

DEVELOPMENT
OBJECTIVES

DEVELOP A PROJECT CONSISTING OF APPROXIMATELY (30) MARKET RATE APARTMENTS, (4) LIVE/WORK SPACES, AND (19) PARKING SPACES

RESPECT THE EXISTING RESIDENTIAL CONTEXT TO THE EAST OF THE PROPERTY.

ORIENT APARTMENTS TO VIEWS AND AWAY FROM THE TRAFFIC IMPACTS ALONG AURORA AVENUE.

ORIENT LIVE/WORK UNITS TO AURORA AVENUE.

DEFINE AND EXPRESS A 'RESIDENTIAL FACADE' AND A 'COMMERCIAL FACADE'.

URBAN CONTEXT
(WHERE GOOGIE MEETS CRAFTSMAN)

THE PROJECT SITE SITS BETWEEN THE BUSY, NONDESCRIPT, CAR ORIENTED, AURORA AVENUE ON THE WEST AND A CHARMING, SINGLE-FAMILY NEIGHBORHOOD TO THE EAST. GREENLAKE IS A BLOCK SOUTH AND EAST OF THE SITE AND WITHIN EASY WALKING DISTANCE. THE MAIN DESIGN CHALLENGE IS TO PROVIDE A MIX OF COMMERCIAL AND RESIDENTIAL USES ORIENTED TO THE POTENTIAL VIEWS OF GREENLAKE THAT ALSO RESPECTS THE RESIDENTIAL QUALITIES OF THE SINGLE-FAMILY NEIGHBORHOOD - AND YET RECOGNIZES THE COMMERCIAL CHARACTER OF AURORA.

TO THIS END WE ARE PROPOSING A BUILDING WITH A SPLIT PERSONALITY AND QUITE DIFFERENT FACADES. ONE RESIDENTIAL IN CHARACTER WITH DECKS, SLOPING ROOFS, AND DORMERS. AND THE OTHER, ALONG AURORA, MORE SLEEK AND COMMERCIAL IN CHARACTER.

NOTABLE DESIGN
GUIDELINES

A-1 SITE THE BUILDING TO TAKE ADVANTAGE OF POSSIBLE LAKE VIEWS.

A-1 CONSIDER A "GATEWAY ELEMENT".

A-2 REINFORCE THE RHYTHM OF ALTERNATING BUILDINGS AND LANDSCAPED PARKING AREAS ALONG AURORA.

A-6 CONSIDER LOCATING THE RESIDENTIAL ENTRY ON THE SIDE STREET RATHER THAN THE COMMERCIAL STREET

B-1 SET BACK THE UPPER LEVELS OF THE STRUCTURE ALONG THE ZONE EDGE.

C-1 RECOGNIZE AURORA'S 1920 TO 1950 COMMERCIAL CHARACTER.

OTHER GENERAL DESIGN
GUIDELINES

A-3 ENTRANCES SHOULD BE CLEARLY IDENTIFIABLE AND VISIBLE FROM THE STREET.

A-4 NEW DEVELOPMENT SHOULD ENCOURAGE HUMAN ACTIVITY ON THE STREET.

A-5 BUILDINGS SHOULD RESPECT ADJACENT PROPERTIES.

A-10 BUILDINGS ON CORNER LOTS SHOULD BE ORIENTED TO THE CORNER AND PUBLIC STREET FRONTS.

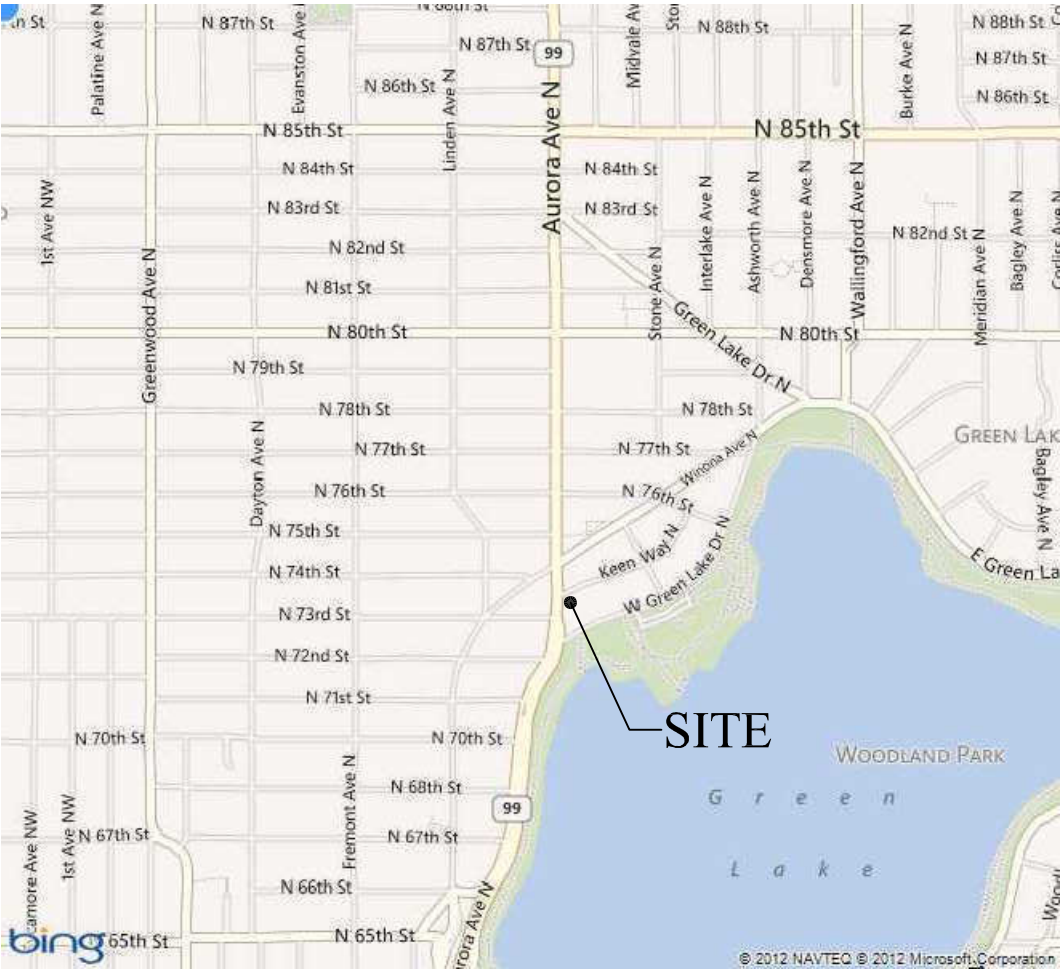
C-2 BUILDING DESIGN ELEMENTS SHOULD EXHIBIT AN OVERALL ARCHITECTURAL CONCEPT. FORM AND FEATURES SHOULD EXHIBIT BUILDINGS FUNCTIONS.

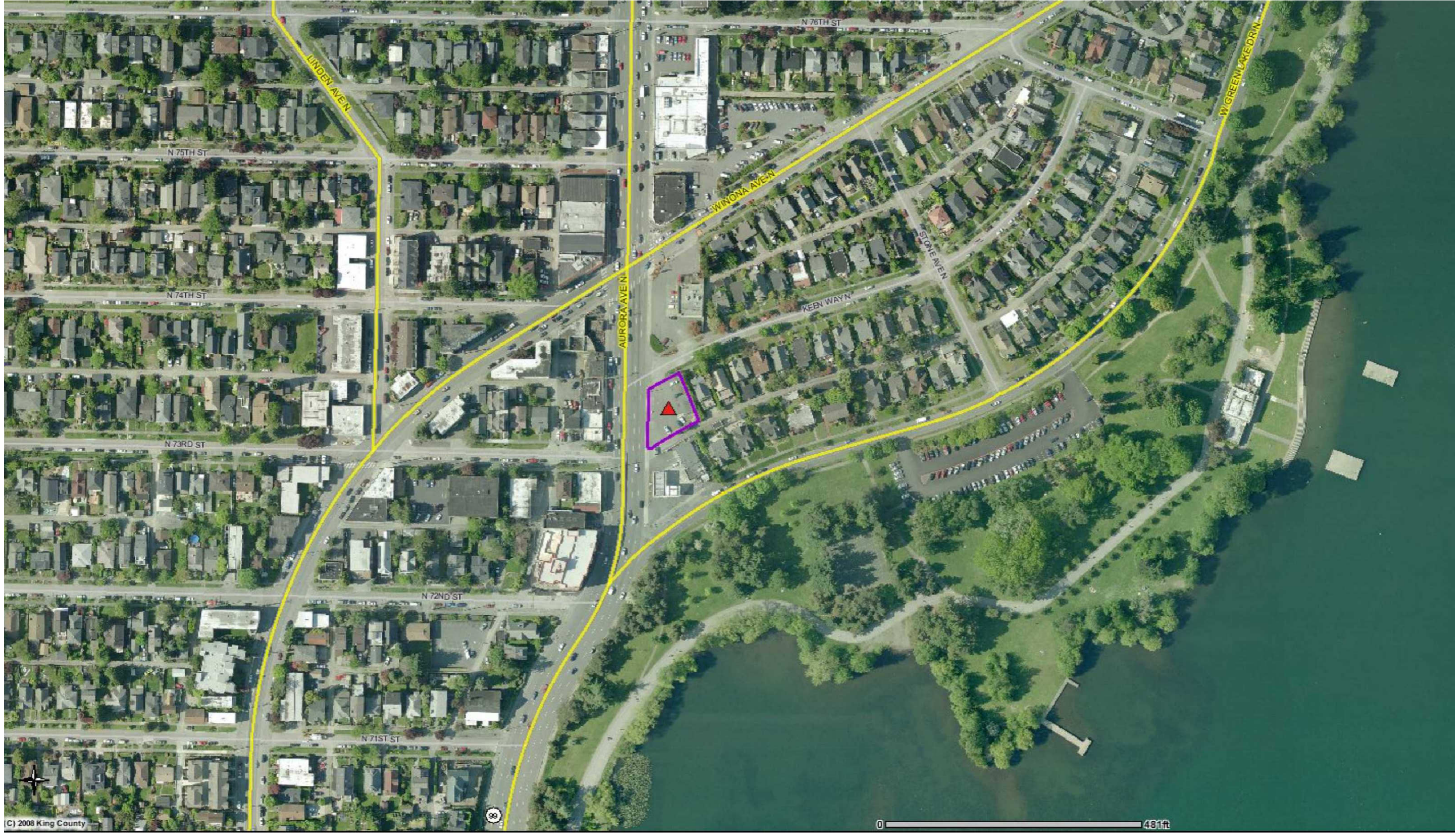
D-7 CONSIDER OPPORTUNITIES TO ENHANCE SAFETY AND SECURITY.

D-8 ALLEY ENTRANCES SHOULD ENHANCE THE PEDESTRIAN STREET FRONT.

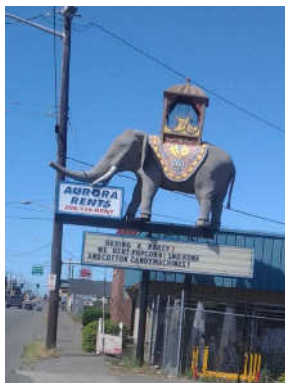
D-9 SIGNS SHOULD ADD INTEREST TO THE STREET FRONT.

D-11 STOREFRONTS SHOULD BE TRANSPARENT.





ICONIC AURORA IMAGES



NEARBY AURORA IMAGES



ARABIAN THEATER (1930)



BUTCH'S GUN SHOP



RECENT PCC RENOVATION

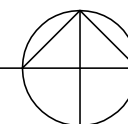


AURORA SUZUKI



BETH'S CAFE

VICINITY MAP
N.T.S.



URBAN ANALYSIS



KEEN WAY - LOOKING NORTH



KEEN WAY - LOOKING SOUTH



SITE

STREETSCAPES



AURORA AVENUE - LOOKING WEST



STREETSCAPES



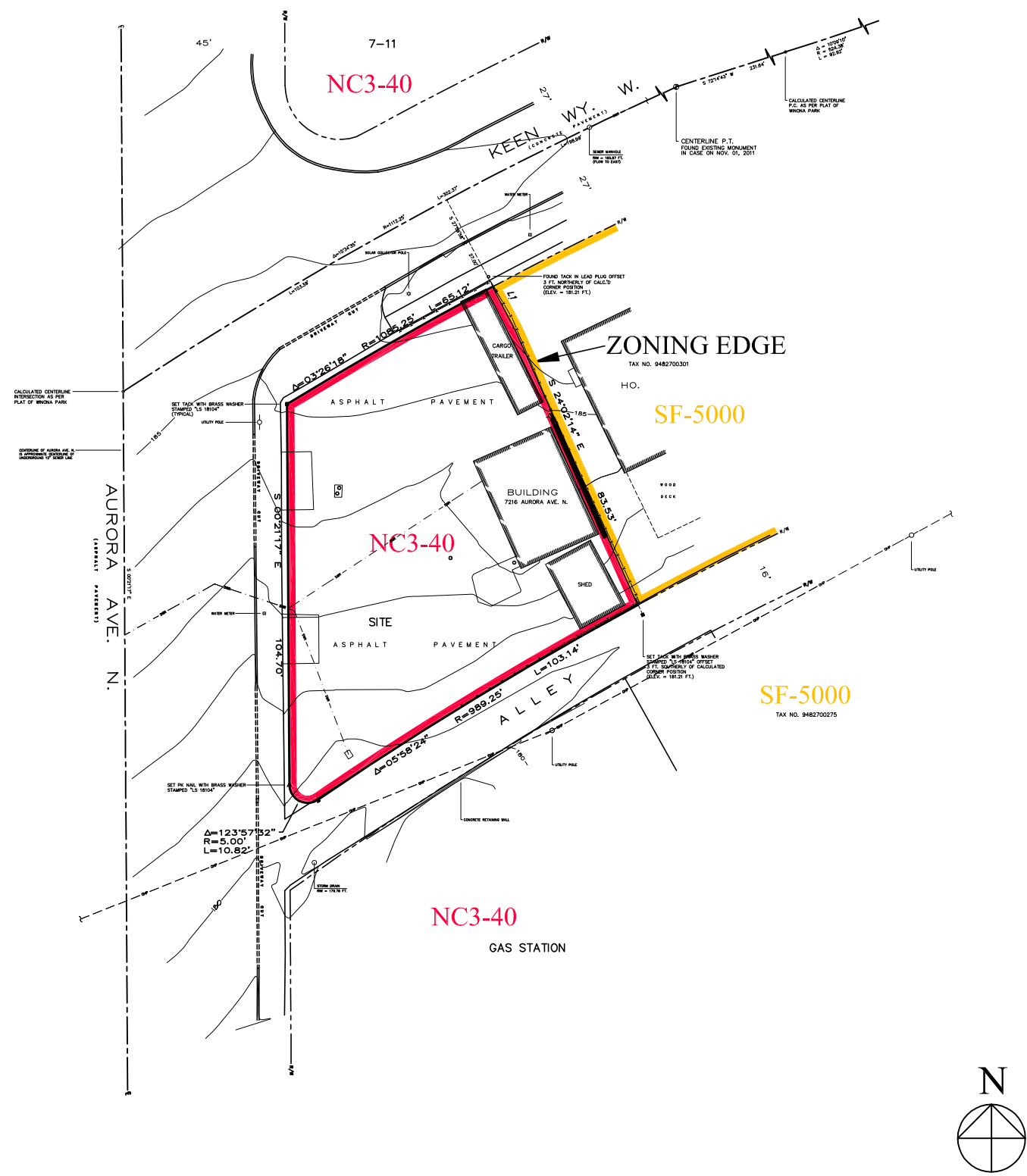
AURORA AVENUE - LOOKING EAST



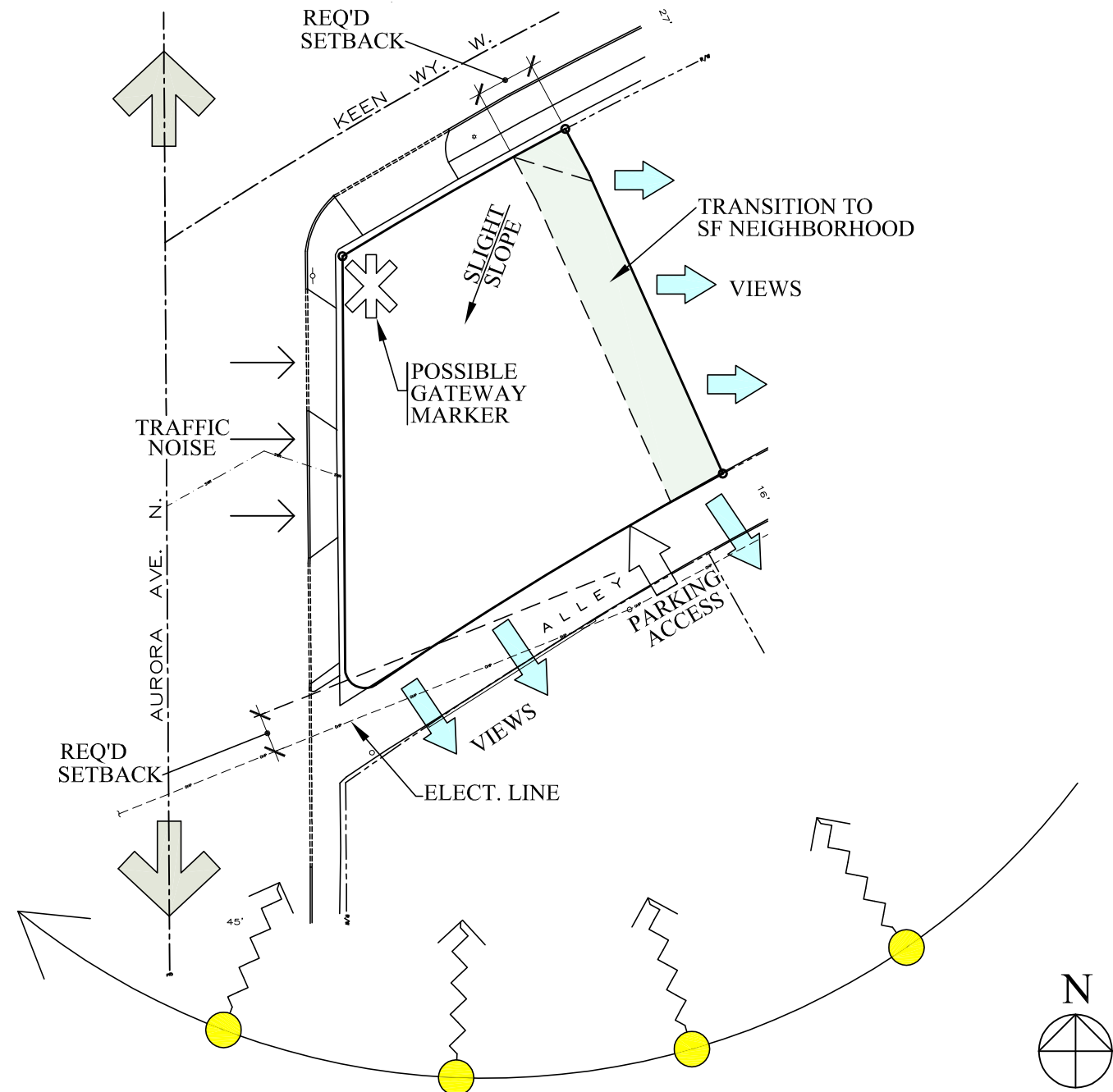
SITE

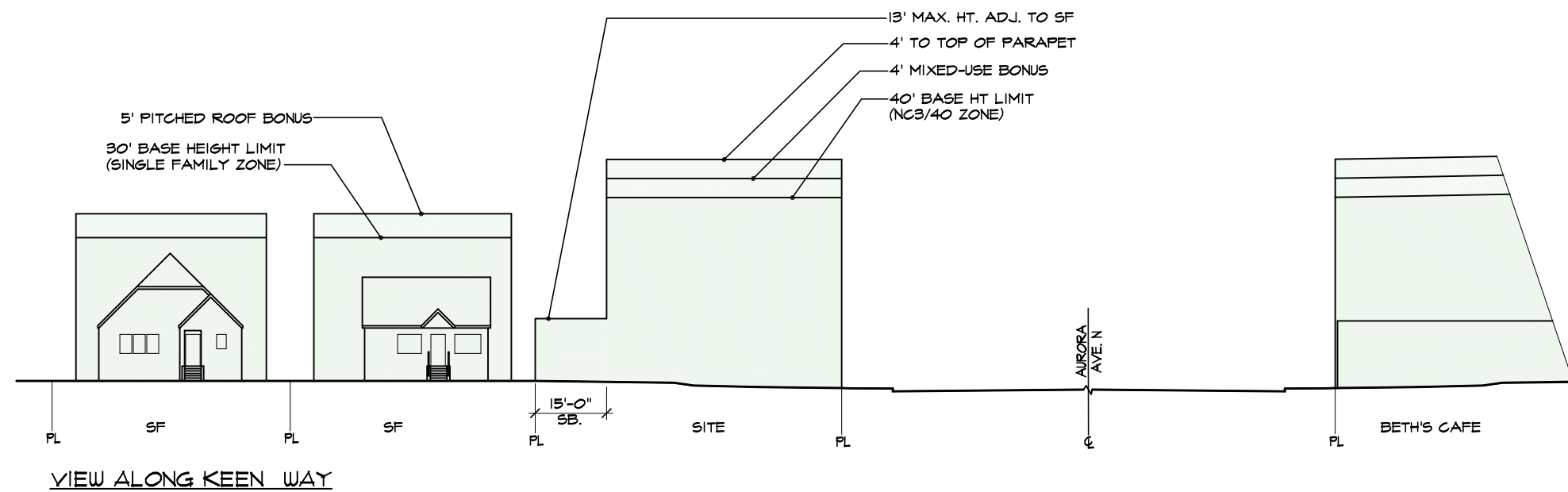
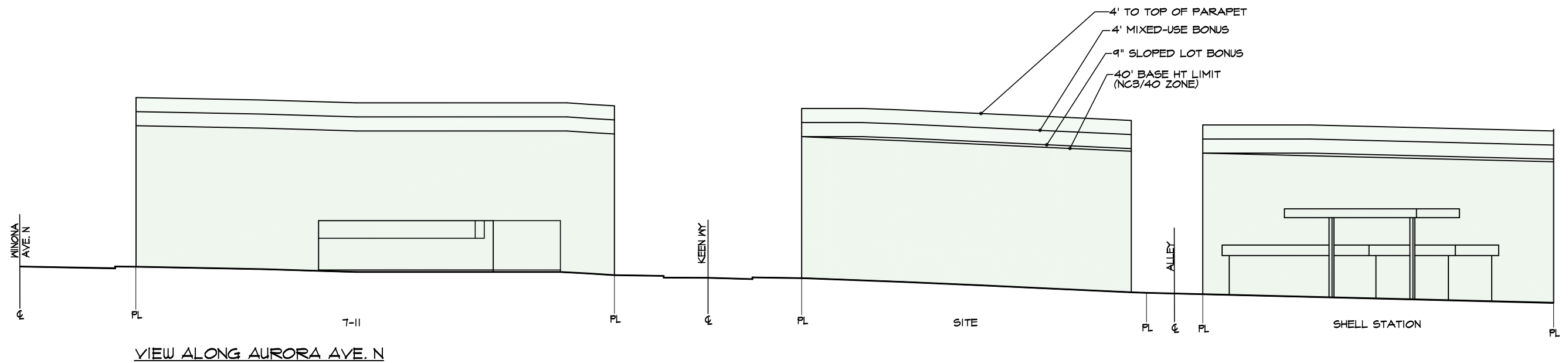
STREETSCAPES

SITE CONDITIONS



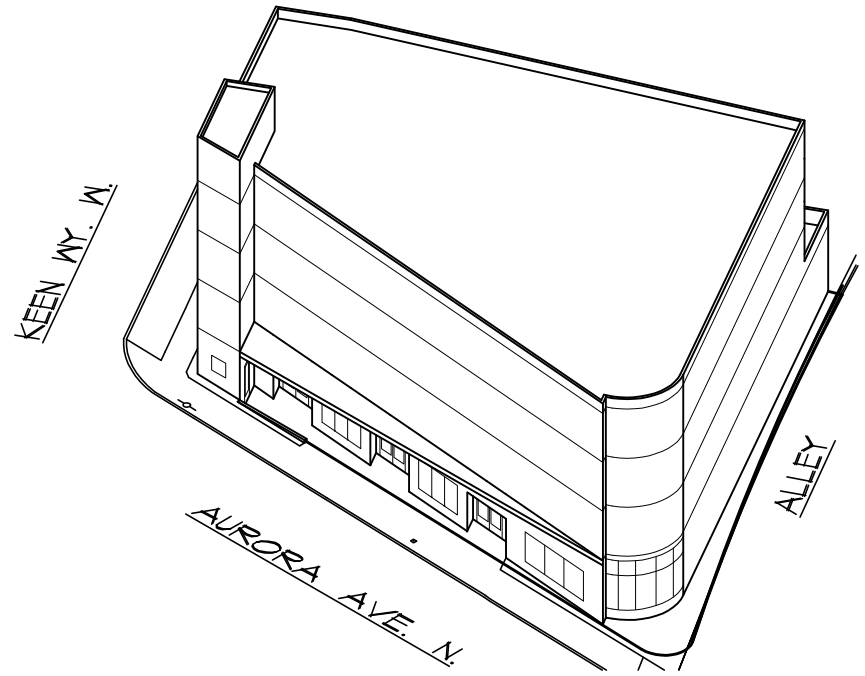
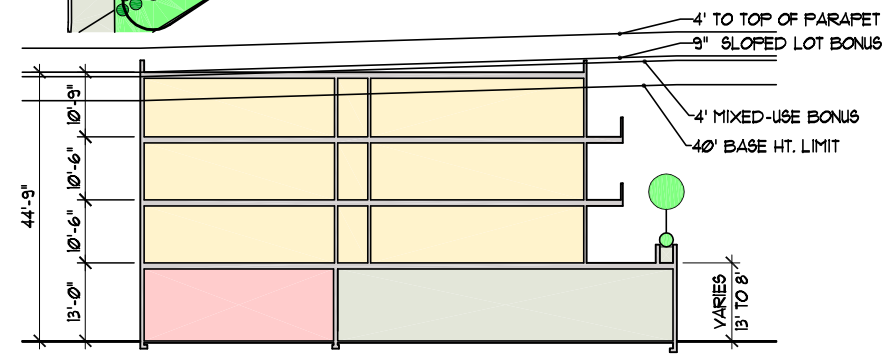
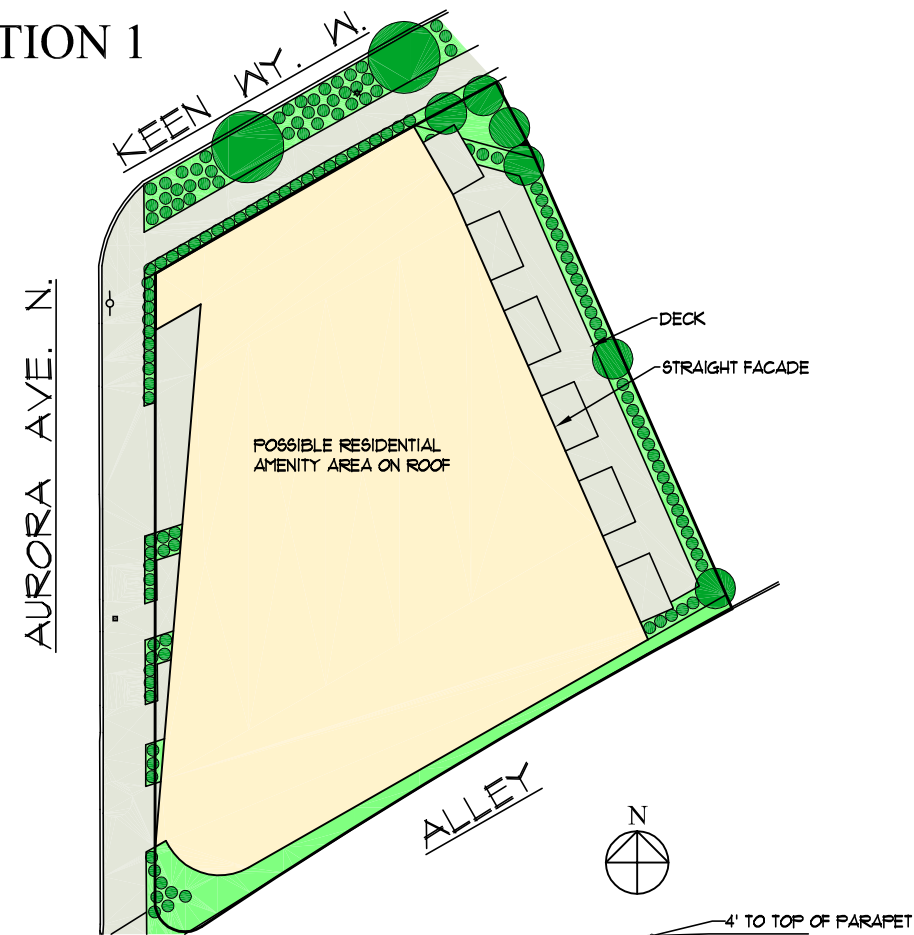
SITE ANALYSIS



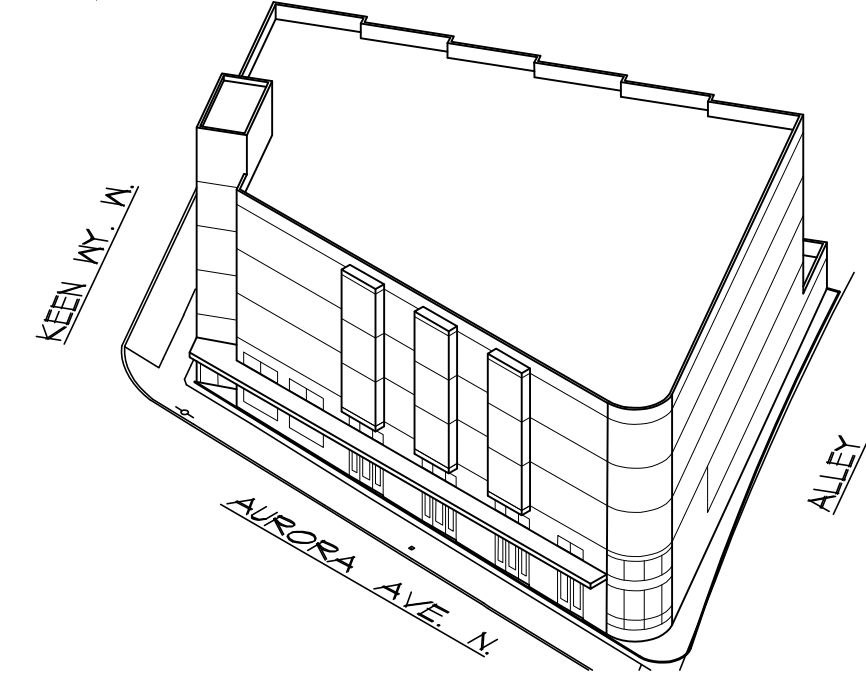
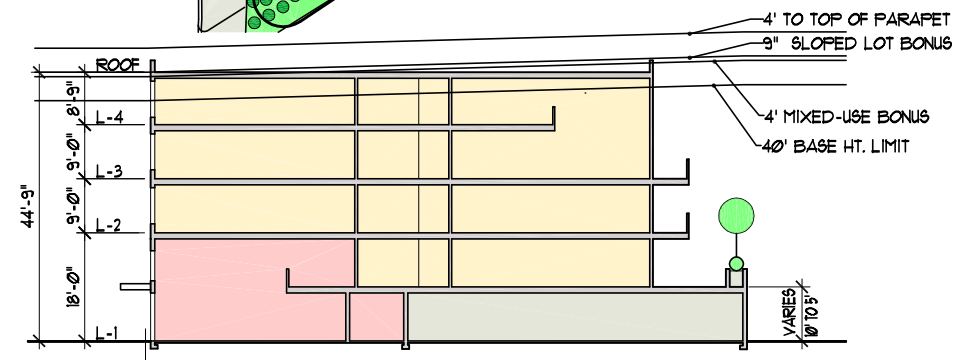
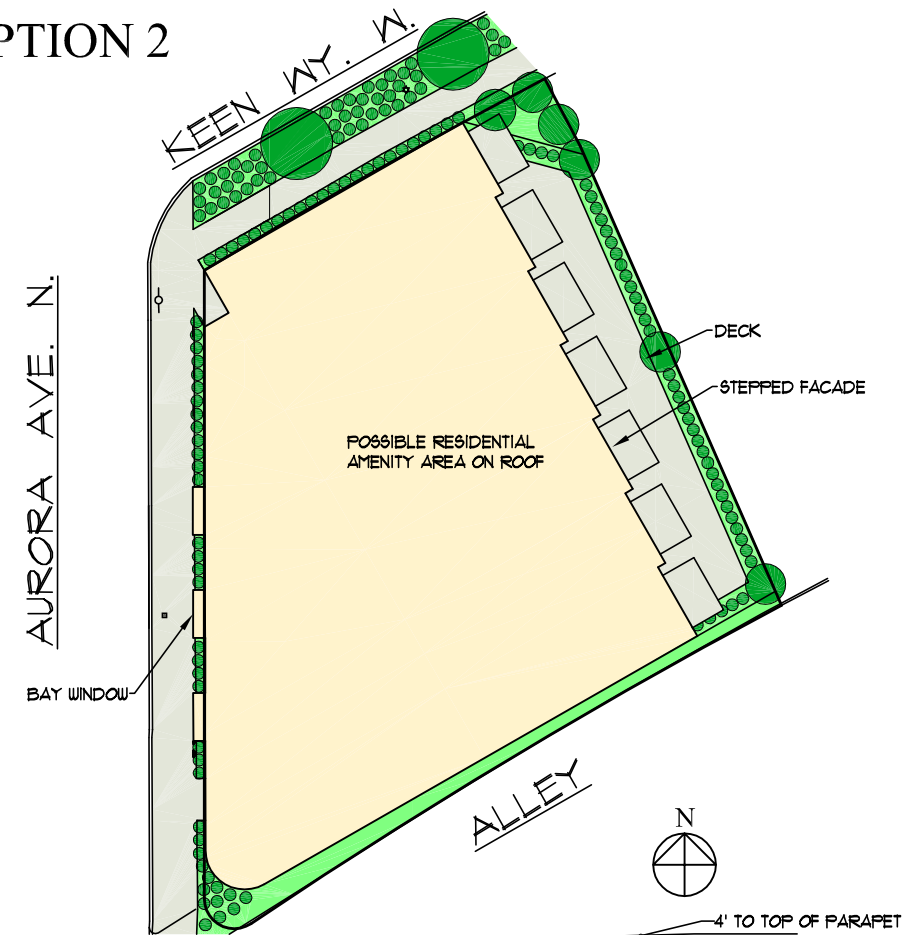


ALLOWABLE BULK AND SCALE

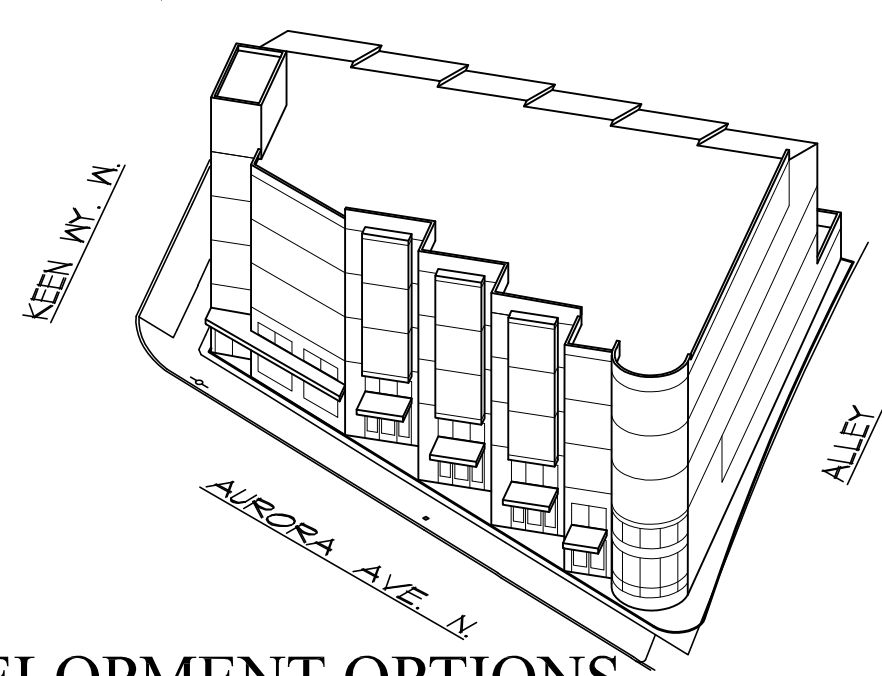
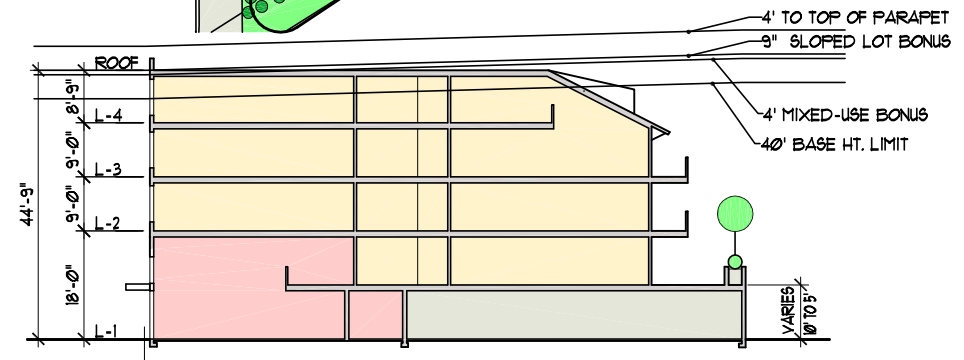
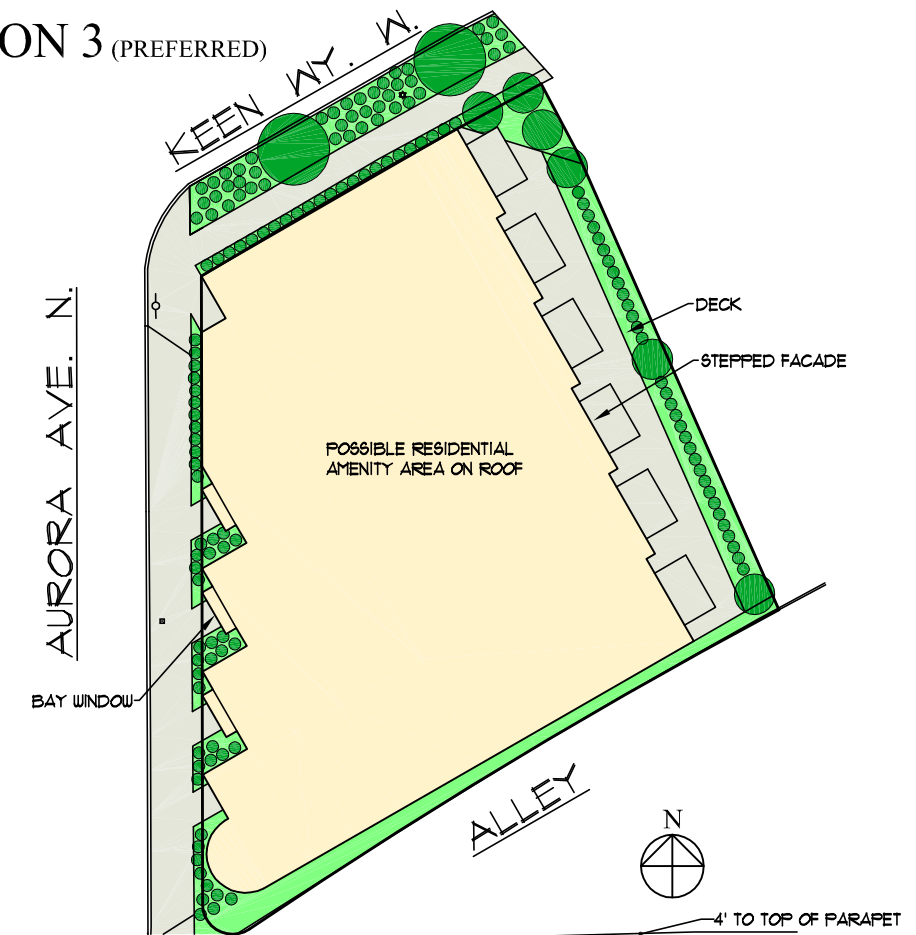
OPTION 1



OPTION 2



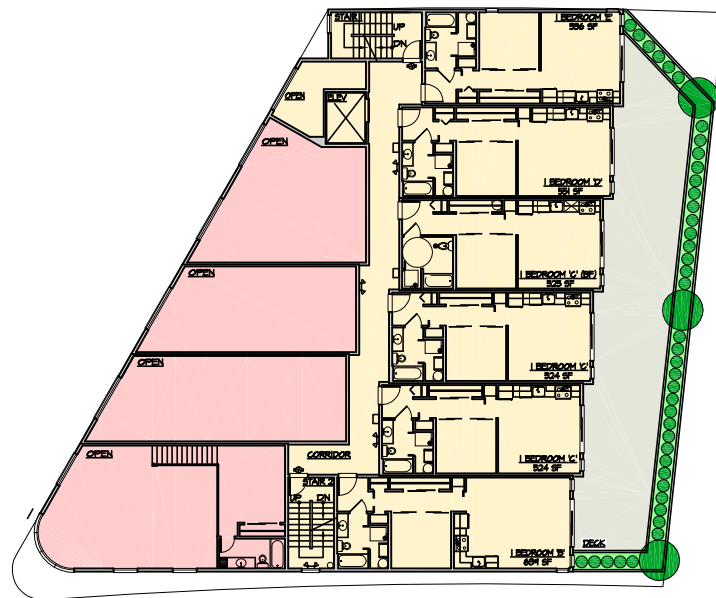
OPTION 3 (PREFERRED)



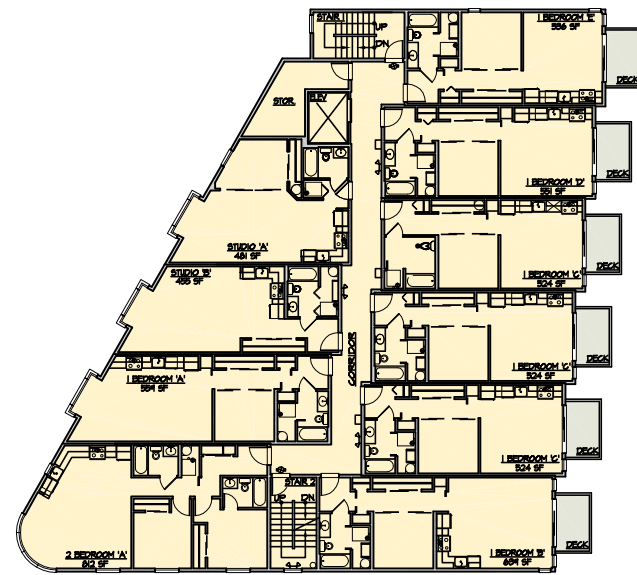
DEVELOPMENT OPTIONS



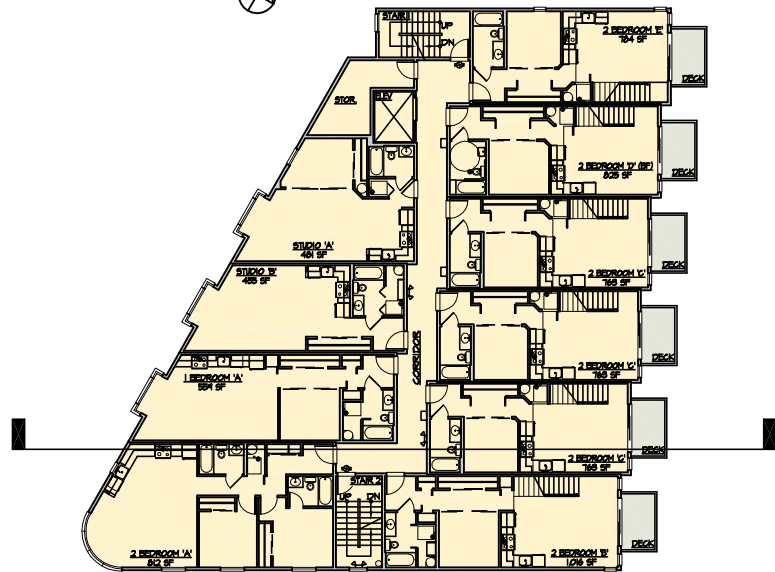
LEVEL 1 FLOOR PLAN



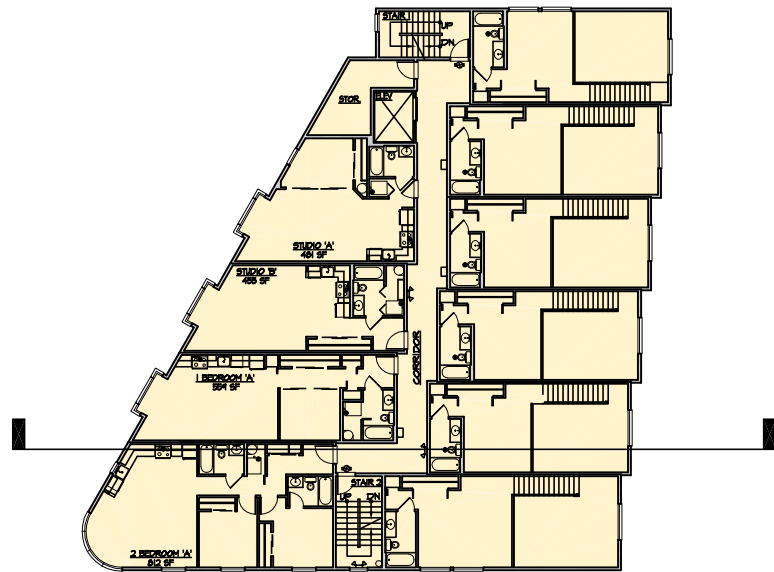
LEVEL 15 FLOOR PLAN



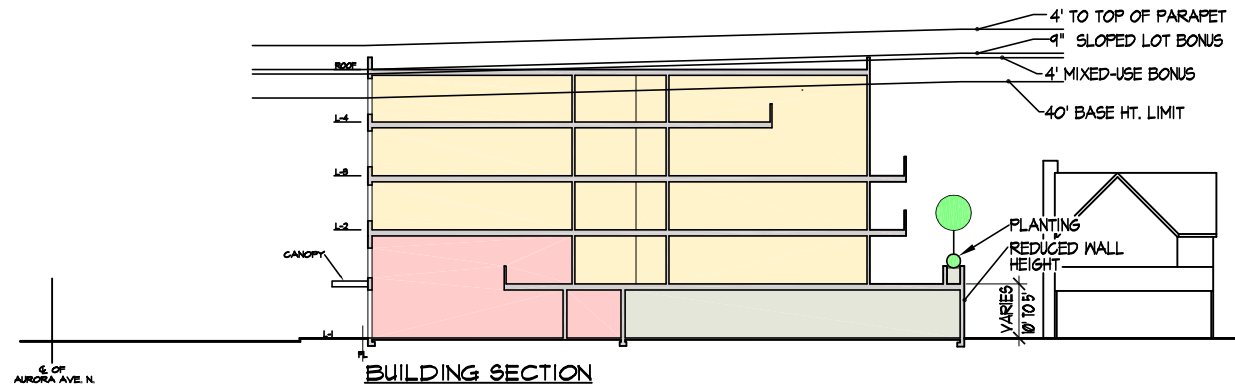
LEVEL 2 FLOOR PLAN



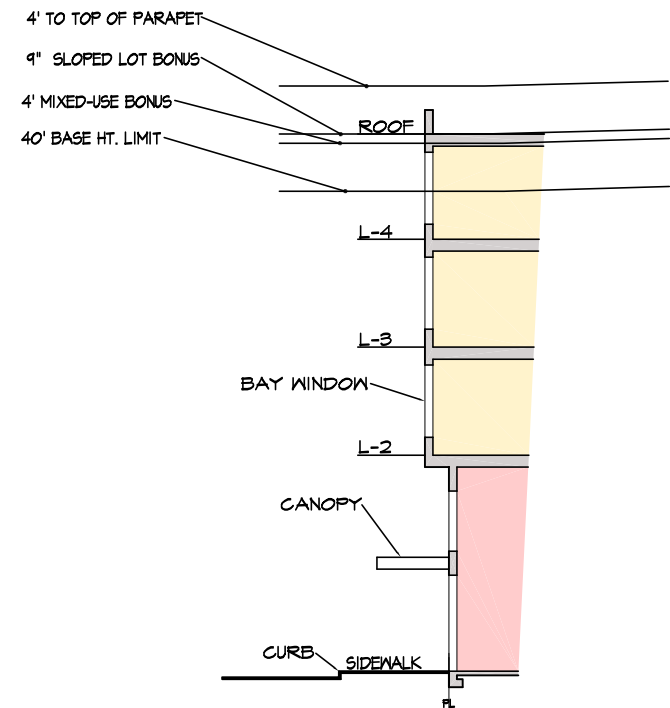
LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN



BUILDING SECTION



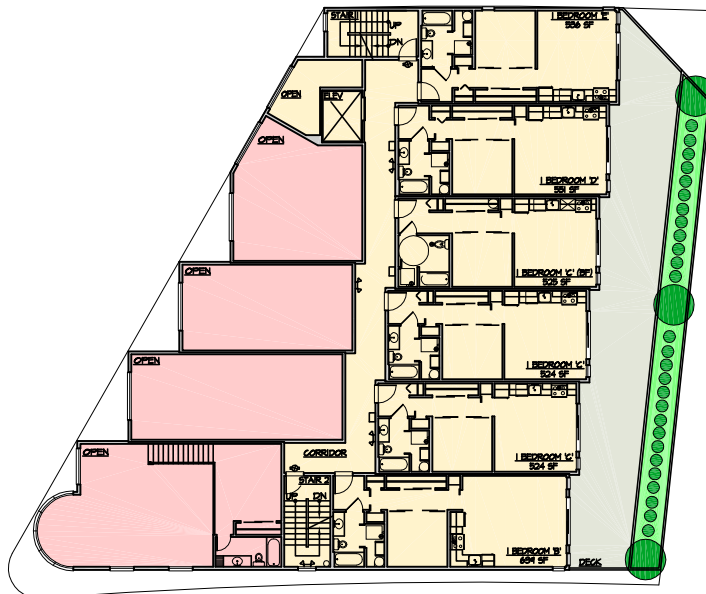
STREET LEVEL SECTION

OPTION 2

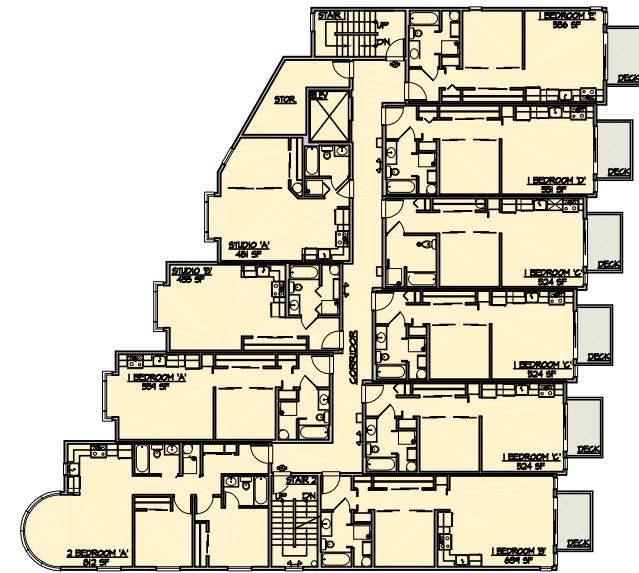
DEVELOPMENT OPTIONS



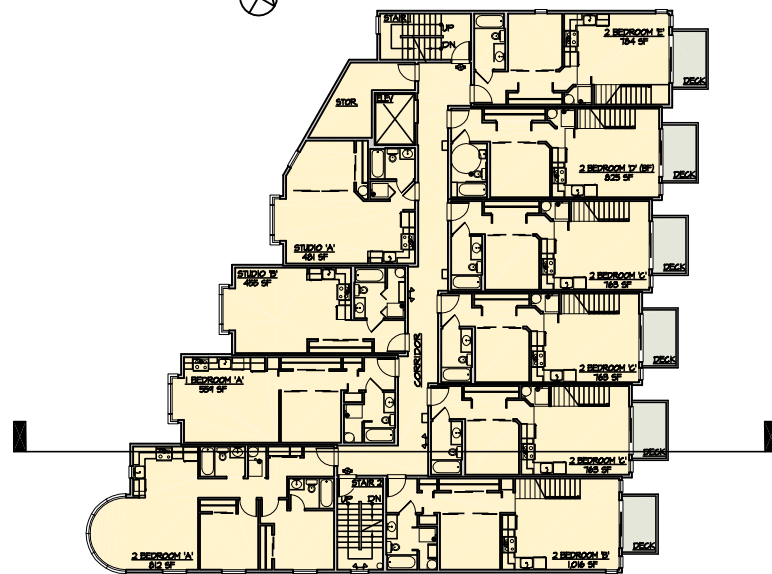
LEVEL 1 PLAN



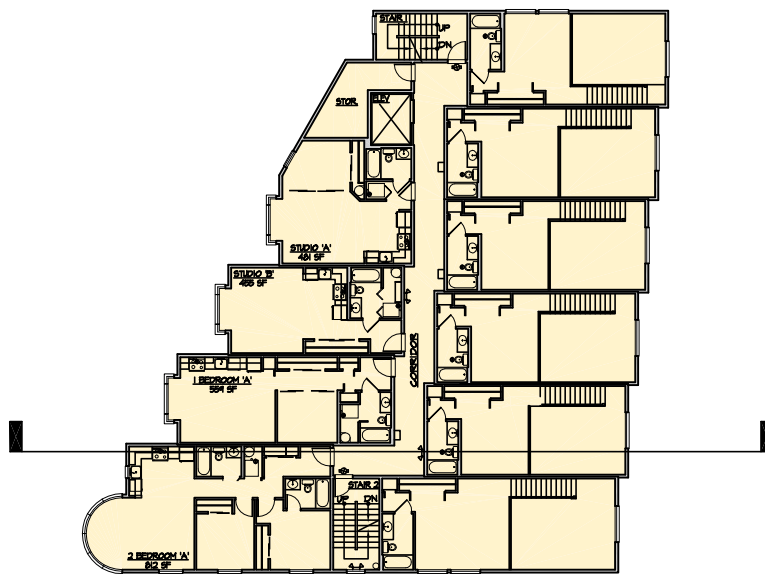
LEVEL 15 FLOOR PLAN



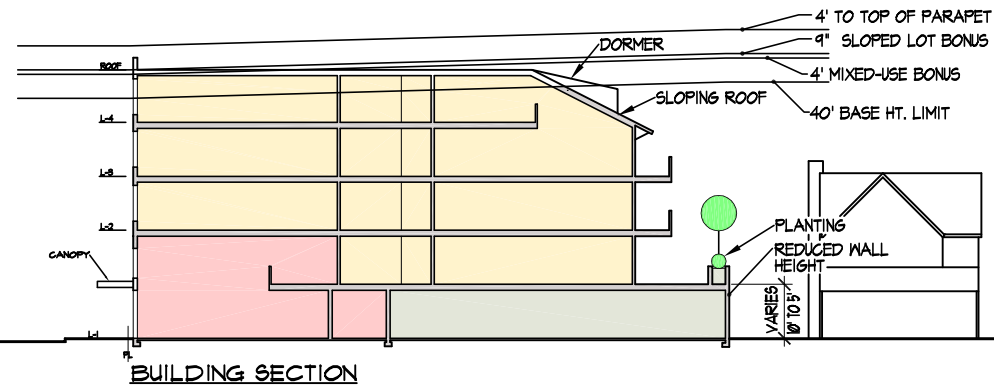
LEVEL 2 FLOOR PLAN



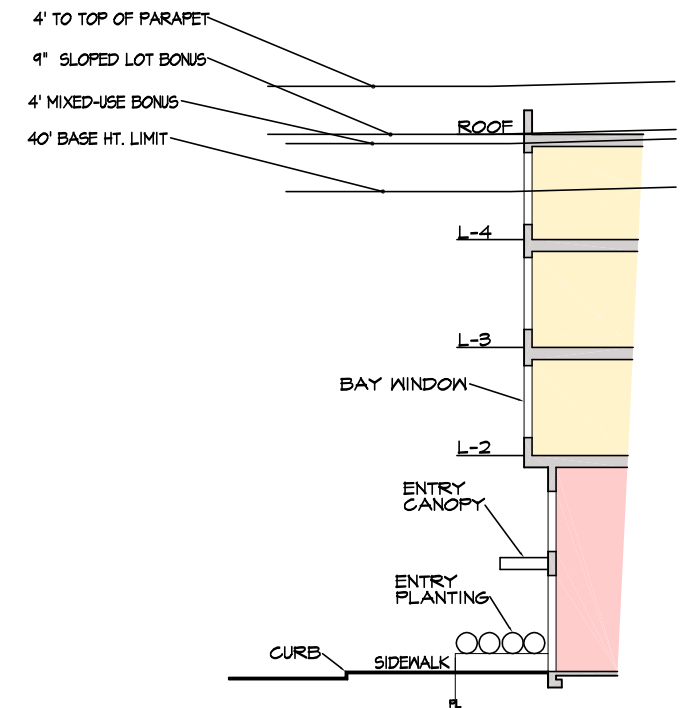
LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN



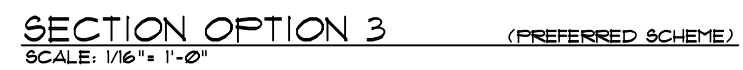
BUILDING SECTION



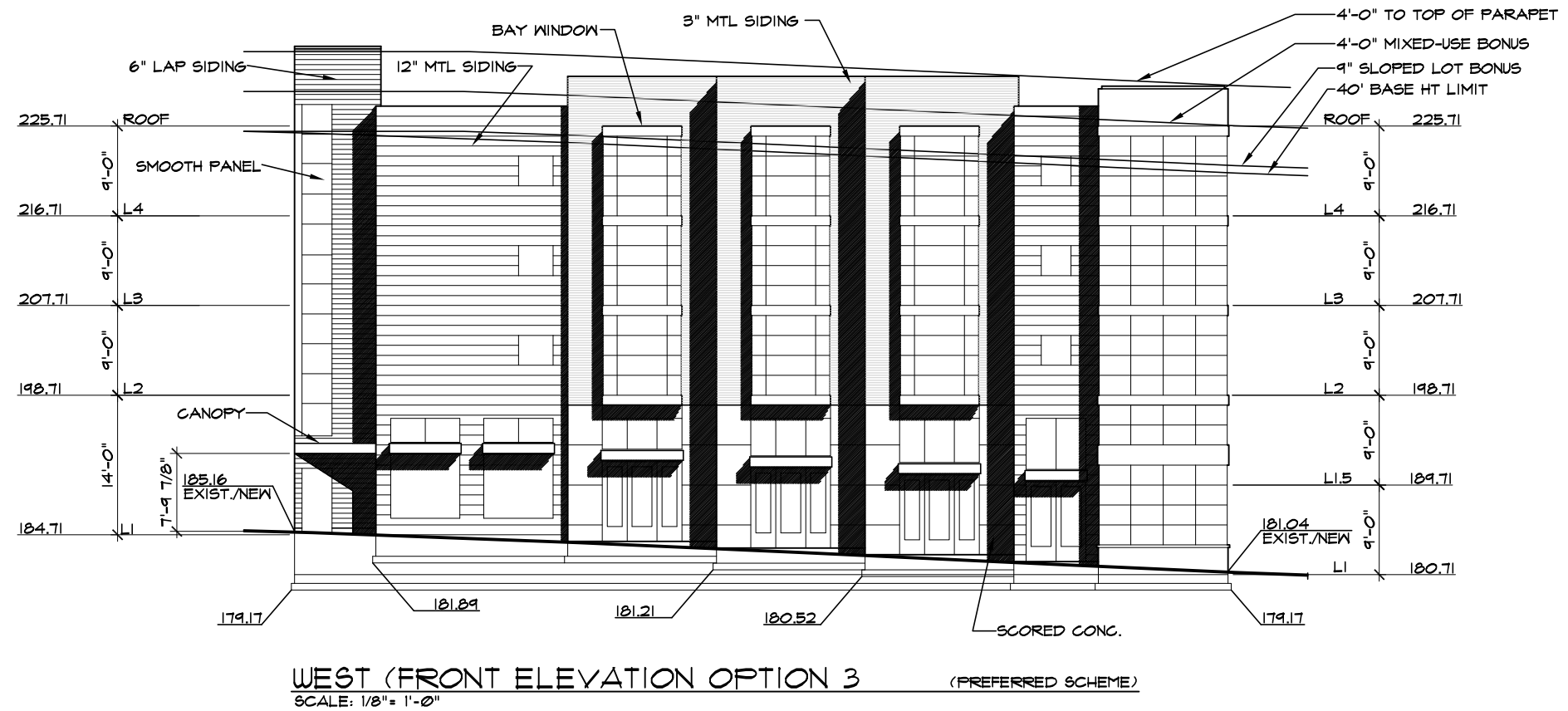
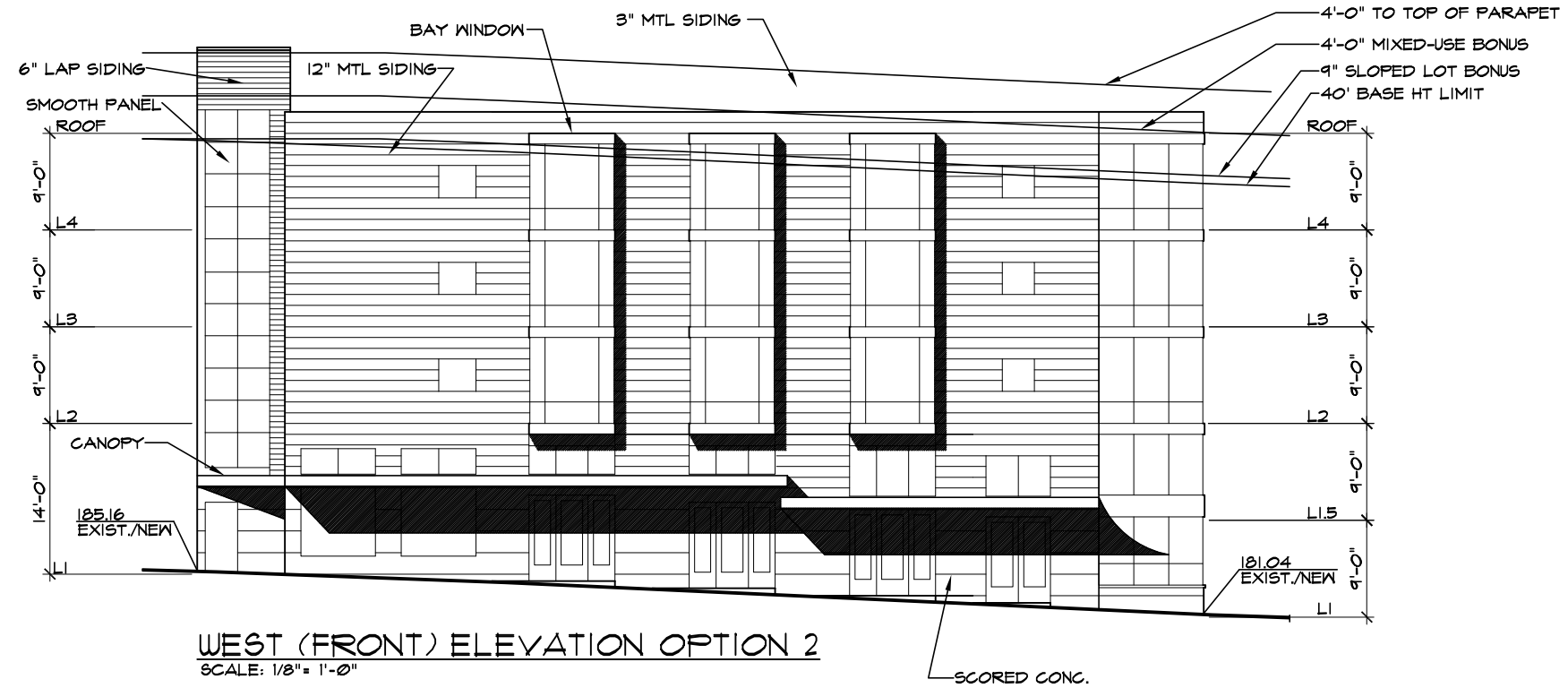
STREET LEVEL SECTION

OPTION 3 (PREFERRED)

DEVELOPMENT OPTIONS



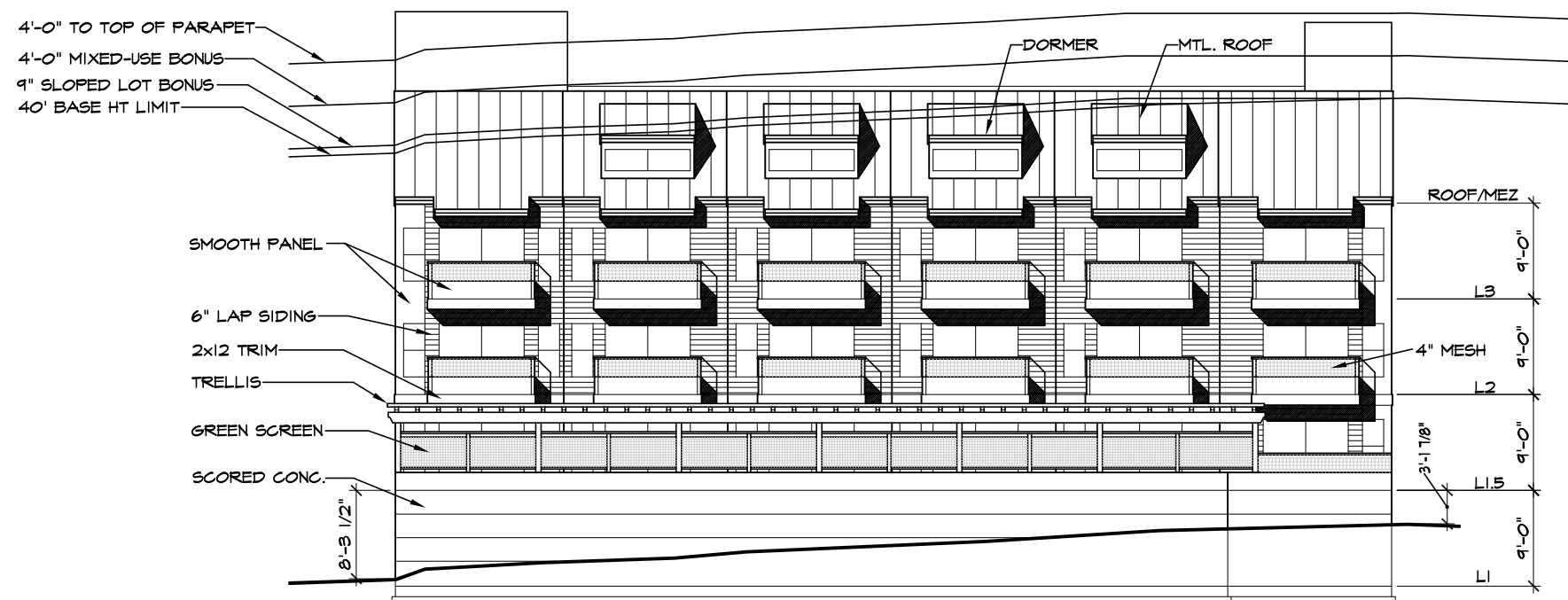
7.3 7216 AURORA JMP



DEVELOPMENT OPTIONS



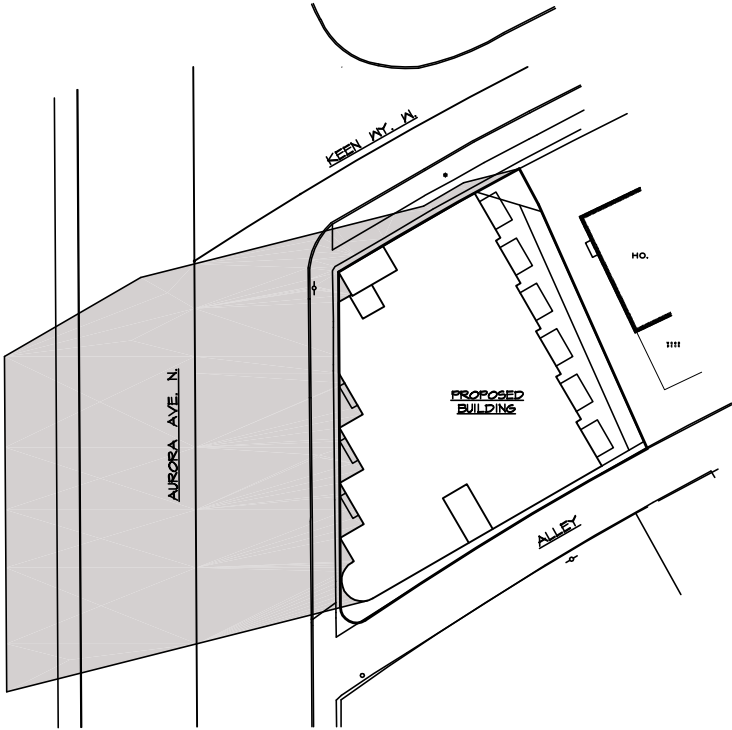
EAST ELEVATION OPTION 2
SCALE: 1/8" = 1'-0"



EAST ELEVATION OPTION 3 (PREFERRED SCHEME)
SCALE: 1/8" = 1'-0"

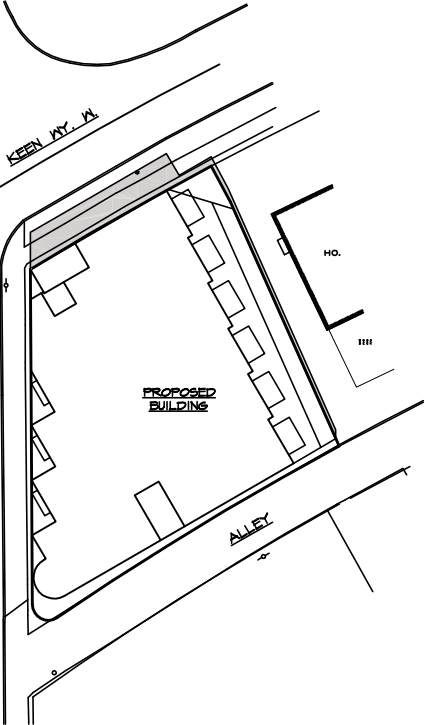
DEVELOPMENT OPTIONS

JUNE 21ST

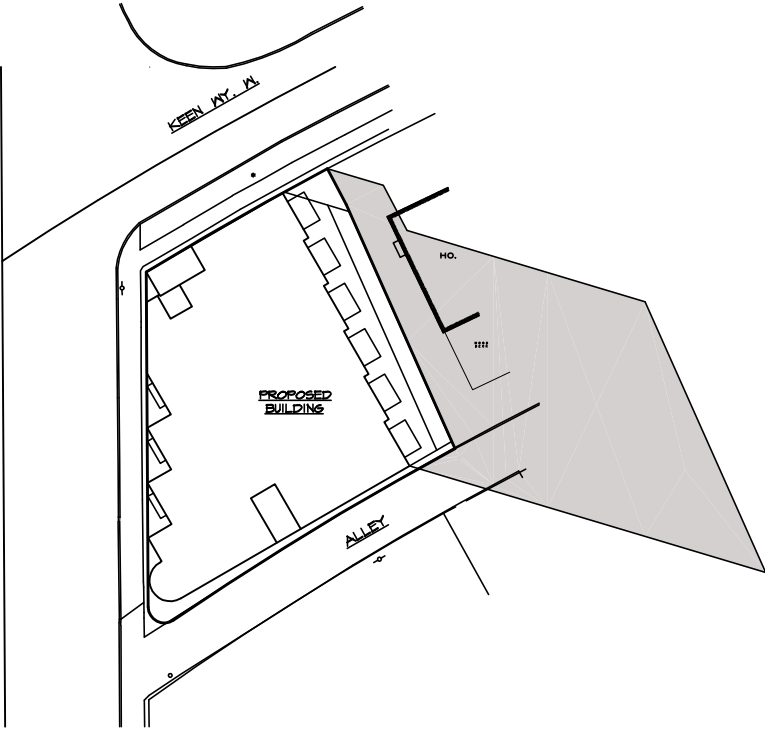


2 HOURS AFTER SUNRISE

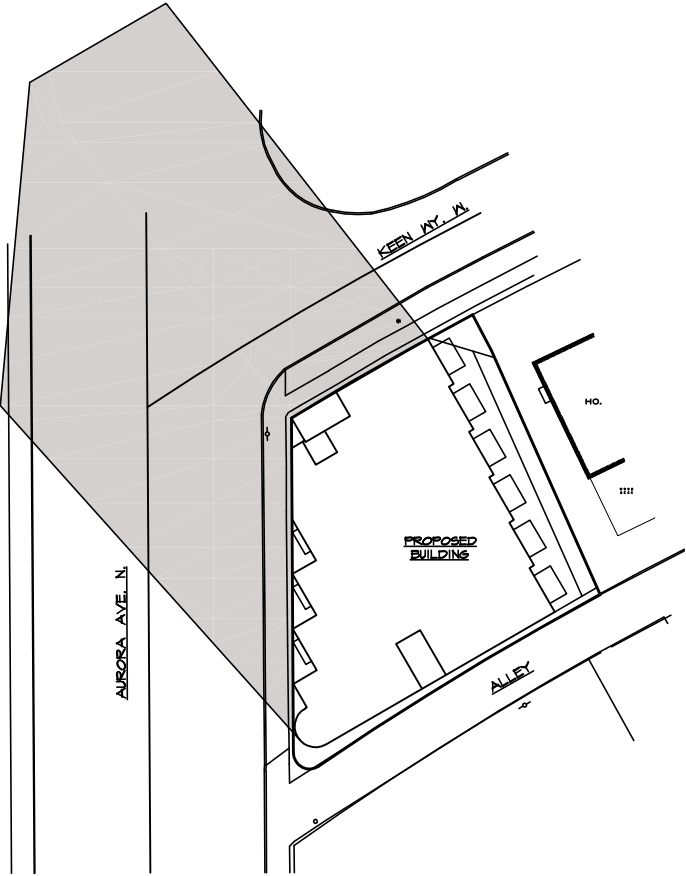
NOON



2 HOURS BEFORE SUNSET

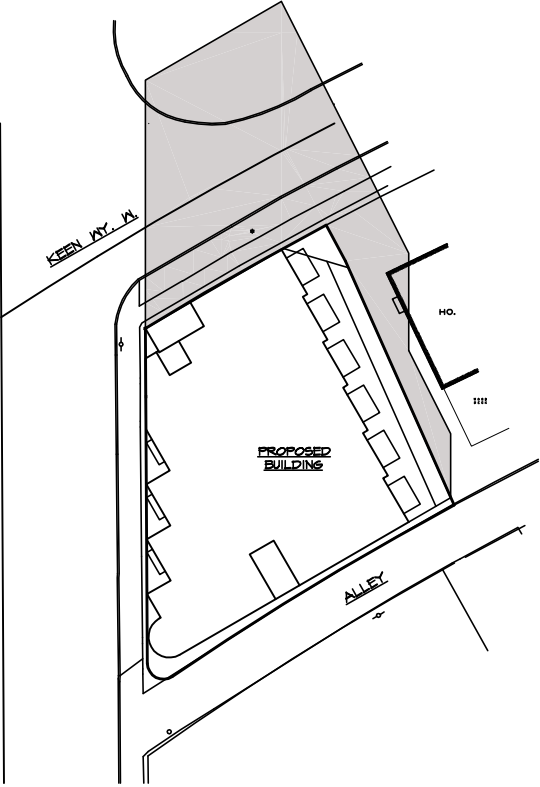


DECEMBER 21ST

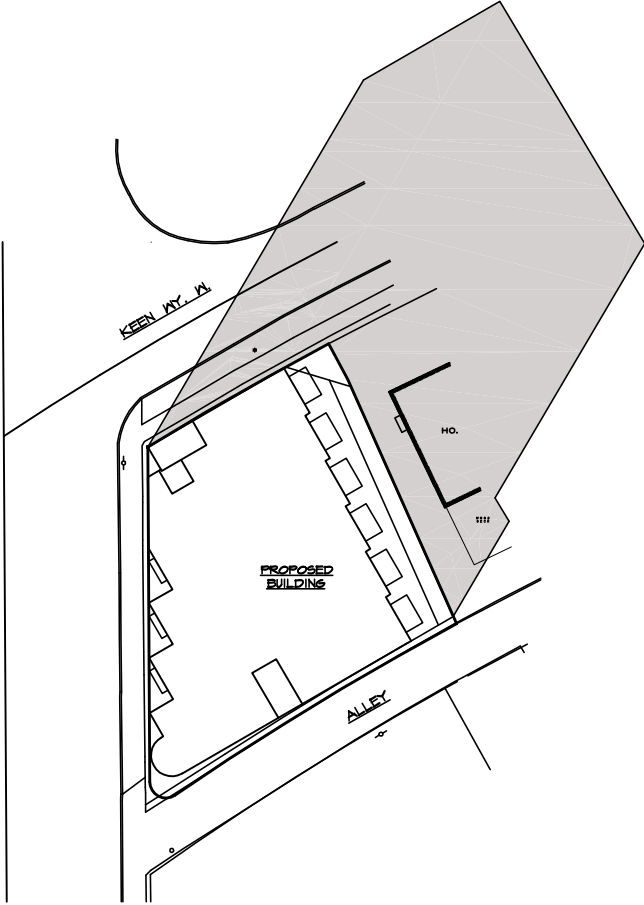


2 HOURS AFTER SUNRISE

NOON



2 HOURS BEFORE SUNSET



SHADOW STUDY

C O D E
R E Q U I R E M E N T S

(23.47A.008.B.3.a)- NONRESIDENTIAL
USES SHALL EXTEND AN AVERAGE OF AT
LEAST 30 FEET AND A MINIMUM OF 15
FEET IN DEPTH FROM THE STREET-LEVEL
STREET-FACING FACADE.

(23.54.030.C.2)- EXCEPT FOR LOTS WITH
FEWER THEN THREE (3) PARKING SPACES,
INGRESS TO AND EGRESS FROM ALL
PARKING SPACES SHALL BE PROVIDED
WITHOUT REQUIRING BACKING MORE
THAN FIFTY (50) FEET.

(23.54.040A)- THE SOLID WASTE/
RECYCLING MINIMUM AREA FOR 26-50
UNITS TO BE 375 SF PLUS 41 SF FOR
NONRESIDENTIAL USE.

P R O P O S E D
D E S I G N D E P A R T U R E S

REDUCE AVERAGE COMMERCIAL
DEPTH TO 24 FEET AND MINIMUM
DEPTH TO 14.75 FEET.
 ALLOWS LANDSCAPING/ MODULATION ALONG AURORA
 AND REFLECTS LIVE/WORK UNITS.

INCREASE MAXIMUM BACKING
DISTANCE FROM 50 FEET TO 73.5 FEET.
 ALLOWS MORE EFFICIENT PARKING LAYOUT AND
 BARRIER FREE ACCESS.

REDUCE REQUIRED SOLID WASTE/ RECYCLING
TOTAL MINIMUM AREA TO 144 SF.
 ALLOWS MORE EFFICIENT PARKING LAYOUT.

STREET FACADE



FREWALLI & WALLIMONT LOFTS IN WALLINGFORD

RESIDENTIAL FACADE



TRELLIS ENTRY



FACADE RHYTHM



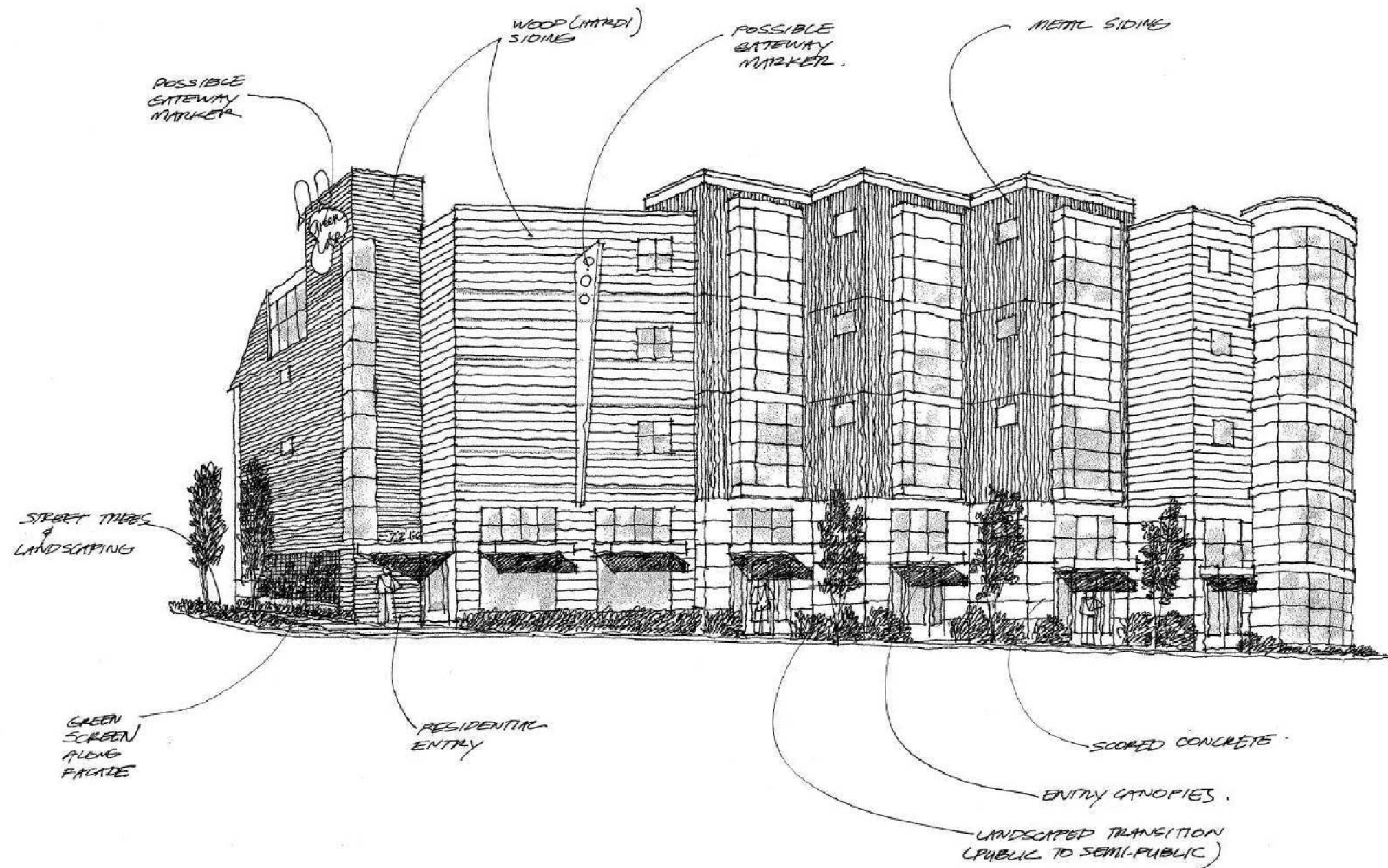
CALIFORNIA PLACE IN ADMIRAL DISTRICT

GATEWAY MARKER

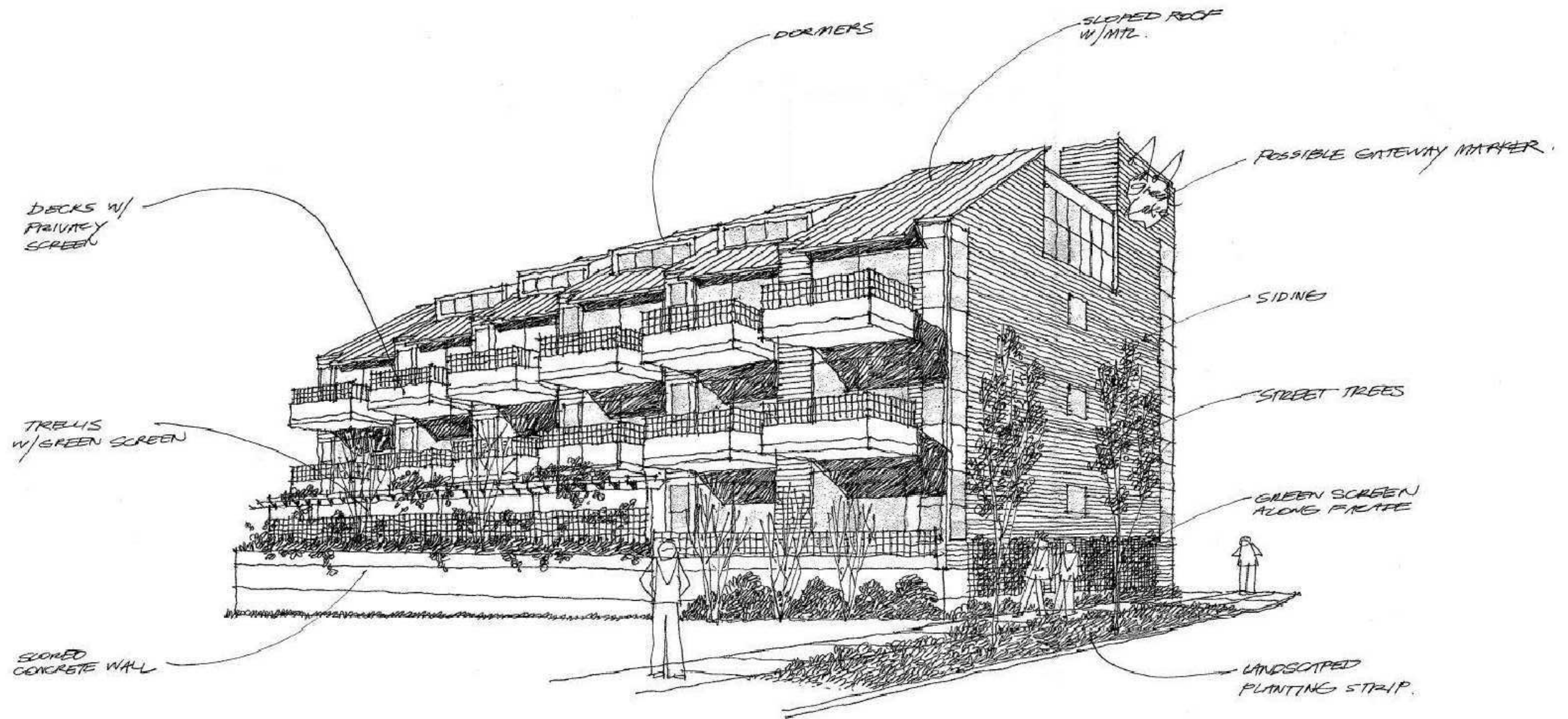


THE PECK BLDG. IN FREMONT
(THE BEANIE BLDG.)

RELEVANT EXAMPLES OF JMP DESIGNS



PRELIMINARY
AURORA AVENUE PERSPECTIVE
 OPTION 3



PRELIMINARY
KEEN WAY PERSPECTIVE

OPTION 3



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES
	DECIDUOUS TREES		
	STYRAX JAPONICA / JAPANESE SNOWBELL	2" CAL.	MATCHED FORM
	FRAXINUS AMERICANA 'AUTUMN APPLAUSE' / AUTUMN APPLAUSE ASH	2" CAL.	MATCHED FORM
	PYRUS CALLERYANA 'RED SPIRE' / RED SPIRE PEAR	2" CAL.	MATCHED FORM
	ACER CIRCINATUM / VINE MAPLE	8'-10' HT.	B&B, MULTI-STEM (3) MIN.
	SHRUBS		
	PRUNUS L. 'MT VERNON' / MT. VERNON LAUREL	24"-30" SPR.	36" O.C. CONTAINER GROWN
	PIERIS 'VALLEY FIRE' / MOUNTAIN PIERIS	24"-30"-HT.	4' O.C. CONTAINER GROWN
	PRUNUS LUSITANICA / PORTUGAL LAUREL	30"-36" HT.	4' O.C. CONTAINER GROWN
	TAXUS MEDIA 'HICKSII' / UPRIGHT YEW	30"-36" HT.	3' O.C. CONTAINER GROWN
	TAXUS B. REPANDENS / SPREADING YEW	24"-30" SPR.	3' O.C. CONTAINER GROWN
	VIBURNUM DAVIDII / DAVID VIBURNUM	24"-30" SPR.	36" O.C. CONTAINER GROWN
	EUONYMUS ALATA 'COMPACTA' / DWARF WINGED EUONYMUS	24"-30" HT.	FULL FOLIAGE, 48" O.C.
	SARCOCOCOA RUSCIFOLIA / SWEET BOX	24"-30" SPR.	30" O.C. CONTAINER GROWN
	VINES		
	AKEBIA QUINATA / FIVELEAF AKEBIA	2' HT MIN	1 GAL
	LONICERA SEMPERVIRENS / TRUMPET HONEYSUCKLE	2' HT MIN	1 GAL
	ROSMARINUS O. 'PROSTRATUS'	2' HT MIN	1 GAL
	GROUND COVERS		
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL	18" O.C.

LANDSCAPE NOTES:

- SEE NARRATIVE FOR ADDITIONAL INFORMATION.
- GROUND COVER TO EXTEND UNDER ALL PERENNIALS, ORNAMENTAL GRASSES, SHRUBS, AND DECIDUOUS TREE CANOPIES.
- LANDSCAPE DRAWINGS ARE BASED ON THE SITE PLANS PREPARED BY JMP ARCHITECTS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE INFORMATION.
- ALL NEW LANDSCAPE AREAS TO RECEIVE A FULLY AUTOMATIC IRRIGATION SYSTEM.
- ALL FLAT CONCRETE WORK TO HAVE LIGHT BROOM FINISH UNLESS INDICATED OTHERWISE, TOOLED JOINTS, AND FINISHED WITH MATTE SEALER. SEE PLANS FOR DIRECTION OF BROOM FINISH.

1 LANDSCAPE PLAN



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