

MID BLOCK

8820 Aurora Ave N
Seattle, WA

Recommendation Meeting
August 15, 2016
DPD # 3020795



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. Best Plumbing is expanding and wants to keep their facilities in the Seattle area. They are planning on moving their warehouse and office facilities from Stone Way N in Fremont to the proposed site.

Best Plumbing requires a ±4,800 GSF warehouse that is accessible from grade, a ±6,300 GSF office space and a ±9,000 GSF storage yard with drive thru access. The site plan and building footprint is a direct result of this program and the 3 parking stalls and 7 fleet parking stalls on site. The high cost of construction in Seattle made it necessary to provide additional income from the building. Three additional floors above the commercial space will consist of 27 dwelling units that will provide quality and 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 new project along the Aurora Ave corridor.

Project Requirements

4,860 GSF

warehouse space

27

dwelling units

6,292 GSF

office space

29,437 SF

total gross square footage

8,945 GSF

storage yard & fleet vehicle parking

3

parking stalls at grade (An additional 7 stalls are inside the storage yard for commercial fleet vehicles)

Project Team

OWNER/APPLICANT 88th Street Partners LLC
4129 Stone Way N
Seattle, WA 98103
(206) 436-0220
Bill Lilleness
bill@bestplumbing.com

ARCHITECT



Twist Design Inc.
4444 Woodland Park Ave N, Suite 100
Seattle, WA 98103
(206) 402 4484
Kirk Callison
kirkc@twist-design.com

LANDSCAPE ARCHITECT



Harrison Design
911 Western Ave, Suite 301
Seattle, WA 98104
(206) 405 2540
Margarett Harrison
margarett@harrisonsdesignla.com

CIVIL



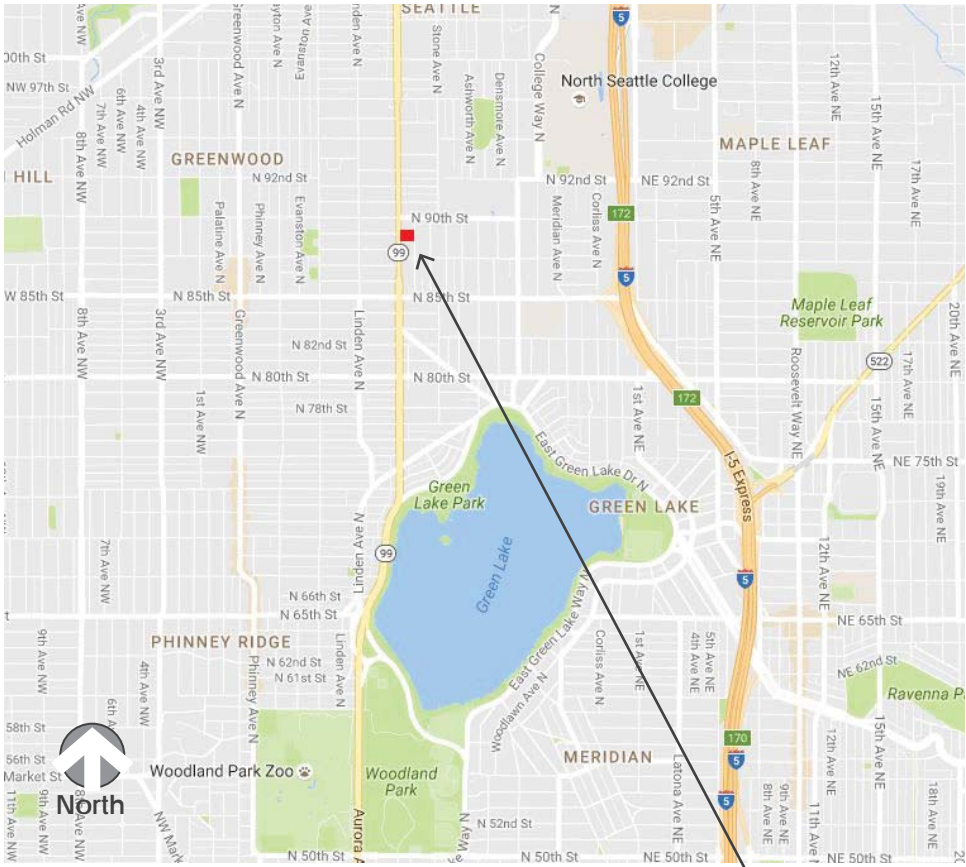
DCI Engineers Inc.
818 Stewart St
Seattle, WA 98001
(206) 787 8923
Matthew Frisby
mfrisby@dc-engineers.com

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 benefits both the public and private uses.
- 4 Aim to build now for a better future of the built environment along the Aurora Ave N corridor.

Table of Contents

Project Information	2
Vicinity Map and Site Description	3
Urban Design Analysis	
Zoning Map & Structures Surrounding Uses	4
Site Analysis	5
Neighborhood Context Site Characteristics	6
Streetscape	7
Zoning Code Summary	8
Site Analysis	
Site Circulation Site Survey	9
Early Design Guidance Options	
Early Design Option A Option B	10
Preferred Design Option C	11
Composite Site Plan	12
Response to the EDG Report	
Design Review Guidelines	13-16
Early Design Guidance Response	17
Floor Plans	18-23
Landscape Plans	
Plantings	24
Plans	25
Materials and Color Palette	26
Elevations	27-29
Renderings	30-35
Exterior Lighting Plan	36-37
Signage Concept Plan	38-39
Building Sections	40-41
Design Departures	42-43
Alternate Color Scheme	44-45



VICINITY MAP

SITE

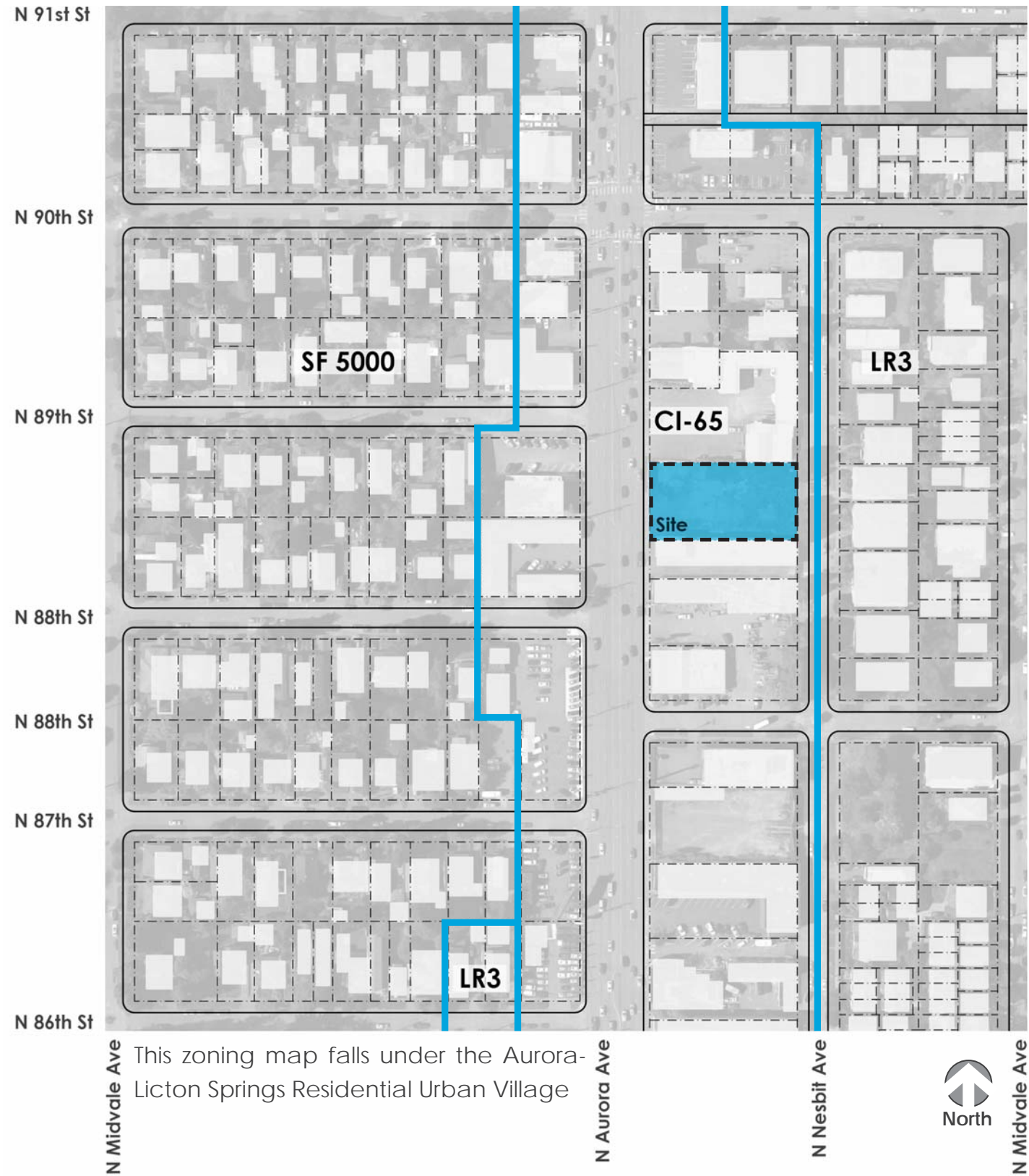
Site Description

The project site is located at 8820 Aurora Avenue N between N 88th Street and N 90th Street, with the West property line abutting Nesbit Ave N. The site has a commercial presence along Aurora and a commercial/residential presence along Nesbit. The site has a gentle slope from Aurora to Nesbit. The proposed project will be the first property on this block to be re-developed.



CONTEXT MAP

Zoning Map & Structures



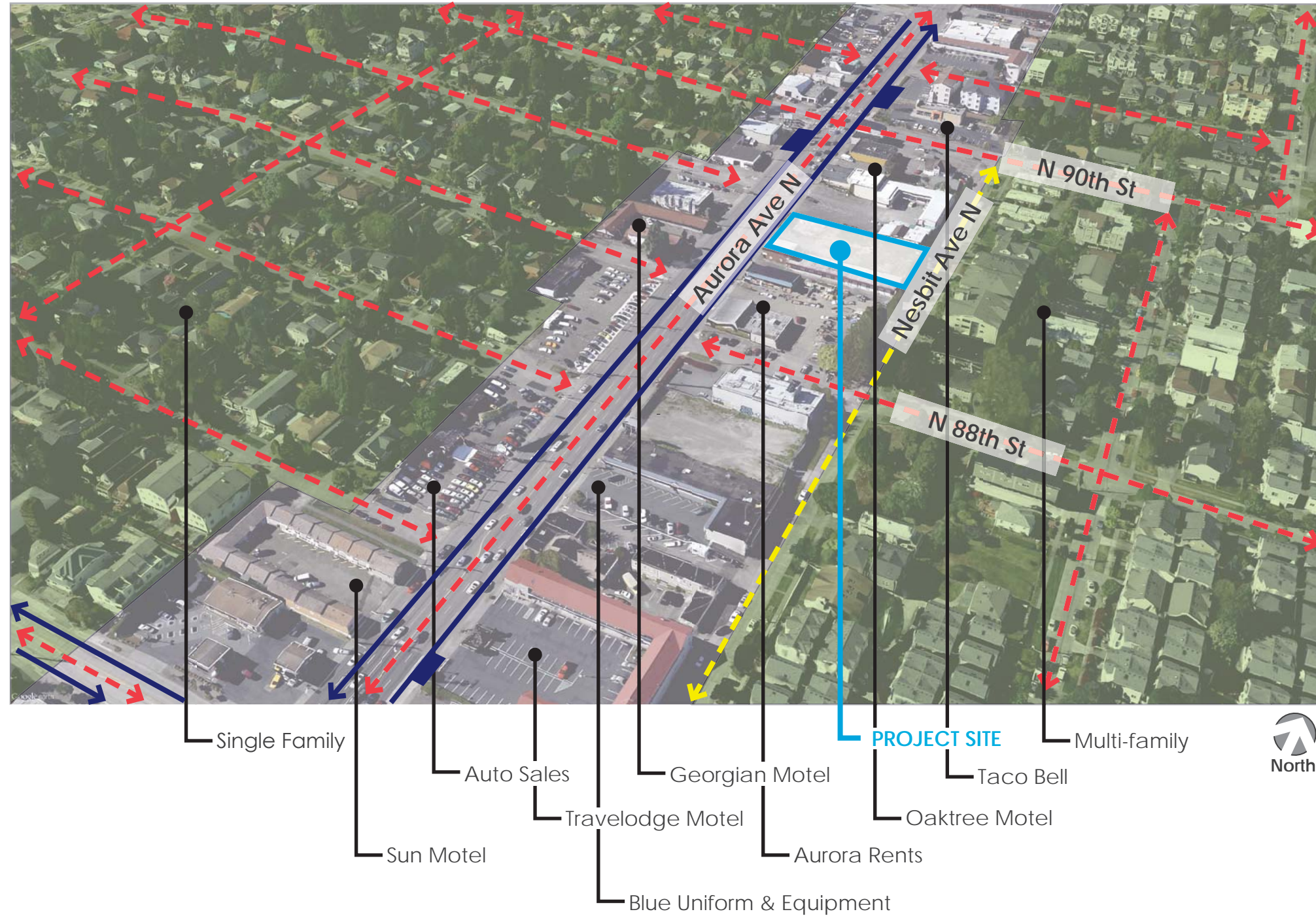
Surrounding Uses



Site Analysis



Neighborhood Context



Site Characteristics

8600-9100 blocks Aurora Ave N

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

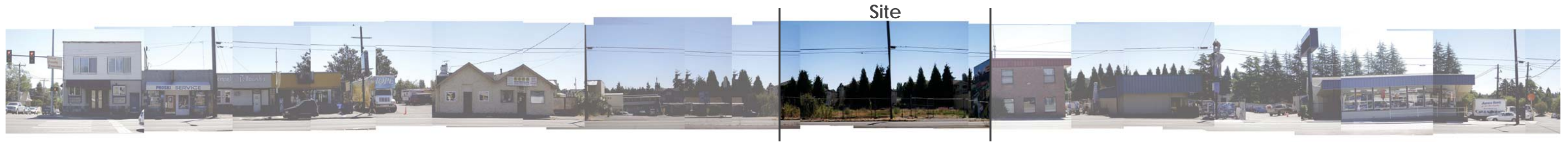
8600-9100 blocks Nesbit Ave N

- 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



Key Zoning and Land Use Codes

Zone

CI-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: Compliant
C.8: Offices (35,000 SF)
J.1: Residential Uses
K.2: Storage Outdoor
K.3: Warehouses

Street level uses

SMC 23.47A.005: Compliant
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.3: Departure (Nesbit Ave N): See Design Departure #2
SMC 23.47A.008: Compliant (Aurora Ave N)
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 width of a street-facing facade if the access cannot be provided from an alley.

SMC 23.47A.008: Compliant (Aurora Ave N)

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: Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.

Outdoor activities

SMC 23.47A.011: Compliant
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: Compliant
A: 65'-0" as designated on the Official Land Use Map.

SMC 23.86.006: Compliant
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: Compliant
C: Rooftop Features
Open railings, planters, parapets: 4'-0"
Stairs and elevator penthouses: 16'-0"

Floor area ratio

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

Setback requirements

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

Landscaping and Screening Standards

SMC 23.47A.016: Compliant
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: Compliant
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: Compliant
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.

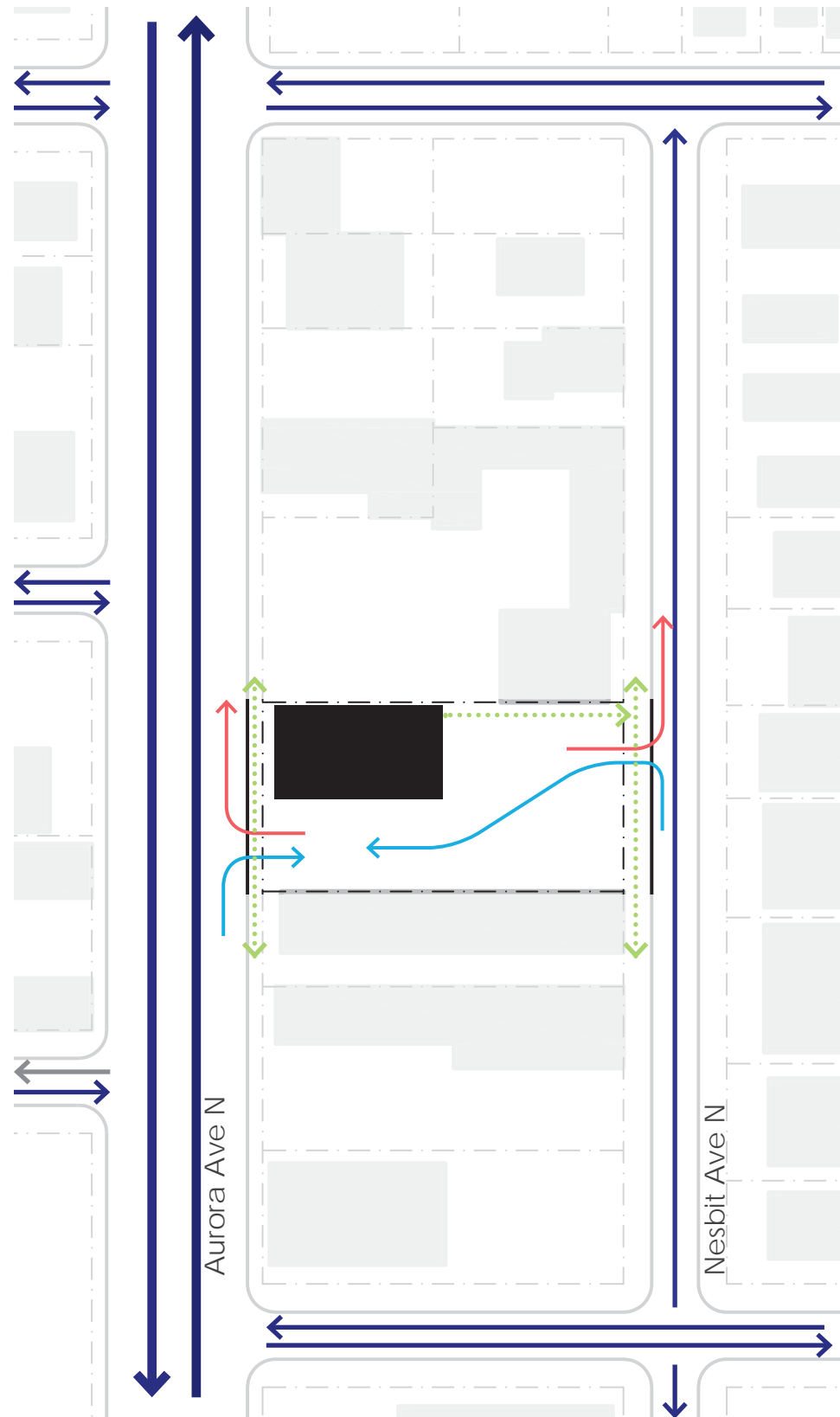
Required Parking and Loading

SMC 23.47A.030 / SMC 23.54.015: Compliant
Table A.J: Nonresidential 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.

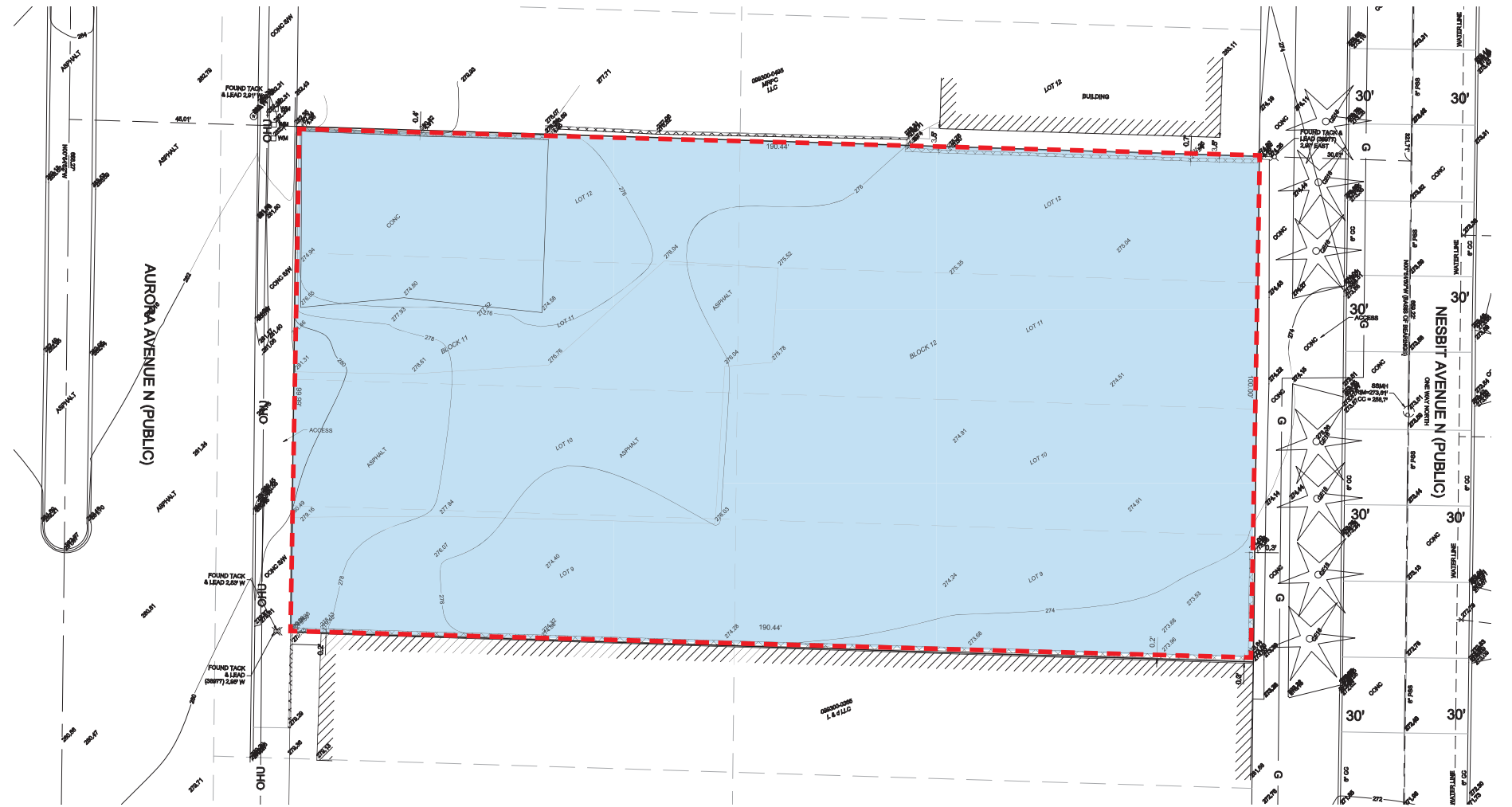
Parking location and access

SMC 23.47A.032: Departure: See Design Departure #1
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: Compliant
B.1.c: Parking to the side of the structure shall not exceed 60 feet of street frontage.
SMC 23.84A.036 "S": Compliant
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.

Site Circulation



Site Survey



Legend

- Vehicle traffic (Blue arrow)
- Pedestrian (Green dashed arrow)
- Vehicle entrance (Blue arrow)
- Vehicle exit (Red arrow)

Early Design Option A

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



Aerial NW

Legend

- Office / Warehouse
- Roof Deck / Garden

Early Design Option B

Project Summary

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

Pro's

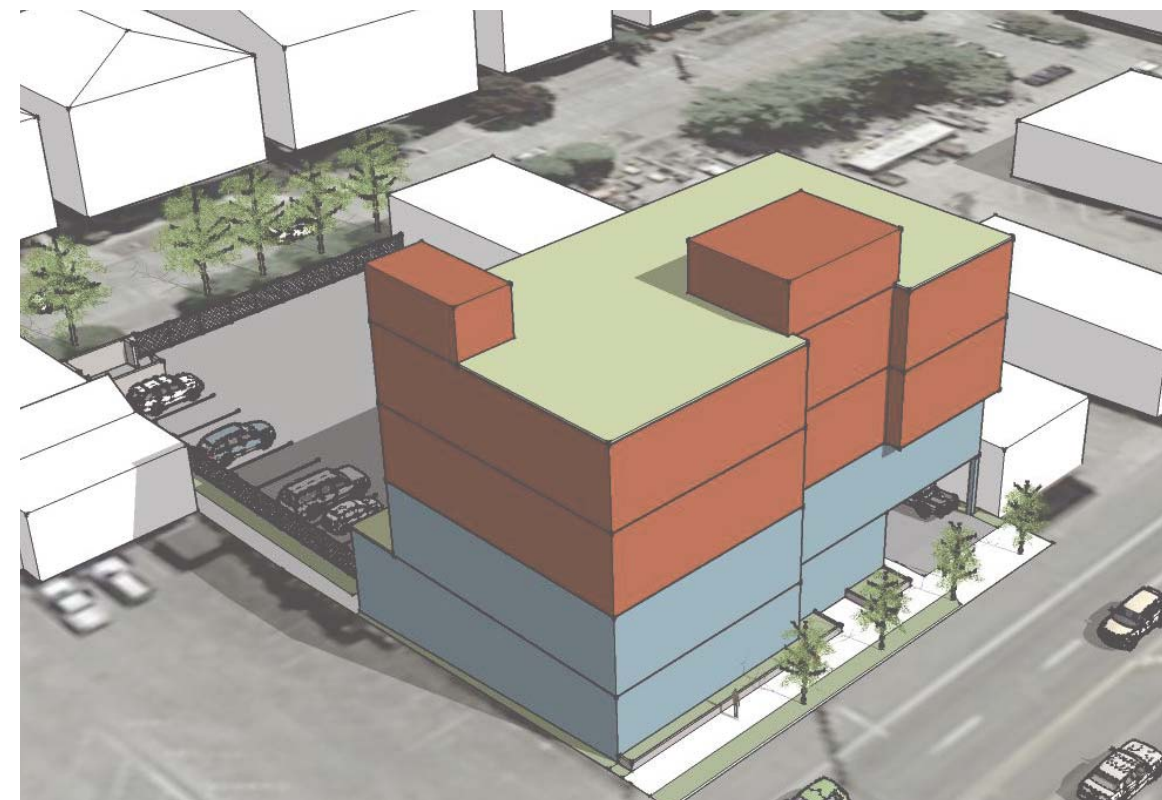
- Building located on the West portion of the site allows allow for eastern and western exposure for the units.
- The site design allows for a mix of uses.
- Roof deck takes advantage of views.

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.



Aerial NW

Legend

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

Preferred Design Option C

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.



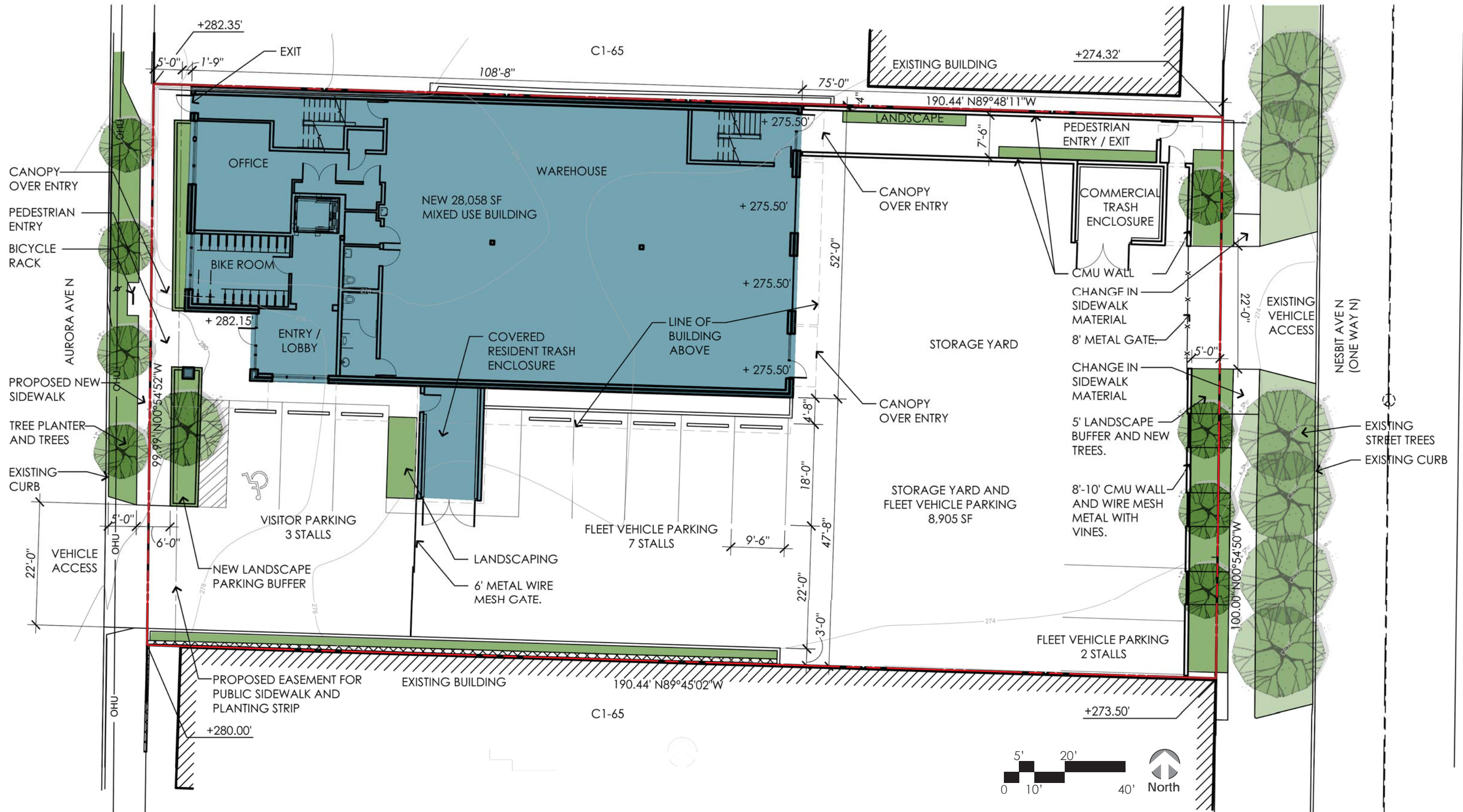
Aerial NW



Aerial SE

Legend

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



Design Review Guidelines

Context and Site

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets and Open Spaces

CS2-B-1 Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2 Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

Response: The proposed building was sited to reinforce the commercial street edge along Aurora Ave N, with its' main entry and pedestrian-oriented elements at street level. The proposed mixed use building is set it back from Nesbit Ave N, which is less intense residential zone.

CS2-C Relationship to the Block

CS2-C-2 Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

Response: The existing property is currently undeveloped. This will be the first new development in this area, therefore it will be setting the scale and proportions for future projects.

CS2-D Height, Bulk, and Scale

CS2-D-1 Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

Response: The existing property is currently undeveloped. This will be the first new development on this block, therefore in reviewing the height, bulk and scale of neighboring buildings we focused on what it could be in the future, as

development happens along Aurora. But the transition of height, bulk and scale from Aurora to Nesbit was sensitive, finding an acceptable balance between the intense commercial uses of Aurora and less intense residential use on Nesbit was key. The proposed building was sited to reinforce the commercial street edge along Aurora Ave N, with its' main entry and pedestrian-oriented elements at street level. The proposed mixed use building is set back from Nesbit Ave N, which is less intense residential zone.

CS2-D-2 Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

Response: Utilizing the natural topography from Aurora Ave N to Nesbit Ave N we were able to have the street front presence on Aurora Ave N and to allow the storage yard and warehouse entrance lower in elevation from Aurora Ave N.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Response: The proposed building was sited to reinforce the commercial street edge along Aurora Ave N, with its' main entry and pedestrian-oriented elements at street level. The mixed use building is set it back from Nesbit Ave N, which is less intense residential zone. This allows for more natural sunlight to be accessed by the adjacent residential zone. Utilizes a 5' landscaping buffer and a mix of CMU and fencing to provide a pedestrian scaled separation and

privacy between the residential uses on Nesbit and the commercial uses of site and Aurora.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

A Emphasizing Positive Neighborhood Attributes

CS3-A-4 Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

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

Public Life

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Response: The proposed building is mixed use with commercial and residential uses, putting eyes on the site and surrounding area throughout the day and night, not just during business hours. Lighting along the Aurora Ave N façade will activate the street and provide for a higher level

of visibility. The proposed building has an extensive amount of storefront glazing at the street level from the building entry lobby, commercial spaces and residential units (above), keeping views open between private and public areas.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

Response: The proposed building has the main entry lobby for both the commercial and residential uses located directly on Aurora Ave N which provides a visual connection to the street. The entry off of Nesbit Ave N to the residential component of project has been clearly delineated.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

Response: The proposed building utilizes a large corner common entry for the commercial and residential uses making it very identifiable. The design utilizes storefront glazing, lighting, landscaping and signage to make a welcoming entry. Entry, lobby, elevator and stairs will be secured with card key. Visitors will need to be "buzzed" into both commercial and residential uses. Security cameras will also be used at the lobby and exterior of the building.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

Response: The proposed design utilizes a variety of design elements including, storefront glazing and doors, lighting, landscaping and signage.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

Response: We are utilizing a 5' landscaping buffer with a mix of CMU and metal gird fencing with landscaping to provide a pedestrian scaled separation and privacy between the residential uses on Nesbit and the commercial uses of site and Aurora.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

Response: Bike racks for public use will be located in the planting strip along Aurora Ave N. Residents will have access to an interior bike storage and locker room on the ground floor off the lobby.

Design Concept

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for

pedestrians, bicyclists, and drivers.

Response: The main access to the site will be located off of Aurora Ave N., with a secondary access located off of Nesbit Ave N which will allow for commercial drop off or pick up and service uses to minimizing conflict between uses on the site.

C Parking and Service Uses

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

Response: Parking stalls will have a landscape buffer between them and the street.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Response: The program has a 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. Residential trash is screened from the street and from the residents above.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

Design Review Guidelines continued

Response: The massing of the proposed building is broken down both vertically and horizontally, and with changes in color and materials, producing a commercial and residential vocabulary.

DC2-B Architectural and Façade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

Response: The elevations have been designed in response to uses behind them and corresponding neighborhood. One of the main design focuses was to define the commercial and residential uses through design, therefore we carefully considered proportion, modulation, colors and materials to accent the use of the building.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Response: The existing property is currently undeveloped. This will be the first new development on this block, therefore in looking at future projects and their ability to build to a zero lot line setback, we determined that the most effective design approach would be to set the building to Aurora Ave N and the north property line, producing a blank wall between property lines. Utilizing parts of design vocabulary we have broken down the scale of the blank wall and at the residential floors setback the building and introduced glazing and roof deck.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility

into the building so that it may remain useful over time even as specific programmatic needs evolve.

Response: The building materials and form will lend to a clear understanding of entry / vertical circulation, commercial space, and residential space.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

Response: The building materials and form will lend to a clear understanding of entry / vertical circulation, commercial space, and residential space.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

Response: The roof deck for the residential units will encourage social interaction and incorporate sitting and barbecue areas.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Building Materials

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate,

taking special care to detail corners, edges, and transitions.

Response: The materials we are proposing are high quality, low maintenance and attractive, which can meet the demands of the climate in Seattle. Exterior finishes include: concrete masonry unit, aluminum storefronts, metal panels, cementitious panels and steel canopies. The proposed materials are attractive at both the pedestrian level and from a far.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

Response: Signage is be designed within the scale of the building and is of a similar character.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

Response: Exterior lighting is used to accentuate the buildings architectural and landscape features at night and to enhance safety on Aurora Ave N and Nesbit Ave N.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

Response: All proposed exterior and security lighting will avoid off-site night glare and light pollution.

DC4 Trees, Landscape and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

Response: All proposed plants were selected for year round interest as well as drought tolerance and low maintenance.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

Response: Entry to the apartments shall be a mix of concrete and precast paves to match texture and color of building and CMU wall.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

Response: All proposed plants shall be the approximate size and shape for their location at maturity.

Early Design Guidance Response

1. Design Concept and Massing: The siting and design pattern of the new commercial/residential development should establish a positive context, respond to specific site conditions, provide an appropriate transition to a less intensive zone and be compatible with the anticipated scale of development. (CS2.D, CS3.A.4)

- a. The Board voiced support for the preferred design scheme Option C and proposed that design scheme Option C should move forward to Master Use Permit (MUP) submittal with the following guidance:
 - i. The Board discussed the north façade massing and voiced concern with the 2' gap between the building and the northernmost property line. The Board expressed that this "leftover space" could be an area conducive to unsafe activities. The Board encouraged the applicant to site the building closer to the north property line or set the building farther south from the north property line to allow for programming of that space. (CS2.D.5, DC2.A)

Response: Building has been re-sited to 8" from the north property line.

- ii. The Board acknowledged that visible blank walls (north, east and west (stair towers)) will need to be addressed due to their prominence and visibility from the public realm and surrounding existing commercial/residential developments. The Board expects to review details pertaining to any landscaping and/or design treatments (texture, pattern, glazing, colors, etc.) proposed to address this concern at the next Recommendation meeting. (DC2.B, DC4.D.1)

Response: North façade; The proposed building is located just 8" off the property line and is required to have a 2-hr fire rating. We are proposing a ground CMU wall utilizing 2 colors in a pattern that is consistent with the design and materials of the building. We setback the building at the residential level which created a roof garden and changed the material to fiber cement paneling with glazing to add color and texture, reducing the blank wall effect.

East façade; we are proposing additional articulation between the ground CMU and fiber cement panel siding. Added glazing in stairwell and reinforced secondary residential entry with storefront system and metal canopy.

West façade; we are proposing additional articulation between the ground CMU and fiber cement panel siding. Added glazing in stairwell and moved main entry to southwest corner.

2. Aurora Avenue North Frontage and Streetscape:

- a. The Board stated the building design should engage the Aurora Avenue North streetscape in a meaningful way to create a safe and positive pedestrian environment. At the Recommendation meeting, the Board expects to review an ensemble of elements (doors, weather protection, canopies, hardscape, landscaping, glazing, etc.) that encourage interest at the street-level and clarify building entries/edges. Conceptual residential and commercial lighting and signage designs proposed for the building's street facing and surrounding façades should also be presented at the Recommendation meeting. (PL2.B, PL2.C, PL3.A, DC2.C, DC4.B, DC4.C, DC4.D)

Response: West façade; we added articulation, color, storefront glazing at street level, CMU, metal and fiber cement panel siding to define the different uses, canopy over residential/commercial entrance, planters and street trees which add to the pedestrian environment. Lighting and signage will also be used to define the building residential and commercial character.

3. Nesbit Avenue North Frontage and Streetscape:

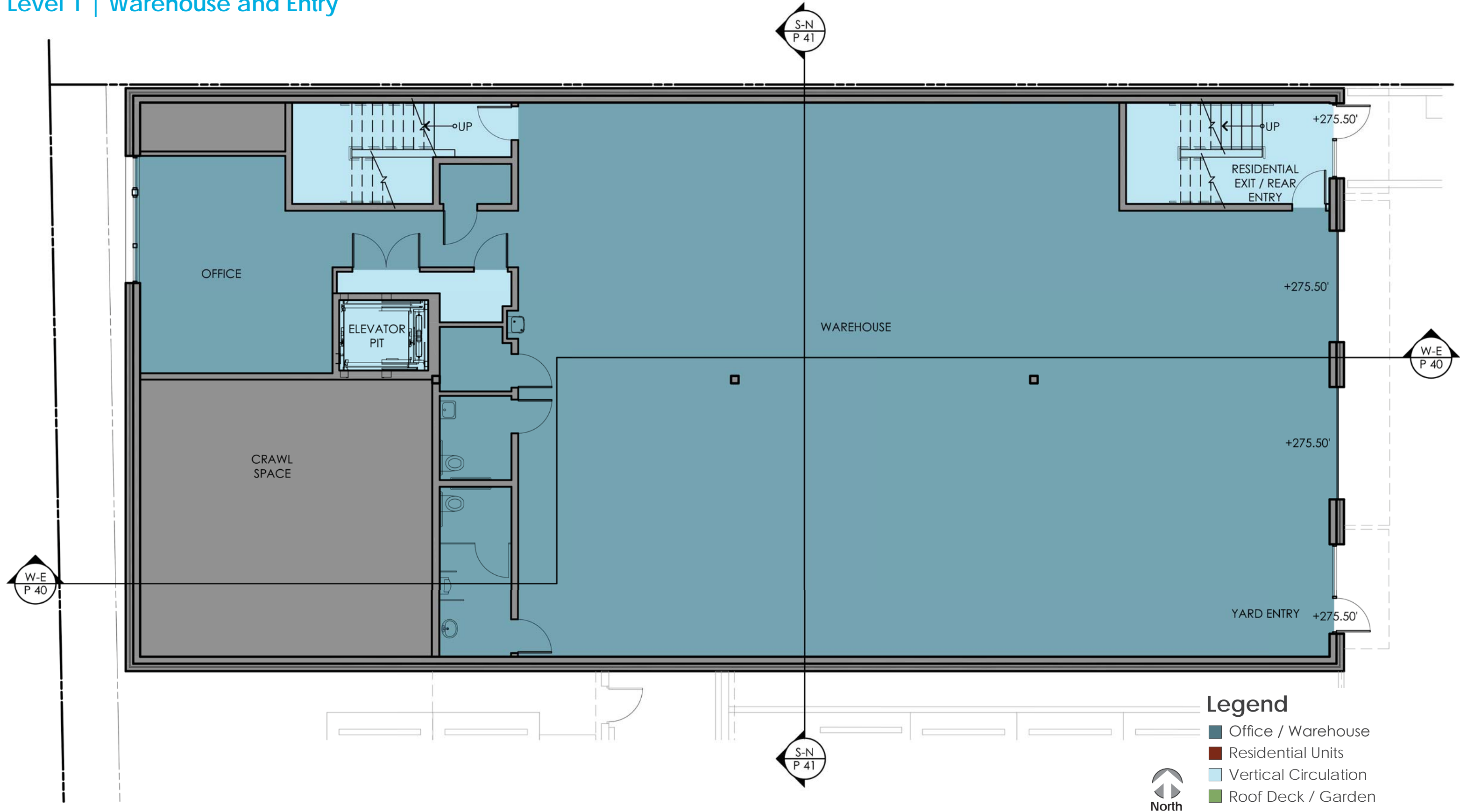
- a. The Board voiced concerns about safety in the proposed storage yard area and the remote location of the external waste collection area. The Board stated that it is imperative that the storage yard area be appropriately secured and that the waste storage area is located within closer proximity to its residential users. The Board

expects these concerns to be resolved in the next design iteration. (PL2.B, DC1.C)

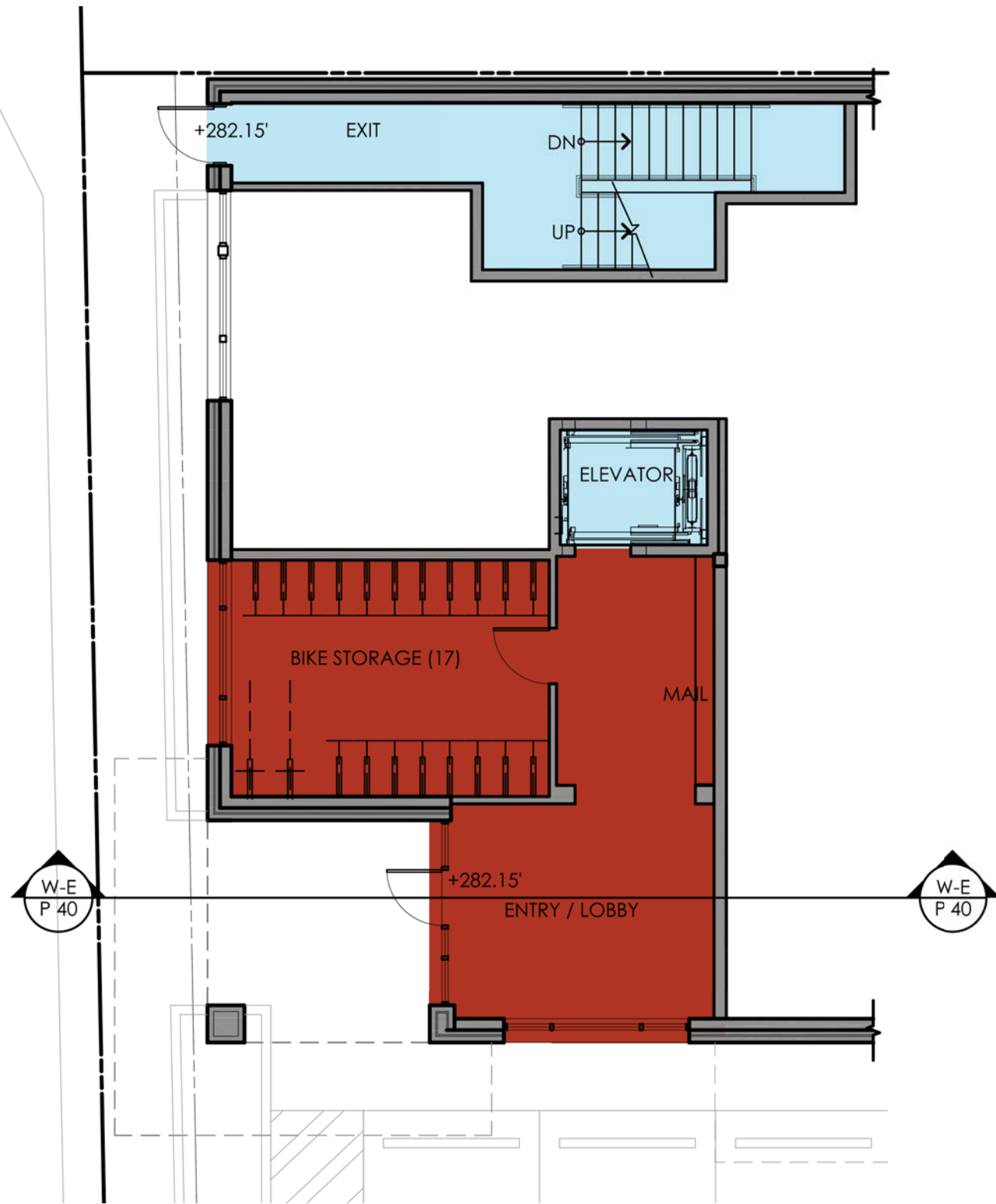
Response: Storage yard is secured with a 8' high metal wire fence and a 10' high CMU walls, with a matching vehicular gate. Security cameras and lighting will also be utilized. The building pedestrian access off of Nesbit is gated (key or card key access) and secured with a 7'-4" high ground face CMU wall. Lighting will be utilized at the pedestrian level.

Trash enclosure has been relocated for better access for residential tenants, which will allow them to access the trash via the elevator and an accessible route from the building to the trash enclosure. The commercial trash enclosure is located near Nesbit and screened from the street and the residential entry.

Level 1 | Warehouse and Entry



Level 1 | Street Entry

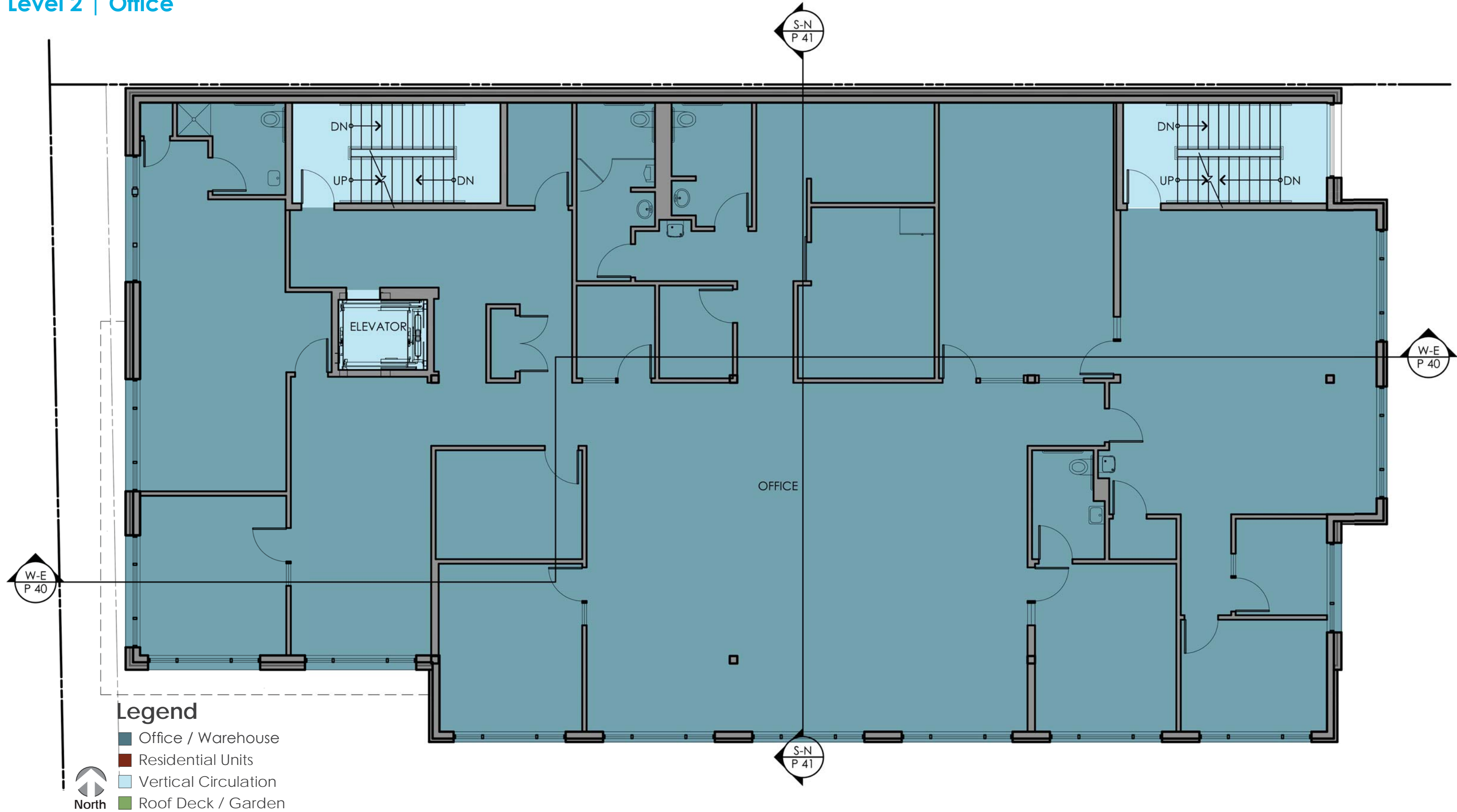


Legend

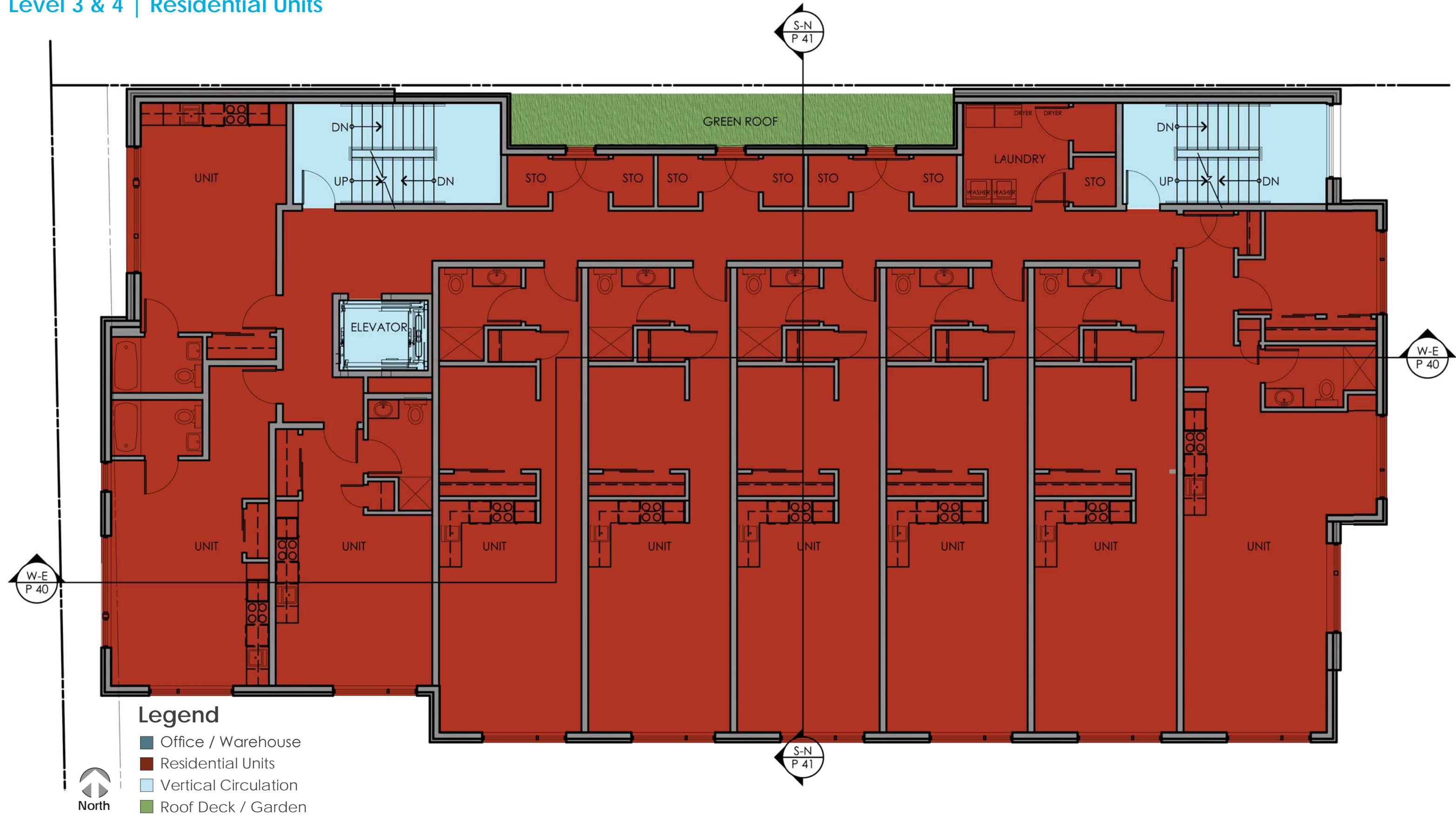
- Office / Warehouse
- Residential Units
- Vertical Circulation
- Roof Deck / Garden

North

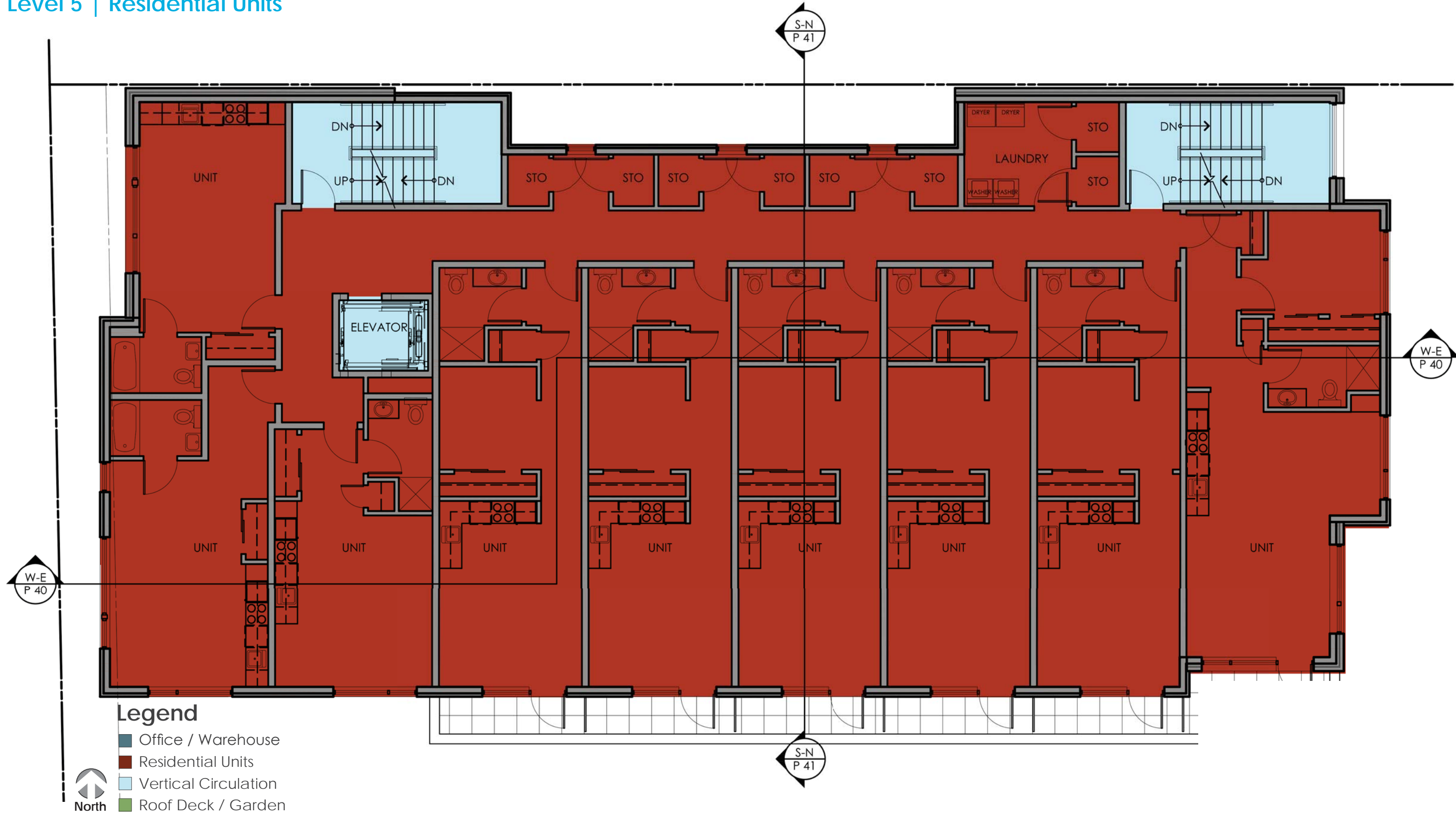
Level 2 | Office



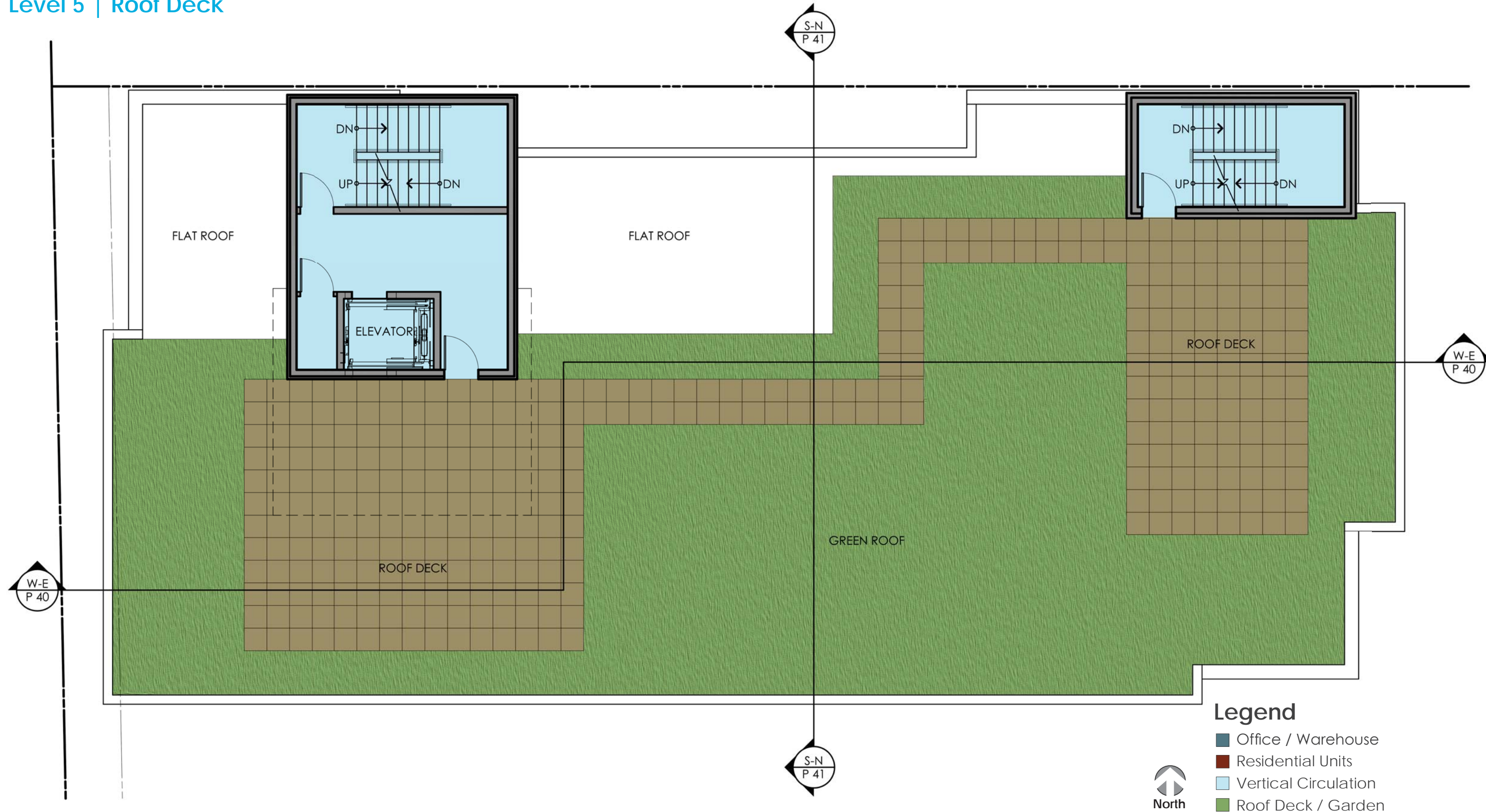
Level 3 & 4 | Residential Units



Level 5 | Residential Units



Level 5 | Roof Deck



Legend

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

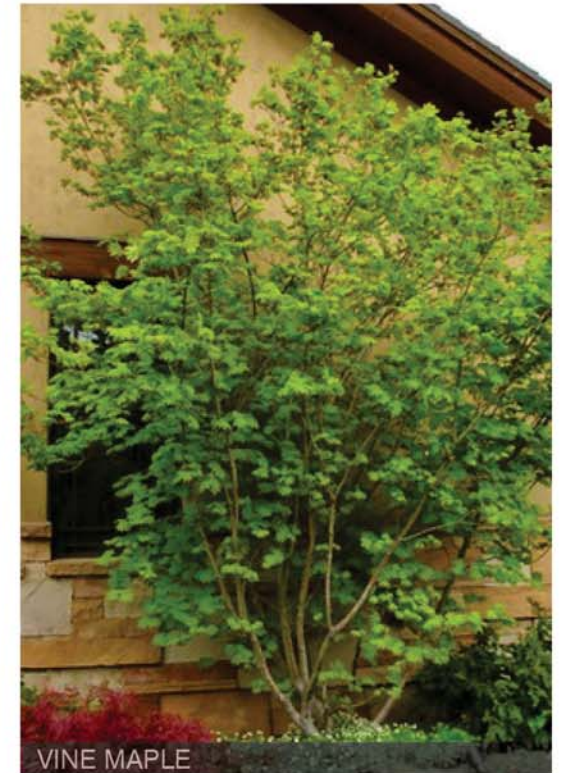
STREET FRONT PLANTING



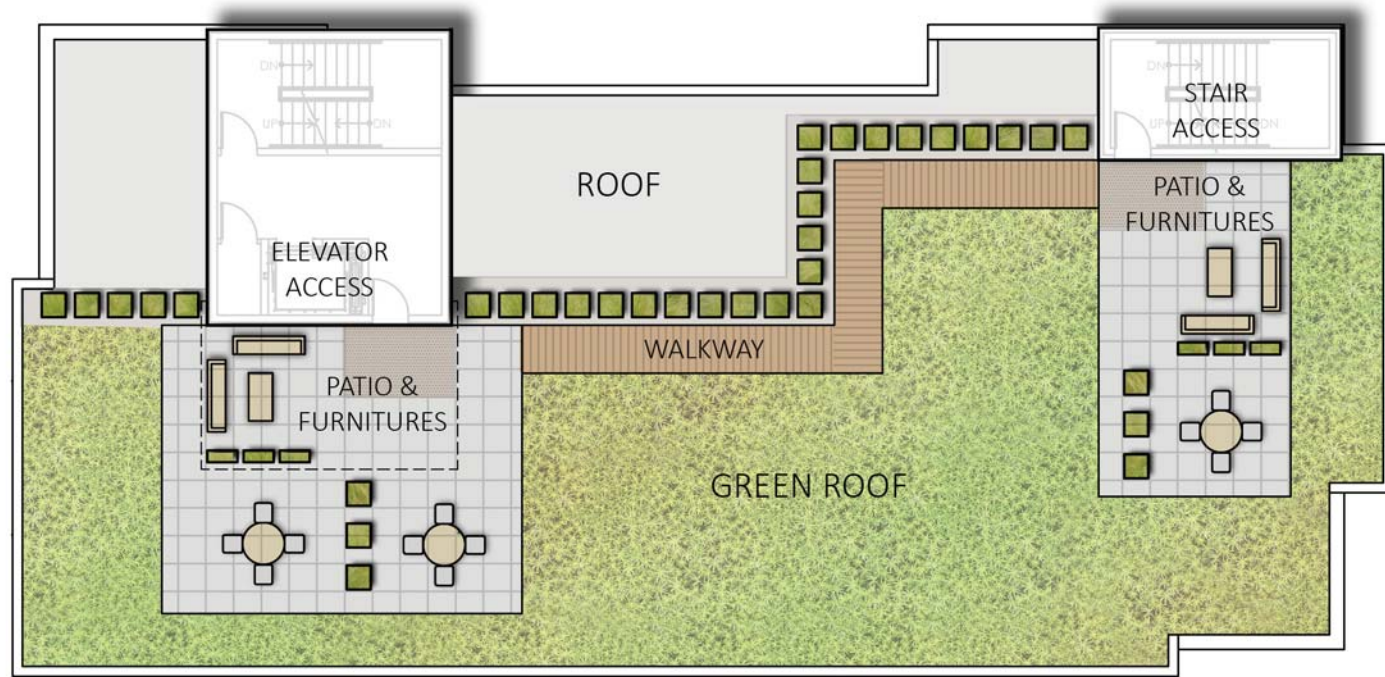
ROOF GARDEN



CONTAINER & BIORETENTION PLANTING



Building Landscape Plan



Roof Plan



3rd Level Deck Plan



Site Landscape Plan



Site Plan



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.



FIBER CEMENT PANEL
 COLOR: BM WHITALL BROWN HC-69
 ACCENT: BM BUREN BROWN HC-70



FIBER CEMENT PANEL
 COLOR: BM WATERBURY CREAM HC-31



FIBER CEMENT PANEL
 COLOR: BM MAYFLOWER RED HC-49
 ACCENT: BM BUREN BROWN HC-70



METAL CANOPY
 COLOR: BLACK



GROUND FACE CMU. COLOR: CHARCOAL



GROUND FACE CMU. COLOR: NATURAL



RESIDENTIAL MECH. VENT
 COLOR: TO MATCH PAINT



ALUMINUM STOREFRONT
 COLOR: BLACK



VINYL WINDOWS
 COLOR: WHITE / DARK BRONZE



SEGMENTED COMMERCIAL DOOR
 COLOR: PAINT TO MATCH CMU



METAL JULIET BALCONY
 COLOR: BLACK



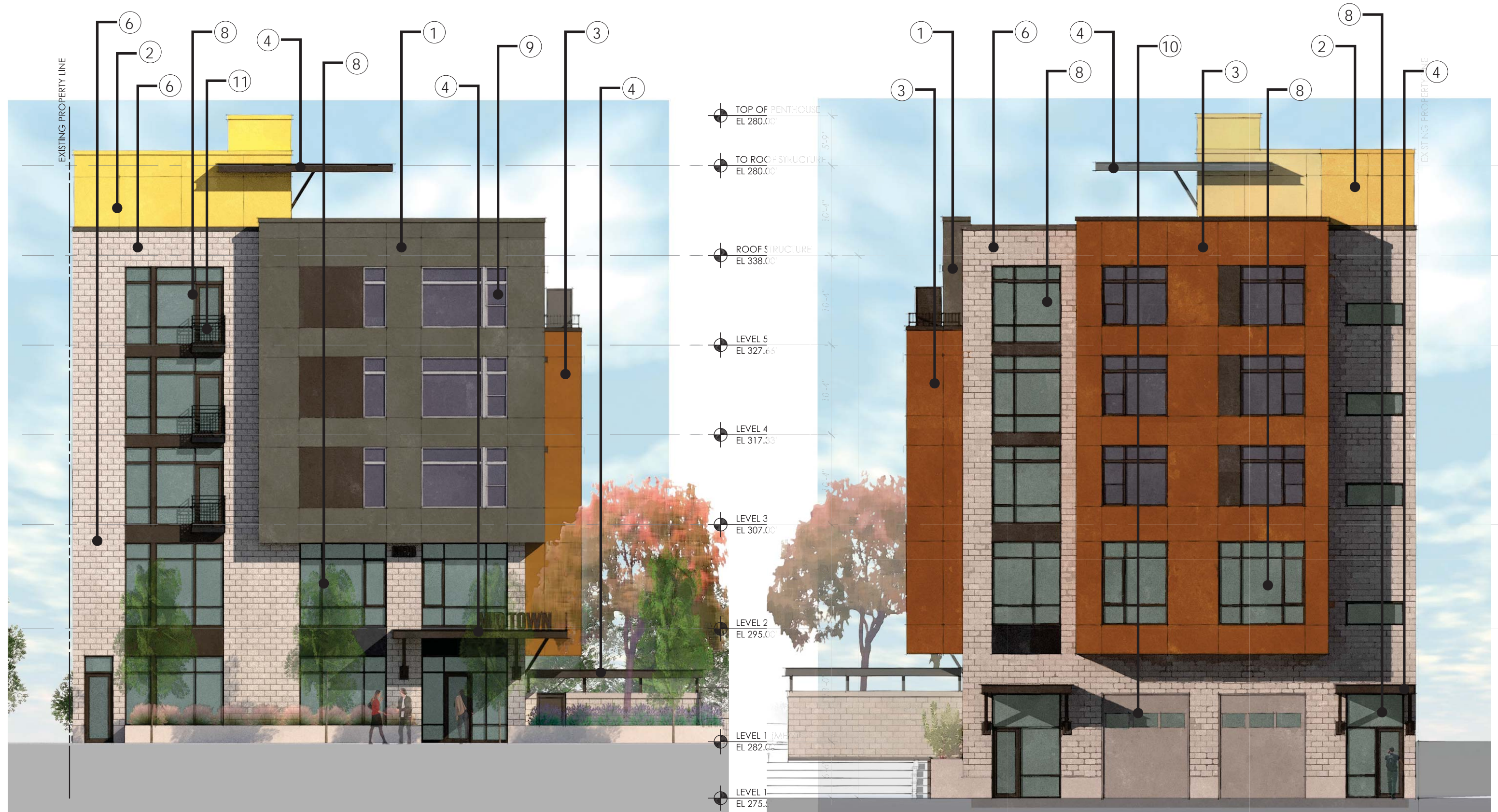
ALUMINUM STOREFRONT
 COLOR: BLACK

South Elevation

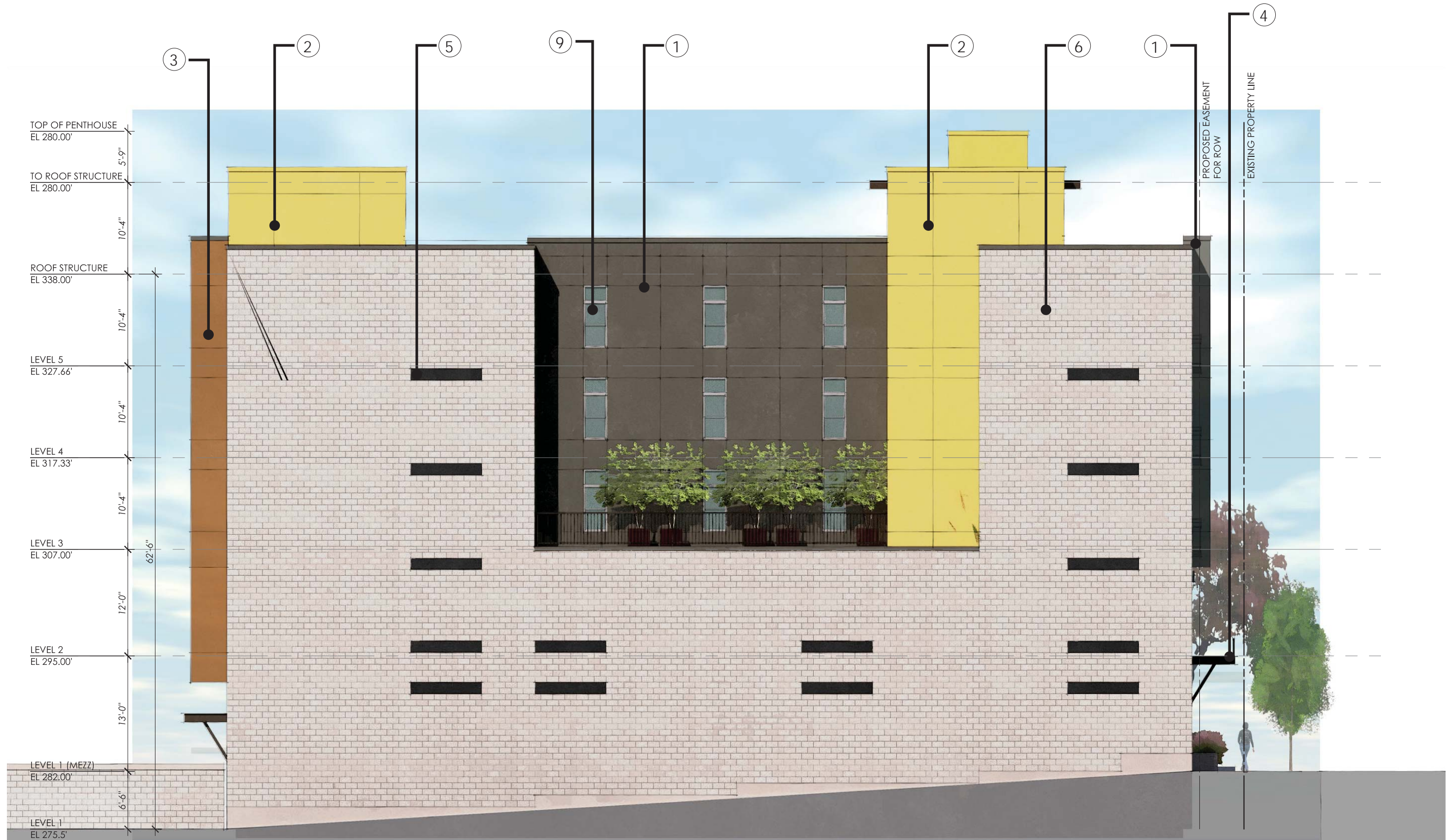


West Elevation

East Elevation



North Elevation



Southwest Rendering



Aurora Ave N Entry



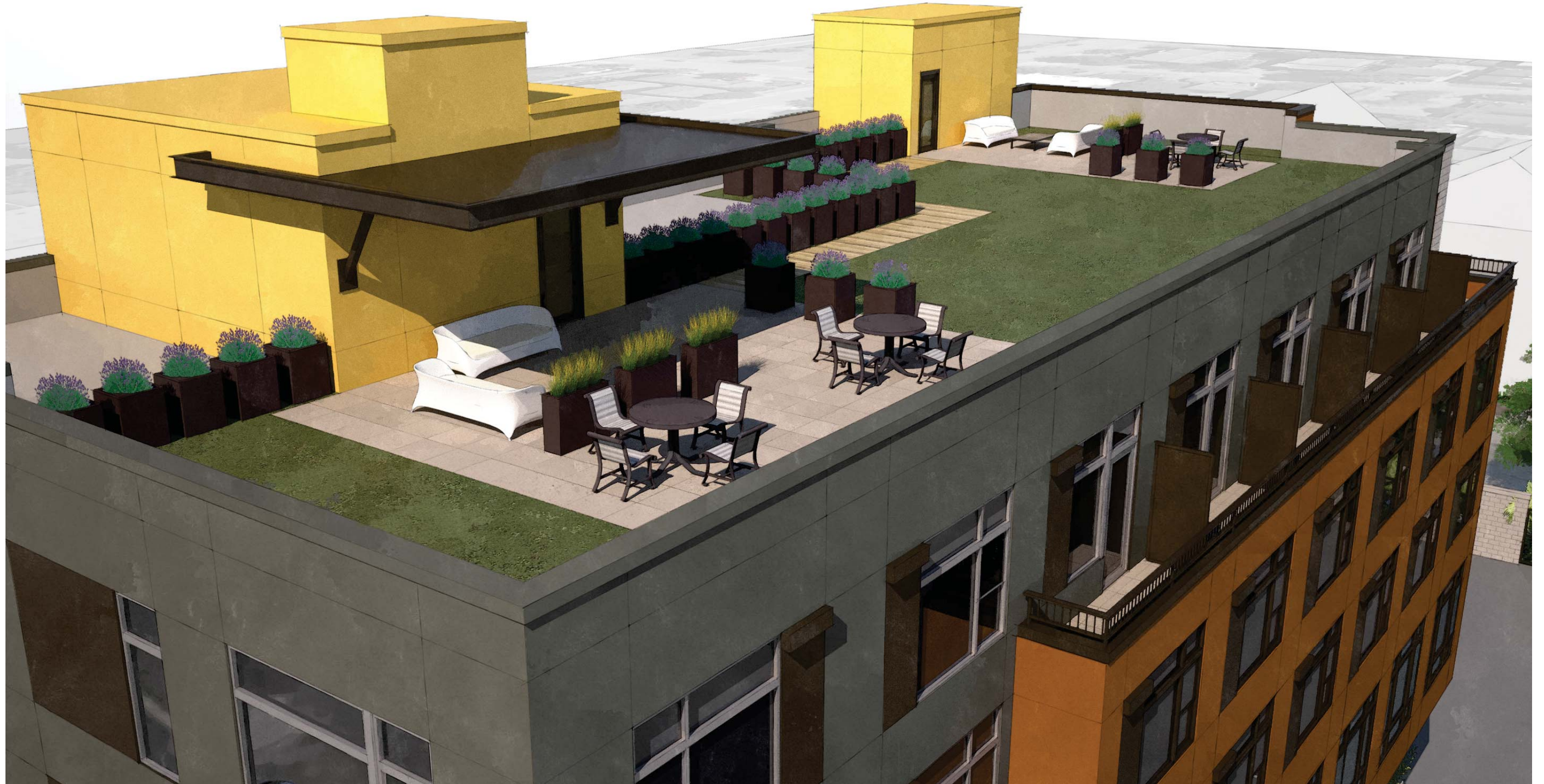
Renderings



Nesbit Ave N



Roof Deck



Southeast rendering

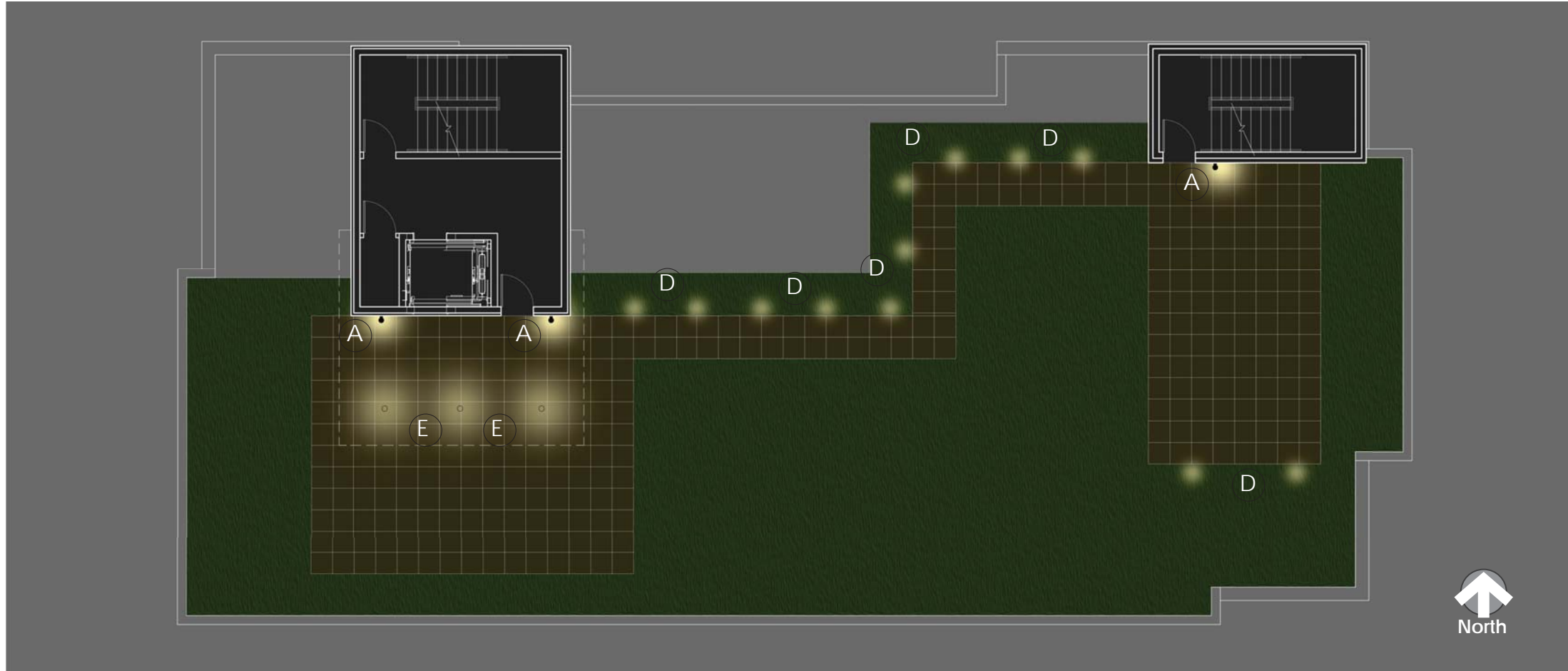


Ground Level Lighting Plan

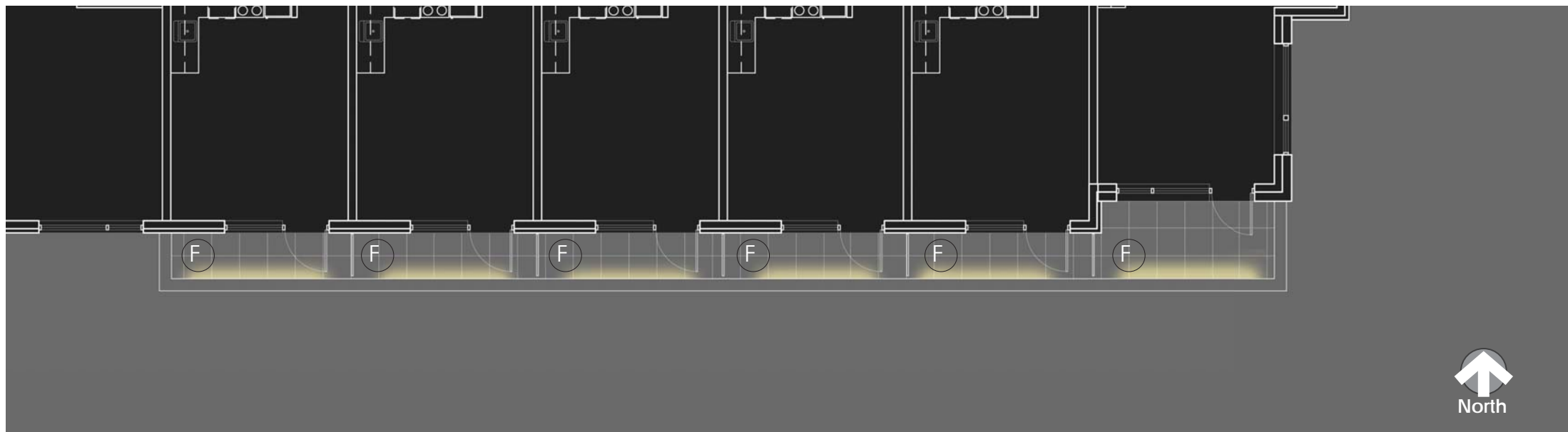


SITE PLAN

Roof / Decks Lighting Plan



ROOF DECK



5TH FLOOR RESIDENTIAL DECKS



A. WALL-MOUNTED DOWN LIGHT



D. LANDSCAPE UP AND ACCENT LIGHT



E. RECESSED SOFFIT LIGHT



B. TRAPEZOID OVER-DOOR LIGHT

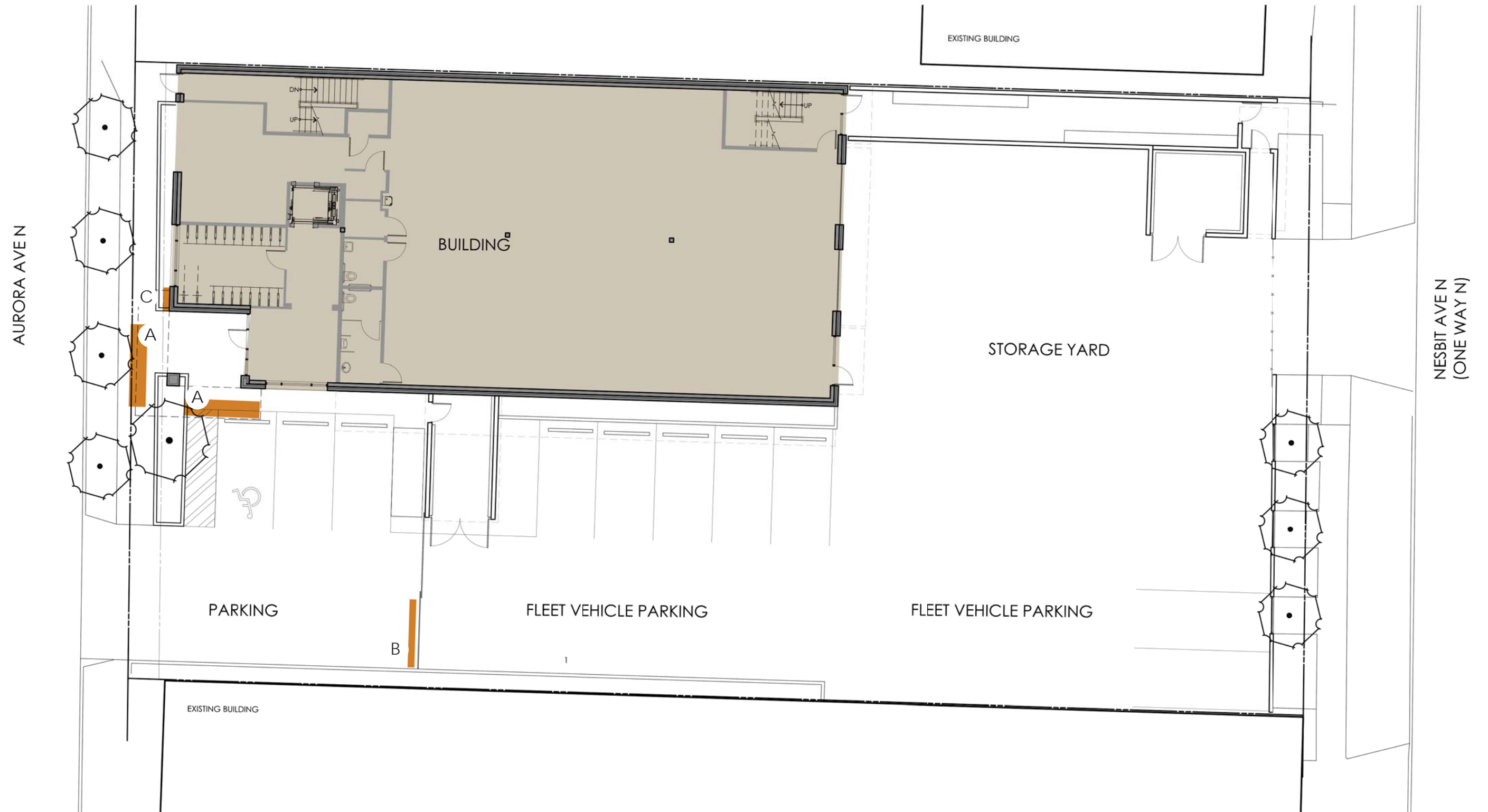


F. STRIP LIGHT



C. VAPOR TIGHT FLUORESCENT

Signage Site Plan



Signage Examples



A



B



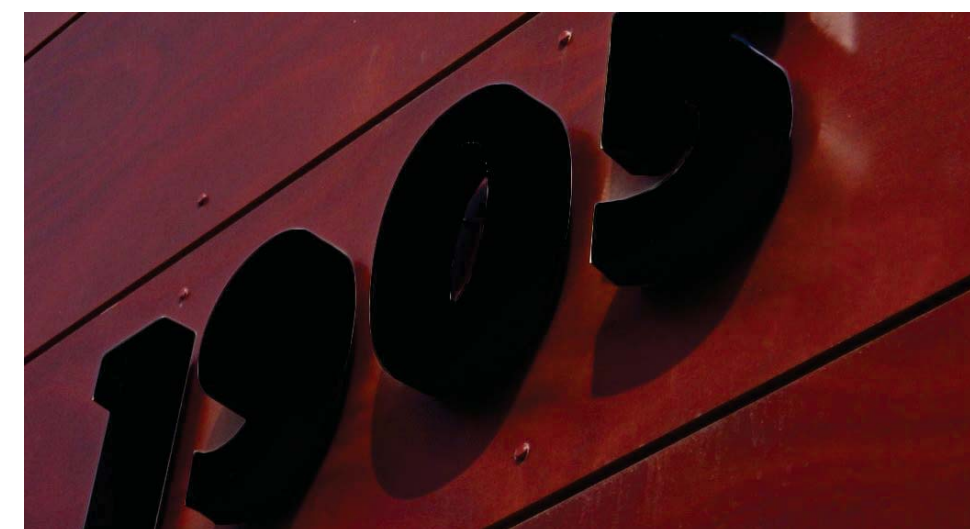
C



CONCEPT IMAGE



CONCEPT IMAGE

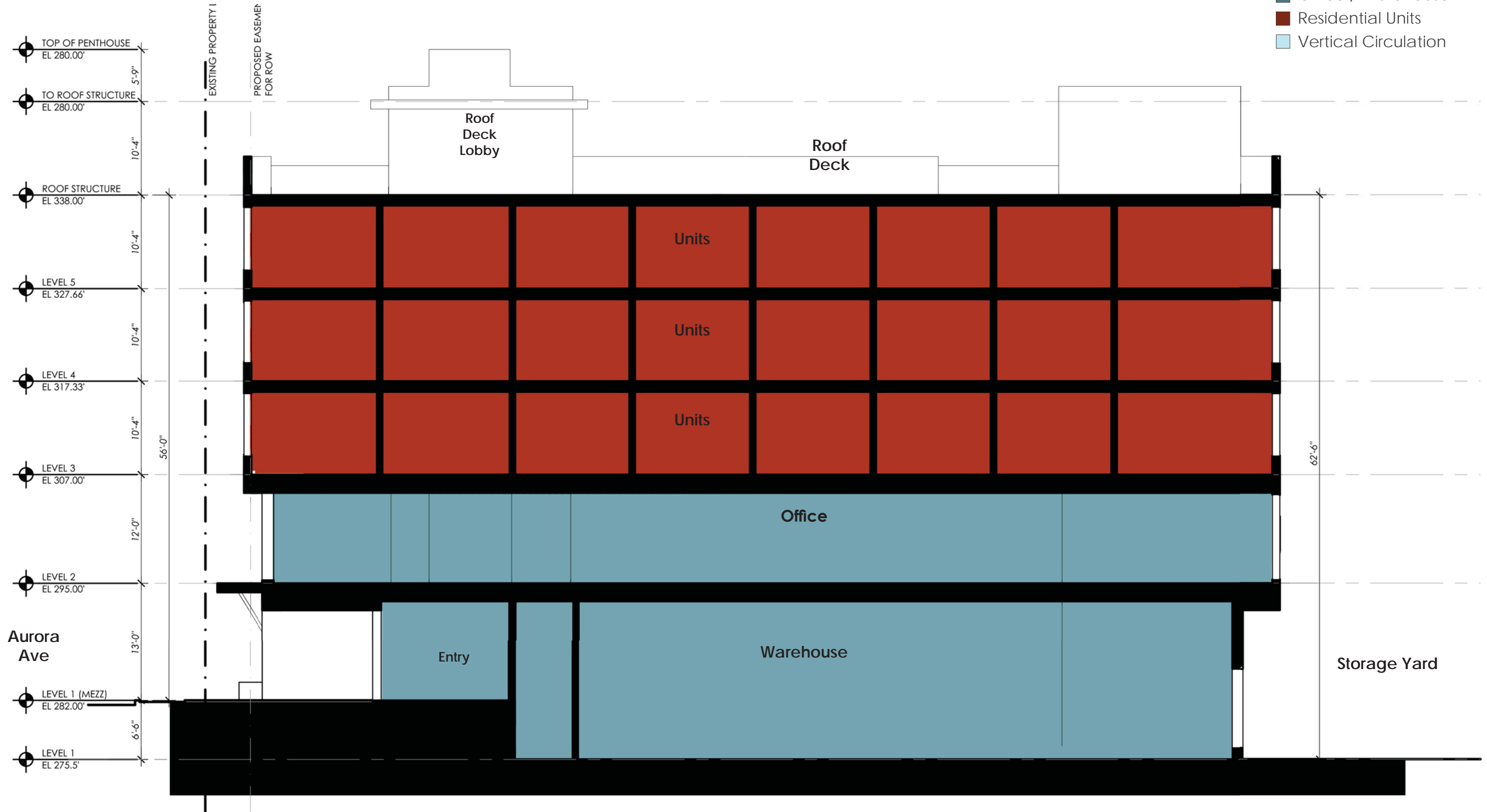


CONCEPT IMAGE

Building Section | West East

Legend

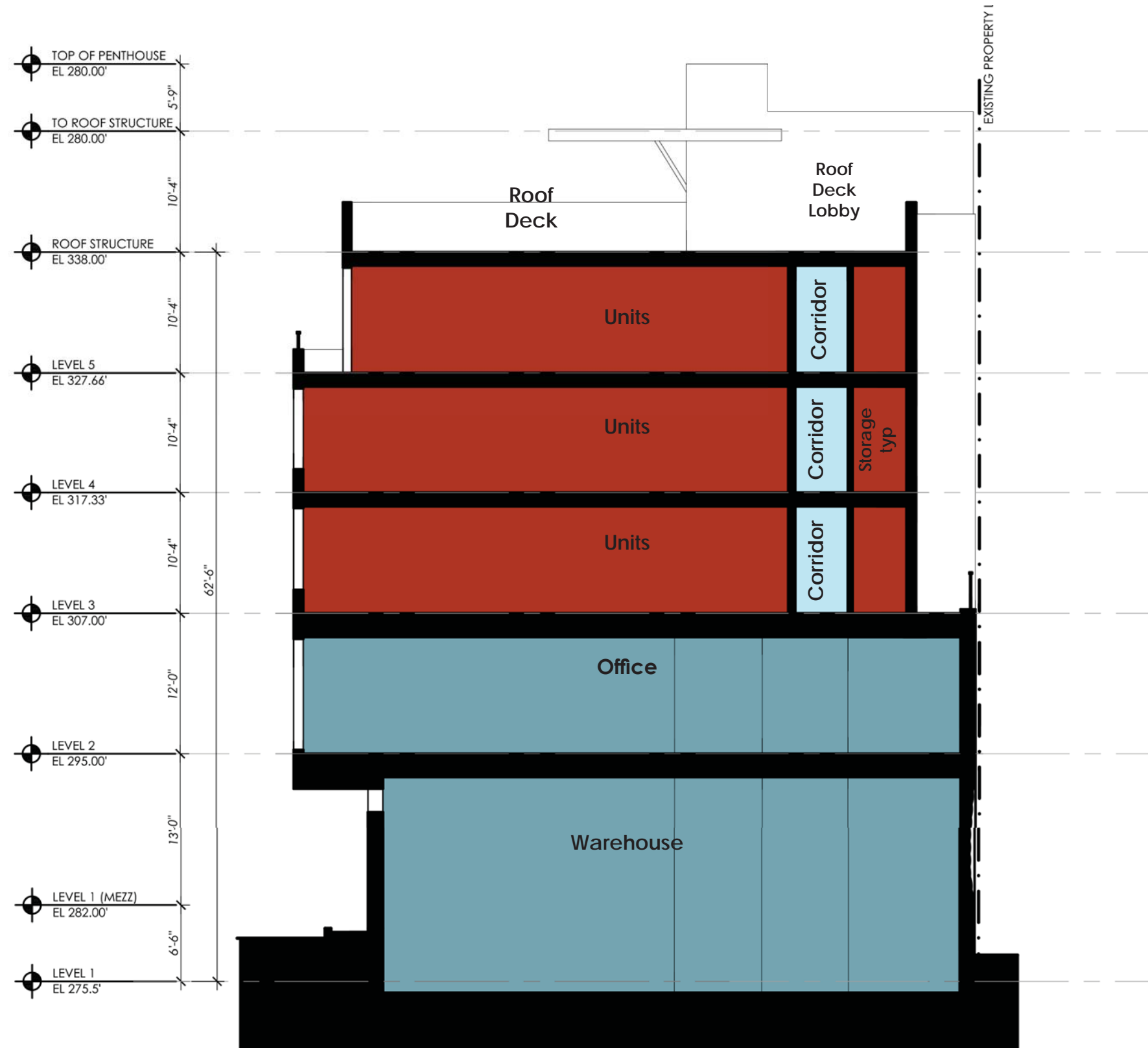
- Office / Warehouse
- Residential Units
- Vertical Circulation



Building Section | South North

Legend

- Office / Warehouse
- Residential Units
- Vertical Circulation



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:

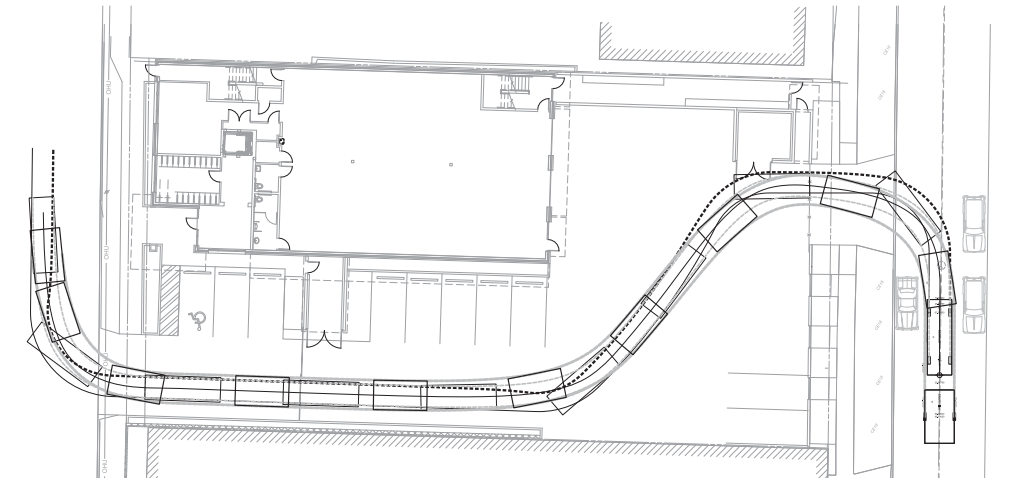
The primary use of the site is for the commercial use and the site plan has been designed accordingly. The two curb cuts are allowed for the commercial use per code, but by adding a secondary residential use to the project, then the second curb cut is not allowed.

With the building being mixed-use the project adds to the architectural presence along Aurora Ave N (CS2-A-2) and will help evolve the neighborhood by adding 27 residential units. (CS3-B-4)

The residential portion of the building the project will also be open and used 24 hours a day, providing eyes on the street (PL2-B-1) and a residential lobby on the street that will provide street level transparency during the evening (PL2-B-3). This will help with the local safety along Aurora Ave N.

Both curb cuts are required to support the commercial use, which is owner occupied. The commercial use utilizes service vehicles that will egress/ingress the property from both Nesbit Ave N. and Aurora Ave. Typically there will be three service vehicles leaving in the morning and returning 1 or 2 times during the day. The larger vehicles have two employees; one will open the gate and do pedestrian safety while the other drives and these vehicles will leave in the morning and return in the evening. The rest of the service vehicles are kept at the employee's residence.

This access is similar to Aurora Rents the property just a little south on the same block.



DRIVE THRU ACCESS TO STORAGE YARD



ADDED RESIDENTIAL COMPONENT

Design Departure #2

SMC 23.47A.008: Street-level development standards along Nesbit Ave N

Standard:

- A. Basic street-level requirements
 - 1. The provision of this subsection 23.47A.008.A apply to:
 - c. Structures in C zones across the street from residential zones

Proposed:

Have the building setback 80'-0" from the Nesbit Ave. N property line with a storage yard and buffer between the building and right-of-way. The building use will be warehouse toward the frontage.

Rationale:

Commercial is the primary use on the site and has a 9,000 sf storage yard and requires direct access to the warehouse on the first floor. Aurora supports a strong commercial presents, so in looking at the project goals, the zoning code and the site and site topography, it made sense to site the building on Aurora. We believe that this solution provides a strong separation between the commercial uses of Aurora and residential uses along Nesbit, a positive street-level experience with a fence that replicates the pattern created by the building. Landscaping has been used to soften the experience between the ROW and the property. The entry has been clearly identified with the architecture for users along Nesbit Ave N. Lighting, cameras and fencing are being utilized to provide a safe entry for the users.

(CS2-D: Hieght, bulk, scale) The transition of height, bulk and scale from Aurora to Nesbit was sensitive, finding an acceptable balance between the intense commercial uses of Aurora and less intense residential use on Nesbit was key. The proposed building was sited to reinforce the commercial street edge along Aurora Ave N, with its' main entry and pedestrian-oriented elements at street level. The proposed mixed use building is set back from Nesbit Ave N, which is less intense residential zone. Because the building does not fill the entire site, visual openness and natural sunlight is more accessible to the adjacent neighbors.

(PL3-A-1: Design Objective) Identifiable entry along Nesbit with clear cues for the pedestrian entry and vehicle access through hardscape variation in the walk way, landscaping and a taller pedestrian entry with overhead protection.

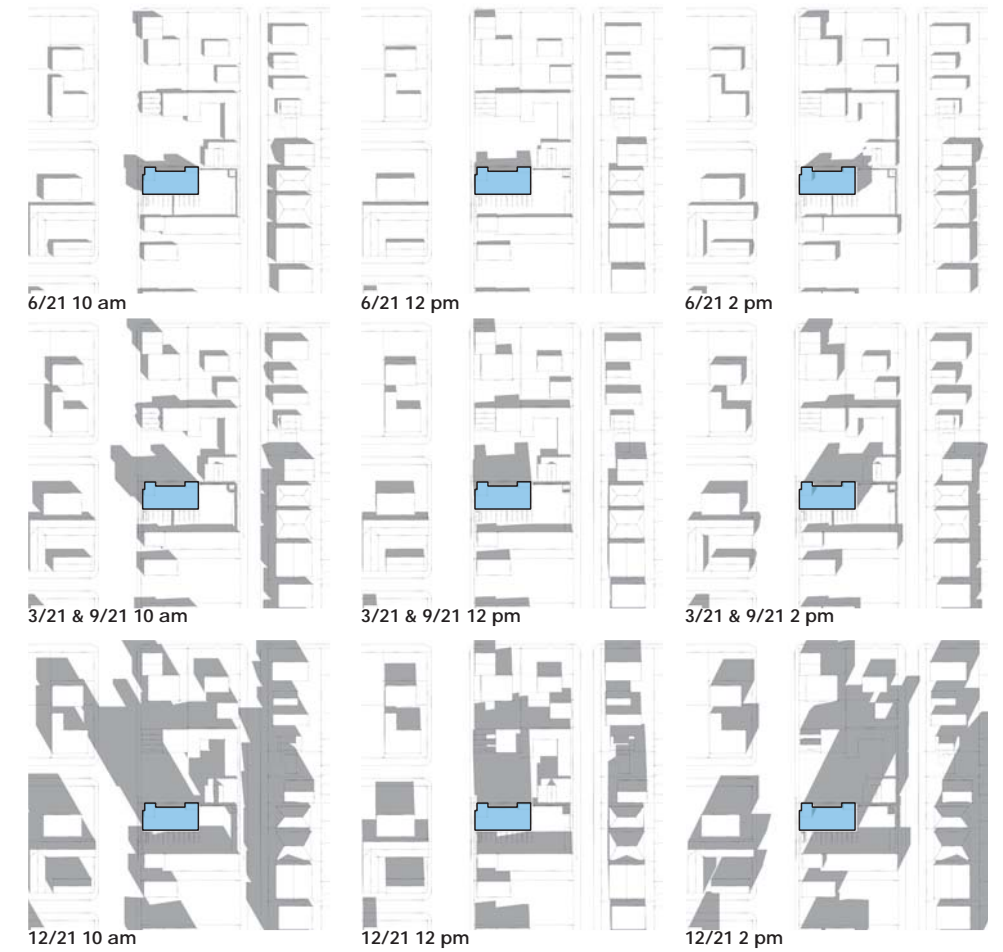
(PL3-B-1: Security) We are utilizing a 5' landscaping buffer with a mix of CMU and metal gird fencing with landscaping to provide a pedestrian scaled separation and privacy between the residential uses on Nesbit and the commercial uses of site and Aurora.



EXISTING NESBIT STREETFRONT



PROPOSED NESBIT STREETFRONT



DAYLIGHT STUDY



PROPOSED NESBIT STREETFRONT





FIBER CEMENT PANEL
COLOR: CEDAR PLANKS

FIBER CEMENT PLANKS
COLOR: TO MATCH CEDAR PLANK SIDING

SHEET METAL
COLOR: TO MATCH CEDAR PLANK
SIDING

FIBER CEMENT PANEL
COLOR: BM SAND DOLLAR 877



SEE PAGES 26-29 FOR MATERIALS NOT CALLED OUT HERE