MID BLOCK

8820 Aurora Ave N
Seattle, WA

Early Design Guidance Meeting
October 19, 2015
DPD # 3020795

TWIST
ARCHITECTURE · DESIGN

Project Address
8820 Aurora Ave N
Seattle, WA 98103

Project Number
DPD # 3020795

Statement of Development Objectives

Since 1968, Puget Sound residents have trusted Best Plumbing with all their plumbing needs. Best plumbing needs to expand and wants to keep their facilities in the Seattle area. They are planning on moving their facilitates from Stone Way N in Freemont to 8820 Aurora Ave N.

Best Plumbing requires a ±5,000 GSF warehouse that is accessible from grade, a ±5,000 GSF office space and a ±6,500 GSF storage yard with drive thru access. The site plan and building footprint is a direct result of this program and the 10 parking stalls on site. The high cost of construction in Seattle made it necessary to provide additional income from the building. Two additional floors above the commercial space will consist of 24 small efficiency dwelling units that will provided quality, cost effective living spaces. This additional revenue will allow the company to stay in Seattle, not have to move out of the city and provide a quality living space along the Aurora Ave corridor.

Project Requirements

±5,000 GSF
warehouse space

±5,000 GSF
office space

±6,500 GSF
storage yard

24
small efficiency dwelling units

20,600 SF
total gross square footage

12
parking stalls at grade (5 for common day use and 7 inside storage yard for commercial fleet vehicles

Project Team

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Design Guidelines | Goals

1 Provide a site and building that will meet the requirements of Best Plumbing and has a residential component.

2 Allow for a residential presence, while accommodating commercial use on the first and second floors.

3 Meet the green factor requirements in a creative way that both benefit the public and private uses.

4 Aim to build now for a better future of the built environment along the Aurora Ave N corridor.

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Key Zoning and Land Use Codes

Zone
Cl-65 (Commercial 1)
Aurora-Licton Springs Residential Urban Village
Frequent Transit Service

Site Data
Area: 19,000 SF (100'x190')
8820 Aurora Ave N
Parcel Number: 0993000645

Streets
Aurora Ave N & Nesbit Ave N

Permitted Uses
SMC 23.47A.004
C.8: Offices (35,000 SF)
J.1: Residential Uses
K.2: Storage Outdoor
K.3: Warehouses

Street level uses
SMC 23.47A.005
B: Warehouses may not abut a street-level street-facing facade in a structure that contains more than one residential dwelling unit.

Street-level developmental standards
SMC 23.47A.008
A.2.b: Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.
A.2.c: The total of all blank facade segments may not exceed 40% of the width of the facade along the structure along the street
B.2.a: Transparency 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. 22 feet may be subtracted from the with of a street-facing facade if the access cannot be provided from an alley.
SMC 23.47A.008
B.3: Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
B.4: Non-residentail uses at street level shall have a floor-to-floor height of at least 13 feet.

Outdoor activities
SMC 23.47A.011: outdoor activities, specifically outdoor storage is allowed in C1 zone and has no size limit. Activities must be located at least 50 feet from a lot in a residential zone.

Structure height
SMC 23.47A.012 A: 65'-0" as designated on the Official Land Use Map.

SMC 23.86.006 E: Structure Height Measurement
Height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level.

SMC 23.47A.012 C: Rooftop Features
Open railings, planters, parapets: 4'-0"
Stairs and elevator penthouses: 16'-0"

Floor area ratio
SMC 23.47A.013: C1-65
Total FAR for a mixes of uses. 4.75 total with no one use exceeding an FAR of 4.25

Setback requirements
SMC 23.47A.014: C1-65
Front, side, and rear setbacks: Not required

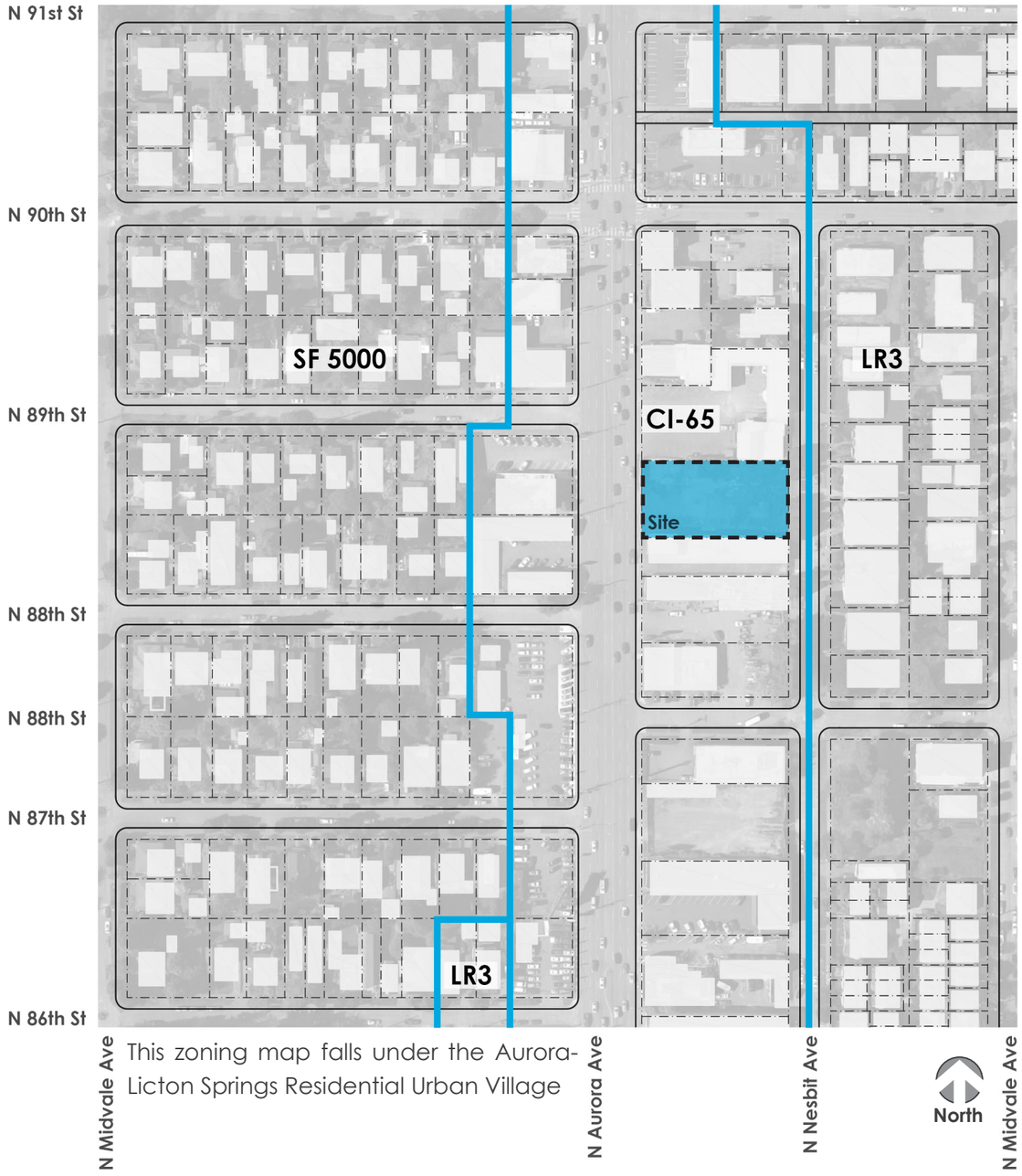
Landscaping and Screening Standards
SMC 23.47A.016
A: Landscaping that achieves a Green Factor of 0.3 or greater.
B: Existing street trees shall remain, and type and placement of trees will be determined in consultation with the Director of Transportation.
SMC 23.47A.016
D.1.b: One tree is required for every ten parking spaces.
D.2.c: Three foot high screening is required along street lot lines for in surface parking areas.
Table D.d: Garbage dumpster in C1 with residential use require a 6 foot high screening.
Table D.i: Outdoor storage in a C1 zone screened from all lot lines by the facade of the structure or a 6 foot high screening; and 5 foot deep landscaped area between all street lot lines and the 6 foot high screening.

Amenity area
SMC 23.41A.024
A: Amenity areas are required in an amount equal to 5% of the total gross floor area in residential use.
B.2: Amenity areas shall not be enclosed.
B.4: Common amenity shall have a minimum horizontal dimension of 10 feet, and shall not be less than 250 square feet in size.

Required Parking and Loading
SMC 23.47A.030 / SMC 23.54.015
Table A.J: Non-residentail uses in urban villages that are located within 1,320 feet of a street with frequent transit service. No minimum requirement.
Table B.M: Residential uses in urban villages that are located within 1,320 feet of a street with frequent transit service. No minimum requirement.
Table D.A.5: Offices: Long term: 1/ 4,000 SF | Short term 1/40,000 SF
Table D.2: Multi-family: Long term: .75 per small efficiency dwelling unit.

Parking location and access
SMC 23.47A.032
A.1.c: If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines.
SMC 23.47A.032
B.1.c: Parking to the side of the structure shall not exceed 60 feet of street frontage.
SMC 23.84A.036 "S"
B.1.c: "Storage, outdoor" - Outdoor parking areas for two (2) or more fleet vehicles of ten thousand (10,000) pounds gross vehicle weight shall also be considered outdoor storage.

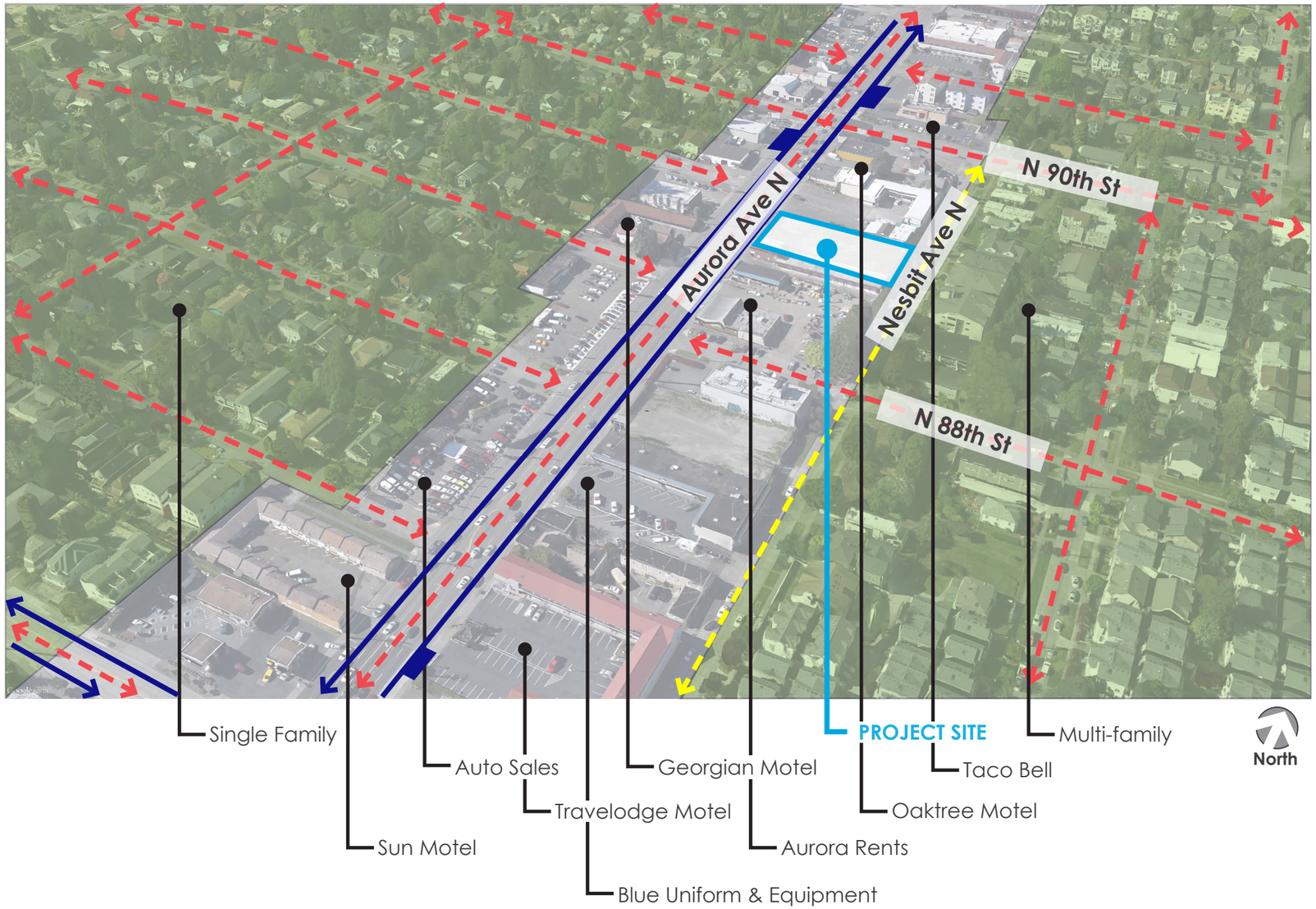
Zoning Map & Structures



This zoning map falls under the Aurora-Licton Springs Residential Urban Village

Surrounding Uses

Neighborhood Context



Site Characteristics

8600-9100 blocks Aurora Ave N

- Commercial dominated uses.
- 1-2 story buildings with surface parking.

8600-9100 blocks Nesbit Ave N

- Transition from Arterial corridor and commercial to primarily residential neighborhood.
- One way street going North
- A majority of the buildings are 3-4 story residential buildings on the east side of Nesbit Ave N

Legend

- Bus line / Stop
- Two way street
- One way street
- Residential border

Streetscape

Aurora Ave N | East

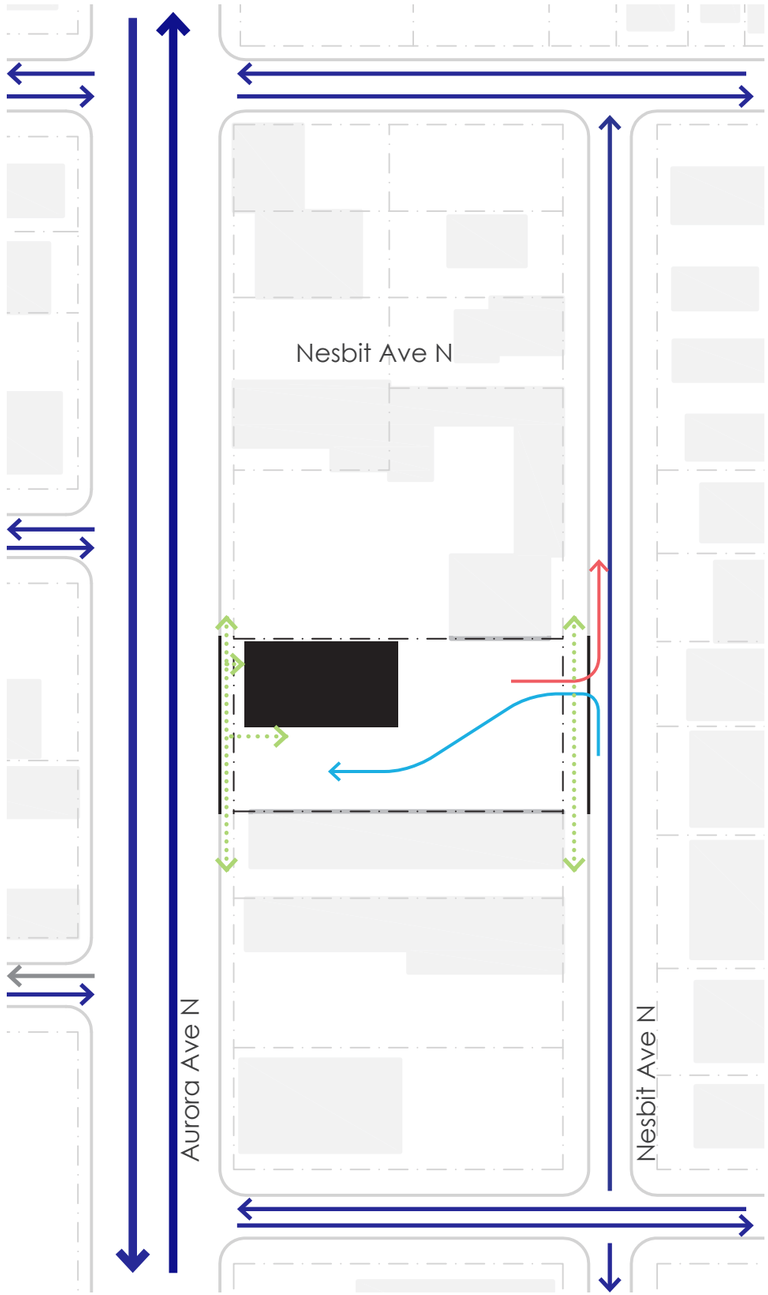
Aurora Ave N | West

Nesbit Ave N | East

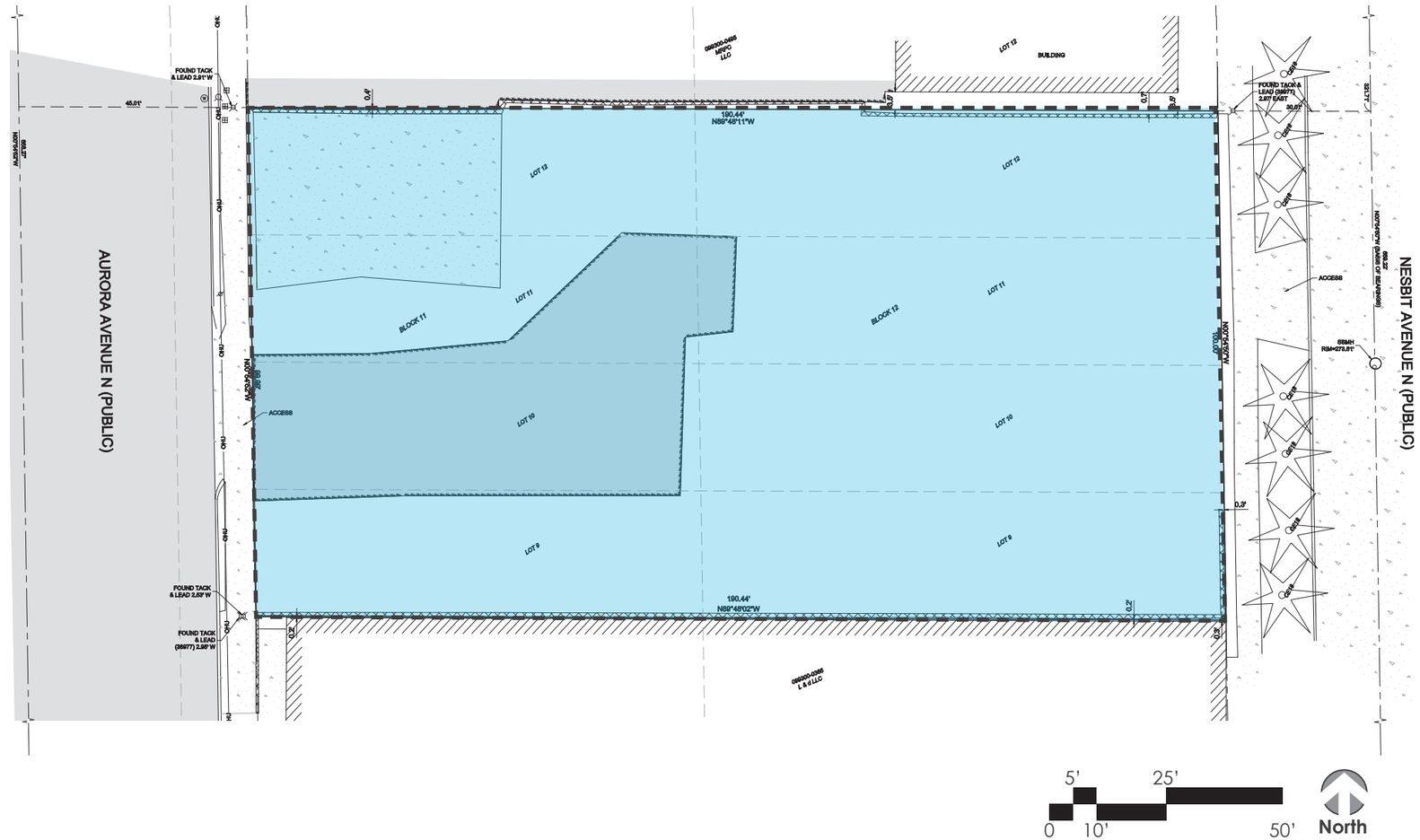
Nesbit Ave N | West

Site Analysis

Site Circulation

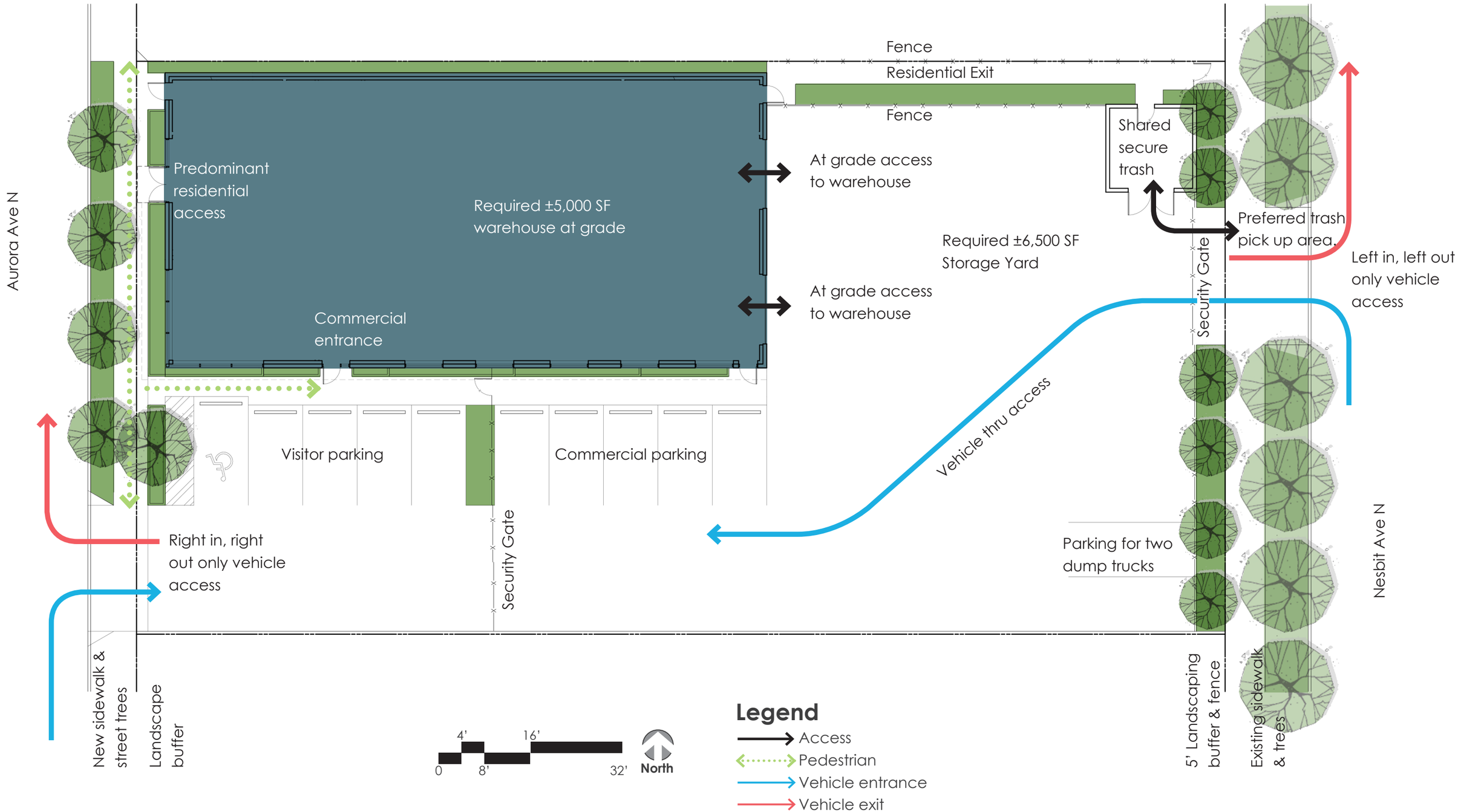


Site Survey



Legend

- Vehicle traffic
- Pedestrian
- Vehicle entrance
- Vehicle exit


Fence
Residential Exit
Fence
Shared secure trash
Predominant residential access
Required ±5,000 SF warehouse at grade
At grade access to warehouse
At grade access to warehouse
Required ±6,500 SF Storage Yard
Preferred trash pick up area.
Left in, left out only vehicle access
Security Gate
Aurora Ave N
Commercial entrance
Vehicle thru access
Visitor parking
Commercial parking
Right in, right out only vehicle access
Security Gate
Parking for two dump trucks
Nesbit Ave N
New sidewalk & street trees
Landscape buffer
5' Landscaping buffer & fence
Existing sidewalk & trees
0
4'
8'
16'
32'
North
Legend
Access
Pedestrian
Vehicle entrance
Vehicle exit

Design Review Guidelines

Context and Site

CS1 Natural Systems and Site Features

B Sunlight and Natural Ventilation

2 Daylight and Shading: The building is located on the northwest corner of the site. This will allow a majority of the glazing to be south facing and receive maximum daylight. A majority of the shade will be in the parking lot of the site to the north.

C Topography

2 Elevation Changes: The site slopes from Aurora Ave N to Nesbit Ave N. The main commercial / residential entrance is off of Aurora Ave N. Utilizing the topography the warehouse is ±5' below Aurora Ave N with entries and loading located to the east.

CS2 Urban Pattern and Form

A Location in the City and Neighborhood

1 Sense of Place: There is currently not a strong physical context in the existing neighborhood. Build now in anticipation of a more defined sense of place in the future.
2 Architectural Presence: Have a strong architectural presence on Aurora Ave N, by emphasizing the entry and articulation of the building on the street.

B Adjacent Sites, Streets and Open Spaces

2 Connection to the Street: The proposed building will reinforce the street edge by being sited on Aurora Ave N and having its' main entry and pedestrian-oriented elements at street level.
3 Character of Open Space: There will be a 5 foot landscape buffer with vegetation and trees in addition to the exiting sidewalk and street trees on Nesbit Ave N. This will soften the transition from the multifamily residences on the east side of the street.

C Relationship to the Block

2 Mid-Block Sites: The existing properties are currently underdeveloped. The north party wall has a recess at the 3rd and 4th floors to allow for a landscaped roof terrace along with glazing for the north facing residential units. The lower portion of the north wall will have vertical vegetation.

D Height, Bulk, and Scale

3 Zone Transitions: There will be a landscape transition buffer after the right of way from Nesbit Ave N to the yard. The mass of the building will not be directly on Nesbit Ave N, to provide separation of the Warehouse and office spaces.

CS3 Architectural Context and Character

A Emphasizing Positive Neighborhood Attributes

4 Evolving Neighborhoods: Being the first new project on the block, the design will use a simple design vocabulary that will lend for easy integration of a variety of projects in the future.

Public Life

PL1 Connectivity

A Network of Open Spaces

2 Adding to Public Life: The street facade will be slightly set back and add a buffer of vegetation and street trees from Aurora Ave N and have vegetation against the building which will enhance the pedestrian experience.

B Walkways and Connections

1 Pedestrian Infrastructure: The pedestrian entry to the building will be directly off the Sidewalk on Aurora Ave N to provide a direct connection from the street to the project.
3 Pedestrian Amenities: The large storefront, lighting and canopy at the buildings primary entry point will provide a clear directional cues and a sense of welcome.

PL2 Walkability

A Accessibility

1 Access for All: There will be ADA accessibility for the entirety of the project.

B Safety and Security

1 Eyes on the Street: Adding residences and roof top decks will provide visual access to the street and site throughout the day and not just during business hours.
2 Lighting for Safety: Lighting at Aurora Ave N will activate the street and provide for a higher level of visibility.
3 Street-Level Transparency: There will be extensive glazing at the street level from the entry and office spaces provide direct line of site on Aurora Ave N.

C Weather Protection

1 Locations and Coverage: At the main entry a canopy will be provided for weather protection. On the roof deck weather protection will allow for year around use.

D Wayfinding

1 Design as Wayfinding: Occupants will be guided into and out of the building through building features, strategically placed glazing, surface colors and materials.

PL3 Street-Level Interaction

A Entries

1 Design Objectives: The main entry will be located directly off Aurora Ave N and provide adequate space and protection from the weather for a common entry to the office space and residential units.

PL4 Active Transportation

A Entry Locations and Relationships

1 Serving all Modes of Travel: Pedestrian access is conveniently located directly off of Aurora Ave N. Vehicular access and parking is located directly South of the building. For the work trucks serving the Warehouse, there is access from Nesbit Ave N so they can come in and out with out having to turn around.

B Planning Ahead for Bicyclists

2 Bike Facilities: Located just off the entry lobby will be a secure bicycle storage room for residents and employees.

C Planning Ahead for Transit

1 Influence on Project Design: An existing but stop is located less than 500 feet from the site. This will allow for residence to access the rest of the city through transit.

Design Concept

DC1 Project Uses and Activities

A Arrangement of Interior Uses

1 Visibility: The main entry to the project is directly on the street front.
3 Flexibility: The first two floors have an open structure that will adapt to the evolving needs of the client and any future users.

B Vehicular Access and Circulation

1 Access Location and Design: The main curb cut will be on Aurora Ave N. Work Vehicles will typically enter the site at Nesbit Ave N and exit on Aurora Ave N to allow for trucks to drive in and either drop off or pick up their trailers efficiently.

C Parking and Service Uses

2 Visual Impacts: Parking stalls will have a landscape buffer between them and the street.
4 Service Uses: The program has a minimum storage and service yard. It is located on the East portion of the site allowing the main building to be off Aurora Ave N. The yard will have a screening and landscaping as a buffer from Nesbit Ave N and will be screened by the building from Aurora Ave N.

DC2 Architectural Concept

B Architectural and Façade Composition

1 Façade Composition: The street facing elevation will have a balanced elements with the vertical circulation being emphasized to give clarity to the pedestrian entrance. To the west and south the commercial and residential space are articulated to add clear designation of space. The north facade has a recess allowing for a roof garden and articulation along the property line.
2 Blank Walls: The blank wall on the North side of the property will have added interest with landscaped areas and a green walls.

C Secondary Architectural Features

2 Dual Purpose Elements: Vertical entry will provide way finding and architectural interest. The shading element at roof deck caps the vertical entry element, shades the roof deck and adds interest to the top of the building.

D Scale and Texture

1 Human Scale: Vegetation and building articulation at the lower floors allow for the first two floors to relate to human scale at the first two floors.

E Form and Function

1 Legibility and Flexibility: The building materials and form will lend to a clear understanding of Entry / Vertical circulation, commercial space, and residential space.

DC3 Open Space Concept

A Building-Open Space Relationship

1 Inferior/Exterior Fit: Residential units facing north have visual connection to the landscaped roof garden. Residential units facing South will have views to the South over the parking area.

B Open Space Uses and Activities

1 Meeting User Needs: There are two roof decks that will provide outdoor space for both the residential and commercial users.
4 Multifamily Open Space: The roof deck for the residential units will encourage social interaction with the provision of a space to cook and visit.

C Design

2 Amenities and Features: Street trees and landscaped areas along Aurora Ave N will soften the street scape and enhance the pedestrian environment. Street trees and landscaped areas along Nesbit Ave N will screen the yard from the multi-family residences.

DC4 Exterior Elements and Finishes

A Building Materials

1 Exterior Finish Materials: Exterior finish materials will provide clarity of use and activity for both the commercial and residential spaces.

B Signage

1 Scale and Character: Signage will be designed within the scale of the building and be of a similar character.

C Lighting

1 Functions: Exterior lighting will be used to accentuate the buildings architectural and landscape features at night and to enhance safety on Aurora Ave N and Nesbit Ave N.

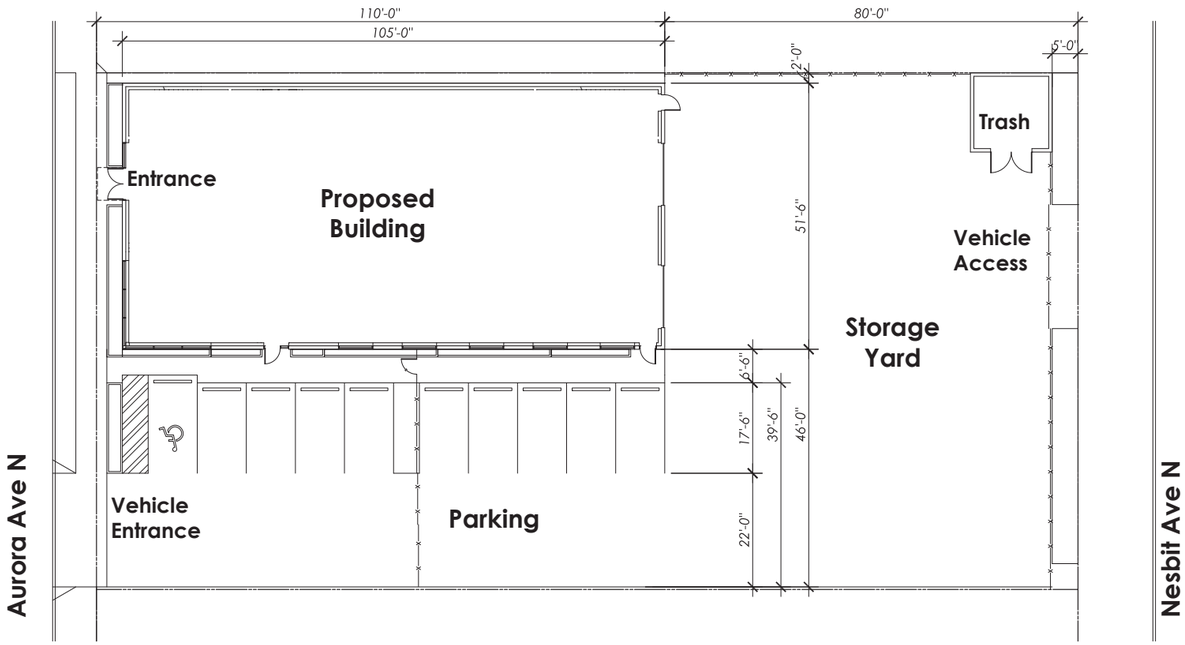
D Trees, Landscape and Hardscape Materials

1 Choice of Plant Materials:
2 Hardscape Materials:
3 Long Range Planning:
4 Place Making:

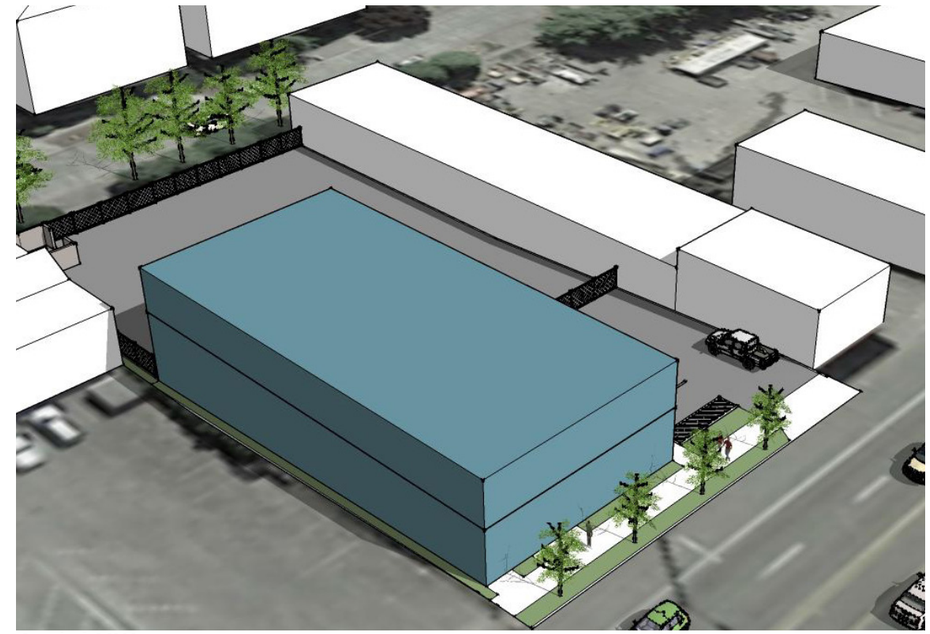
E Project Assembly and Lifespan

1 Deconstruction:

Massing Option A (Code Compliant)



Site Plan



Aerial NW

Aerial SE

Legend

- Office / Warehouse
- Roof Deck / Garden

Project Summary

- Warehouse / Office: 10,210 SF
- Storage Yard: 6,900 SF

Pro's

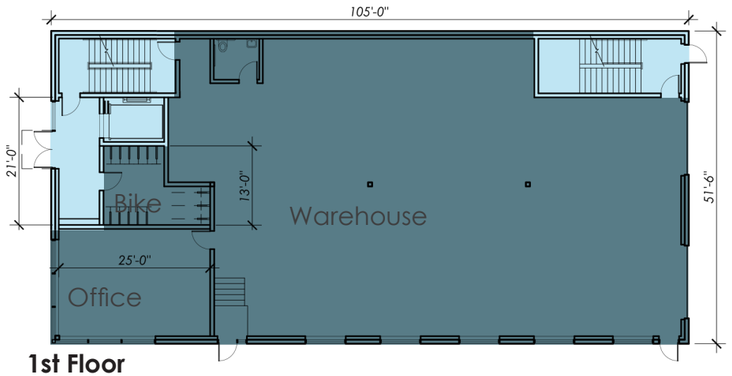
- The building match's the current scale and feel of the existing buildings on Aurora.

Con's

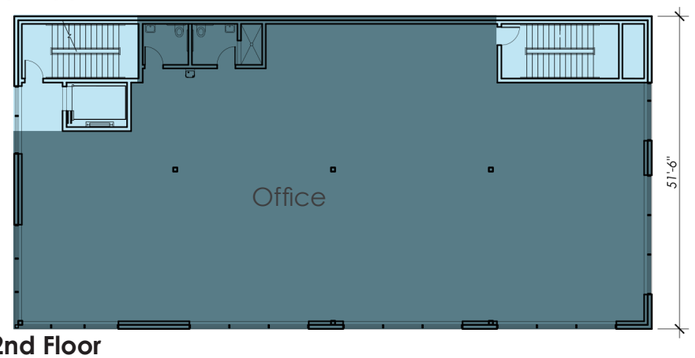
- Does not maximize the potential opportunity and use of the site.
- The building does not enhance future developments along Aurora Ave N.
- Does not take advantage of current zoning potential.

Departures

- None

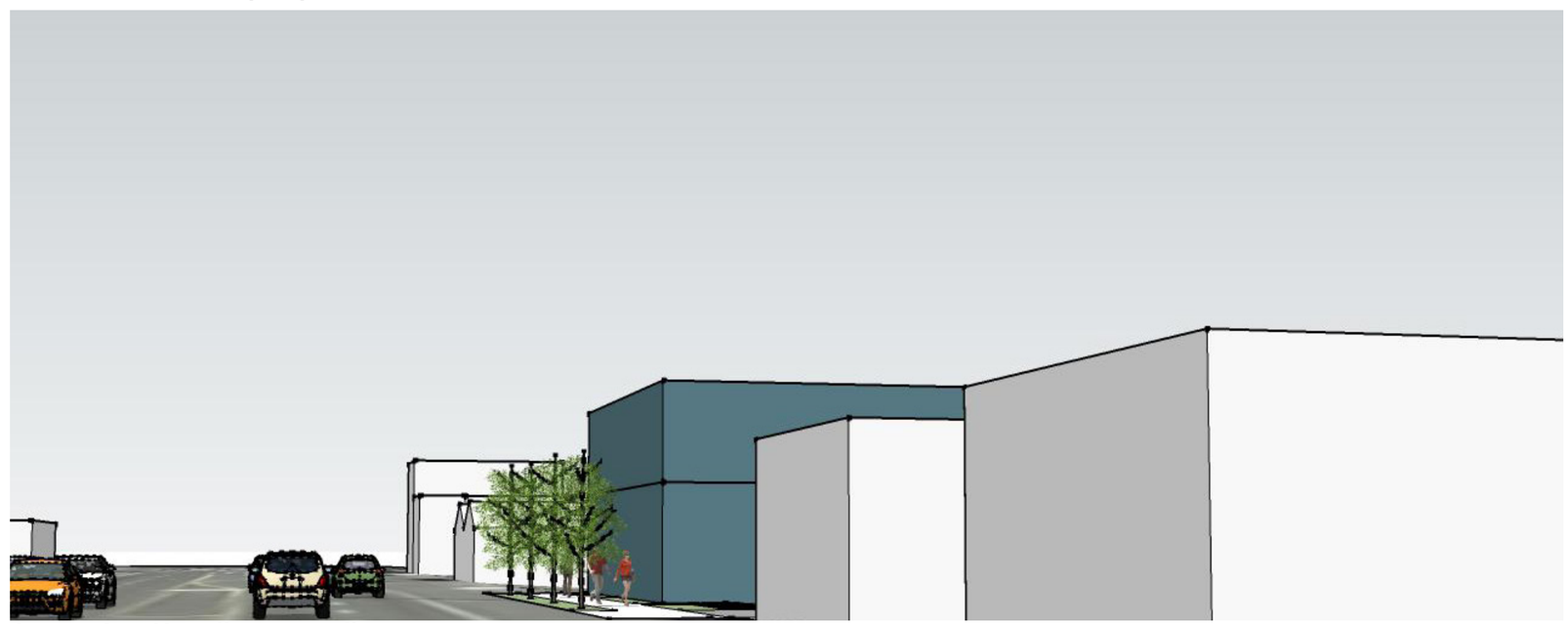


1st Floor



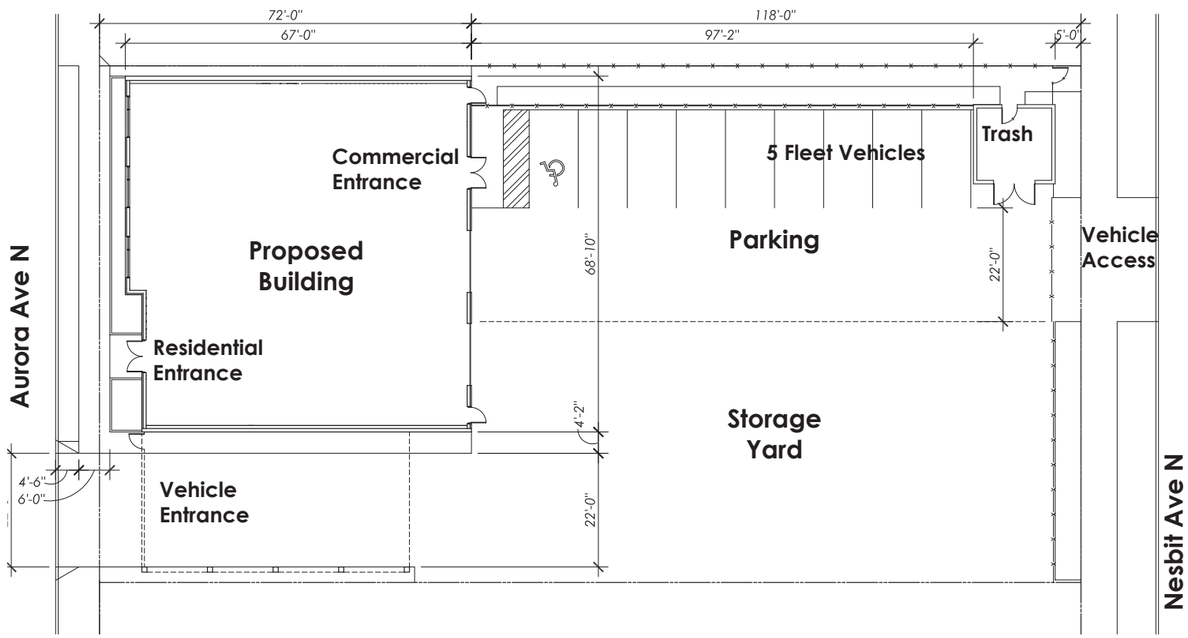
2nd Floor

Aurora Ave N south perspective

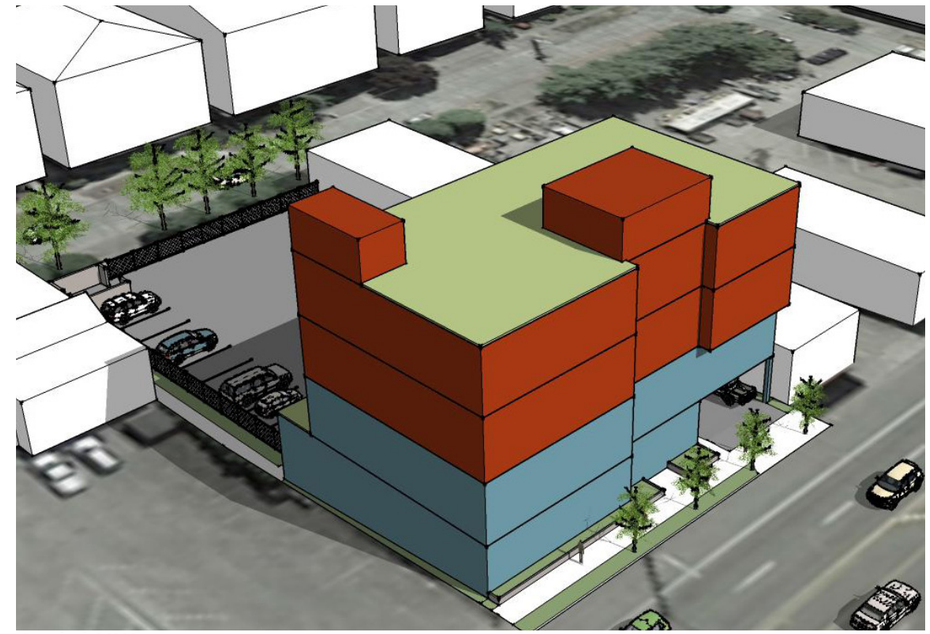


Aurora Ave N north perspective

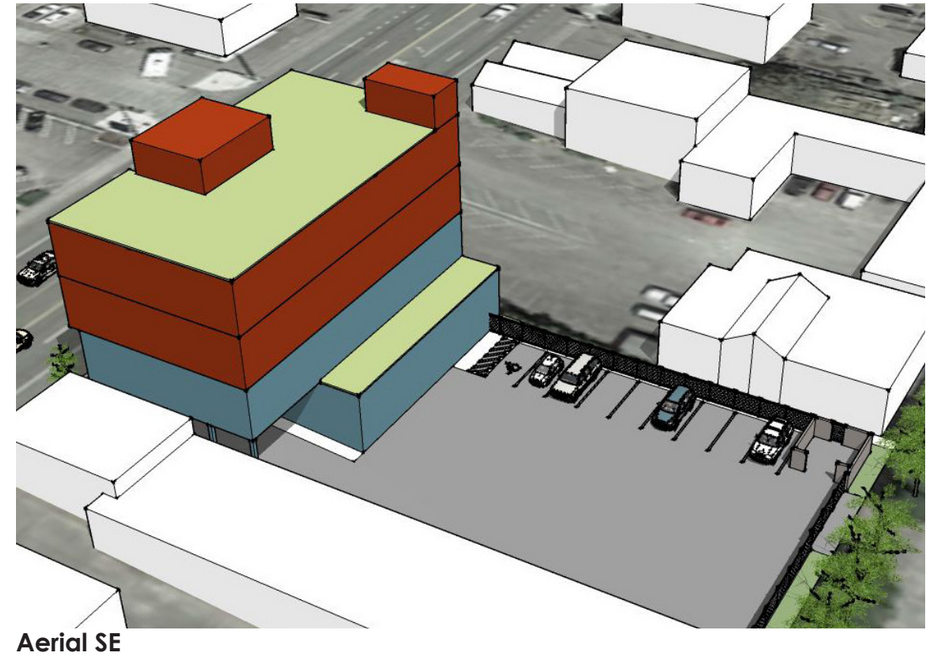
Massing Option B



Site Plan



Aerial NW



Aerial SE

Legend

- Office / Warehouse
- Residential Units
- Roof Deck / Garden

North

Project Summary

- Gross Area 19,100 SF
- Warehouse / Office: 8,500 SF
- Storage Yard: 6,600 SF
- Units: 22 units

Pro's

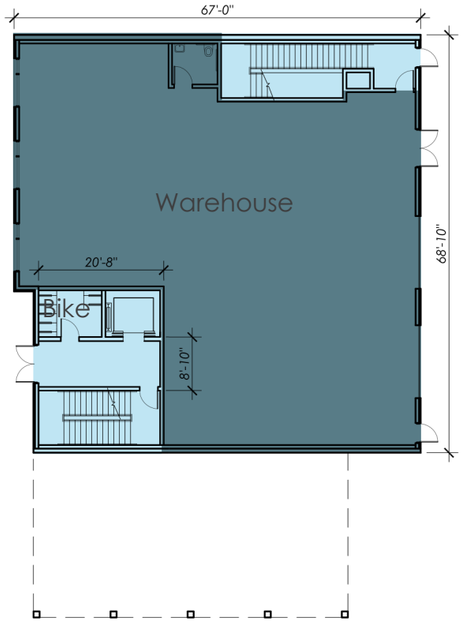
- Building located on the West portion of the site allows allow for eastern and western exposure for the units.
- The site design allows for a mix of uses.
- Roof deck takes advantage of views.

Con's

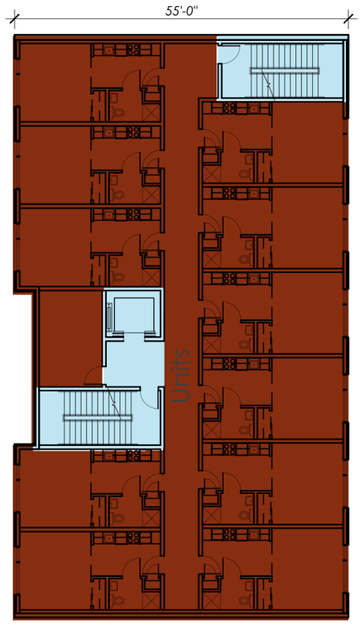
- Doesn't meet the minimum warehouse SF requirements.
- Design and structure is more cost prohibitive than preferred.
- Due to site constraints North and South doesn't meet minimum unit requirements.
- No residential visitor parking stalls.

Departure (see page 26)

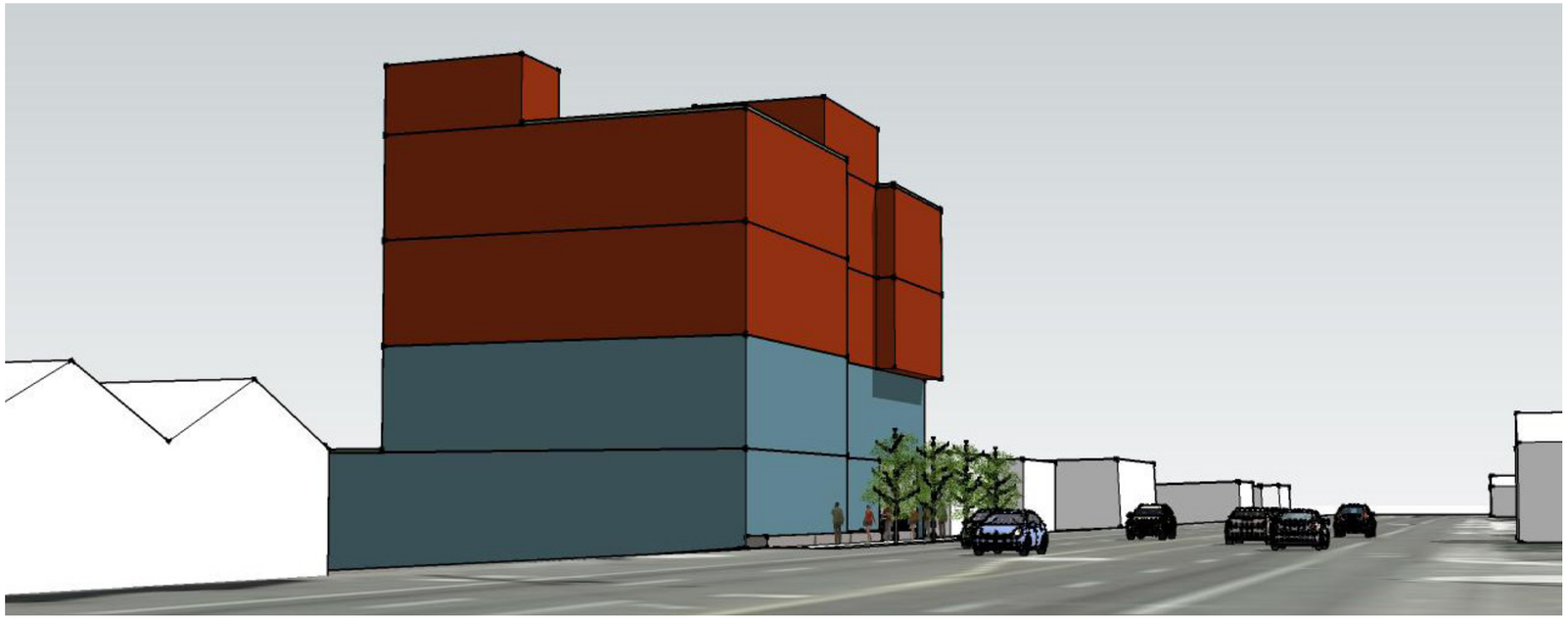
- SMC 23.47A.032: Two curb cuts. One access from Aurora Ave N and one access from Nesbit Ave N.



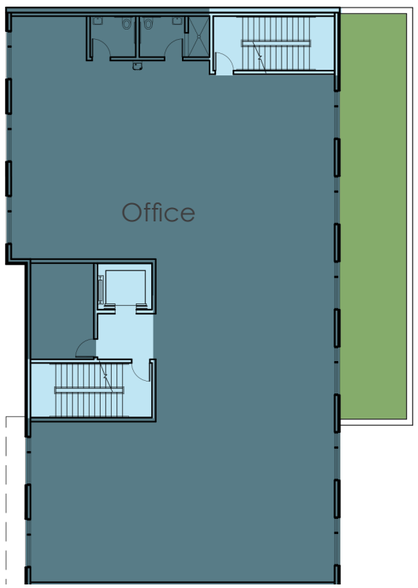
1st Floor



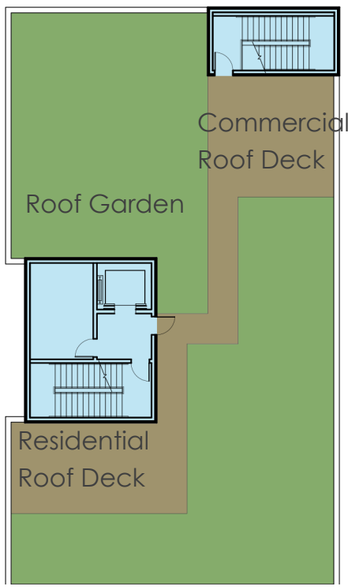
3rd - 4th Floors



Aurora Ave N south perspective



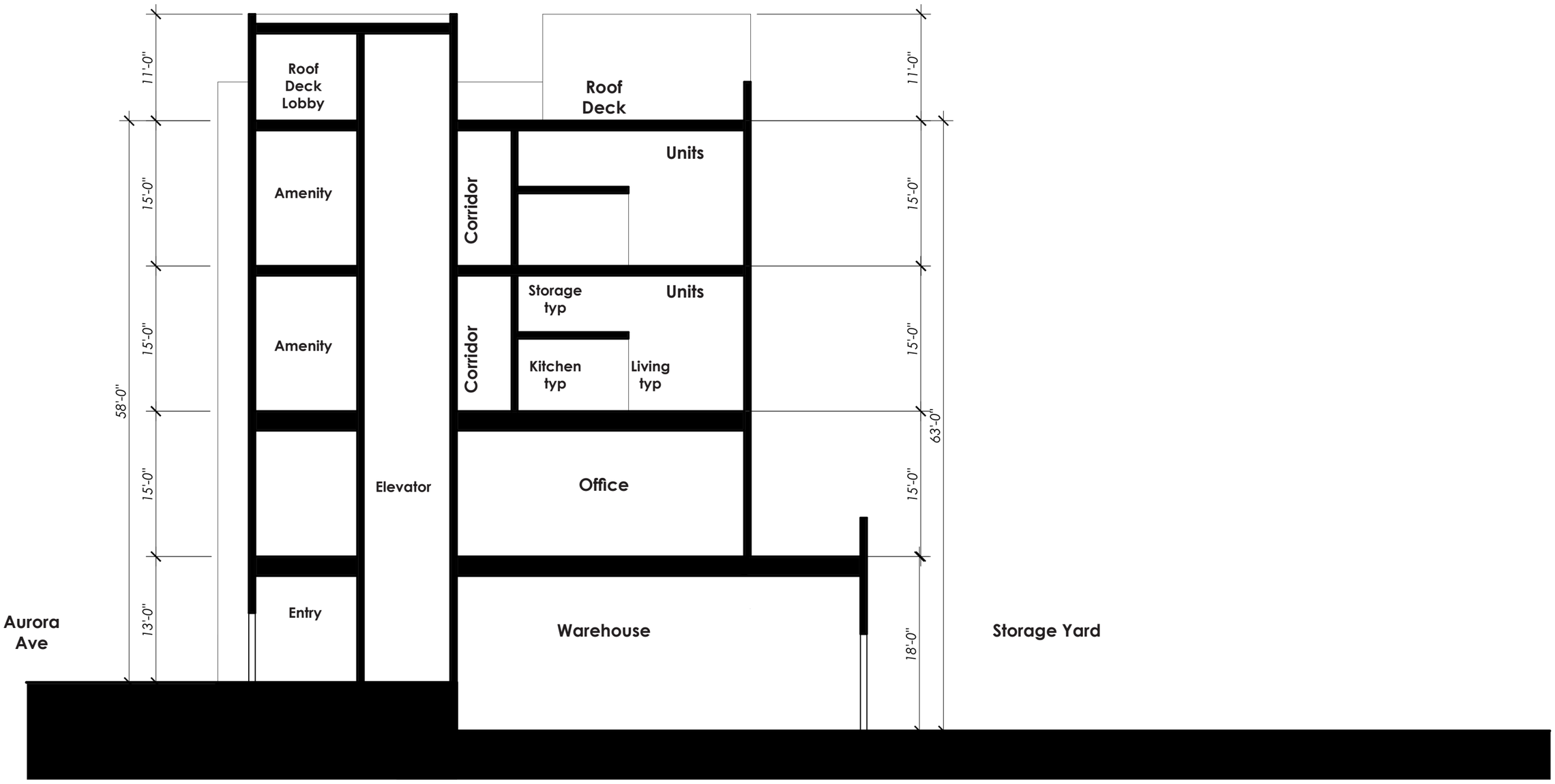
2nd Floor



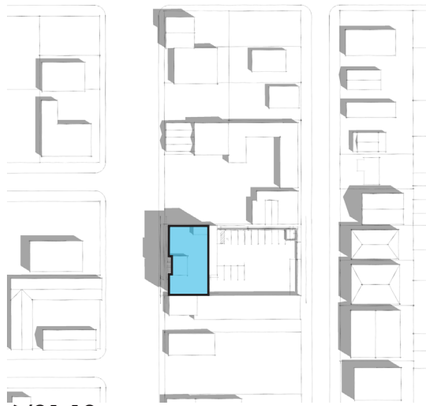
Roof Deck

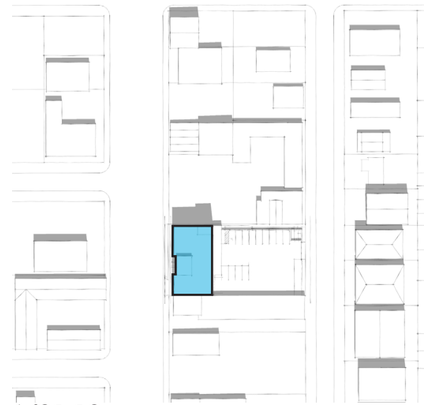
Aurora Ave N north perspective

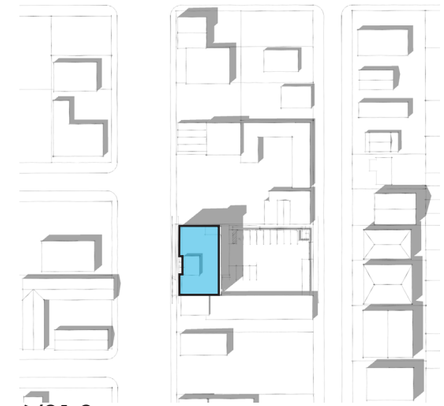
Building Section | Option B



Shadow Studies | Option B


6/21 10 am

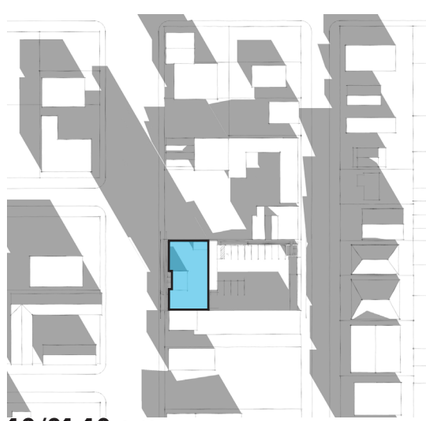

6/21 12 pm


6/21 2 pm

3/21 & 9/21 10 am

3/21 & 9/21 12 pm

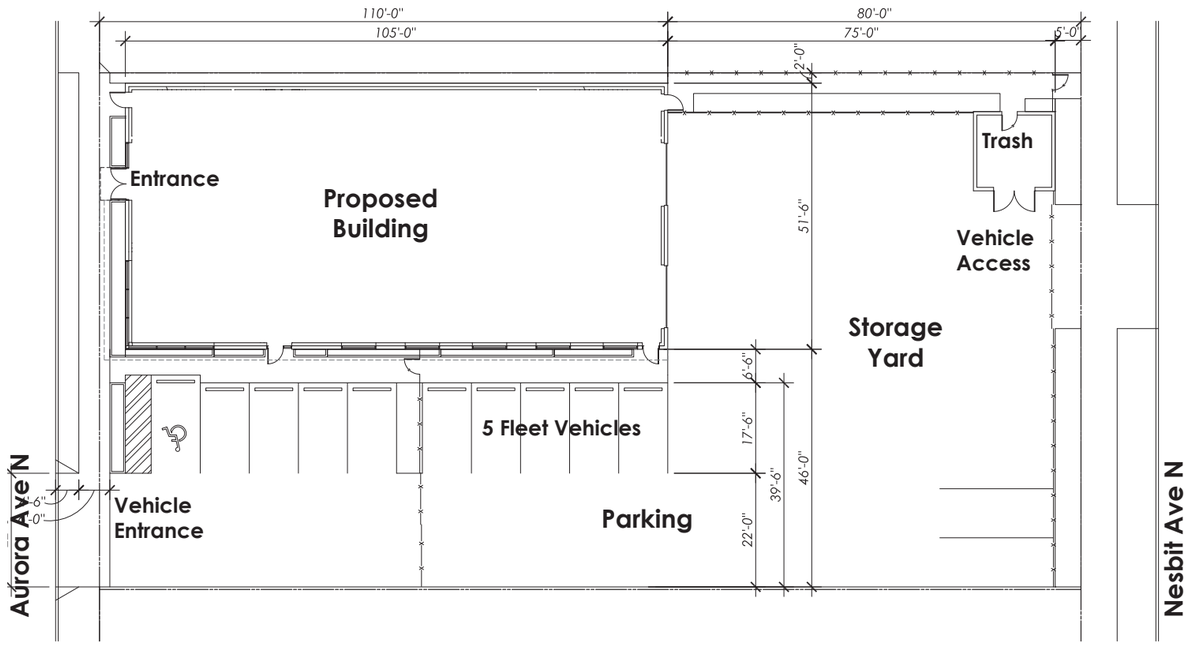
3/21 & 9/21 2 pm


12/21 10 am

12/21 12 pm

12/21 2 pm

Massing Option C (Preferred)



Aerial NW

Aerial SE

Legend

- Office / Warehouse
- Residential Units
- Vertical Circulation
- Roof Deck / Garden

Project Summary

- Gross Area 20,600 SF
- Warehouse / Office: 10,000 SF
- Storage Yard: 6,600 SF
- Units: 24 units

Pro's

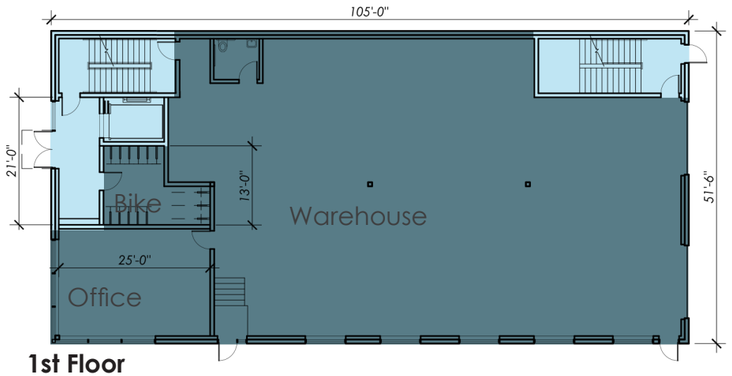
- Building on northwest portion of the site allows for southern exposure for a majority of the units.
- The site design allows for a mix of uses.
- Residential feature to be highlighted in building design.
- Roof deck to take advantage of views.
- Residential and commercial spaces clearly defined.
- Clearly defined vehicle access points

Con's

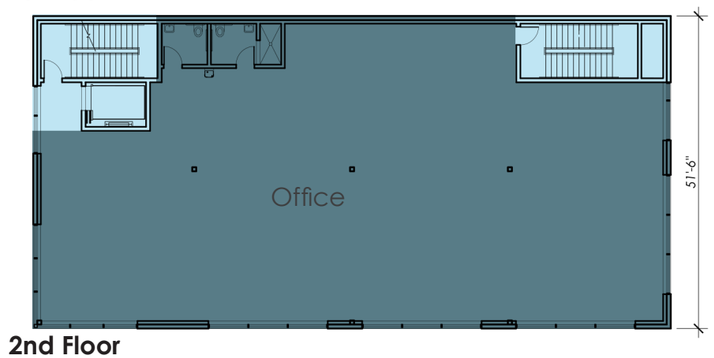
- North units are close to the lot line.

Departures (see page 26)

- SMC 23.47A.032: Two curb cuts. One access from Aurora Ave N and one access from Nesbit Ave N.

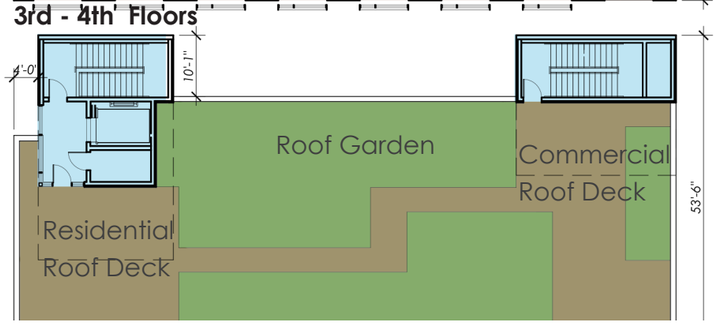


1st Floor



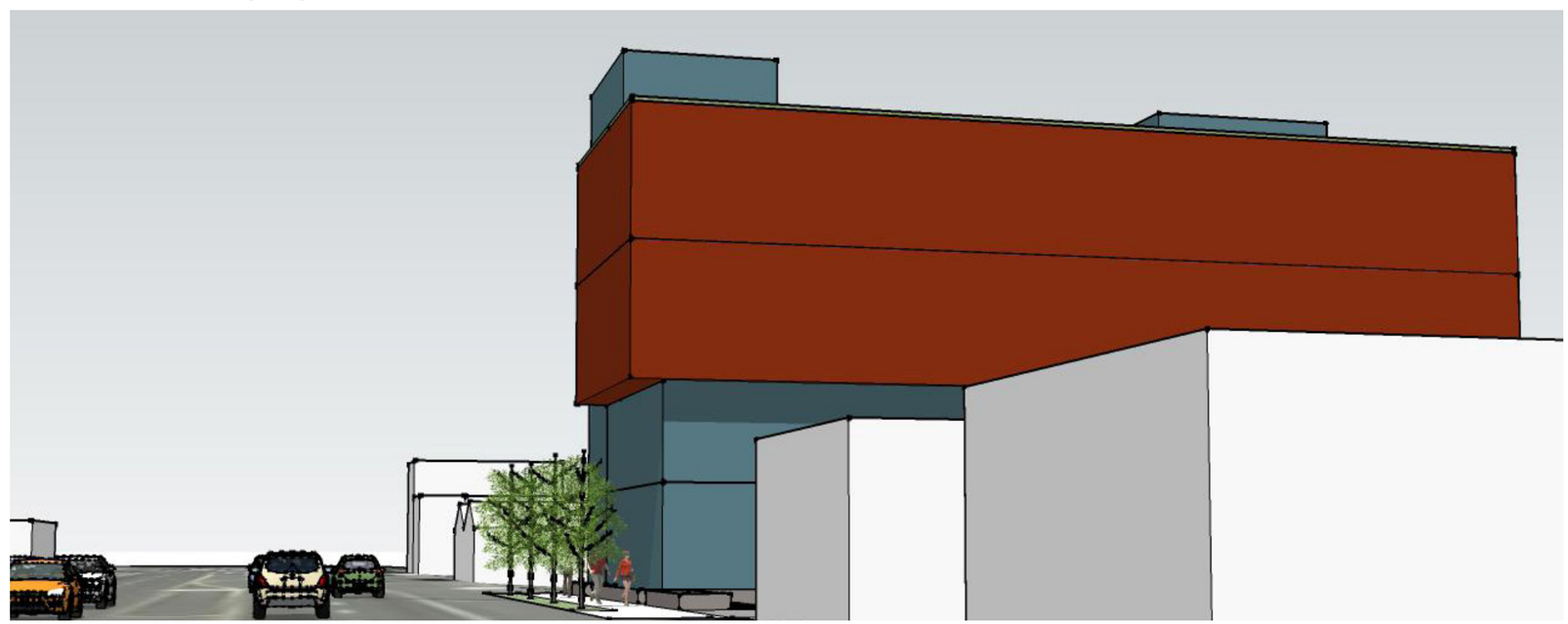
2nd Floor

3rd - 4th Floors



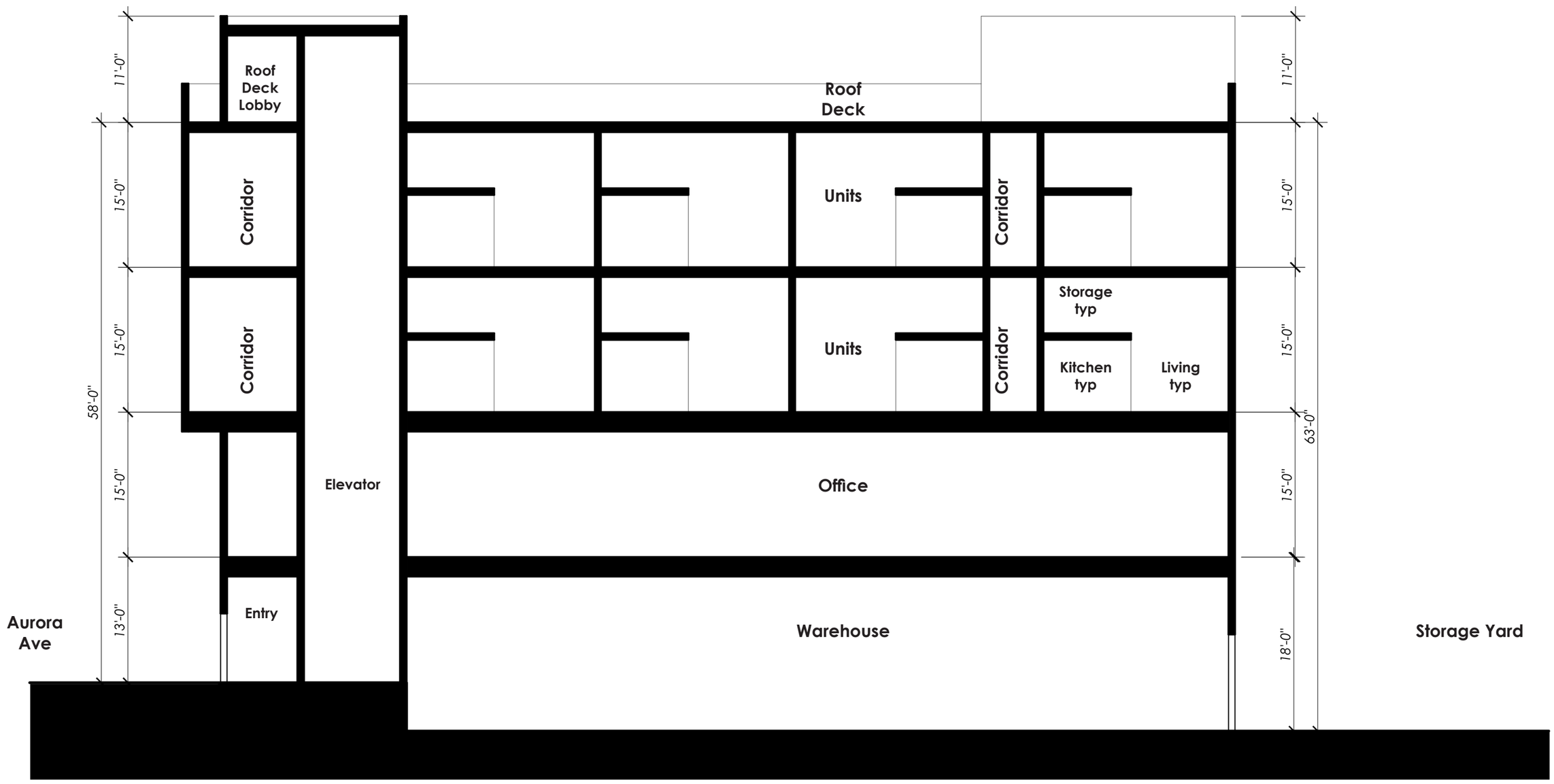
Roof Deck

Aurora Ave N south perspective

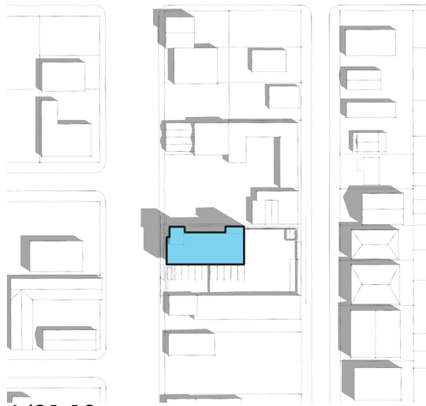


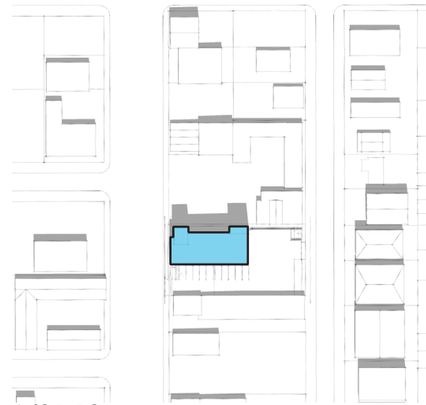
Aurora Ave N north perspective

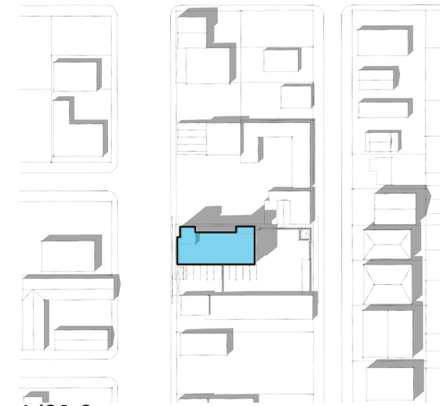
Building Section | Option C (Preferred)



Shadow Studies | Option C (Preferred)


6/21 10 am


6/21 12 pm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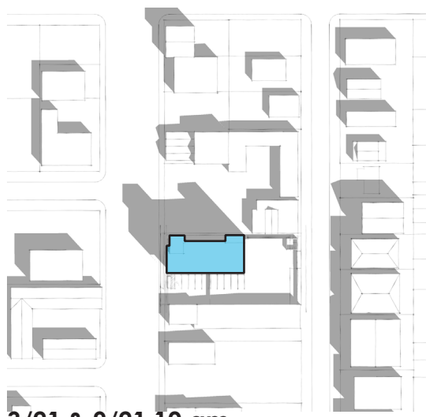
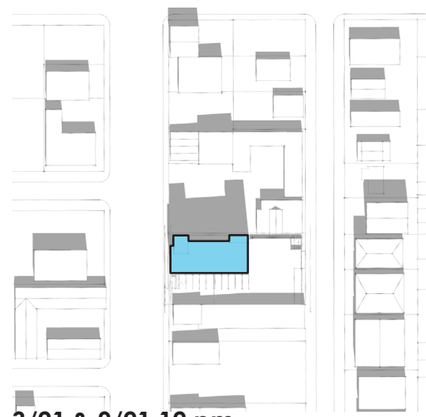

3/21 & 9/21 10 am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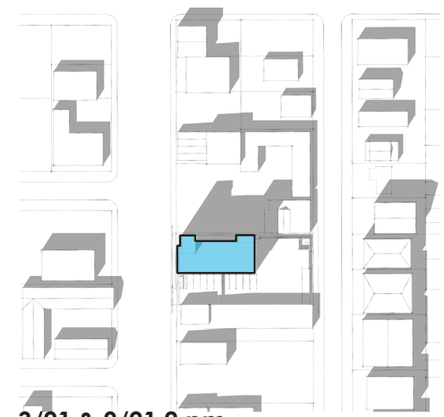
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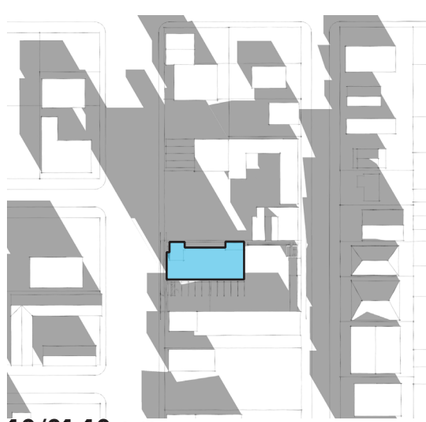
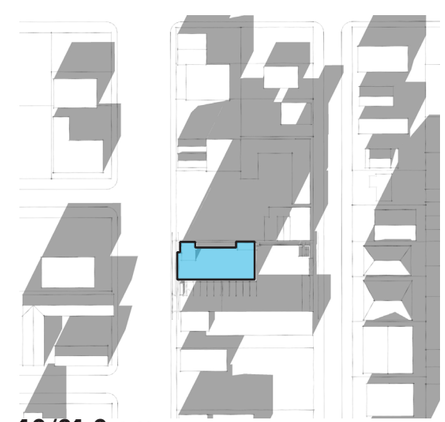
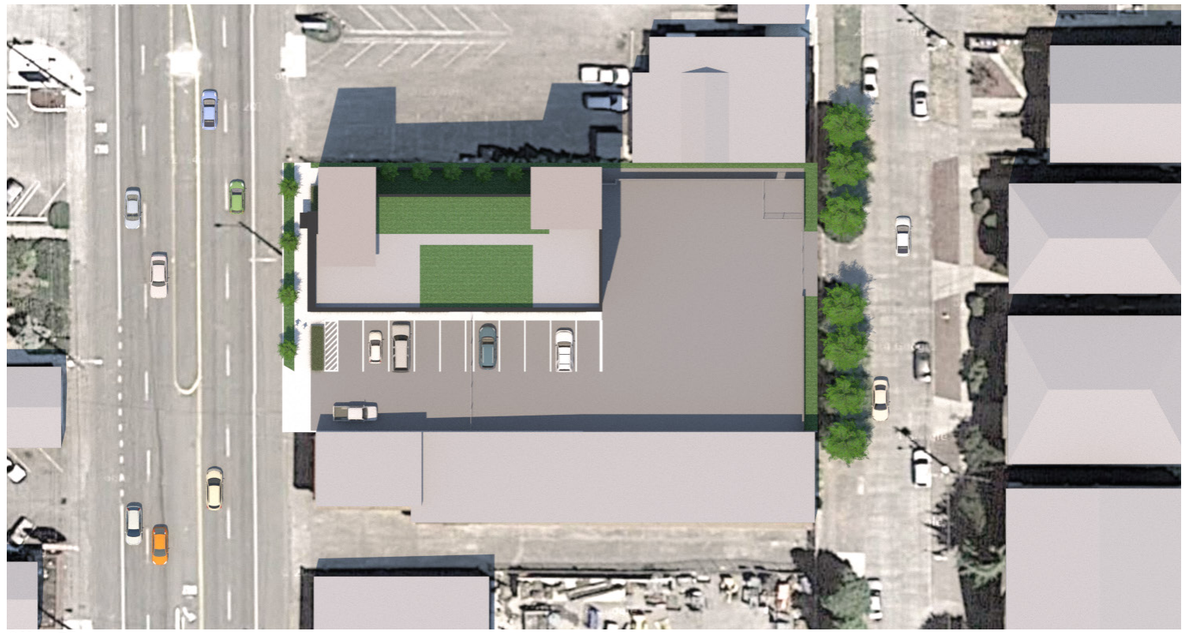

12/21 10 am

12/21 12 pm


12/21 2 pm

Draft Renderings | Option C (Preferred)



Site Plan

Aerial NW

Aurora Ave N west perspective

Aerial SE

Aurora Ave N south perspective

Aurora Ave N north perspective

Design Departures

Design Departure #1

SMC 23.47A.032 Curb Cuts

Standard:

A.1.c: If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032.C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2.a.1.

Proposed:

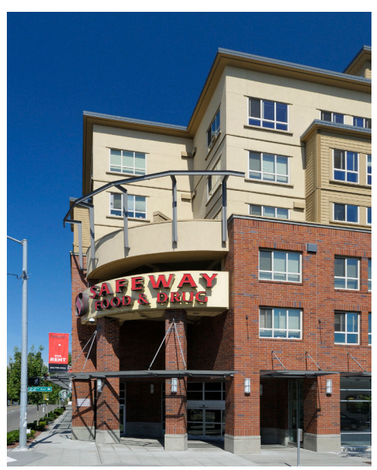
Have curb cut access from both Aurora Ave N and Nesbit Ave N.

Rationale:

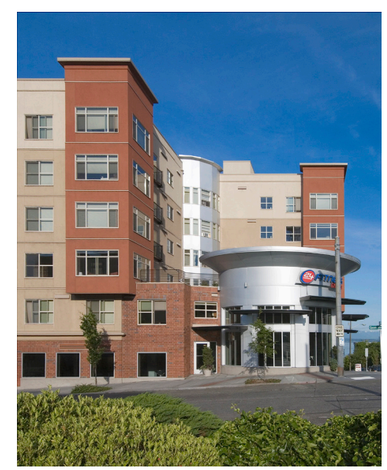
By allowing two curb cuts the circulation within the storage yard will be direct without having to go into and exit the site from the same access.

The primary use of the site is for the commercial use and the site plan has been designed accordingly. This design allows for industry to stay within the city limits and also for a residential component in the Aurora Ave N corridor.

In talking with City of Seattle Waste Management, their preference is to accommodate trash pick up off of Nesbit Ave N, rather than having to pickup directly off Aurora Ave N or having to back out into Aurora Ave N after picking up the trash.



23rd & Madison



229 Queen Anne

Green Wall & Roof

GREEN WALL

GREEN SCREEN

BOSTON IVY

SALAL

GREEN WALL

ROOF GARDEN

WOOD DECK & PLANTING EDGE

SEDUM MIX

CONTAINERS & PLANTING

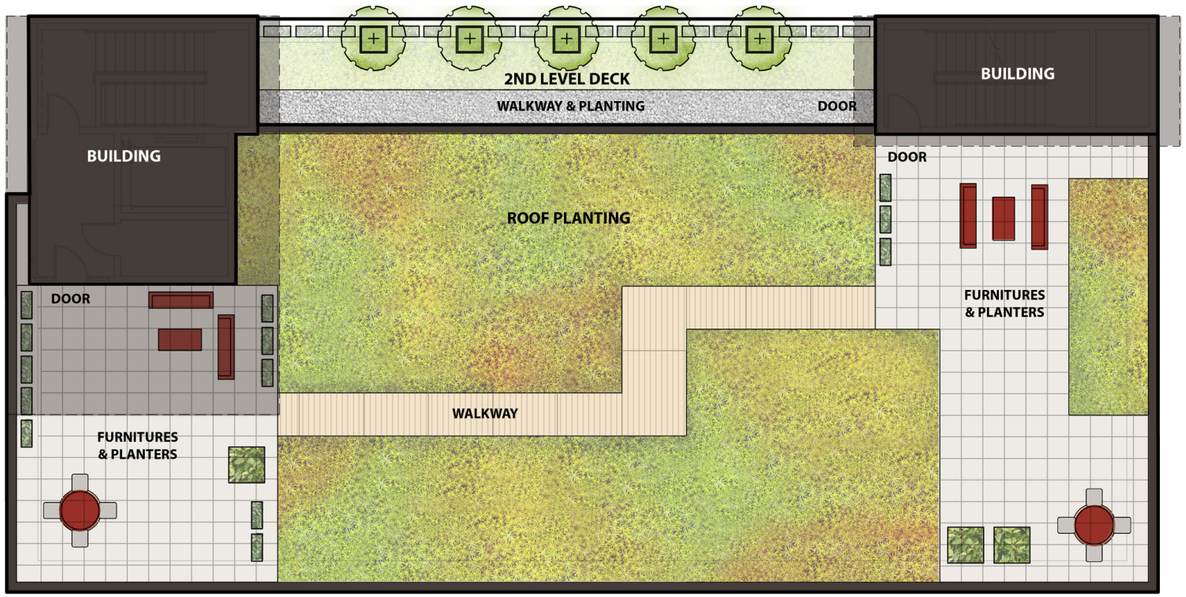
PLANTERS & PAVERS

FEATHER GRASS

VARIEGATED ELAEAGNUS

VINE MAPLE

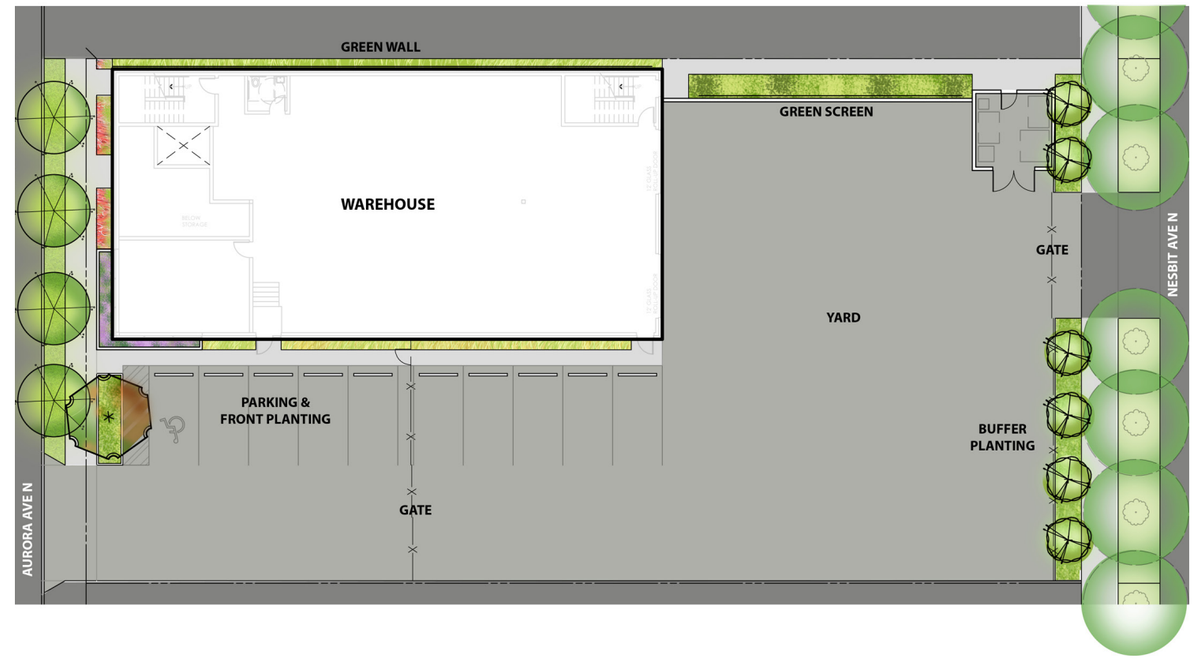
Building Landscape Plan



Roof Plan and 2nd floor deck

North

Site Landscape Plan



Site Plan

North

Landscape Concept

Landscape will incorporate a variety of techniques to maximize planting areas and meet the City of Seattle Green Factor for low rise mixed use.

At the ground level project proposed street trees and a planter in front of the building will soften the west side adjacent to Aurora. A green screen is proposed on the North side while trees and shrubs will provide a planting buffer for the multi family to the west.

Project proposes generous outdoor spaces for the residents on the level 3 and both the residents and the commercial employees on the roof.