

AURORA APARTMENTS

13281 AURORA AVE N., SEATTLE, WA

DPD PROJECT #: 3021767

EARLY DESIGN GUIDANCE PACKAGE

PREPARED: OCTOBER 18, 2015

PREPARED FOR: CITY OF SEATTLE NORTHWEST DESIGN REVIEW BOARD

EARLY DESIGN GUIDANCE MEETING:

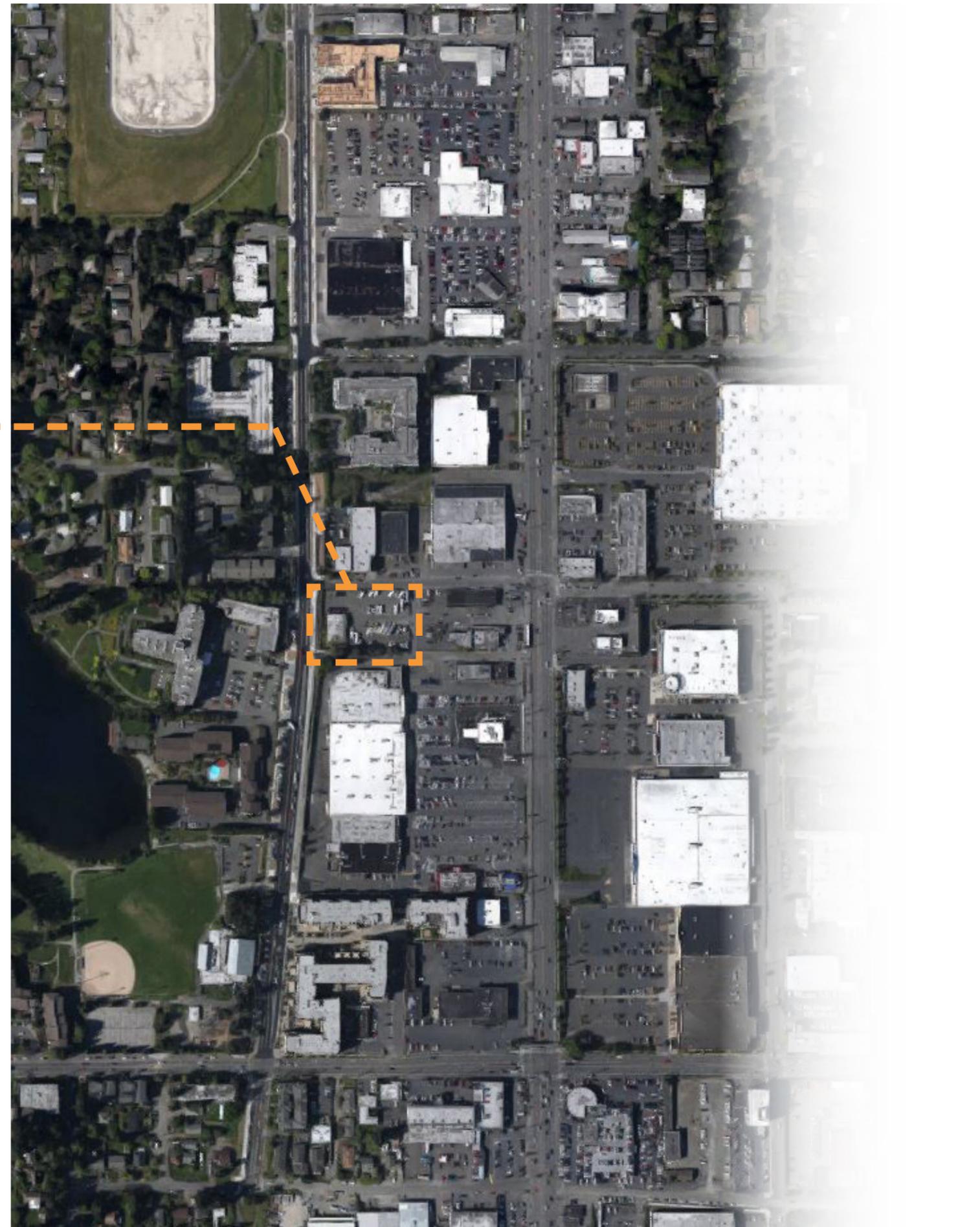


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EXECUTIVE SUMMARY - PROJECT OVERVIEW

DPD #3021767 - 13281 Aurora Ave N.

Client	GMD Development 520 Pike Street, Suite 1010 Seattle, WA 98101
Project Facilitator	Kathryn Jerkovich, kjerkovich@bcradesign.com
Site Description	An "L" shaped parcel site bounded by parcels 0306000562, 0306000563, 0306000567, 0306000672, 0306000671, 0306000670 to the west, North 135th St. to the north, Linden Ave the west and Aurora Ave N. to the east. The project site slopes down to the east with a grade difference of approximately sixteen and a half feet. The site has been previously developed and includes a single level building of approximately 5,240 square feet with the remainder of the parcel paved for parking.
Parcel ID	1926049379
Address	13281 Aurora Ave N. Seattle, WA
Site Area	67,710 sq. ft.
Site Zoning	C1-65
Overlay District	Bitter Lake Village (Hub Urban Village)
Project Description	Demolition of existing 5,240 square foot building and on-site parking, site grading, and construction of a new multi-story residential building.
Uses by Floor	First Floor: Parking Second Floor: Residential Units, and Non-Residential Units Third Floor: Non Residential Spaces and Residential Units Fourth through Sixth Floors: Residential Units
Construction Types	Construction Type IA at podium and at a portion of the first level facing Linden Ave. Type VA for the remainder of residential floors.
Project Team	DEVELOPER/OWNER GMD Development 1520 Pike Street, Suite 1010 Seattle, WA LAND USE PLANNER/ARCHITECT/CIVIL ENGINEER/LANDSCAPE ARCHITECT BCRA 2106 Pacific Ave, Suite 300 Tacoma, WA 98402 STRUCTURAL ENGINEER Yu & Trochalakis 12011 NE 1st St. Suite 306 Bellevue, WA 98005 SURVEYOR Lanktree Land Surveying, Inc. 421 B Street NE Auburn, WA 98082

DEVELOPMENT OBJECTIVES

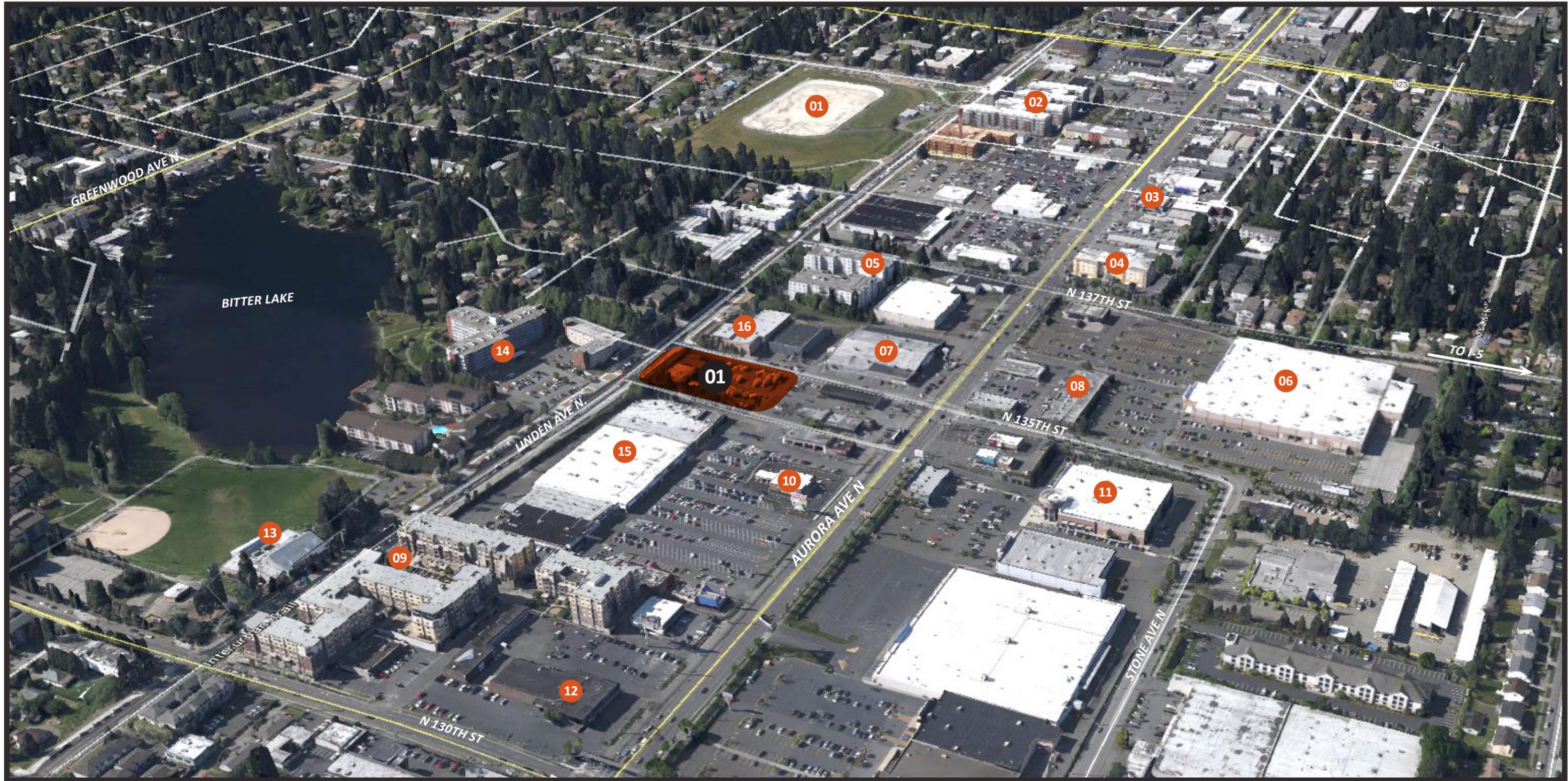
The project site will be subdivided and the proposed mixed-use development will utilize the larger, western portion of the parcel.

The project proposes the development of a six-story, mixed-use, affordable housing building containing approximately 170 residential units with internal and external amenities for residents. The building will be 65 feet in height and will consist primarily of residential units. Parking has been designed to be interior to the building on the ground floor with vehicle access off N. 135th St.

Non-residential spaces will be located along Linden Ave and will enhance the existing streetscape. The widened sidewalk will undulate along Linden Ave to take advantage of the existing topography while providing a connection to the building. The building frontage along Linden will include enhanced landscaping at the sidewalk level and in raised planters, street trees, and steps leading to and from the building.

The residents will have access to onsite amenities including a large open courtyard in the center of the building, an exercise room, dog exercise area, bicycle storage, and an indoor community space.





PROJECT SITE

- 01 CAR LOT, & CROSSFIT SEATTLE (EXISTING)

NEARBY BUILDINGS

- | | | | |
|---------------------------------|------------------|-----------------------------|-----------------------------------|
| 01 BITTER LAKE RESERVOIR & PARK | 05 LINDEN SQUARE | 09 MULTI-FAMILY RESIDENTIAL | 13 BITTER LAKE COMMUNITY CENTER |
| 02 MULTI-FAMILY RESIDENTIAL | 06 SAM'S CLUB | 10 KEY BANK | 14 MULTI-FAMILY RESIDENTIAL |
| 03 INDO CAFE | 07 OFFICE DEPOT | 11 LA FITNESS | 15 AURORA SHOPPING CENTER |
| 04 COMFORT INN & SUITES | 08 AURORA CORNER | 12 ELLIOT BAY AUTO BROKERS | 16 US BIOTEK LABORATORIES/ VACANT |

CONTEXT ANALYSIS - NINE BLOCK VICINITY

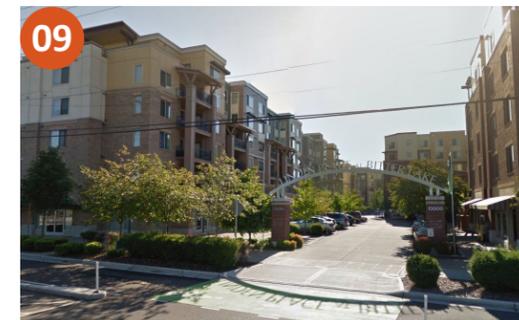
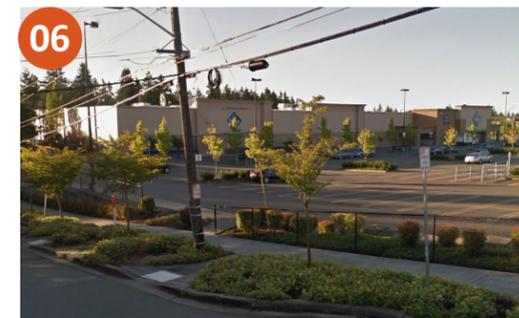
DPD #3021767 - 13281 Aurora Ave N.

EXISTING BUILDINGS ON SITE

One existing building on site of approximately 5,240 square feet will be demolished. According to King County records the existing building was originally constructed in 1966 and is not considered historic.



NEIGHBORHOOD BUILDINGS



The project site fronts Linden Ave on the west and N. 135th St. on the north, Wells Fargo bank on the east and Aurora Shopping Center (15) on the south.

The neighborhood includes a mix of higher density residential and varying sizes of commercial. High density residential dominates the streetscape along Linden Ave, while older commercial uses on 135th and to the north and south of the project site. The neighborhood character is changing with the recent mixed use developments along Linden Ave and to the north and south of N. 135th St. The higher density residential buildings to the south of the project site on Linden Ave include street level non-residential and residential uses that enhance the pedestrian experience with the smaller scale commercial uses and pedestrian scale landscaping. The high density residential is a mix of senior and family housing with a large senior living development anchoring the corner of Linden Ave and N. 130th St.

OPPORTUNITIES

The (09) senior living development located at the corner of Linden Ave N. and N. 130th St., the multi-family developments (02)(05) to the north of the project site along Linden Ave N. appear to be the newest developments in the vicinity and offer the best guidance for addressing the neighborhood context in a more contemporary manner. The buildings provide an urban scale with the use of modern materials and colors and architectural elements that provide guidance for the vision of this area.



CONTEXT ANALYSIS - ZONING

DPD #3021767 - 13281 Aurora Ave N.

SITE DATA:

Area:

67,710 sf / 1.55 AC

Address

13281 Aurora Ave North.
Seattle, WA

Parcel ID #:1926049379

Zoning

C1-65

The site is located in the Bitter Lake Village (Hub Urban Village)
Zoning at the site is Commercial 1-65 (C1-65).

Zoning south: Commercial1-65 (C1-65).

Zoning west: Mid Rise (MR).

Zoning north: Commercial1-65 (C1-65).

Zoning east: Commercial1-65 (C1-65).

Aurora Ave North (Hwy 99) is the dominant street and runs north-south in front of the project site to the east. Aurora Ave North is a five (5) lane road and the main access way in the vicinity. North 135th is a two-lane street that lead from Aurora Ave North to Linden Ave North to the west. Uses along these roads transition from commercial along Aurora Ave North to multi-family residential to detached single family residential.

Zoning in the area is largely commercial, especially along the Aurora Ave N. core. The area begins to transition at Linden Ave N. with the change in zoning to mid and low rise residential on the west side of the street.

ZONING MAP



Scale: NTS

CONTEXT ANALYSIS - ZONING

DPD #3021767 - 13281 Aurora Ave N.

Project Site Zoning Zoning Adjacent to Project Site	13281 Aurora Ave North North South East West	C1-65 C1-65 C1-65 MR
Permitted Uses	23.47A.004	Residential Commercial - Eating and Drinking Establishments, Medical Services, Retail Sales and Services Live-Work Transportation Facilities - Parking, Principal Use
Street-Level Uses	23.47A.005.C	Residential uses at street level. In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level, street-facing facade in the following circumstances. b. In all NC and C1 zones within the Bitter Lake Village Hub Urban Village.
Street Level Development Standards	23.47A.008.A.1 23.47A.008.2.b 23.47.008.3 23.47.008.B.2 23.47.008/B.3 23.47.008.B.4	Basic street-level requirements apply to structures that contain a residential use in C zones and structures in C zones across the street from residential zones. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas or other landscaping is provided. 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. 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. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.
Structure Height	23.47A.012 DR 4-2012	Allowable structure height = 65 feet Structure height is measured from average grade in all zones. General rule allows two options for calculating building height.
FAR	23.47A.013 Table A 23.47A.013.D	FAR: 4.25 x 67,710 (site area) = 287,768 maximum gross building square footage. Gross floor area below grade is not counted toward FAR.
Landscaping and Screening Standards	23.47A.016.A 23.47A.016.B 23.47A.016.D.3	Green Factor score of 0.3 or greater is required. Street trees are required. Garbage dumpsters require 6 foot high screening minimum.
Amenity Area	23.47A.024.A 23.47A.024.B	Amenity areas are required in an amount equal to 5% of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purpose of this subsection, excludes areas used for mechanical equipment and accessory parking. Required amenity areas shall meet the following standards, as applicable; 1. All residents shall have access to at least one common or private amenity area; 2. Amenity areas shall not be enclosed; 3. Parking areas, vehicular access easements, and driveways do not count as amenity areas...; 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity shall be less than 250 square feet in size; 5. Private balconies and decks shall have a minimum area of 60 feet, and no horizontal dimension shall be less than 6 feet. 6. Rooftop areas excluded...
Parking Location and Access	23.47A.032.A.3	Access to off-street parking may be from a street, alley or both when the lot abuts an alley. Structures in C zones across the street from residential shall meet the requirements for parking access for NC zones.
Required Parking	23.54.015 Table A.J	No minimum parking required for non-residential uses within an urban center and within 1,320 feet of a street with frequent transit service.
Parking Space Standards	23.54.030.B.2 23.54.030.D.2 23.54.030.D.3	When 11 to 19 parking spaces are provided a minimum of 25% shall be striped for small vehicles and a minimum of 35% shall be striped for large vehicles. The minimum width of driveways for two way traffic shall be 22 feet to a maximum of 25 feet. Maximum driveway slope is 15%.
Solid Waste	23.54.040 Table A	Non-residential uses - 200,001 square feet or more - a minimum area of 500 square feet of shared storage space is required.

The project site is located near Aurora Ave North which is designated as a Regional Connector. Regional connectors are principal arterials that link urban villages to each other and connect to regional destinations outside of the city. Regional connectors are designed to provide city-wide and regional access for transit, cars and truck trips. They also move high volumes of traffic through the city and between urban villages.

OPPORTUNITIES

Crossroads of zoning, street grids, and uses.

The streets and pedestrian ways and access in the area are fully improved and functional. This network allows for multi-modal access to the various mix of commercial/retail uses and residential areas.

Frontage on Aurora Ave North

High traffic volume
Bus routes
Pedestrian access

Bus service

a. ROUTE 345 (includes partial service on routes 41, and 331)
Frequency is approximately every 30 minutes at any given stop, seven days per week beginning at approximately 5:00AM.

b. RAPID RIDE, ROUTE E
Service includes North & South directions along the Aurora corridor from the Aurora Village Transit Center to Downtown Seattle, seven days per week.

Route runs from 4:33AM-3:00AM (From Aurora transit Center to Downtown) and from 5:06AM-4:07AM (from Downtown to the Aurora Transit Center) with stops approximately every 10-15 minutes.

CONSTRAINTS

Frontage, heavy traffic on Aurora Ave North
Limited pedestrian improvements on North 135th Street.



PROJECT SITE

////// BUS ROUTE "RAPID RIDE E LINE"



— BUS ROUTE "345 WITH CONNECTIONS TO ROUTES 41, & 331,"



- - - CW EXISTING DESIGNATED CROSSWALKS

PROTECTED BICYCLE LANE

EXISTING BUS STOP

Not to Scale North

EXISTING SITE CONDITIONS - 13281 AURORA AVE NORTH

DPD #3021767 - 13281 Aurora Ave N.



FROM NE CORNER INTO SITE



01



FROM W PARKING LOT INTO SITE



02



FROM ACROSS AURORA AVE N FACING SITE



03

EXISTING VICINITY CONDITIONS - 13281 AURORA AVE NORTH

DPD #3021767 - 13281 Aurora Ave N.



FACING EAST



01 INTERSECTION AT AURORA AVE N, AND N 135TH ST



FACING SOUTH



02 AURORA SHOPPING CENTER, SOUTH OF PROJECT SITE



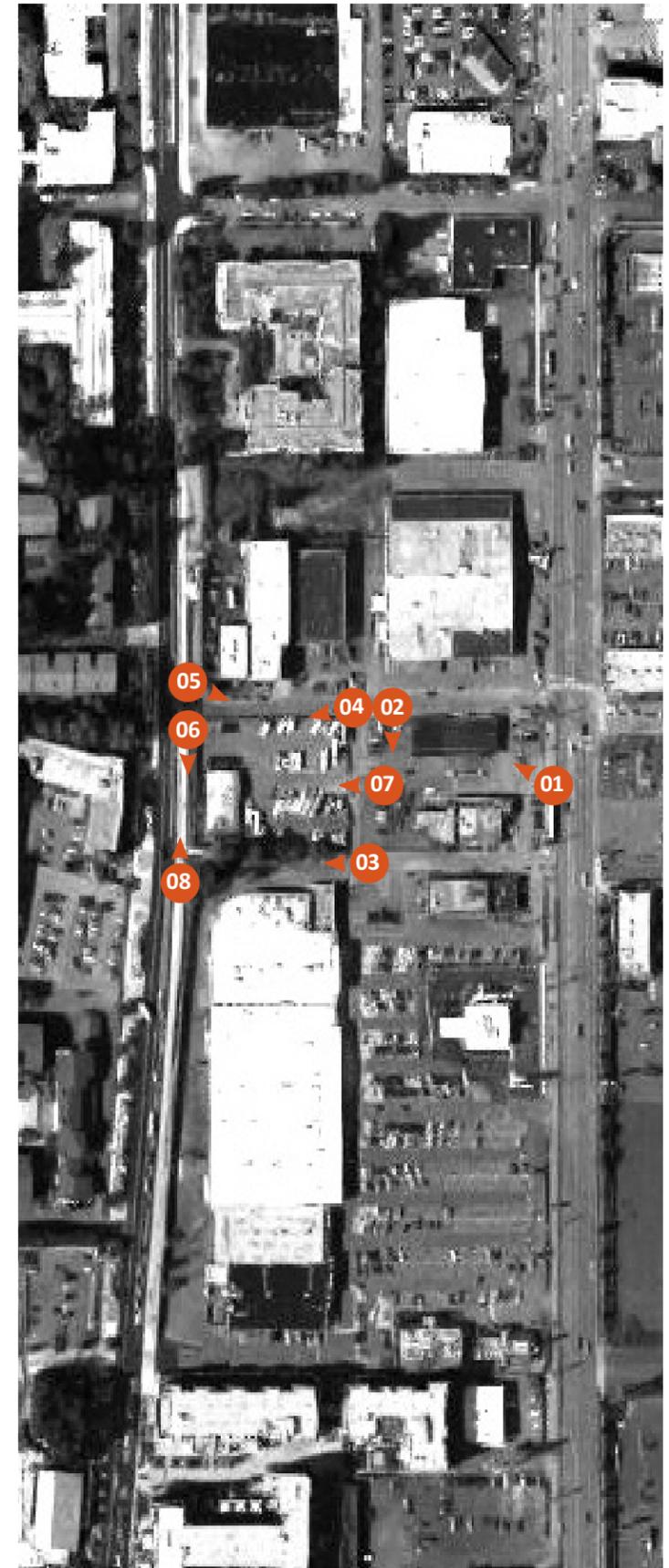
FACING NORTH



03 COMMERCIAL BUILDINGS NORTH OF SITE

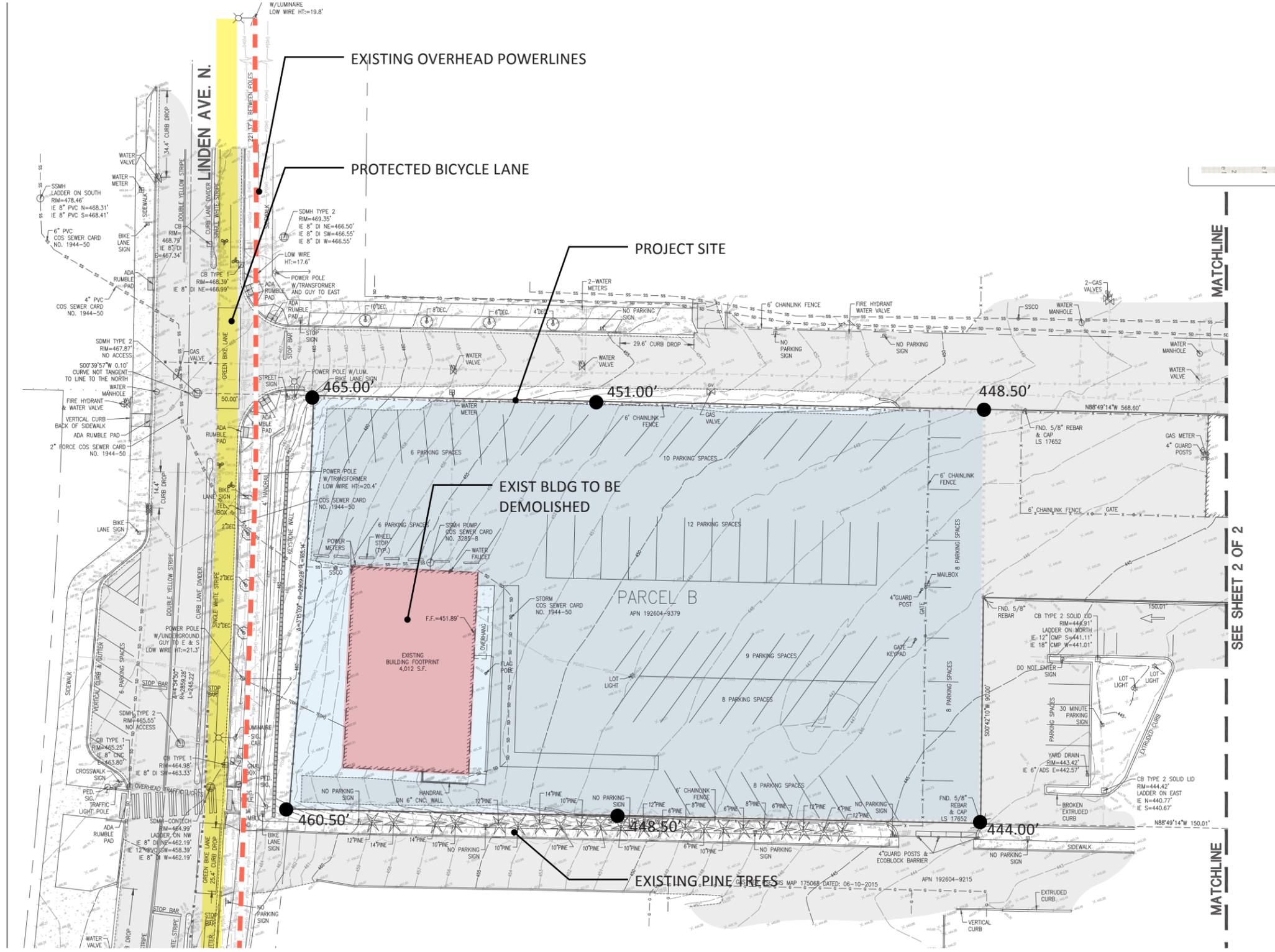
EXISTING SITE CONDITIONS - 13281 AURORA AVE NORTH

DPD #3021767 - 13281 Aurora Ave N.



EXISTING SITE CONDITIONS - SITE SURVEY

DPD #3021767 - 13281 Aurora Ave N.



Highest elevation on the site is at 465'
Lowest elevation on the site is 444'

OPPORTUNITIES

Site slopes west to east from Linden Ave North.

Building has been designed to take advantage of site topography with a portion of the first floor below the sidewalk grade.

Parking can be within the building with access on the north and/or east side of the site.

Existing dedicated bicycle route provides ease of pedestrian access to project site and promotes a healthy travel alternative

CONSTRAINTS

Site slopes down approximately 16.5 feet from east to west along the northern portion of the site and 16.5 feet along the southern portion of the site.

Access off of Linden Ave North will be difficult due to the road improvements which includes a curbed bike lane.

Overhead power along all Linden Ave North frontage.

EXISTING SITE CONDITIONS - SITE CONSTRAINTS ANALYSIS

DPD #3021767 - 13281 Aurora Ave N.

SITE DIMENSIONS / SETBACKS / CLEARANCES

Site Dimensions:

- Length along north edge of parcel: 268.59'
- Length along south edge of parcel: 276.32'
- Length along west edge of parcel: 165.14'
- Length along east edge of parcels: 165.00''

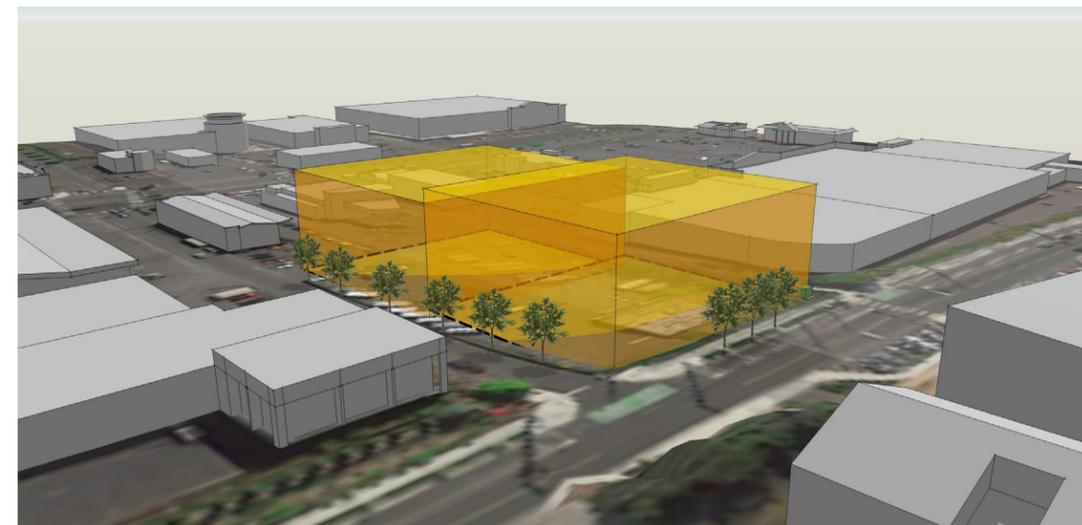
Setbacks:

A minimum of fourteen (14) feet from the powerlines on the north, south and east.

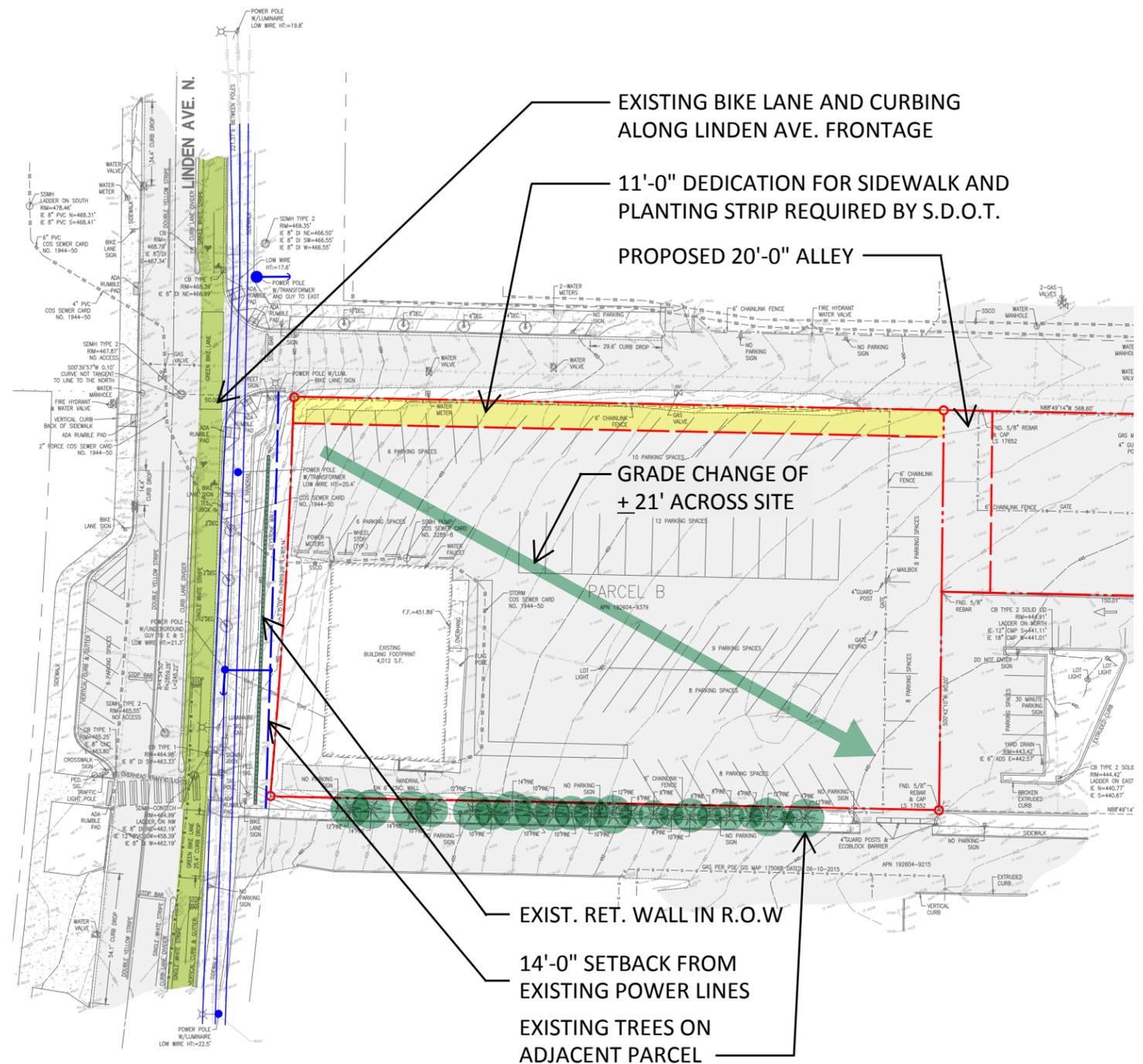
Clearances:

Seattle Public Utilities has determined the required setback from the overhead power lines is a minimum of 14 feet.

Structures are required to be setback from the existing tree canopies.



3D MASSING



CS2 URBAN PATTERN AND FORM**B. Adjacent Sites, Streets, and Open Spaces**

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 distinct to the building massing.
2. Connect to the Street. Identify opportunities for the project to make a strong connection to the street and consider how the building interacts with the public realm.

Response: The project site slopes up east to west with a grade difference of approximately 16 feet. In order to take advantage of the sites topography, a large portion of the first floor will be below grade. This area of the building will be used for parking and service uses. Due to the significant slope across the site, the main vehicle access will be from the east side of N.135th St. by way of a short alley. The second floor of the building will be near sidewalk grade along Linden Ave N. The sidewalk in this area will be widened in this area to allow for a direct pedestrian connection to the building and the non-residential uses. The widened sidewalk will be enhanced with street trees, sidewalk level landscaping and raised landscape planters. To further take advantage of the site characteristics, steps will be incorporated along the Linden Ave N. sidewalk. The steps lead down to the non-residential uses and up to the main building entrance. Additionally, the steps enhance the widened sidewalk by breaking it up and creating a plaza like area in front of the building that can be used by pedestrians and residents.

The façade along N. 135th St. will slope with the site and transparency will be provided to allow views into active areas.

Residential units will be just above the sidewalk in some areas along N. 135th, providing added "eyes on the street". Due to the significant slope across the site, the main vehicle access into the parking will be from the east side of N.135th St. by way of a short alley.

C. Relationship to the Block

1. Corner Sites. Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.
3. Full Block Sites. Break up long facades of full-block building to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the facade and overall building design.

Response: The building has been designed with the main pedestrian entrance at the corner of Linden Ave N. and N. 135th St. This corner of the building will be enriched with large storefront windows and doors and canopies for weather protection. The corner entrance will be at grade with the existing sidewalk on Linden Ave N. but will include large steps will lead pedestrians from the lower level sidewalk and plaza area. Steps leading from the sidewalk on N.135th St. to the corner entrance will be included to provide pedestrians with a direct connection to the building from this street.

The building mass will be broken up by the use of modulations and articulations of the residential units and internal stair towers. Windows and balconies at the residential units will add to the character of the building and further breakup the mass of the building. Transparency providing views into active areas, canopies for weather protection along with wide sidewalks and landscaping will be provided at the pedestrian level. These elements will work together to create a pedestrian scale environment that will minimize the bulk and scale of the overall building. Additionally, the building is setback from the street along Linden Ave N., further reducing the scale and potential monolithic presence.

D. Height, Bulk and Scale

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.
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.
4. Massing Choices. Strive for a successful transition between zones where a project abuts a less intense zone.
5. Respect for Adjacent Streets. Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Response: The C1-65 zone anticipates buildings to be of larger scale and height and many of the buildings in the area are high density mixed-use buildings of multiple stories. The proposed building is in keeping with many of the buildings located along Linden Ave N. Many of these buildings are located at the back of the sidewalk and on sites with less slope, giving them the appearance of large, massive buildings. The proposed building at Linden Ave N. and N. 135 St. will be six stories, similar to others in the area. However, the slope of the site and setback from the street will provide additional relief to what could be seen as a large building. In addition to the site characteristics, the building mass has been broken up using architectural techniques of modulation and articulation.

PL2 WALKABILITY**B. Safety and Security**

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: Street level transparency will be provided along both Linden Ave N. and N. 135th St. Large storefront doors and windows have been included at the Linden Ave N. sidewalk level and will allow views into active areas. In addition, residential units will be located above the non-residential areas and will have views overlooking the sidewalk and plaza area. Due to the slope of the site, transparency along N. 135th St. will be reduced at the sidewalk level. Transparency provided along N. 135th St. will allow views into active areas of the building. However, residential units will be located along N. 135th St. that will allow for surveillance of the area.

C. Weather Protection.

1. Locations and Coverage. Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.
3. People-Friendly Spaces. Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the facade.

Response: Weather protection will be provided at the pedestrian level along the Linden Ave N. portion of the building. A large canopy will be included at the main pedestrian entrance located at the corner of Linden Ave N. and N. 135th St. The proposed widened sidewalk along Linden Ave N. will include steps and landscape planters for siting, street trees for shade and canopies for overhead weather protection. These elements along with the widened sidewalk create people friendly, informal spaces where neighbors and friends can gather.

D. Wayfinding.

1. Design as Wayfinding. Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

Response: Signage will be designed to be integrated with the overall building design and will direct pedestrians and residents to the main entry points of the building.

PL3 STREET-LEVEL INTERACTION

A. Entries

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 main building entrance will be located at the northwest corner of the building and at the corner of Linden Ave N. and N. 135th St. The entrance will be the focal point of the corner and designed to include a larger canopy wrapping the corner, signage, and large storefront windows and doors.

C. Retail Uses.

2. Visibility. Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

Response: Non-residential uses have been included and will be located on the west side of the building along Linden Ave N. The existing sidewalk will be extended to the building providing a direct connection for pedestrians, residents, and neighbors. These areas of the building will have a ceiling height of 13 feet and large storefront doors and windows will be included to allow for views in and out of the spaces.

DC1 PROJECT USES AND ACTIVITIES

B. Vehicular Access and Circulation.

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 improvements along Linden Ave N. and the slope of the site are not conducive for vehicle access from Linden Ave N. The western portion of the parking will be below grade with the eastern portion along N. 135th St. at grade. Vehicle access will be from N. 135th St. and the improved alley off of N. 135th St.

C. Parking and Service Uses.

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

Response: Parking for the building will be provided within the building and on the ground floor with access off of N. 135th St. Having the parking within the building and the access points off of N. 135th St. will minimize or eliminate visual impacts of this area. The services areas of the building will also be located within the building on the ground floor, reducing the negative visual impacts of these areas.

DC2 ARCHITECTURAL CONCEPT

B. Architectural and Facade Composition.

1. Facade 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.

2. Blank Walls. Avoid large blank walls along visible facades 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 façade of the building has been designed to include modulations that breakup the overall mass of the building and articulations that add character and provide consistent architectural design on all sides of the building. Architectural elements, projections, and materials will be employed to create a building that is attractive and complements other buildings and streetscape. Blank walls will be minimized by the use of transparency, landscaping, architectural features and elements. The vehicle entrances have been located away from the most active street, Linden Ave N. to minimize their visual impact. Pedestrian scale elements, such as canopies, large storefront doors and windows and landscaping, will be incorporated in the design along Linden Ave N. and the northwest corner of the building has been designed to be the focal point. All of these design elements and techniques will work together to create a building design that is aesthetically pleasing to residents, neighbors, pedestrians, and passersby.

C. Secondary Architectural Features.

1. Visual Depth and Interest. Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

Response: Residential units will be located and visible on all four building facades. Some residential units will include balconies that will provide views overlooking the streetscape and the neighborhood; others will overlook the internal courtyard. Street level elements will be added at the non-residential area along Linden Ave N. These elements will include weather protection, sidewalk level landscaping and raised landscaping planters, pedestrian level lighting, and large storefront doors and windows that will allow views into active areas.

D. Scale and Texture.

1. Human Scale. Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

Response: The exterior spaces of the building have been designed to incorporate human scale elements such as large storefront windows, landscaping, weather protection and pedestrian scaled lighting. The site also takes advantage of the topography by setting the building further from the street and stepping down the sidewalk along Linden Ave N. to create a pedestrian area that provides another layer of interest along the street.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. Building Materials.

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.

Response: The building exterior will be constructed of durable materials that are attractive and easy to maintain.

B. Signage.

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.

Response: Building signage will be designed at a scale that is appropriate for the size of the building and is consistent with the architectural theme of the building.

2. Coordination with Project Design. Develop a signage plan within the context of architectural an open space concepts, and coordinate the details with facade design, lighting, and other project features to compliment the project as a whole, in addition to the surrounding context.

Response: A sign plan will be design that is in the context of the building architecture and will compliment the project as a whole.

C. Lighting.

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, planting, and art.

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: Exterior lighting will be provided to highlight the architecture of the building and provide adequate lighting for pedestrians and building residents. Exterior lighting will be designed to appropriate lumnate the building and pedestrian areas and avoid off-site light spillage.

Massing Concept #1

Site:

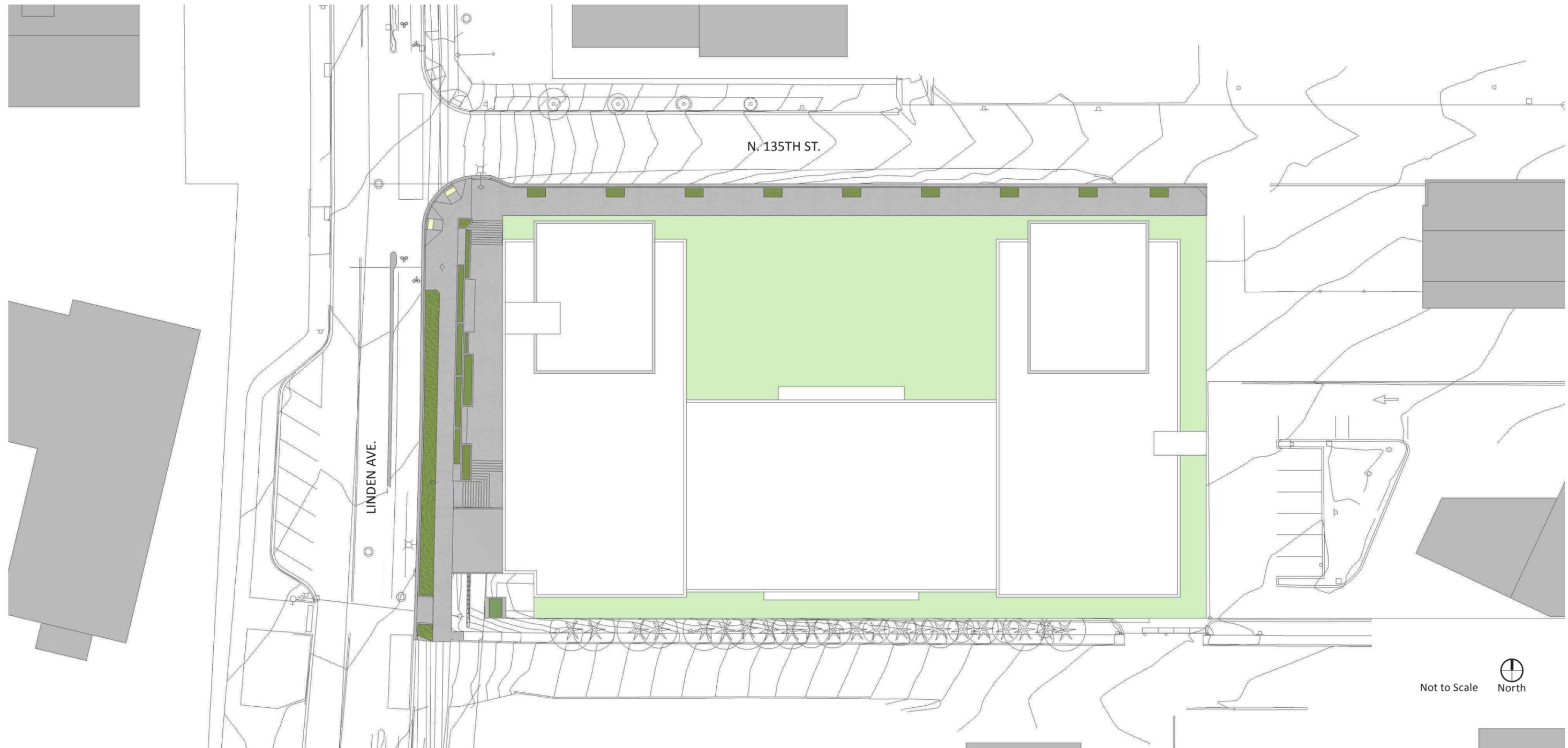
Site Square Footage: 44,827 square feet
FAR Allowed: 4.25 (287,768 square feet) / 4.75 (for mixed Use)
FAR Proposed: 4.10
Number of Floors: Six (6)
Building Height: 65 feet

Building:

Total Area: 183,985
Number of Residential Units: 162

Parking:

Required Parking: None
Provided Parking: 97 stalls total
Required Accessible Parking: 2



3 DIMENSIONAL STUDY - STREET LEVEL



VIEW FROM NORTHWEST

DESIGN OPTION FOCUS POINTS

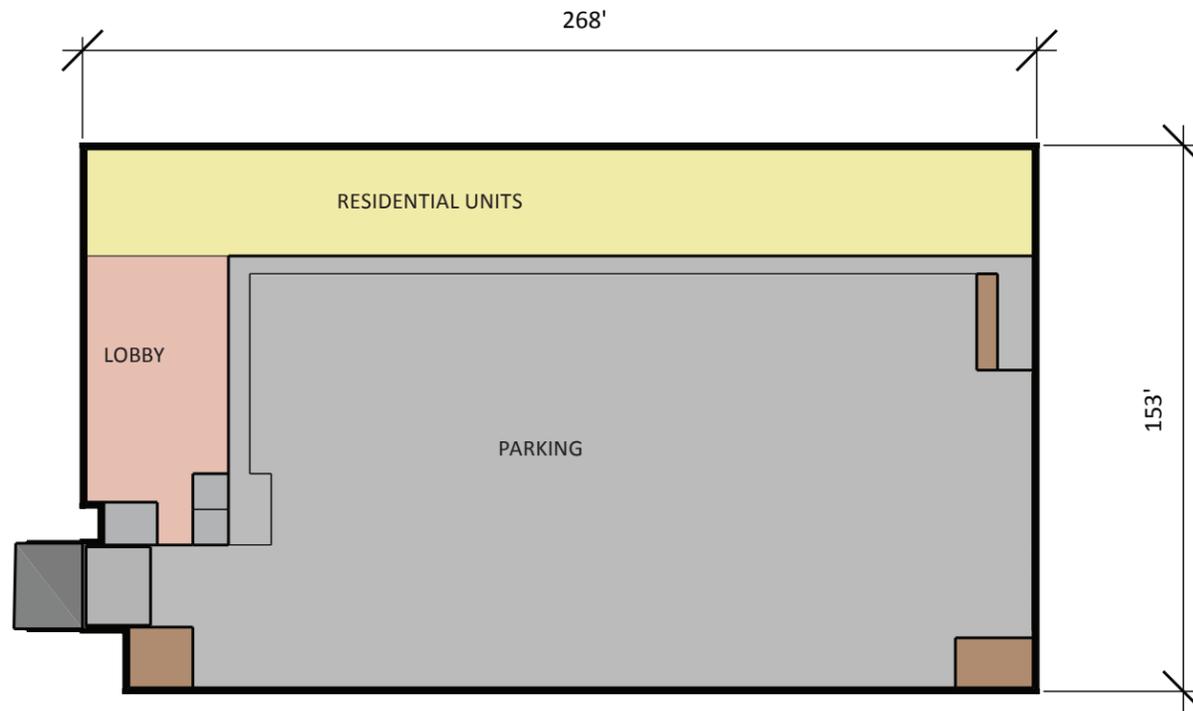
- 01 Height, Bulk, and Scale CS2.D**
The building has been designed to compliment the newer developments in the neighborhood and along Linden Ave N. Modulation of the wall planes and roofline along with material changes breakup the overall mass of the building.
- 02 Emphasizing Positive Neighborhood Attributes CS3.A**
Contemporary forms and materials have been incorporated to create a building design that will be attractive, compliment newer development in the area and contribute to the evolution of the neighborhood
- 03 Walkways and Connections PL1.B**
On-site pedestrian walkways along Linden Ave N. will provide direct connections to the existing public sidewalk system.
- 04 Safety and Security PL2.B**
Residential and non-residential units will be located along both Linden Ave N. and N. 135th St. and will provide views overlooking the neighborhood.
- 05 Parking and Services DC1.C**
Parking and service uses will be located on the lower level of the building and screened by uses and building walls.
- 06 Architectural Concept DC2. A, B, and D**
Modulation and articulation of the building walls, along with varying heights at the roofline assist with breaking up the mass of the building. Residential and non-residential uses at the street level will provide additional relief at the pedestrian level. Material changes will further the breakup of the mass and provide additional articulation.

Blank walls will be reduced with the use transparency at the residential and non-residential uses at or above the sidewalk level.

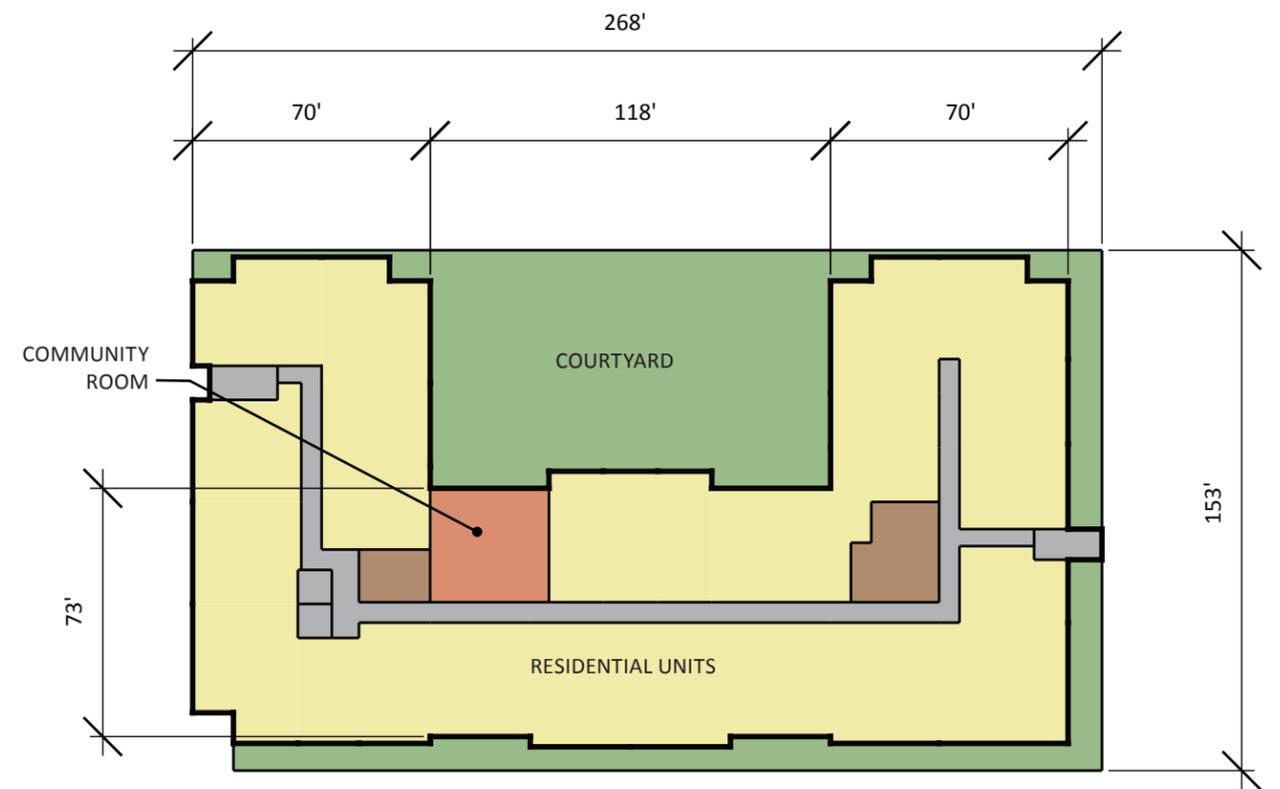


VIEW FROM SOUTHEAST

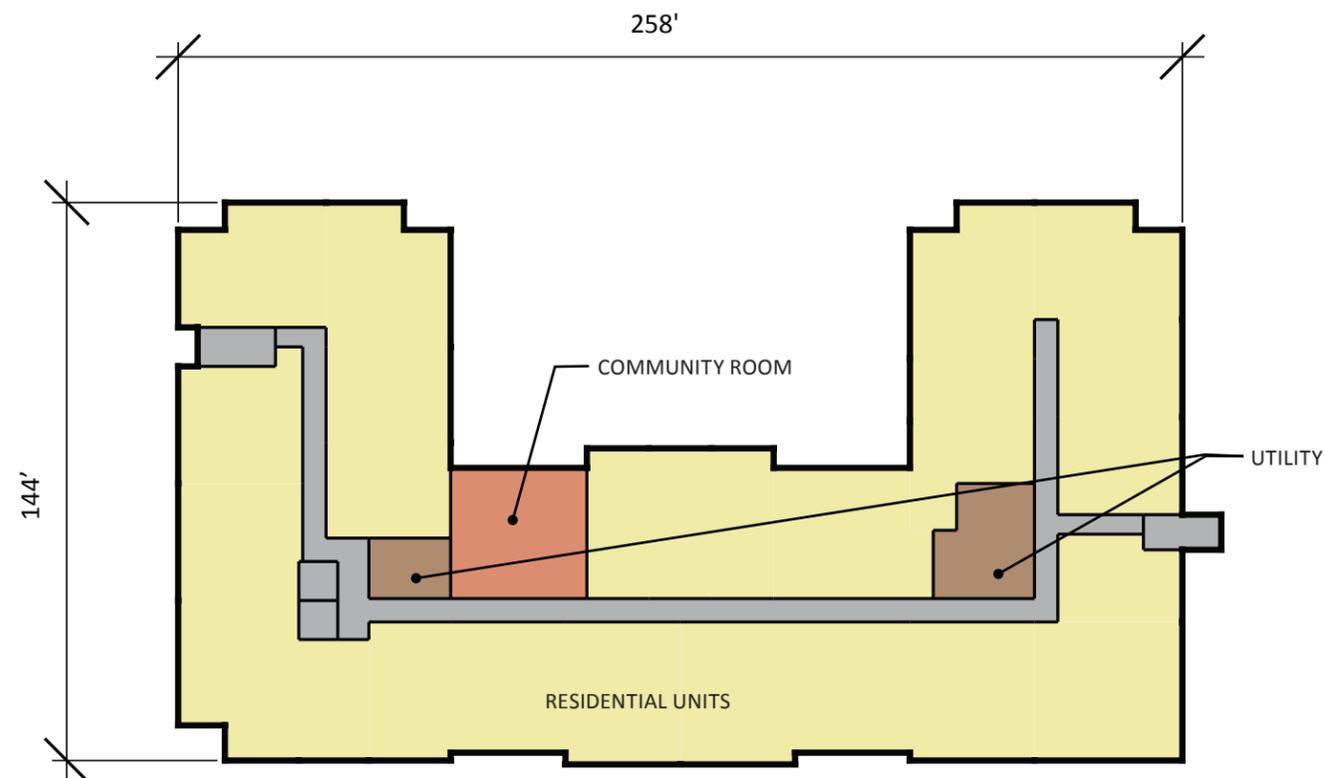
PRELIMINARY FLOOR PLANS



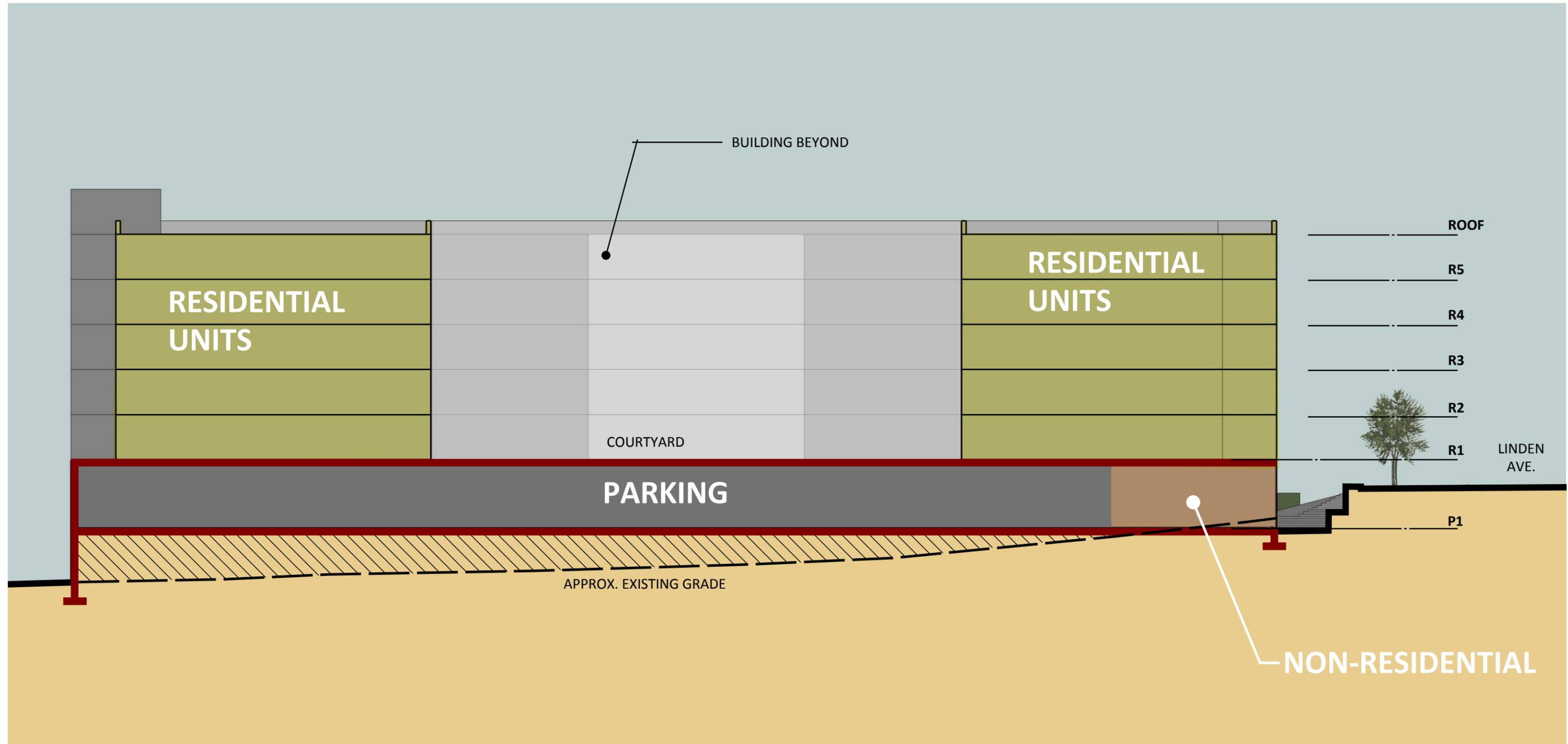
PARKING LEVEL 1



RESIDENTIAL LEVEL 1



RESIDENTIAL LEVELS 2-5



SECTION, LOOKING SOUTH: NOT TO SCALE

ARCHITECTURAL CONCEPTS - CONCEPT #2

DPD #3021767 - 13281 Aurora Ave N.

Massing Concept #2

Site:

Site Square Footage: 44,827 square feet

FAR Proposed: 3.85

FAR Allowed: 4.25 (287,768 square feet) / 4.75 (for mixed Use)

Number of Floors: Six (6)

Building Height: 65 feet

Building:

Total Area: 175,573

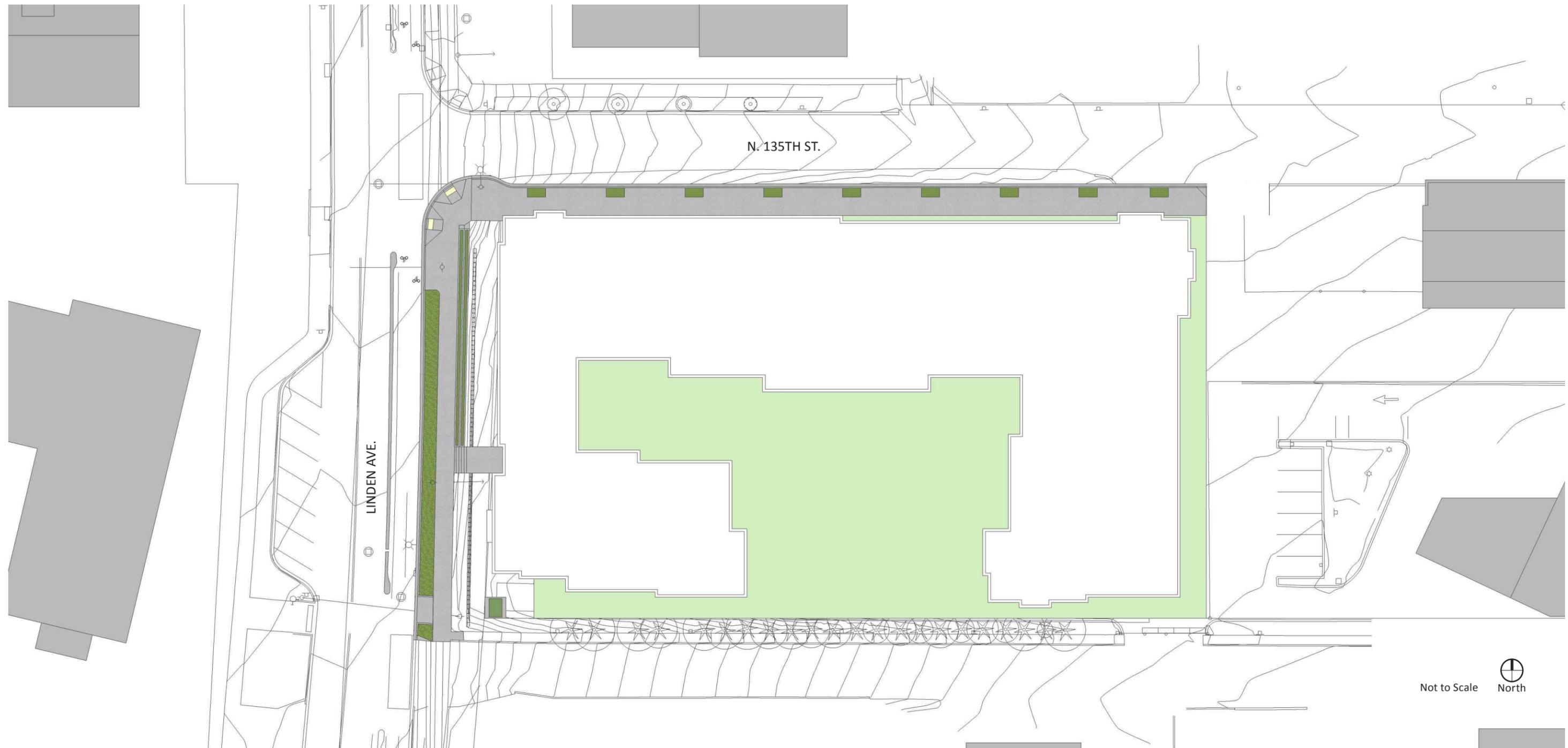
Number of Residential Units: 156

Parking:

Required Parking: None

Provided Parking: 114 stalls total

Required Accessible Parking: 3



3 DIMENSIONAL STUDY - STREET LEVEL



VIEW FROM NORTHWEST

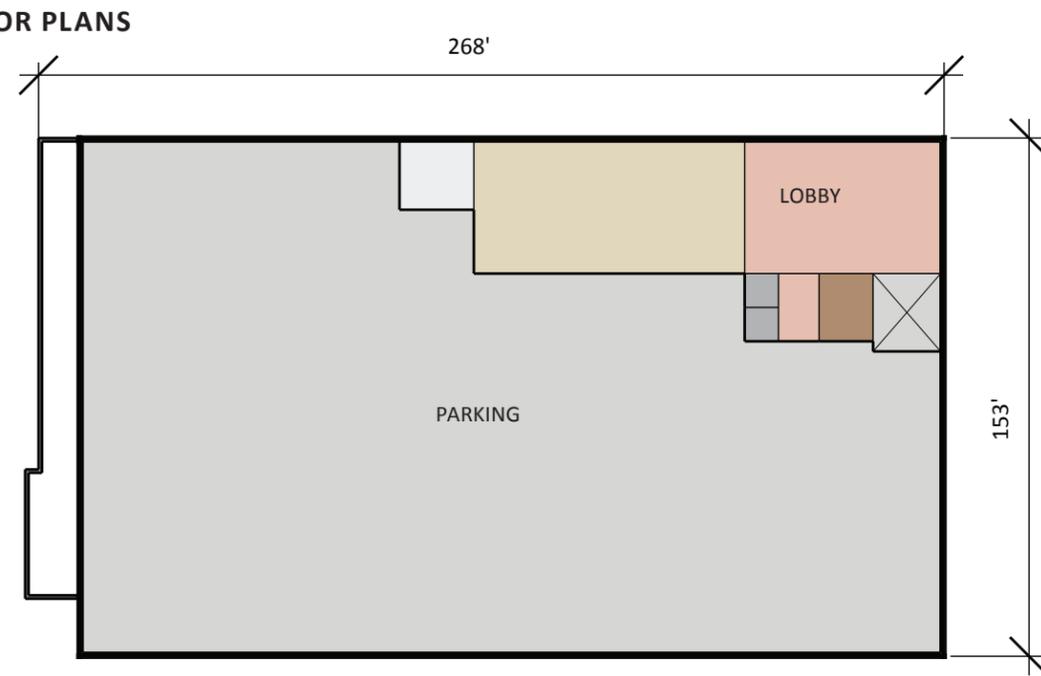
DESIGN OPTION FOCUS POINTS

- 01 Topography**
The siting of the building and proximity to Linden Ave N. allows for a stepped transition between the public and private realm. The topography of the site allows for the vehicle access to be located on the east side of the building off of 135th, reducing potential pedestrian/vehicular conflicts.
- 02 Height, Bulk, and Scale CS2.D**
Several developments in the area consists of multi-level, mixed-use buildings. The proposed building technics found on other buildings of this type. Modulation of the wall planes and roofline along with material changes have been incorporated to breakup the overall mass of the building.
- 03 Emphasizing Positive Neighborhood Attributes CS3.A**
Contemporary forms and materials have been incorporated to create a building design that will be attractive, compliments existing development and contributes to the vision of Linden Ave N.
- 04 Walkways and Connections PL1.B**
On-site pedestrian walkways along Linden Ave N. will provide direct connections from the private pedestrian spaces to the existing public sidewalk system.
- 05 Safety and Security PL2.B**
Residential units will be located along both Linden Ave N. and N. 135th St. and will provide views overlooking the neighborhood and
- 06 Architectural Concept DC2. A, B, and D**
Modulation and articulation of the building walls and roofline, material changes, and windows provide breaking up the mass of the building. Residential uses at the street level will provide additional relief at the pedestrian level.

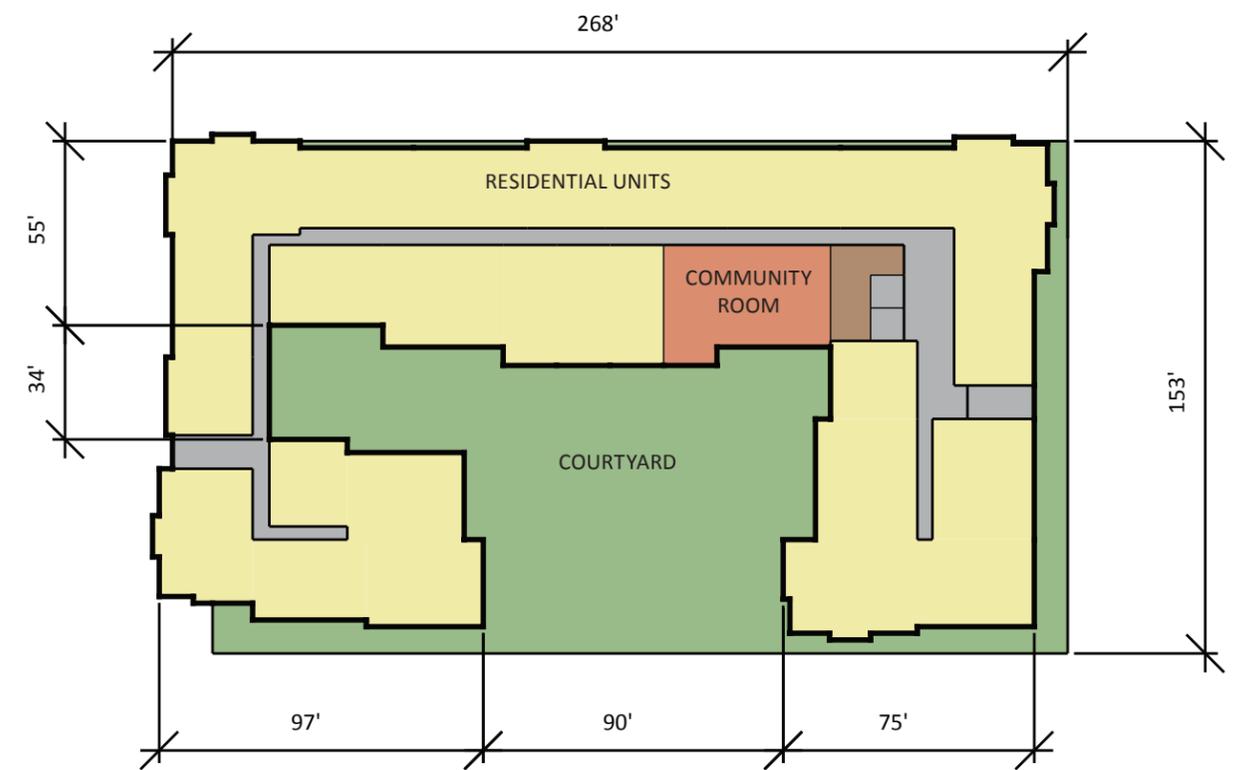


VIEW FROM SOUTHEAST

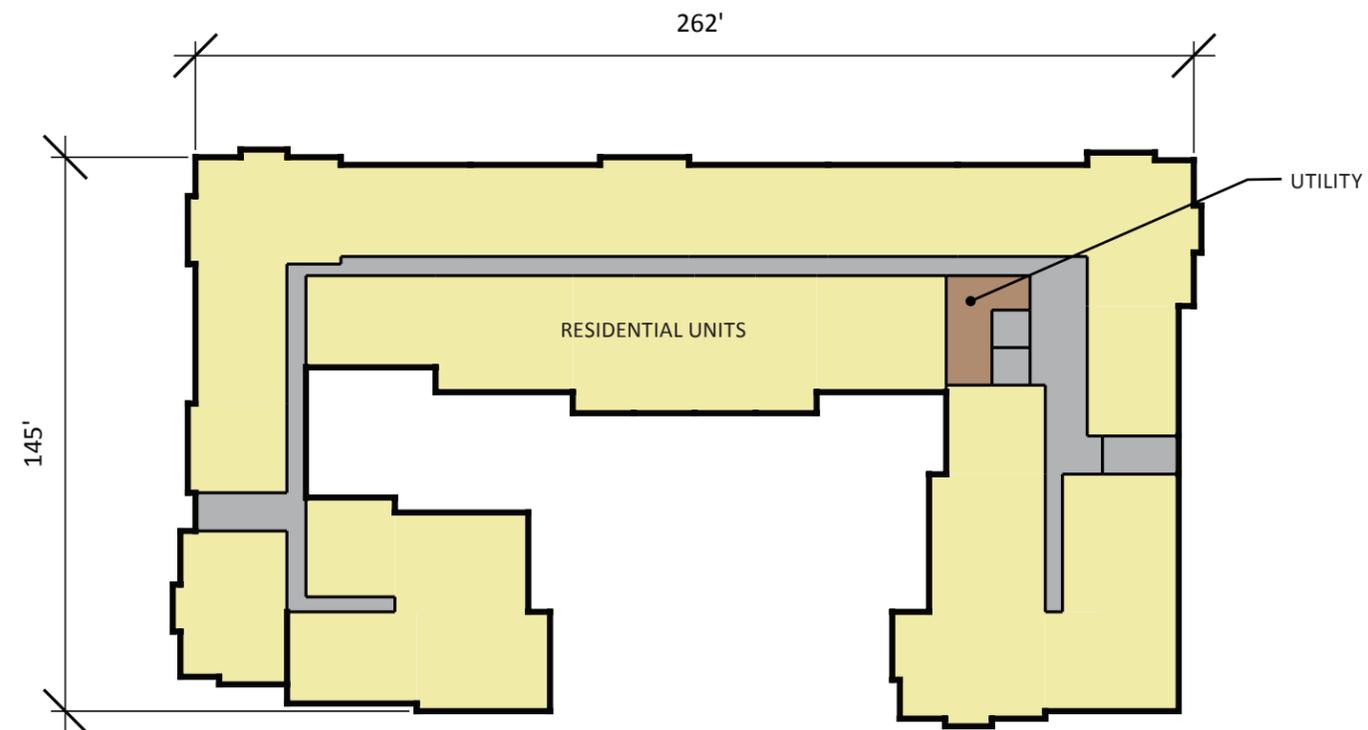
PRELIMINARY FLOOR PLANS



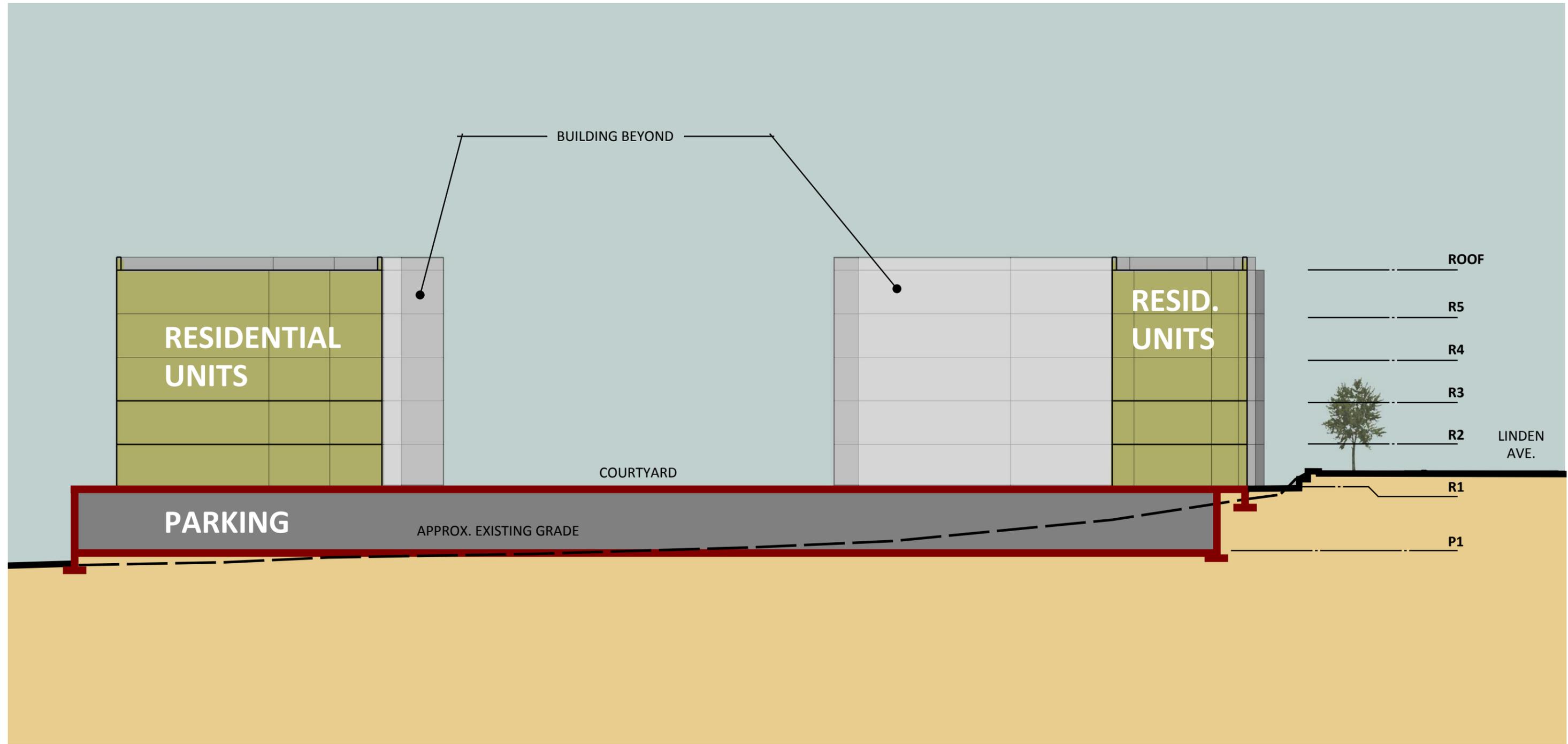
PARKING LEVEL 1



RESIDENTIAL LEVEL 1



RESIDENTIAL LEVELS 2-5



SECTION, LOOKING SOUTH: NOT TO SCALE

ARCHITECTURAL CONCEPTS - CONCEPT #3 (PREFERRED)

DPD #3021767 - 13281 Aurora Ave N.

Massing Concept #3

Site:

Site Square Footage: 44,827 square feet
FAR Proposed: 4.27 (total) / 4.21 (Residential Only)
FAR Allowed: 4.25 (287,768 square feet) / 4.75 (for mixed Use)
Number of Floors: Six (6)
Building Height: 65 feet

Building:

Total Area: 201,109 (total) / 188,740 (Residential only)
Number of Residential Units: 170

Parking:

Required Parking: None
Provided Parking: 116 stalls total
Required Accessible Parking: 3



3 DIMENSIONAL STUDY - STREET LEVEL



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST



STREET VIEW FROM SOUTH

DESIGN OPTION FOCUS POINTS

- 01 Topography**
The concept takes advantage of the existing topography by siting the building in close proximity of Linden Ave N. and N. 135th St. The location of the building allows for a widened pedestrian walkway along the building at Linden Ave N. that transitions to the street level sidewalk through the use of steps and sloping pavement.
- 02 Height, Bulk, and Scale CS2.D**
Several developments in the area and along Linden Ave N. consists of multi-level, mixed-use buildings. The proposed concept employs architectural technics found on other buildings of this type to breakup the mass and reduce the bulk and scale.
- 03 Emphasizing Positive Neighborhood Attributes CS3.A**
The use of contemporary forms and materials will create a building design that compliments existing development, enhances the streetscape along Linden Ave N. and N. 135th St., as well as contributes to the larger vision of Linden Ave N.
- 04 Walkways and Connections PL1.B**
A widened sidewalk along Linden Ave N. provides direct connections from the building to the existing public sidewalk system and creates a public place for residents and neighbors to gather and interact.
- 05 Safety and Security PL2.B**
Non-residential units line the Linden Ave N. facade of the building and will provide views into and out of active spaces. Residential units along N. 135th St. will provide views overlooking the neighborhood and street below.
- 06 Architectural Concept DC2. A, B, and D**
The main building entrance has been located at the corner of the building at Linden Ave N. and N. 135th St. and will be a focal point of the building. Modulation and articulation of the building walls and roofline, material changes, and windows will breaking up the mass of the building. Street-level uses and canopies will provide additional relief and interest at the pedestrian level.

JUB# 15195



SELECTED DESIGN GUIDELINES ADDRESSED

CS1.C. Topography

Steps and planters add interest and opportunities for seating at plazas.

CS2.B Adjacent sites, streets and open spaces

Use of Steps and stepped plazas allow connection to sidewalk along frontage.

CS2.D.2 Existing Site Features

Use of change in grade to create varied spaces along sidewalk rather than a flat plane without variation.

CS3.A.4 Evolving Neighborhoods

Enhancement of pedestrian experience where existing sidewalks, especially to south, are relatively unarticulated.

PL1.A Network of open spaces

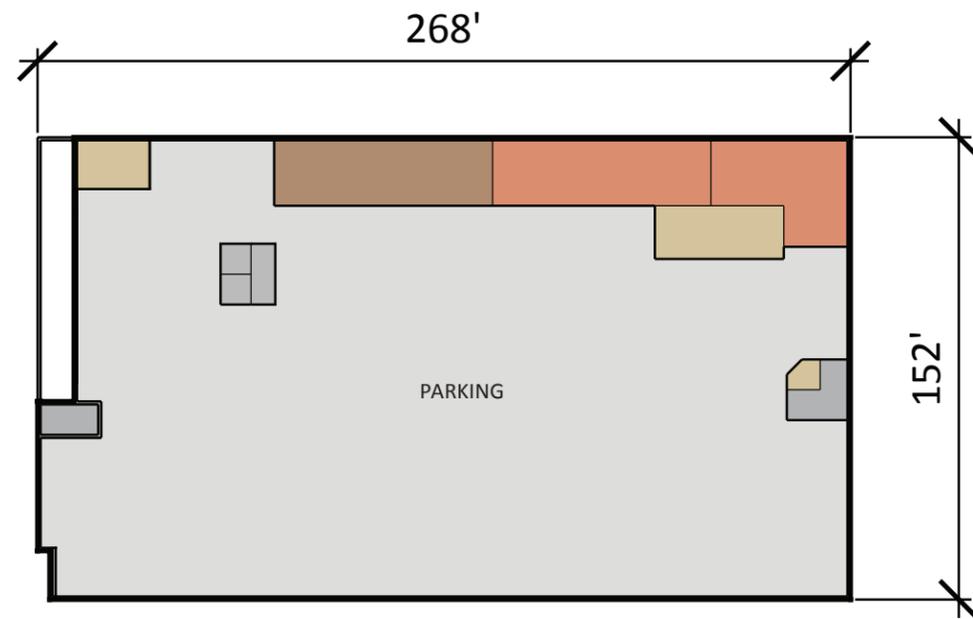
PL1.B Walkways and connections

Widening of pedestrian realm with adjacent active spaces and a connection to the street intersection improves existing condition and provides opportunities to foster human interaction.

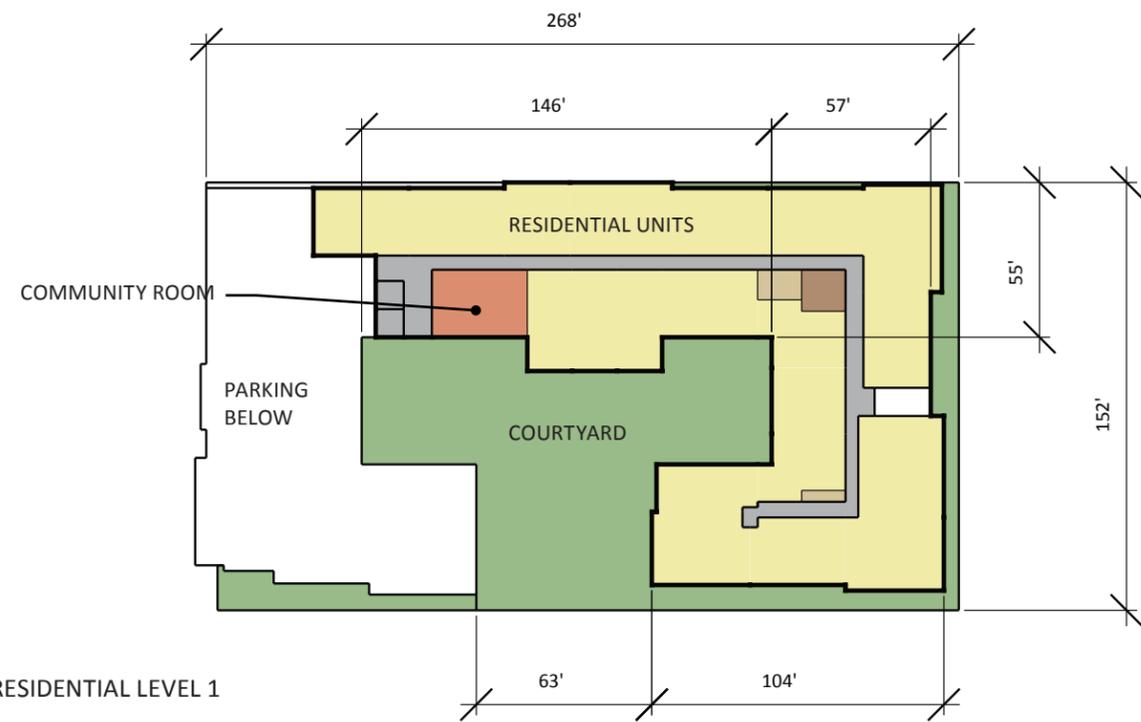
PL2 Walkability

Connection to existing sidewalk network provides public access to plazas along building and alternate pathways for pedestrians.

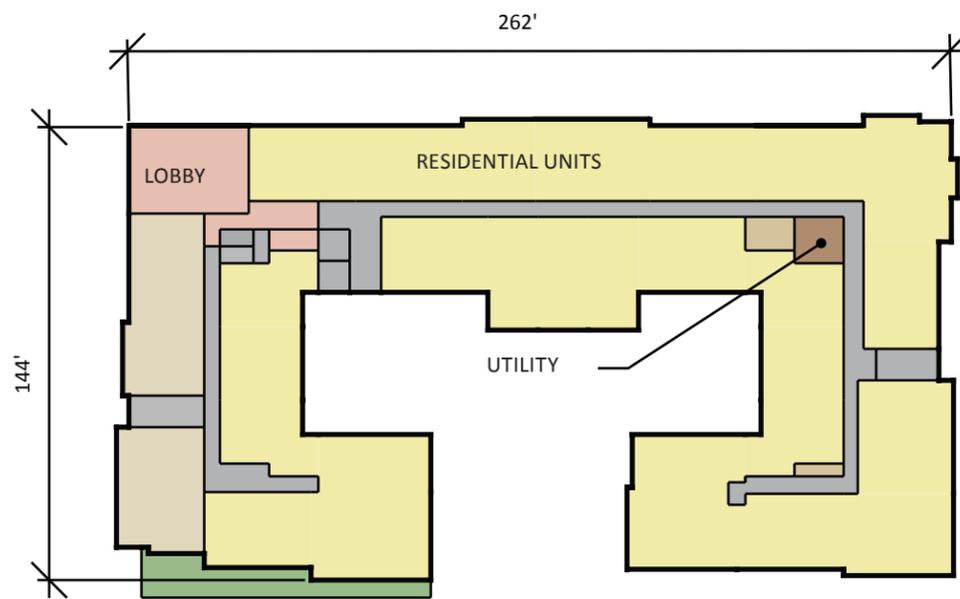
PRELIMINARY FLOOR PLANS



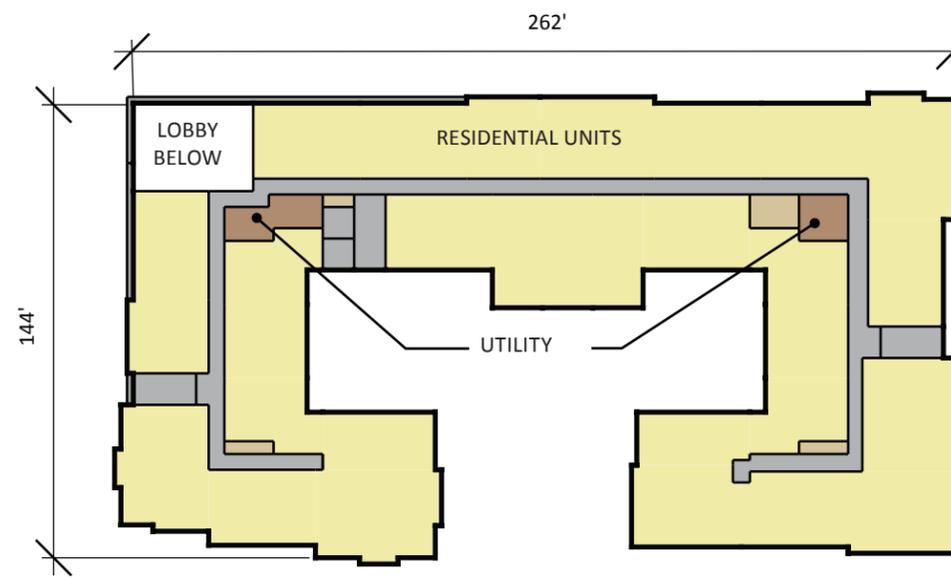
PARKING LEVEL 1



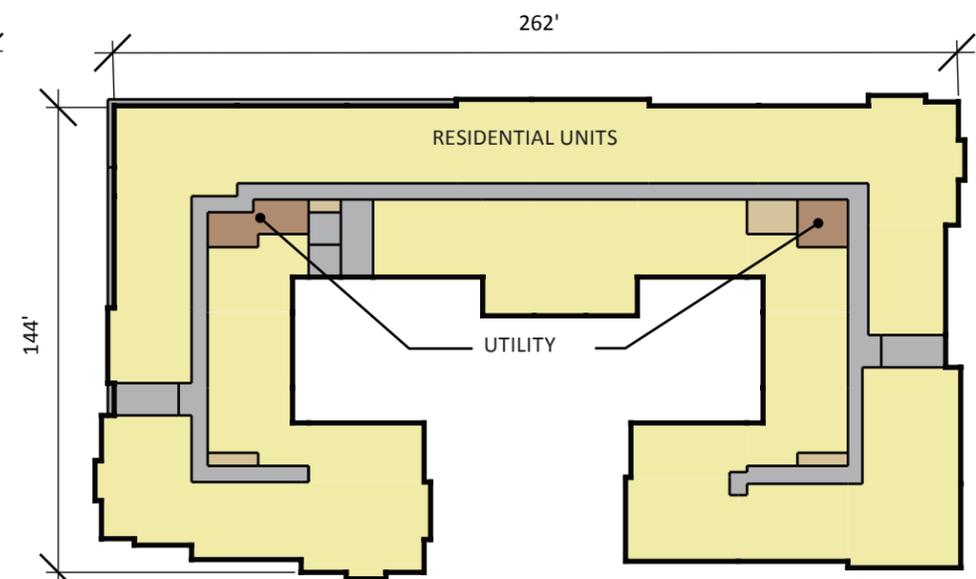
RESIDENTIAL LEVEL 1



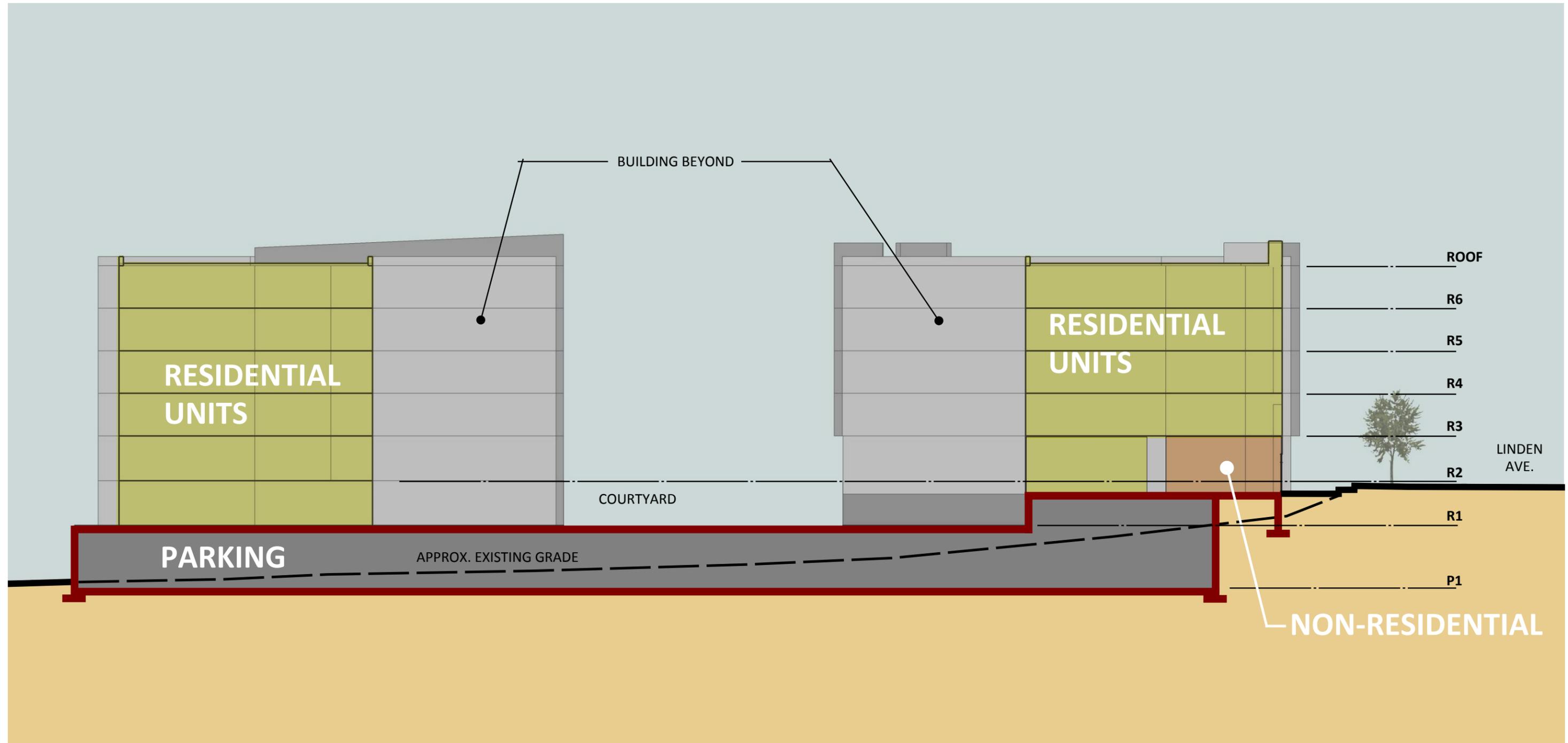
RESIDENTIAL LEVEL 2



RESIDENTIAL LEVEL 3



RESIDENTIAL LEVELS 4-6



SECTION, LOOKING SOUTH: NOT TO SCALE

3 DIMENSIONAL STUDY - STREET LEVEL



CONCEPT 1 NOTES

This concept pulls the building up and proposes the least amount of grading necessary in order to get the non-residential uses above grade along Linden Ave N. The building shape will allow for the maximum amount of natural light to the residential units located on the interior walls of the courtyard. The north facing courtyard limits the amount of natural light during certain times of the year.

PROS:

- Building lobby and main pedestrian entrance located at Linden Ave N.
- Resident parking is within the building and mostly below grade;
- Building shape maximizes the amount of natural light for residents;
- Design incorporates pedestrian connections to/from the building along Linden Ave N. and N. 135th St.

CONS:

- Resident courtyard faces north;
- Concept requires minimal grading for building placement;
- Vehicle ingress and egress is located at Linden Ave N.;
- Minimal modulation of building facades;
- Sidewalk connection at Linden is separated by stepped landscaping

CONCEPT 2 NOTES

This concept requires the building to be pushed down into the slope in order to allow for better street-level access. The courtyard amenity faces south and will allow for the greatest amount of natural light for the residential units located on the interior walls of this area. Access to parking and services will be from a newly constructed alley on the east side of the building, minimizing conflicts between vehicles and pedestrians.

PROS:

- South-facing courtyard maximizes natural light;
- Vehicle ingress and egress is located off the proposed alley off N. 135th St.;
- Resident parking is within the building and mostly below grade;
- Residential uses line the streetscape and provide natural surveillance of the neighborhood
- Design incorporates resident access to the existing sidewalk network and improves the sidewalk network along N. 135th St.

CONS:

- Main pedestrian entrance and building lobby is located on N. 135th St.;
- No non-residential spaces along Linden Ave N.;
- Pedestrian connections to the building are mostly limited to residents only;
- Building modulation limited to big moves in the wall planes;
- Requires significant grading in order to push the building down for better street level access.

CONCEPT 3 (PREFERRED) NOTES

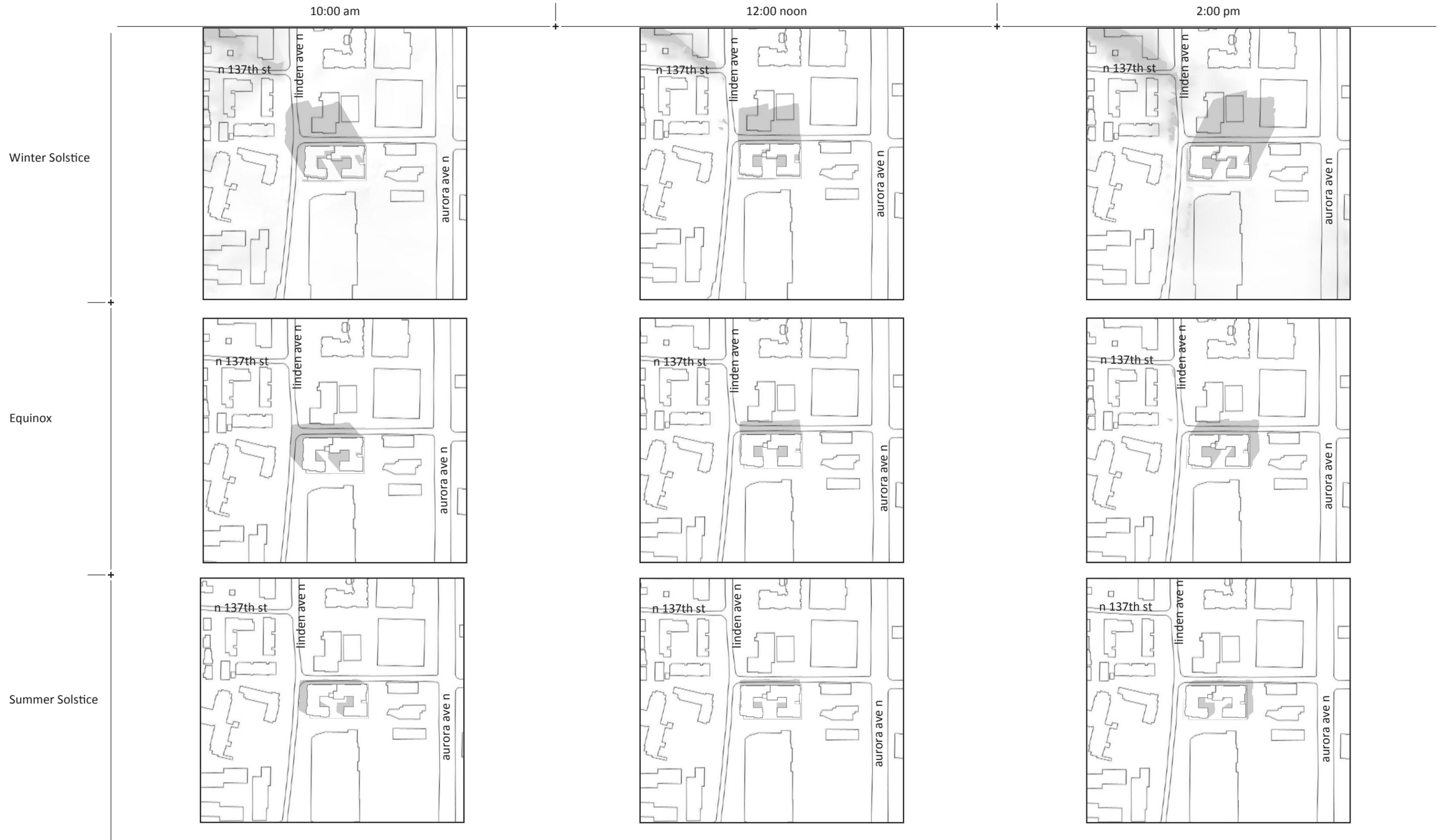
The preferred concept presents a design that incorporates many of the visions of the area around Linden Ave N. The building has been designed to incorporate a widened sidewalk along Linden Ave N. that includes landscaping, weather protection, and area for residents and neighbors to gather and interact. Non-residential spaces have been programmed along N. Linden Ave that provide transparency allowing views into and out of active spaces. The main pedestrian entrance is located at the corner of the building and is highlighted by a large canopy and storefront doors and windows.

PROS:

- Corner lobby and pedestrian access becomes a focal point at the street corner;
- Non-residential spaces line the Linden Ave N. facade of the building;
- Pedestrian amenities have been incorporated by way of a widened sidewalk, landscaping and weather protection along Linden Ave N.;
- Modulation and articulation of the building walls and roofline along with material changes breakup the building mass;
- Direct access to the sidewalk network is provided along Linden Ave N. and N. 135th from the building;
- Residential and non-residential uses along the streetscape allow natural surveillance of the surrounding area and neighborhood

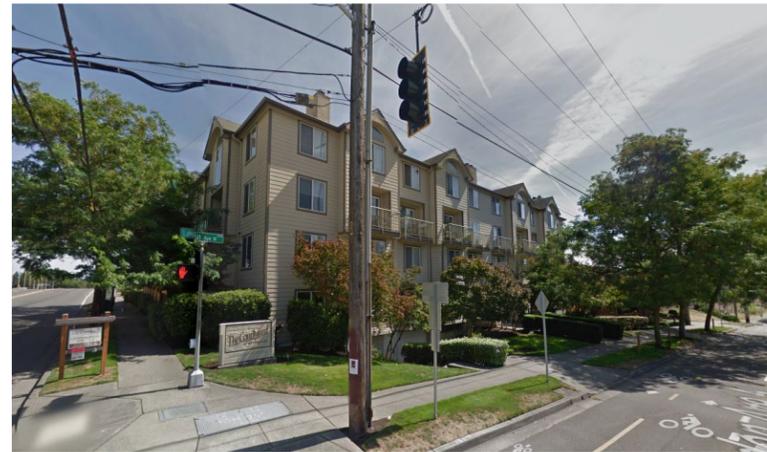
CONS:

- Significant grading required in order to push the building down to allow for better street-level and sidewalk connections;
- Slope of site minimizes the street-level uses along N. 135th St.;



PRECEDENTS - CASE STUDY: AREA MULTI-STORY BUILDINGS

DPD #3021767 - 13281 Aurora Ave N.



DEPARTURES

DPD #3021767 - 13281 Aurora Ave N.

LAND USE CODE SECTION			DEPARTURE REQUEST

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