

4251 AURORA AVENUE APARTMENTS

N 3 ARCHITECTS, LLC
3218 EASTLAKE AVENUE EAST
SUITE 1B
SEATTLE, WA 98102

OWNER
CATHOLIC HOUSING SERVICES
100 - 23RD AVENUE SOUTH
SEATTLE, WA 98144

4251 AURORA AVENUE APARTMENTS
4251 AURORA AVENUE NORTH
SEATTLE, WA

NOVEMBER . 2011

Development Objectives:

The objective is to build a four story 71 unit affordable apartments consisting of one bedroom and studio units with space to house supportive services for the residents. The site is currently occupied by the vacant ‘Thunderbird Motel’.

Design Objectives:

Site Planning –

Building aligns parallel with Aurora Avenue N.

Street level uses includes lobby, administrative offices, supportive services office, community room, fitness room, bicycle storage. Approximately 5,600 SF

Parking entrance from N. Motor Pl. or N. 43rd St. to on grade parking or below grade parking garage. Will provide 18 stalls using various methods including reduction for affordable housing.

Architectural Elements –

Primary materials – masonry, fiber cement siding boards, vinyl windows at residential level, glass storefronts at street level.

Landscaping Elements –

Provide street level planting.

Provide green roof garden for residents.

Developer:

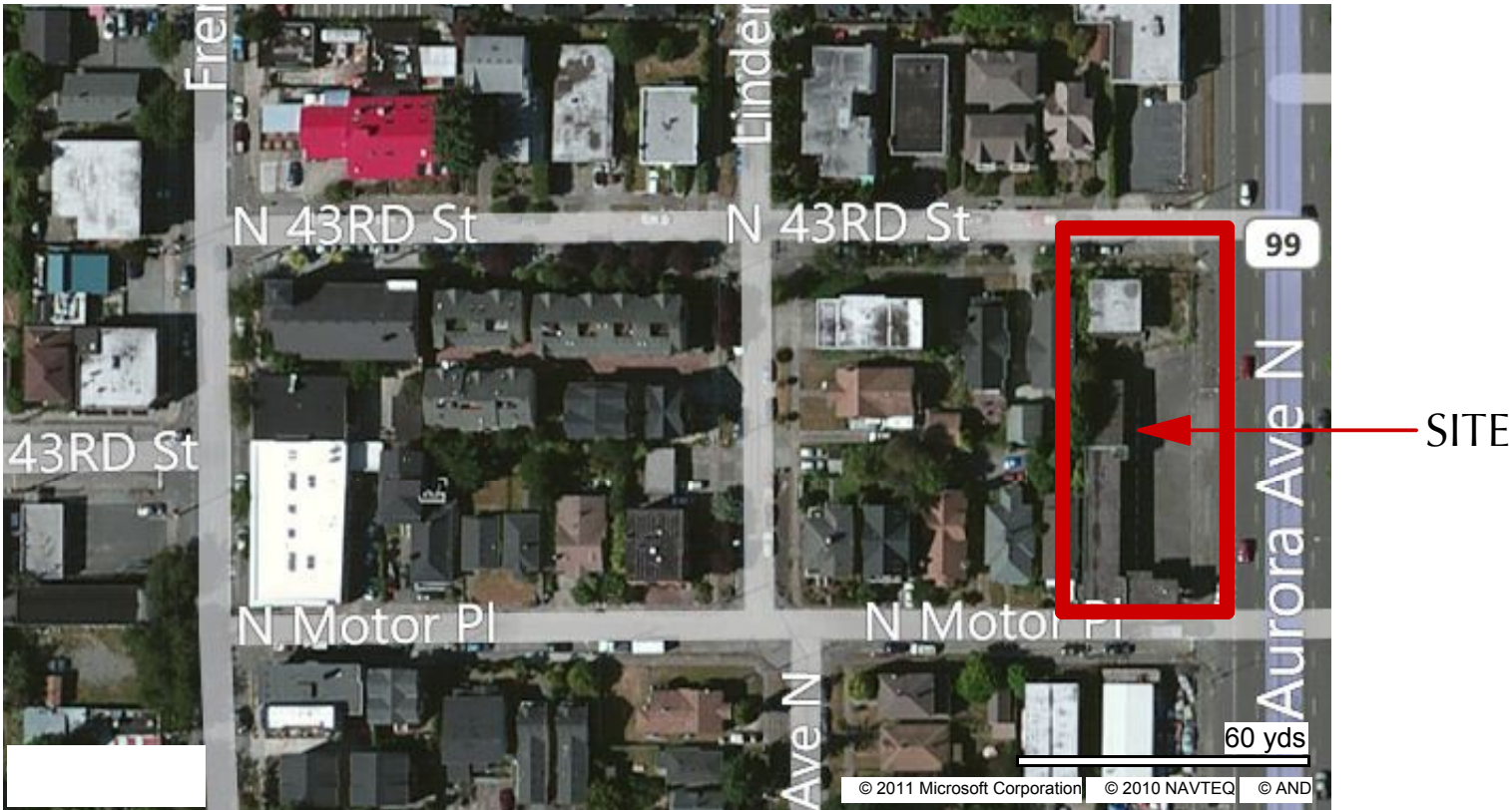
Catholic Housing Services of Western Washington

Designer:

N 3 Architects, LLC

Site Assessment:

The 13,319 SF site fronts Aurora Avenue N. and is bounded on the North by N. 43rd St. and on the South by N. Motor Pl. It currently houses the vacant 'Thunderbird motel'. It rises in elevation approximately 5' from south to north. Aurora Avenue N. to the east is a major arterial into downtown Seattle and is a major noise generator. Development to the west is a mixture of single family residences and multi-family apartment buildings zoned LR3. Two blocks to the west are various commercial street front retail developments on Fremont Ave. N.



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Zoning Analysis:

Project Address – 4251 Aurora Avenue N.

King County Parcel # - 5694001090

Zoning – C1-40

Lot Area – 13,319 SF

Applicable Code

- Seattle Municipal Code, Title 23 Land Use Co

Design Review

- Seattle Design Review Guidelines

Permitted Uses

- Residential use is permitted by right in C1-40 zone.

Residential Uses at Street Level – 23.47A.005

- May not exceed, in aggregate more than 20% of the street-level street-facing façade when facing an arterial.

Street-Level Standards – 23.47A.008

- Blank facades are limited to 20’ in length and may not exceed 405 of the width of the façade facing the street.
- Minimum of 60% of non-residential facade shall be transparent between 2’ and 8’ above the sidewalk.
- Non-residential uses shall extend an average of 30’ and a minimum of 15’.

Structure Height – 23.47A.012

- 40’ maximum above the ‘average grade level’
- The structure height may exceed applicable height limit up to 4’ provided a floor-to-floor height of 13’ or more is provided non-residential uses at street level.
- Roof top features: open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, firewalls may extend up to 4’ above the otherwise applicable height limit.
- Mechanical equipment: solar collectors, wind driven power generators, minor communications utilities, accessory communications devices may extend 15’ above applicable height limit.
- Stair and elevator penthouses may extend up to 16’ above applicable height limit.

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Floor Area Ratio – 23.47A.013

- Maximum F.A.R. of 3 for a single purpose structure.

Setback Requirements – 23.47A.014

- The required setback to a lot abutting a residential zone forms a triangular area 15’ on two sides and a diagonal line connecting the two ends.
- For any structure containing a residential use, a setback is required along any rear lot line that abuts a lot in a residential zone shall be 15’ for portions of the structure above 13’ in height.

Landscaping and Screening – 23.47A.016

- Green Factor of 0.30 minimum is required.
- Street trees are required.
- Screening and landscaping required for surface parking area with 20 or more spaces
- Unenclosed parking garage on a lot abutting a lot in a residential zone require a 5’ deep landscaped area and a 6’ high screening along shared lot line.

Residential Amenity Area – 23.47A.024

- Minimum of 5% of residential gross floor area, excluding mechanical equipment and accessory parking.

Shared Storage for Solid Waste and Recycling – 23.54.030 Table A

- 71 units = 375 SF plus (4 SF x 21) = 459 SF required.

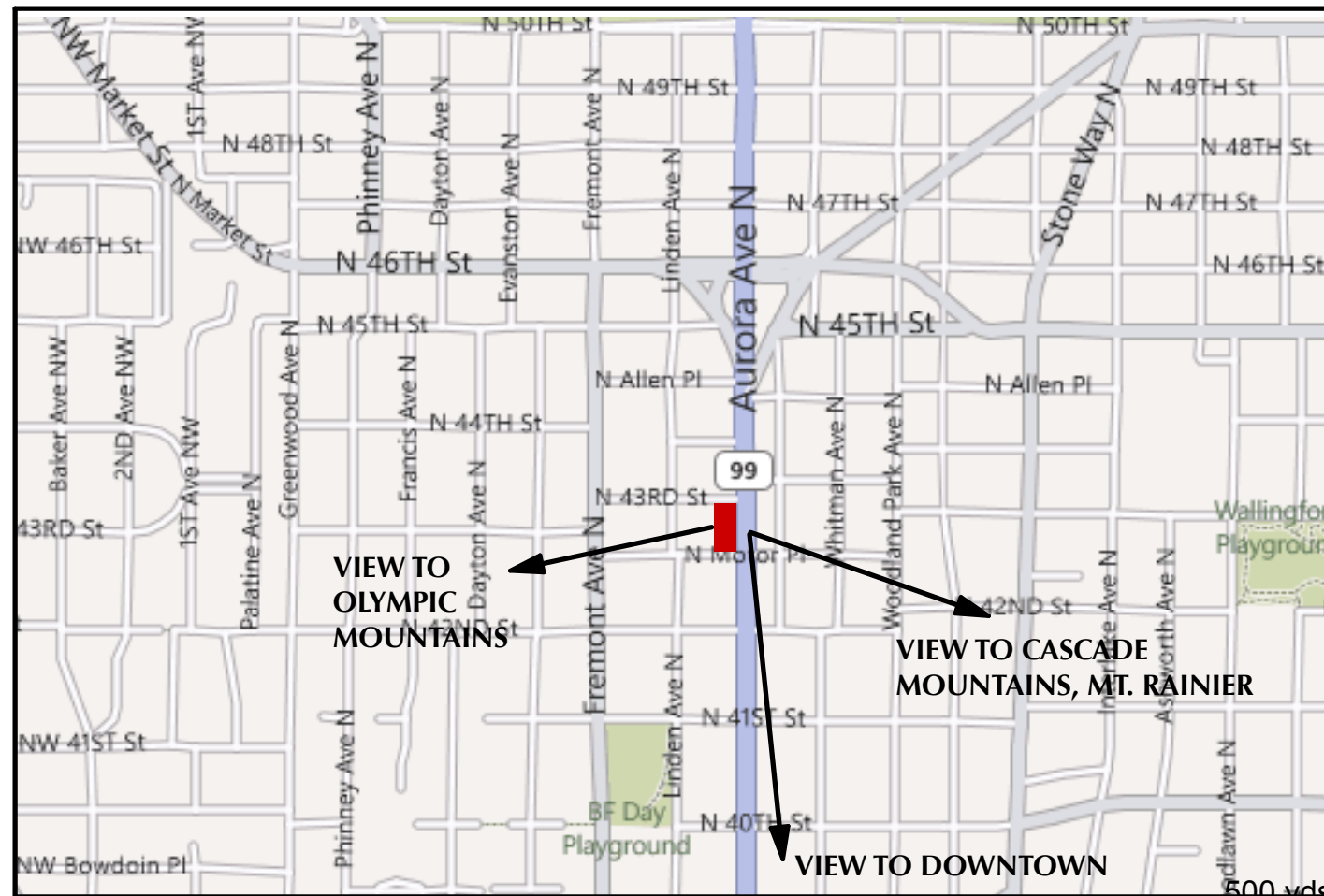
Parking – 23.54.015 Table B – Parking for Residential Uses

- Low Income below 30% median income 0.33 spaces per unit (2 or fewer bedrooms)

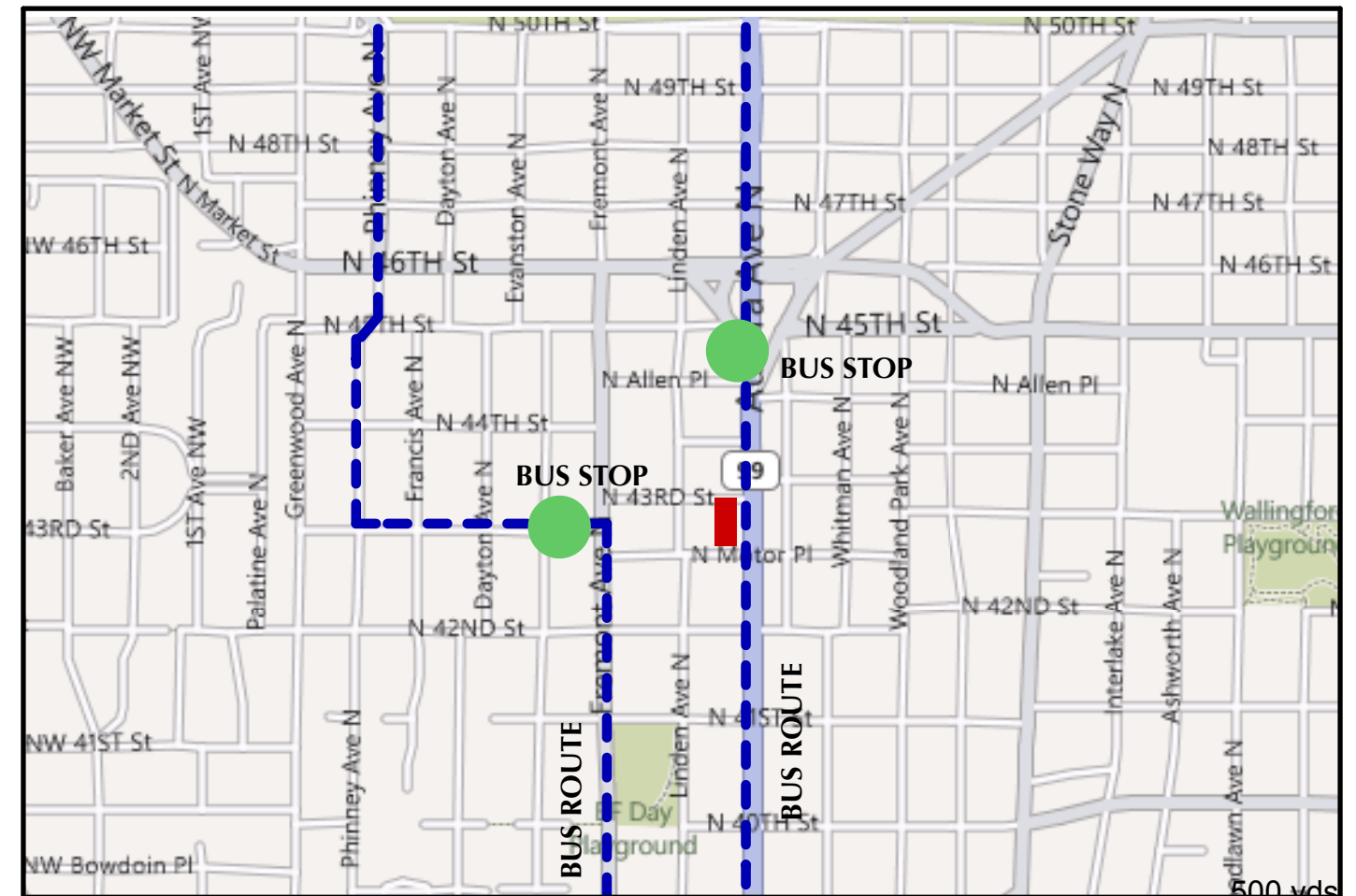
Parking Quantity Exceptions – 23.54.020

- In commercial zones, the minimum parking requirement may be reduced by 20% if the use is located within 1,320’ of a street with frequent transit service.
- Parking for City recognized care sharing programs may be reduced by 1 space for every parking space leased by a car sharing program.

SITE VIEWS



TRANSPORTATION & VEHICLE ACCESS



Site Views:

There are views downtown, Mt. Rainier and the Cascade mountain range for east facing units. The upper floors of the west facing units will have view of the Olympic mountain range.

Transportation and Vehicle Access:

The site is accessible by cars, bicycle, bus and walking.

There are two bus routes in close proximity to the site:

Bus 5 runs on Fremont Ave. with a bus stop at 43rd and Fremont.

Bus 358 runs on Aurora Ave. with a bust stop at 46th and Aurora.

Noise Generation:

Significant noise from vehicle traffic is generated on Aurora Ave. N. Incorporate sound attenuation details and procedures during the construction to lessen the impact of vehicle traffic.

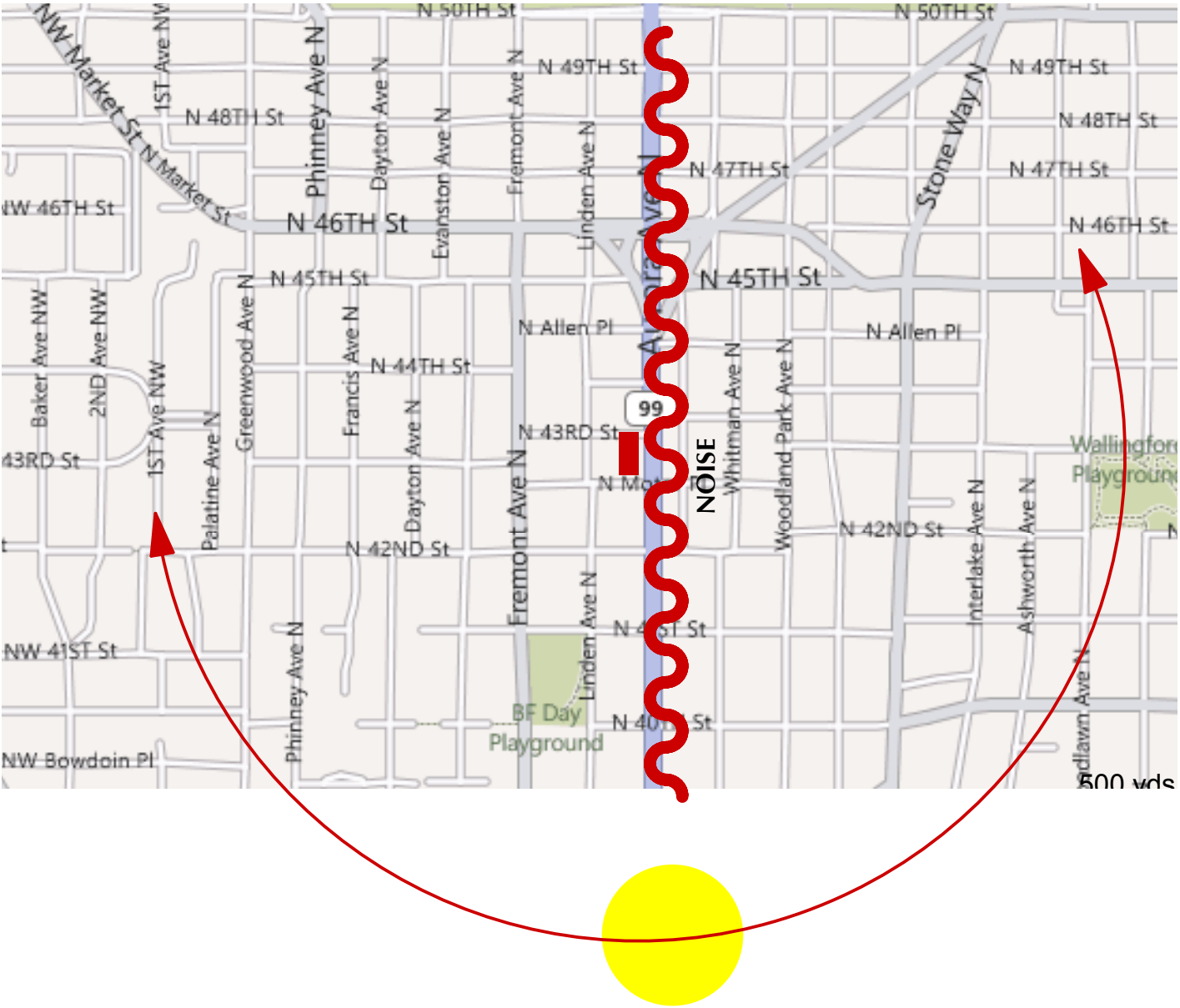
Shield the roof garden from vehicle noise.

Solar Orientation:

The south and east side of the building will receive direct solar access.

The upper floors on the west side of the building will receive direct solar access.

The roof garden will receive direct solar access.



DESIGN CUES



APARTMENT WINDOW STYLE



GROUND FLOOR STOREFRONT TREATMENT
APARTMENT WINDOW STYLE



GROUND FLOOR STOREFRONT TREATMENT



BUILDING MASSING



BUILDING MASSING ON ARTERIAL



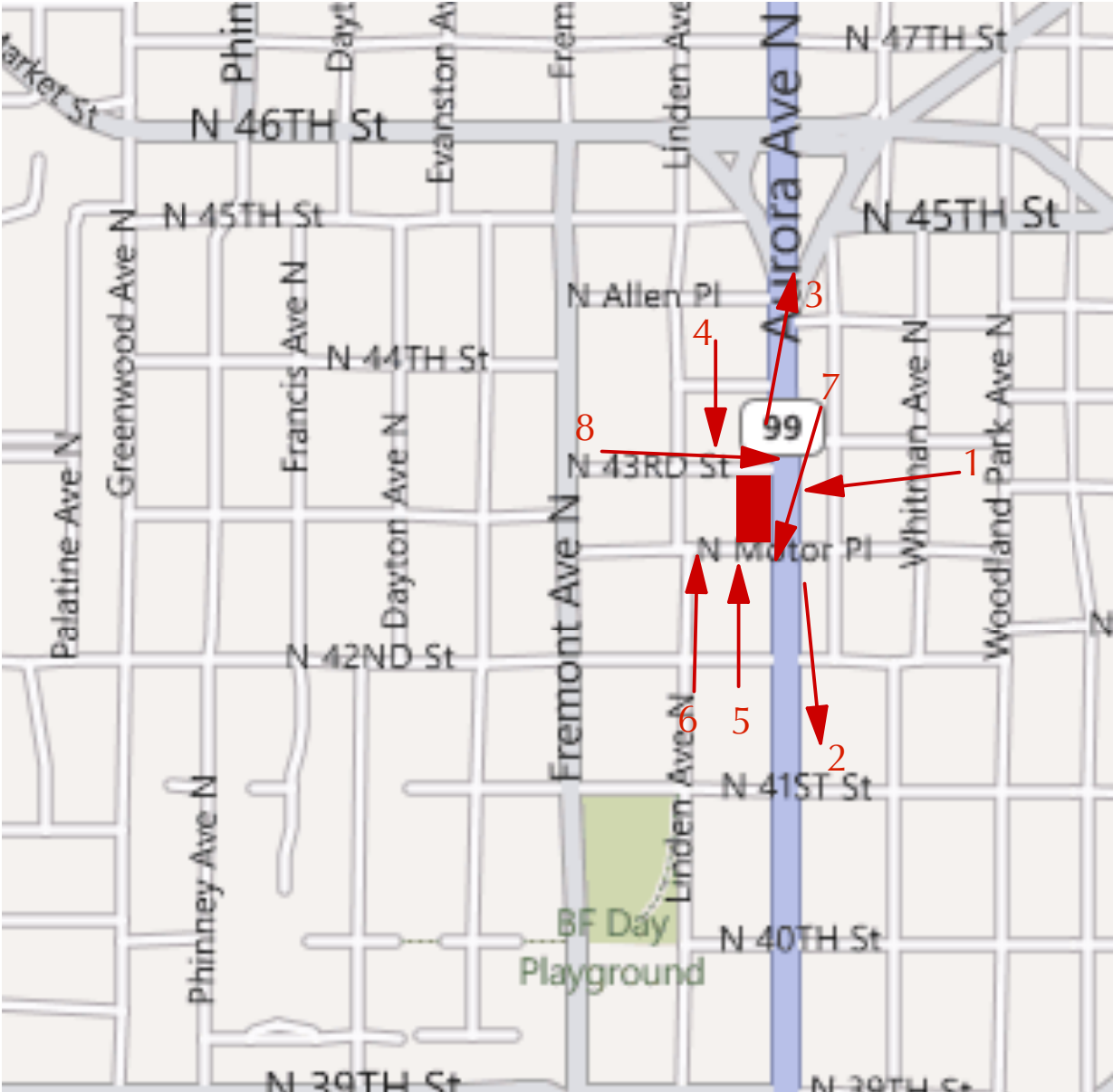
APARTMENT WINDOW STYLE

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NEIGHBORHOOD PHOTO LEGEND



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EXISTING SITE



1



1

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NEIGHBORHOOD VIEWS



4



3



2



8



7



6



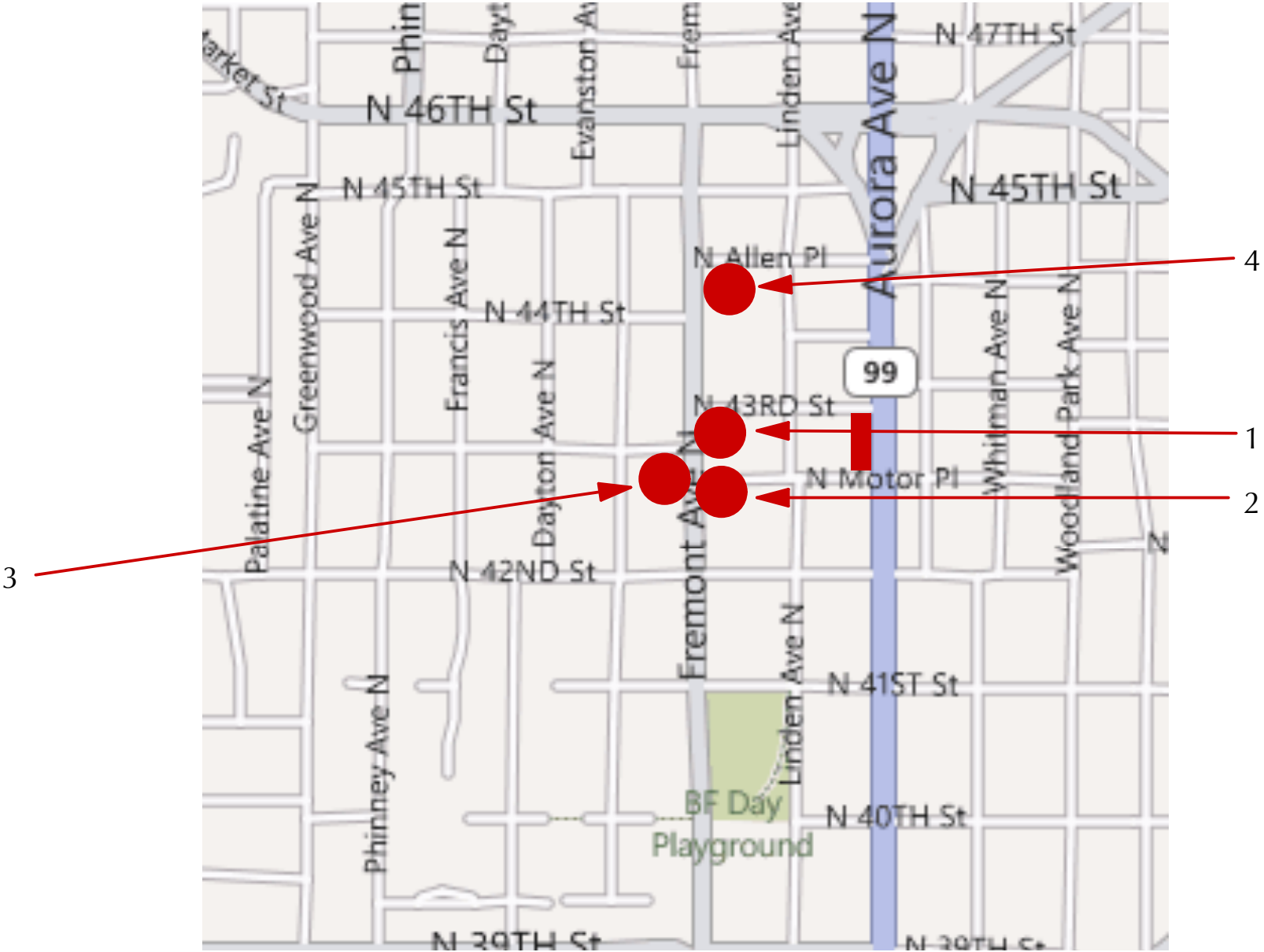
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NEIGHBORHOOD RETAIL LEGEND



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NEIGHBORHOOD RETAIL



4



1

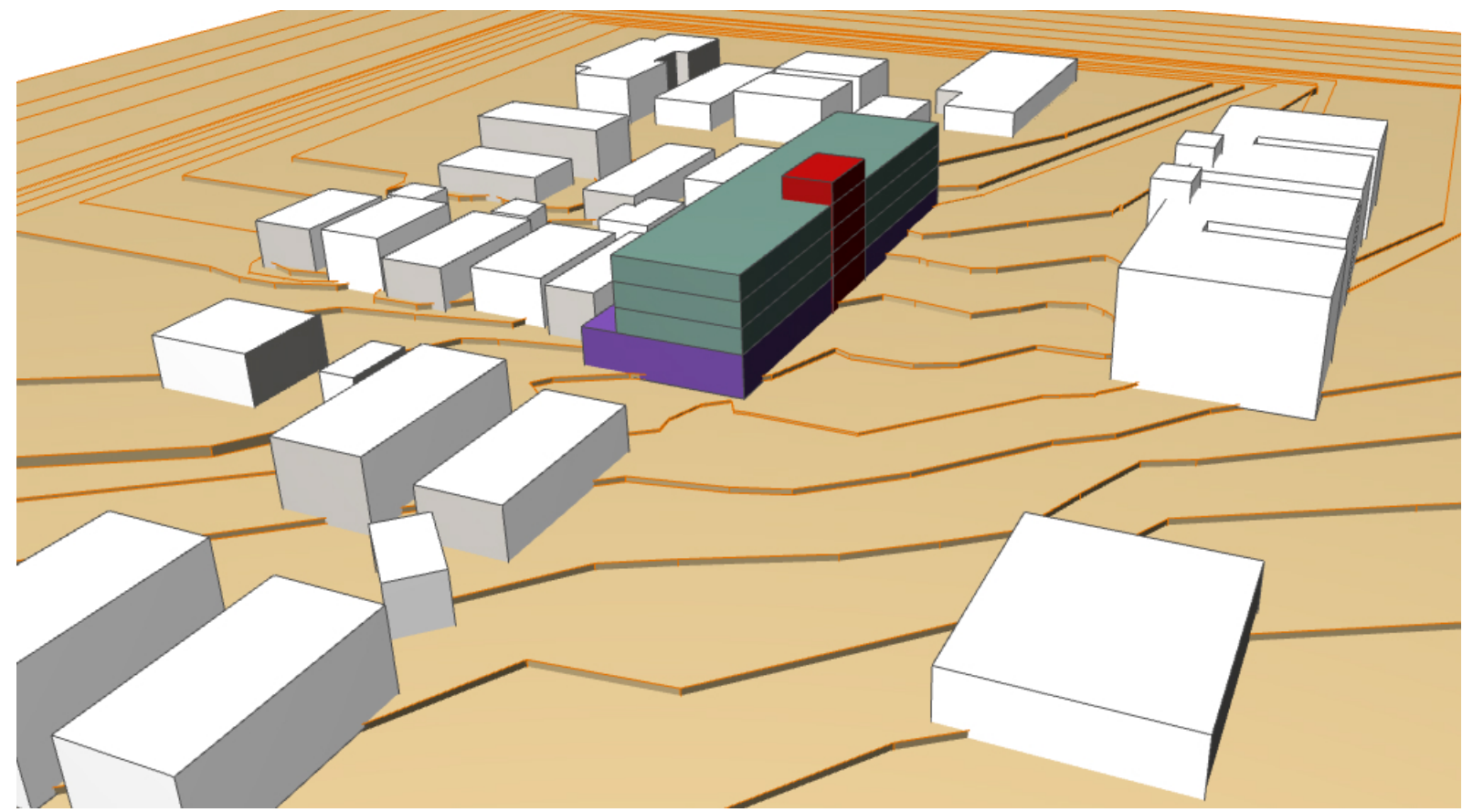
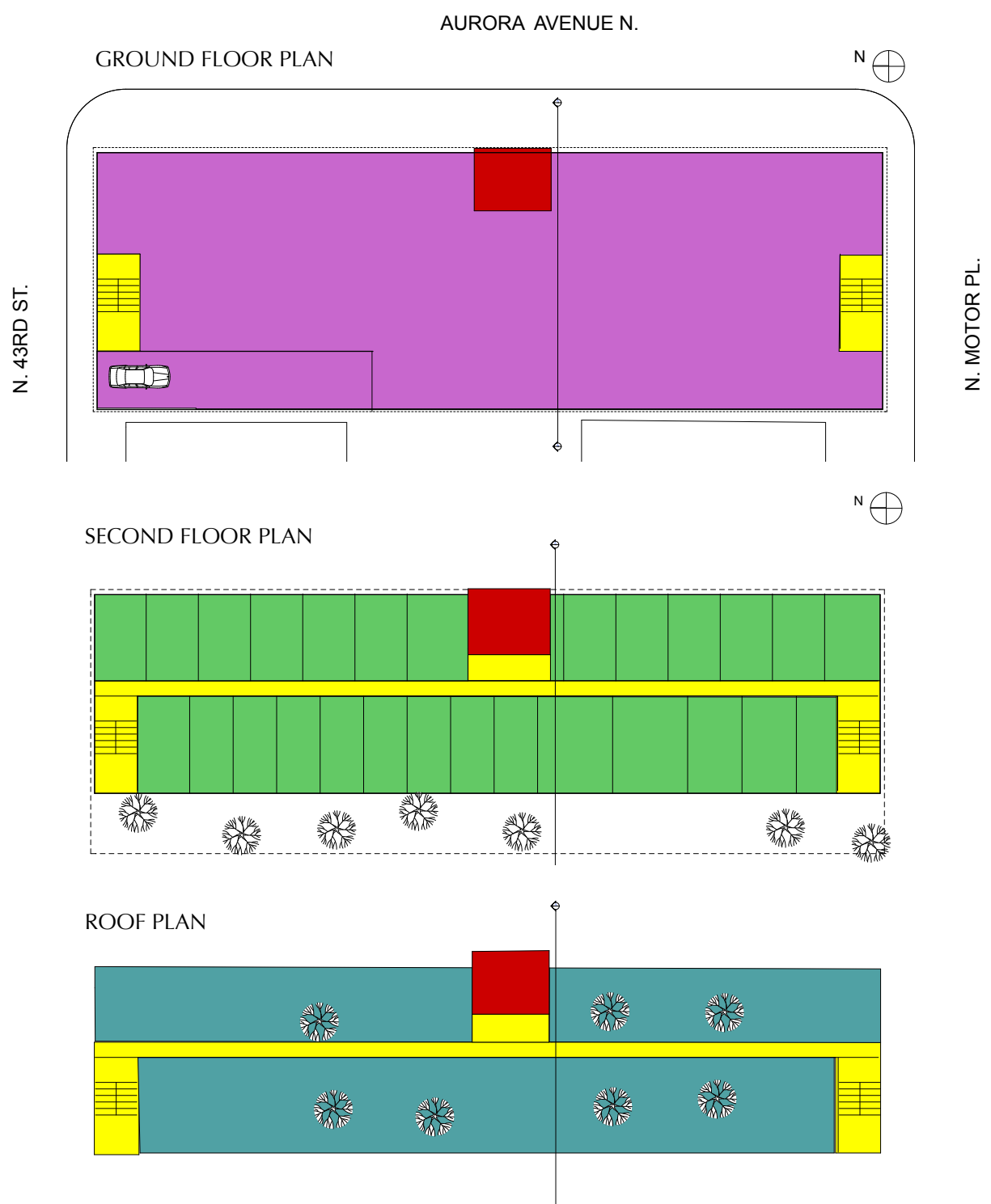


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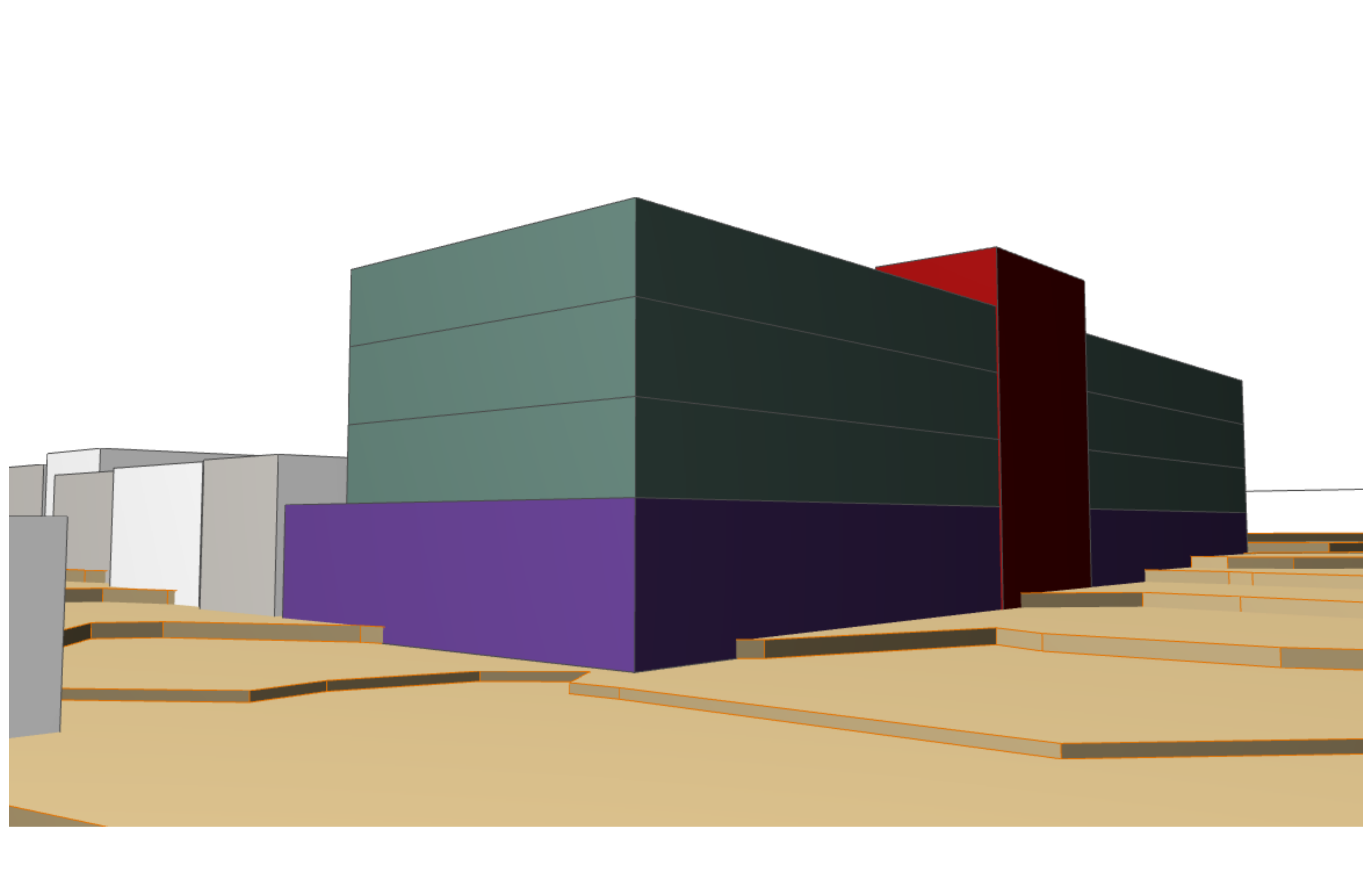


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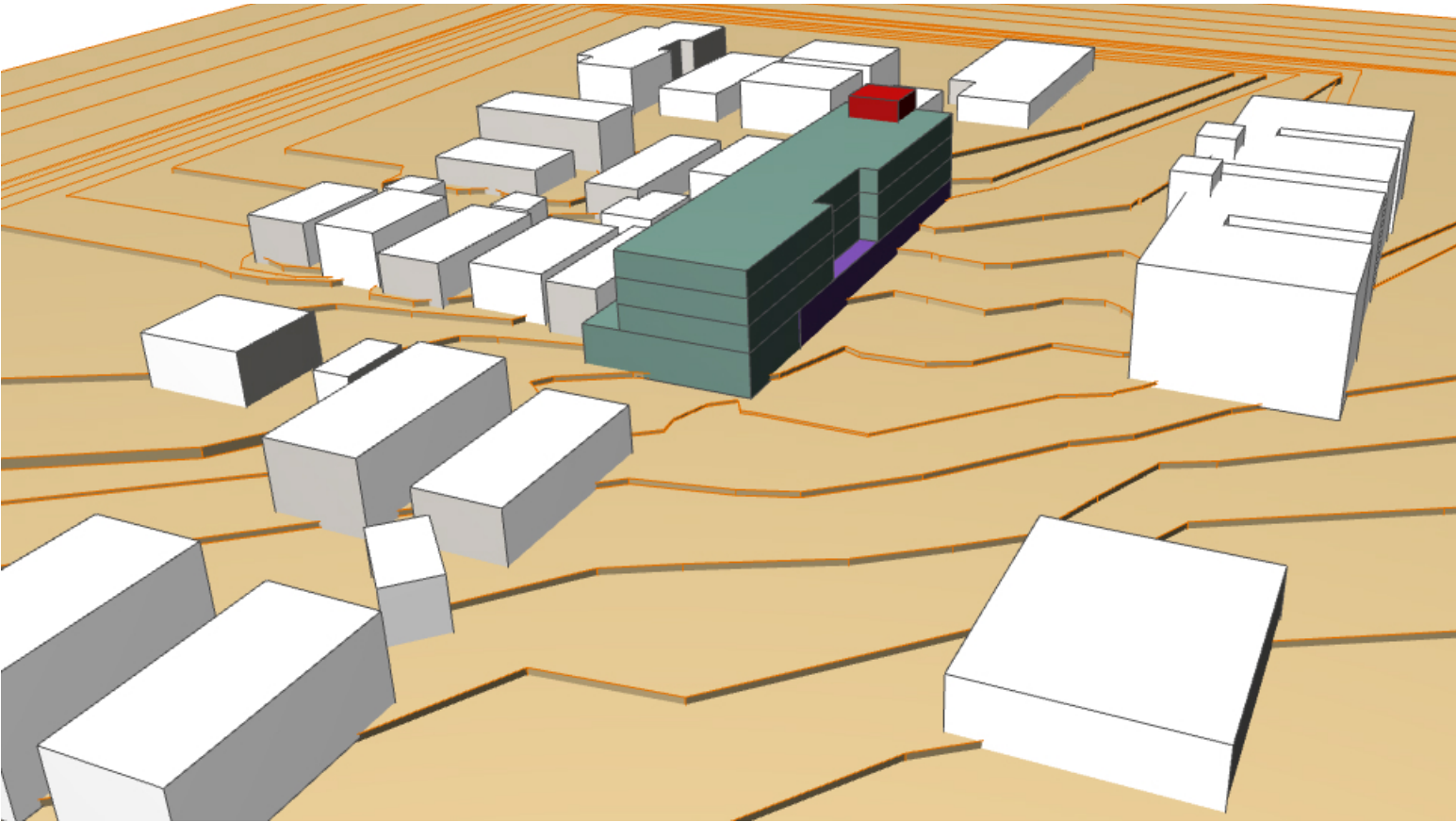
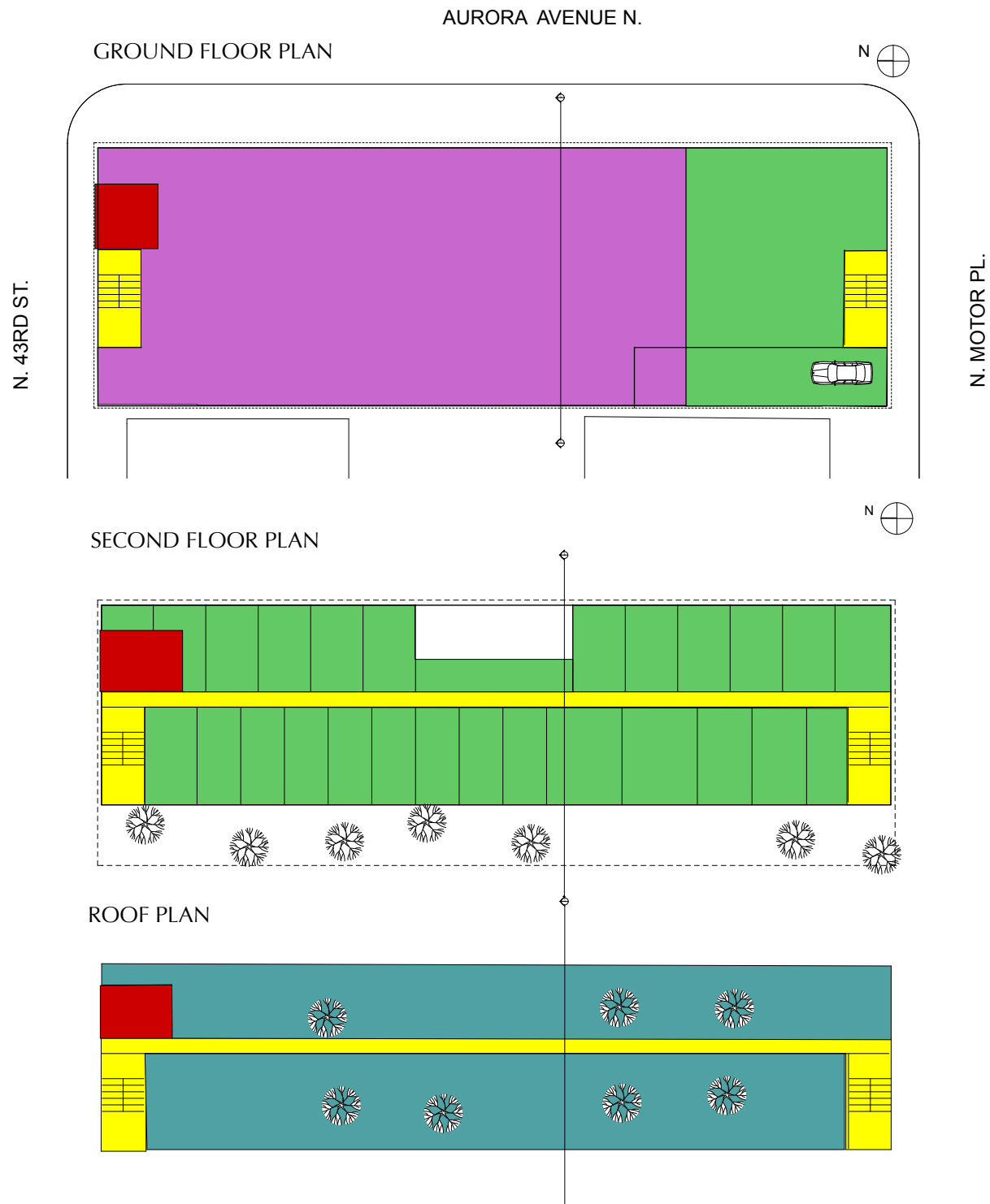
SCHEME A



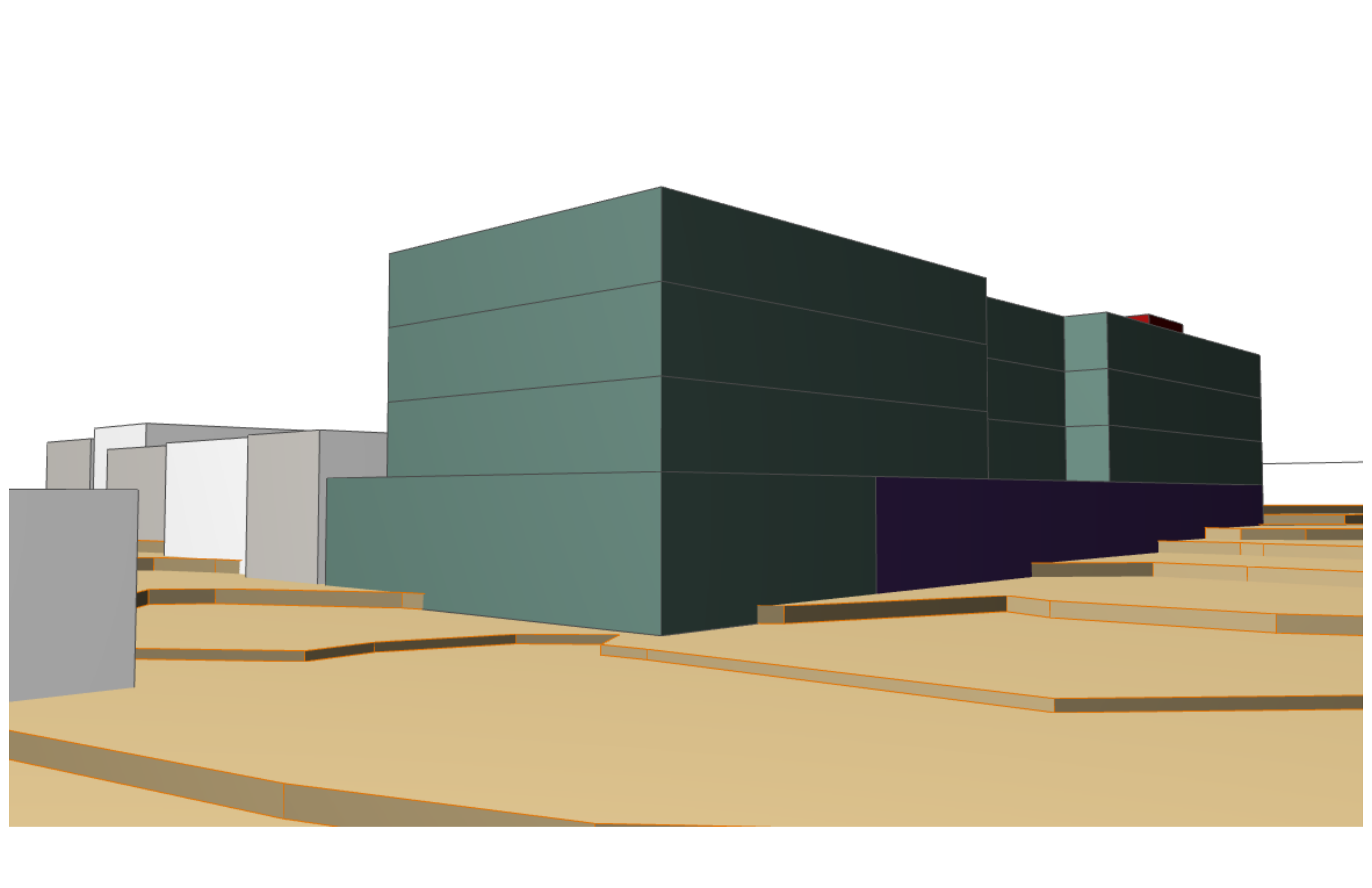
- PROS:
- MAXIMUM BUILDING SIZE.
 - AMENITY AREA ON SECOND FLOOR DECK & ROOF DECK.
- CONS:
- ZERO SEPARATION BETWEEN GROUND FLOOR STRUCTURE AND EXISTING DWELLING AT WEST PROPERTY LINE.
 - LARGE BUILDING BULK AT GROUND FLOOR.
 - SUBTERRANEAN PARKING GARAGE.
 - BUILDING COST.
- DEPARTURE REQUESTED:
- ALLOW MORE THAN 20% RESIDENTIAL USES ALONG STREET FACING FACADES.



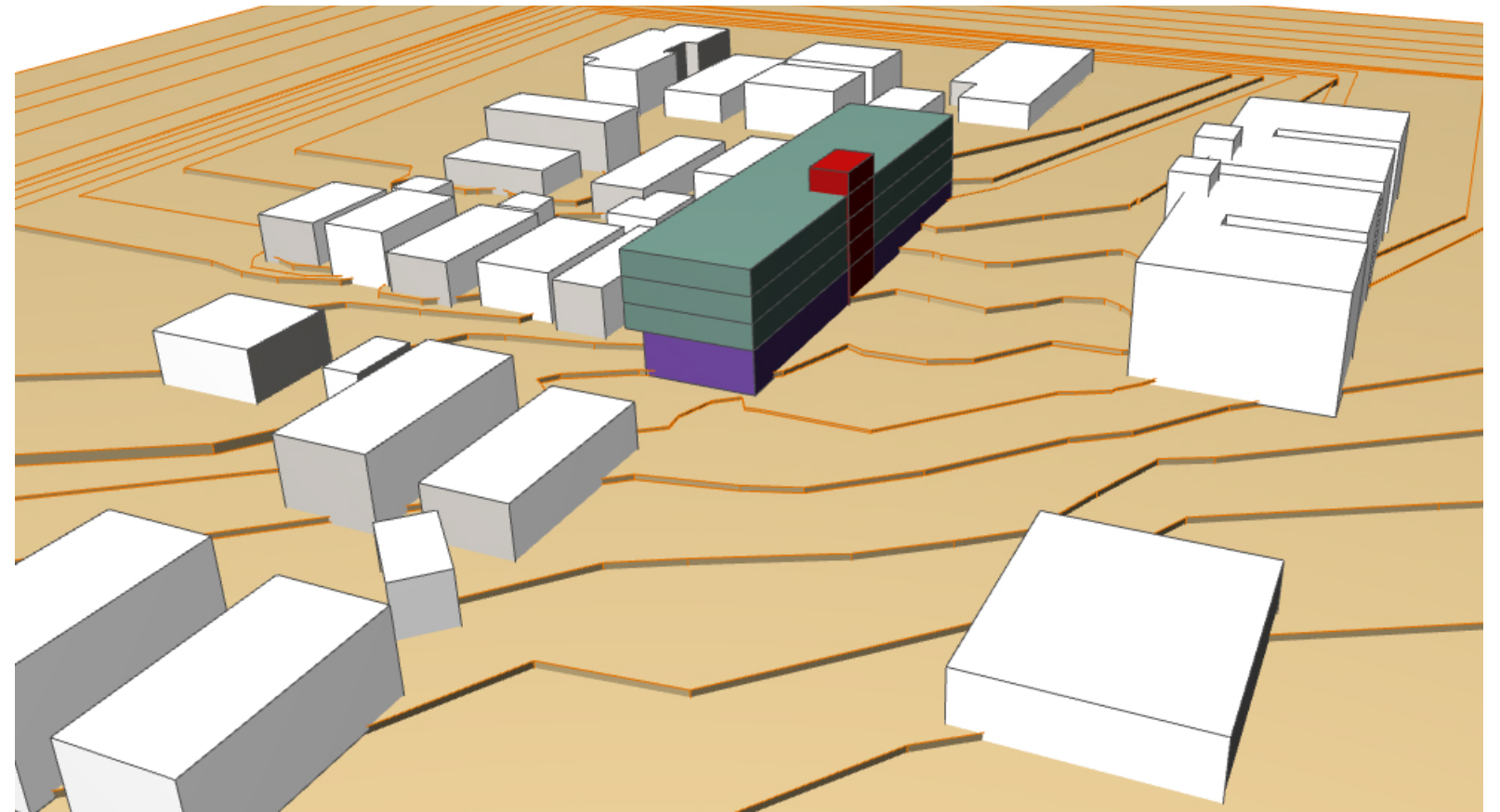
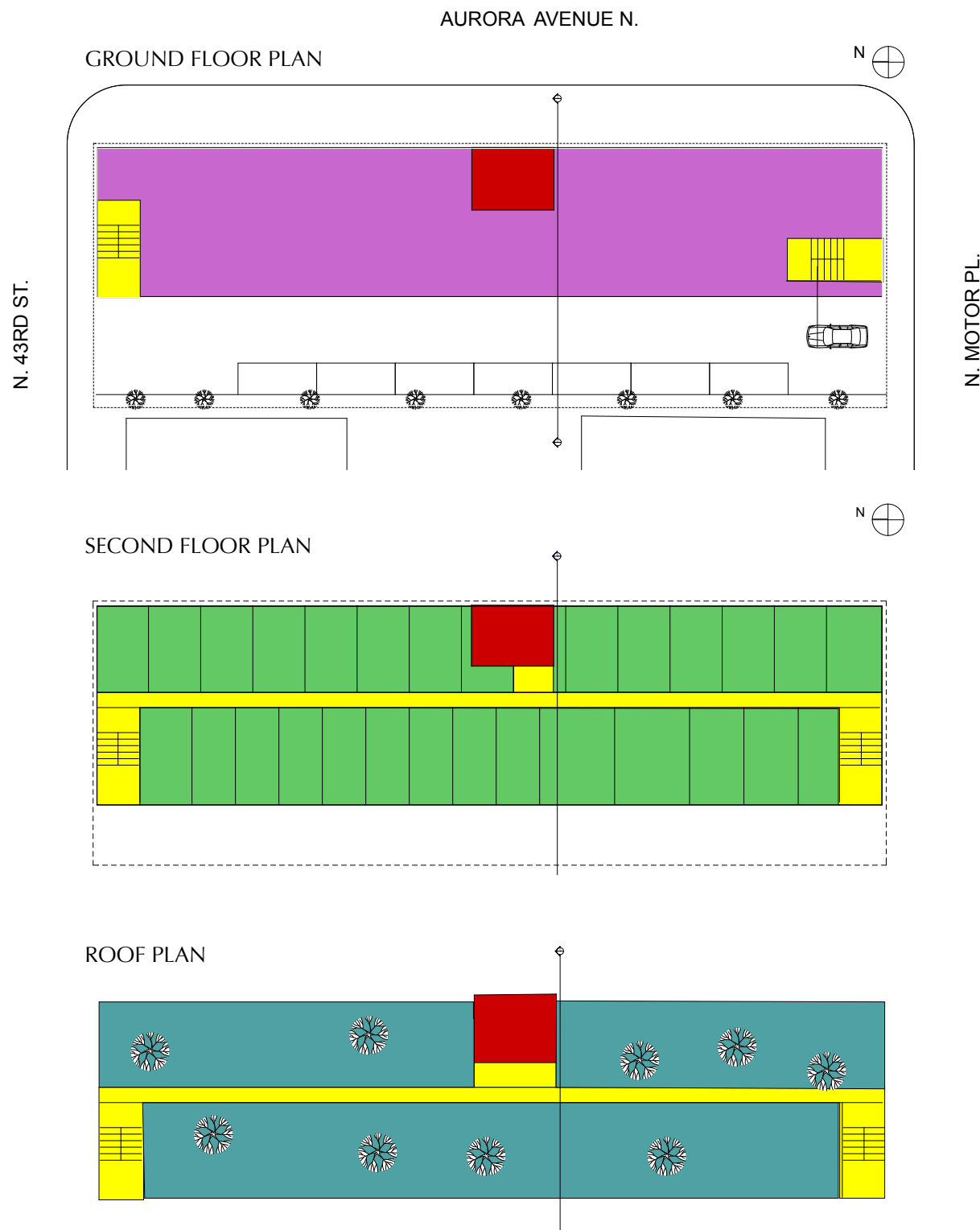
SCHEME B



- PROS:
- AMENITY AREA ON SECOND FLOOR DECK & ROOF DECK.
 - STREET LEVEL LIVING UNITS.
 - MAXIMUM BUILDING SIZE.
- CONS:
- ZERO SEPARATION BETWEEN GROUND FLOOR STRUCTURE AND EXISTING DWELLING AT WEST PROPERTY LINE.
 - MAXIMUM BUILDING SIZE & BULK AT GROUND FLOOR.
 - SUBTERRANEAN PARKING GARAGE.
 - BUILDING COST.
 - STREET LEVEL UNITS AT GRADE INCREASE IN NOISE LEVEL.
- DEPARTURE REQUESTED:
- ALLOW MORE THAN 20% RESIDENTIAL USES ALONG STREET FACING FACADES.



SCHEME C PREFERRED



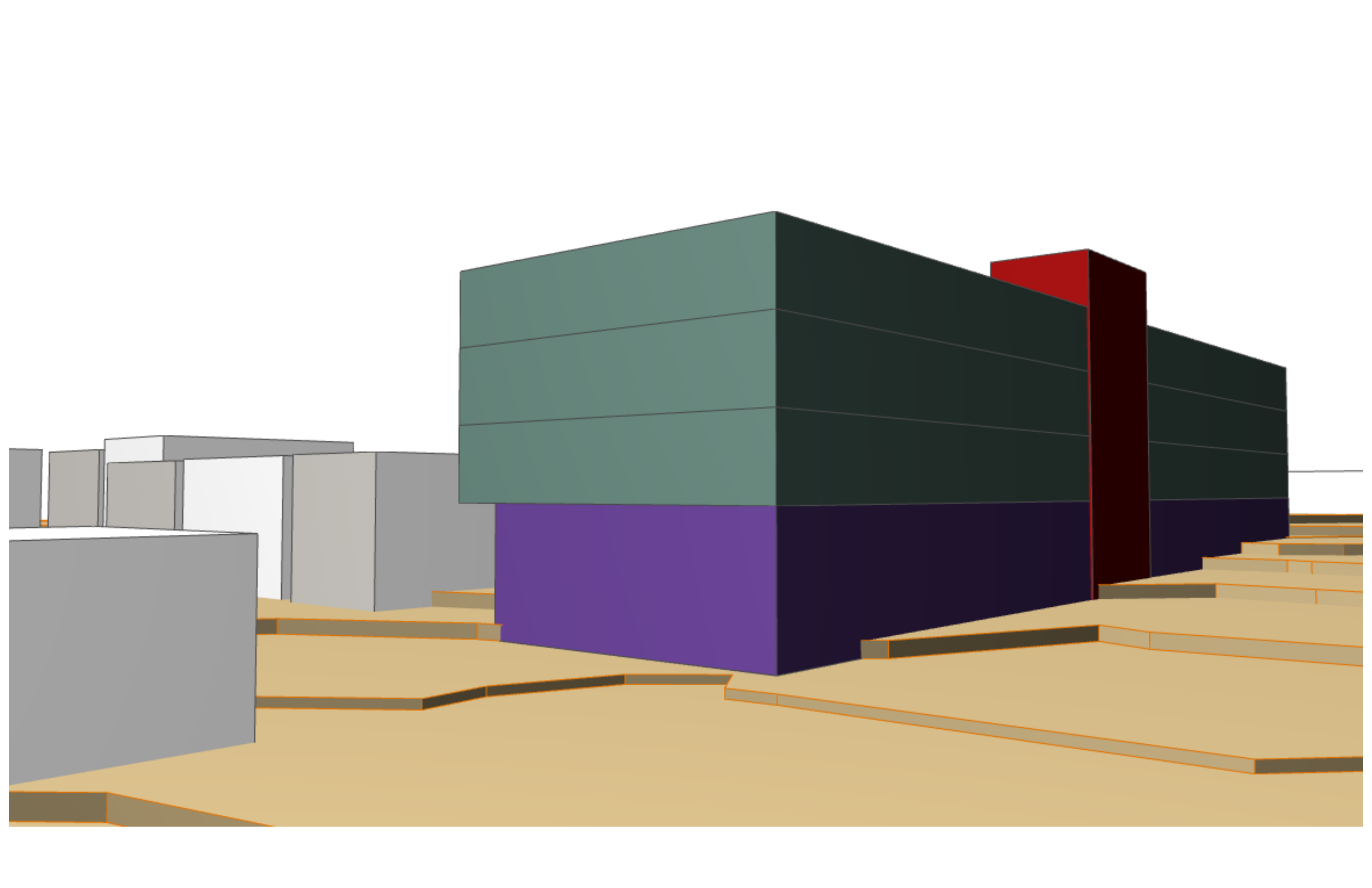
PROS:

- ON GRADE PARKING.
- AMENITY AREA ON ROOF DECK.
- REDUCED BUILDING MASS AT GROUND FLOOR.
- SEPARATION BETWEEN BUILDING AND NEIGHBOR TO THE WEST.
- REDUCED BUILDING COST.
- ADDITIONAL LANDSCAPING AT STREET LEVEL.
- SOLID WALL & GREEN SCREEN ALONG WEST PROPERTY LINE.

CONS:

DEPARTURE REQUESTED:

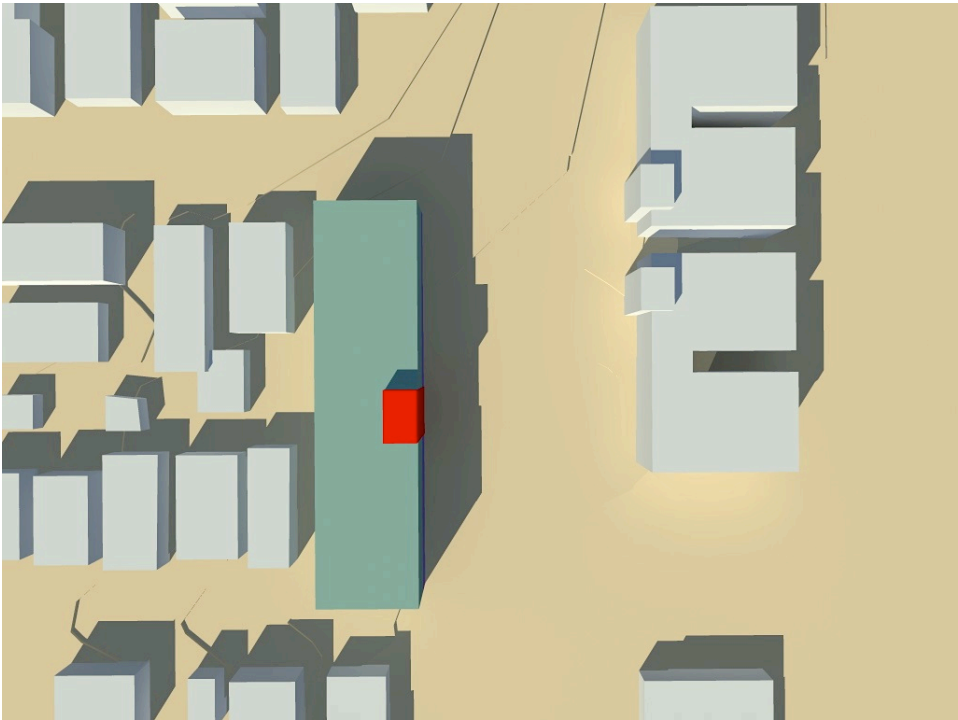
- ALLOW MORE THAN 20% RESIDENTIAL USES ALONG STREET FACING FACADES.
- DEPARTURE TO REDUCE 5' LANDSCAPE BUFFER AT WEST PROPERTY LINE TO 2'-6" & INSTALL SOLID WALL/GREEN SCREEN.



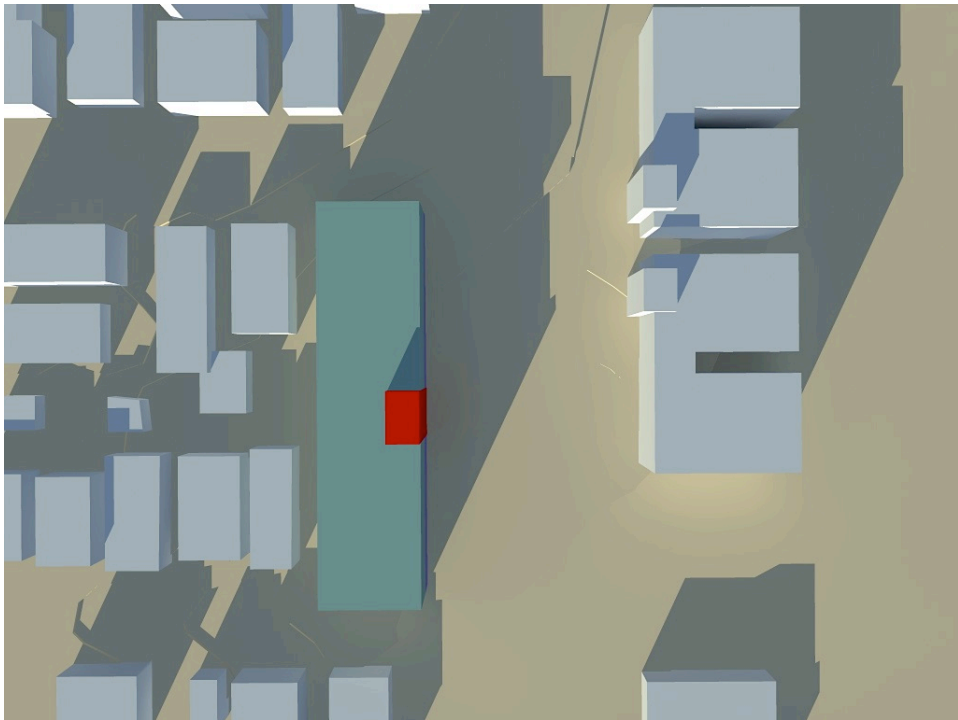
SUN STUDY



SEPTEMBER



MARCH



DECEMBER



JUNE

Design Guidelines:

- A-4 Human Activity - New development should be sited and designed to encourage human activity on street.
- A-5 Respect for Adjacent Sites - Buildings should respect adjacent properties by being located on their sites to minimize disruption of privacy and outdoor activities of residents in adjacent buildings.
- 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.
- C-2 Architectural Concept and Consistency - Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

- 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.
- D-7 Personal Safety and Security - Project design should consider opportunities for enhancing personal safety and security in the environment under review.
- E-1 Landscaping to reinforce Design Continuity with Adjacent Sites - Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

