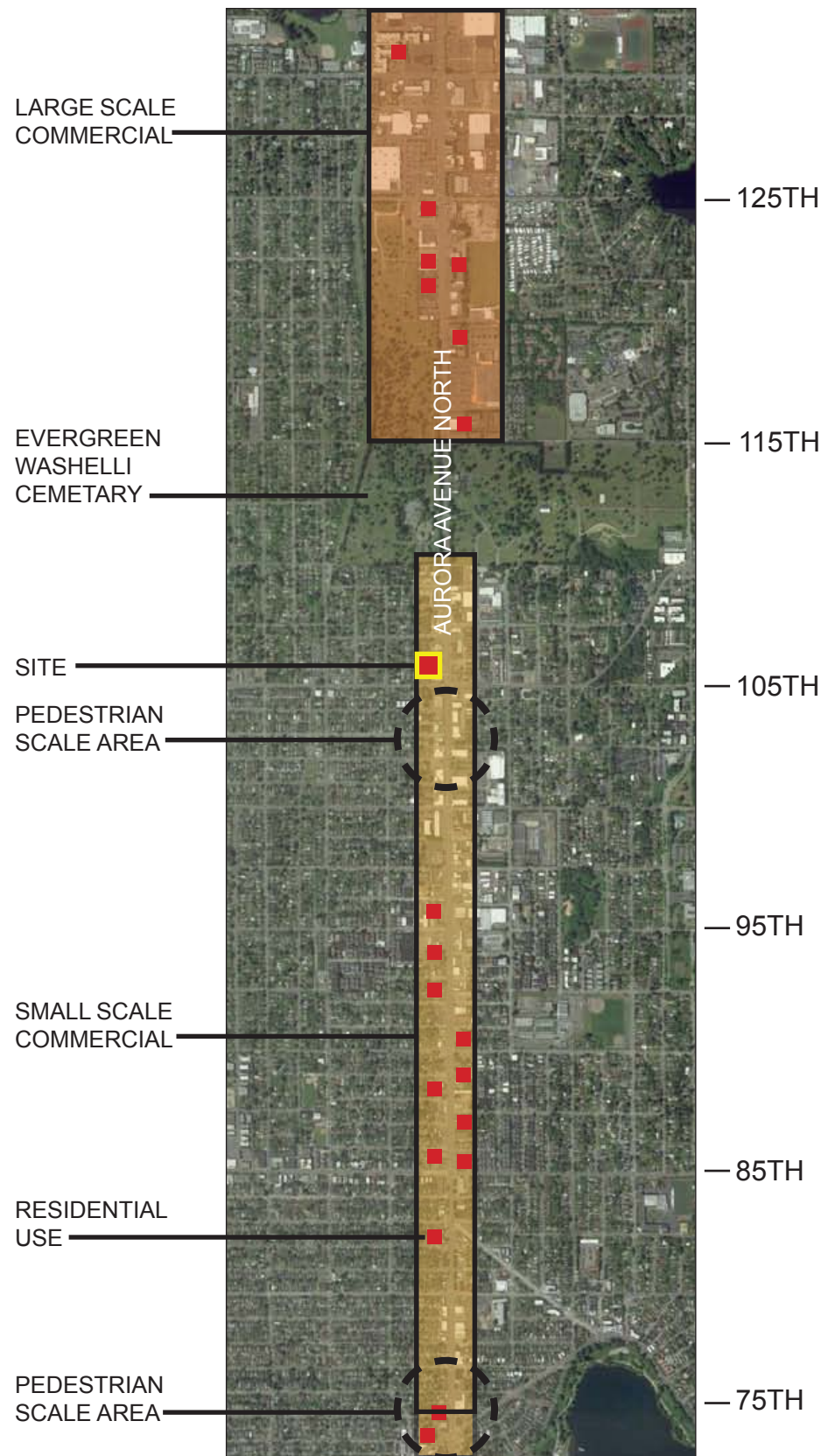
AURORA AVENUE APARTMENTS



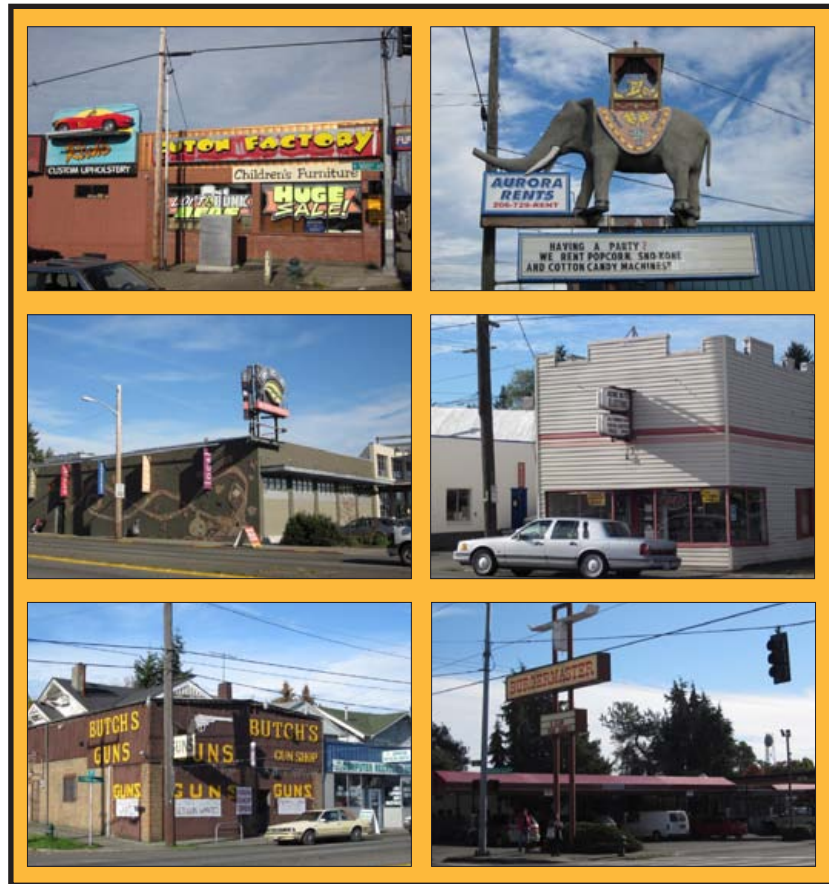
D PROJECT SITE LOOKING WEST TO ALLEY



H 105TH & AURORA LOOKING NORTH



LARGE SCALE COMMERCIAL PROPERTIES



SMALL SCALE COMMERCIAL PROPERTIES



SHORT & LONG TERM RESIDENTIAL USE ON AURORA

AURORA AVENUE APARTMENTS





KERNER SCOTT HOUSE
510 Minor Avenue
Seattle, WA
DESC



CANADAY HOUSE
424 Minor Avenue North
Seattle, WA
DESC



RAINIER HOUSE
5270 Rainier Avenue
Seattle, WA
DESC