



AURORA APARTMENTS

4251 AURORA AVENUE NORTH  
SEATTLE, WASHINGTON

PROJECT NUMBER 3012445  
DESIGN REVIEW

N 3 ARCHITECTS LLC

3218 EASTLAKE AVE. EAST  
SUITE 1B  
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Project  
**Aurora Apartments**  
4251 Aurora Avenue North  
Seattle, Washington

MASTER USE PERMIT/  
DESIGN REVIEW

Sheet Title  
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A.1

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 my 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.

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 Assessment:

The 13,319 SF site fronts Aurora Avenue N. and is bounded on the North by N. 43<sup>rd</sup> St. and on the South by N. Motor Pl. It currently is a vacant parcel. It rises in elevation approximately 8’ 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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EXISTING TREES

CURRENT SITE CONDITION



EXISTING TREES

OLD SITE CONDITION

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1–Large storefront windows adds to transparency of the site on Aurora, Motor Pl. and 43rd.

E–3    Landscaping Design to Address Special Site Conditions. The landscape design should take advantage of special on–site conditions such as high–bank front yards, steep slopes, view corridors, or existing significant trees and off–site conditions such as greenbelts, ravines, natural areas, and boulevards.

1–Street trees and landscaping is provided in the ROW. Site landscaping is provided along Aurora and 43rd. 2–A 5 foot landscape buffer along with a 6 foot high fence are provided along the west property line to landscape the parking area. 3–The roof deck provides landscaping.

1–The roof deck brings the outdoor space down to a human scale along with proving a great view. 2–The ground floor has brick and concrete to divide the upper portion of the building from the ground floor. Also the ground floor is rectilinear versus the curved upper floors. 3–Building entrances are reduced to a human scale.

D–2    Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

1–Blank walls are avoided along the north, east and south sides. The west blank wall is in the parking lot.

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.

1–The trash room, electrical room and mechanical equipment room are inside the building. An electrical transformer is on grade set back from the sidewalk edge.

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

1–Security cameras will be utilized throughout the project with 24 hour monitoring. 2–One main building entrance will be used by the residents. 3–The parking lot will be gated and not used for pedestrian access to the site. 4–Deeper residential windows are used to reinforce observance along Aurora by the residents. 5–Large storefront windows adds to transparency of the site.

D–11 Commercial Transparency. Commercial storefronts should be transparent, allowing for direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

A–5    Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities or residents in adjacent buildings.

1–The building is sited away from the west property line. 2–Windows facing west are 30 inches tall with the window sill height at 50 inches. This element was added to disrupt casual observance into the neighbors yard from the residents. 3–The roof deck is located in the center of the building away from the building edge.

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.

1–The project fits within C1–40 zoning/land use for mixed–use type of building. 2–The ground floor is designed to be less intrusive with a screened wall and landscaping between our building and our neighbors. 2–The upper floors are sited away from the West property line. 3–Building shape adds relief to the mass.

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. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

1–The building shape along Aurora at the upper floors is a curve to connote movement. This element reflects vehicle traffic along Aurora. 2–The ground floor is brick to give the structure a solid base with transparency using storefront windows. 3–Colors used on the building forms a light base, darker middle section with a light banding at the top.

C–3    Human Scale. The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be based upon the departure’s potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board’s recommendation will be reserved until the final Board meeting.

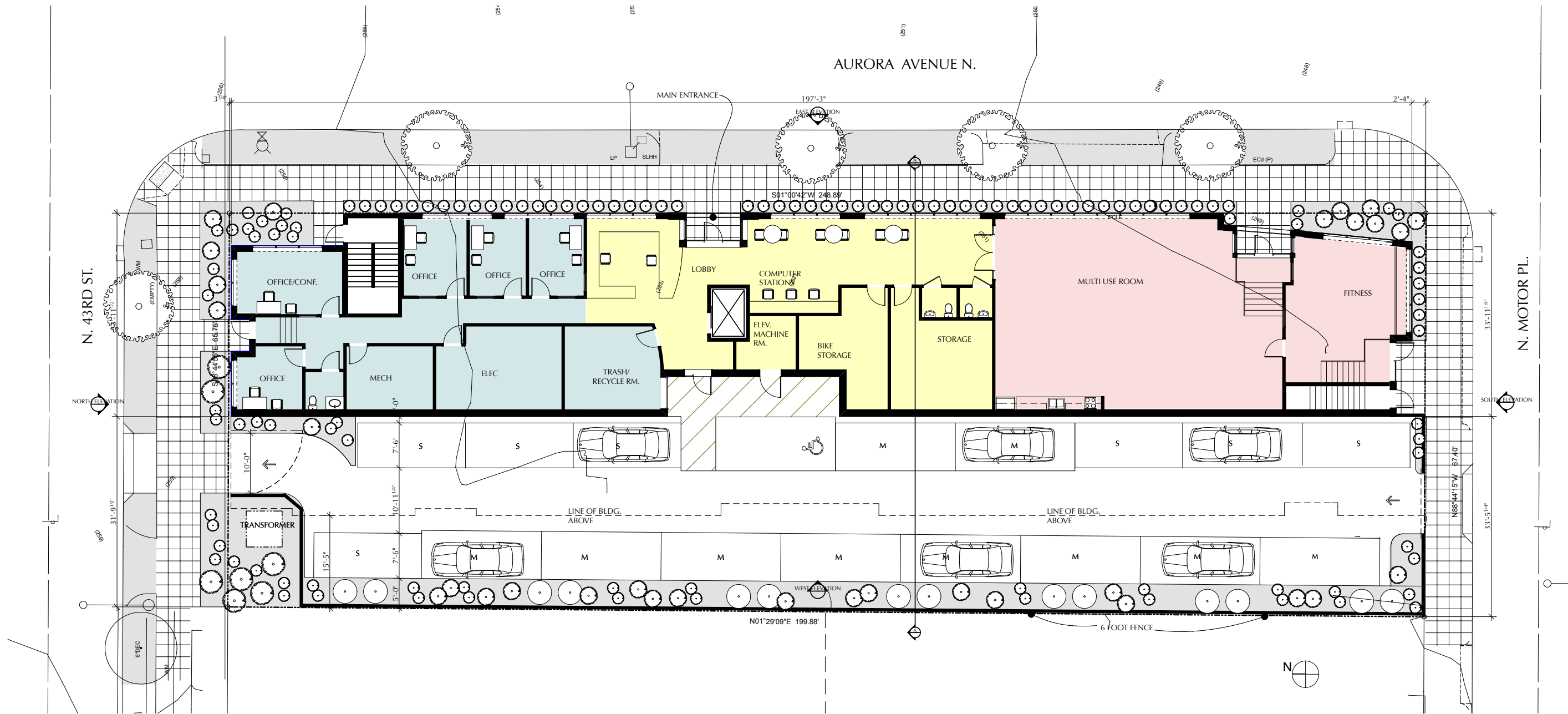
At the time of the Early Design Guidance meeting, the following departures were suggested but yet formally requested:

1. The Code requires residential uses along street–level street–facing facade when facing an arterial not exceed 20%. The applicant proposes 100% residential uses at street–level street–facing facade and design the overall street level to meet commercial requirements including height and transparency.

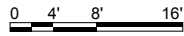
The Board indicated an allowance in increasing residential uses at street–level with a design that meets other related commercial street–level standards.

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1 1st FLOOR  
SCALE: 1/8" = 1'-0"



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1st FLOOR PLAN

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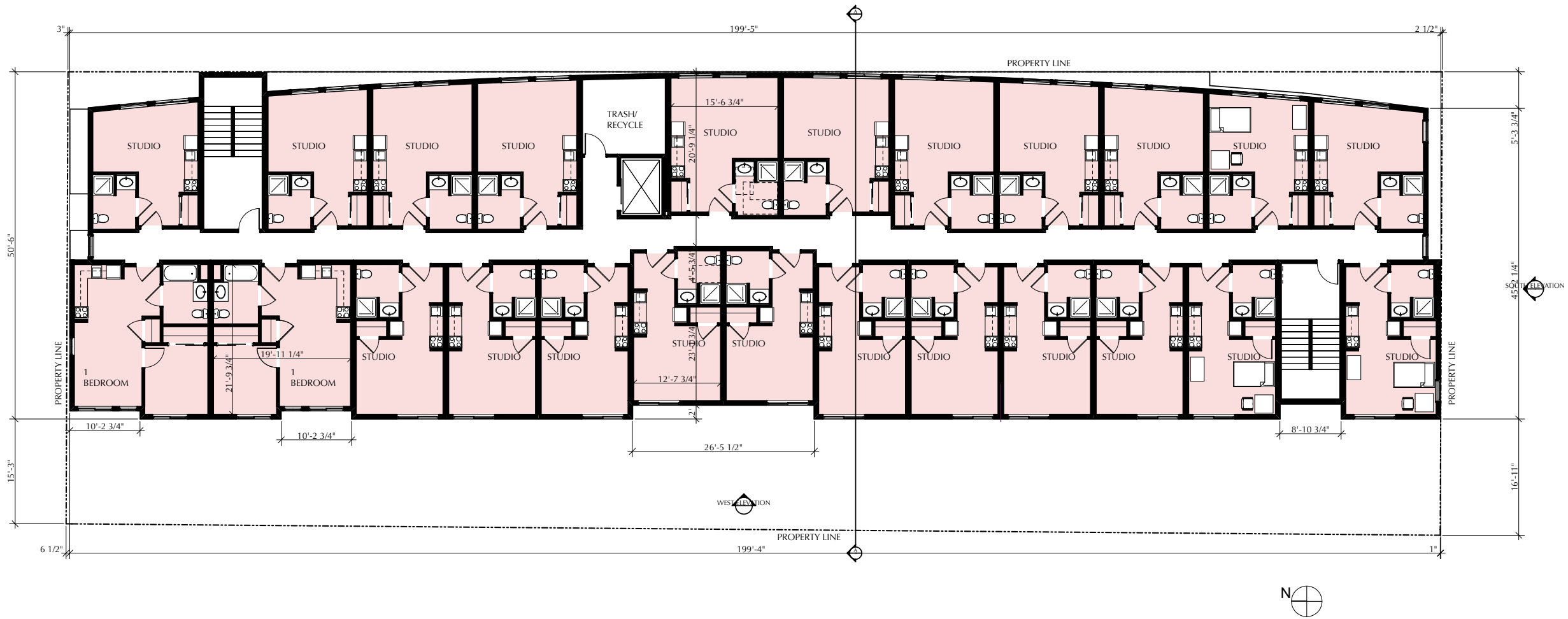
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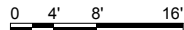
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1 2nd FLOOR PLAN  
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2nd FLOOR PLAN

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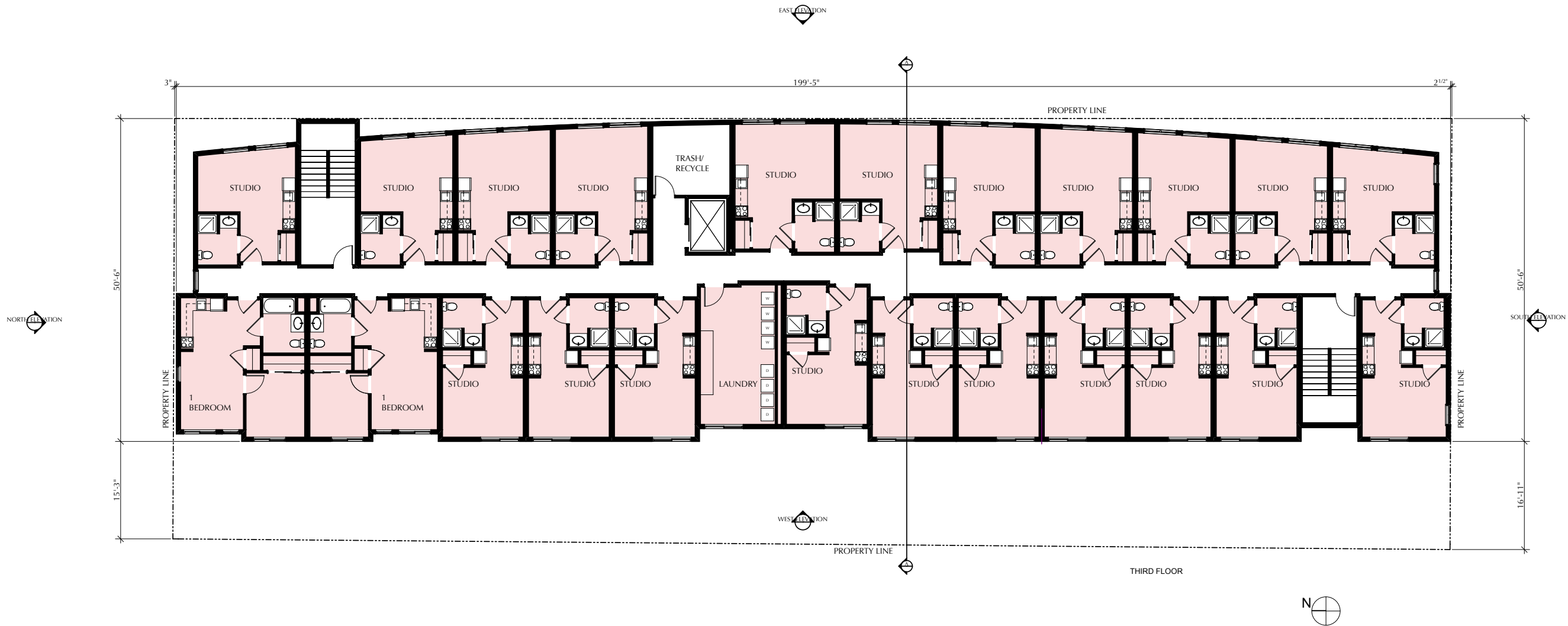
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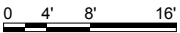
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1 3rd FLOOR  
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3. 3rd FLOOR

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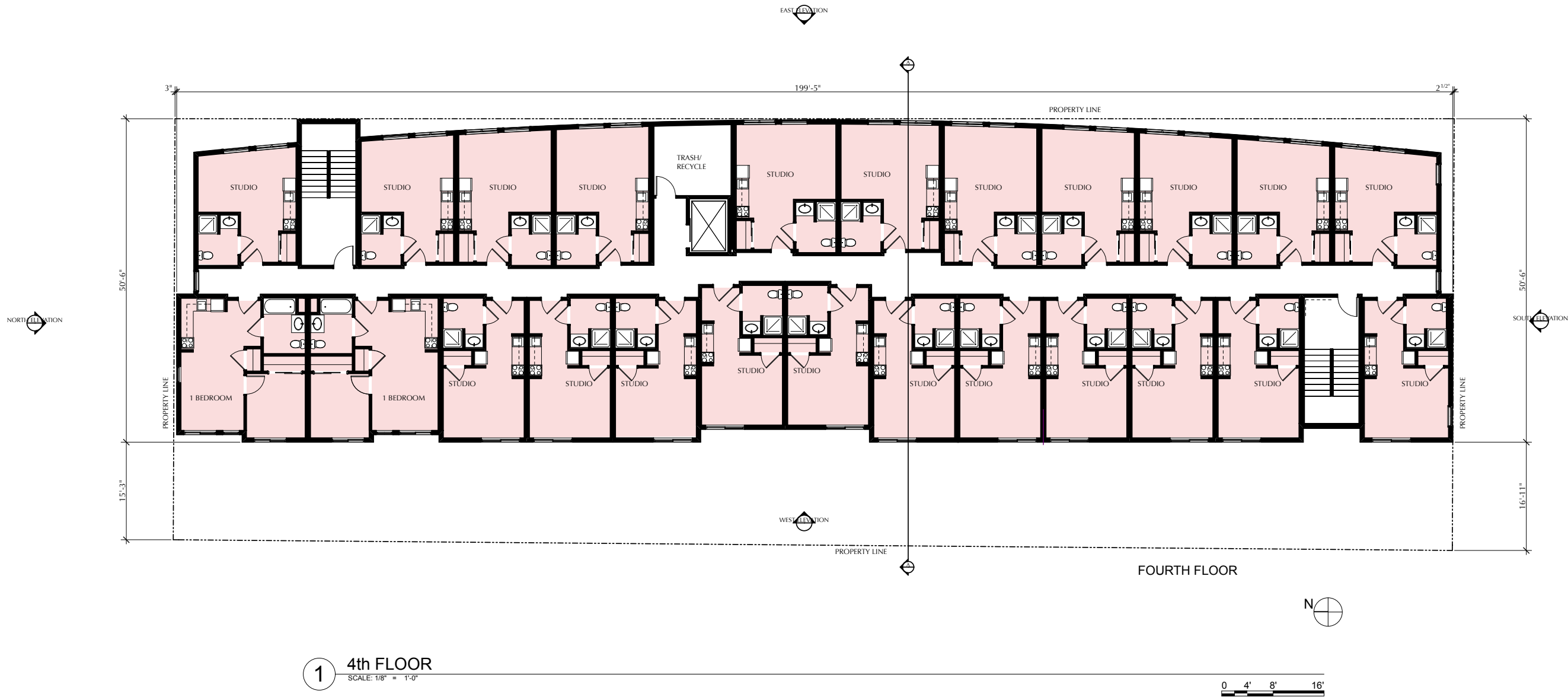
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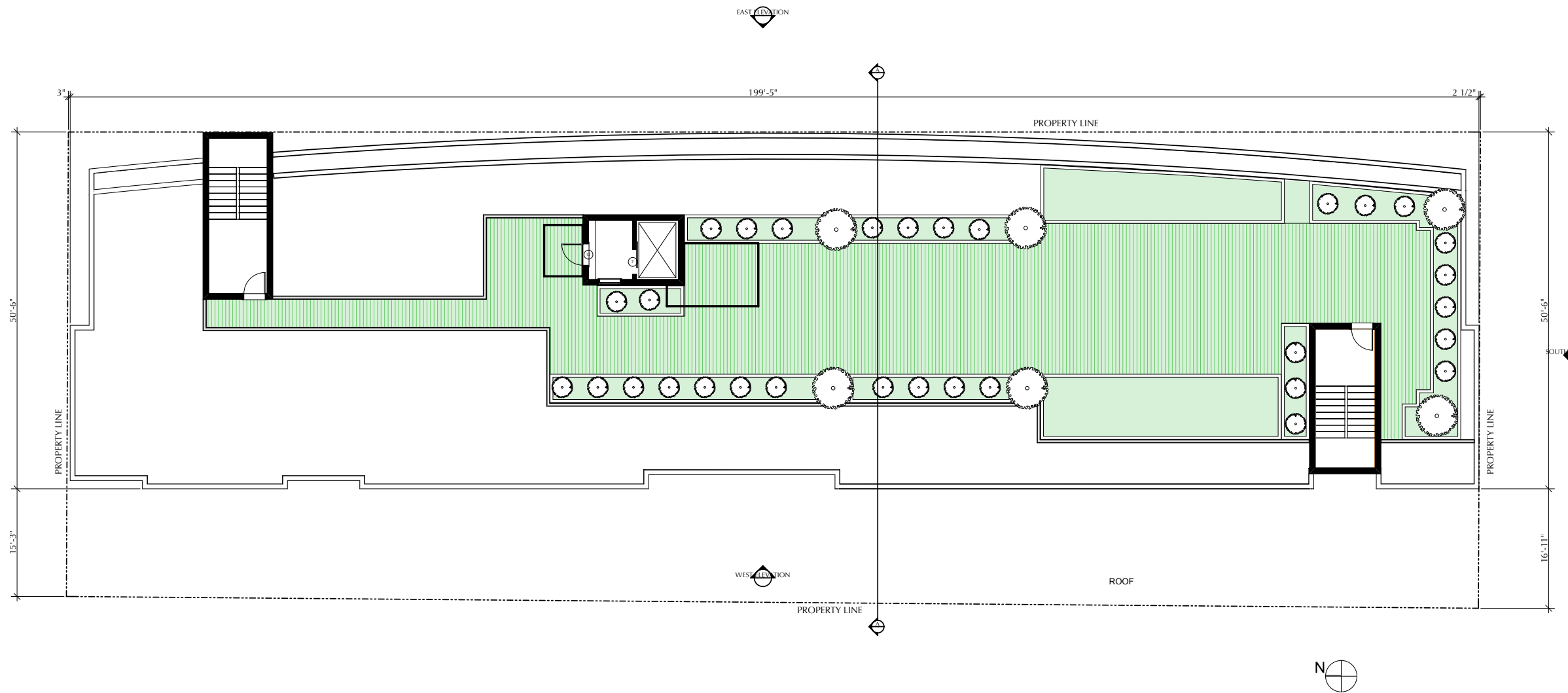
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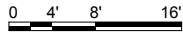


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1 TOP of STRUCTURE  
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ROOF

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FreeAgent GoFlex Drive:AuroraDesign Review CAD Final.v.2.55part1.pln



ALUMINUM STOREFRONT

EAST ELEVATION

CEMENT FIBER BOARD (HARDI BOARD)

BRICK

CONCRETE



SOUTH ELEVATION

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WEST ELEVATION



NORTH ELEVATION

CEMENT FIBER BOARD ( HARDI BOARD)

CONCRETE

BRICK

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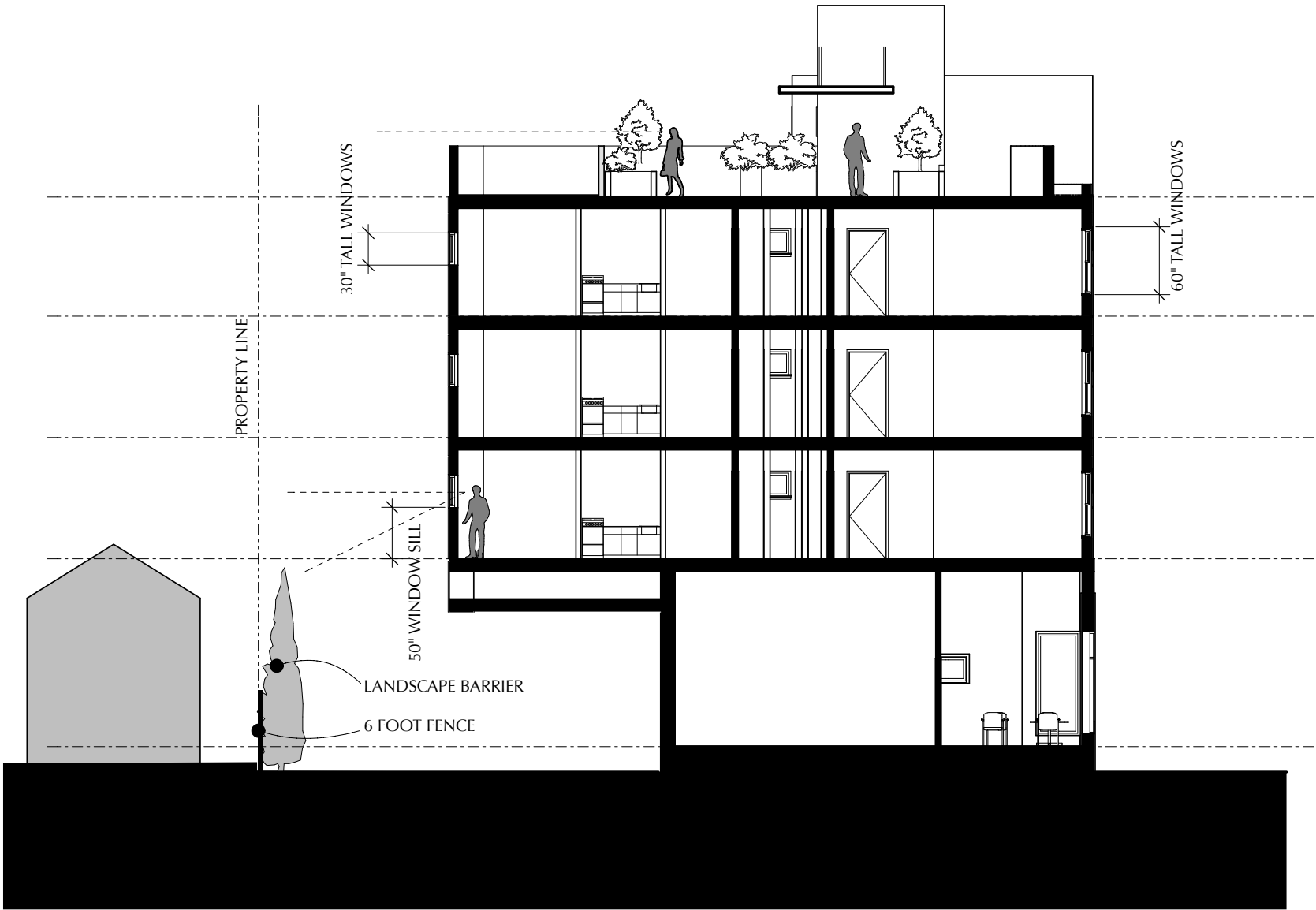
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1 SECTION  
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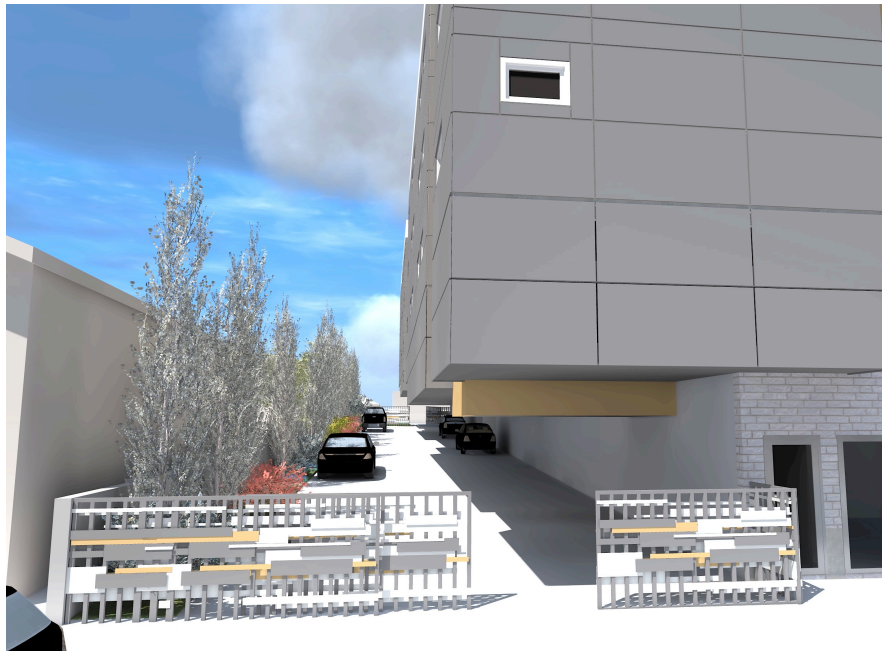
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SOUTHWEST CORNER



NORTHEAST VIEW



SOUTHEAST CORNER

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NORTHEAST CORNER



VIEW LOOKING EAST  
(WEST ELEVATION)

GATE DETAIL

LANDSCAPE BUFFER



PARKING AREA

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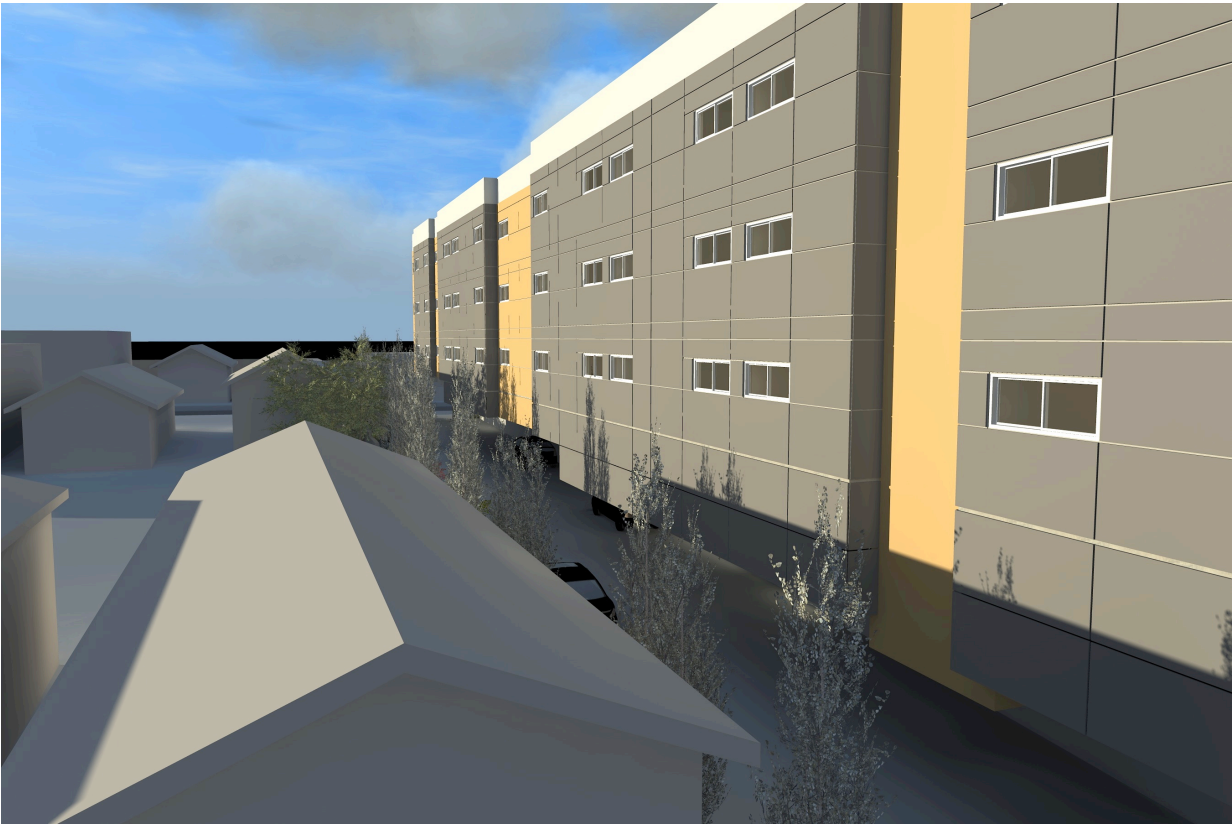
**A.4**





SOUTH ENTRY

ARTIST PLAQUE



WEST ELEVATION AT SUNSET



NORTH ENTRY

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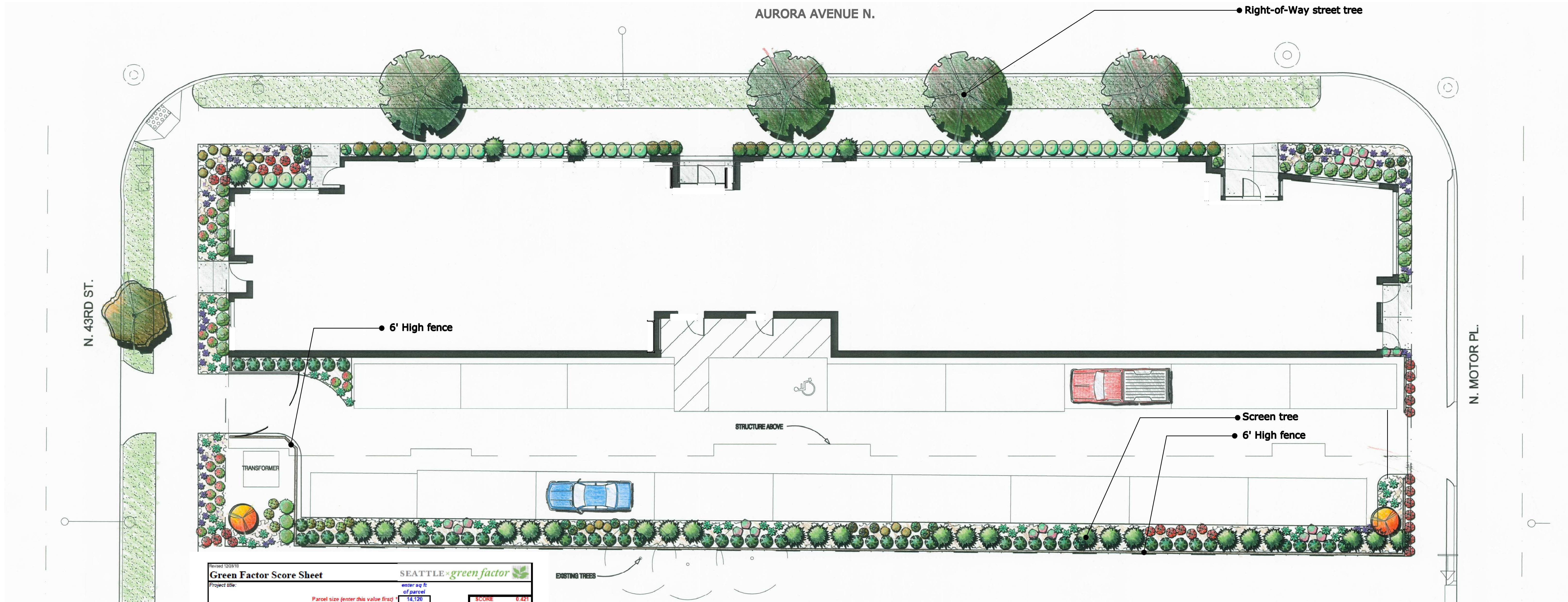
ROOF DECK VIEW LOOKING SOUTH



ROOF DECK

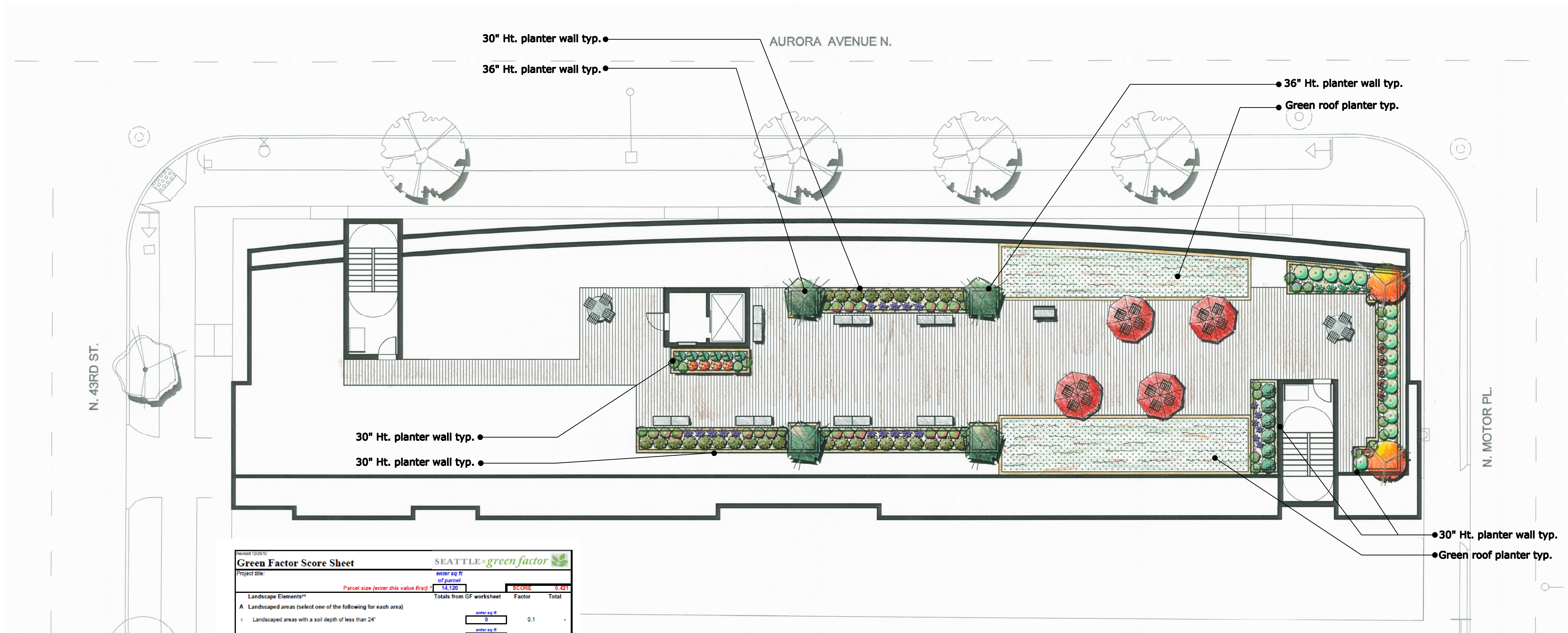
<div><div>N 3 ARCHITECTS LLC</div><div>3218 EASTLAKE AVE. EAST SUITE 1B SEATTLE . WA . 98102</div><div>206.402.5783</div><div>info@n3architects.com</div></div>	<div>Project</div> <div>Aurora Apartments</div> <div>4251 Aurora Avenue North Seattle, Washington</div> <div>MASTER USE PERMIT/ DESIGN REVIEW</div> <div>Sheet Title</div> <div>RENDERINGS</div>	<div>DRAWINGS, SPECIFICATIONS AND OTHER VISUAL MATERIALS, AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE MADE BE EXECUTED OR NOT, THE ARCHITECT RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.</div>
		<div>Revisions</div> <div>Print Date 4/17/12</div> <div>Project No. #Pln</div> <div>N 3 ARCHITECTS, LLC COPYRIGHT 2012</div> <div>Scale</div> <div>Sheet No.</div> <div>A.4</div>





Green Factor Score Sheet			
Project title:			
Parcel size (enter this value first)			
enter sq ft of parcel			
18,100			
Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft	0.6	2,026.0
3 Bioretention facilities	enter sq ft	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft	0.1	338
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	4500	1,350
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants	150	45
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16 to 20') - calculated at 150 sq ft per tree	enter number of plants	150	45.0
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21 to 25') - calculated at 250 sq ft per tree	enter number of plants	1000	400.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants	0	-
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH	0	-
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	enter sq ft	0.4	272.8
2 Over at least 4" of growth medium	enter sq ft	0.7	415.1
D Vegetated walls			
E Approved water features			
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.2	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft	0.5	-
G Structural soil systems			
H Bonuses			
1 Drought-tolerant or native plant species	enter sq ft	0.1	465.0
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft	0.1	338
4 Landscaping in food cultivation	enter sq ft	0.1	-
Green Factor numerator = 8,845			
sub-total of sq ft = 18,100			
* Do not count public rights-of-way in parcel size calculation.			
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2008)			





Revised 12/29/10

**Green Factor Score Sheet**

Project title: \_\_\_\_\_

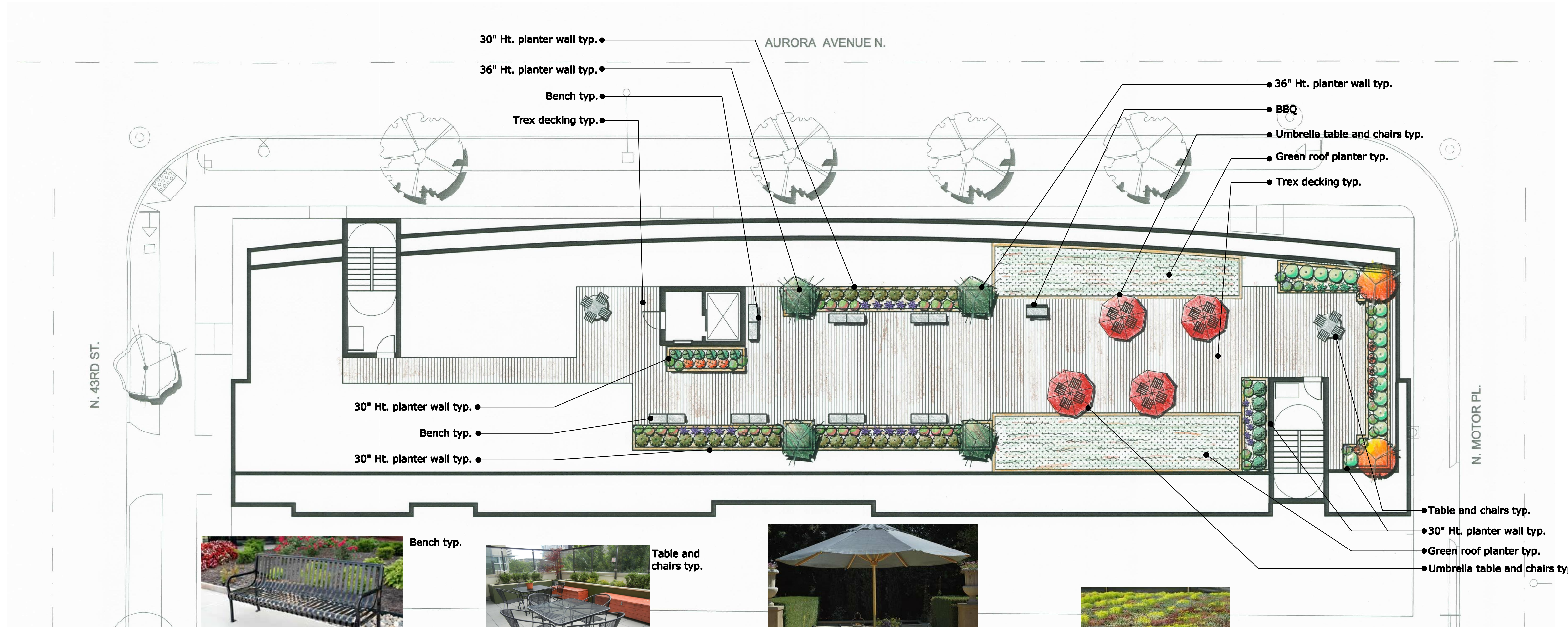
Parcel size (enter this value first)  enter sq ft of parcel

Score

Landscape Elements**	Totals from GF worksheet	Factor	Total	
<b>A Landscaped areas (select one of the following for each area)</b>				
1 Landscaped areas with a soil depth of less than 24"	<input type="text" value="0"/>	0.1	-	
2 Landscaped areas with a soil depth of 24" or greater	<input type="text" value="3375"/>	0.6	2,025.0	
3 Bioretention facilities	<input type="text" value="0"/>	1.0	-	
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1 Mulch, ground covers, or other plants less than 2' tall at maturity	<input type="text" value="3375"/>	0.1	338	
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	<input type="text" value="375"/>	4500	0.3	1,350
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	<input type="text" value="2"/>	150	0.3	45
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	<input type="text" value="1"/>	150	0.3	45.0
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	<input type="text" value="4"/>	1000	0.4	400.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	<input type="text" value="0"/>	0	0.4	-
7 Tree canopy for preservation of large existing trees with trunks 6" in diameter - calculated at 20 sq ft per inch diameter	<input type="text" value="0"/>	0	0.8	-
<b>C Green roofs</b>				
1 Over at least 2" and less than 4" of growth medium	<input type="text" value="682"/>	0.4	272.8	
2 Over at least 4" of growth medium	<input type="text" value="393"/>	0.7	415.1	
<b>D Vegetated walls</b>				
<b>E Approved water features</b>	<input type="text" value="0"/>	0.7	-	
<b>F Permeable paving</b>				
1 Permeable paving over at least 6" and less than 24" of soil or gravel	<input type="text" value="0"/>	0.2	-	
2 Permeable paving over at least 24" of soil or gravel	<input type="text" value="0"/>	0.5	-	
<b>G Structural soil systems</b>				
	<input type="text" value="1275"/>	0.2	255.0	
Sub-total of sq ft = 16,100				
<b>H Bonuses</b>				
1 Drought-tolerant or native plant species	<input type="text" value="4550"/>	0.1	455.0	
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	<input type="text" value="0"/>	0.2	-	
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	<input type="text" value="5375"/>	0.1	338	
4 Landscaping in food cultivation	<input type="text" value="0"/>	0.1	-	
Green Factor multiplier = 0.421				

\*Do not count public rights-of-way in parcel size calculation.  
\*\* You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2008)





Bench typ.

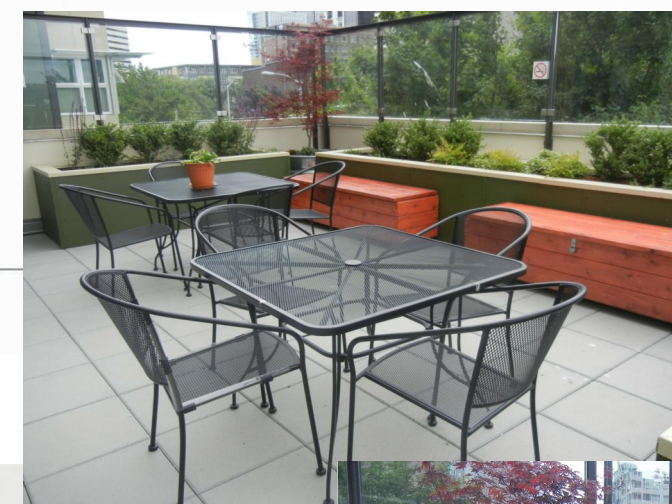


Table and chairs typ.



Trash can typ.



30"/ 36" Ht. planter typ.



Umbrella table and chairs typ.



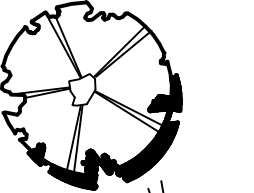
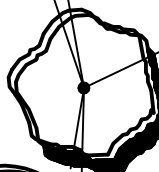
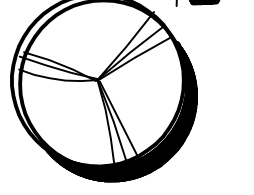

Green roof planter typ.



Shrub Legend

Scientific Name	Common Name
Abelia x grandiflora	abella
Arctostaphylos uva-ursi	kinnikinnick
Blechnum spicant	deer fern
Buxus microphylla 'Compacta'	little leaf boxwood
Calluna vulgaris	heather
Erica	heath
Escallonia 'Compacta'	compact escallonia
Gaultheria shallon	salal
Hebe glaucophylla	hebe
Nandina domestica 'Harbor Dwarf'	heavenly bamboo
Pittosporum tobira 'Wheeler's Dwarf'	dwarf Japanese mock-orange
Salvia	sage
Viburnum davidii	dwarf cranberry bush viburnum
Vinca minor	dwarf perewinkle

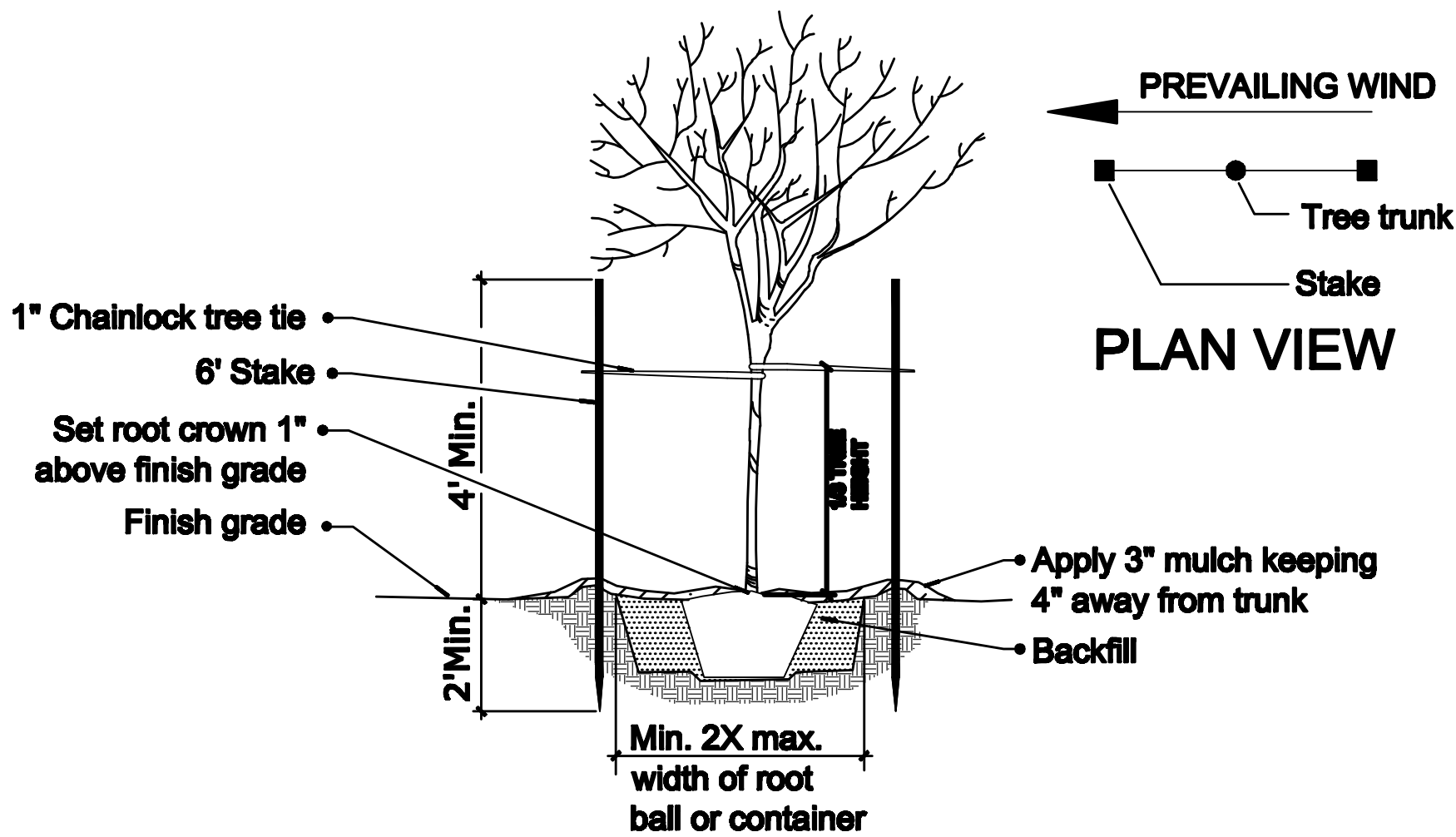
Tree Legend

Plant Symbol	Scientific Name	Common Name	Size	Quantity	Notes
	Acer platanoides	Norway Maple	TBD	4	Standard
	Prunus x hillieri 'Spire'	Spire Cherry	TBD	1	Standard
	Acer circinatum	Vine Maple	7'	2	Vase shape, multi trunk
	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	5'	29	Columnar

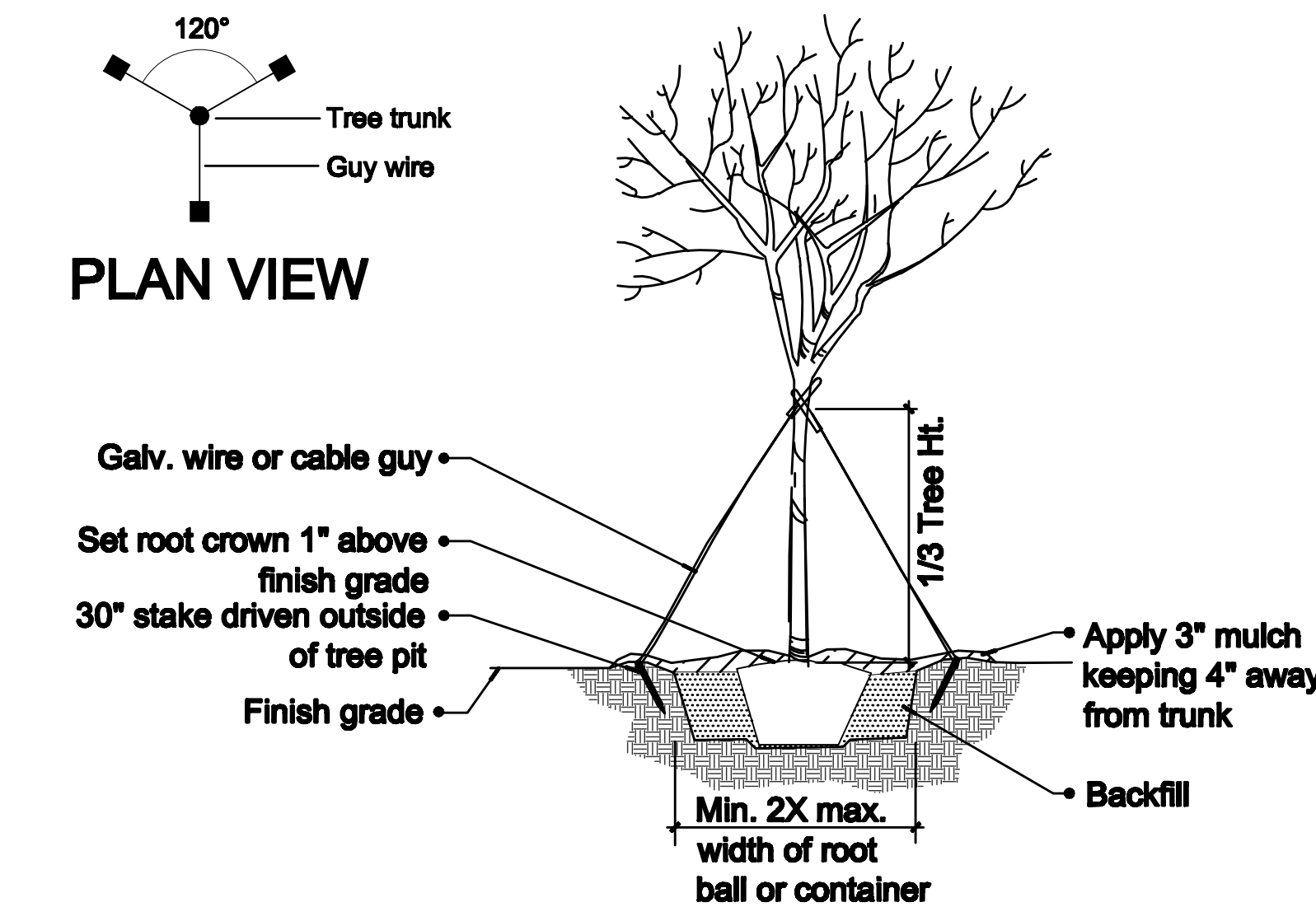
Planting Notes

1. All plants shall meet or exceed the specifications of federal, state and local laws requiring inspection for plant disease and insect control.
2. Quality and size shall conform to or exceed standards in the current issue of the "American Standard for Nursery Stock" published by the American Association of Nurserymen.
3. The contractor shall keep fully informed and shall comply with all existing laws, codes, ordinances and regulations that in any way affect the conduct of work. The contractor shall secure, at his expense, all necessary permits for construction.
4. No planting shall take place during freezing weather or when the ground is frozen or muddy. Do not plant in wet conditions. Provide drainage from each planting pit if necessary.
5. Bare root material shall be planted from November 15th through April 15th. At no time shall bare root material be planted after leafing out. Boxed, balled or containerized plants may be planted at any time of the year that the weather allows.
6. All plant material shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least two years, unless specifically authorized by the Landscape Designer in writing. Unless otherwise noted. All plants shall be specimen quality. Submit to landscape designer a list of plants and their sources.
7. Container stock shall have been grown in container in which they were delivered for at least six months but not more than two years. Samples must prove no root bound conditions exist. Container plants with cracked or broken balls of earth when taken from container may be planted only with approval from the Landscape Designer.

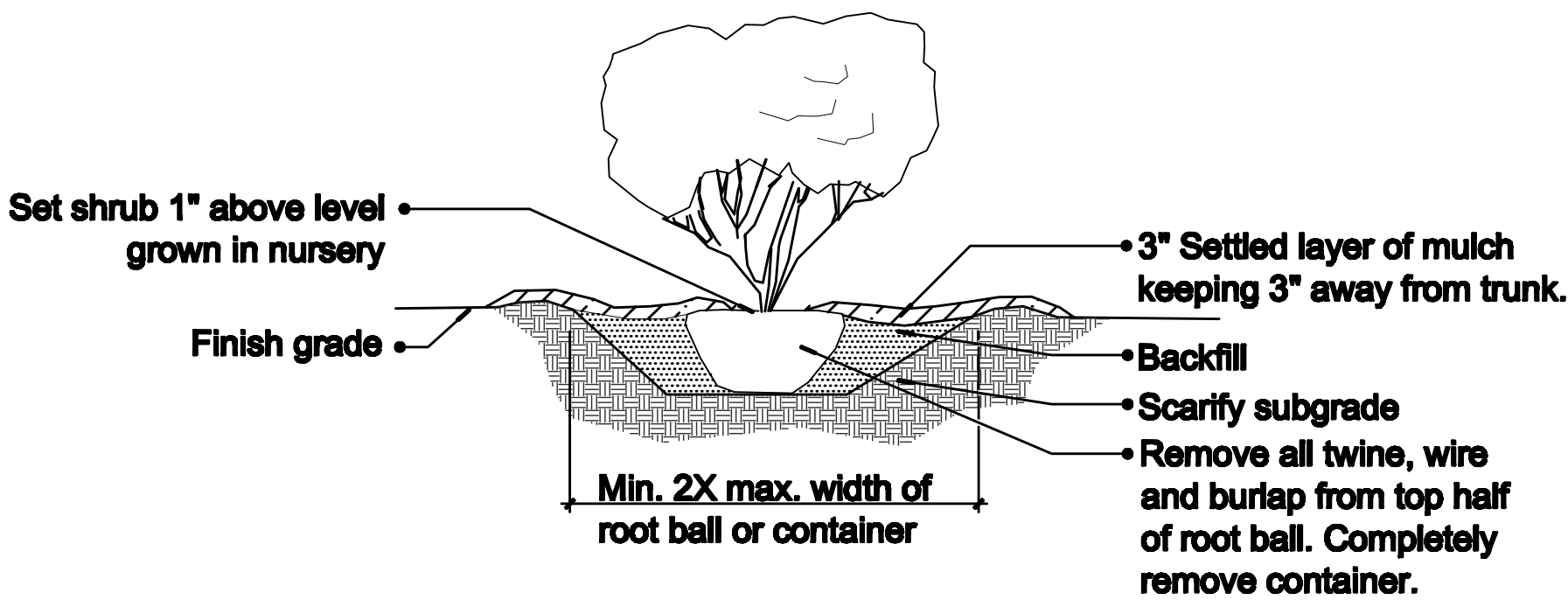
8. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free from disease, insect pest, eggs or larvae, or shall have healthy well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth. Trees which have damaged or crooked leaders, or multiple leaders, unless specified, will be rejected.
9. Plants shall not be pruned prior to delivery. Prune plants only after planting and according to standard horticultural practice to preserve the natural character of the tree. Remove all dead wood, suckers and broken or badly bruised branches. Use only clean sharp tools.
10. Plants shall be true to species and variety and shall conform to specified measurements, however, larger plants may be used if approved by the Landscape Designer. Use of such plants shall not increase contract price. Specified height and spread dimensions refer to main body of plant and not branch tip to tip. Caliper measurements shall be taken at a point 6 inches above the natural ground line for trees 4 inches or greater in caliper. If a range of sizes is given, no plant shall be less than the minimum size and no less than 40% of the plant shall be as large as the maximum size specified.
11. Coordinate landscape installation so that subsequent work will not compact soil or cause damage to plants or irrigation system. Coordinate and adjust installation of irrigation system to ensure proper distribution of irrigation water to establish plants.
12. All disturbed areas shall be re-vegetated.



Tree Staking  
Not To Scale



Tree Planting  
Not To Scale



Shrub Planting  
Not To Scale

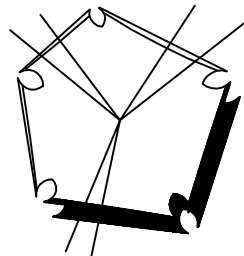
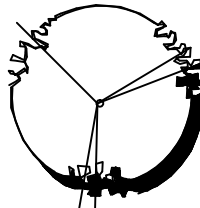


Planting Notes

- 1. All plants shall meet or exceed the specifications of federal, state and local laws requiring inspection for plant disease and insect control.
- 2. Quality and size shall conform to or exceed standards in the current issue of the "American Standard for Nursery Stock" published by the American Association of Nurserymen.
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- 7. Container stock shall have been grown in container in which they were delivered for at least six months but not more than two years. Samples must prove no root bound conditions exist. Container plants with cracked or broken balls of earth when taken from container may be planted only with approval from the Landscape Designer.

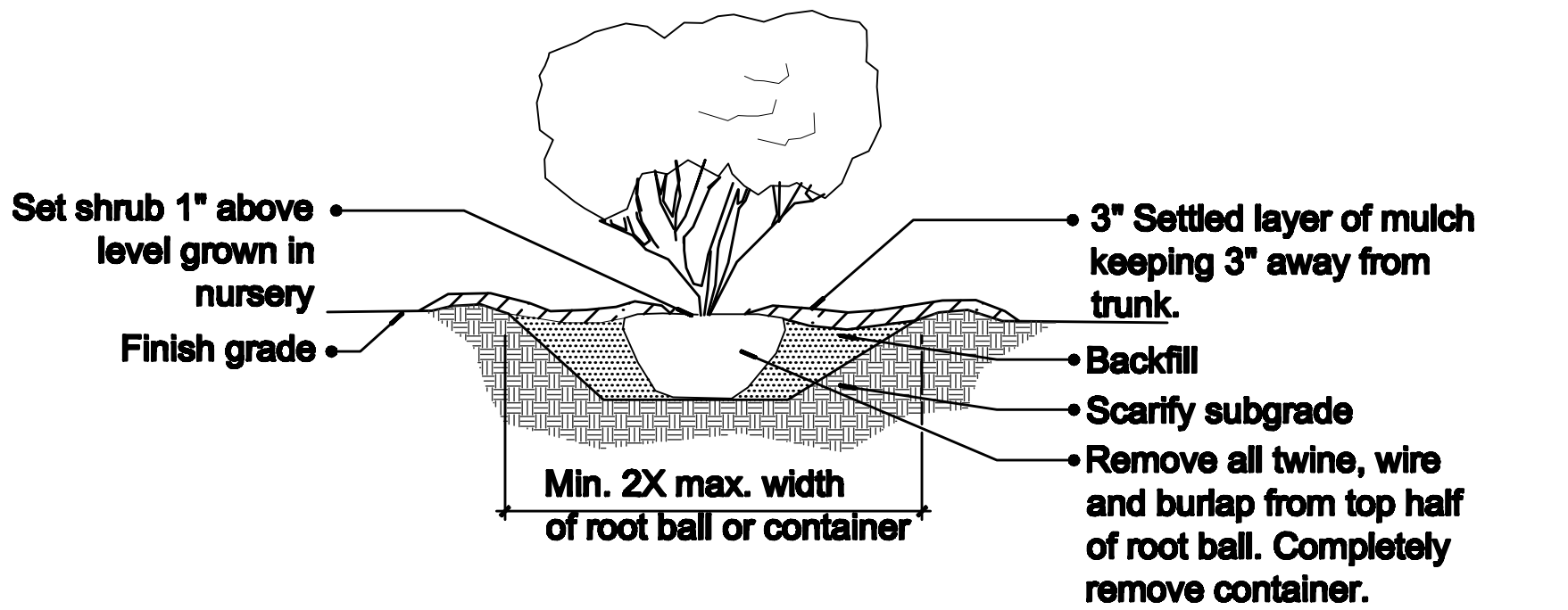
- 8. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free from disease, insect pest, eggs or larvae, or shall have healthy well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth. Trees which have damaged or crooked leaders, or multiple leaders, unless specified, will be rejected.
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- 10. Plants shall be true to species and variety and shall conform to specified measurements, however, larger plants may be used if approved by the Landscape Designer. Use of such plants shall not increase contract price. Specified height and spread dimensions refer to main body of plant and not branch tip to tip. Caliper measurements shall be taken at a point 6 inches above the natural ground line for trees 4 inches or greater in caliper. If a range of sizes is given, no plant shall be less than the minimum size and no less than 40% of the plant shall be as large as the maximum size specified.
- 11. Coordinate landscape installation so that subsequent work will not compact soil or cause damage to plants or irrigation system. Coordinate and adjust installation of irrigation system to ensure proper distribution of irrigation water to establish plants.
- 12. All disturbed areas shall be re-vegetated.

Tree Legend

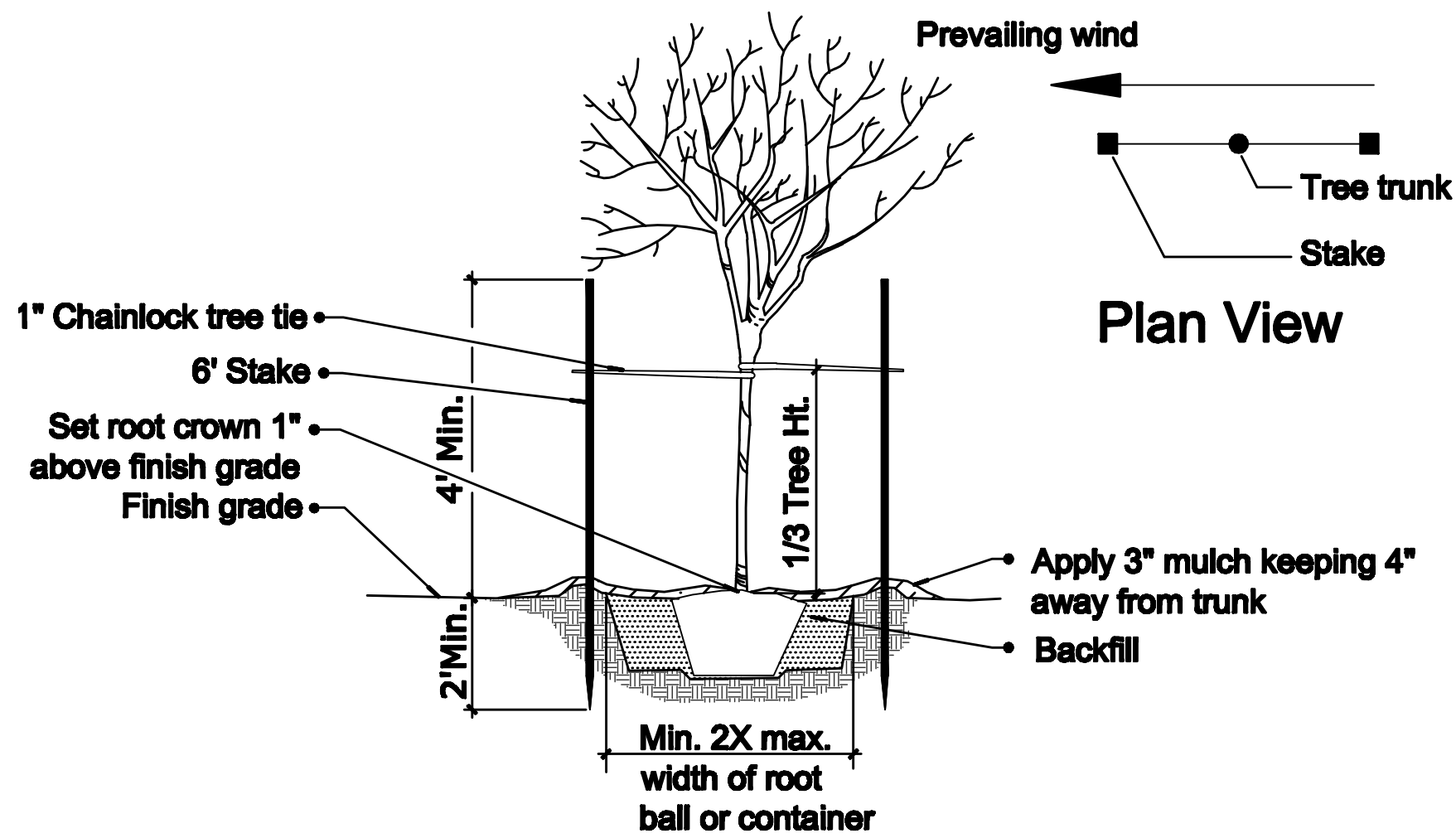
Plant Symbol	Scientific Name	Common Name	Size	Quantity	Notes
	Magnolia grandiflora 'Little Gem'	'Little Gem' magnolia	6'	4	Vase shape, multi trunk.
	Acer circnatum 'Sunglow'	vine maple	7'	2	Vase shape, multi trunk.

Shrub Legend

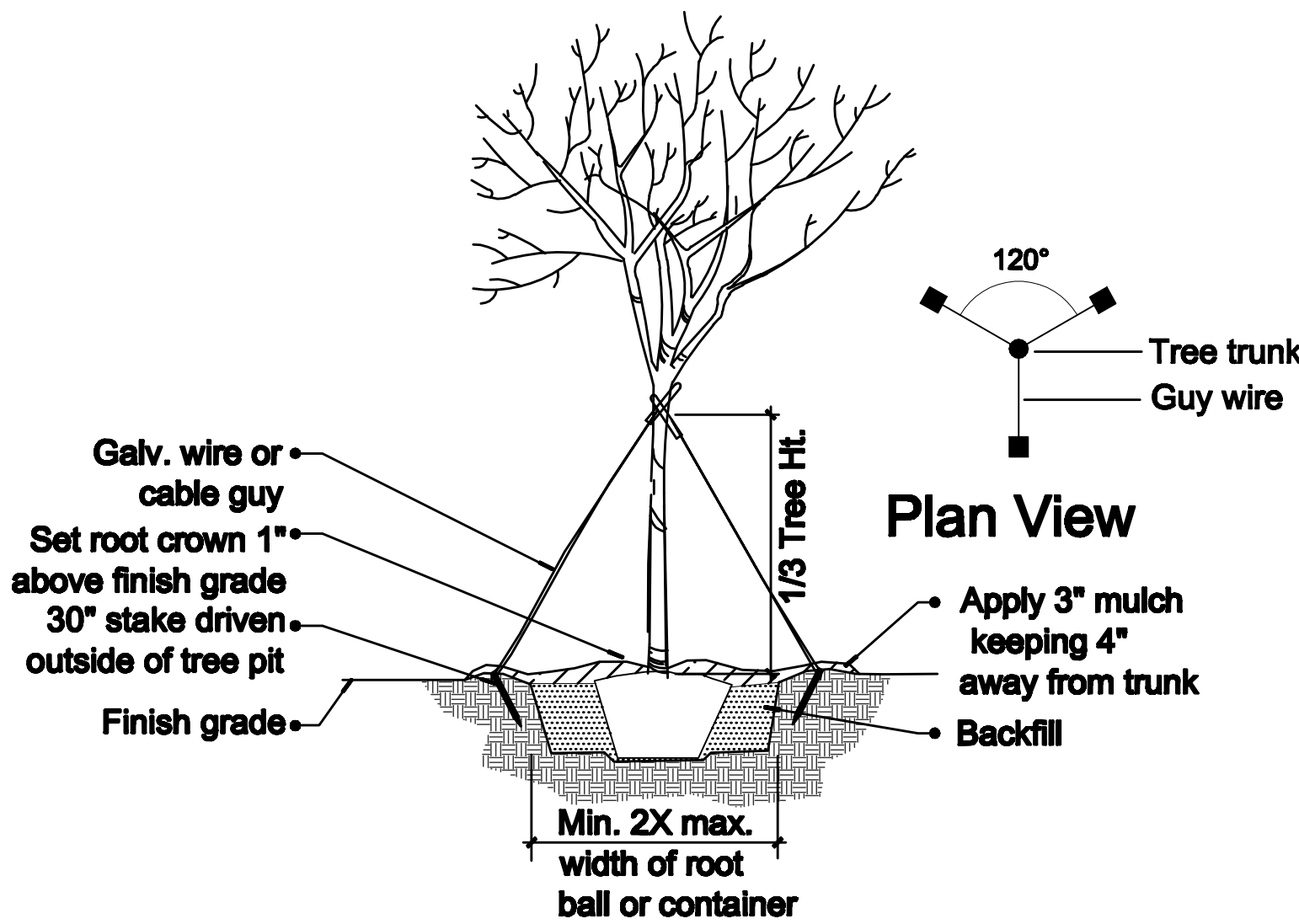
Scientific Name	Common Name
Buxus microphylla 'Compacta'	little leaf boxwood
Calluna vulgaris	heather
Erica	heath
Hebe glaucophylla	hebe
Heuchera_____	coral bells
Ilex crenata 'Heller'	Heller Japanese holly
Nandina domestica 'Harbor Dwarf'	heavenly bamboo
Pittosporum tobira 'Wheeler's Dwarf'	dwarf Japanese mock-orange
Rosmarinus officinalis 'Majorca Pink'	Rosemary
Rosmarinus officinalis 'Prostratus'	Rosemary
Salvia	sage



Shrub Planting  
Not To Scale



Tree Staking  
Not To Scale



Tree Planting  
Not To Scale

Green Roof Plants

Scientific Name	Common Name
Heuchera micrantha	coral bells
Iberis sempervirens	evergreen candytuft
Sedum laxum	roseflower stonecrop
Sedum oreganum	Oregon stonecrop
Sedum divergens	Pacific stonecrop