

GOLDFINCH

4711-4717 Aurora Ave N, Seattle WA 98103 | Project# 3029853-LU

Northwest Design Review Board / Recommendation Meeting / 16 September 2019



KAMIAK

workshop AD

Karen Kiest | landscape architects

3.0 development objectives

contents

proposal

section 3.0 proposal development objectives	2
section 4.0 summary context analysis neighborhood use/zoning	4
streetscape photos	6
section 5.0 existing site conditions	8
section 6.0 zoning data	10
section 7.0 composite site plan	11
section 8.0 response to EDG	12
section 9.0 floor plans	19
section 10.0 composite landscape/hardscape plan	24
section 11.0 elevations	27
section 12.0 material and color palette	31
section 13.0 renderings	32
section 14.0 exterior lighting plan	34
section 15.0 signage concept plan	35
section 16.0 building sections	36
section 17.0 departures	38

The project site is a corner lot at the intersection of Aurora Ave North (WA-99) and North 48th Street. Aurora Ave North is a state highway and principal arterial with frequent transit service. It serves as a major freight and regional transportation corridor with speeds in excess of 40 mph in front of the site. The curb lane is a bus lane and no parallel parking is allowed between 6 and 9 and 3 and 7.

North 48th Street is a non-arterial that extends from just west of Phinney Avenue North to WA-99. It is a narrow street with parallel parking and single-family residences, townhomes, and two-story apartment buildings along its eight-block length.

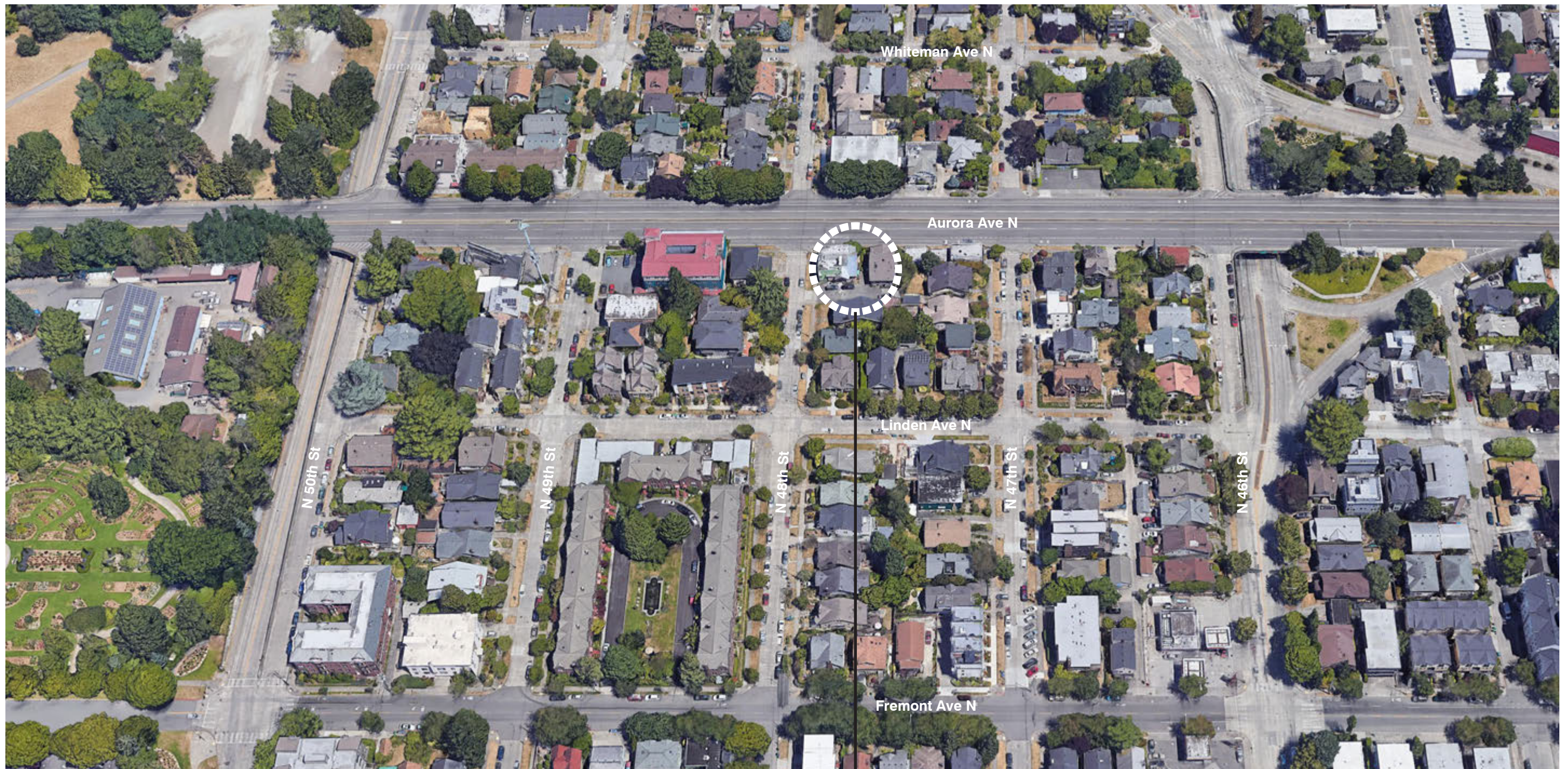
To the north is a single family residence that has been converted to an apartment building. To the south is a single-story restaurant with a partial second floor and a proposed 4-story townhouses building. To the west is a single-family structure within an LR1 zone.

Overhead power lines extend along the south side of N 48th Street and a setback will be required at the upper portions of the structure to provide the required clearances. The lot is recently re-zoned C1-55(M) under MHA ordinance. There is a zone transition at the west property line to LR1(M).

The proposed project is a single use multifamily building over a single level of partially below grade parking. The building provides 62 dwelling units in five stories. There is parking for 16 vehicles. The first story includes the primary entry, amenity areas, bicycle parking, waste and recycling storage, and some residential dwelling units. An outdoor amenity area is proposed for the roof level.

The design proposal responds to 5 primary considerations:

1. Integrate the residential community into the neighborhood with traditional urban elements of yard, stair and porch;
2. Enhance the neighborhood scale and pedestrian realm through direct engagement with the 48th Avenue sidewalk;
3. Provide compact and efficient housing options through both studio and three-bedroom dwellings;
4. Separate residents from the traffic of WA-99; and
5. Establish a cohesive articulation of massing, fenestration, and material on all sides of the project.



site location
4711-4717 Aurora Ave N
Seattle, WA 98103

4.0 summary context analysis

The site slopes from west to east with approximately 10 feet of topographic change across the site. This is seen along both street frontages with 48th sloping west to east from an elevation of 307 feet to 302 feet and a continued fall along Aurora from 302 ft to 299 ft at the southeast corner of the lot. There is currently a 6 to 7 foot tall rocky along much of the Aurora frontage. There are no exceptional trees on the site. Overhead power lines are located on N 48th St at the north property line, which requires additional setback. Given the elevation of the site, once above the neighboring commercial building to the south, there are excellent views to the south / southeast, downtown and Mt. Rainier beyond.

Legal Description - 4711 Aurora Ave N

APN 9521101030 = 3,800.5 sqft
lot 6, block 28, woodland addition to salmon bay city, as per plat recorded in volume 2 of plats, page 66, in king county, washington;

except the east 23 feet thereof condemned in king county superior court cause number 236360 for aurora avenue as provided by ordinance no. 59719 of the city of seattle;

together with an easement for driveway purposes over the east 5 feet of the north 75 feet of lot 8, block 28 of said plat.

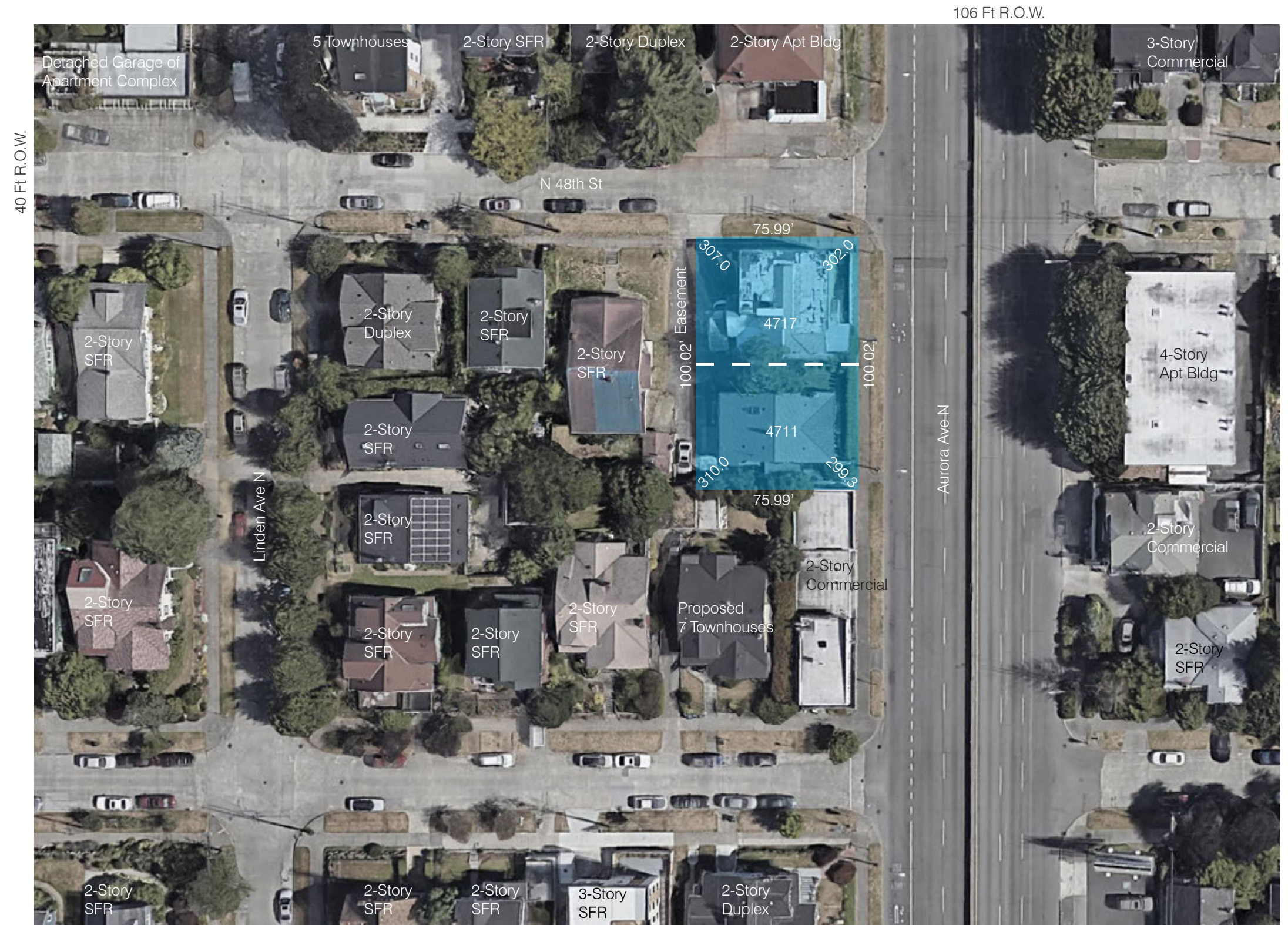
Legal Description - 4717 Aurora Ave N

APN 9521101035 = 3,800.5 sqft
lot 7, block 28, woodland addition to salmon bay city, as per plat recorded in volume 2 of plats, page 66, records of king county auditor;

except the east 23 feet thereof condemned in king county superior court cause number 236360 for street purposes, as provided by ordinance no. 59719 of the city of seattle;

together with an easement for driveway purposes over the west 5 feet of the north 25 feet of lot 6 and the east 5 feet of the north 75 feet of lot 8, in said block 28 situate in the city of seattle, county of king, state of washington.

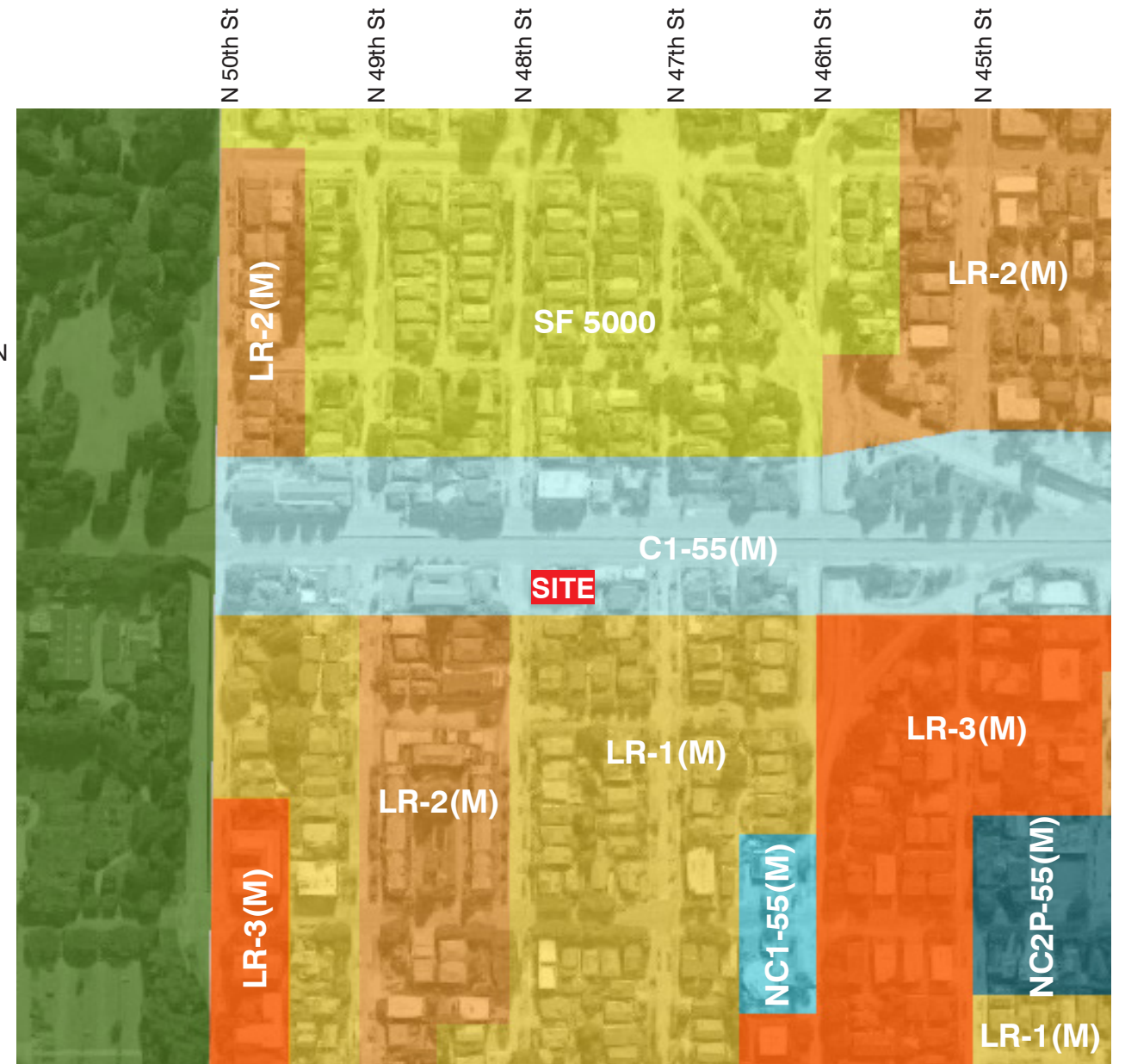
Total lot area = 7,601 sqft





Woodland Park Ave N
Aurora Ave N
Linden Ave N
Fremont Ave N

neighborhood use / zoning



- multi-family housing
- mixed-use
- commercial / retail / office
- single family residential
- recreation / open space
- proposed housing development
- 1/8 mile radius

Current programmatic uses within a couple blocks of the site are a mix of multi-family housing including townhouses and apartment / condo buildings, commercial office, mixed-use, and some single family residences. Woodland Park and Zoo to the north are the major attractions near the neighborhood. Currently largely underdeveloped, the commercial zone along the Aurora Ave N is predicted to be further developed under MHA.

Fremont Ave N

Linden Ave N

Across From Site

Aurora Ave N



1. N 48th St - Looking North

Aurora Ave N

Site

Linden Ave N

Fremont Ave N



2. N 47th St - Looking South

N 50th St

N 49th St



3. Aurora Ave N. - East

N 46th St

N 47th St

Site

N 48th St



4. Aurora Ave N. - West

streetscape photos



West Neighbor



N 46th St



5.0 existing site conditions





1



2



3



4



5



6



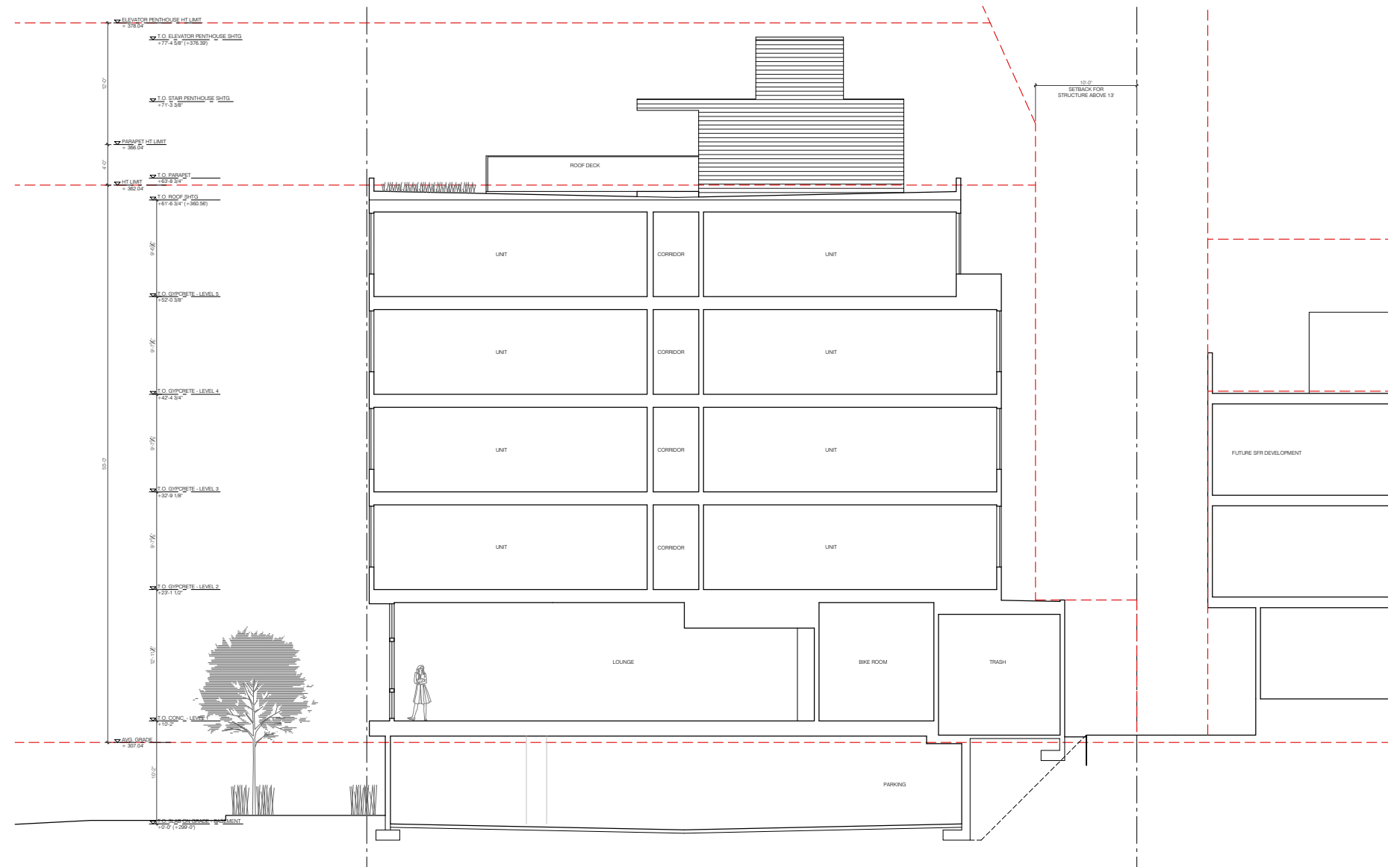
7



8

6.0 zoning data

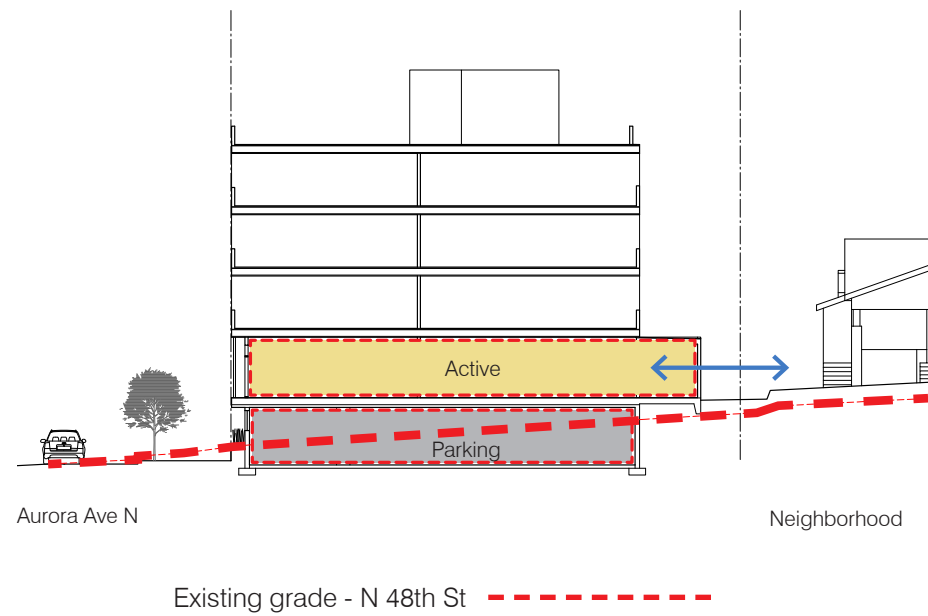
Zoning	C1-55(M)
Lot Size	7,601 sqft
FAR	3.75 GFA = 28,504 sqfT
Base Height Limit	55 feet roof top features: +4 feet for parapets, guards, roof decks +16 feet for stair and elevator penthouses and greenhouse
Setbacks	15 ft triangular area setback abutting residential zone 10 ft for portions of structures above 13 feet in height up to 65 feet abutting residential zone. Above 60 feet is 1 ft for every 10 ft of additional height.
Amenity Area	5% of GFA - 1,386 sqft
Parking	16 required 16 stalls provided (frequent transit)
Solid Waste Storage	407 sqft required and 377 sqft proposed and approved by SPU
Bicycle Parking	58 long term 3 short term required & proposed
Parking Location	Street-level parking shall be separated from street-level, street-facing facades by another permitted use - <i>Departure requested</i> Parking access not allowed from Aurora
Street-level Blank Facades	Blank segments between 2 and 8 feet no more than 20 feet Total blank facade no more than 40% of the width of the facades



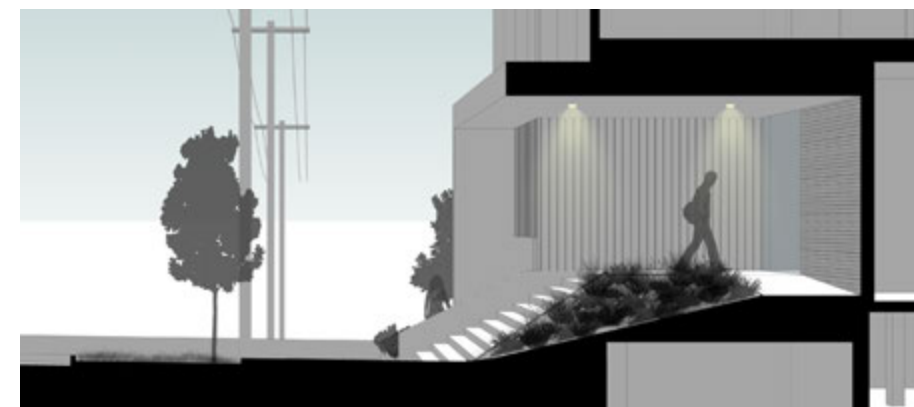
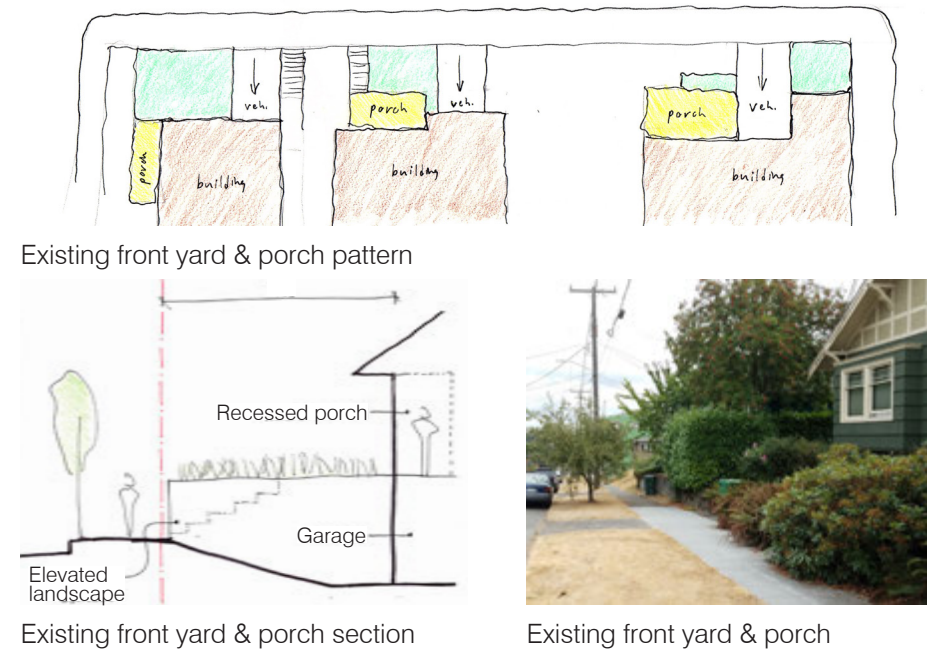
8.0 response to EDG

EDG summary // applicant-selected seattle design guidelines

Topography



A Big Porch



Design Opportunity:

The topographic change from west to east provides an opportunity to locate parking partially below grade. This results in a first floor that is near existing grade at the northwest corner. The cross-slope on 48th, building accessibility, maximum ramp slope, and number of required parking stalls constrain both parking level slab elevation and first floor elevation. With parking partially below grade, residential uses and the building entry can be maximized on the main level and across the 48th frontage.

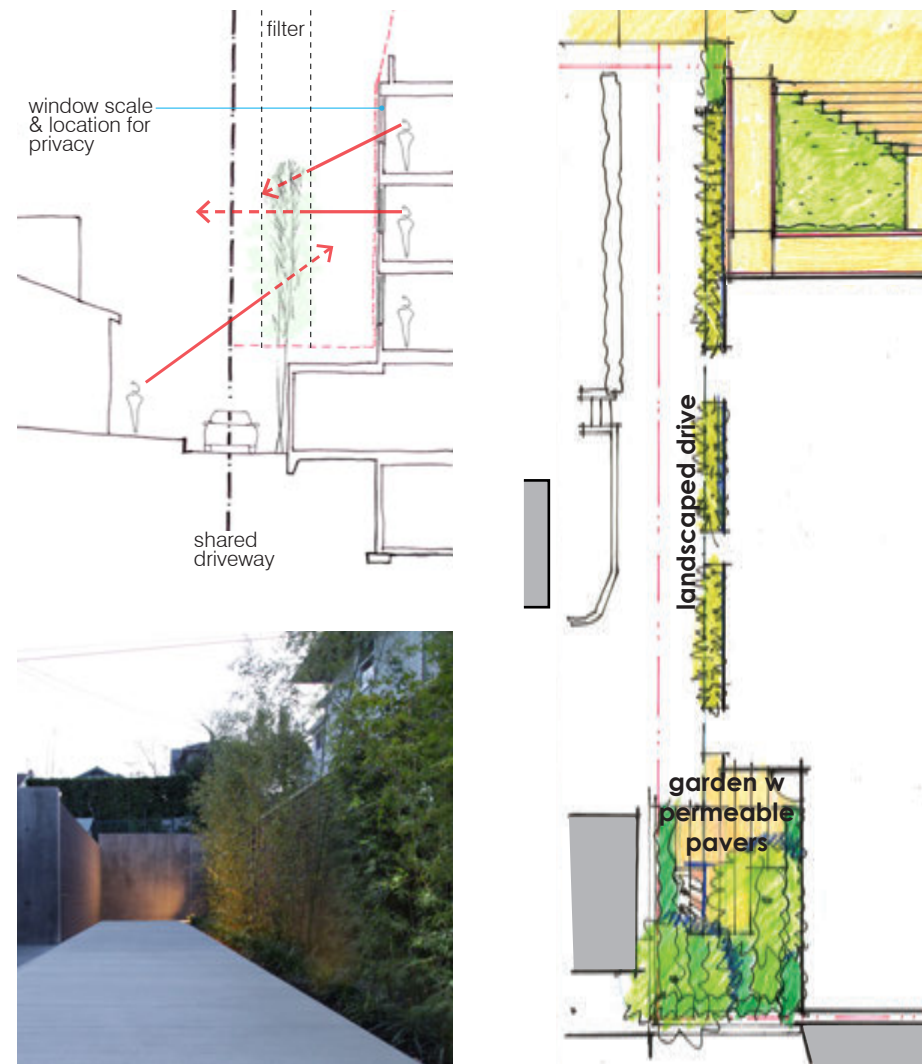
- CS1-C Topography:** Elevation Changes
- DC1-C Parking and Service Uses:** Below-Grade Parking

Design Opportunity:

With parking below grade there is an opportunity to provide an open and recessed exterior entry space, a big porch, that extends the prevailing nearby development patterns of N 48th that include shallow yards, topographic change, and porches to the site. This design feature provides a strong connection to the street, is situated to emphasize the building approach from the west, and create an open exterior connection space. This space provides entry elements that will create an active public life, provide opportunities for interaction among residents and neighbors, and shelter and protect the transition to the interior of the building. As a single-story element, it emphasizes the human scale and provides modulation at the ground level that scales the project to the residential buildings to the west.

- CS2-B Adjacent Sites, Street, and Open Spaces:** Connection to the Street
- CS3-A Emphasizing Positive Neighborhood Attributes:** Established Neighborhoods | Evolving Neighborhoods
- PL1-A Network of Open Spaces:** Adding to Public Life
- PL2-C Weather Protection:** Locations and Coverage
- PL3-A Entries:** Common Entries To Multi-Story Residential Buildings
- DC2-D Scale and Texture:** Human Scale
- DC3-C Design:** Reinforce Existing Open Space

Domestic West

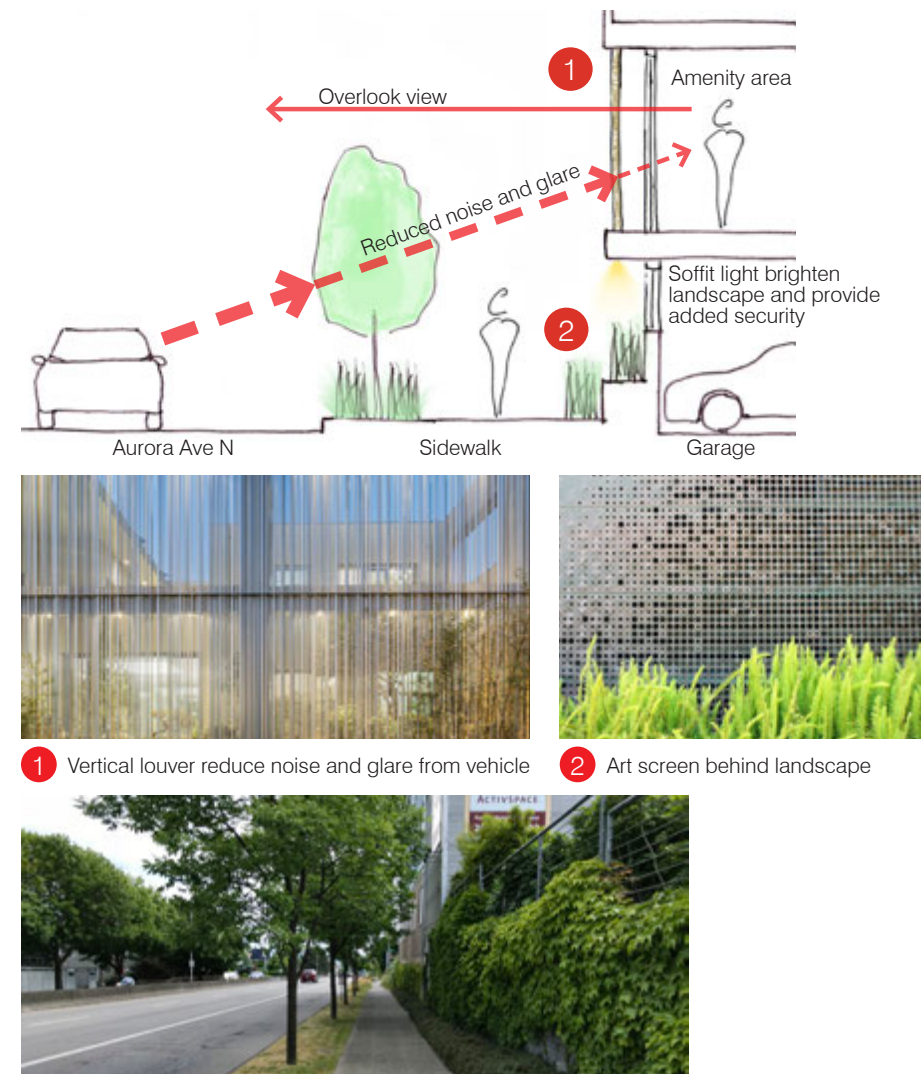


Design Opportunity:

With a big porch located on the northwest corner, there is an opportunity to extend those elements around the west side of the first floor to provide a ground floor that reflects the domestic scale of the neighborhood to the west. The second floor steps back as a transition and reduces the bulk of the building on this side. A continuous landscape of tall bamboo will filter views from dwelling units and screen the upper levels from occupants of the structures to the west. This filtered edge extends to an intimate landscaped court fronted by 3 dwelling units that carry the domestic scale and use to the ground and the full length of the project.

- CS2-A Location in the City and Neighborhood:** Sense of Place
- CS2-D Height, Bulk, and Scale:** Zoning Transitions | Massing Choices | Respect to Adjacent Sites

Vertical Separation East

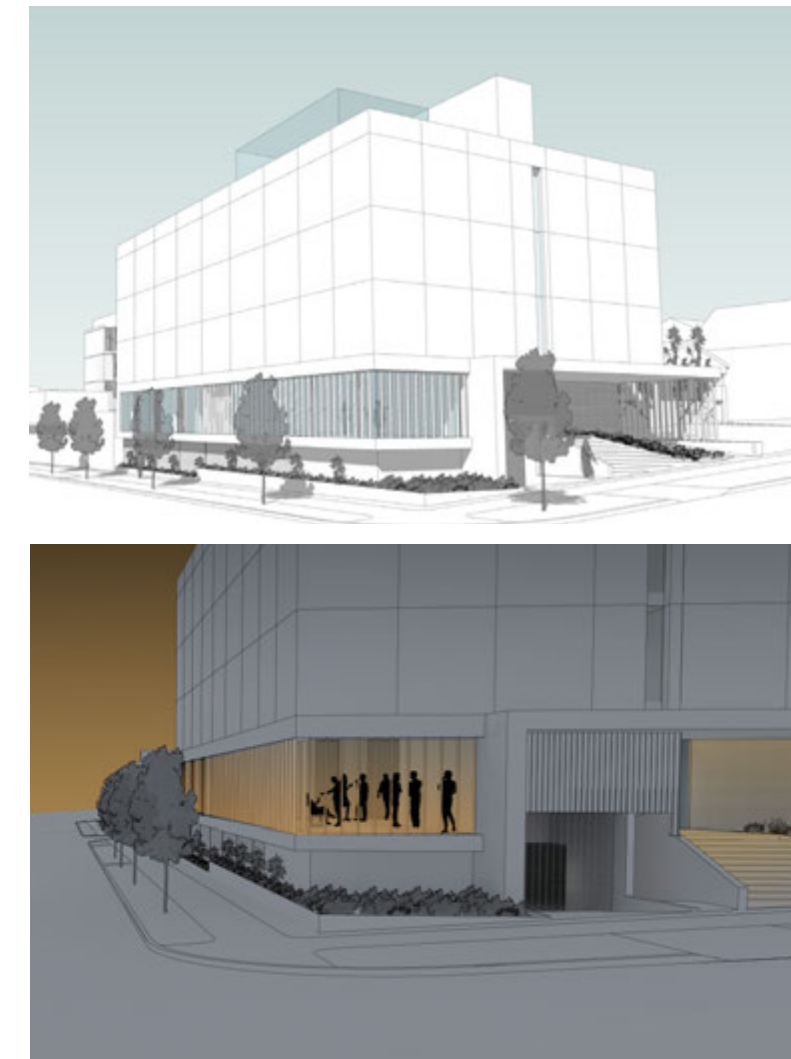


Design Opportunity:

Since privacy, security, and the impact of vehicles are a primary concern for residents along the Aurora frontage, there is an opportunity to use the partially below grade parking to lift the residential uses above street level. This vertical separation will provide residents greater privacy and minimize the presence of the vehicle. For the pedestrian, a strongly narrow and vertical transition provides an opportunity to extend the typical landscaped edge that is found north of the project. Lighting, planters, and varied and durable materials will enhance pedestrian safety, create visual interest, and eliminate low use spaces or recesses that could be ambush or loitering points.

- PL2-B Safety and Security:** Lighting for Safety
- PL3-B Residential Edges:** Security and Privacy
- DC1-A Arrangement of Interior Uses:** Visibility | Gathering Places | Views and Connections

The Corner

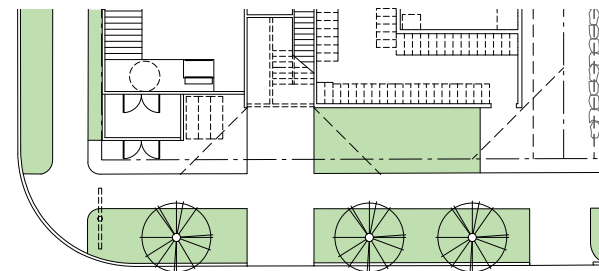
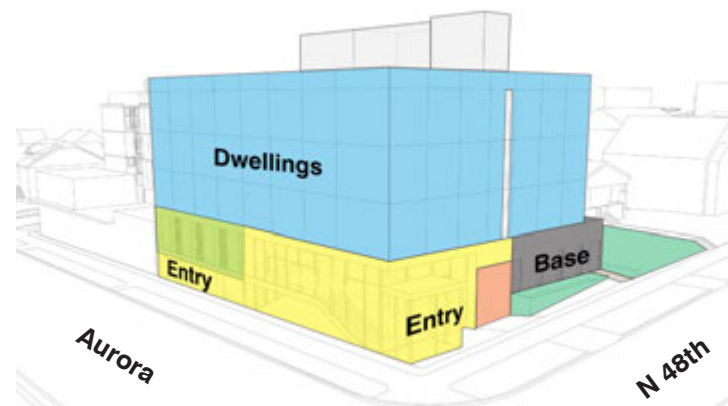


Design Opportunity:

Situated at a corner along a major arterial roadway there is an opportunity to locate the most active program and to articulate the east façade to the pace of the 40-mph traffic. A common living room that extends into the corner moves interior activity toward the street, integrates this activity to both Aurora and N 48th, and allows visual connections to both the north and south.

- CS2-A Location in the City and Neighborhood:** Architectural Presence
- CS2-C Relationship to the Block:** Corner Sites
- DC1-A Arrangement of Interior Uses:** Visibility | Gathering Places | Views and Connections

EDG summary // concept alternatives



concept A (code compliance) Corner Entry

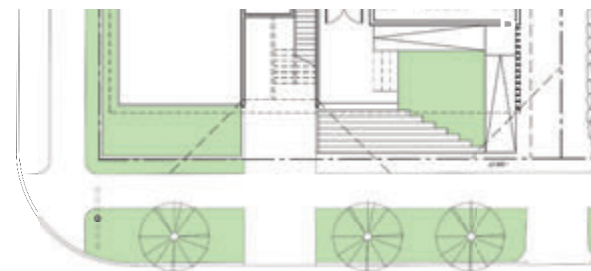
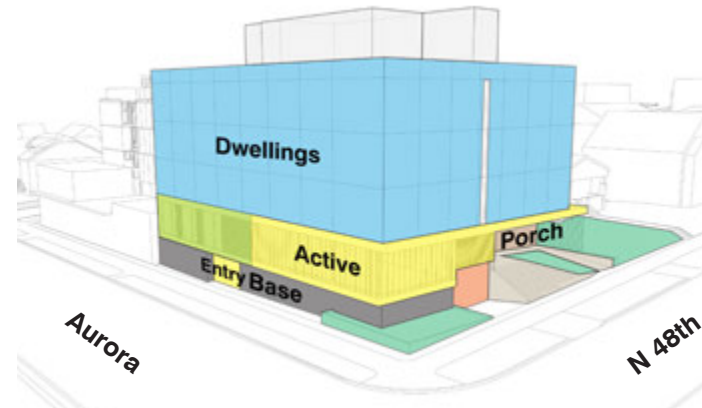
In response to the zoning code requirement for an intervening use to be located between street level parking and the property line, this concept provides two project entries on the Aurora frontage and connects them with a linear interior space. Both entries are at sidewalk level, then climb to a residential lobby space located a partial story above. With stairways at the edge, the activity of the living room is pushed inward. Bicycle parking is located in the northwest corner with waste storage behind. Six dwelling units are provided at the first floor. The stair and elevator cores are located near the north-south midline of the project with a roof deck and green house located to the east side of these rooftop features.

Benefits:

- No departure required
- Convenient bicycle storage
- Transparency at lower level of east façade
- Roof deck and greenhouse located on east half of building
- Trash collection by SPU possible without staging in the ROW
- Access from parking area to connection space

Disadvantages:

- Intervening use limits additional setback at street level along Aurora for expanded landscape
- Limited massing articulation along Aurora due to no setback at street level
- Secondary entry and connection with limited use at street level reduces sense of security
- Limited open space at corner for transition into entry
- Least amount of building articulation on N 48th
- Ability for residents to avoid residential common spaces and dilute interaction
- Pedestrians crossing driveway to reach building entry



concept B Big Porch + Side Entry

This concept situates the primary building entry and porch at the west edge of the N 48th frontage and provides a secondary building entry in the southern third of the Aurora frontage. Along the Aurora frontage, the street level façade is setback to provide additional landscaping. The living room is located prominently on the corner of the lot. Waste storage and bicycle parking are situated behind the porch. Six dwelling units are provided at the first floor. A stair and elevator core are located on the east side of the building. The roof deck and green house are located on opposite sides of these rooftop features.

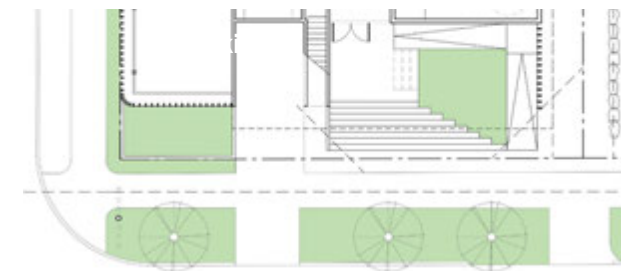
Benefits:

- N 48th exterior elements and massing extend neighborhood patterns
- Primary entry and porch engages neighborhood
- Driveway beyond primary pedestrian approach to entry enhances safety
- Increased landscape at corner and along Aurora frontage
- More articulated massing along Aurora because of additional setback
- Stair and elevator at east side reduce massing for the residential zone to the west
- Roof deck and greenhouse located on east half of building
- Living room activates corner
- Transparency at lower level of east façade
- Trash collection by SPU possible without staging in the ROW

Disadvantages:

- Departure required
- Secondary entry dilutes community interaction available for front porch
- Secondary entry has limited use at street level and reduces sense of security
- Stair and elevator location reduce size of living room
- Shaded greenhouse due to location behind stair core

preferred alternate



concept C // preferred Big Porch + Landscaped Aurora

This concept situates the primary building entry and porch at the west edge of the N 48th frontage and provides a ground level setback along the Aurora frontage to provide additional landscaping. The living room is located prominently on the corner of the lot. Waste storage and bicycle parking are situated behind the porch. Six dwelling units are provided at the first floor. The stair and elevator cores are located near the north-south midline of the project with a roof deck and green house located to the east side of these rooftop features.

Benefits:

- N 48th exterior elements and massing extend neighborhood patterns
- Primary entry and porch engages neighborhood
- Driveway beyond primary pedestrian approach to entry enhances safety
- Increased landscape at corner and most landscape along Aurora frontage
- More articulated massing along Aurora because of additional setback
- Living room activates corner
- No limited use spaces or recesses along Aurora enhance pedestrian realm and safety and is supported by local community members
- Single building entry enhances interaction between residents and the neighborhood
- Roof deck and greenhouse located on east half of building
- Trash collection by SPU possible without staging in the ROW

Disadvantages:

- Departure required

preferred alternate

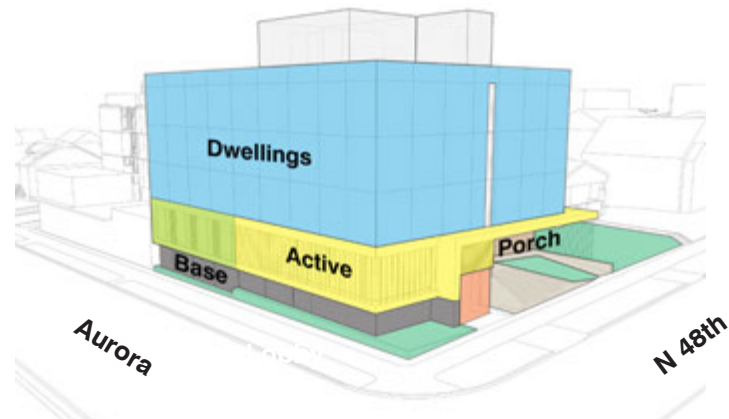


concept A

concept B

concept C // preferred

early design guidance



massing



perspective // northeast view

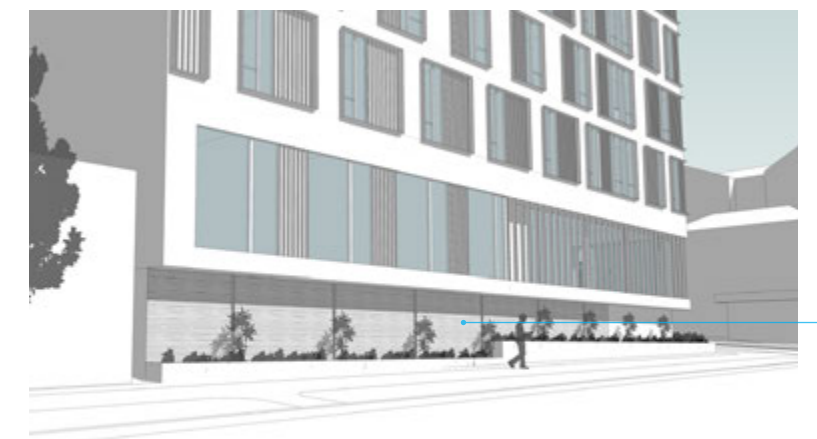
offset - preferred



offset window groups



wrapped corner



base

What we heard during the EDG meeting:

Cohesiveness

The design elements such as the porch, lounge, art recess, and stair articulation created a collection of strong formal elements and to explore strategies that created greater cohesiveness between the elements.

Contextual response

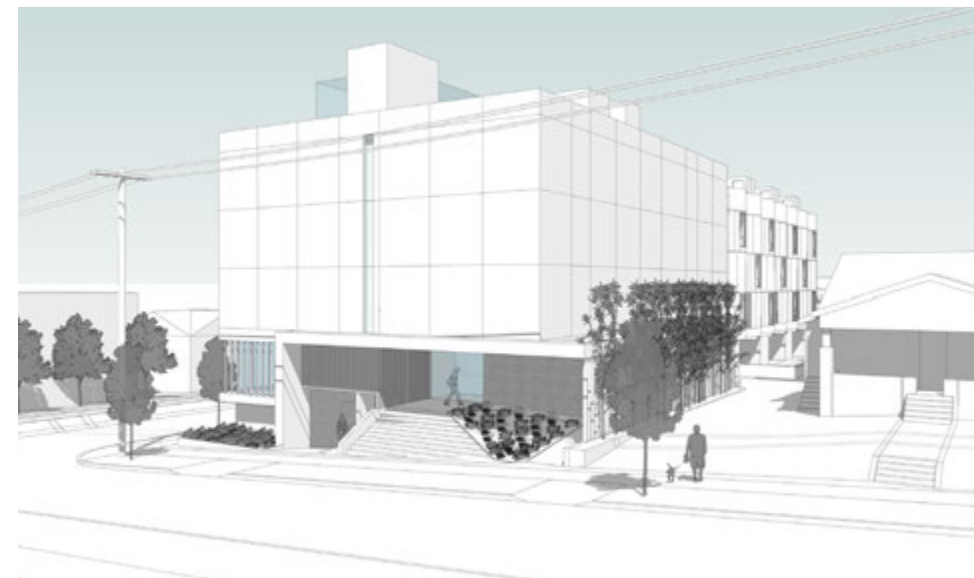
The project has successfully addressed the scale, expression, and environmental conditions of the Aurora Avenue frontage, and to explore strategies that maintain project cohesion while relating to the scale and character of the residential zone to the west.

Articulation

The themes presented in the façade studies were strong and to explore how material selection, articulation, and window orientation, depth, and modulation, could be used to strengthen the relationship to the divergent contexts.

Public realm

The building entrance and driveway locations were well situated on North 48th, and to explore how the porch, located on the north side of the project, might feel less civic, brighter, and more connected to the building interior. The development of the sectional relationship, materials, and details on the Aurora frontage will be important.



perspective // porch & driveway



northwest



northeast



southeast

Developments since EDG:

The site has been rezoned to C1-55 (M).
 The zone transition upper level setback was reduced from 15 feet to 10 feet with the zoning change.
 Permitting is underway to construct three single family homes on the adjacent lot to the west (LR1).
 Surface parking for the proposed project to be provided with a driveway adjacent to the shared lot line.

Cohesiveness

Project cohesiveness has been increased through the reduction of architectural elements, simplified massing, and material usage. Instead of expressing a base with body above and additive elements like a porch canopy, the project now presents a unified building form clad in horizontal lap siding. Programmatic elements, like the art wall, lounge, porch, and penthouse are carved into this form as active responses that connect and scale the project to the context.

Context

With the MHA rezone and reduction of the upper level setback requirement, the lower four floors have been extended 1'-10" west while the top floor has been pulled 4'-0" east. This modulation creates the expression of a penthouse on the west side and scales the façade to the residential zone to the east.

Articulation

Fenestration, material selection, and façade detailing have been developed into a system that bridges the scale of Aurora and a residential context. Lap siding combined with fenestration depth and material texture creates a building that is domestically scaled.

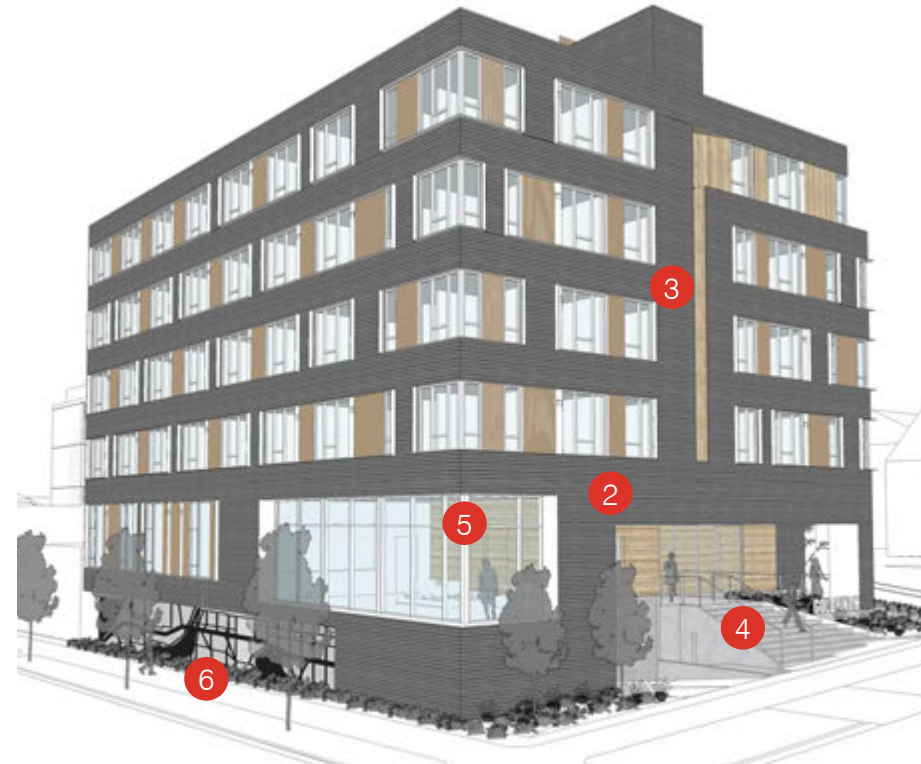
Public Realm

The porch has been simplified through the removal of projections and stronger visual connections have been created between it and the building interior, including the lounge, lobby, and bike room. Materials move from interior to exterior to strengthen the connection.

massing



northwest



northeast



southeast

a. MHA, Height and massing. The Board was presented with two potential heights for each of the options in the proposal. One proposal reflected a 45 foot height at current zoning and another the potential new zoning that could allow 55 foot height at the site. The potential new zoning is part of a package of rezones across the City, to be considered by City Council in 2019.

i. The Board agreed that the design option for either height was acceptable along the busy Aurora Avenue. (CS2-D)

The project has developed the preferred alternate with the 55 foot height limit recently adopted.

ii. The Board noted that they did not see a big difference between a four-story and a five-story building on the site and that its cohesion into the neighborhood would come from other details, but that the current massing and lack of modulation made it feel like an office. The design will need to be modified to express the residential uses (CS2-D, DC2-E)

The massing has been modulated at the west side top floor, vertical stair element, entry porch, lounge space, and intervening art installation to define key program locations, activate the public realm, scale the project to adjoining sites, and express the residential use.

The additional setback at the top floor of the west facade steps the building mass in response to the residential zone transition. Domestic cladding materials like lap siding and board on board panels further the residential scale.

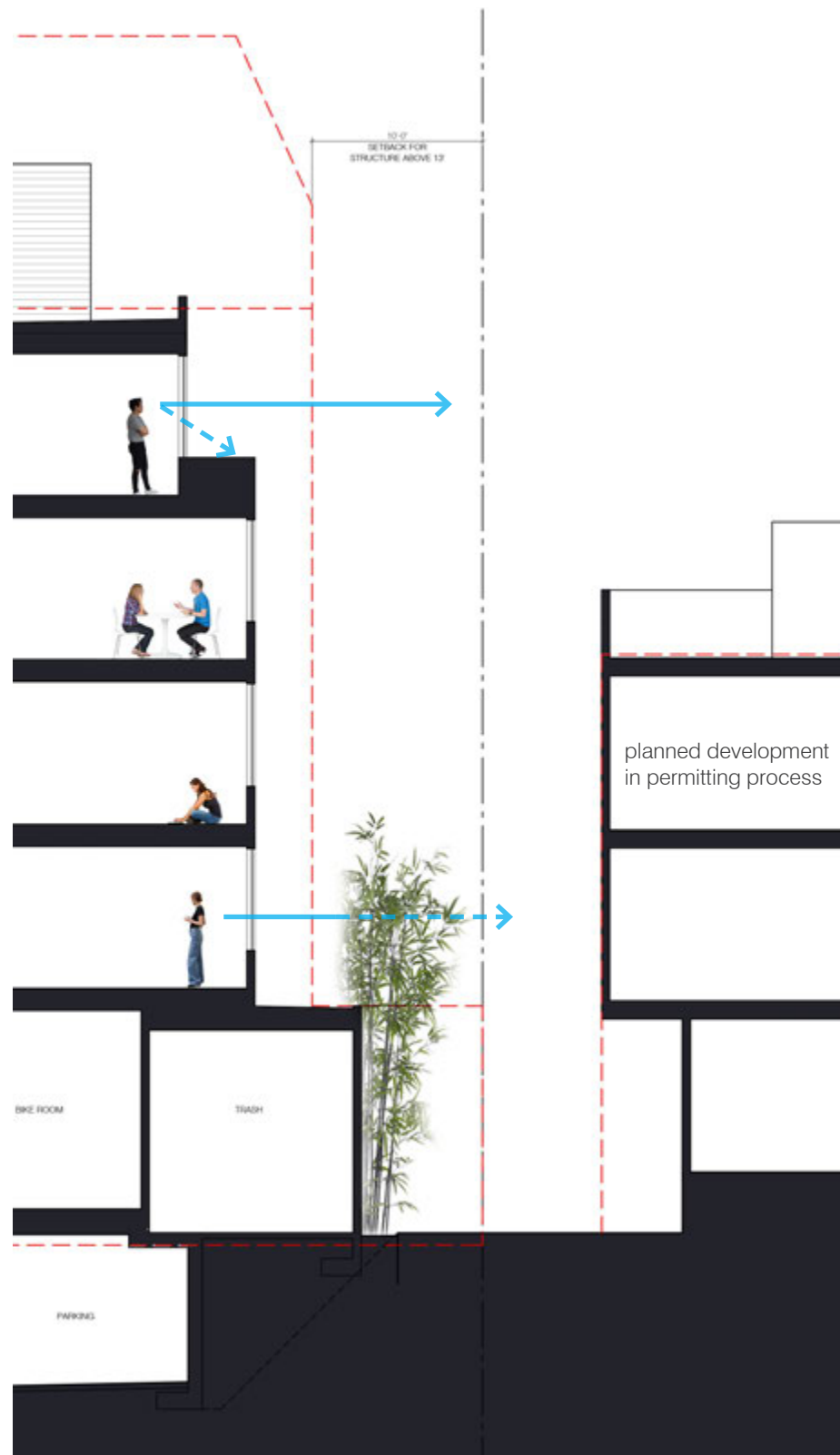
The vertical slot at the north stair divides the building mass and presents a transition between the two adjoining contexts.

The porch expands the connections between the public realm and an active lobby.

The large modulation at the corner connects a communal lounge to the public realm.

The art wall, at the east side sidewalk level facing Aurora, speaks to the speed of the car and pedestrian with a city map made of durable steel channel, tube, and sheet metal.

1. top level setback
2. domestic cladding material
3. vertical slot at stair
4. porch
5. lounge
6. art wall // intervening art
7. facade articulation with building branding - Goldfinch



zone transition section



approaching from N 48 - view of neighborhood slot at top level



iii. There is a zone transition at the west edge of the site to the lower height and lower density neighborhood. The articulation and massing should respond to the transition to the lower height at that edge. (CS2-D, CS3-A, DC2-A)

Floors two to four are setback 13ft from the lot line which is three feet more than required. The top floor is set back an additional 4 feet, or 17 feet from the lot line. This massing articulation steps the top floor in response to the lower height and density of the LR1 zone to the west of the project. The fenestration at this level is articulated with accent panels between windows across the entire frontage. This level is read as an attic or penthouse, set back and differentiated from the body of the building below. The long window grouping then wraps around the corner and stitches into the vertical slot at the stair to further articulate the building mass.

privacy and window location. A Board member explained that the applicant should be deliberate about the use of vertical and horizontal privacy shading and the location of fenestration as to minimally impact the buildings neighbors. (CS2-D-2)

Window sills are held 2'-3" above the floor level to reduce sight lines down into the adjacent property.

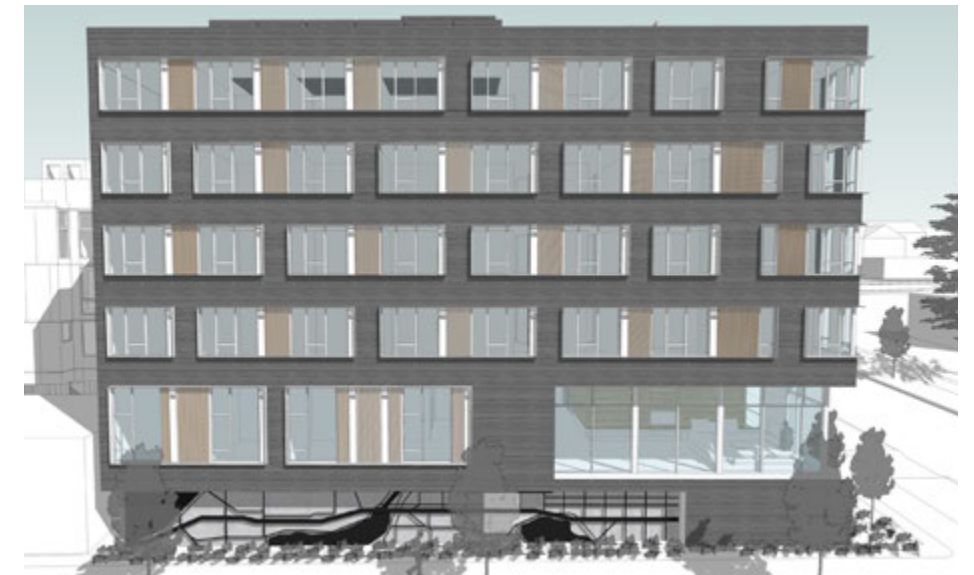
articulation



west facade window grouping and articulation



south facade window grouping and articulation



east facade window grouping and articulation

b. Façade articulation. The Board observed that the proposed design will need to respond to two different contexts: looking over busy Aurora Ave and one among single family residences on N 48th St.

i. Further development is needed to make the separate pieces of the building feel whole while still relating to the character of the two different streetscapes the building will face. (DC2)

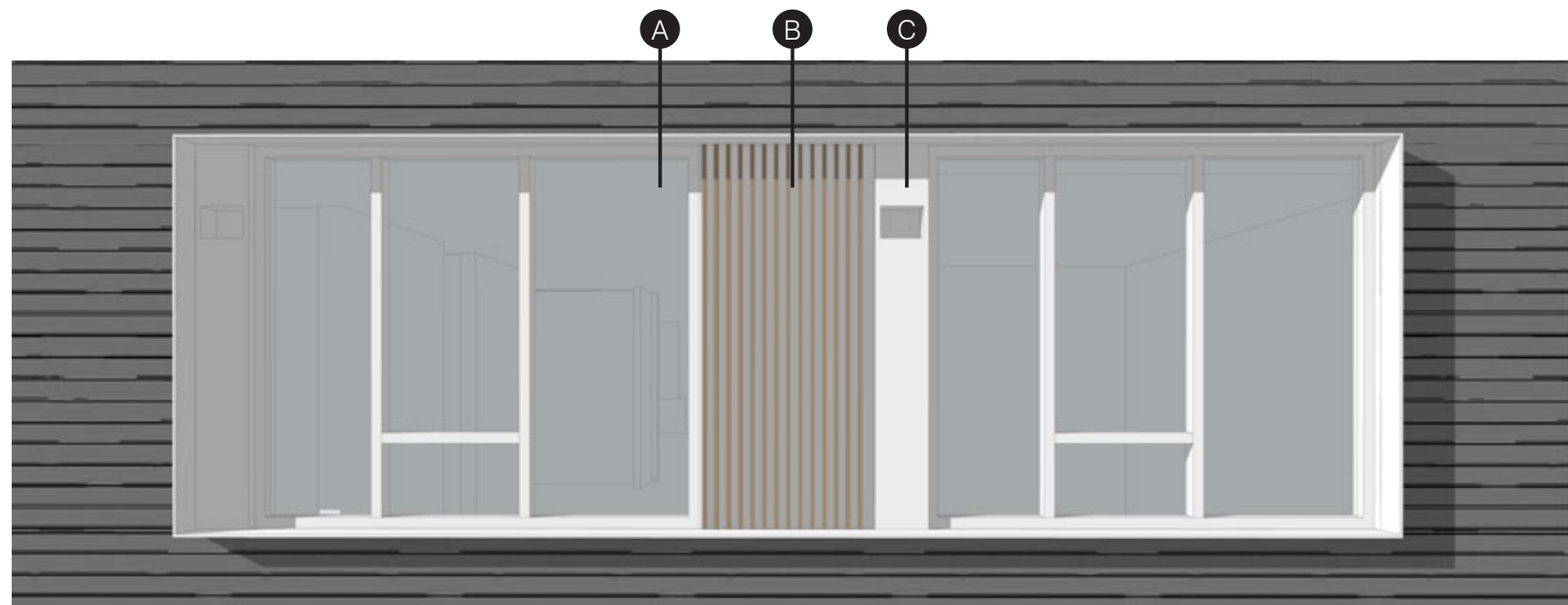
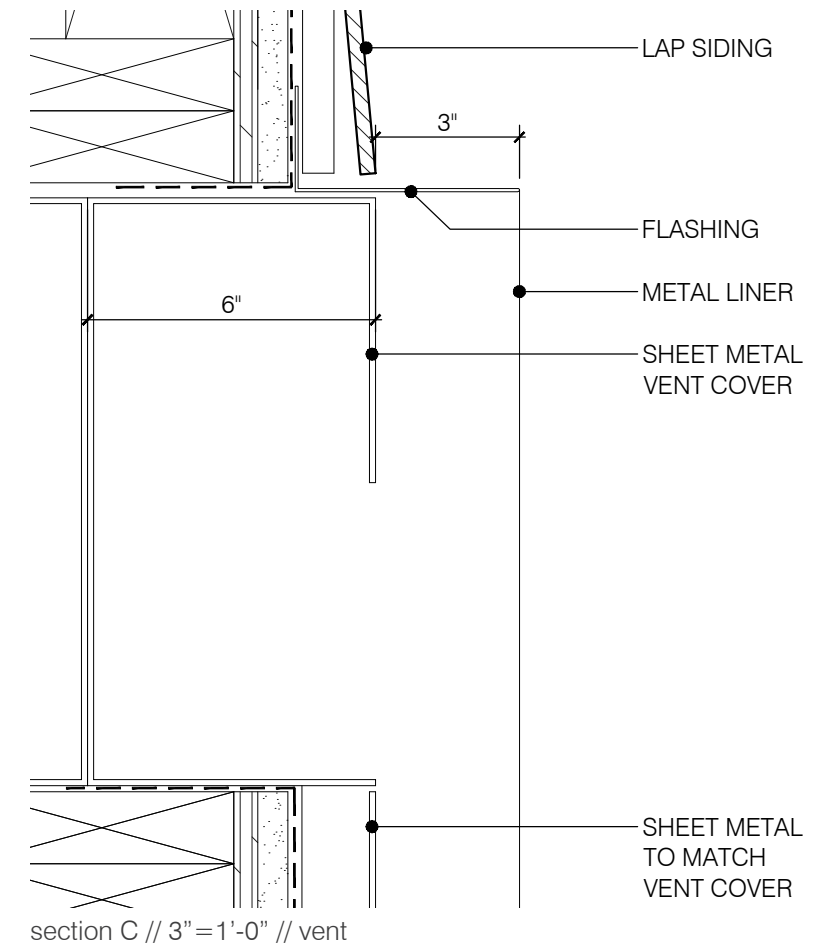
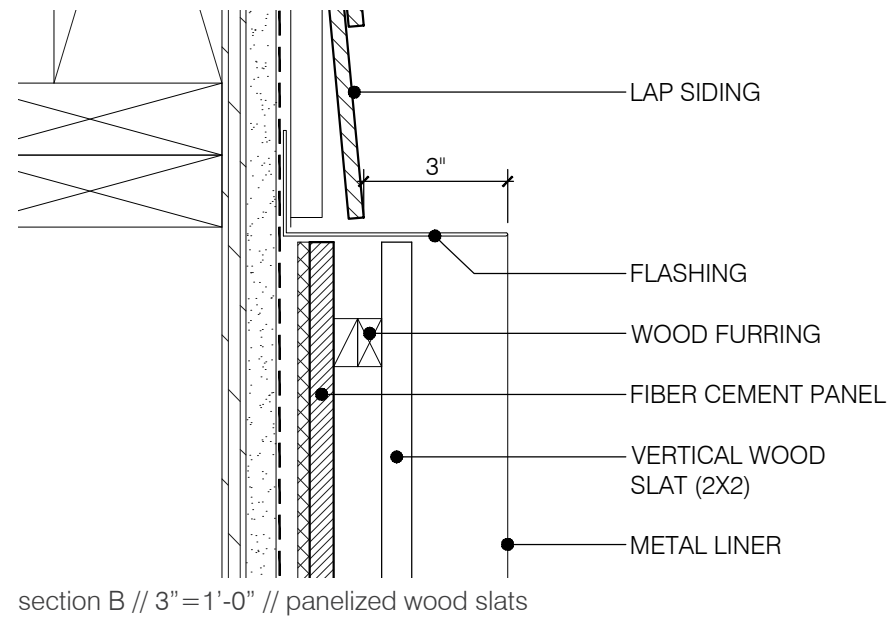
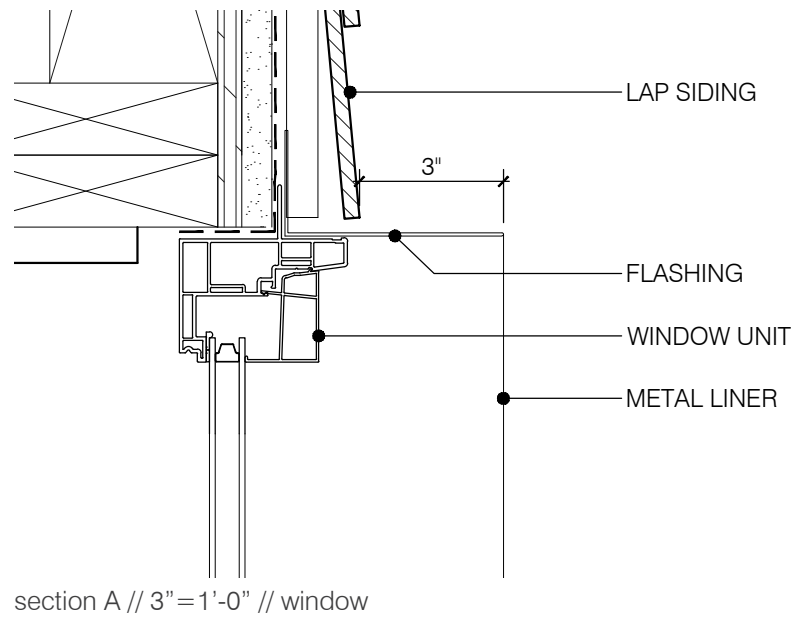
The façade has been articulated to unify the building while relating to the character of the two different streetscapes. Four-inch horizontal lap siding is proposed from the ground up to create a strong building figure. Throughout the figure, large scale modulation is created by carving into the body (see Massing above) Fenestration scale and proportion have been carefully studied to better respond to the residential scale to the west. The window sills have been raised to provide visual privacy and allow furnishings on the outside wall. Groupings of windows and infill panels within projecting trim allow grouping widths to be scaled in response to the conditions on each side of the project. Lap siding and wood batten panels within the groupings provide a domestic feel.

ii. The Board noted there were good themes coming out of the exploration of façade articulation provided in the packet. For example, the “Offset” style of fenestration illustrated on page 46 of the packet has potential, but needs to better tie in with the ground floor. The Board noted this façade pattern spoke to movement, which was great for the context of Aurora. However, the residential character of N. 48th St should be reflected on the north elevation. The Board gave guidance to design the building to read differently on its two street facing facades, using materials and other details to unify the overall design concept. (DC2, DC4-A)

The “offset” fenestration pattern has been further developed to achieve the balance between openings and solid façade. Variations in width, stagger, and extent are introduced to provide a subtle differentiation between the west and east façades, and a more overt differentiation of the building step on the west side.

iii. The Board suggested that windows with depth, modulation, and articulation would help to express the residential use and to relate the overall design better to the context of each street frontage. (CD2, DC2)

The grouping of window, infill panel, and venting are detailed to create façade depth and texture.



street activation and the public realm

big porch and entry.

The Board observed that the opening along N 48th St described as the “entry porch” was very civic in scale and not in keeping with the surrounding residential scale and context of the site. While they agreed the entrance was well placed on N 48th St, they were concerned with the scale of the ‘porch’ and the lack of natural daylight at the north facing ‘porch.’ (PL3-A, DC1-A, DC1-C, DC2-A, DC2-B, DC2-D, DC3-C-2)

b. The Board gave guidance to redesign this area to respond to provide usable inviting outdoor space for residents and to respond to the nearby scale:

- i. Modify the framing element and the structures separating the ‘big porch’ from the garage entry to reduce the scale of the porch, reduce the appearance of the garage entry, and to further separate the pedestrian areas from the vehicular areas. (DC1-C, DC2-A, DC2-B, DC2-D, DC3-C-2)
- ii. Create openings in the building or use other strategies to allow light to filter into the porch area. (PL1-C)

The projecting canopy and the vertical wing walls have been eliminated to reduce the depth and allow more natural light into the porch.

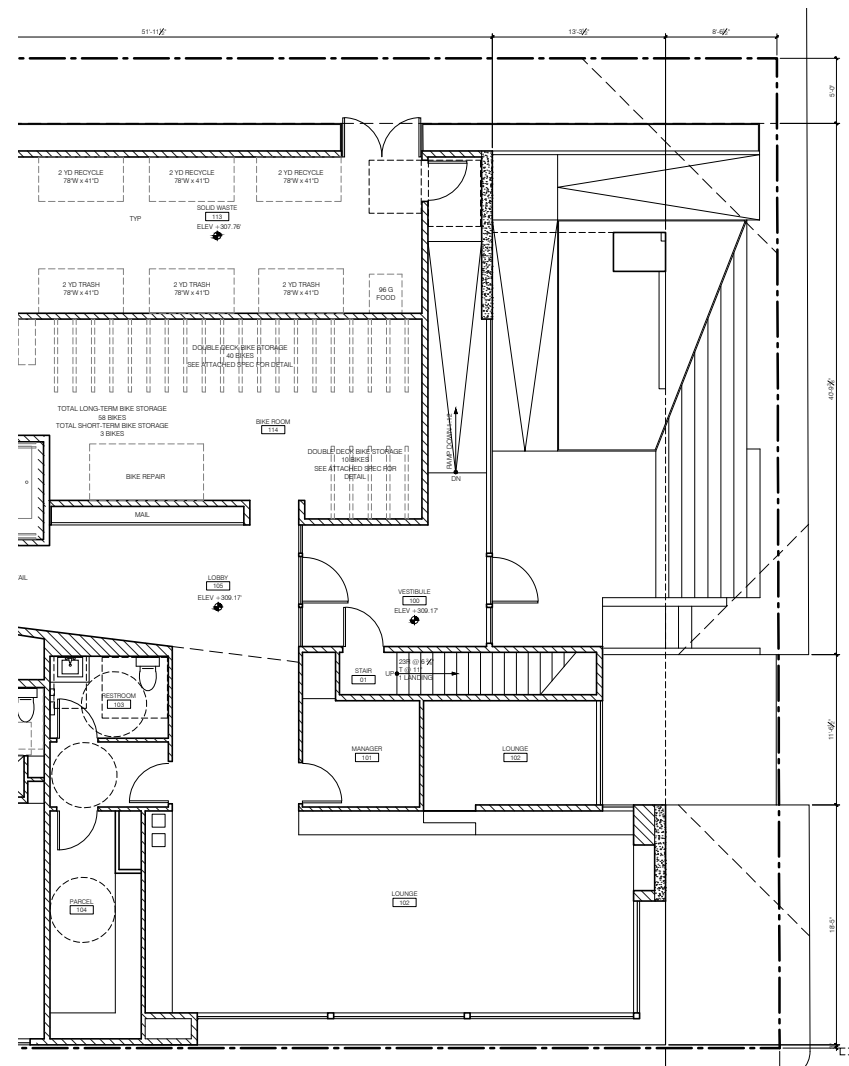
The trash room has been turned to have the short edge fronting the porch to allow larger glazing area.

The interior exit stair has been flipped in order to provide a wider opening between the lobby and the porch.

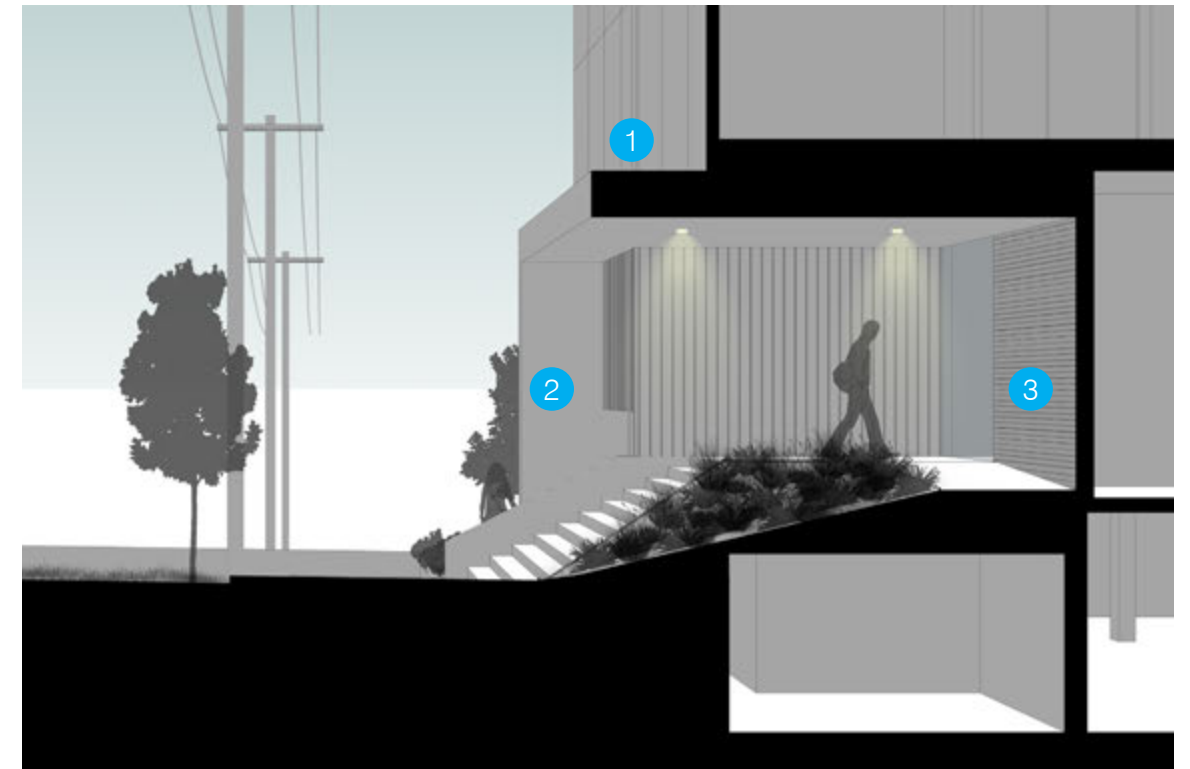
The space above the garage entry has been changed into a small meeting room which further activates the porch and reduces the appearance of the garage entry.

Windows have been added across the south side of porch to expand the visual connection to the lobby. Windows have also been added in the lounge and small workspace to further increase the visual connections between the interior activity and the porch.

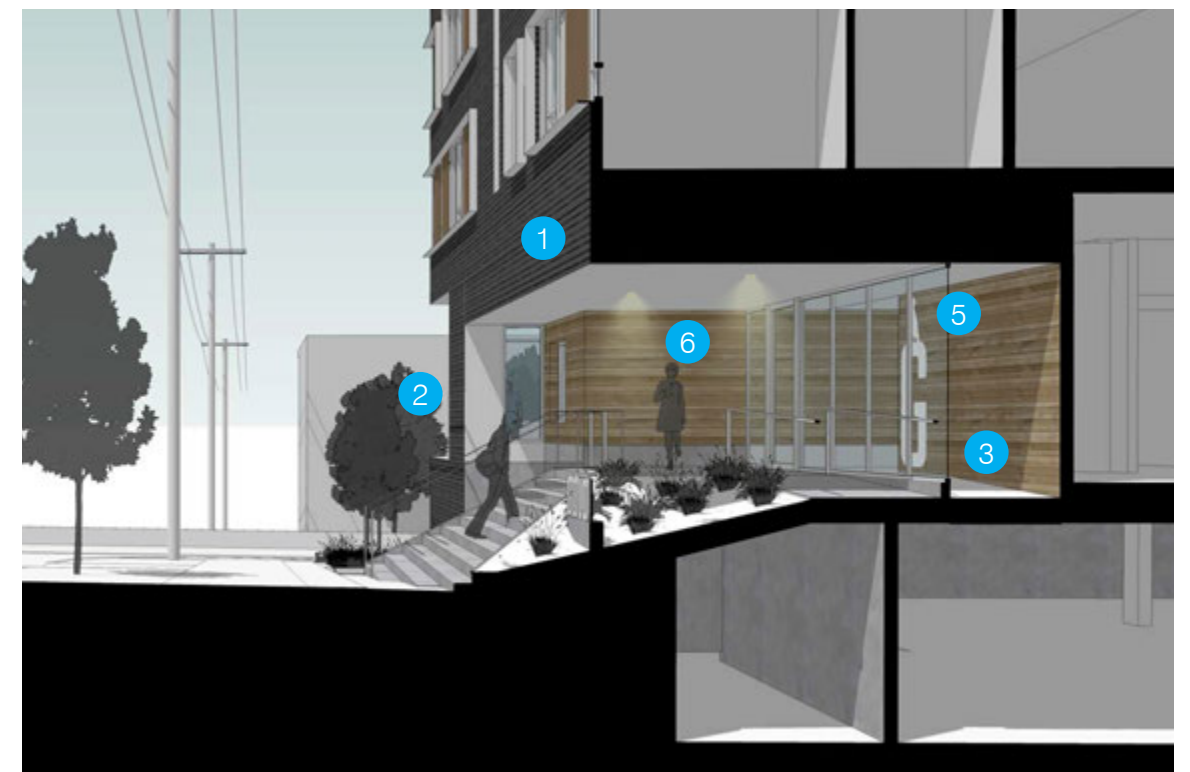
1. removed canopy
2. removed framing element. porch now reads as a carved-out slot instead of a framed element.
3. introduced more glazing
4. moved grilles garage door to be co-planar with the wall above. the garge entry reads as part of the wall instead of a void in the body.
5. wood cladded accent wall behind entry glazing, with painted logo.
6. stair core, manager office, and lounge are grouped into an “object” within the porch carve-out. same wood cladding is used on all sides to define the volume.



partial plan // porch, entry, lobby, and lounge

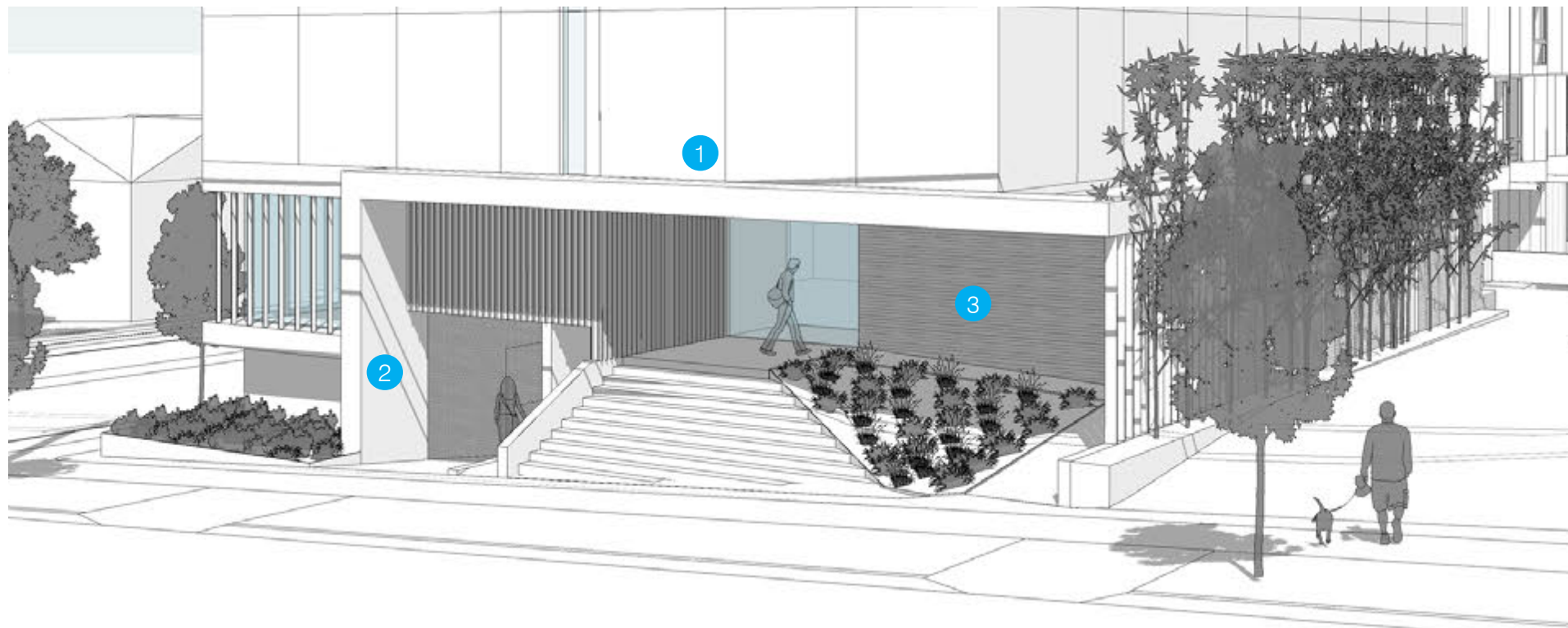


EDG section // porch

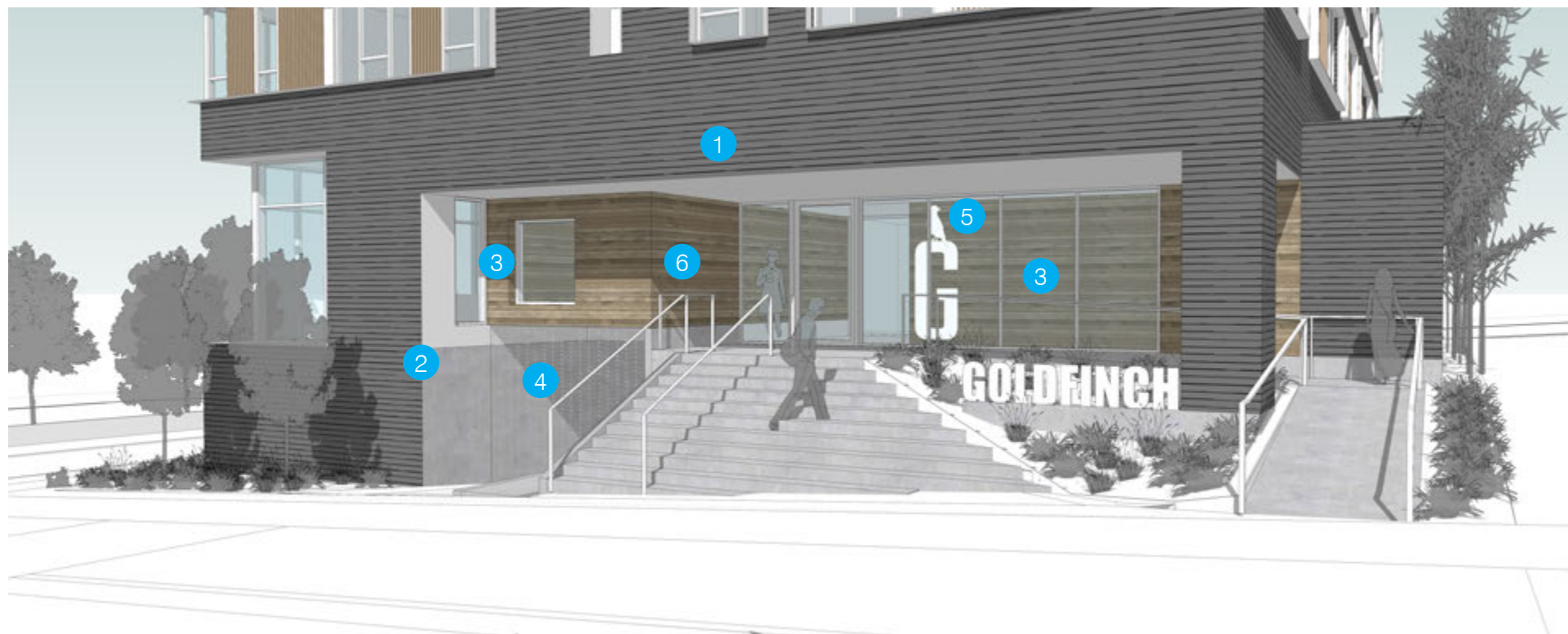


section // porch

street activation and the public realm



EDG perspective // porch



porch

c. landscape.

i. The Board requested evergreen planting and plant choices that will thrive in the north-facing entry porch, so that the site would stay landscaped and lush looking year-round. (DC3-B-2, DC3-C, DC4-C)

Evergreen planting will be utilized.

ii. Board members agreed that the strip of landscaping located near the easement of the neighboring property was a good urban design gesture and should remain in the proposal. (CS2-D-2, DC3-C)

The landscape strip near the easement will remain.

iii. The landscaping, like the façade articulation, should reflect the two sides of the two faces of the building and should be very simple on Aurora. (DC4-C)

More durable landscape will be used on the aurora side and more domestic landscape will be used on the north and west sides.

e. Vehicle Access.

There was discussion about the placement of the driveway and the Board agreed that the location in option C made was the least impactful to neighbors and worked within the design constraints the most effectively. This should be maintained in the recommendation phase. (CS2-D-2, DC1-B)

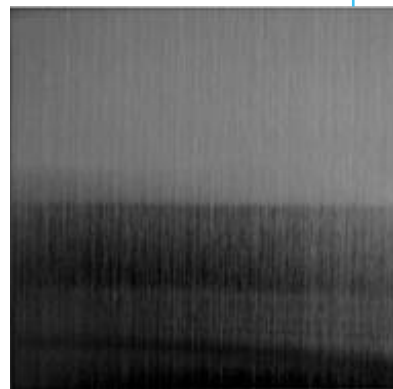
The garage entry location will remain.

1. removed canopy
2. removed framing element. porch now reads as a carved-out slot instead of a framed element.
3. introduced more glazing
4. moved grilles garage door to be co-planar with the wall above. the garage entry reads as part of the wall instead of a void in the body.
5. wood cladded accent wall behind entry glazing, with painted logo.
6. stair core, manager office, and lounge are grouped into an "object" within the porch carve-out. same wood cladding is used on all sides to define the volume.

street activation and the public realm



art wall @ city slot



water - sheet metal, black



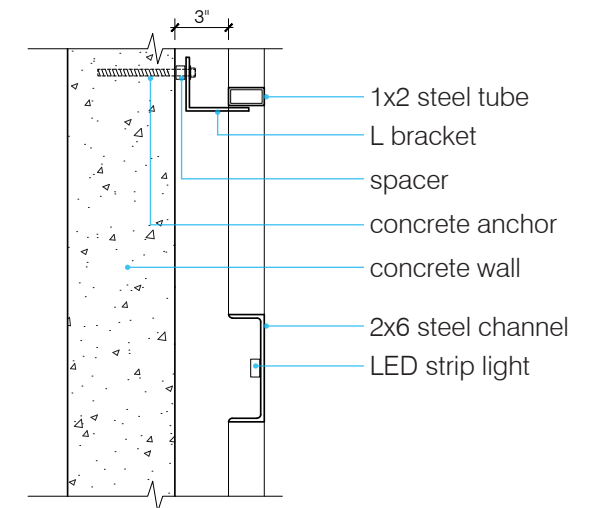
roads - 1x2 steel tube, black



aurora - 2x6 steel channel, black



woodland park - perforated metal



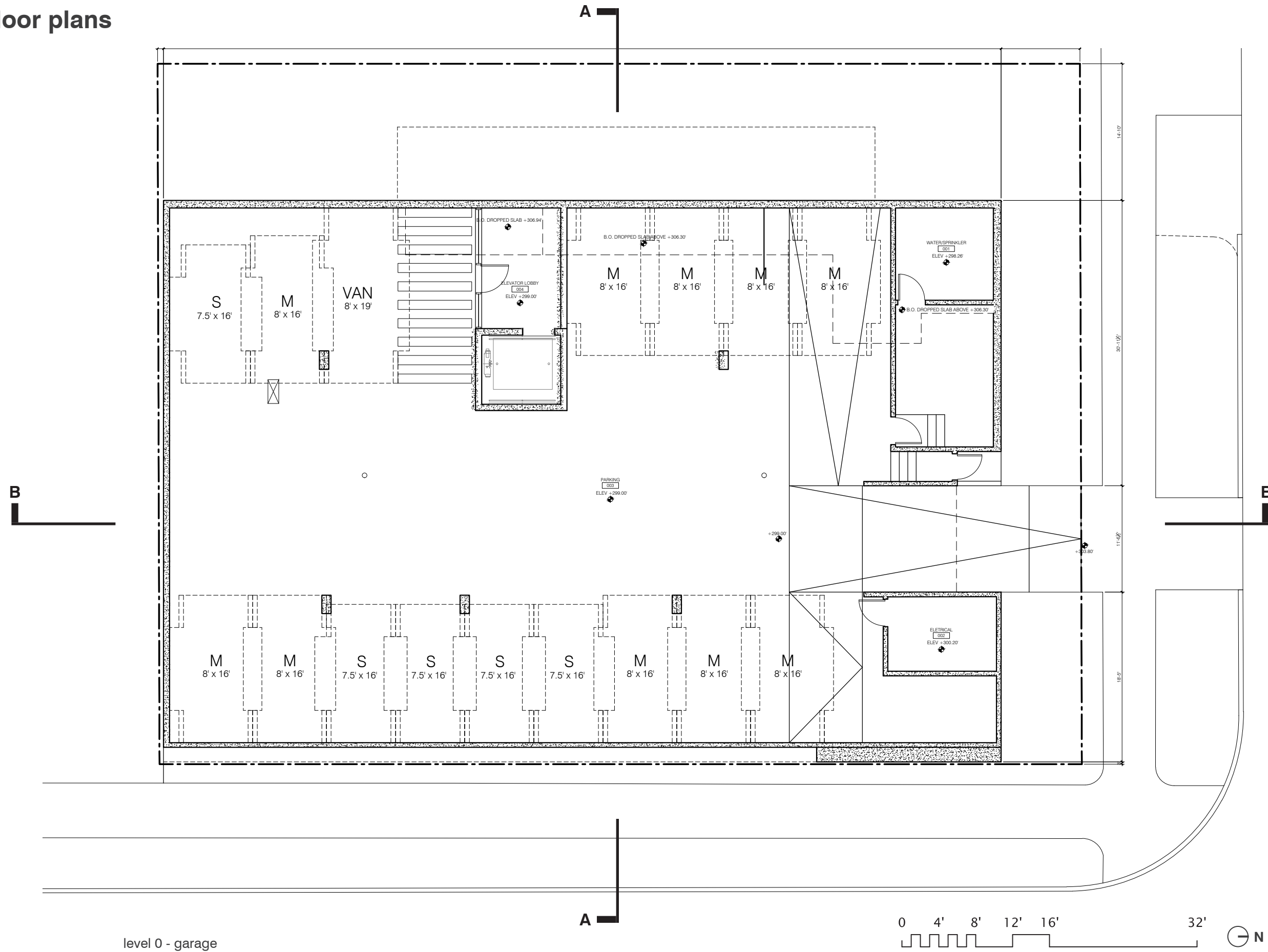
section detail

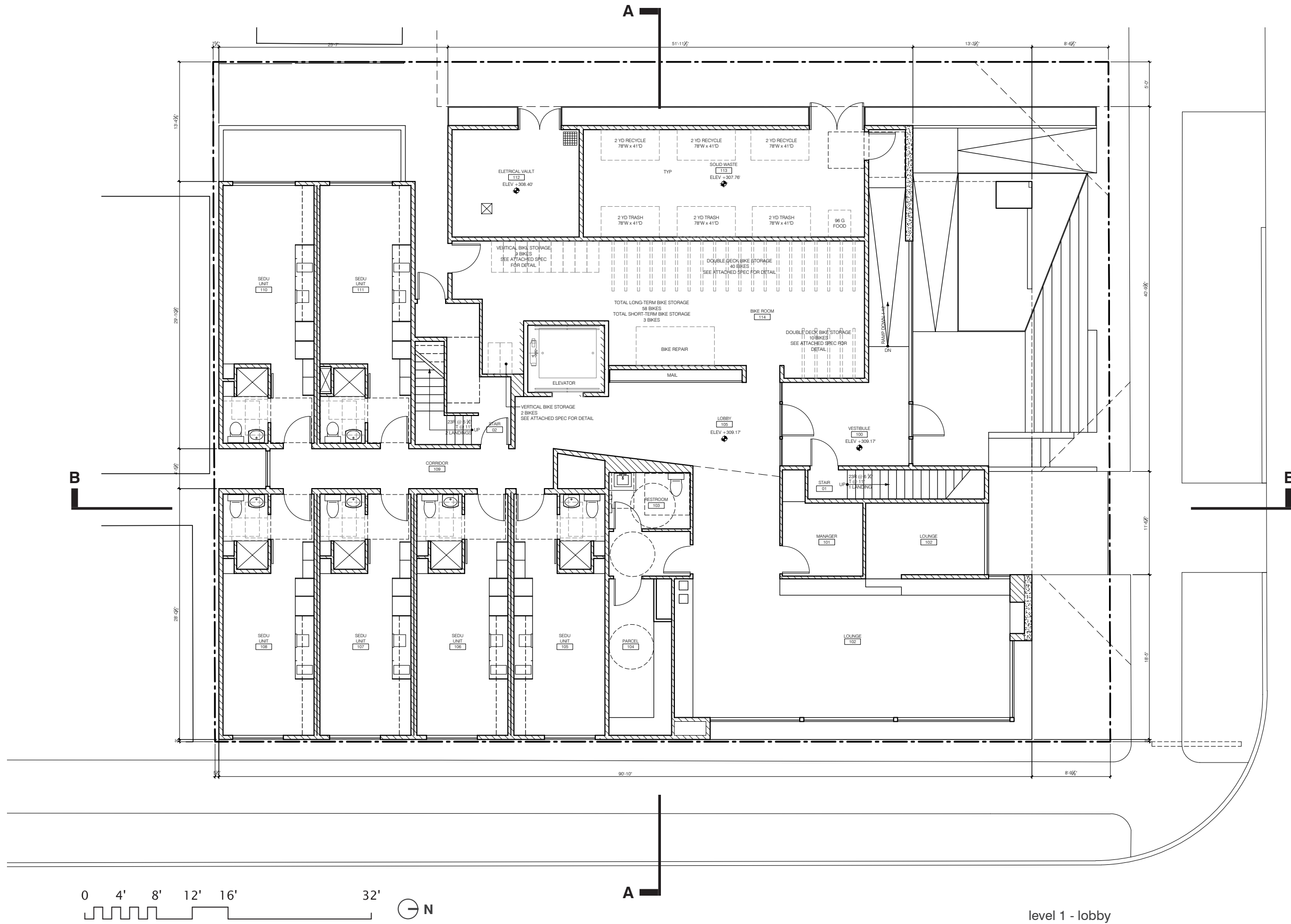
Intervening Art - Instead of an intervening use, intervening art will be used to activate the Aurora frontage. Within a two feet deep slot carved into the building figure, an art wall will present a partial city map, stretching from downtown to north of Woodland Park, with Aurora at its midline.

Made of 2x6 steel channel, 1x2 steel tube, and sheet metal, the art piece is durable and easy to maintain. The art piece will be fastened directly to the concrete wall that can be treated with a graffiti resistant coating. A linear LED light will be attached to the inside of the steel channel to provide a back-lit tracing of Aurora across the map. A four foot wide densely landscape of 18" high durable shrubs provides a buffer between the sidewalk and the map.

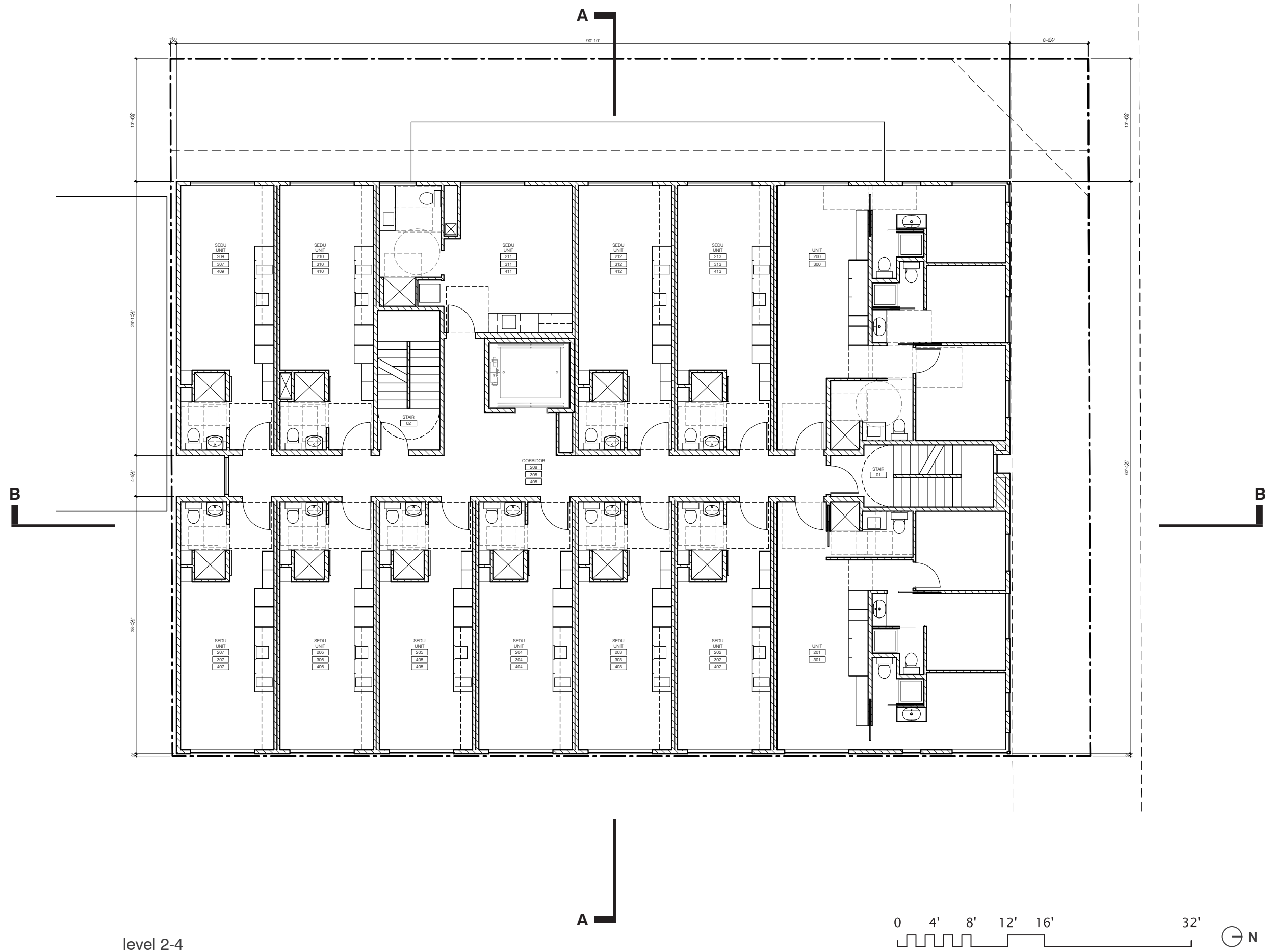
intentionally blank

9.0 floor plans

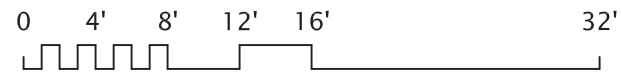
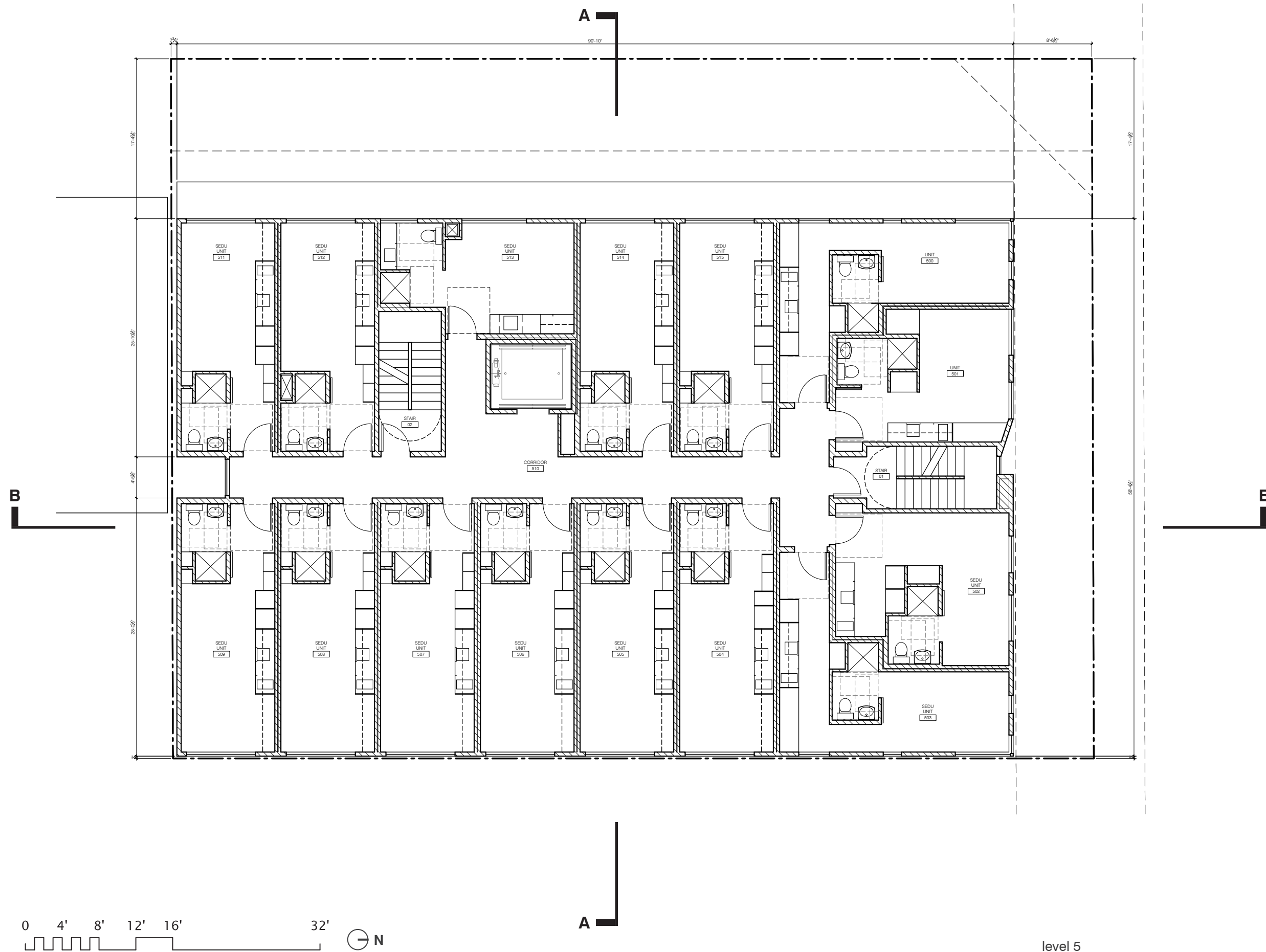




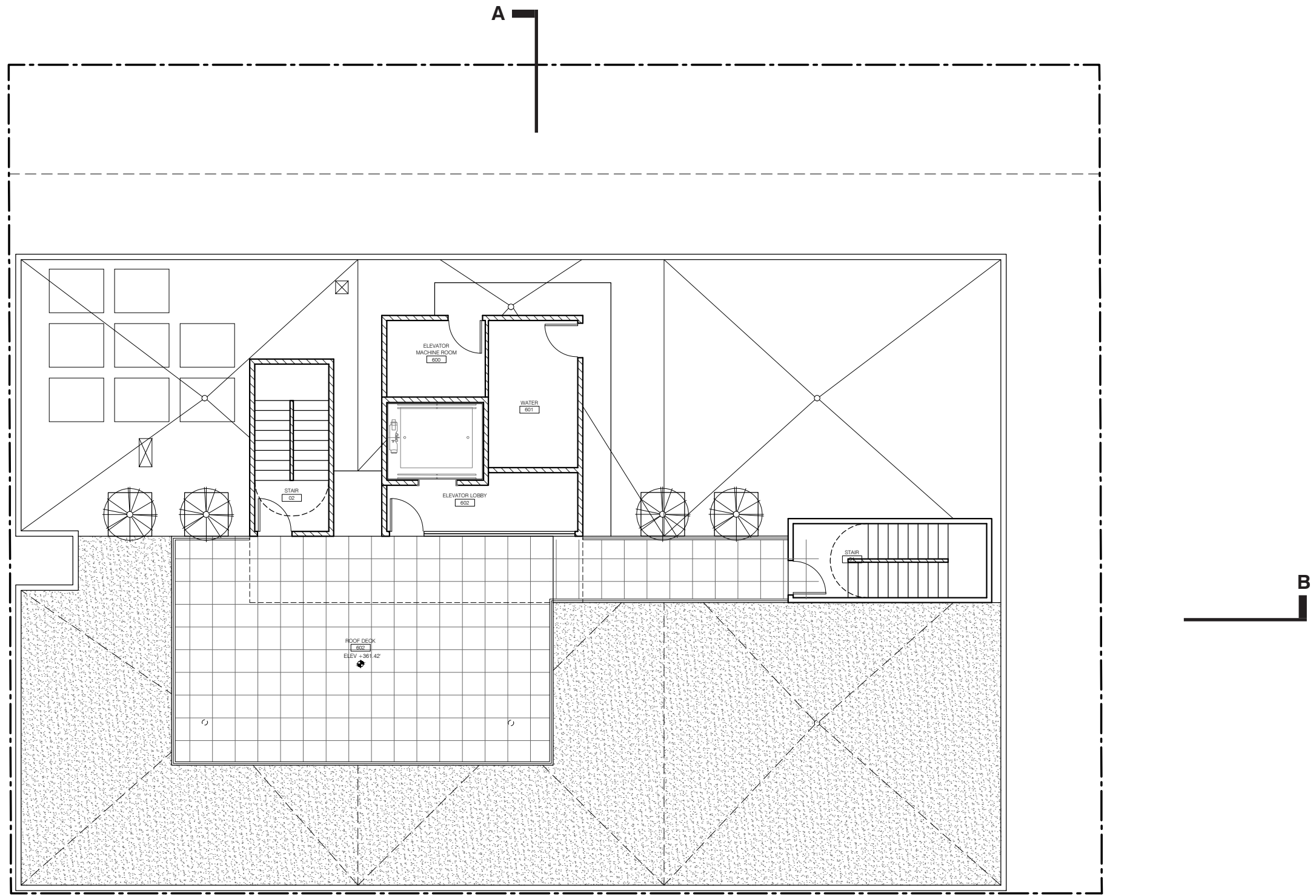
level 1 - lobby



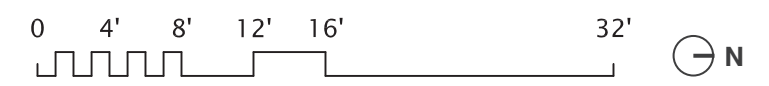
level 2-4



level 5



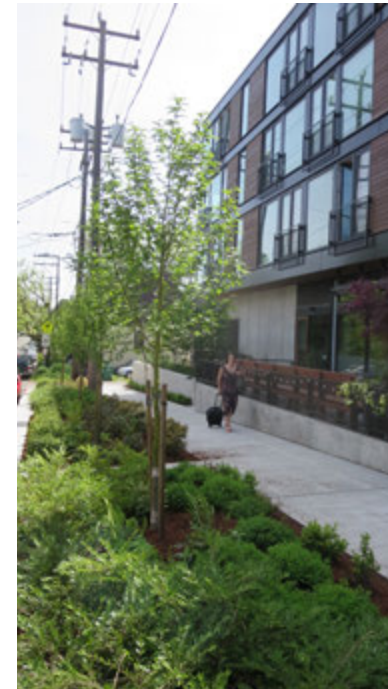
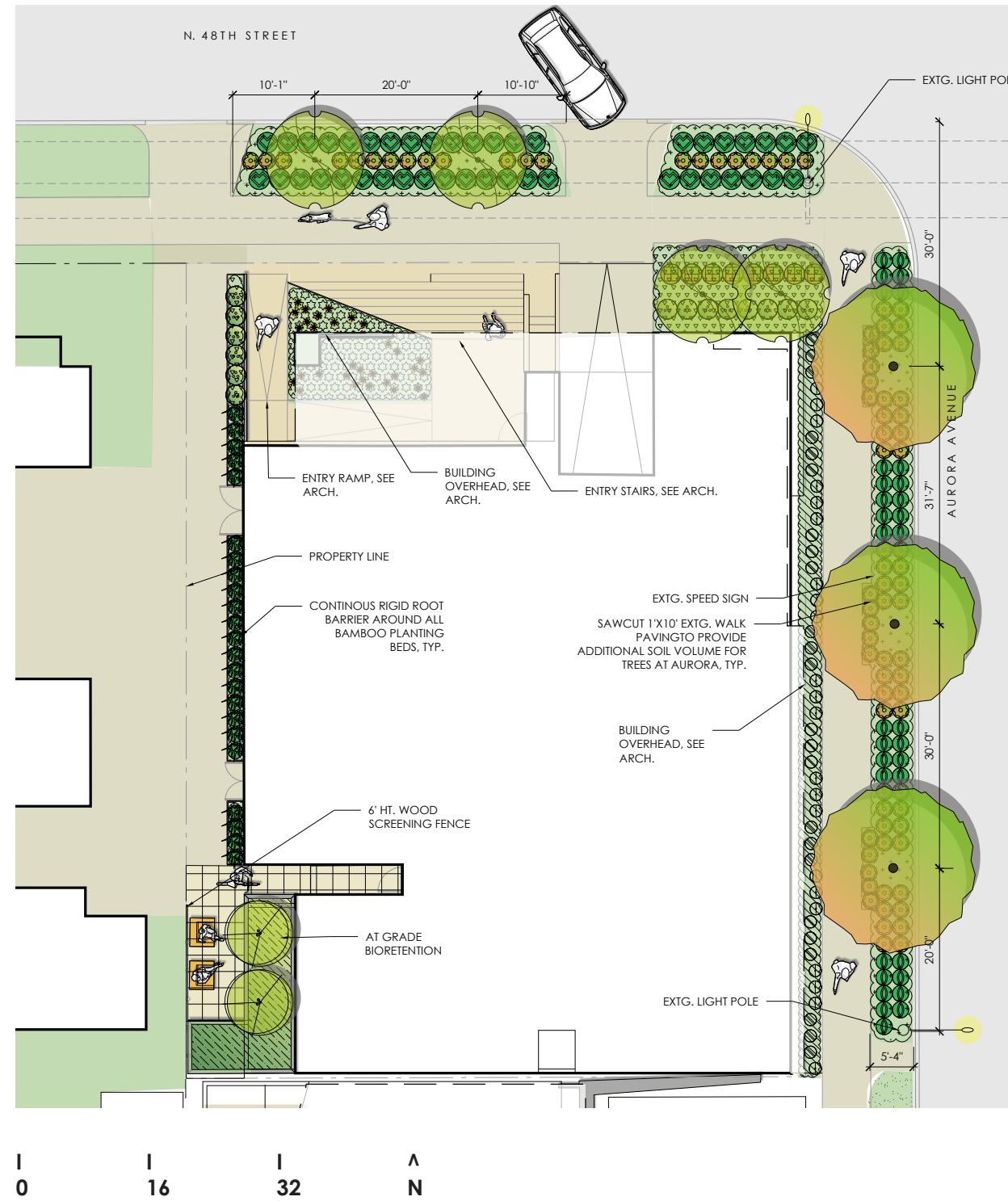
roof



intentionally blank

10.0 composite landscape/hardscape plan

STREET LEVEL



generous streetscape



generous front yard



room for oaks along Aurora



lush entry landscape: Acorus

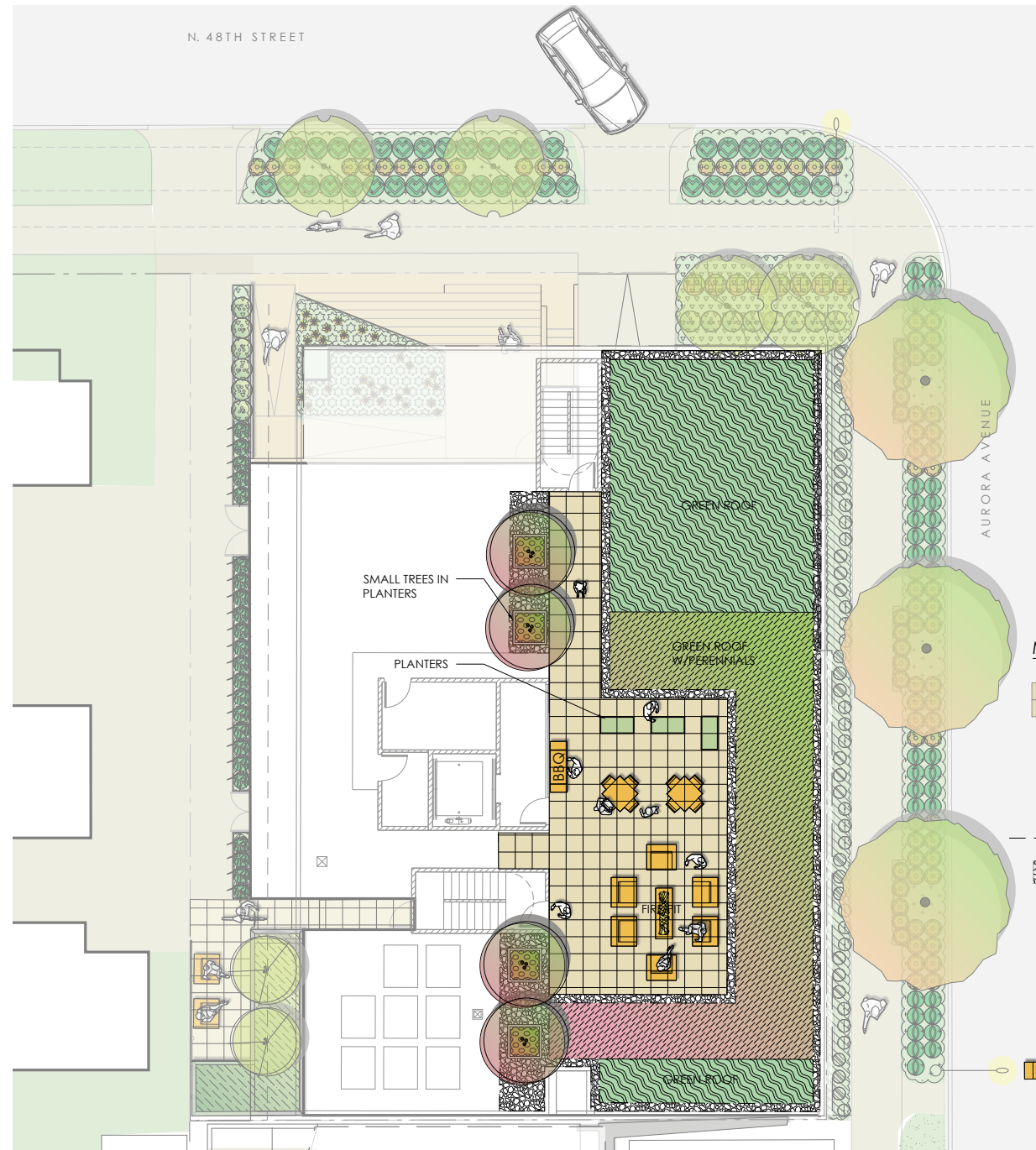


screening bamboo



at grade bioretention

ROOF LEVEL



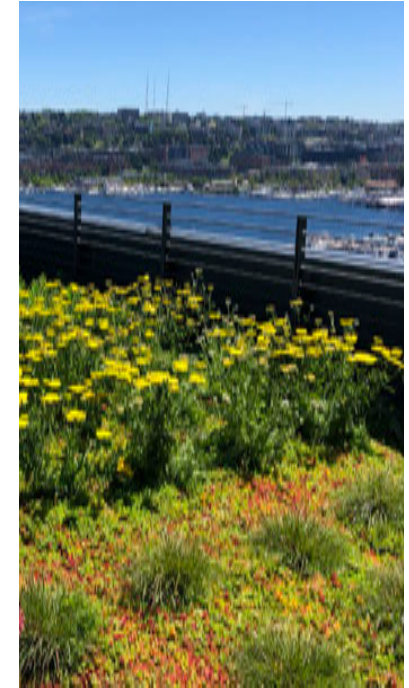
0 16 32 N



treelets in planters










BBQ



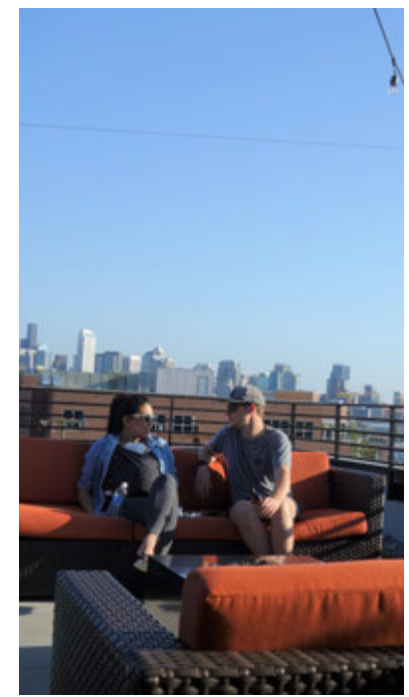
green roof with perennials

MATERIALS LIST - ROOF

-  CONCRETE PAVERS
24"x24" HYDRAPRESSED SLABS
W/APPIAN WAY PEDESTAL SYSTEM
BY ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091
COLOR/FINISH: TEXADA - NATURAL
-  GREEN ROOF
ADVANCED VEGETATIVE ROOF SYSTEM (AVRS)
MULTILAYER SYSTEM BY COLUMBIA GREEN
TECHNOLOGIES, INC. 503.684.9123.
INSTALL PER MFG. INSTRUCTION.
-  ME METAL EDGING
GEOEDGE ALUMINUM RESTRAINT
-  PEBBLE MULCH
7/8" DIA CLEAN-WASHED GRAVEL,
2" MIN. DEPTH, 4" MAX. DEPTH
-  PLANTERS
RECTANGULAR AND SQUARE PLANTERS, FIBERGLASS
BY Tournesol Siteworks 800.542.2282
48x48, 30D
-  FIRE PIT
PROVIDE GAS LINE TO FIRE PIT BY OWNER
-  BBQ
FURNISHINGS
BY OWNER



planters for growies



fire and friends and view

PLANTS

PLANT LIST - STREET LEVEL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
STREET TREE SPECIES AND LOCATION ---APPROVED BY BEN ROBERTS, SDOT, VIA EMAIL DATE:				
TREES				
	QUERCUS COCCINEA	SCARLET OAK	2-1/2" CAL.	B&B
	STARLIGHT DOGWOOD	CORNUS 'STARLIGHT'	6'-8' HT.	B&B, MULTI.
	AMELANCHIER X GRADIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	6'-8' HT.	B&B, MULTI.
	ACER CIRCINATUM	VINE MAPLE	6'-8' HT.	B&B, MULTI.
SHRUB & GROUNDCOVER				

	ILEX CRENATA CONVEXA 'COMPACTA' *	DWARF JAPANESE HOLLY	5 GAL.	CONT.
	LONICERA PILEATA **	PRIVET HONEYSUCKLE	1 GAL.	CONT.
	NANDINA DOMESTICA*	HEAVENLY BAMBOO	5 GAL.	CONT.
	ROSA 'AMBER' FLOWER CARPET	'AMBER' FLOWER CARPET ROSE	1 GAL.	CONT.
	VIBURNUM BODNANTENSE 'DAWN'	PINK DAWN VIBURNUM	5 GAL.	CONT.
	VIBURNUM DAVIDII*	DAVID'S VIBURNUM	2 GAL.	CONT.
	CORNUS SERICEA 'ISANTI'	ISANTI REDTWIG DOGWOOD	2 GAL.	CONT.
PERENNIALS				
	IMPERATA CYLANDRICA 'RUBRA'	JAPANESE BLOODGRASS	1 GAL.	CONT.
	HAKONECHLOA MACRA	HAKONE GRASS	1 GAL.	CONT.
PERENNIALS:				
	ANEMONE 'HONORINE JOBERT'	JAPANESE ANEMONE	1 GAL.	CONT.
	HELLEBORE ORIENTALIS	LENTEN ROSE	1 GAL.	CONT.
	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	CONT.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	FRAGARIA CHILIOENSIS*	BEACH STRAWBERRY	4"	POTS
	LIRIOPE SPICATA*	CREeping LILYTURF	1 GAL.	CONT.
	ACORUS GRAMINEUS	JAPANESE SWEET FLAG	1 GAL.	CONT.
	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL.	CONT.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	PHYLLOSTACHYS AUREA IN OPHIOGON P. 'NIGRESCENS**	GOLDEN BAMBOO BLACK MONDO GRASS	5 GAL. 1 GAL.	CONT. CONT.
NOTE: IN ALL BAMBOO PLANTING BEDS, PROVIDE CONTINUOUS INTERLOCKING RIGID ROOT BARRIER 18" DEEP, SET TOP 3" ABOVE FINISH GRADE/PAVING				
BIORETENTION PLANTS				
	CORNUS STOLONIFERA 'KELSEY' *	'KELSEY' RED TWIG DOGWOOD	1 GAL.	CONT.
	CAREX OBNUPTA*	SLOUGH SEDGE	1 GAL.	CONT.

PLANT LIST - ROOF

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	PHYLLOSTACHYS AUREA **	GOLDEN BAMBOO	5 GAL.	CONT.
	LIRIOPE SPICATA	CREeping LILYTURF	1 GAL.	CONT.
	OPHIPOGON P. 'NIGRESCENS**	BLACK MONDO GRASS	1 GAL.	CONT.
	SEDUM TILE: BY ETERA 'COLOR MAX' PLANTED W/ ALTERNATING BANDS OF: SEDUM 'AUTUMN JOY' @ 30" O.C. * STIPA TENUISSIMA @ 12" O.C. *			

TREES



Quercus coccinea
Scarlet Oak



Cornus kousa 'Starlight'
'Starlight' Dogwood



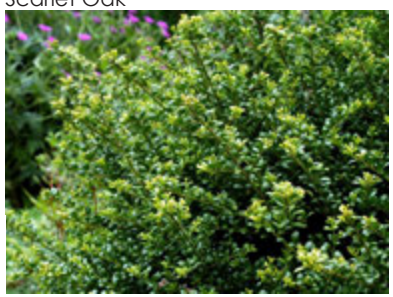
Amelanchier 'Autumn Brilliance'
'Autumn Brilliance' Amelanchier



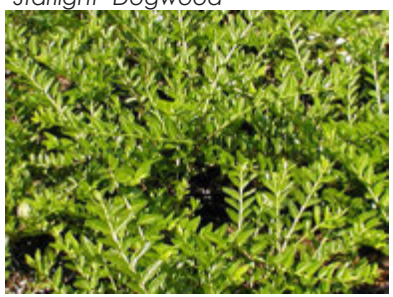
Lagerstroemia 'Muscogee'
Muscogee Crape Myrtle

ROOF

SHRUBS



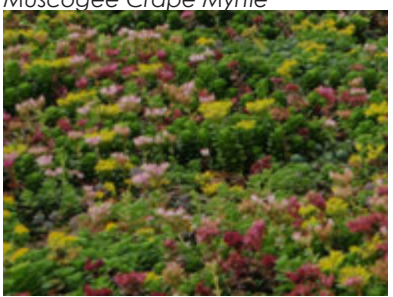
Ilex crenata 'convexa'
Japanese Holly



Lonicera pileata
Boxleaf Honeysuckle



Nandina domestica
Heavenly Bamboo



Sedum 'Color Max'
Color Max Sedum Tile



Viburnum bodnantense 'Dawn'
Dawn Viburnum



Viburnum davidii
David's Viburnum



Cornus sericea 'Isanti'
'Isanti' Red-Osier Dogwood



Echinacea purpurea
Purple Cone Flower

GROUNDCOVERS



Fragaria chiloensis
Coastal Strawberry



Liriope spicata
Creeping Lilyturf



Acorus gramineus
Japanese Sweet Flag



Sedum 'Autumn Joy'
'Autumn Joy' Sedum

intentionally blank

11.0 elevations



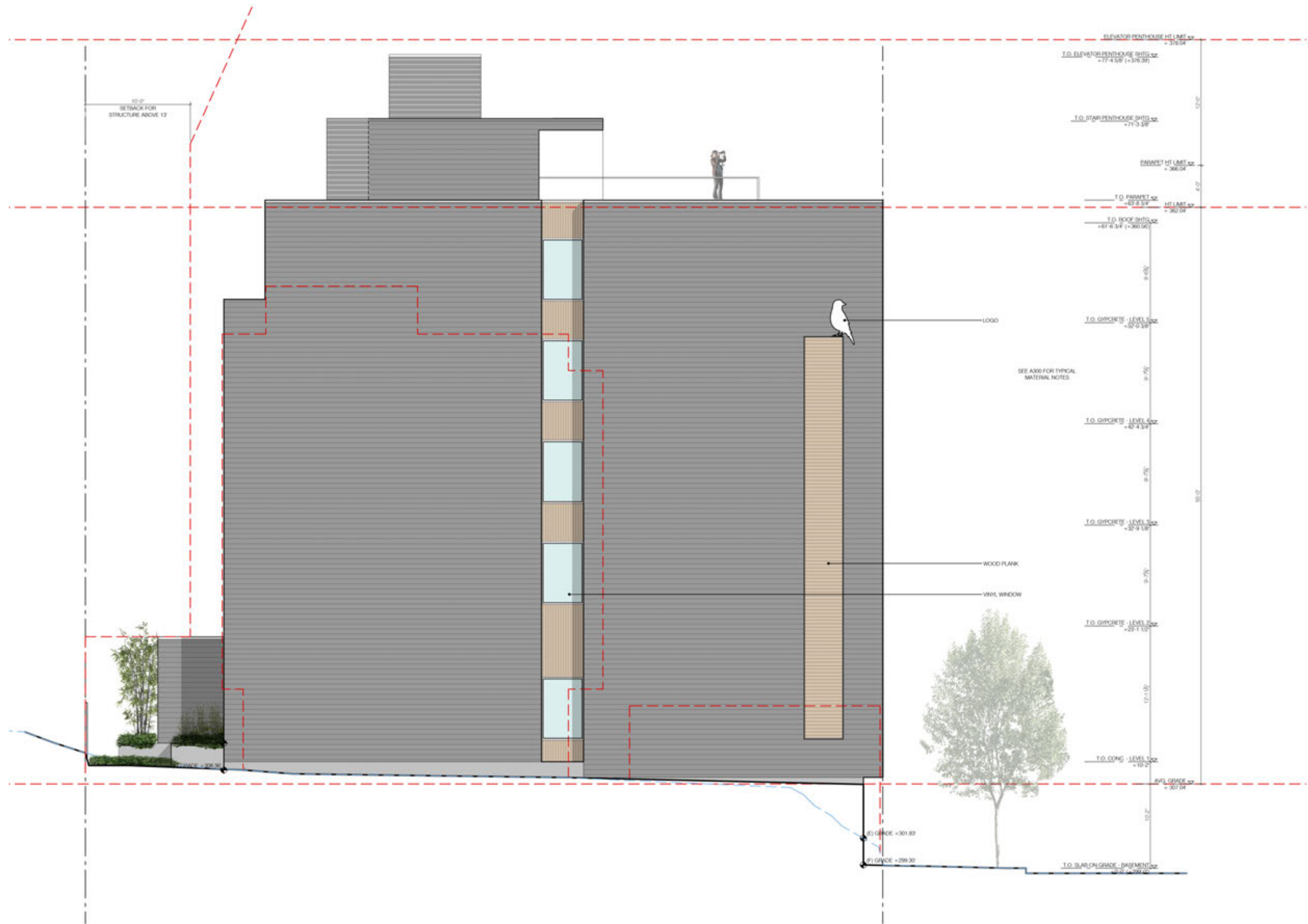
east elevation



north elevation

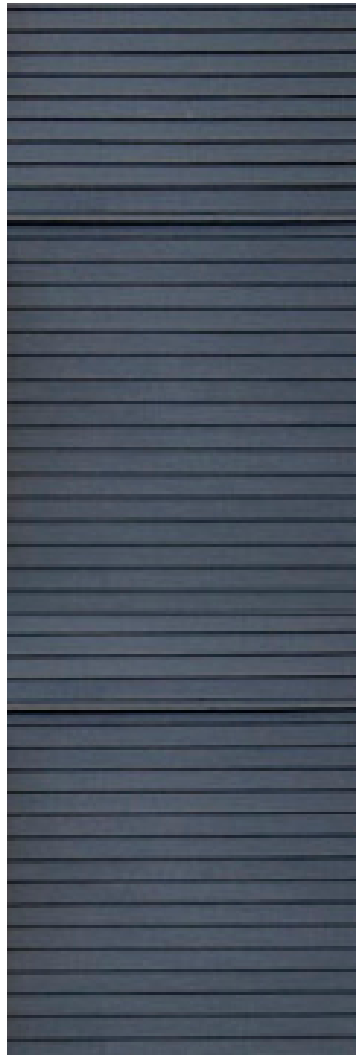


west elevation



south elevation

12.0 material and color palette



lap siding body
warm charcoal



wood siding at neighborhood
and stair slot



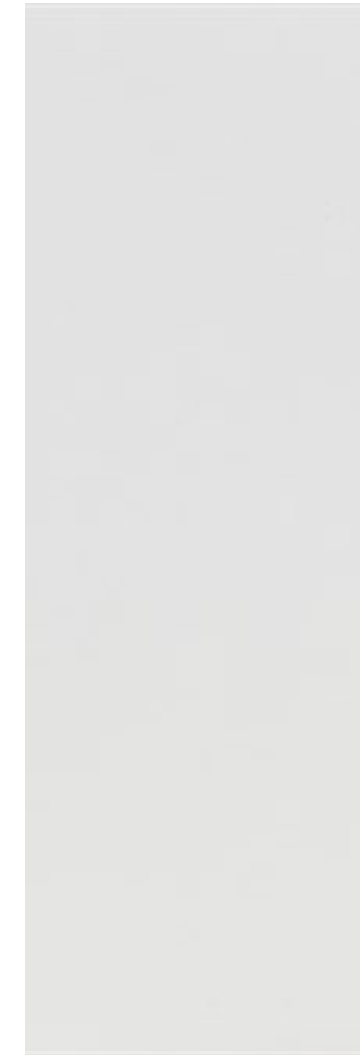
metal window liner
white finish



vinyl windows and doors at
residential units
white finish



wood strip on top of solid
panel as infill between
windows



sheet metal infill panel at vent
location
white finish



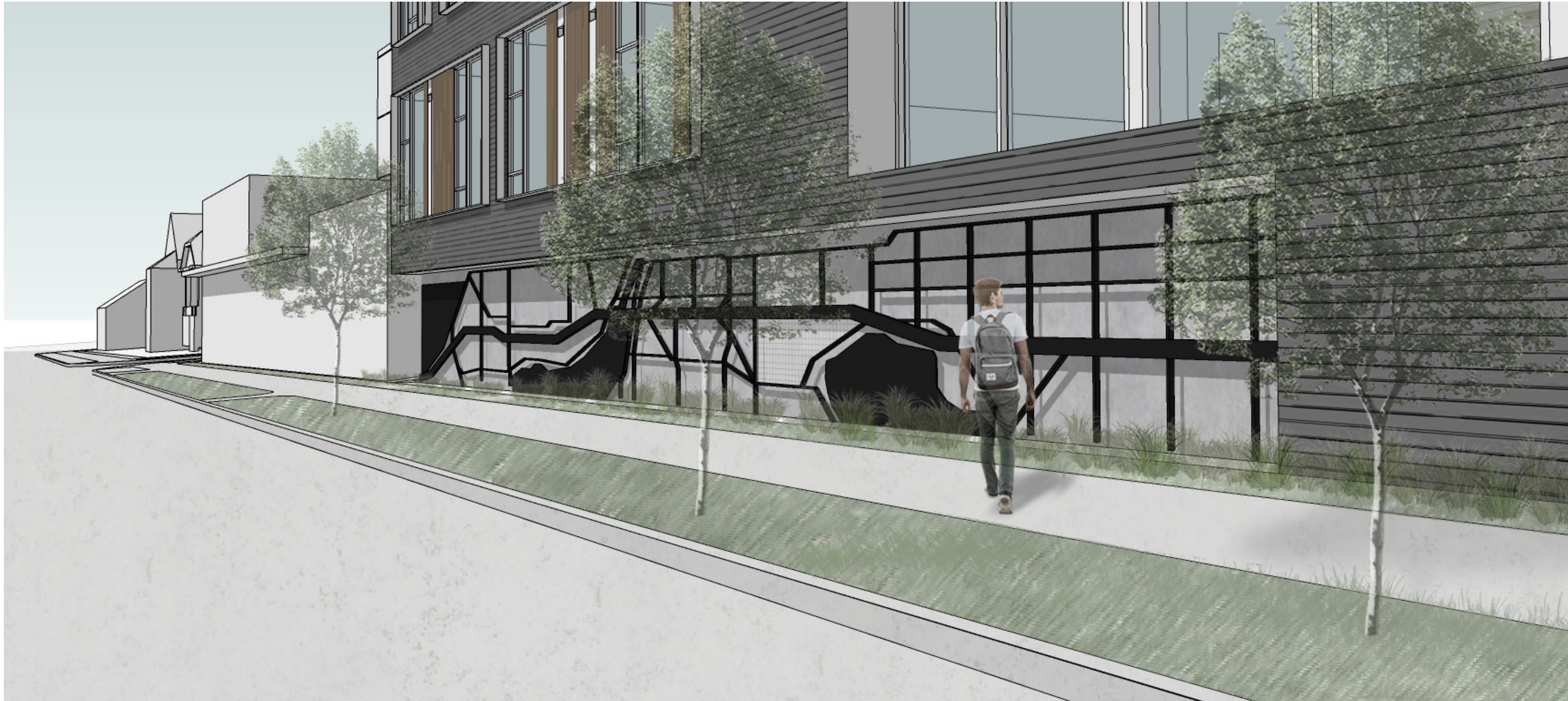
concrete foundation and
retaining walls



view from n 48th st & aurora ave n

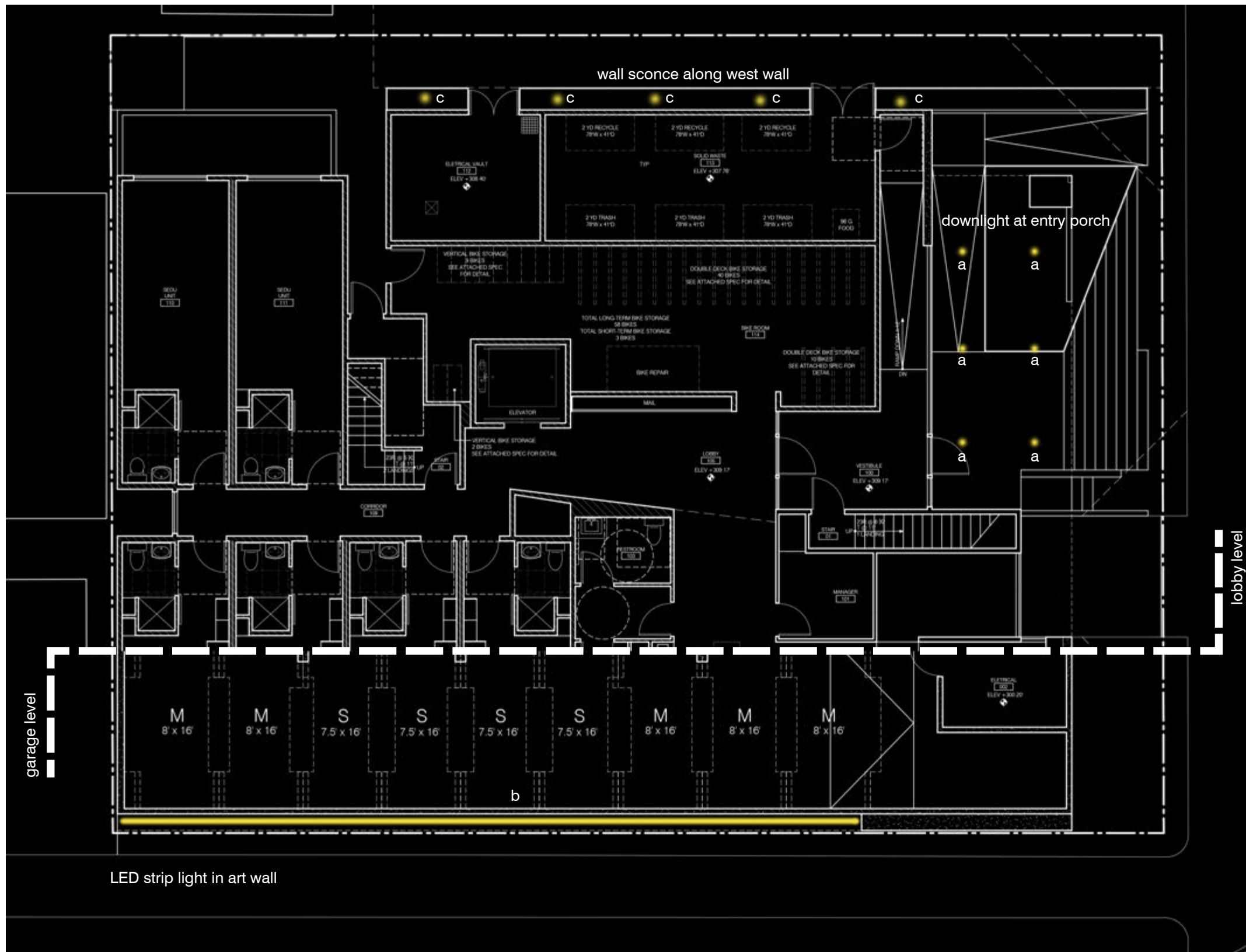


porch - view from across n 48th st

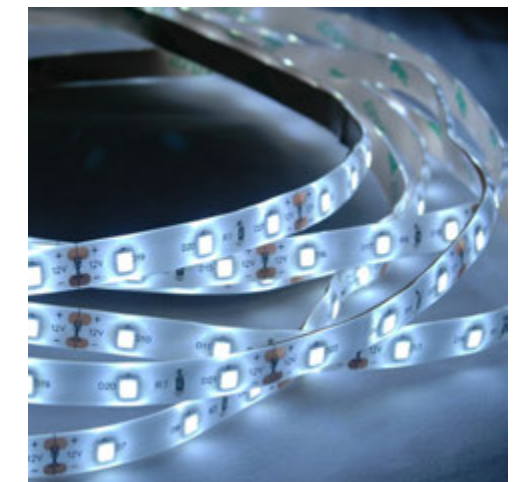


art recess

14.0 exterior lighting plan



type a - downlight



type b - LED strip light

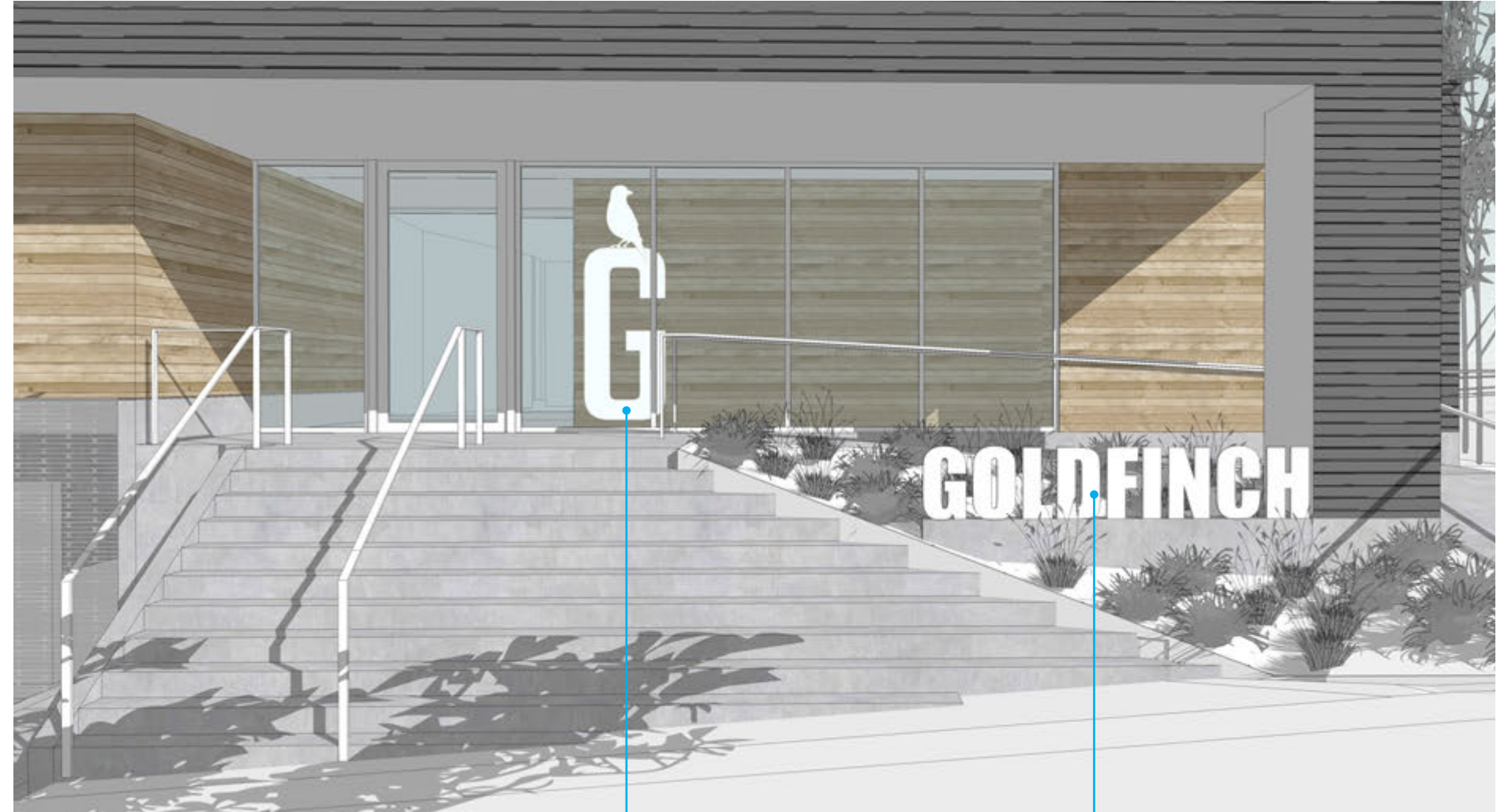


type c - surface

15.0 signage concept plan



signage at south wall

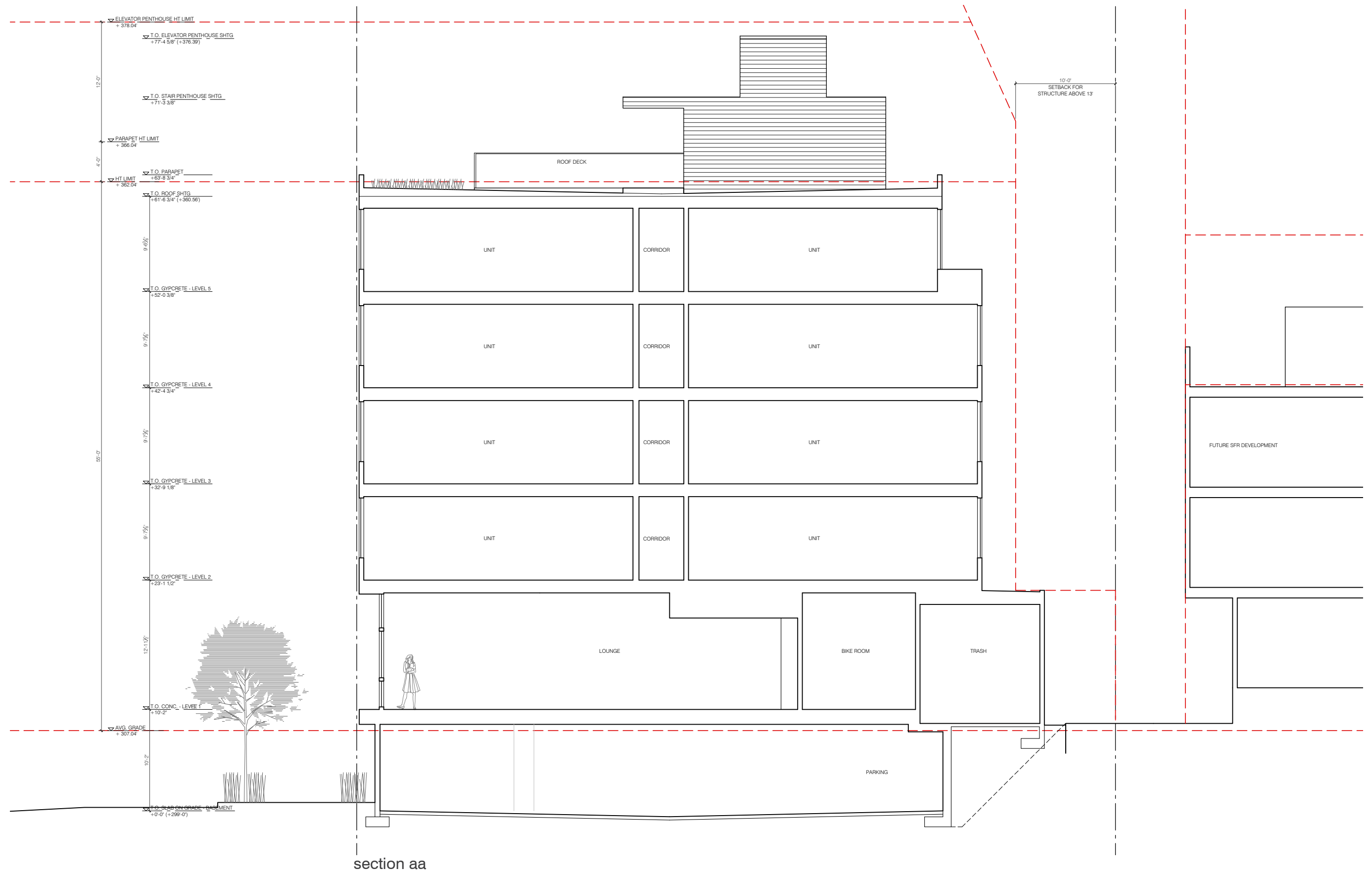


signage at porch entry

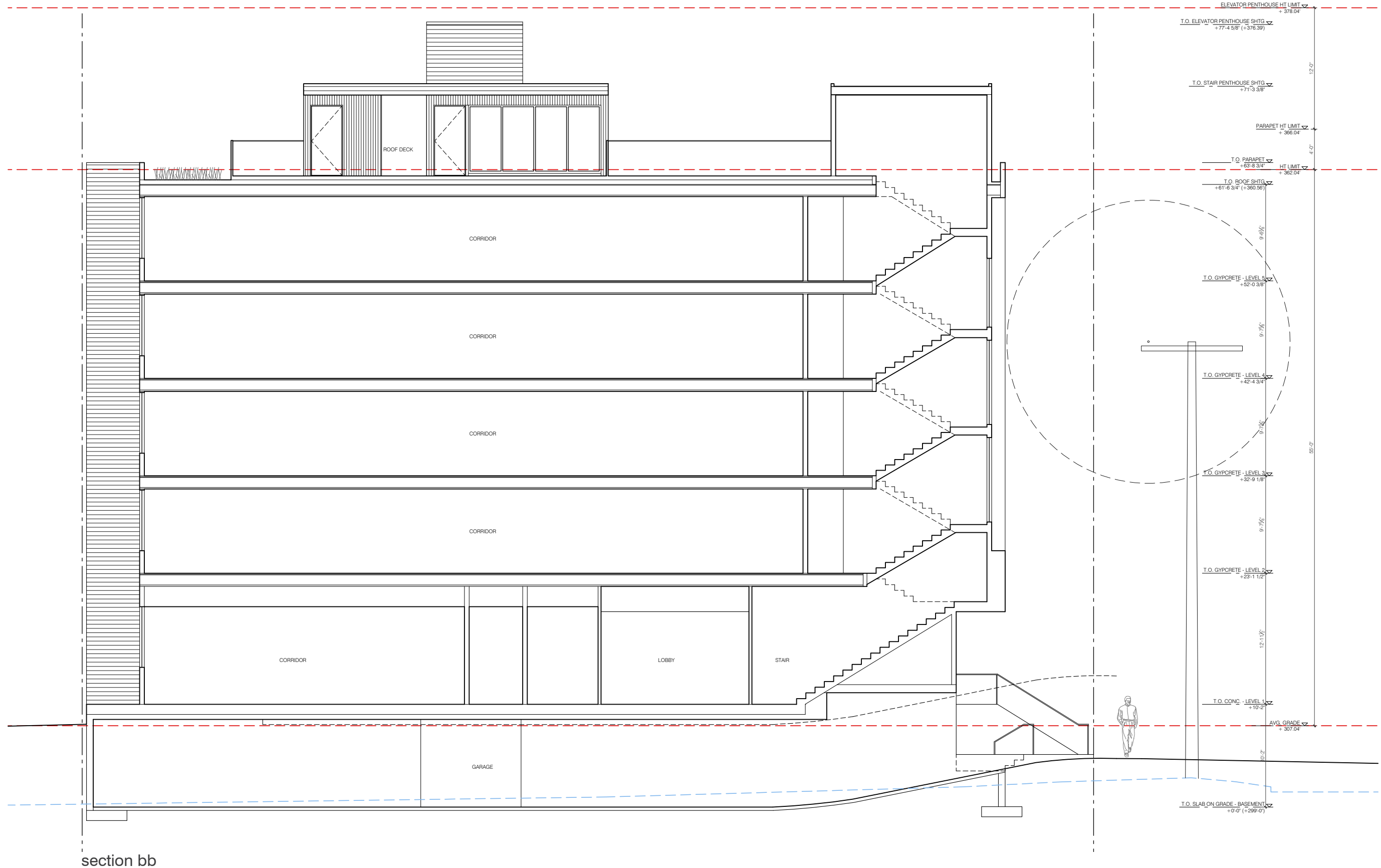
painting logo on wood
accent wall inside lobby

20" tall Teko Semibold font
letters on concrete pedestal

16.0 building sections



section aa



section bb

17.0 departures

Standard

SMC 23.47A.032.B.1.b Parking location and access

In C1 zones in structures with residential uses, street-level parking shall be separated from street-level, street-facing facades by another permitted use.

Proposition

To replace required separating use with a street level setback, greater landscape depth, material and façade articulation, integrated interpretive art in the form of a steel relief map, and full block recessed pedestrian lighting.

Guidelines

CS2-B Connection to the street

- The combination of design elements provides strong physical features along an urban highway

CS2-A1 Sense of Place and CS3-B Local History and Culture

- Provides historical references and narrative into architectural elements

PL2-B Walkability Safety and Security

- Provides clear pedestrian lines of site and limits perception of ambush points.
- Provides uniform, block long pedestrian lighting

PL3-A Entries

- Enhances interaction among residents and neighbors with only one entry on N 48th St.

PL3-B Residential Edges / Security and Privacy

- Proposition provides security through vertical separation, setback and landscaping.
- Enhances security across frontage by eliminating low utilization spaces and perceived ambush points.

PL3-B Residential Edges / Interaction

- Enhances interaction among residents and neighbors by concentrating resident activity on N 48th St.

DC1-C Visual impacts

- Clear building "base" with landscape and articulation is compatible with single use residential structure above and continues the predominate condition of limited street level uses that begins north of Woodland Park.

DC2-B-2 Blank Walls

- Street level setback, robust landscaping, steel relief mapping, and uniform, block long pedestrian lighting are design for pedestrians and the human scale.

DC2-C Visual depth and interest

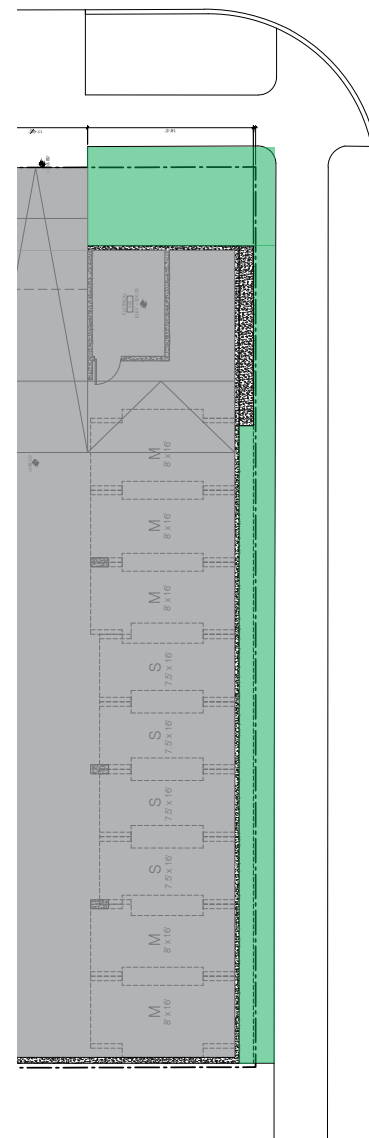
- Secondary elements, robust landscaping, the steel relief map, and lighting add interest for pedestrians and add human scale.

DC4-C Lighting

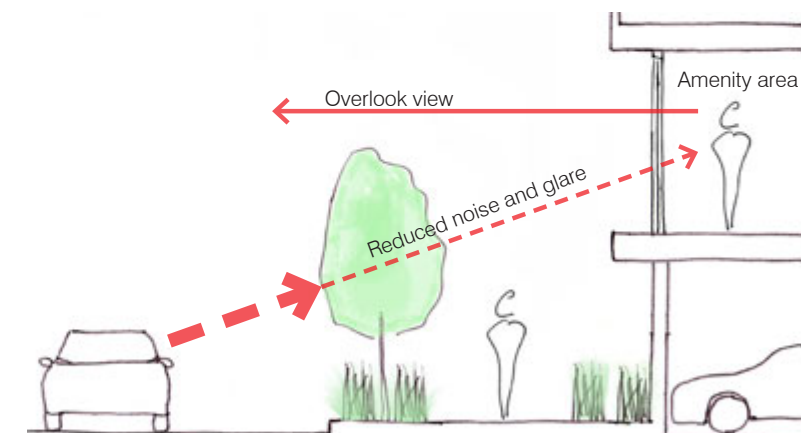
- Block-long, recessed pedestrian lighting increases the site safety and highlights the steel relief map and landscaping.

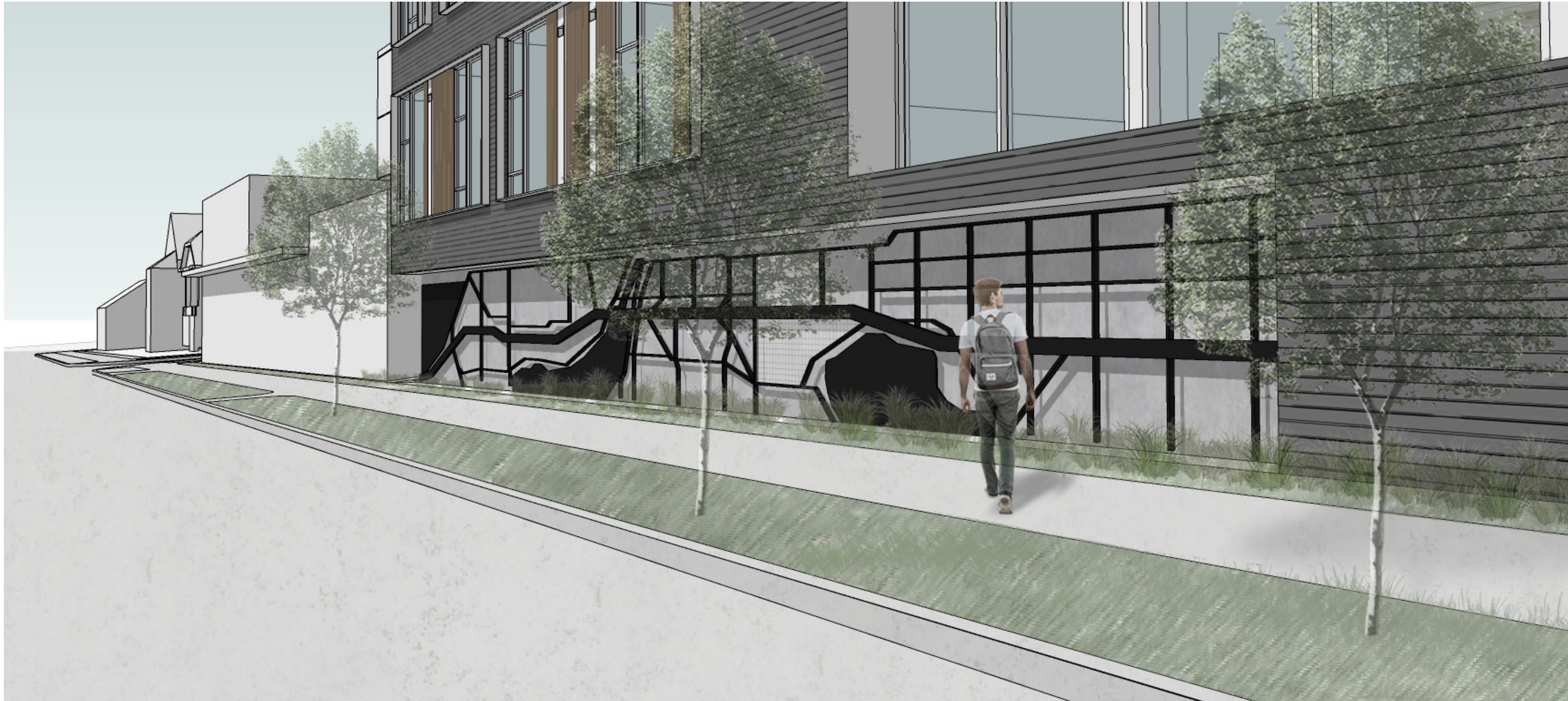
DC4-A/D Materials

- The ensemble of durable architectural materials, appropriate landscaping, lighting, and the steel relief map will thrive under the conditions of an adjacent urban highway.



Departure - Plan





art recess