

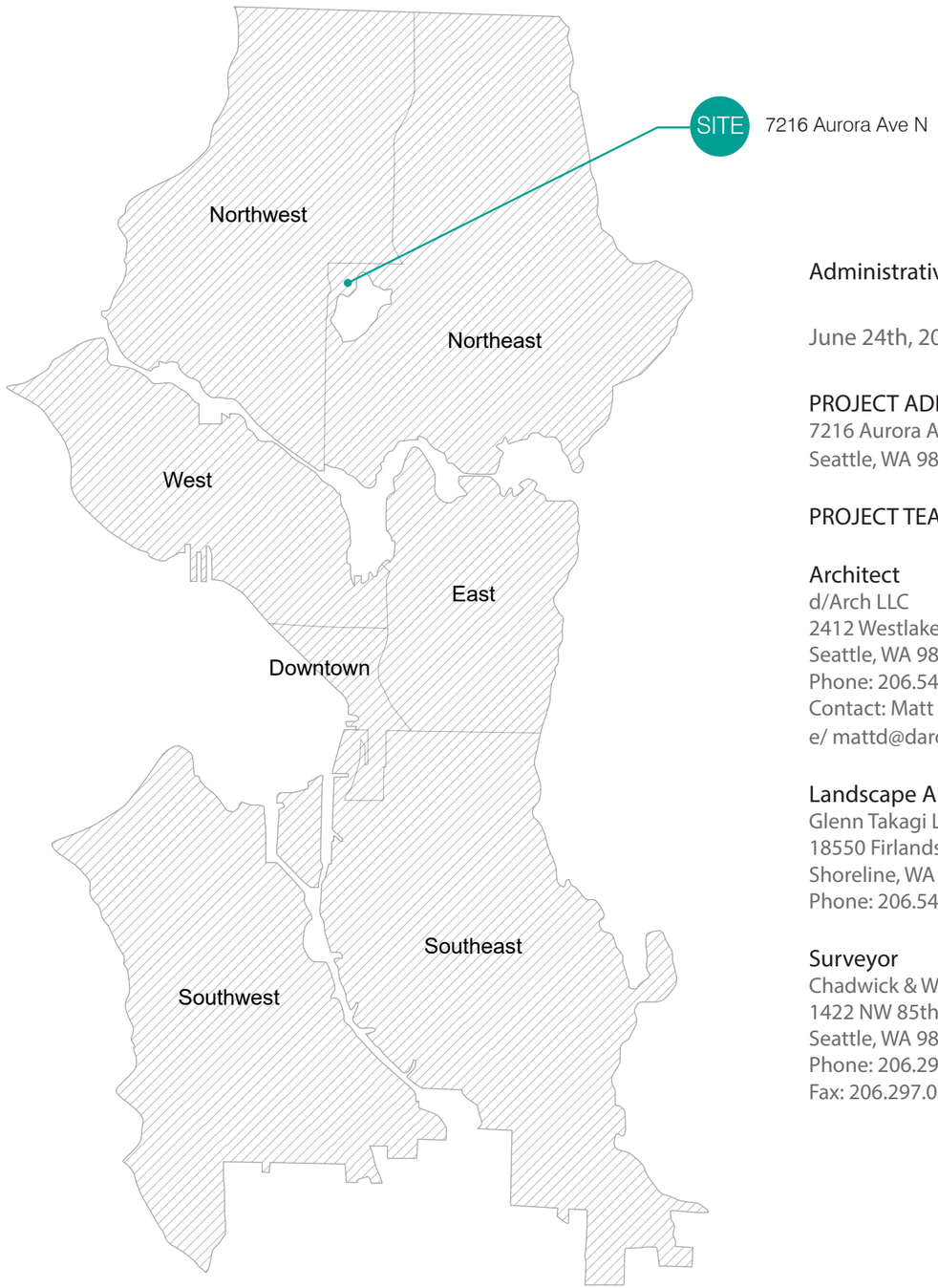
7216 AURORA AVE N

ADMINISTRATIVE DESIGN REVIEW

JUNE 15th, 2020

SDCI Project: #3034392-EG

d/Arch LLC
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Administrative Design Review

June 24th, 2019

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PROJECT INFORMATION

Location

The proposed site is located within the Greenlake Neighborhood. Which is primarily composed of single-family residences, townhouses and mid-size to large apartment/condominium buildings. There are two main commercial areas: NE Greenlake and Aurora Ave N at the NW corner of Greenlake. There is another small strip of mixed use at the N end of Greenlake. This project is located along the E side of Aurora Ave N a few blocks from Greenlake.

Existing Uses & Structures

The project site is comprised of 1 parcel under single ownership. The current site is occupied by one small commercial building that was formerly a gas station and is currently a Vape Shop.

The existing structure and paved surfaces located on the project site are proposed to be demolished with the new project occupying the entirety of the site.

Adjacencies

Aurora Ave N with vehicular and transit connections to the North and South; NE 85th St to the N with connections to the W and I-5 to the E. Ave, University Village, buses to Downtown Seattle, University of Washington, University of Washington IMA, and Greenlake to the Northwest.



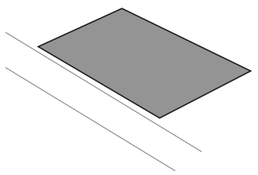
Number of Units:

- 41 units
- 2 L/W



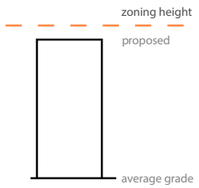
Gross Floor Area:

31,369 sf



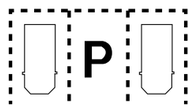
Site Area:

8,526 sf



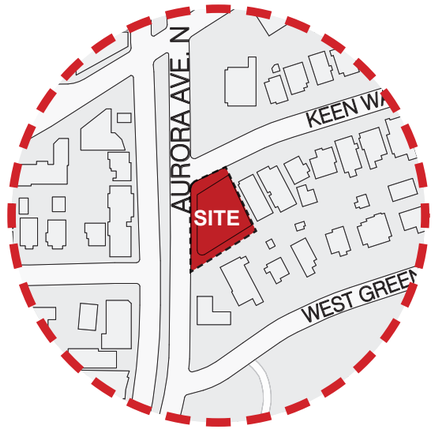
Structure Height:

Zoning: 55 ft
Propsed: 54.30 ft



Parking Stalls:

17 stalls
(50% reduction)





SITE: SURVEY

Existing (Survey)

NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, ELEVATION 203.733 FT. AS PER BENCH MARK NO. SNV-7533 AS SHOWN AND DESCRIBED IN WASHINGTON COUNCIL OF COUNTY SURVEYOR'S - SURVEY CONTROL PROJECT 2001
4. PARCEL AREA = 8,526 SQ. FT.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASE UPON CITY OF SEATTLE SEWER CARD NO. 3284-9, NO. 4600 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.

PROPERTY DESCRIPTION

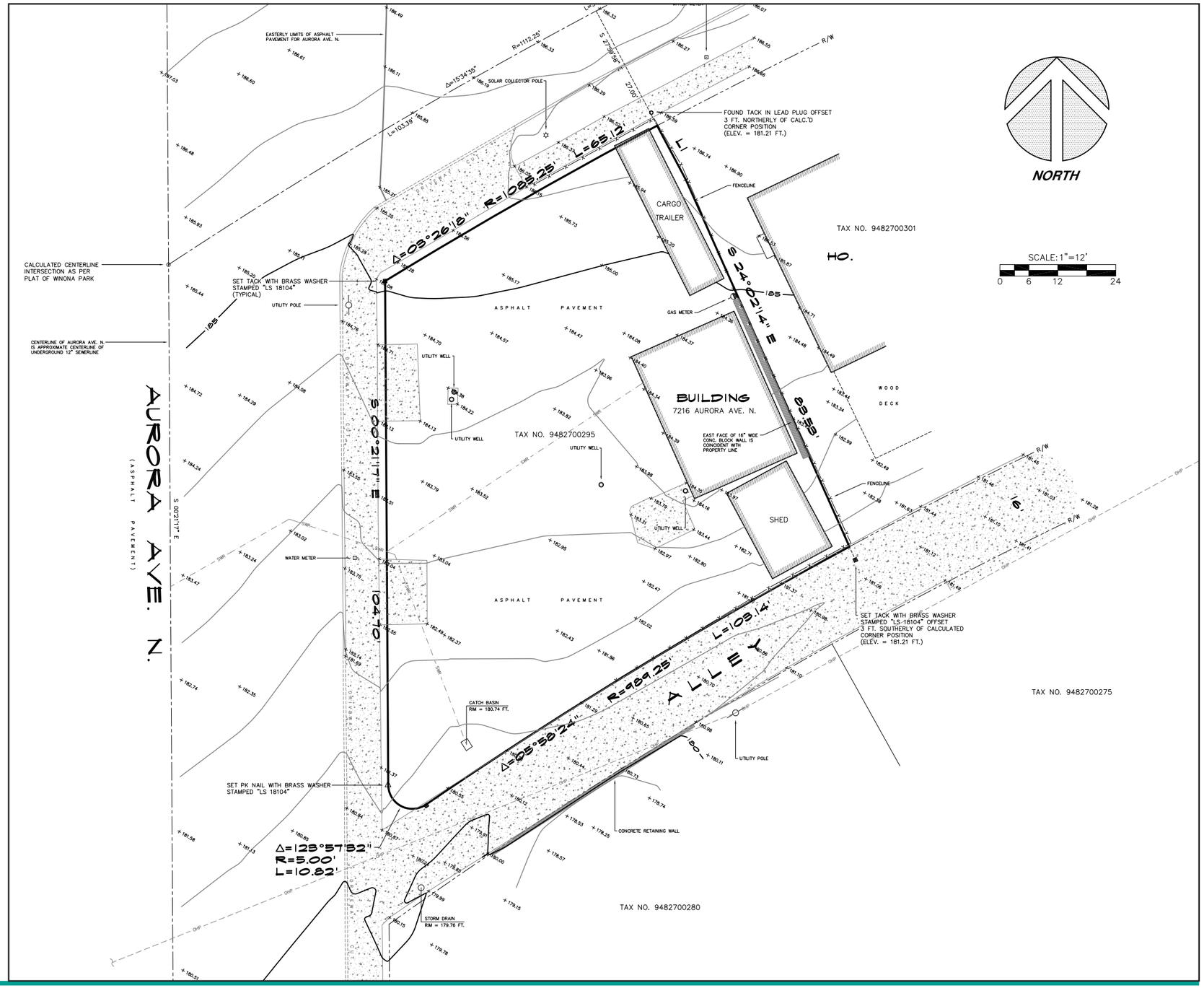
LOT 16 & 17, BLOCK 3, WINONA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27 OF PLATS, PAGE 33, IN KING COUNTY, WA.

EXCEPT THAT PORTION OF LOT 17 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 18, LYING 0.88 FT. EASTERLY ALONG SAID NORTHERLY LINE FROM THE NORTHWEST CORNER OF SAID LOT 18; THENCE S 24°02'14" E, 96.25 FT. TO TERMINATE IN AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 17 AT A POINT LYING 5.78 FT. WESTERLY ALONG SAID SOUTHERLY LINE FROM THE SOUTHEAST CORNER OF SAID LINE.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 27°59'58" E	12.69'



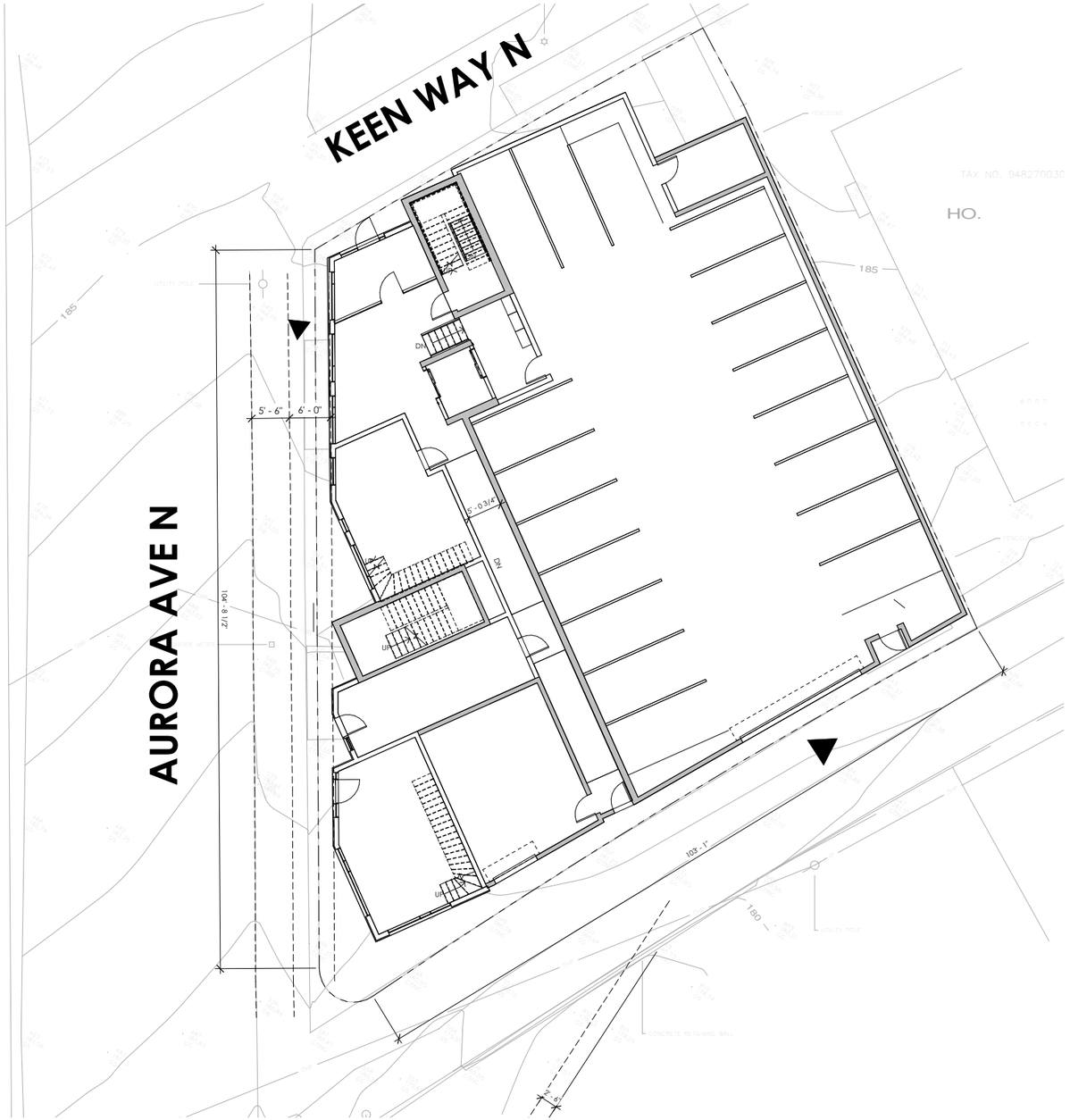
ADMINISTRATIVE EARLY DESIGN GUIDANCE - RESPONSE MATRIX

A. Massing	d/Arch Response	ADR page #
1. Staff supports the two-story base proposed along Aurora Avenue North that runs congruent to the sidewalk and street shown in Massing Option 2. The two-story base successfully fits into the existing scale of the neighborhood. (CS3-A-1)	1. Two story base added to the front facade and wraps the building along Keen Way, transitioning to the rear of the project. The alley facade of the building facing Aurora is kept at single level to relate to the scale of the residential projects along the alley, which is mostly composed of single family parking structures.	pg. 19
2. The proposed saw tooth massing along the street in Option 3 creates a harsh streetscape at the ground level, but presents a varied façade on levels 3-5 that offers visual interest and helps break down the scale of the building. (DC2-A-2)	2. Sawtooth has been removed from the base level along the Aurora facing facade. A new base element has been added to this level which runs parallel to Aurora.	pg. 20
3. Present a massing option that utilizes a two-story base along the street edge shown in Option 2 with varied upper levels that offer scale and legible forms on stories 3-5 shown in Option 3. Carry the two-story base to the southern mass and wrap it around the southwest corner of the structure to create an appropriate scale in response to context. This facade will be highly visible to those traveling north on Aurora Avenue North as well as the adjacent Single-Family zone. (CS3-A-1, DC2-A-2, CS2-II of the Green Lake Neighborhood Design Guidelines)	3. The redesigned massing incorporates a two story base at the corner Live/Work unit and along the front facade at Aurora ave. The two story mass steps to a single story base as it rounds the corner to the alley facade to create a transitional element from the front facade to the single family parking scale along the alley neighboring the project. The two story base wraps around the building to the rear facade and creates a datum on the project to directly reference the scale of the single family structures next door. This facade also creates a more prominent entry and stronger pedestrian experience.	pg. 21
4. Staff supports development of a design similar to the precedent image #6 on page 48 of the Administrative Design Review packet, to create scale and depth while maintaining a continuous roof line. Draw inspiration from this image. (DC2-A-2)	4. The redesigned massing takes several cues from the precedent and incorporates them into the design of the massing. The two major design changes inspired by this project are; the sawtooth design has been made even across the Aurora facing facade, and the roof line has been made continuous across the front facade and the occupied are of the roof has been shifted towards the rear of the roof.	pg. 22
B. Single-Family Zone Transition		
1. The east adjacent parcel is zoned Single-Family 5000 (SF 5000) and the zone extends several blocks east to Green Lake. The north façade of the proposed structure serves as gateway to the Single-Family zone and should provide a soft transition to the zone. Study how to step and treat the façade to offer residential scale and character. (CS2-II of the Green Lake Neighborhood Design Guidelines)	1. Two story base added to the Keen Way facade's transition to ease the transition to single family residential zone. The upper floors at the corner have highly transparent balconies which ease the transition to the larger scale of the building. Additionally the three story residential mass facing the single family residences has been set back at the fourth floor rather than the fifth floor in order to better respond to the scale of the neighboring homes.	pg. 23
2. A tall, harsh wall is shown in all three massing options along the east property line. The condition does not create an appropriate transition to the Single-Family zone. Analyze and identify opportunities for the structure to achieve a sensitive transition to the Single-Family scale. (CS2-II of the Green Lake Neighborhood Design Guidelines)	2. The rear facade of the building has been redesigned incorporating the additional setback mentioned above, and elements of the front facade to break up the monolithic nature of the previously presented facade as well as to create a more connected design language through the project. A sawtooth pattern has been added at the SEDU units. The sawtooth pattern at this facade serves to break up facade as well as give the neighboring single family residences additional privacy by breaking the direct line of site into this project.	pg. 24

ADMINISTRATIVE EARLY DESIGN GUIDANCE - RESPONSE MATRIX

3. The balconies on the north facade facing Keen Way North shown in Massing Option 1 is one way a transition to the adjacent single-family zone is working well.	3. The balconies from Massing Option 1 have been redesigned and incorporated into the new massing option.	pg. 25
4. Show amenity space and a roof plan in the floorplans. Staff supports a base along the east property line with a generous setback in response to the Single-Family zone transition but does not feel amenity space on the roof of the base offers a necessary buffer to the Single-Family zone. (CS2-D-5, CS2-II-iv of the Green Lake Neighborhood Design Guidelines)	4. The rear facade of the building has been redesigned incorporating the additional setback mentioned above, and elements of the front facade to break up the monolithic nature of the previously presented facade as well as to create a more connected design language through the project. A sawtooth pattern has been added at the SEDU units. The sawtooth pattern at this facade serves to break up facade as well as give the neighboring single family residences additional privacy by breaking the direct line of site into this project.	pg. 26
D. Ground Level Uses		
1. Staff is concerned about the viability of the Live/Work units along Aurora Avenue North. A small commercial space would provide street level activation, receive patrons from the community, and continue Aurora Avenue's strong commercial edge. Staff encourages replacing the Live/Work space with a commercial use that will serve a purpose in the neighborhood. (PL3-C, DC1-A)	1. The space available for commercial at the ground level of the building is extremely small (less than 400 SF each) and there is not an opportunity to combine these into a single space and support all of the required program at these locations. The Live/Work units are a compromise to allow a degree of commercial use at the ground level while having ample space for a living area at the second level. These spaces are much more usable as live/work (750 & 815 SF) rather than as strictly commercial (less than 400 SF each). This site's location does not connect to the commercial areas of Aurora it is one block away from Greenlake park and is bordered by a small convince store and a gas station, which are more oriented towards commuters on aurora rather than pedestrians and neither maintain the street edge along aurora. The main commercial edge of Aurora is on the other side of the divided street and does not connect for another 2 blocks to the north and has no pedestrian connection to the north.	pg. 27
2. The Green Lake Neighborhood Design Guidelines speak specifically to street level interaction of mixed-use buildings with residential units over commercial ground floor uses. The primary residential entry should be located on a side street (Keen Way North) rather than in the main commercial area (Aurora Avenue North). This maintains a continuous commercial storefront while increasing privacy for residents. (PL3-II-ii of the Green Lake Neighborhood Design Guidelines)	2. The main building entry has been relocated to Keen Way and the transparency has been increased along Aurora using a new storefront system at the lobby and the commercial sections of the live/work units.	pg. 28
4. Parking Access		
1. SDCI has received public comment expressing concern over the added traffic to the alley the project will bring and the safety of the children that use the alley as a play space. Although SDOT requires vehicular access from the alley, consider designing the garage to exit to a right turn only and direct traffic onto Aurora Avenue North. (DC1-B-1)	1. The garage will have signage as well as installed safety measures to mitigate concerns about added traffic.	pg. 29

SITE PLAN



DESIGN - OVERVIEW

Total Floor Area	31,369 SF
Total Residential Area	20,141 SF
Units Count	41 Units (includes 2 L/W spaces)
FAR	3.68 (3.75 max.)
Departures	23.47A.008 - Street-level development standards

Changes from Early Design Guidance

- The upper levels of the west facade have been divided into equalized sections, making the sawtooth design more regular. This regularized pattern has been carried around the other facades.
- The roof has been carried across the length of the facade with the staircase used to break up the more regular pattern across the front facade.
- Stronger masonry base added to the design which wraps the building and makes a stronger reference to the scale of the neighboring single family projects.
- Single story base added at the alley to create a stepping base to transition between the three scales of the project; the residential alley, the single family, and the mid-rise residential.
- Additional transparency added to the pedestrian level, with storefront windows at the lobby space and live/work units.
- Balconies added to the southeast units to ease the transition to single family zone.
- East facade has been broken down and redesigned to reduce the monolithic feel of the original preferred option.
- Sawtooth pattern has been carried to the SEDU units on the east facade to orient the views of the units and break up the facade.
- Setback has been increased by beginning it at L4 rather than L5 to reduce the scale of the wall. Additional setback has been added to SE corner unit.





DESIGN - FLOOR PLANS

- STORAGE
- CORRIDOR
- BYCICLE
- LOBBY
- RESIDENTIAL
- GARBAGE / RECYCLE
- STAIR / ELEVATOR
- M/E
- PARKING
- LIVE/WORK

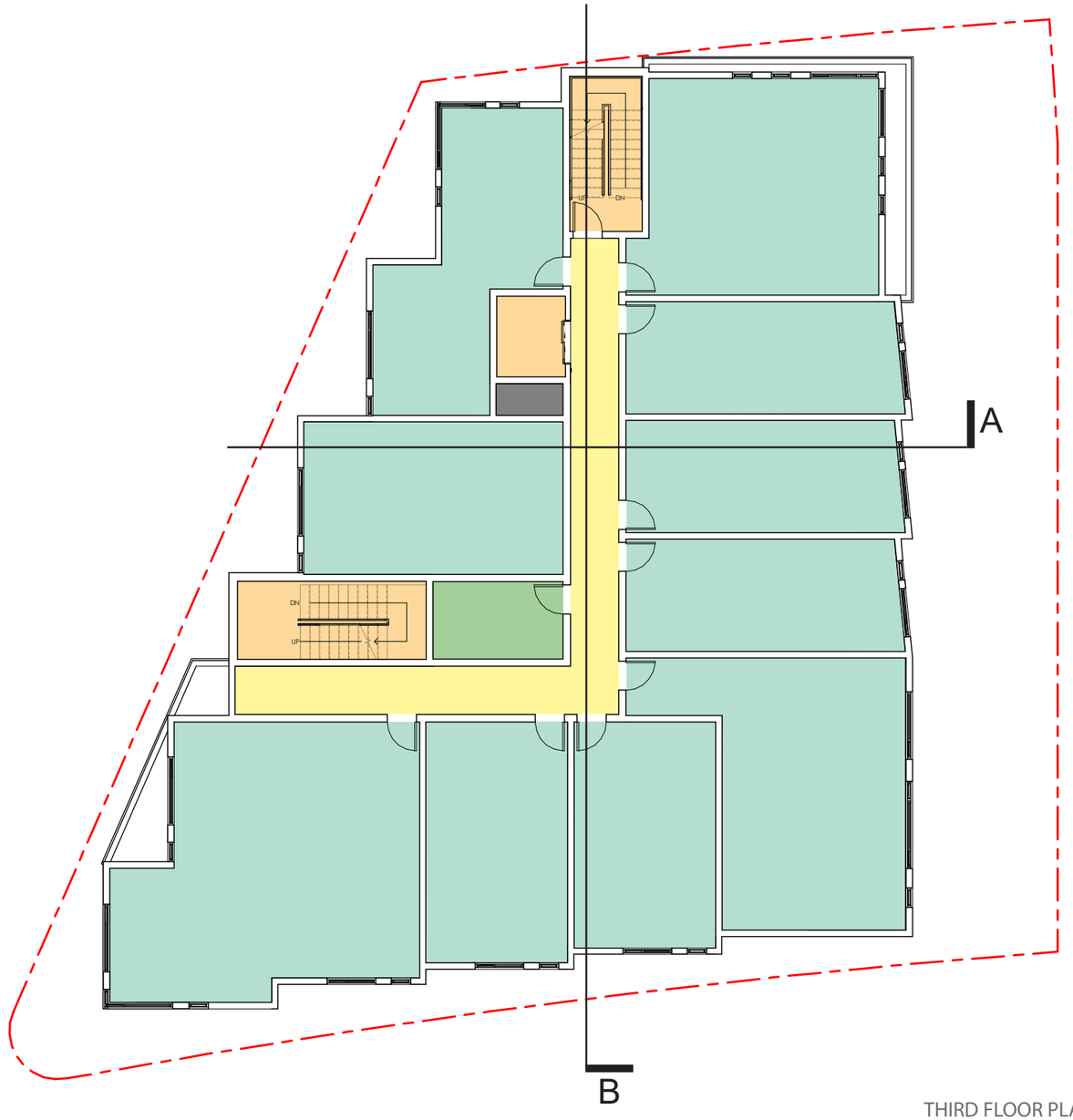


GROUND FLOOR PLAN

STORAGE
CORRIDOR
BICYCLE
LOBBY
RESIDENTIAL
GARBAGE / RECYCLE
STAIR / ELEVATOR
M/E
PARKING
LIVE/WORK



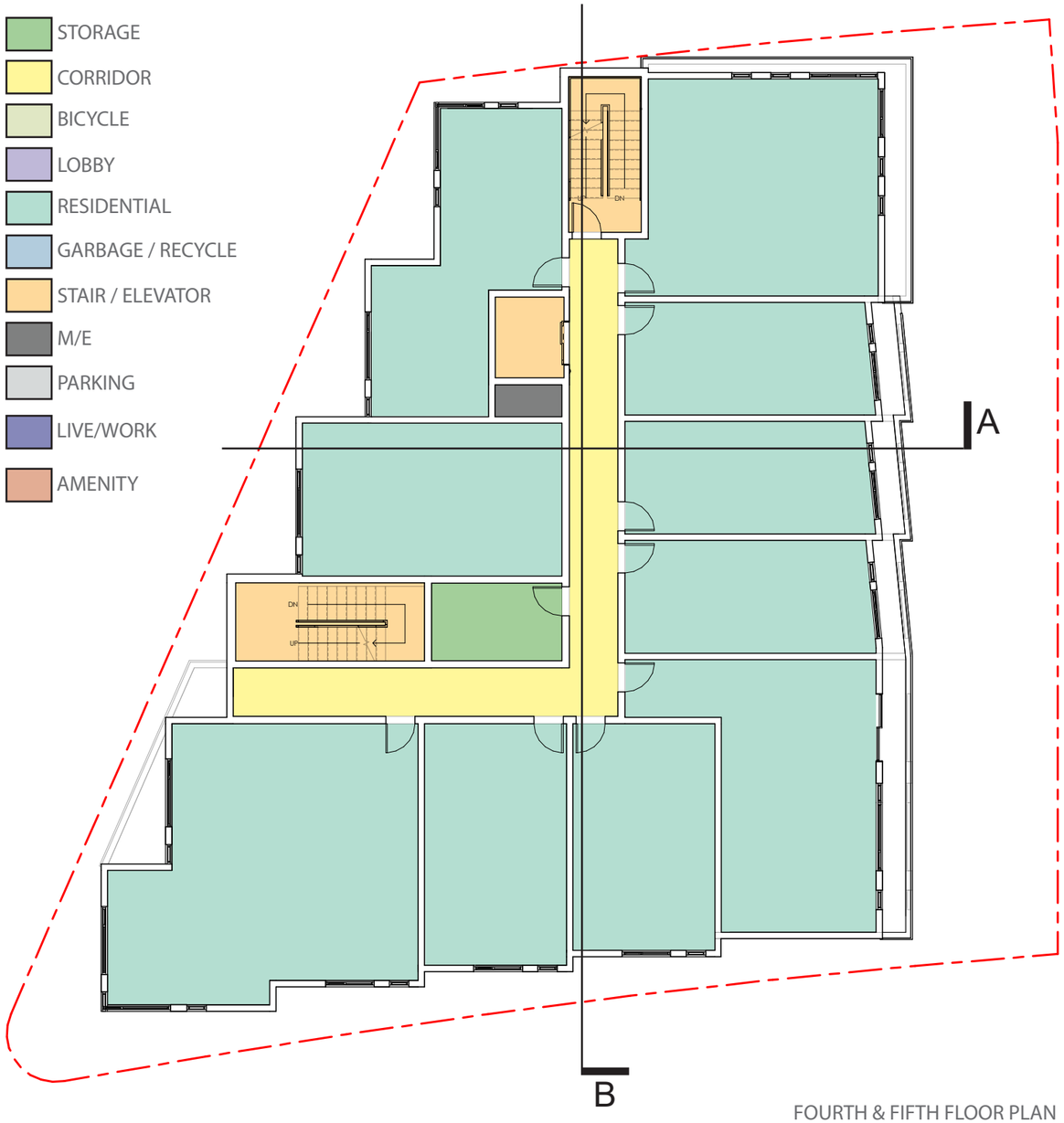
SECOND FLOOR PLAN



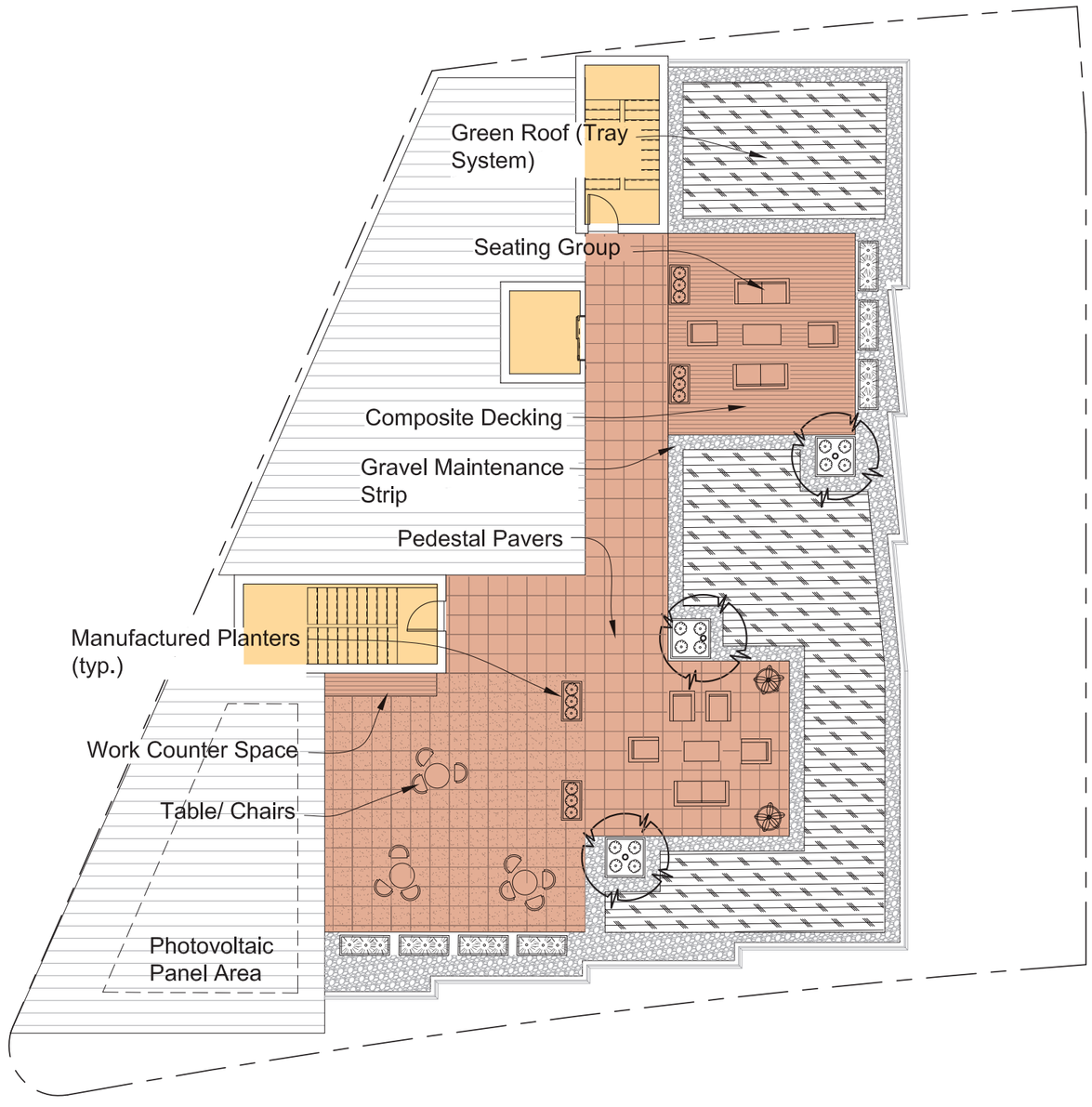
THIRD FLOOR PLAN

DESIGN - FLOOR PLANS (cont.)

STORAGE
CORRIDOR
BICYCLE
LOBBY
RESIDENTIAL
GARBAGE / RECYCLE
STAIR / ELEVATOR
M/E
PARKING
LIVE/WORK
AMENITY



FOURTH & FIFTH FLOOR PLAN



ROOF LEVEL FLOOR PLAN

DESIGN - ELEVATIONS



WEST ELEVATION VIEW



SOUTH ELEVATION VIEW

DESIGN - ELEVATIONS (cont.)

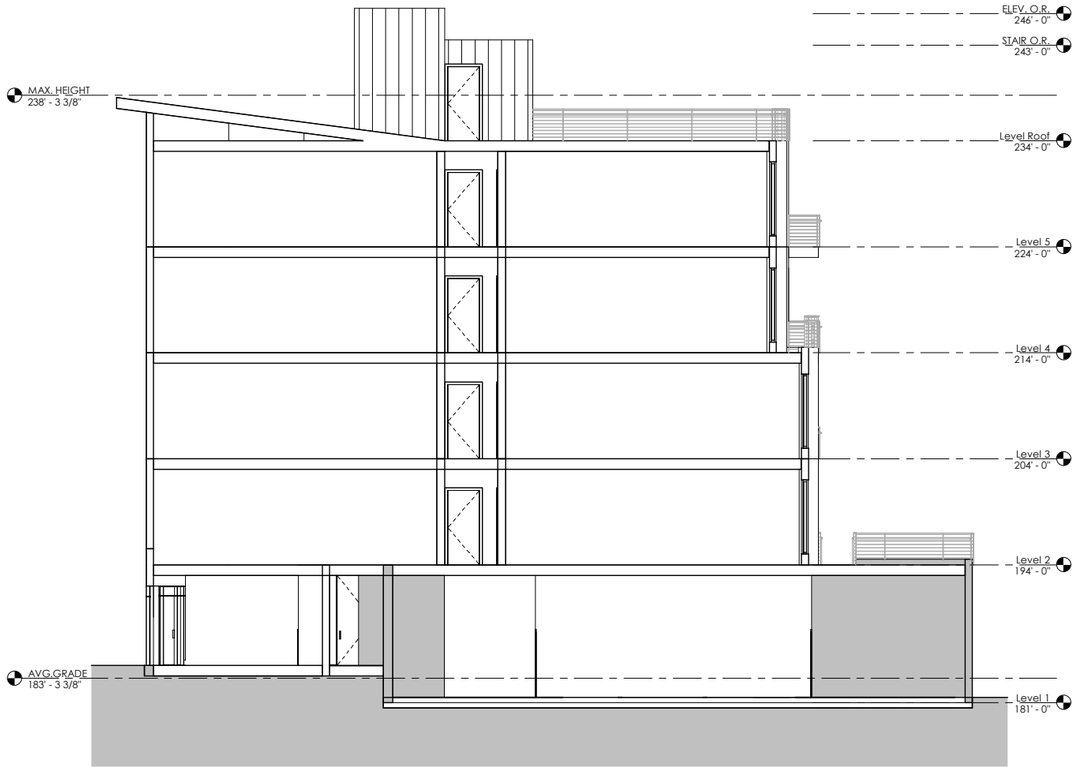


EAST ELEVATION VIEW

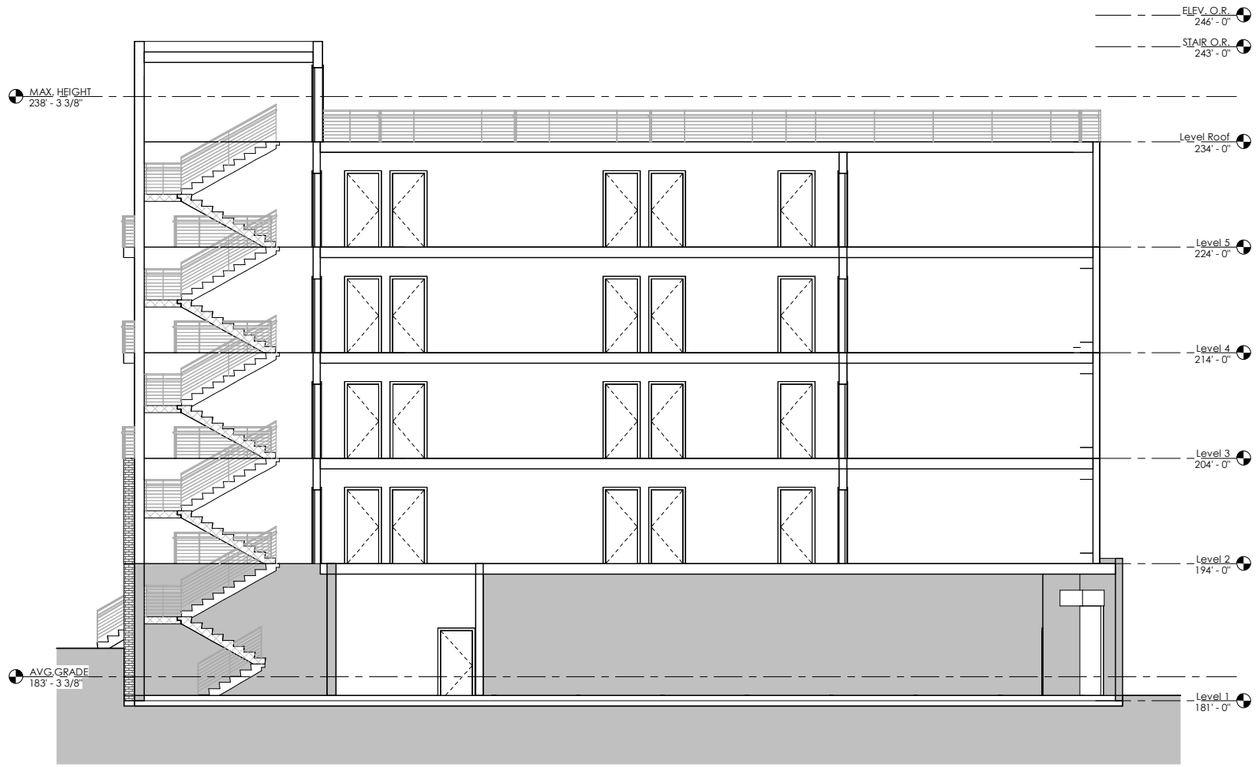


NORTH ELEVATION VIEW

DESIGN - SECTIONS



EAST / WEST SECTION VIEW



NORTH / SOUTH SECTION VIEW

DESIGN - PERSPECTIVES



AURORA PERSPECTIVE FACING NORTH



AURORA PERSPECTIVE WEST FACADE



AURORA PERSPECTIVE FACING SOUTH

DESIGN - PERSPECTIVES



KEEN WAY PERSPECTIVE FACING SOUTH



KEEN WAY PERSPECTIVE NORTH FACADE



ALLEY PERSPECTIVE FACING WEST

DESIGN - PERSPECTIVES



AERIAL PERSPECTIVE FACING SOUTHEAST



AERIAL PERSPECTIVE NORTHEAST



AERIAL PERSPECTIVE FACING NORTHWEST

ADR RESPONSE - MASSING

EARLY DESIGN GUIDANCE

A. Massing

1. Staff supports the two-story base proposed along Aurora Avenue North that runs congruent to the sidewalk and street shown in Massing Option 2. The two-story base successfully fits into the existing scale of the neighborhood. (CS3-A-1)

D/ARCH RESPONSE

1. Base element at levels 1 &2 have been redesigned to wrap onto both north and south facade from the main west facade. The base has also been made more continuous so the base reads as a more singular element that can make a clearer relationship between the project and the neighboring single family structures. The base is made up of both single-story (at the ally facade) and two-story elements (along Aurora Ave & Keen Way) and creates a strong cohesive base language that is present on all four sides of the building.

BASE DESIGN (PROPOSED)



BASE DESIGN (ADR #1 PREFERRED)





ADR RESPONSE - MASSING

EARLY DESIGN GUIDANCE

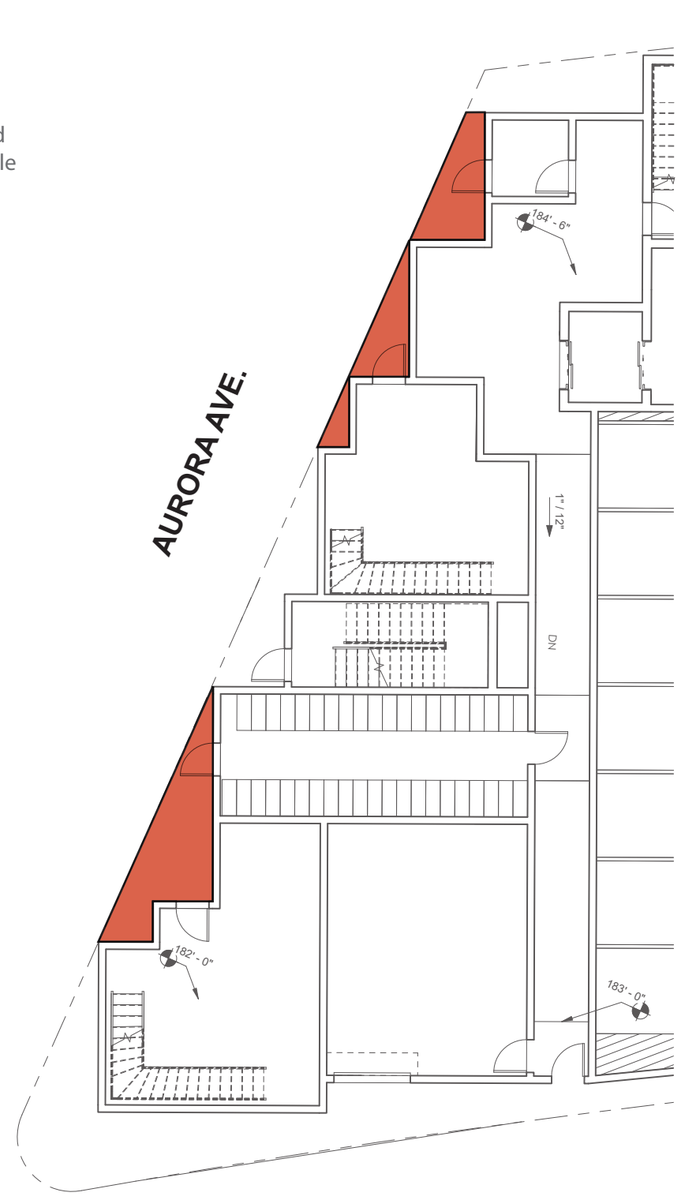
A. Massing

2. The proposed saw tooth massing along the street in Option 3 creates a harsh streetscape at the ground level, but presents a varied façade on levels 3-5 that offers visual interest and helps break down the scale of the building. (DC2-A-2)(PL3-II-ii of the Green Lake Neighborhood Design Guidelines)

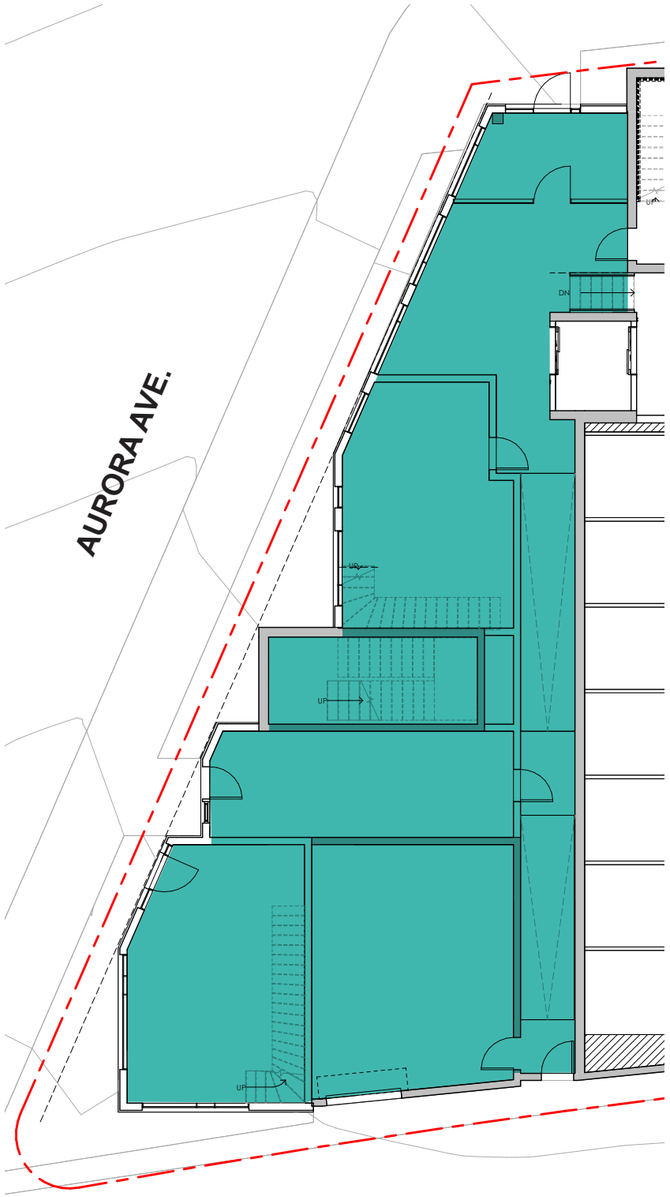
D/ARCH RESPONSE

2. Sawtooth has been removed in favor of a stronger masonry base which runs parallel to Aurora Ave. This creates a more cohesive pedestrian level at the Aurora sidewalk. This also allows for a greater level of transparency at this level. Both the live work units and lobby spaces are now supported by a highly transparent storefront system to encourage greater activation of the sidewalk along Aurora. This also increases the square footage for the commercial portions of the live/work units at the ground floor.





BASE DESIGN (ADR#1 PROPOSED)



BASE DESIGN (PROPOSED)

ADR RESPONSE - MASSING

EARLY DESIGN GUIDANCE

A. Massing

3. Present a massing option that utilizes a two-story base along the street edge shown in Option 2 with varied upper levels that offer scale and legible forms on stories 3-5 shown in Option 3. Carry the two-story base to the southern mass and wrap it around the southwest corner of the structure to create an appropriate scale in response to context. This facade will be highly visible to those traveling north on Aurora Avenue North as well as the adjacent Single-Family zone. (CS3-A-1, DC2-A-2, CS2-II of the Green Lake Neighborhood Design Guidelines)

D/ARCH RESPONSE

3. The massing has been reworked to more closely reference the massing or the single family projects to the rear of the building. The single family zone is made up of three distinct datum lines which have been translated into our project. First is the alley which is made up of single story structures for parking and decks which is mirrored with our single story base at the alley and terrace area at the east facade. The second datum is the two level residential entry facades which are more present long Keen Way and are referenced in the adjacent two story base. The last datum is at the scale of the roof which is addressed through the lowering of the rear setback to level 4 and emphasized through a material change at this level.







ADR RESPONSE - MASSING

EARLY DESIGN GUIDANCE

A. Massing

4. Staff supports development of a design similar to the precedent image #6 on page 48 of the Administrative Design Review packet, to create scale and depth while maintaining a continuous roof line. Draw inspiration from this image. (DC2-A-2)

D/ARCH RESPONSE

4. The redesigned massing takes several cues from the precedent and incorporates them into the design of the massing. The two major design changes inspired by this project are; the sawtooth design has been made even across the Aurora facing facade, and the roof line has been made continuous across the front facade and the occupied are of the roof has been shifted towards the rear of the roof.







ADR RESPONSE - SINGLE FAMILY TRANSITION

EARLY DESIGN GUIDANCE

B. Single-Family Zone Transition

1. The east adjacent parcel is zoned Single-Family 5000 (SF 5000) and the zone extends several blocks east to Green Lake. The north façade of the proposed structure serves as gateway to the Single-Family zone and should provide a soft transition to the zone. Study how to step and treat the façade to offer residential scale and character. (CS2-II of the Green Lake Neighborhood Design Guidelines)

D/ARCH RESPONSE

1. Two story base added to the Keen Way facade's transition to ease the transition to single family residential zone. The upper floors at the corner have highly transparent balconies which ease the transition to the larger scale of the building. Additionally the three story residential mass facing the single family residences has been set back at the fourth floor rather than the fifth floor in order to better respond to the scale of the neighboring homes.







ADR RESPONSE - SINGLE FAMILY TRANSITION

EARLY DESIGN GUIDANCE

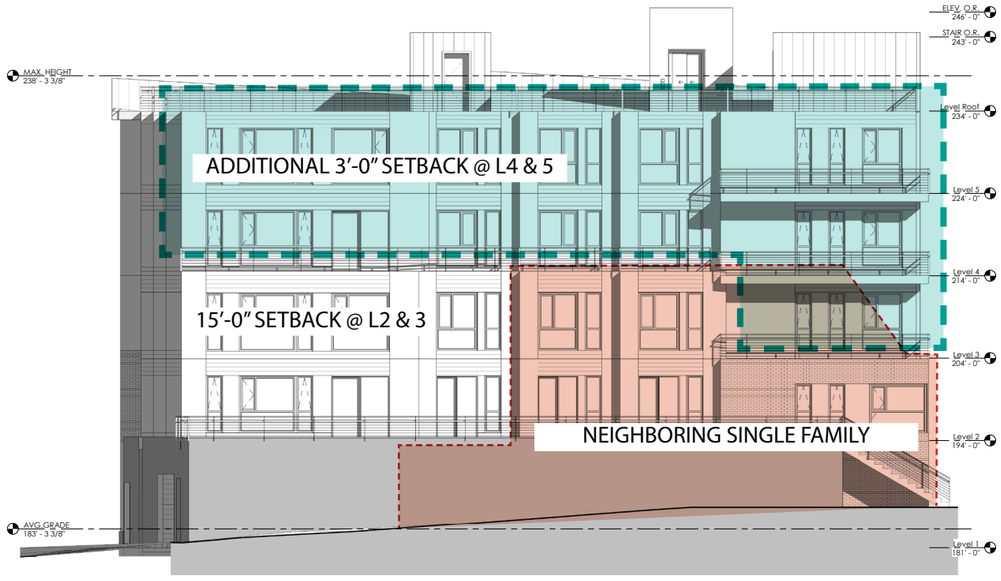
B. Single-Family Zone Transition

2. A tall, harsh wall is shown in all three massing options along the east property line. The condition does not create an appropriate transition to the Single-Family zone. Analyze and identify opportunities for the structure to achieve a sensitive transition to the Single-Family scale. (CS2-II of the Green Lake Neighborhood Design Guidelines)(PL3-II-ii of the Green Lake Neighborhood Design Guidelines)

D/ARCH RESPONSE

2. The rear facade of the building has been redesigned incorporating the additional setback mentioned above, and elements of the front facade to break up the monolithic nature of the previously presented facade as well as to create a more connected design language through the project. A sawtooth pattern has been added at the SEDU units. The sawtooth pattern at this facade serves to break up facade as well as give the neighboring single family residences additional privacy by breaking the direct line of site into this project.







ADR RESPONSE - SINGLE FAMILY TRANSITION

EARLY DESIGN GUIDANCE

B. Single-Family Zone Transition

3. The balconies on the north facade facing Keen Way North shown in Massing Option 1 is one way a transition to the adjacent single-family zone is working well.

D/ARCH RESPONSE

3. The balcony design from ADR massing option 1 has been redesigned to be incorporated into the revised design. The balconies now wrap the facade an extend the length of the northeast corner unit and the units are set back an additional 2' from the lower portion of the east facade. This also allows this mass to act as a transitional element between the base, lower setback, and upper setback at this facade. The balconies also serve to soften the transition between the scale of the base and the scale of the residential structure.







ADR RESPONSE - SINGLE FAMILY TRANSITION

EARLY DESIGN GUIDANCE

B. Single-Family Zone Transition

4. Show amenity space and a roof plan in the floor plans. Staff supports a base along the east property line with a generous setback in response to the Single-Family zone transition but does not feel amenity space on the roof of the base offers a necessary buffer to the Single-Family zone. (CS2-D-5, CS2-II-iv of the Green Lake Neighborhood Design Guidelines)(PL3-II-ii of the Green Lake Neighborhood Design Guidelines)

D/ARCH RESPONSE

4. The rear facade of the building has been redesigned incorporating the additional setback beginning at level 4 (this setback began at level 5 previously). The roof level itself is setback at least 28 feet from the neighboring property and the occupied areas of the roof have been set back from the building edge. The occupied seating area at the north of the plan is the closest to the building edge at 5 feet, and we will utilize raised planters and high vegetation to serve as a visual buffer between the amenity areas and the neighbors. The remaining areas are setback 11-22 feet from the building edge to create a layer of green unoccupied roof space as a buffer between the project and it's neighbors. The sections of the lower terrace will also utilize raised planters and high vegetation to act as a visual barrier to the neighboring structure.



UNOCCUPIED ROOF SPACE / GREEN ROOF AREA

VISUAL BARRIER TO NEIGHBOR

NEIGHBORING S.F. STRUCTURE

NEIGHBOR DECK LEVEL

ADR RESPONSE - GROUND LEVEL USES

EARLY DESIGN GUIDANCE

D. Ground Level Uses

1. Staff is concerned about the viability of the Live/Work units along Aurora Avenue North. A small commercial space would provide street level activation, receive patrons from the community, and continue Aurora Avenue's strong commercial edge. Staff encourages replacing the Live/Work space with a commercial use that will serve a purpose in the neighborhood. (PL3-C, DC1-A)

D/ARCH RESPONSE

1. The space available for commercial at the ground level of the building is extremely small (less than 400 SF each) and there is not an opportunity to combine these into a single space and support all of the required program at these locations. The Live/Work units are a compromise to allow a degree of commercial use at the ground level while having ample space for a living area at the second level. These spaces are much more usable as live/work (750 & 815 SF) rather than as strictly commercial (less than 400 SF each). The main commercial edge of Aurora is on the other side of the divided street and does not connect for another 2 blocks to the north and has no pedestrian connection to the south.

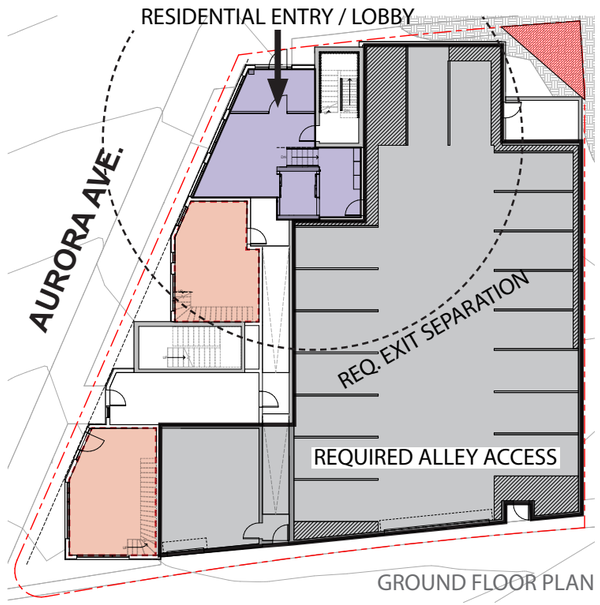
   The live/work units are composed as two-story spaces with a commercial area at the ground floor and a residential portion at level two. The ground floor would be occupied exclusively by commercial area and have over 300 SF of ground floor space at each unit, as proscribed by the code. The use of commercial space at these areas would also require a greater degree of depth compared to a live/work unit. This is a pedestrian street and would dictate a 20' average depth for these spaces, which would intrude into the required space for parking, making it not viable for this program without additional granted departures. The Crew Apartments on Greenlake is another example of a multifamily project nearby which uses live/work spaces at the ground level.



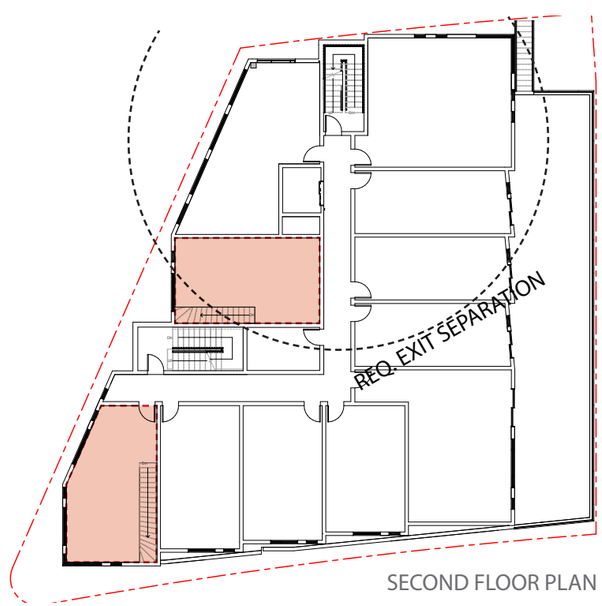


THE CREW APARTMENTS @ GREENLAKE DR.

LIVE / WORK CONFIGURATION (PROPOSED)

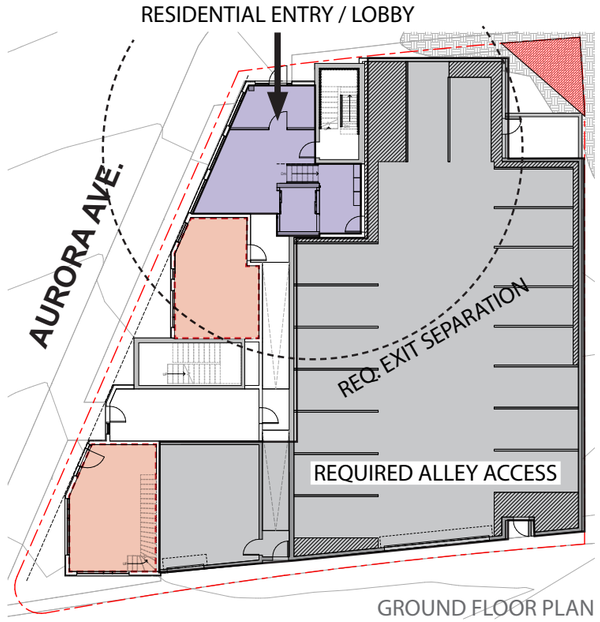


GROUND FLOOR PLAN

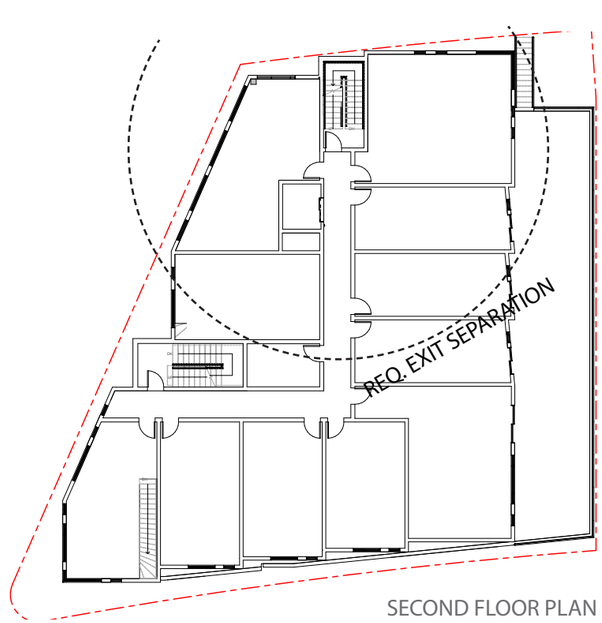


SECOND FLOOR PLAN

COMMERCIAL CONFIGURATION (GUIDANCE)



GROUND FLOOR PLAN



SECOND FLOOR PLAN

ADR RESPONSE - GROUND LEVEL USES

EARLY DESIGN GUIDANCE

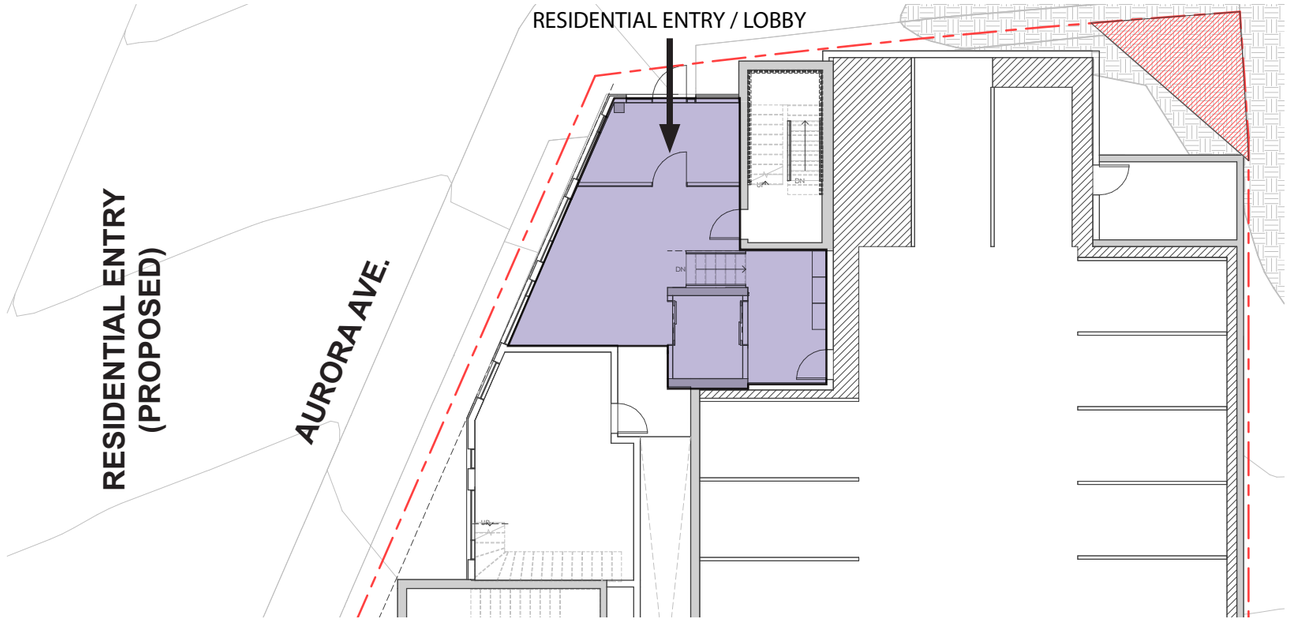
D. Ground Level Uses

2. The Green Lake Neighborhood Design Guidelines speak specifically to street level interaction of mixed-use buildings with residential units over commercial ground floor uses. The primary residential entry should be located on a side street (Keen Way North) rather than in the main commercial area (Aurora Avenue North). This maintains a continuous commercial storefront while increasing privacy for residents.

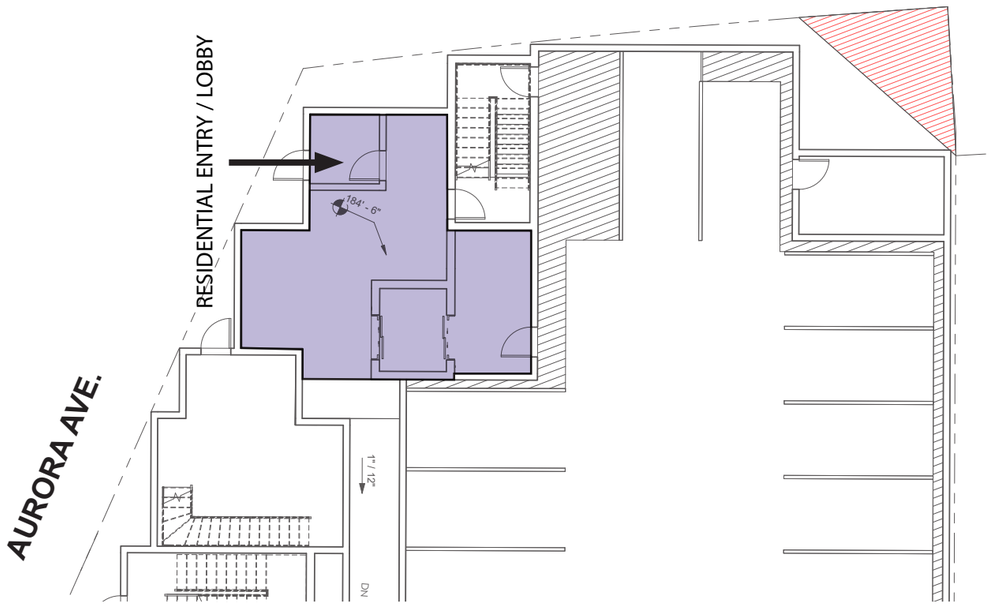
D/ARCH RESPONSE

2. The main building entry has been relocated to Keen Way and the transparency has been increased along Aurora using a new storefront system at the lobby and the commercial sections of the live/work units. This change increases the square footage and street facade length of both the lobby and live/work units.

RESIDENTIAL ENTRY
(PROPOSED)



RESIDENTIAL ENTRY
(ADR #1 PREFERRED)



ADR RESPONSE - PARKING ACCESS

EARLY DESIGN GUIDANCE

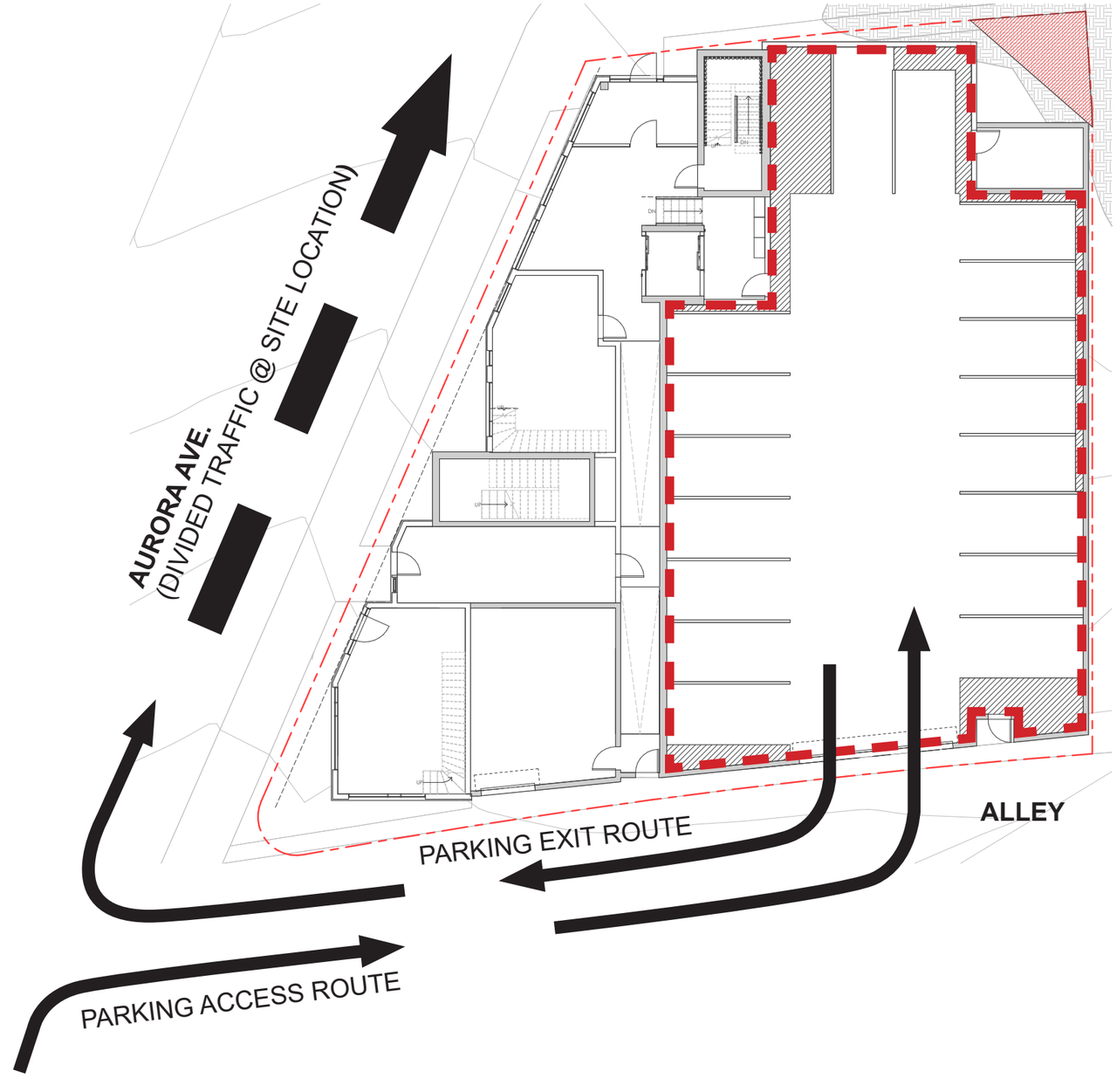
4. Parking Access

1. SDCI has received public comment expressing concern over the added traffic to the alley the project will bring and the safety of the children that use the alley as a play space. Although SDOT requires vehicular access from the alley, consider designing the garage to exit to a right turn only and direct traffic onto Aurora Avenue North. (DC1-B-1)

D/ARCH RESPONSE

1. The site is located directly adjacent to Aurora at the end of the alley. The parking is required to be off the alley by SDOT to mitigate traffic concerns on Aurora Ave. We do not foresee many occupants choosing to drive the length of the alley rather than take the route directly to Aurora. We will mitigate this by adding signage indicating exit direction. We will also add safety features to the garage exit to warn pedestrians of exiting residents and mirrors to provide visibility for drivers exiting the building.





DEPARTURES - COMMERCIAL DEPTH

23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS

E. When a live-work unit is located on a street-level, street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B, and the following requirements, apply:

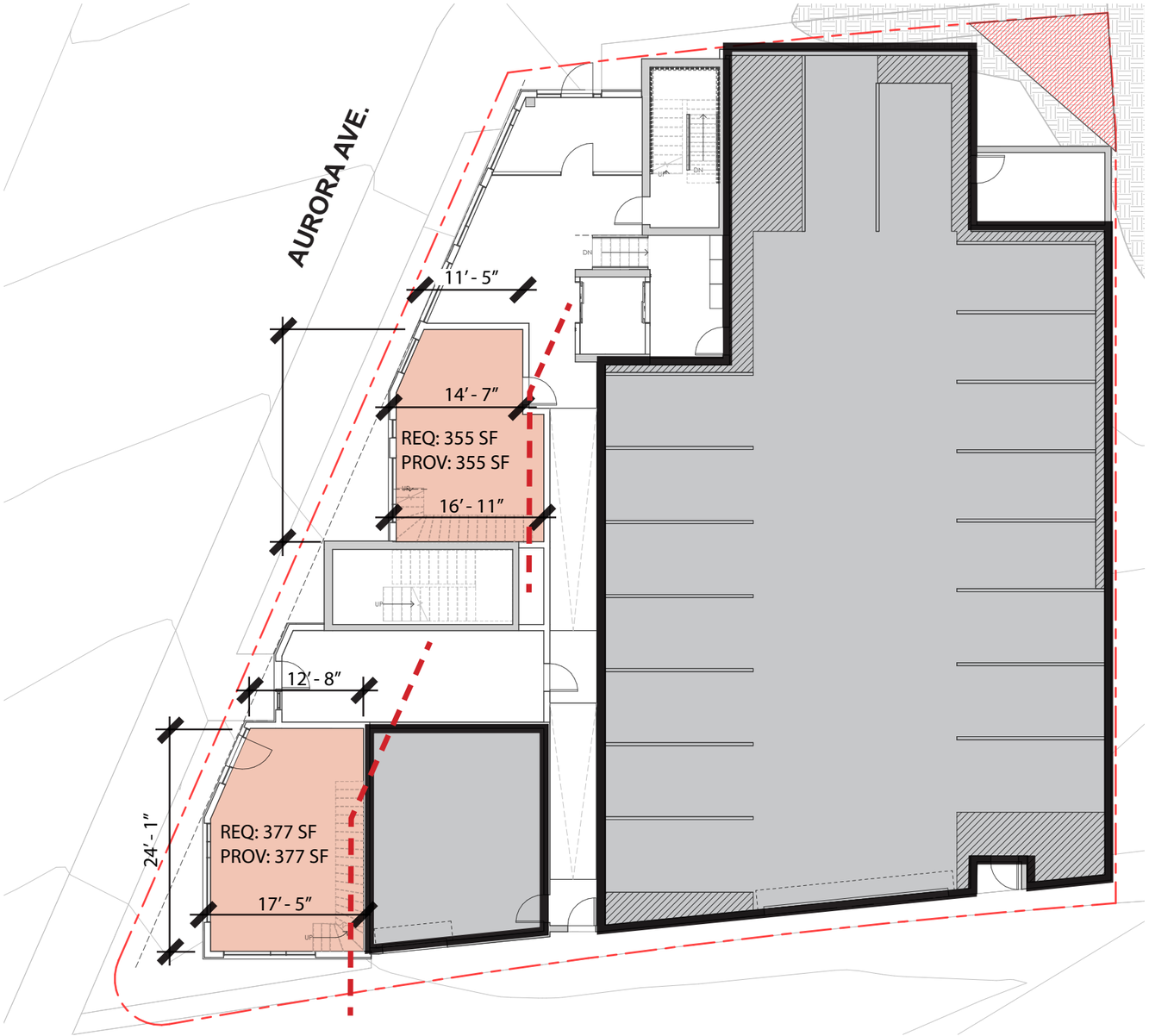
1. The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed and arranged to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition.

D/ARCH PROPOSED:

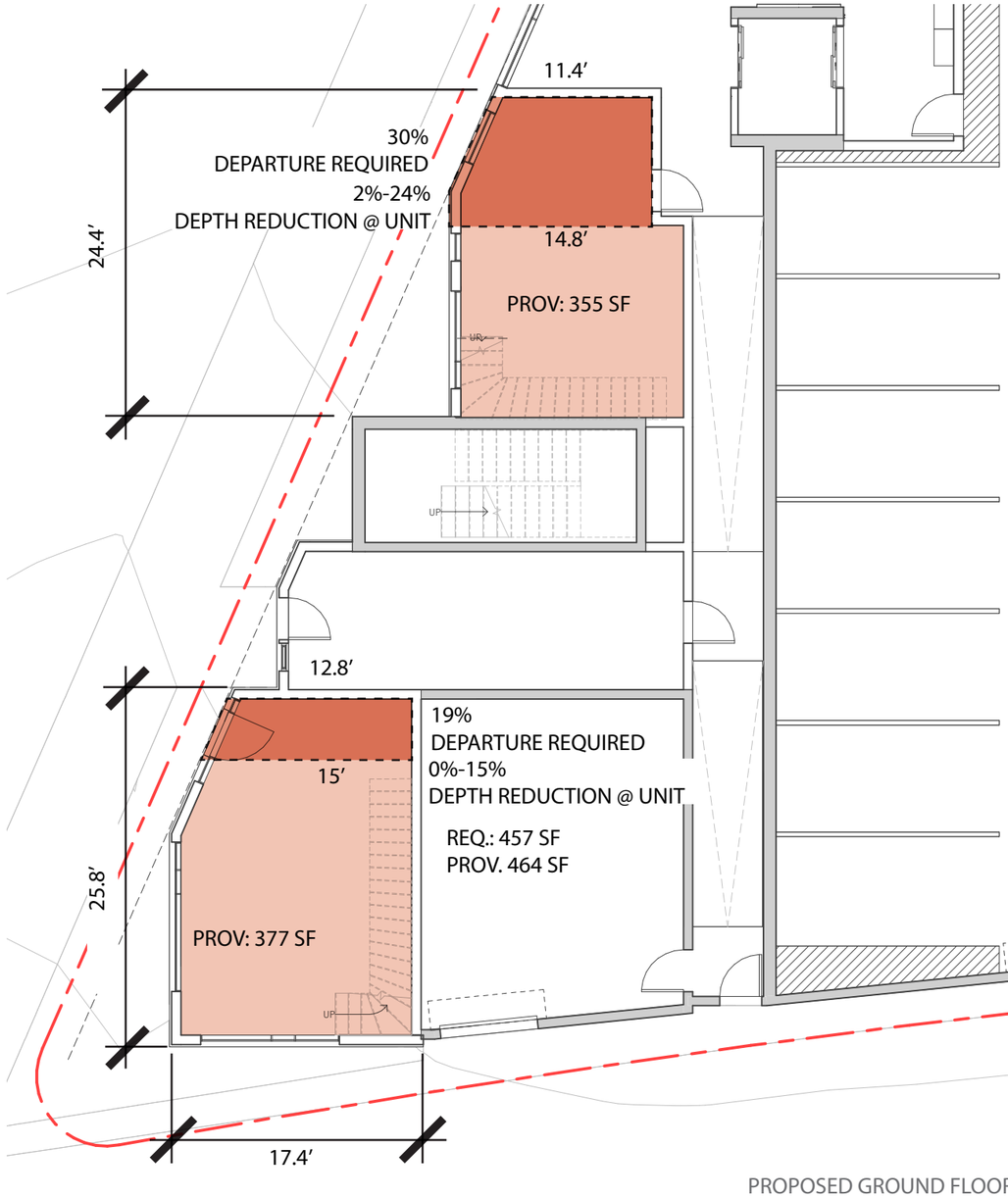
Commercial areas of the Live-work units are proposed to be located at the ground level of the project and have a variable depth that follows the angled facade along Aurora Ave. The live/work units have a variable depth at live/work #1 from 11.4' - 16.9' and 12.7'-17.1' at live/work #2.

JUSTIFICATION:

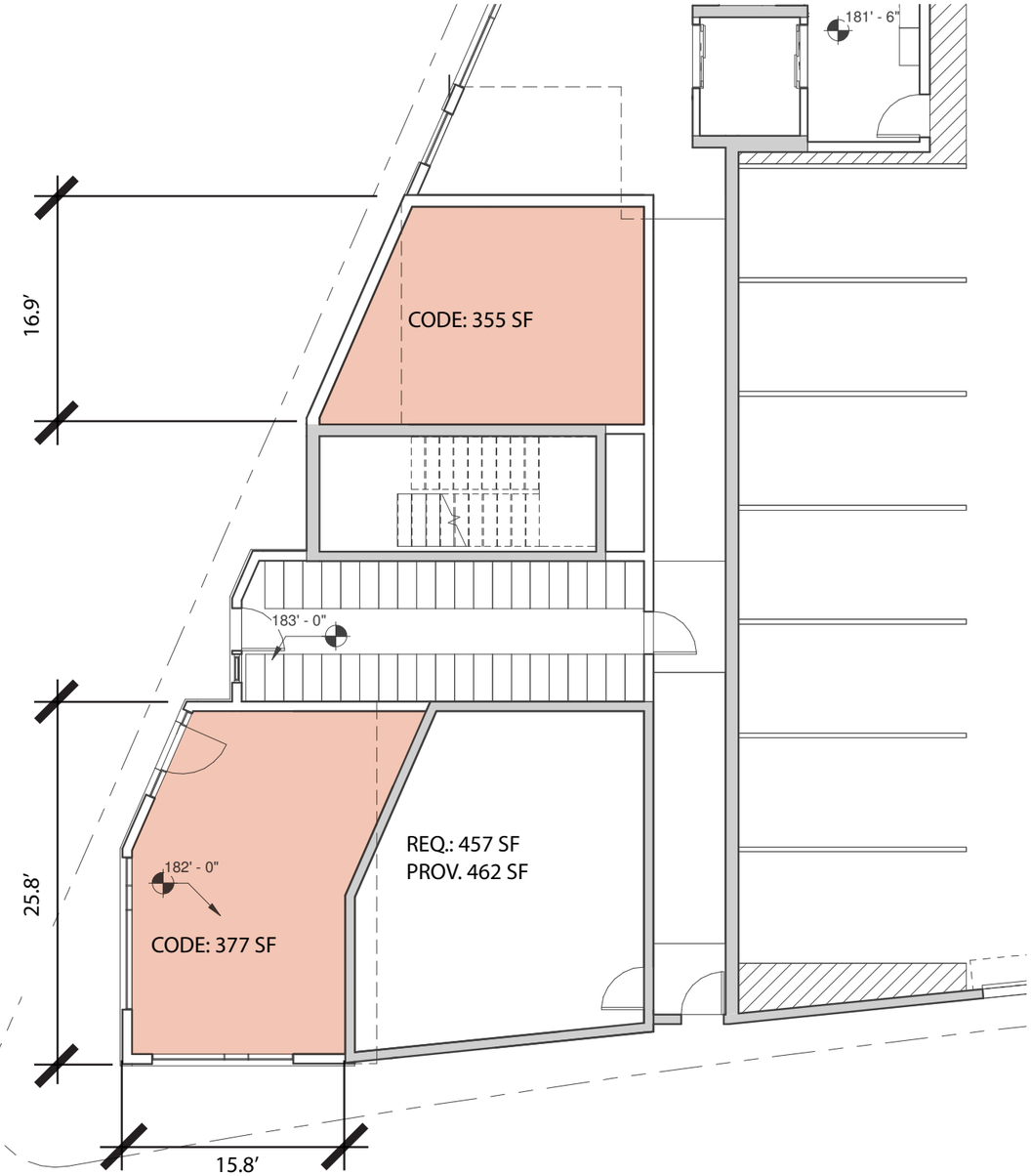
This departure would allow for a longer commercial frontage along Aurora. We have matched the square footage that would be provided by a space with a continuous 15' depth from the Aurora Ave Facade. The required depth of the live/work units would be such that it would intrude into the required parking area which has to be located off the project alley. It is feasible to obtain a consistant depth of over 15'-0" in the live work spaces but the juxtaposition of the axis of Aurora and the orthagonal nature of the rest of the site creates awkward spaces maintaining the square footage of these spaces but reducing their practicality. In order to expand the north Live/work space to be code compliant it would require the space extend to the face of the sidewalk, this detracts from the main parti of the building, creates and awkward facade relationship with the stairs/upper floors, and removes the landscaping areas in front of this commercial space.



DEPARTURES - COMMERCIAL DEPTH (CONT.)



PROPOSED GROUND FLOOR PLAN



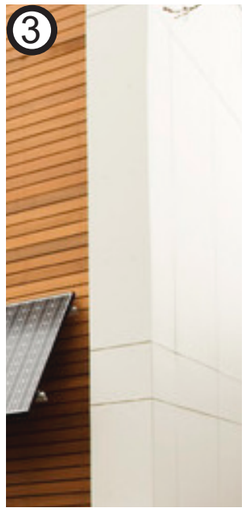
CODE COMPLIANT GROUND FLOOR PLAN

DESIGN DEVELOPMENT - MATERIALS





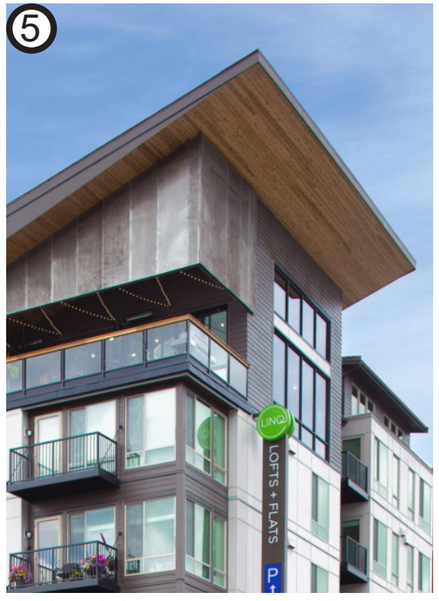
Masonry base



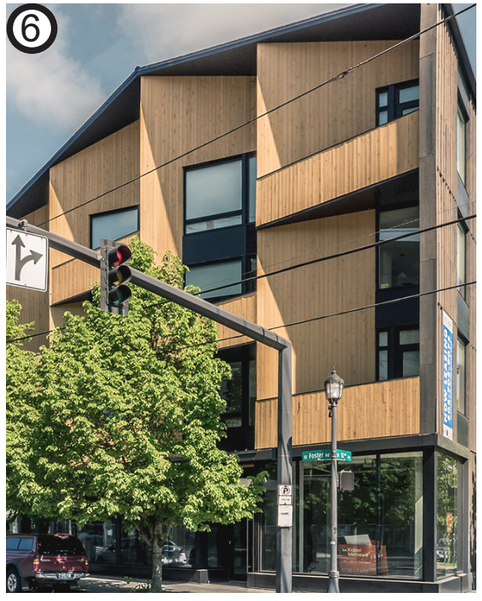
Hardie Panel w/ accents



Metal cladding



Shed Roof Element



Massing Broken and steps along street to create depth

LANDSCAPE


WESTERN SWORDFERN


MAIDENGRASS


EVERGREEN HUCKLEBERRY


HEAVENLY BAMBOO


PACIFIC WAX LEAF MYRTLE


FLOWERING CURRANT


OAKLEAF HYDRANGEA


SKY ROCKET JUNIPER


DWARF FOUNTAIN GRASS


DWARF BOXWOOD


AUTUMN JOY SEDUM


SEDUM BASED GREEN ROOF

GREEN ROOF


FATSHEDERA VINE


AKEBIA VINE

VINES


MT. VERNON LAUREL


BISHOPS CAP


SARCOCACCA


JAPANESE FOREST GRASS


SUNROSE


CREEPING MAHONIA

GROUNDCOVERS


PACIFIC SUNSET MAPLE


CRAPE MYRTLE

TREES


GOLDEN SMOKE TREE


PACIFIC FIRE VINE MAPLE

LANDSCAPE



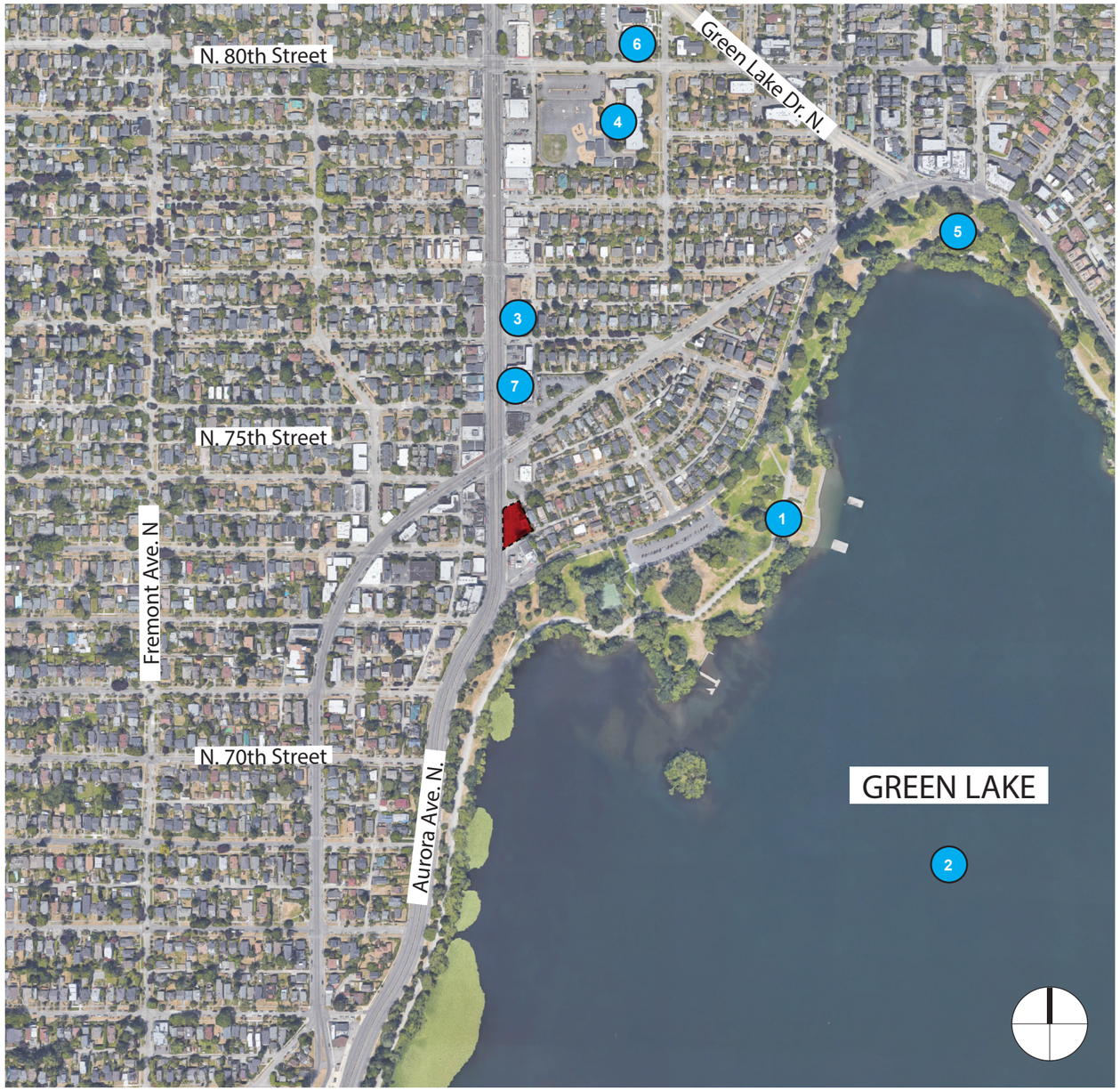
GROUND / SECOND FLOOR LANDSCAPE PLAN



ROOF FLOOR LANDSCAPE PLAN

APPENDIX: EDG 1

CONTEXT ANALYSIS: GREENLAKE NEIGHBORHOOD



Neighborhood Landmarks



1 Seattle Public Theater



2 Green Lake



3 Saint Germain Foundation



4 Daniel Bagley Elementary School



5 Green Lake Wading Pool

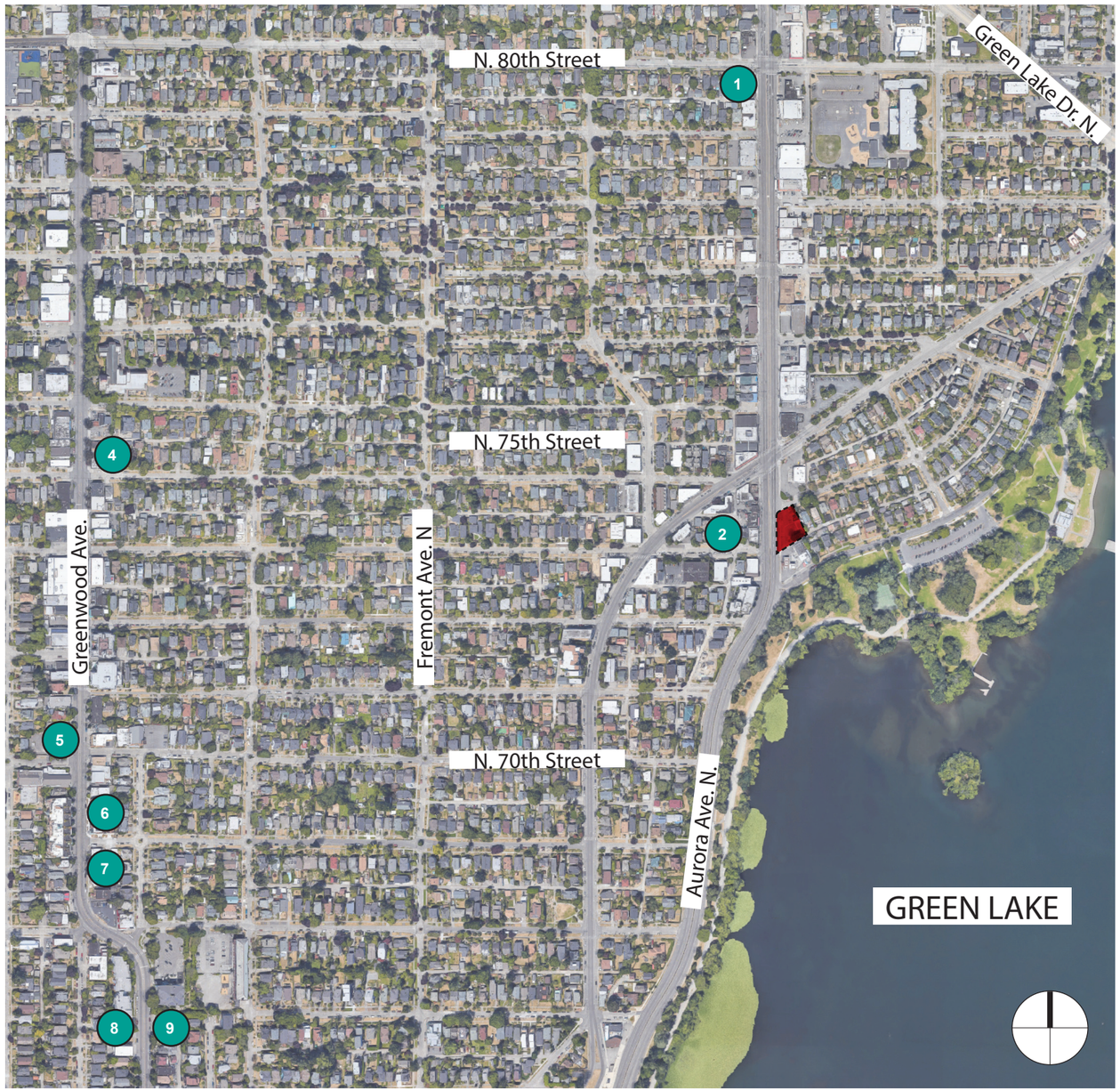


6 Bethany Community Church



7 PCC Community Market

CONTEXT ANALYSIS: GREENLAKE NEIGHBORHOOD



Proposed Neighborhood Projects



1 949 North 80th Street
24 Units



2 922 North 73rd Street
32 Units



4 308 North 74th Street
2 Live/Work, 3 Townhouse



5 7009 Greenwood Ave. N
Mixed-Use (35 Units)



6 6800 Greenwood Ave N
Mixed-Use (32 Units)



7 6726 Greenwood Ave. N.
Mixed-Use (55 Units + 2 L/W)



8 6517 Phinney Ave. N.
8 Townhouses

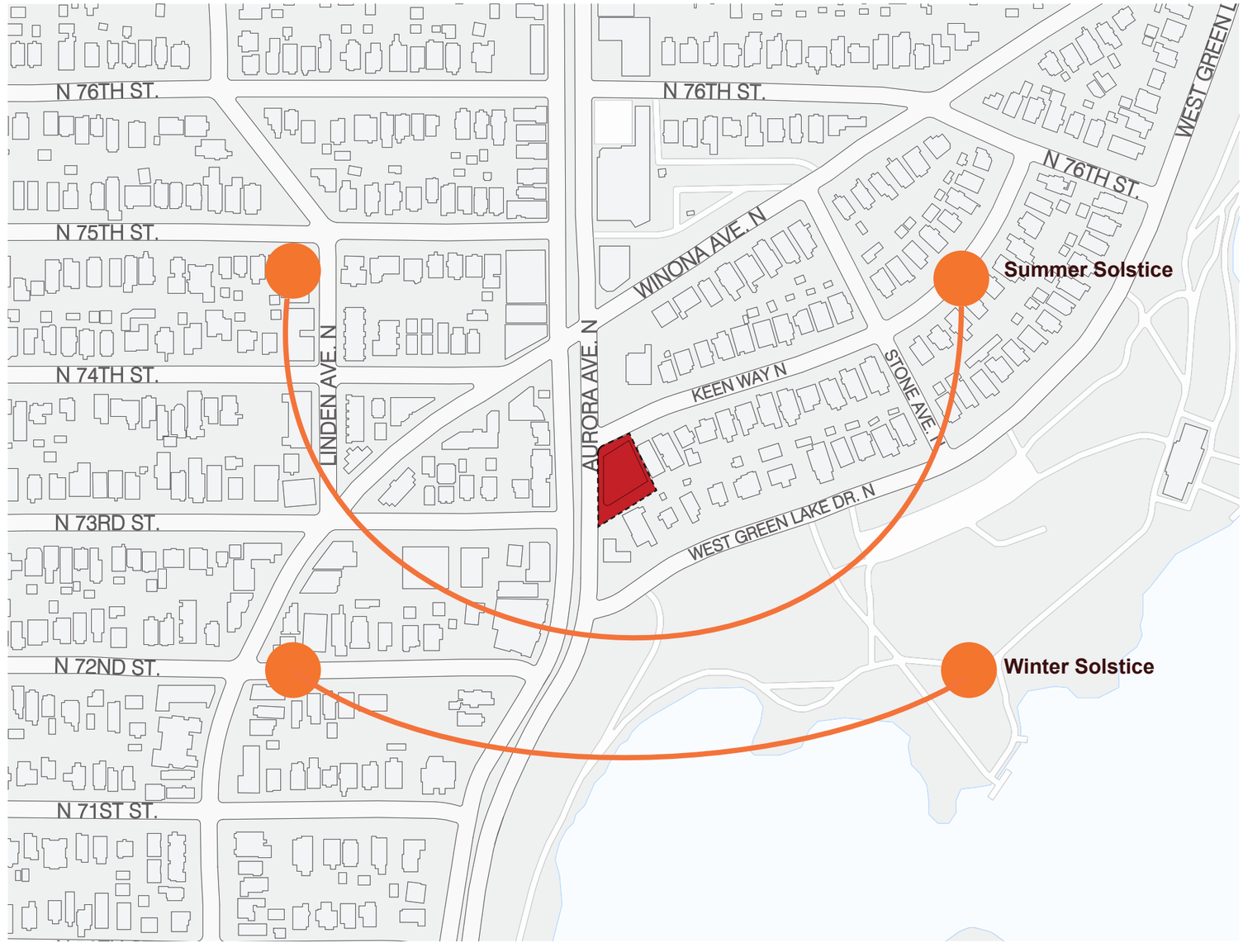


9 6528 Phinney Ave N
10 Units

CONTEXT ANALYSIS: SUN PATH

Sun Path Analysis

The proposed building is oriented to take maximum advantage of the sun on the site despite having a challanging shape. The majority of residential glazing is oriented to take advantage of southern sun. The east and west facades of the project also have glazing to maximise the solar exposure to the units, while the north has the lowest solar exposure and glazing on this facade has been minimized.



CONTEXT ANALYSIS : ADJACENCY

Adjacent Existing Buildings



1. Multi-Family



2. Multi-Family



3. Retail



4. Retail



5. Retail



6. Retail

CONTEXT ANALYSIS: ZONING

Neighborhood Zoning

Project Information

Parcel: 948270-0295
Lot Area: 8,526
Zoning: NC3P-55 (M)

Overlay:

Street Classification:

Frequent Transit: Yes

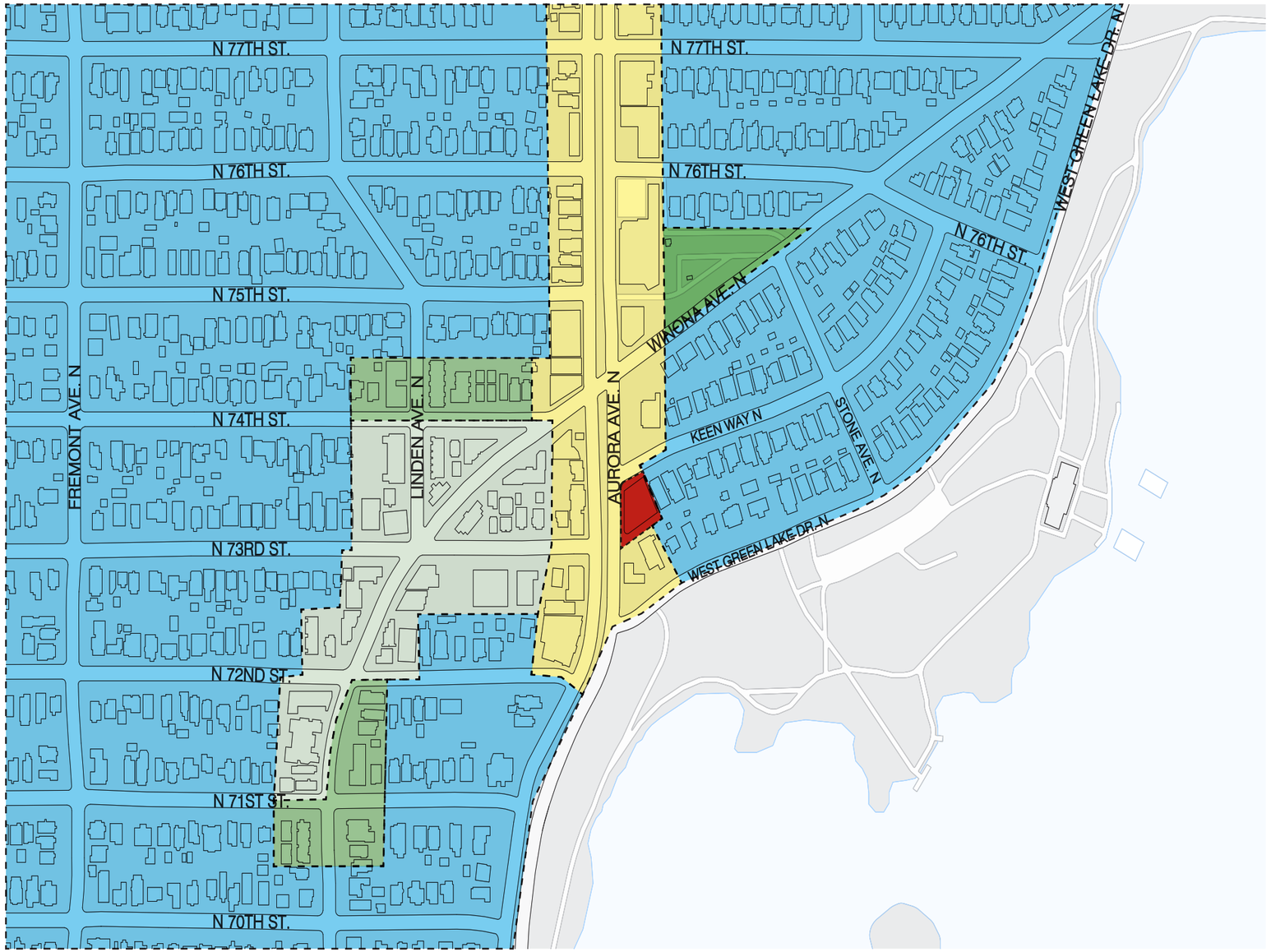
SF 5000

LR1 RC (M)

LR2 (M)

LR3 (M)

NCP-55 (M)

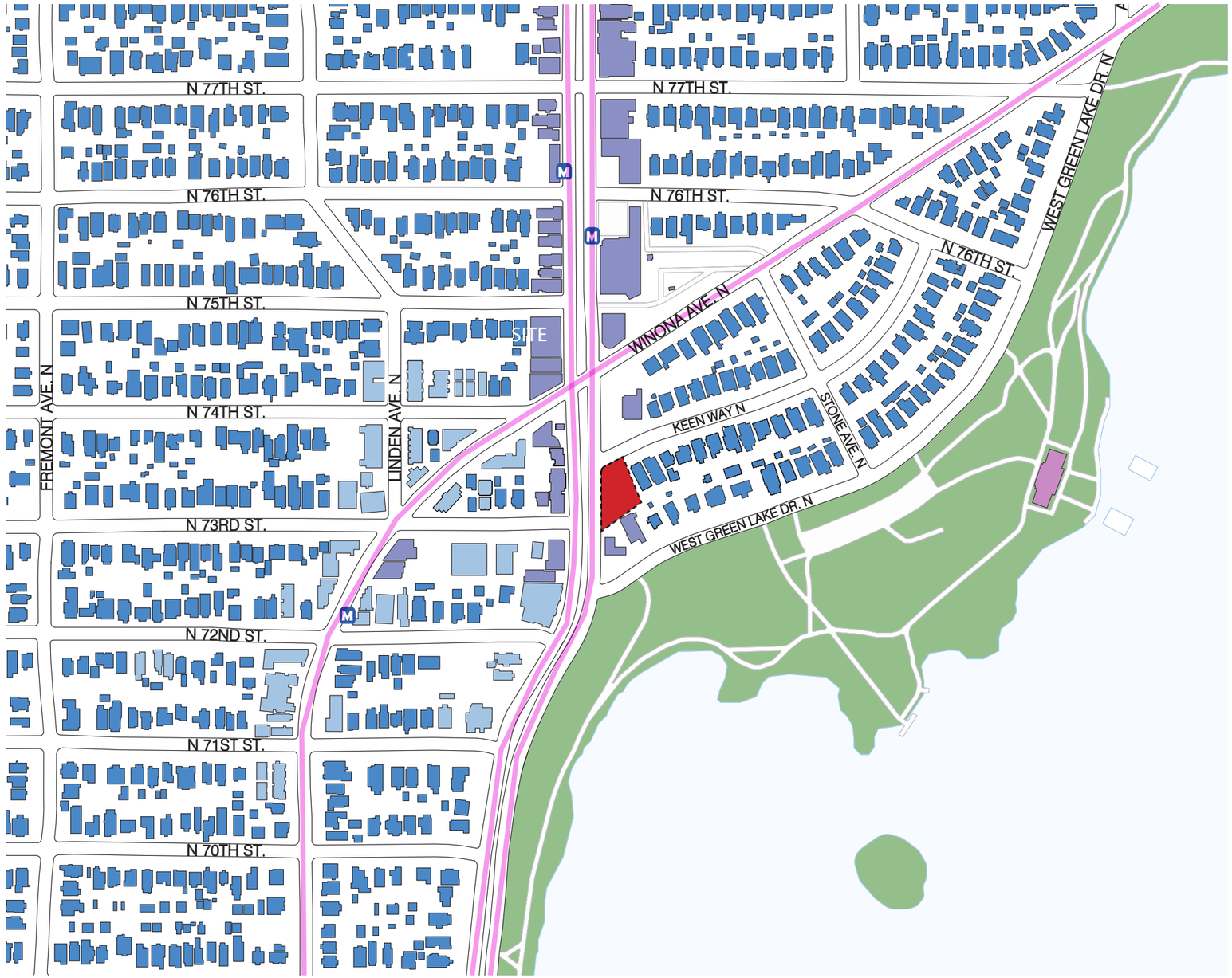


ZONING MAP

CONTEXT ANALYSIS

Land Use / Circulation

The site is located along Aurora Ave N. which is a high traffic / public trasportation spine of the city. The site also has access to public transport located along Winona Ave. Access to these trasportation spines gives the building easy access to down town and any other locations along Aurora Ave. and also qualifies the building for a reduction in the required parking due to it's access to public transportation. The building also sits as a buffer between Aurora and the single family residential neighborhood to the East of the Project.



LAND USE/TRANSPORTATION MAP

CONTEXT ANALYSIS: VIEWS TO NEIGHBORS (35')











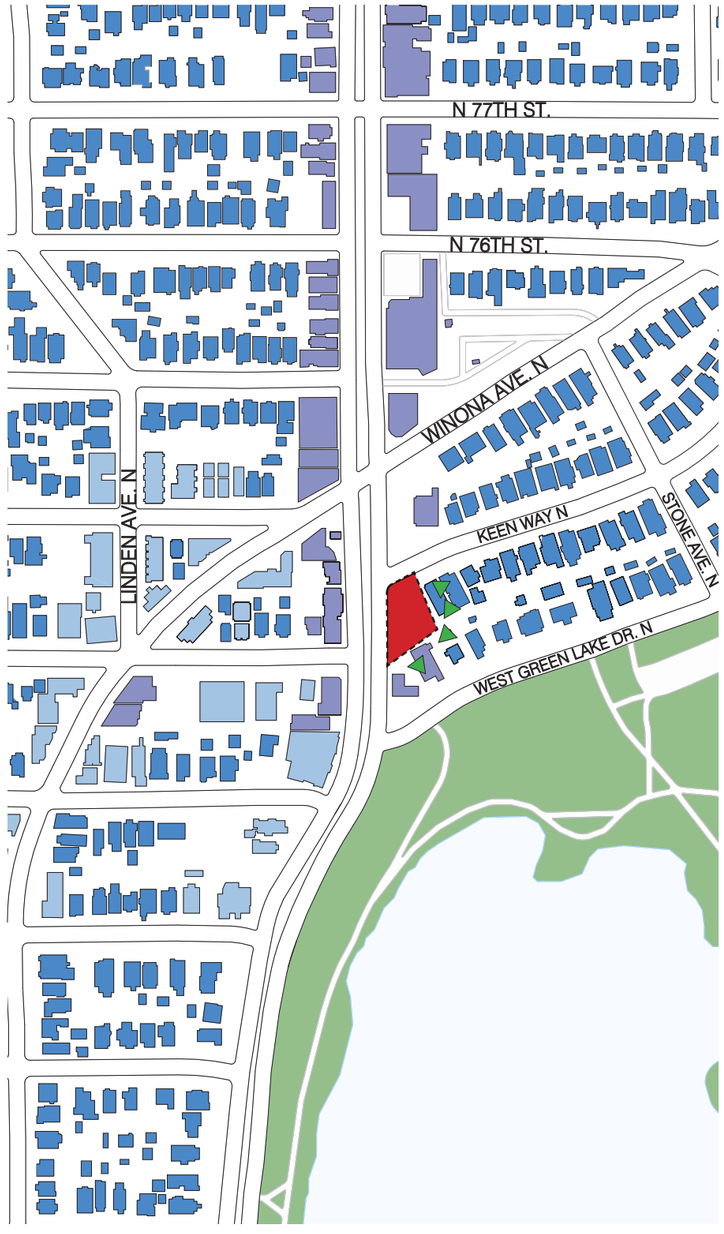
CONTEXT ANALYSIS: VIEWS TO NEIGHBORS (45')











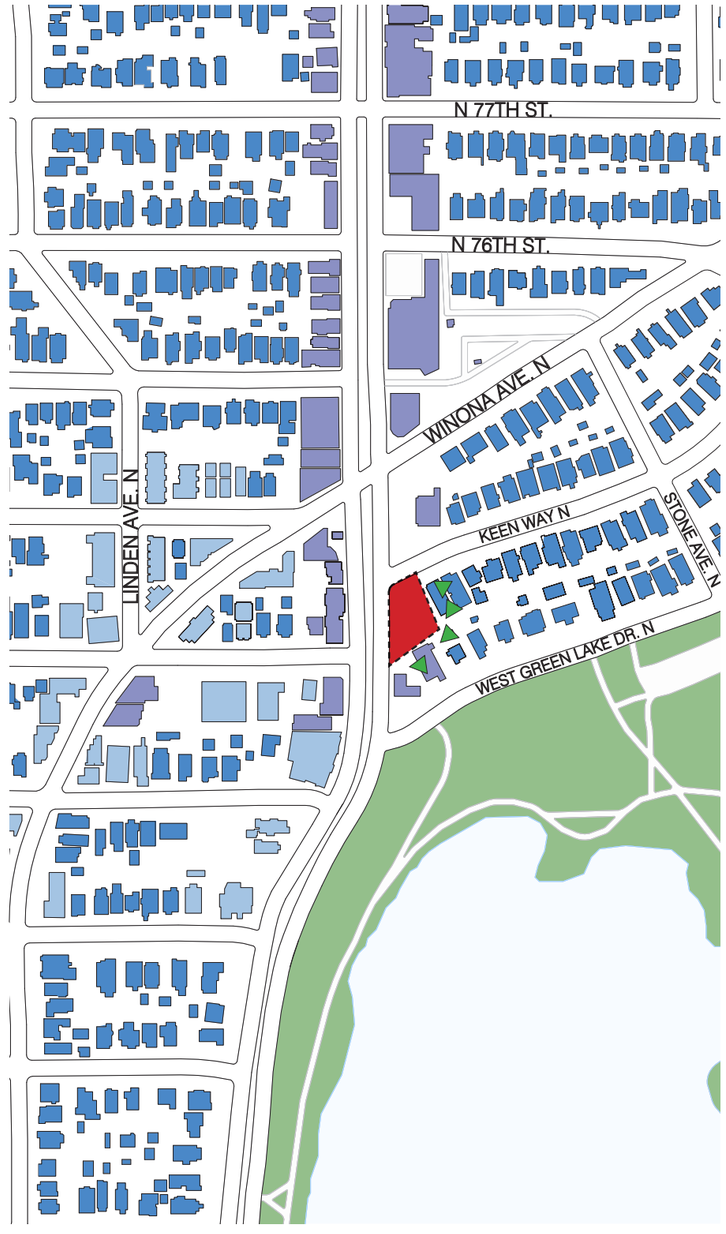
CONTEXT ANALYSIS: VIEWS TO NEIGHBORS (55')











CONTEXT ANALYSIS: SITE LOCATION



AERIAL VIEW DOWN AURORA AVE.



A Street view looking toward intersection of 7TH AVE and 43RD ST.



B Street view looking toward west.



C Street view looking toward SE along Aurora Ave

CONTEXT ANALYSIS: SITE LOCATION



AERIAL VIEW ALONG 7TH AVE NE



A Street view looking NW at adjacent property.



B Street view looking toward project site and the adjacent west building.



C Street view looking toward dead end street NE 43rd St.

CONTEXT ANALYSIS: STREET ELEVATIONS

A West Elevation



B East Elevation



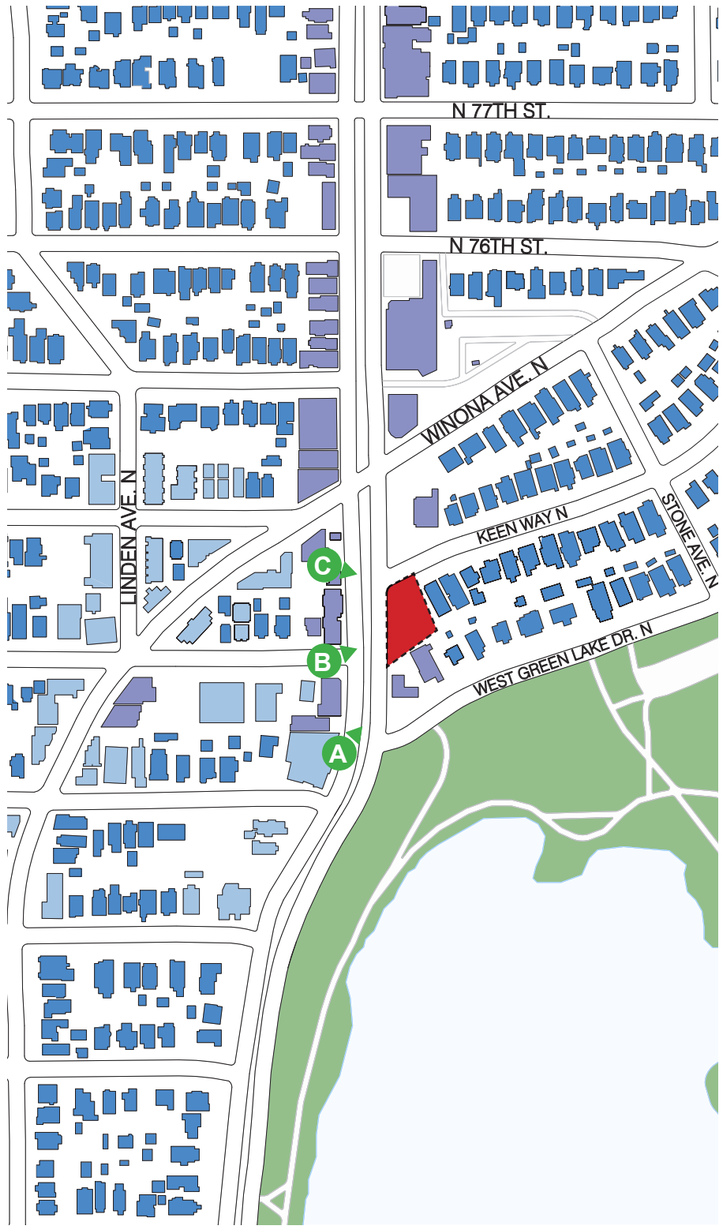
NE 43RD ST STREET ELEVATION B-B

CONTEXT ANALYSIS: STREET ELEVATIONS

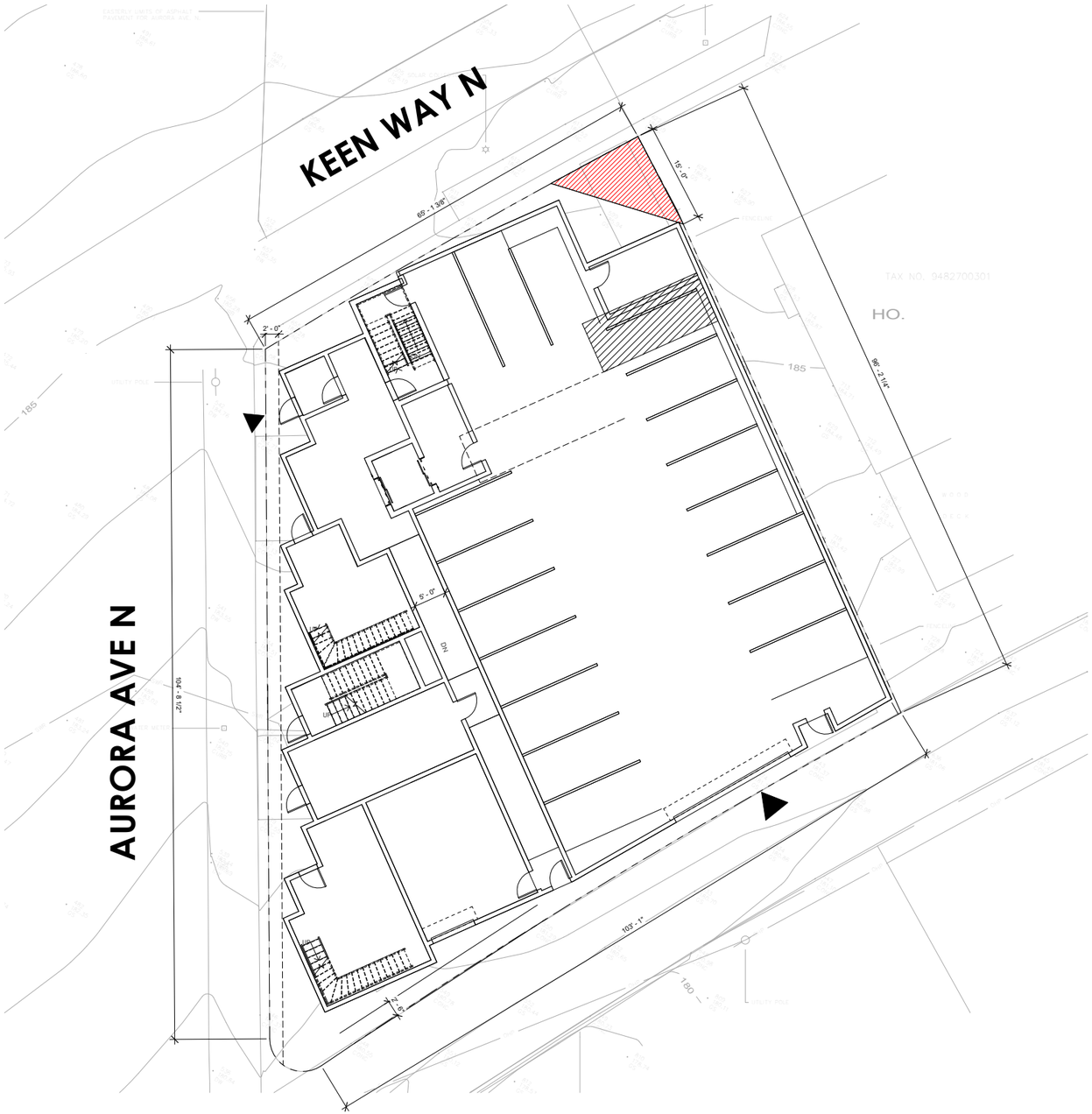








SITE: SITE PLAN



CODE ANALYSIS

ZONING: NC3P-55(M) WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX

(The following are applicable to all three alternative schemes)

SMC 23.47A.004.A

PERMITTED USES

- Residential Use, retail sales and service and eating and drinking establishments are permitted use.

SMC 23.47A.013

FLOOR AREA RATIO

- Single-Use, Max FAR= 3.75
- Areas exempt from FAR Calculation include: underground stories, roof portions of a story that extend no more than 4' above existing or finished grade.

SMC 23.47A.012.B

HEIGHT

- 55'-0" Base Height
- Stair and elevator penthouses, mechanical equipment can extend up to 15 feet above height limit.

SMC 23.47A.008

STREET-LEVEL DEVELOPMENT STANDARDS

- 60% of street facing façade between 2' and 8' must be transparent; Blank façade segment along street level shall not exceed 40% along

SMC 23.47A.014

SETBACKS

- **SOUTH(ALLEY), 16 feet wide,** 2ft dedication.
- **EAST (ADJACENT TO SF ZONE),** triangle extend along street lot line and side line 15 feet from the intersection of the residential zone; 15 feet above 13 feet.
- **WEST (AURORA AVE N),** SDOT 1ft setback per PAR.
- **NORTH (KEEN WAY N)**, 14 feet radius powerline setback.

SMC 23.47A.024

AMENITY AREA

- Area must be 5% of total gross floor area in residential use excluding accessory parking and mechanical equipment.

SMC 23.47A.016

LANDSCAPING

- Project must achieve a Green factor of 0.3 or greater. Street trees are required.

SMC 23.47A.032

REQUIRED PARKING

- Access to parking and loading shall be from alley.

SMC 23.54.015

BICYCLE PARKING QUANTITY

- long-term: 1 Per dwelling unit and 1 per small efficiency dwelling unit.
- short-term: 1 per 20 dwelling units

SMC 23.54.040

SOLID WASTE & RECYCLE

- Residential: 26-50 dwelling units, 375 sf.
- Non-residential: 0-5000 sf, 82 sf.

DESIGN GUIDELINE PRIORITIES

CONTEXT & SITE

(CITYWIDE DESIGN GUIDELINES)

CS-1: NATURAL SYSTEMS AND SITE FEATURES:

B.1.2. Sunlight and Natural Ventilation

Use natural systems and features of the site and its surroundings as a starting point for project design.

C.1.2. Topography

The topography slopes up from the corner toward north and west. The project ground level is located matching the grade 147'-6" to provide direct access to those service rooms and main lobby.

CS-2: URBAN PATTERN AND FORM:

A.1. Sense of Place

The design responds to the surrounding environment with it's variety of architectural styles and scales. The proposal emphasizes the language of the surrounding residential neighborhood through it's use of shed roofing and variation in depth to create a facade wich is broken down into smaller vertical elements.

B.2. Connection to the Street

The preferred option engages Aurora through it's use of Live/Work units wich enter directly from Aurora and the rear units wich enter off Keen. The main residential entry for the project is oriented towards Aurora as well to create further engagement with the major street on the site.

D.3. Zone Transitions

The surrounding area is a mix of commercial buildings and multifamily projects along Aurora. The east is composed entirely of a single family residential neighborhood. The building responds to this by providing ample setbacks towards the neighboring residential area and reducing visability into the neighboring properties. The variation in depth along Aurora also breeks down the scale of the project into smaller masses to reduce the scale of the building and to emphasize it's residential character.

CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:

A.2. Contemporary Design

The design has a modern character while maintaining a residential character which relates to the neighboring residential neighborhood. The design takes cues and inspiration from both recently developed multi-family in the area as well as the neighboring single family residential developments in the area.

(GREEN LAKE NEIGHBORHOOD DESIGN GUIDELINES)

CS-1: NATURAL SYSTEMS AND SITE FEATURES:

1.ii. Views of Lake

The building places several residences oriented towards the lake and elevated above the neighboring projects to view the lake. See page 17 for views towards the lake.

CS-2: URBAN PATTERN AND FORM:

1.ii. Entry Locations

Entry location for the main residential lobby is located at the corner of Aurora and Keen Way and oriented towards Aurora. The live/work units located at the ground floor also enter off of Aurora. This allows all entries to maximize visibility by placing them at the most public location of the building.

2.iii. Height Bulk & Scale

The preferred massing adds additional setback at the rear of the building and transitions to a single story in order to provide ample spacing and provide a transition from the higher residential mass into the smaller residential scale of the neighborhood to the rear of the building.

3.i. Aurora Avenue North

The preferred massing option avoids establishing a rigid street edge, as is outlined by this section of the guideline. The massing is also broken into a pattern and stepped back from the property line. Landscaping will also be provided to further enhanse the public experience of the front facade of the building.

3.ii. Multifamily Residential Areas

Landscaping will be provided at all pedestrian occupied spaces of the building.

CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:

1.v. Facade Articulation

For the prefered option, pitched roofs are an element used at the residential portions of the buildings. The building also has a semi-covered pedestrian area because the first floor is set back from the upper floors in certain sections of the front facade. The massing is also focused on breaking down the scale of the mass and relate it more with the single family program of the surrounding areas. The building will also take inspiration from the surrounding single family residences for material choices.

DESIGN GUIDELINE PRIORITIES

PUBLIC LIFE

(CITYWIDE DESIGN GUIDELINES)

PL-1: CONNECTIVITY:

A.2. Pedestrain Amenities

The project builds on the established and pedestrian infrastructure of the neighborhood. The building will provide street improvements for pedestrians travelling along Aurora towards the Greenlake Park through landscaping and a dynamic facade composition along this sidewalk. The building will also continue the residential feeling of Keen and continue it to the corner at Aurora Ave.

PL-2: WALKABILITY:

B.3. Street-Level Transparency

The street level will be sufficiently lighted to provide a safe environment for the residents and other pedestrians. The Planting along the building will provide a pleasant pedestrian environment. The lobby and residential spaces will also be sufficently transparent along Aurora to keep eyes on the street to improve the security of the neighborhood.

C.1. Locations and Coverage

Weather protection will be provided at the street level by installing an overhead canopy.

PL-3: STREET LEVEL INTERACTION:

A.1. Design Objectives

The preferred option is designed with a corner entry with high transparency and weather protection canopy, oriented towards Aurora to improve the pedestrian experience when engagin with the building.

B.2. Ground-level Residential

Two live/work dwelling units are located on ground level on Aurora. This allows fo the building to engage with Aurora as well as activating the buildings major facade. Planing strips will also be added along Aurora.

PL-4: ACTIVE TRANSPORTATION:

A.2. Connections to All Modes

The main entrance to the building as well as the live/work entries will be located off Aurora. This allows the building to be entered off the major pedestrian street of the site creating a more safe and visible condition for entry.

B.2. Bike Facilities

Bicycle parking will be provided for the residents. A bicycle room will be located off the lobby space on the interior of the building. There will be a bycicle entry off the street on Aurora.

(GREEN LAKE NEIGHBORHOOD DESIGN GUIDELINES)

PL-1: CONNECTIVITY:

I.iii. Setbacks @ Roof

The upper floors have been setback at the rear of the building to allow sunlight into the neighboring single family residential structures. These setbacks are also designed to improve the privacy of the residential neighbors.

PL-2: WALKABILITY:

I.i. Make Aurora More pedestrian Friendly

The preferred option uses the Aurora street as the entry location for the lobby as well as the two live/work units. The bycicle storage also has it's main entry off Aurora. Landscaping and wide sidewalks are provided along Aurora as well as transparent storefront to keep visibility to the street Overhead weather protection will also be provided along Aurora.

PL-3: STREET LEVEL INTERACTION:

I.ii. Recessed Entries

The main lobby and several sections of the facade have been recessed to provide overhead weather protection. Canopies will also be provided to sheild pedetrians during inclimate weather.

I.iii. Landscaping Along Base

The project will utilize landscaping to improve the pedestrian experience at the ground level. See pages 49-50 for landscaping plans.

II.ii. Mixed-Use Buildings

All residential units are above the first floor while the two live/work units occupy the residential spaces on the first floor.

DESIGN GUIDELINE PRIORITIES

DESIGN CONCEPT

(CITYWIDE DESIGN GUIDELINES)

DC-1: PROJECT USES AND ACTIVITIES:

A.1 Visibility

The building/bycicle entrance will be clearly identified and visible to pedestrians and overlooked by the residential units above. The garbage/ recycling area is within the building an located at the alley, which is also highly visible by the overhead units.

DC-2: ARCHITECTURAL CONCEPT:

A.2. Reducing Perceived Mass

The building design carries through a similar architectural expression to some of the nearby buildings. To reduce the perceived mass, the preferred building design option uses material composition, window patterns, and a dynamic facade with a variety of pushed and pulled elements.

B.1. Facade Composition

The design concept will be consistent on all sides of the building. The small blank wall along Keen, at the garage will be screened with landscaping and green screen.

DC-3: OPEN SPACE CONCEPT:

B.4. Multifamily Open Space

The dynamic nature of the facade allows for small spaces created for planters and small landscaping elements. There will also be roof garden provided as an additional amenity for the residents. Units on the east of the building at level two will each have private patio spaces.

DC-4: EXTERIOR MATERIALS AND FINISHES:

A.1. Exterior Finish Materials

The project will be constructed with durable and attractive material. Color, texture, and pattern will be consistent with the intended design.

D.1. Choice of Plant Materials

Landscaping will be responsive to climate, existing context, and intended use. It will be designed to provide texture, protection and privacy.

(GREEN LAKE NEIGHBORHOOD DESIGN GUIDELINES)

DC-3: OPEN SPACE CONCEPT:

I.i. Celebrate the Olmsted Heritage

Landscaping will be privided and utilize a variety of plants, shrubs and trees to enhanse the character of the building and the pedestrian experience of the neighborhood. Pockets of landscaping are provided through the buildings dynamic facade, keeping the landscape from being to regular and symmetrical. The street edge will have a continuous row of trees to contrast the less regular landscaped elements along the facade.

DC-4: EXTERIOR MATERIALS AND FINISHES:

II.i. Building Materials in Green Lake's Individual Districts

The preferred option will make use of brick at the base of the building to create a strong base element. to be consistent with the character of the Green Lake Residential Urban Village.

II.ii. Special Material Requirements and Recommendations

Both metal siding and wood panneling will be used on the project. The metal siding does not represent over 25% of the facade but will not be glossy. Wood siding will be used as an accent on residential upper levels.

II.iii. Discouraged Materials

None of the discourage materials listed are being used on this project.

COMMUNITY OUTREACH COMMENTS



1. PUBLIC COMMUNITY OUTREACH METHODS:

1) In-Person Outreach:

1-hour community site walk tour: 06/08/2019, 10:00AM - 11:00 AM

2) Digital Outreach:

a. Basic Project Web page

b. Email to distribution list that includes neighborhood community organizations

3) Printed Outreach:

10 posters (8.5x11 inches) hung in the locations within ½ mile of the project

2. PUBLIC COMMENTS ARE SUMMARIZED THE FOLLOWING

Public comments are summarized the following which were received during the site tour:

- One attendee expressed safety concerns relating to parking access from the alley, which affect children playing in the alley.
- One attendee inquiries about any traffic study will be provided, to demonstrate how the added parking will affect the existing traffic pattern.
- Two attendees inquired any parking spaces would be provided for commercial spaces.
- One attendee pointed out the project would be the first taller building in the neighborhood.
- One attendee mentioned the current neighborhood parking situation, most residents don't have parking garage, and parking along the streets.
- One attendee brought up privacy concerns, and would not prefer any balconies being proposed to looking down towards current residences' yards.
- One attendee pointed one of the proposed options, which is composited by curve façade, and asked if it's intended to create differentiation with common "Seattle Cube", and break down the street frontage.
- One attendee would like to see the building design to reflect the existing characters of the neighborhood.
- One attendee inquired about the project timeline.

No comments were received via the project email.





DESIGN OPTIONS: SUMMARY



Option - 01 (Code Complaint)

Total Floor Area	30,058 SF			
Total Residential Area	20,808 SF			
Units Count	SEDU	15	STUDIO	8
	1 BR	8	2 BR	10
	L/W Unit	0		
FAR	3.53			
Parking	16 Stalls			

Pros

+ Creates interest with curving facade language
+ More balcony space for residents to the north
+ Wider view range for occupants within the curved facades

Cons

- Entry orented towards Keen St. does not engage with Arurora
- Does not maintain the street edge
- More monolithic in feel

Departures

None



Option - 02 (Code Complaint)

Total Floor Area	30,962 SF			
Total Residential Area	21,519 SF			
Units Count	SEDU	15	STUDIO	8
	1 BR	8	2 BR	10
	L/W Unit	0		
FAR	3.63			
Parking	16 Stalls			

Pros

+ Strong street edge
+ increased corner presence at residential Entry
+ More prominent lobby space
+ Maximizes residential SF

Cons

- Less dynamic facade
- Emphasizes lobby space insdead of residential uses.
- Less vertical expression

Departures

None



Option - 03

Total Floor Area	29,189 SF			
Total Residential Area	19,578 SF			
Units Count	SEDU	15	STUDIO	7
	1 BR	7	2 BR	10
	L/W Unit	2		
FAR	3.42			
Parking	17 stalls			

Pros

+ Shed roof connects project with residetial neighborhood language
+ Variation in depth creates a dynamic facade with space for material and patterning variations
+ Shed roof Prevent views into neighboring backyards protecting the privacy of adjacent residences
+ Has space for two live/work units at the first floor creating more engagement at Aurora.

Cons

- Does not maintain the street edge along Aurora

Departures

None

DESIGN OPTIONS: OPTION 01

Option - 01

Total Floor Area	30,058 SF
Total Residential Area	20,808 SF
Units Count	41 Units
FAR	3.53

Pros

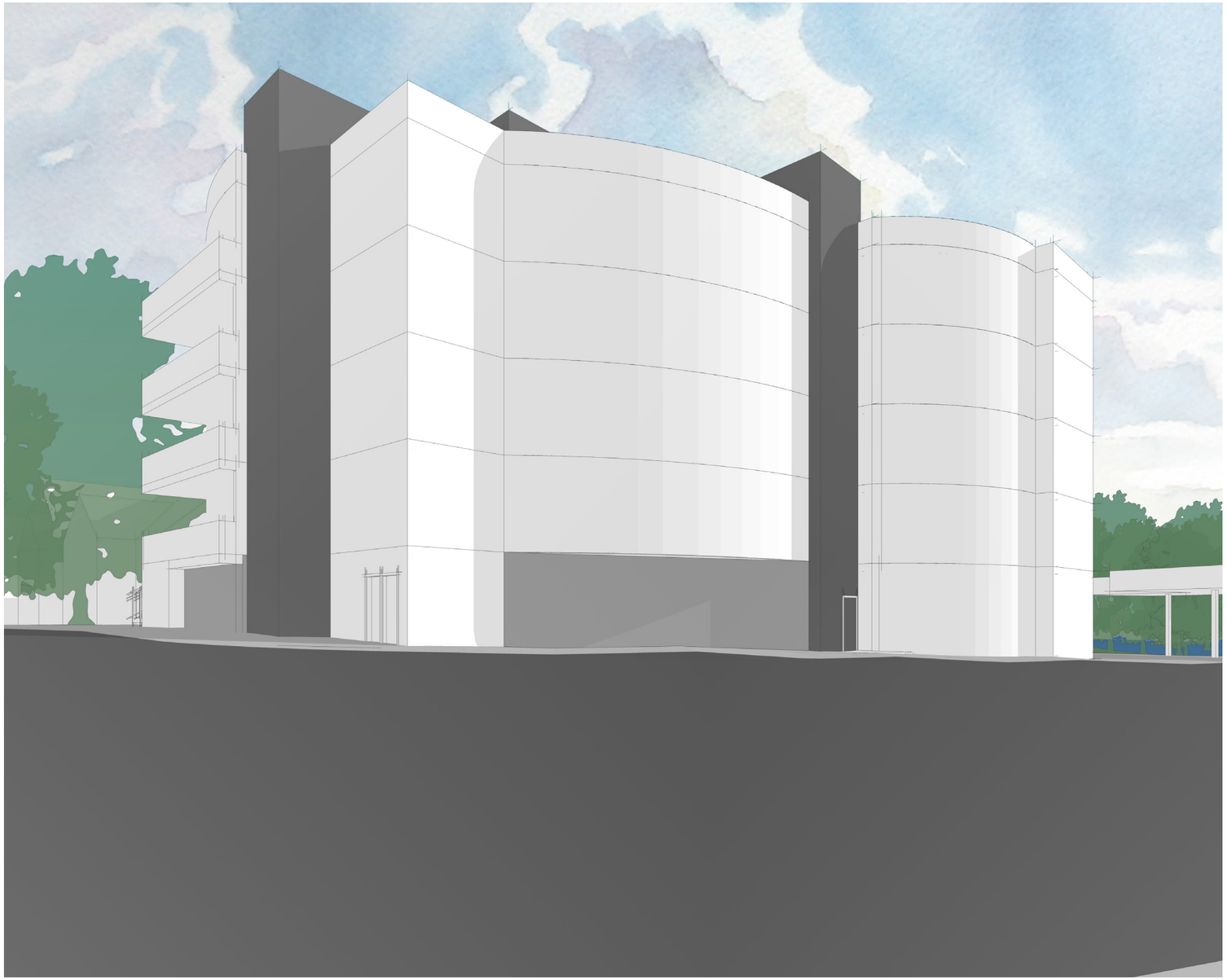
+ Creates interest with curving facade language
+ More balcony space for residents to the north
+ Wider view range for occupants within the curved facades

Cons

- Entry orented towards Keen St. does not engage with Arurora
- Does not maintain the street edge
- More monolithic in feel

Departures

None

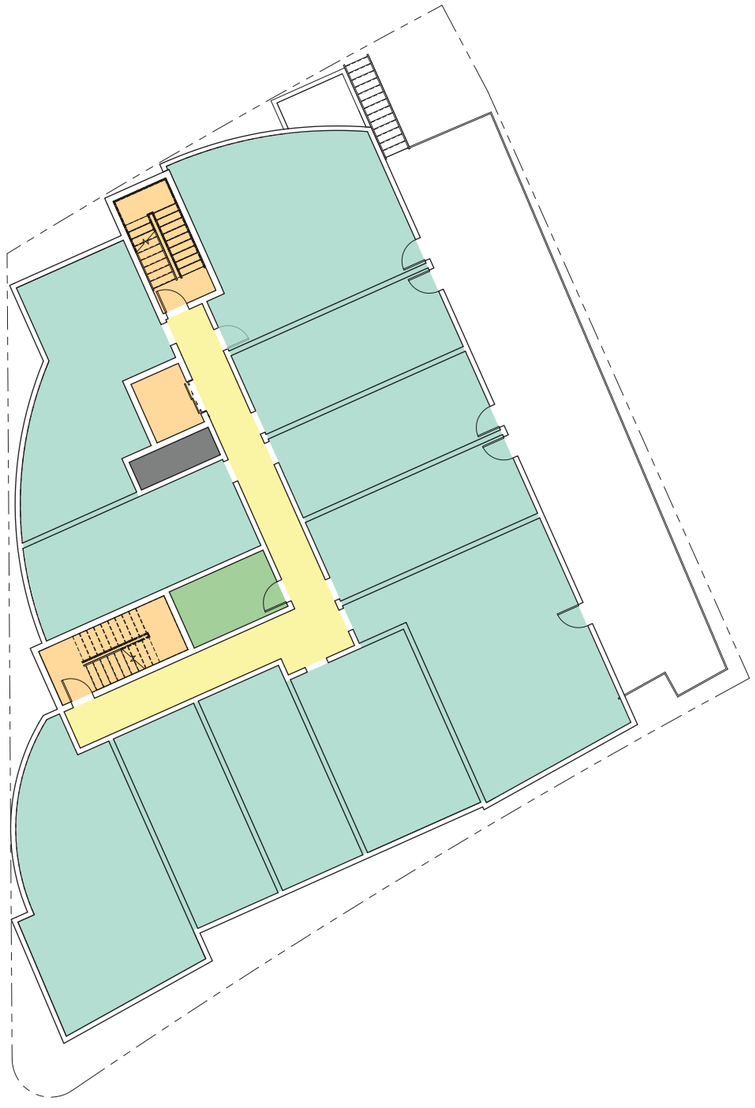


STREET VIEW A

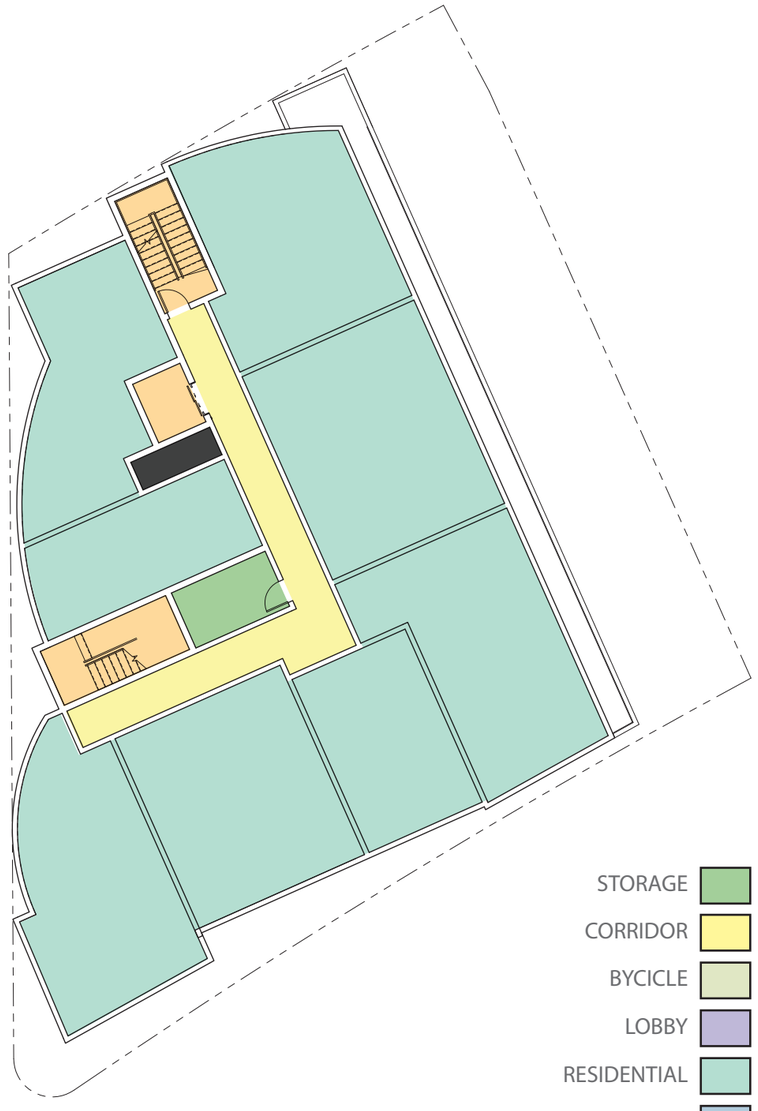
DESIGN OPTIONS: OPTION 01



LEVEL 1- FLOOR PLAN



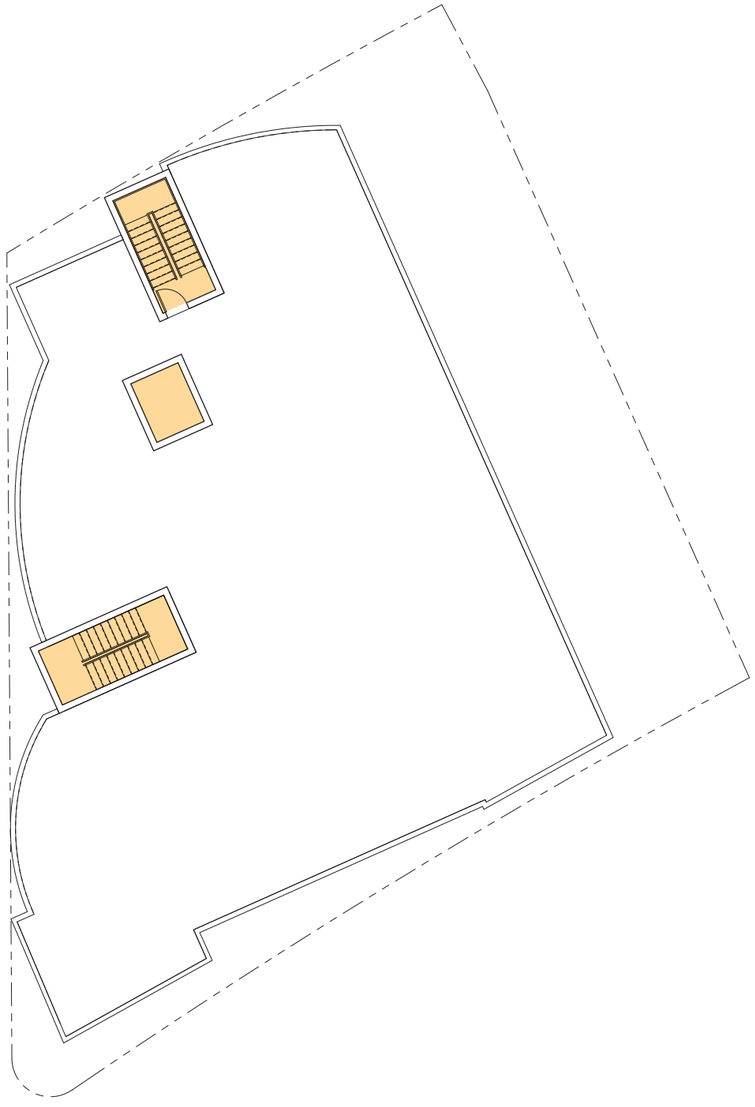
LEVEL 2-4- FLOOR PLAN



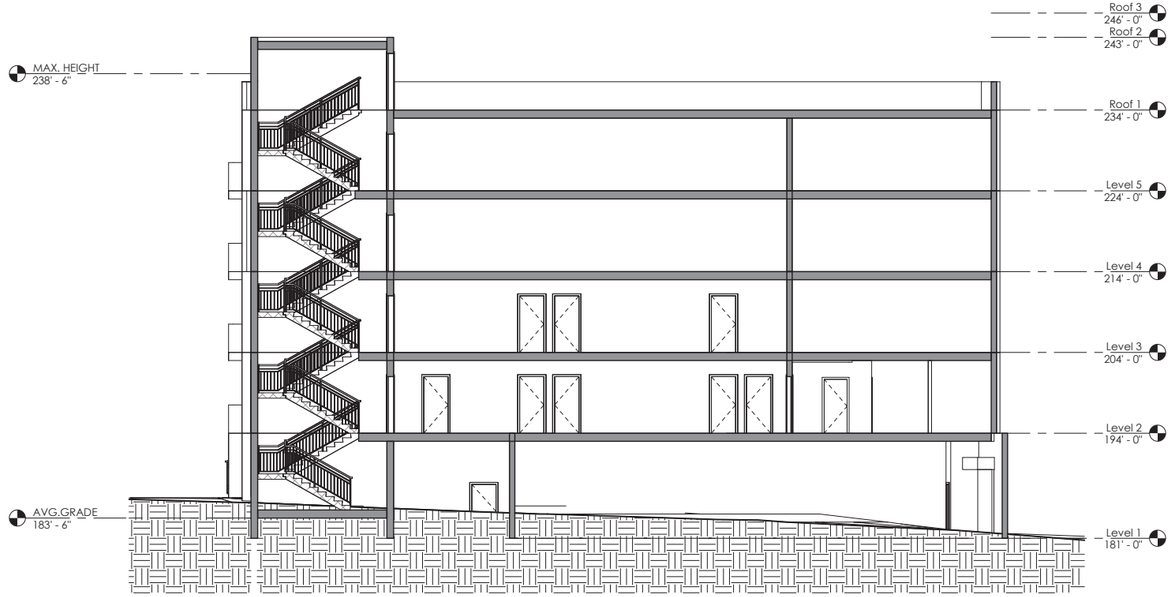
LEVEL 5- FLOOR PLAN

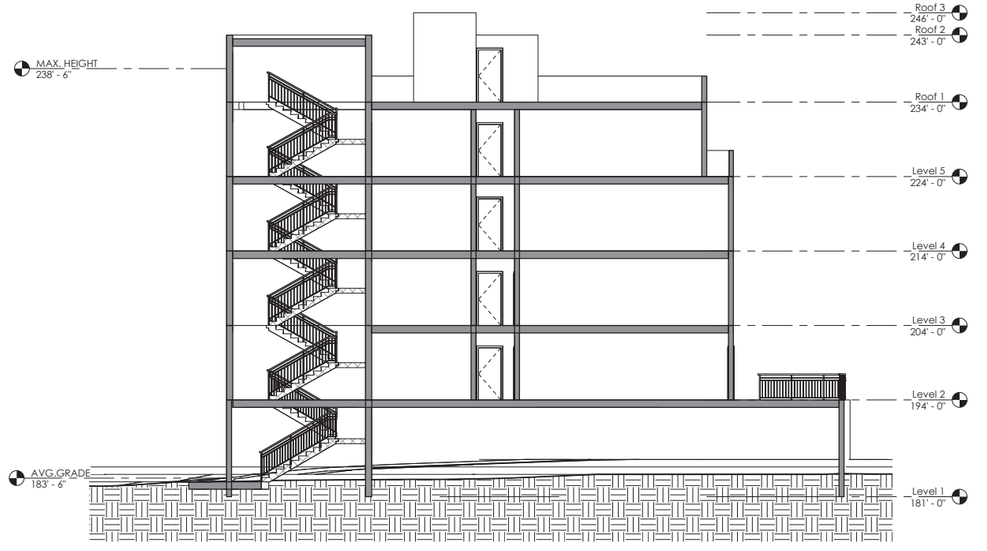
STORAGE
CORRIDOR
BYCICLE
LOBBY
RESIDENTIAL
GARBAGE / RECYCLE
STAIR / ELEVATOR
M/E
PARKING

DESIGN OPTIONS: OPTION 01



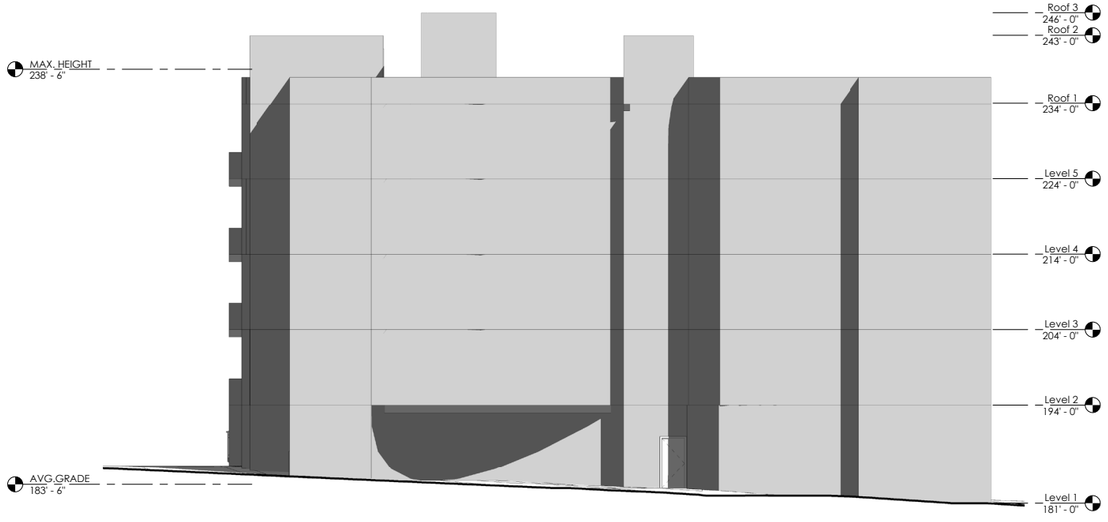
LEVEL ROOF - FLOOR PLAN

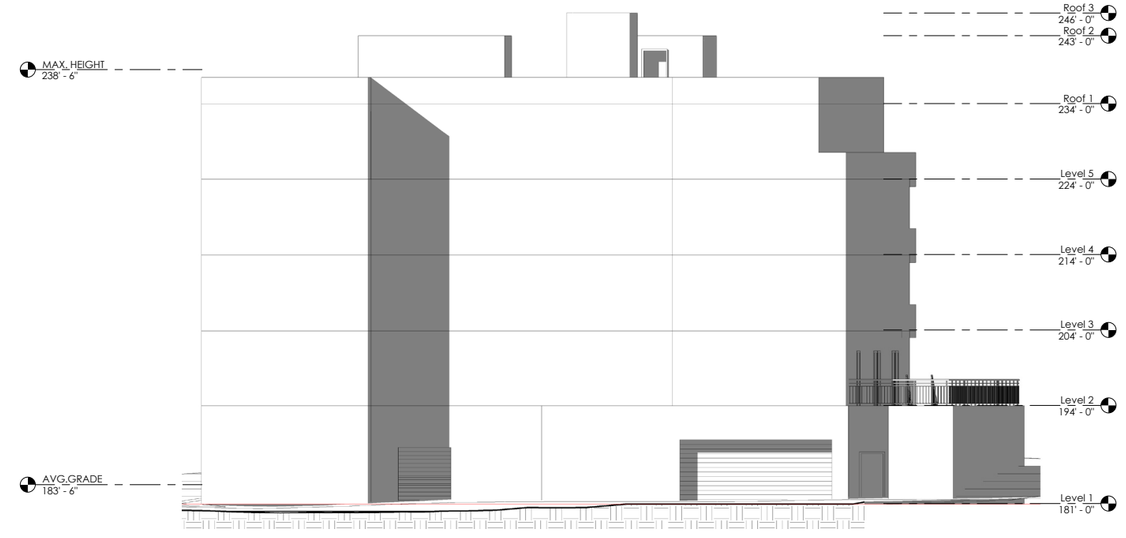


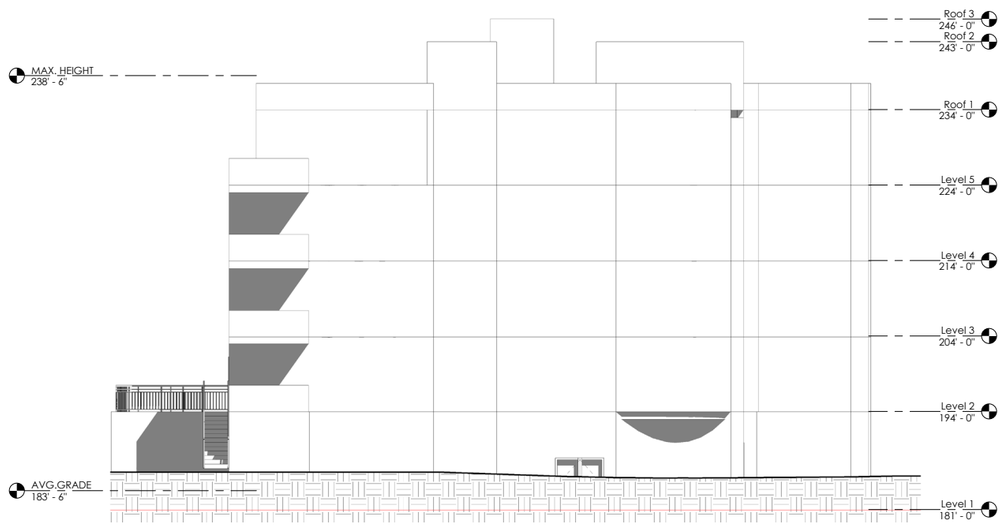


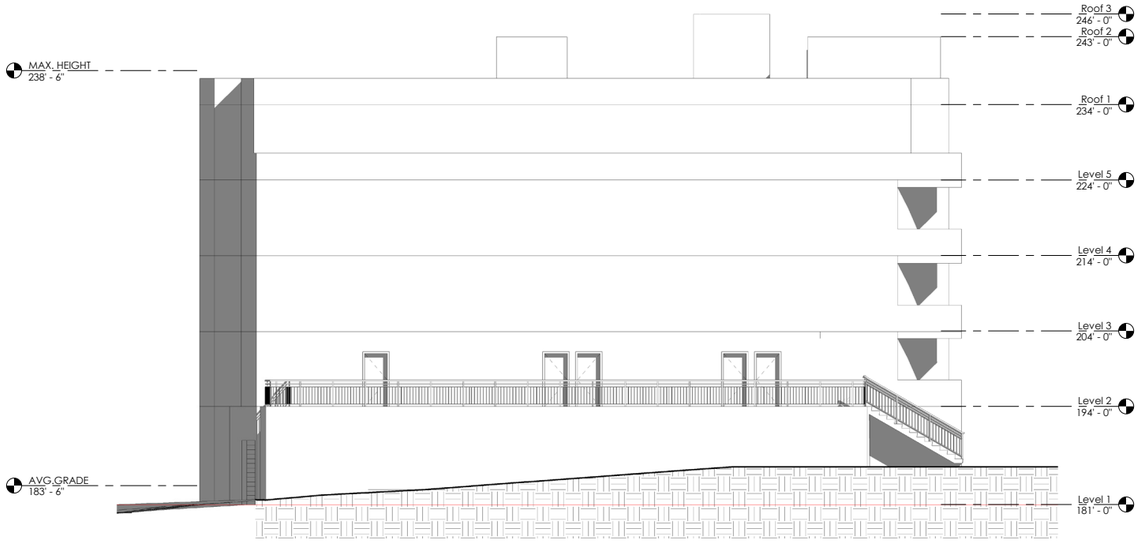
STORAGE
CORRIDOR
BYCICLE
LOBBY
RESIDENTIAL
GARBAGE / RECYCLE
STAIR / ELEVATOR
M/E
PARKING

DESIGN OPTIONS: OPTION 01

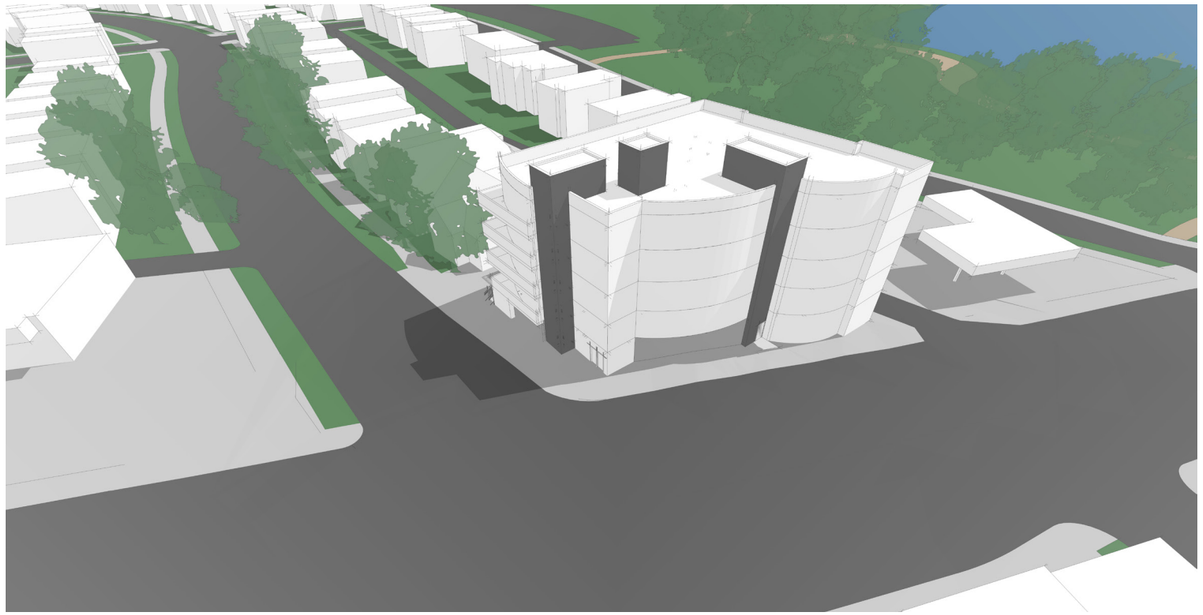




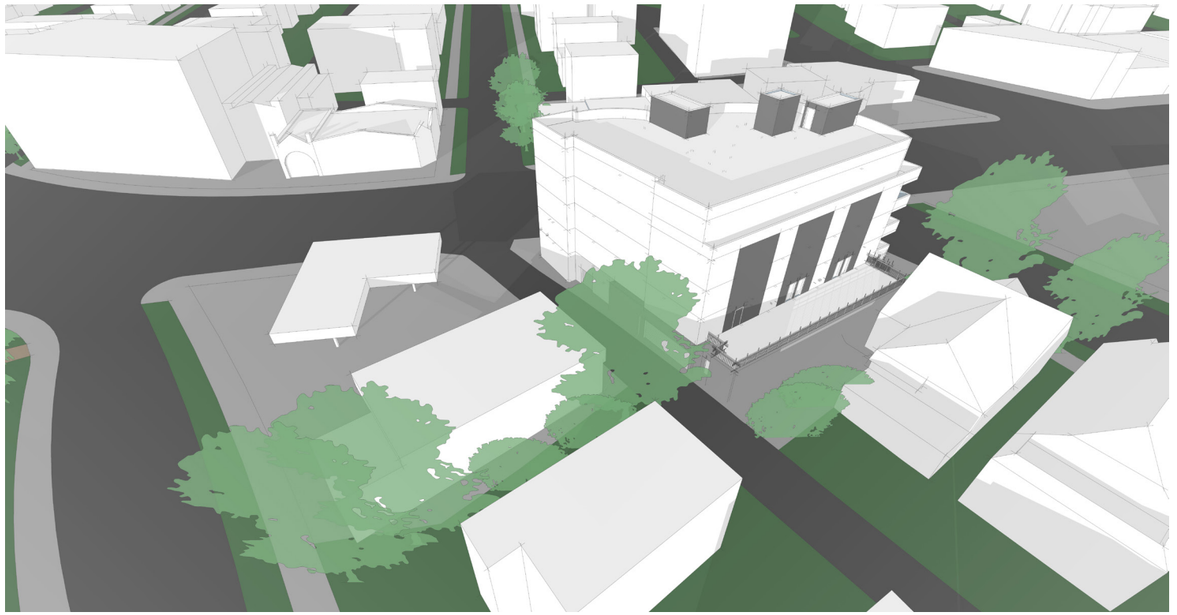




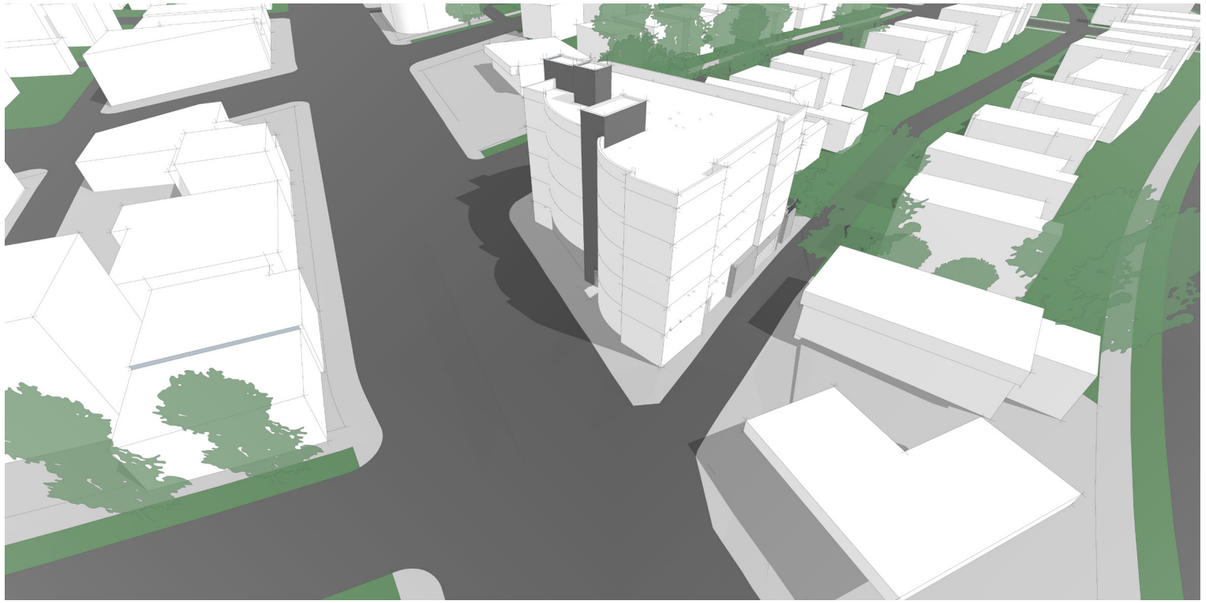
DESIGN OPTIONS: OPTION 01



AERIAL VIEW OF NORTHWEST BUILDING CORNER



AERIAL VIEW OF SOUTHEAST BUILDING CORNER

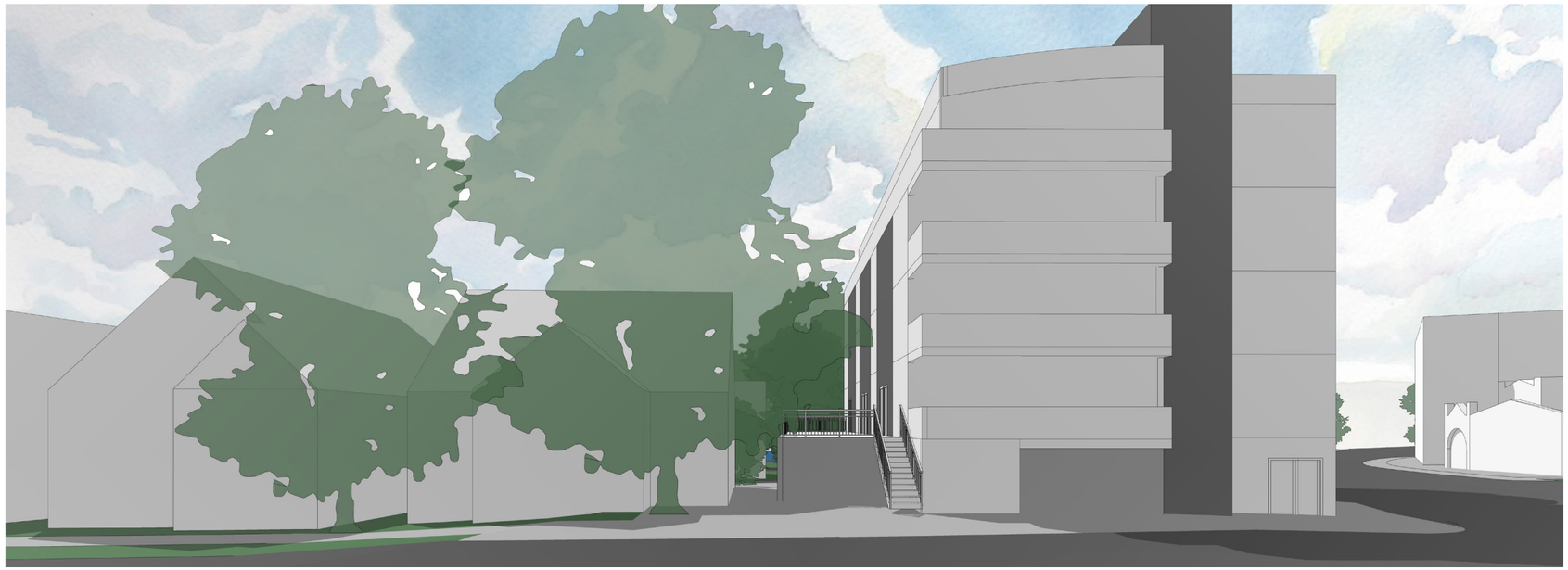


AERIAL VIEW OF SOUTHWEST BUILDING CORNER

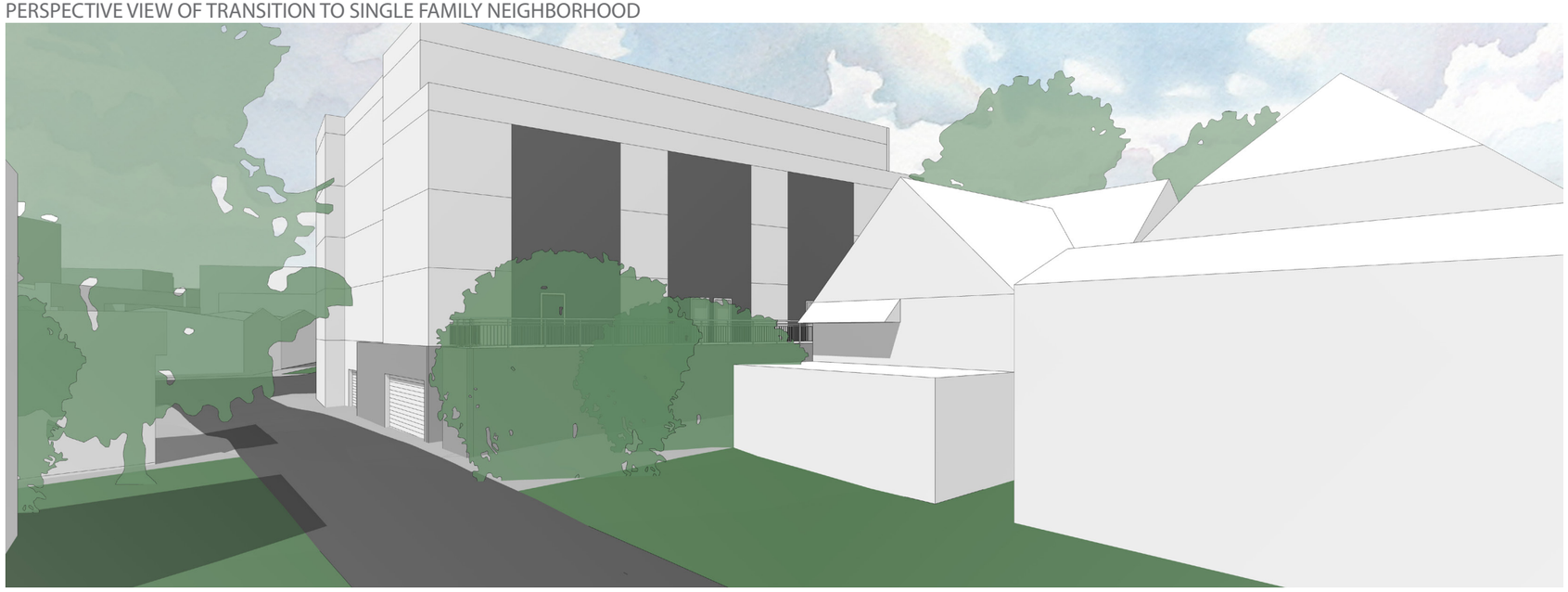


PERSPECTIVE VIEW OF REAR BUILDING CORNER

DESIGN OPTIONS: OPTION 01

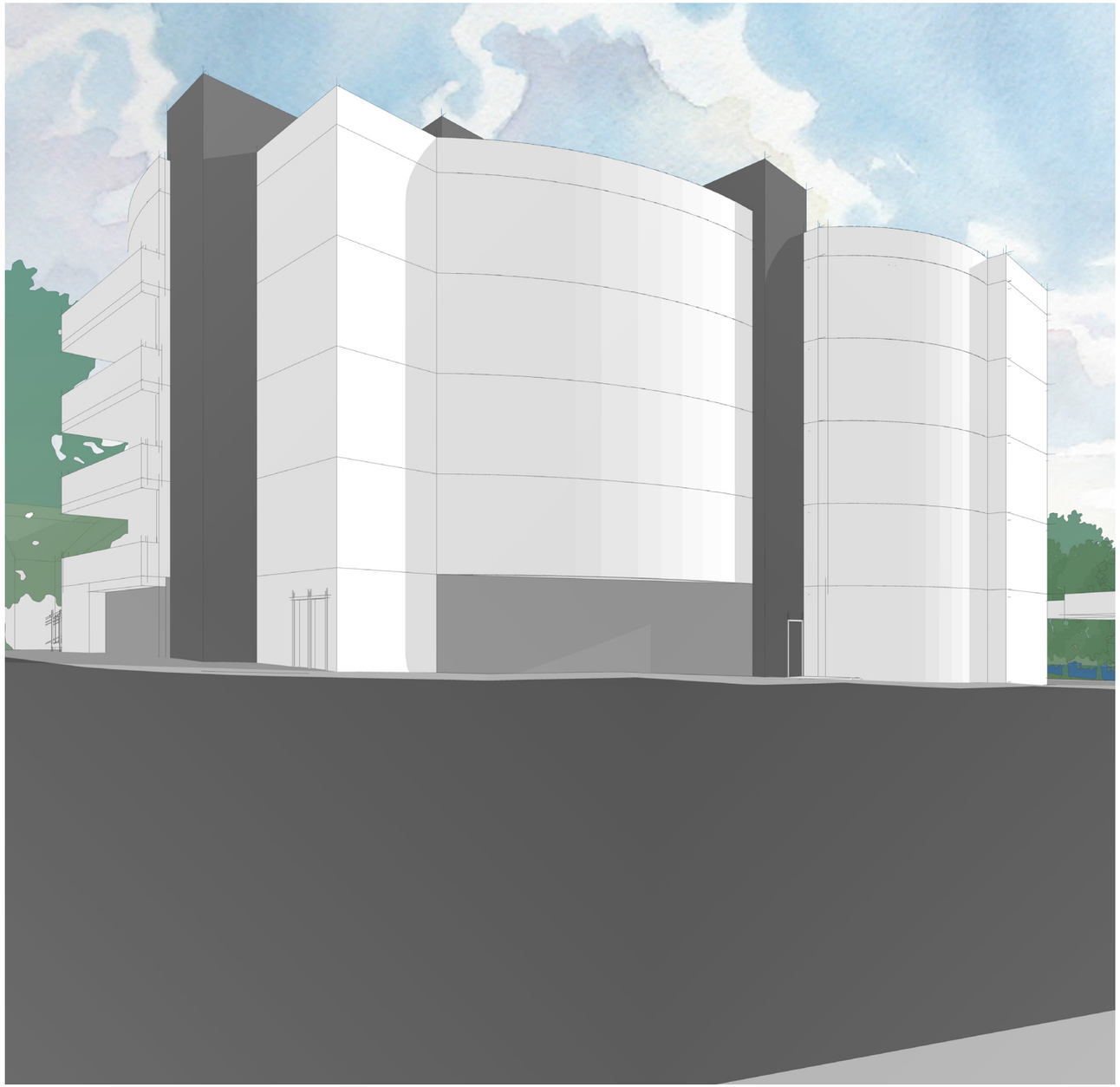


PERSPECTIVE VIEW OF TRANSITION TO SINGLE FAMILY NEIGHBORHOOD



PERSPECTIVE VIEW FROM ALLEY

DESIGN OPTIONS: OPTION 01



PERSPECTIVE VIEW OF NORTHWEST BUILDING CORNER



PERSPECTIVE VIEW OF SOUTHWEST BUILDING CORNER

DESIGN OPTIONS: OPTION 02

Option - 02

Total Floor Area	30,962 SF
Total Residential Area	21,519 SF
Units Count	41 Units
FAR	3.63

Pros

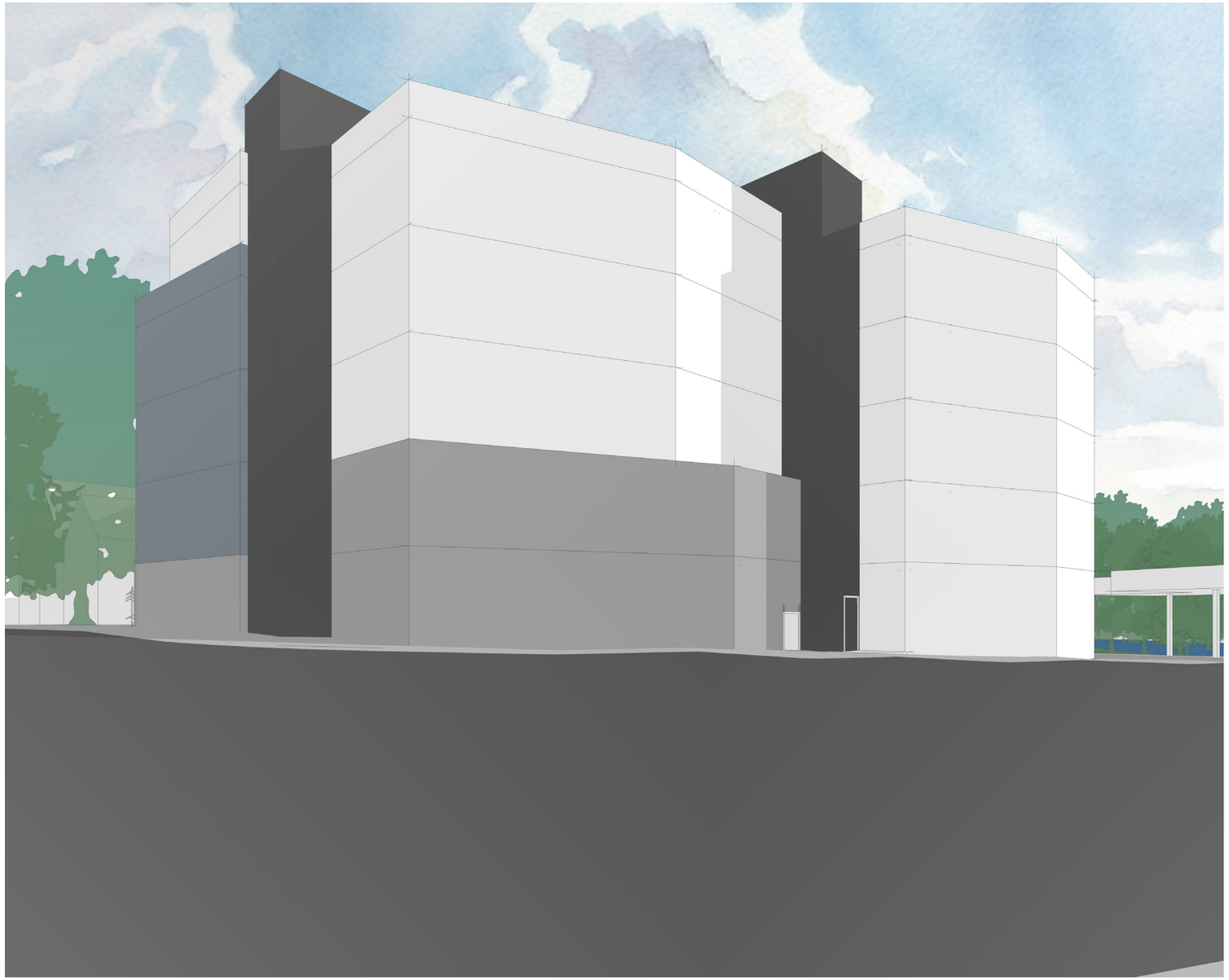
+ Strong street edge
+ increased corner presence at residential Entry
+ More prominent lobby space
+ Maximizes residential SF

Cons

- Less dynamic facade
- Emphasizes lobby space insdead of residential uses.
- Less vertical expression

Departures

None

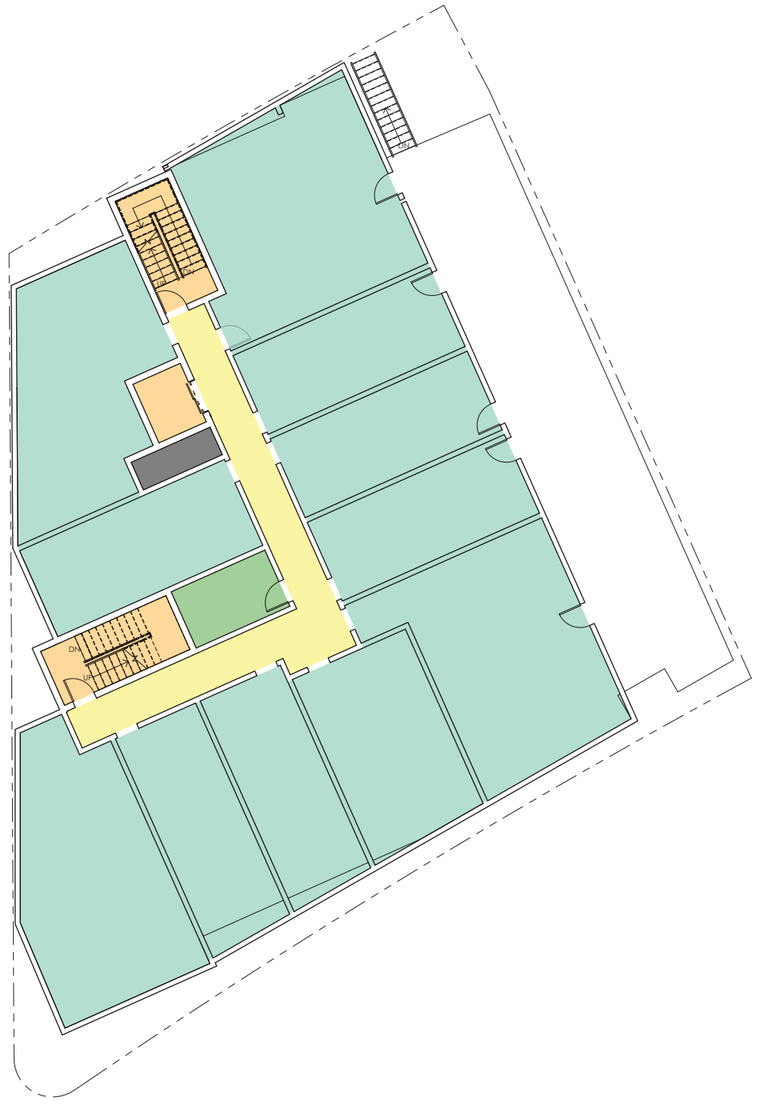


STREET VIEW A

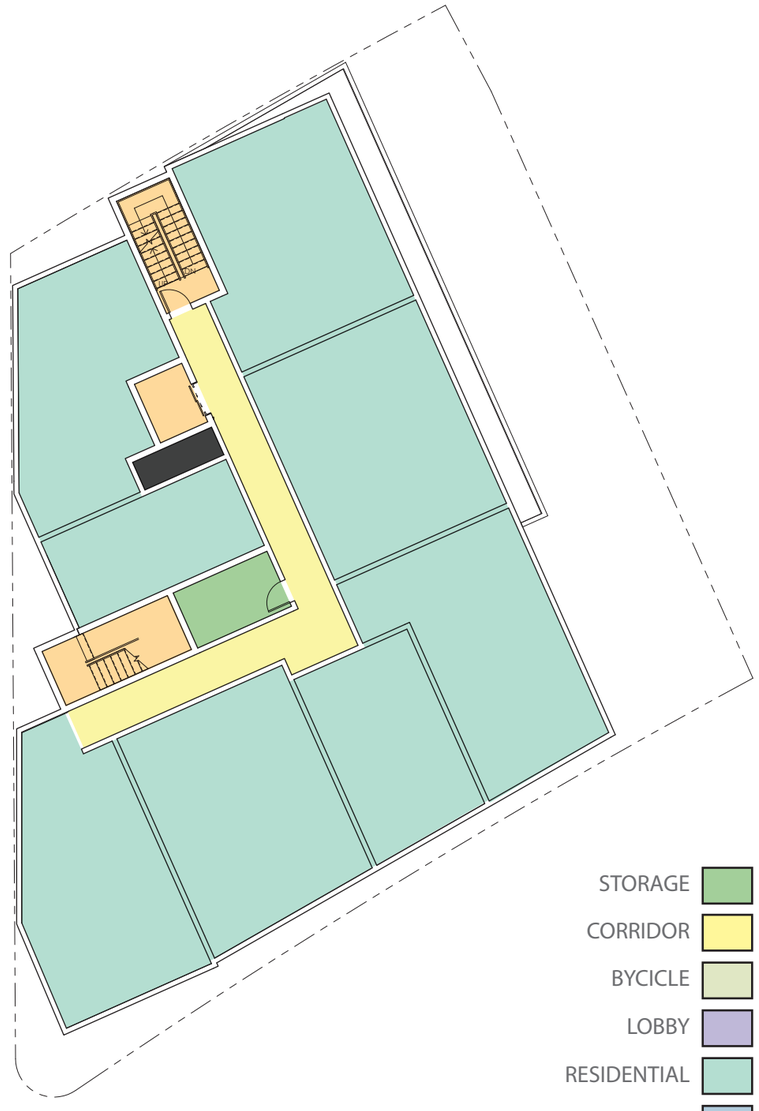
DESIGN OPTIONS: OPTION 02



LEVEL 1- FLOOR PLAN



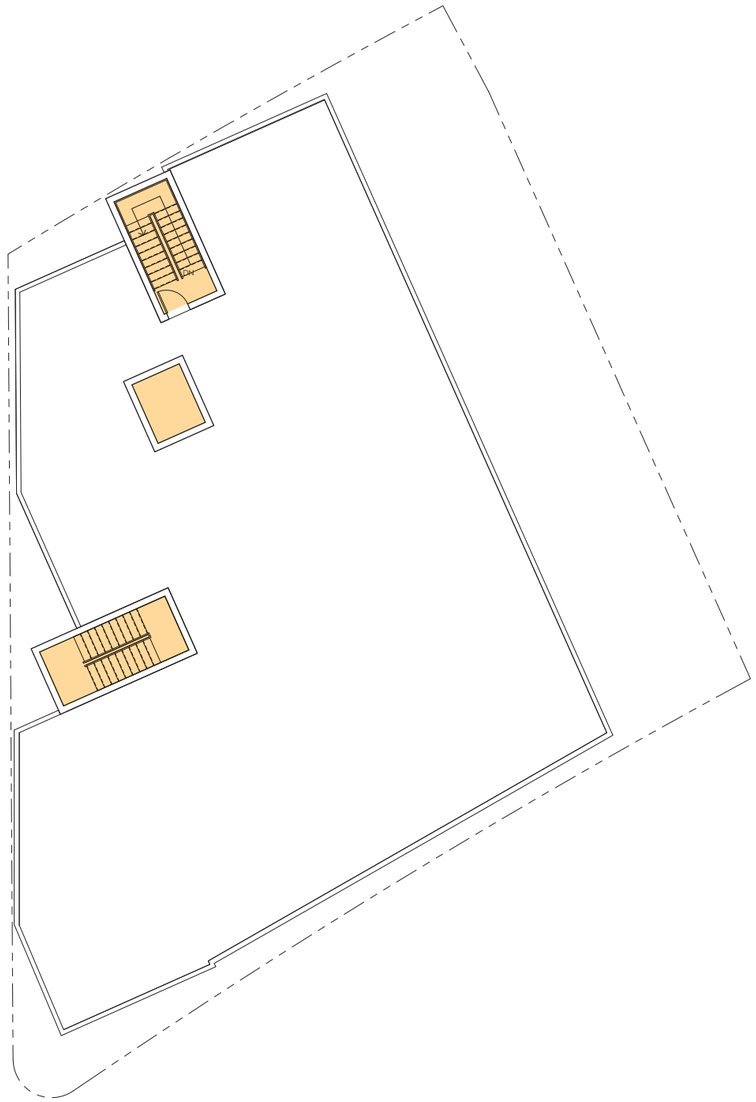
LEVEL 2-4- FLOOR PLAN



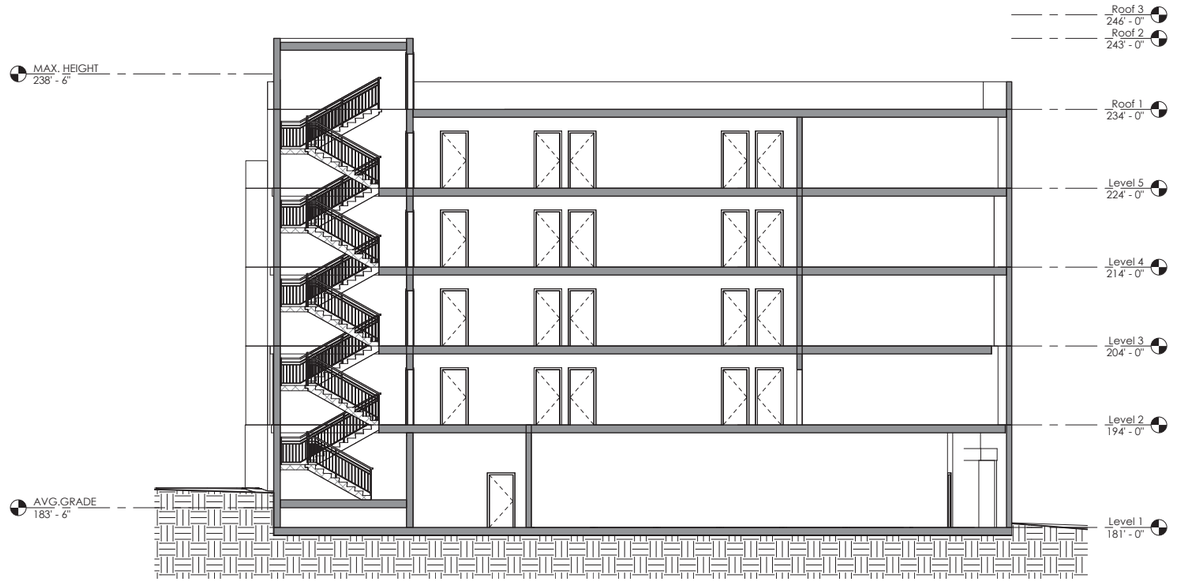
LEVEL 5- FLOOR PLAN

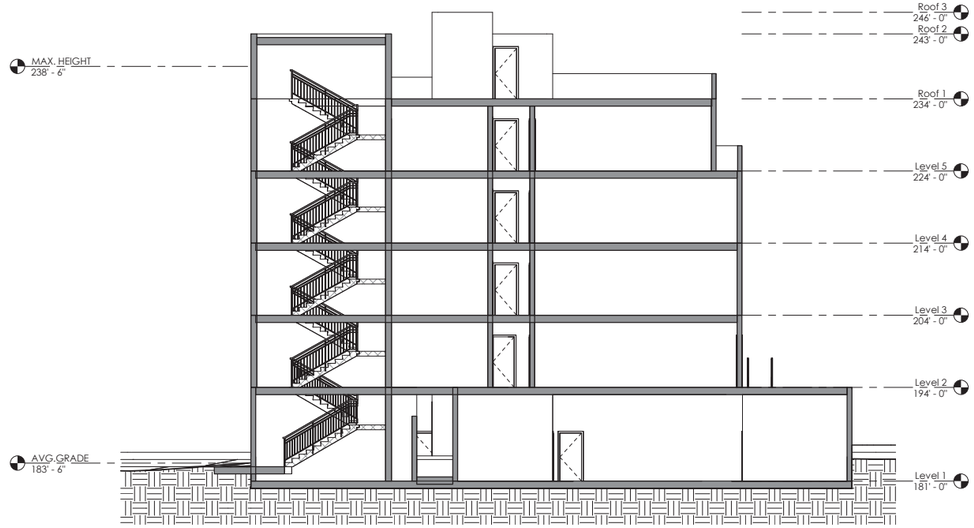
STORAGE
CORRIDOR
BYCICLE
LOBBY
RESIDENTIAL
GARBAGE / RECYCLE
STAIR / ELEVATOR
M/E
PARKING

DESIGN OPTIONS: OPTION 02



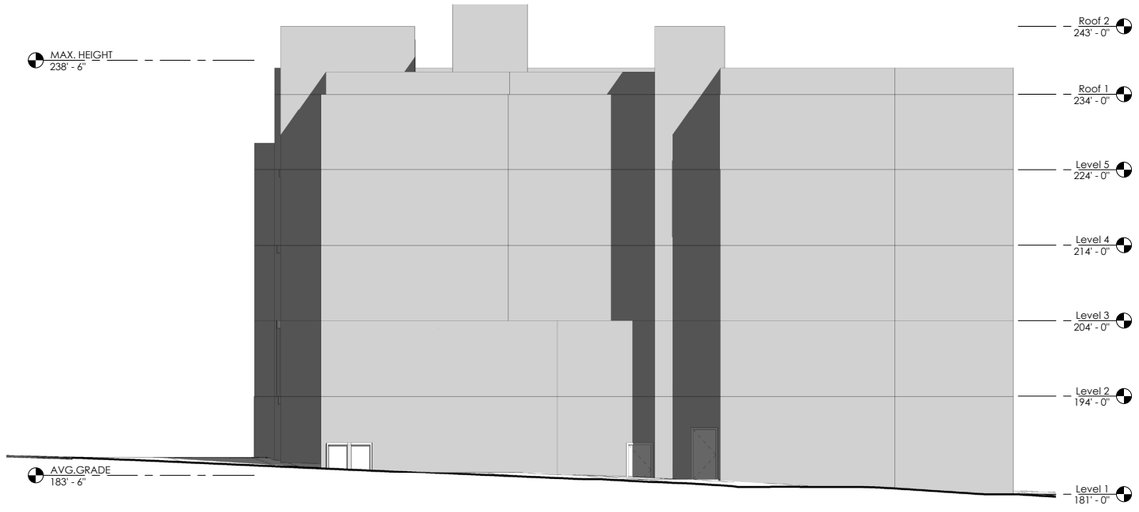
LEVEL ROOF - FLOOR PLAN

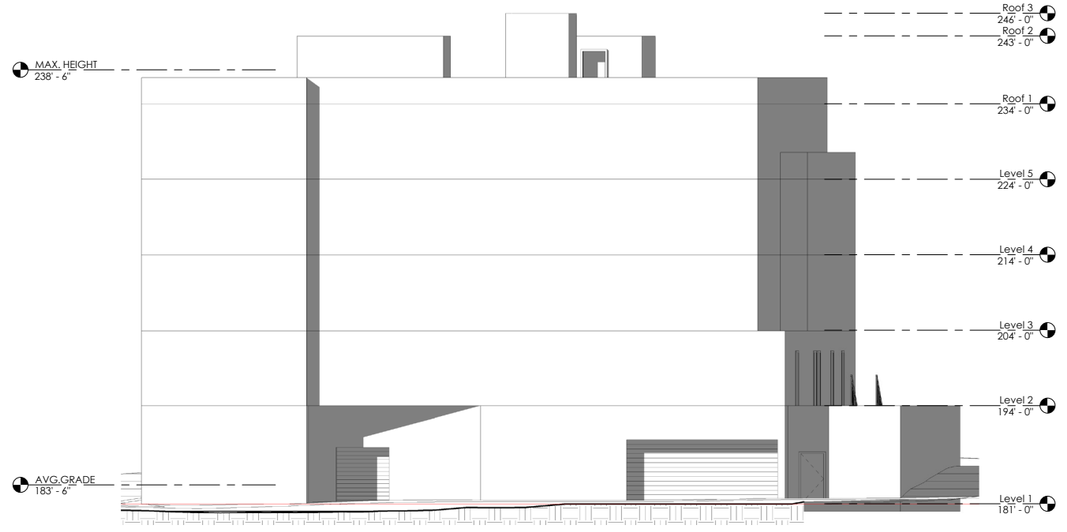


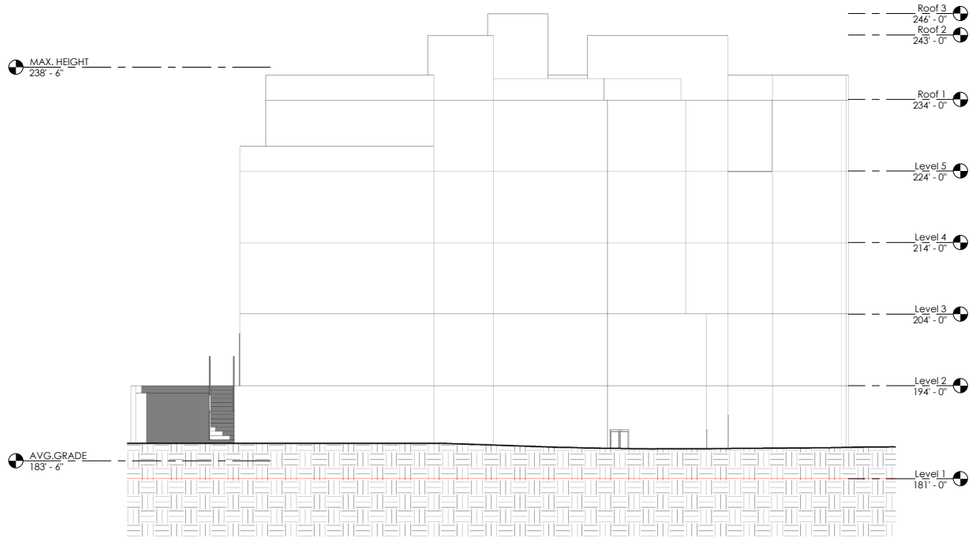


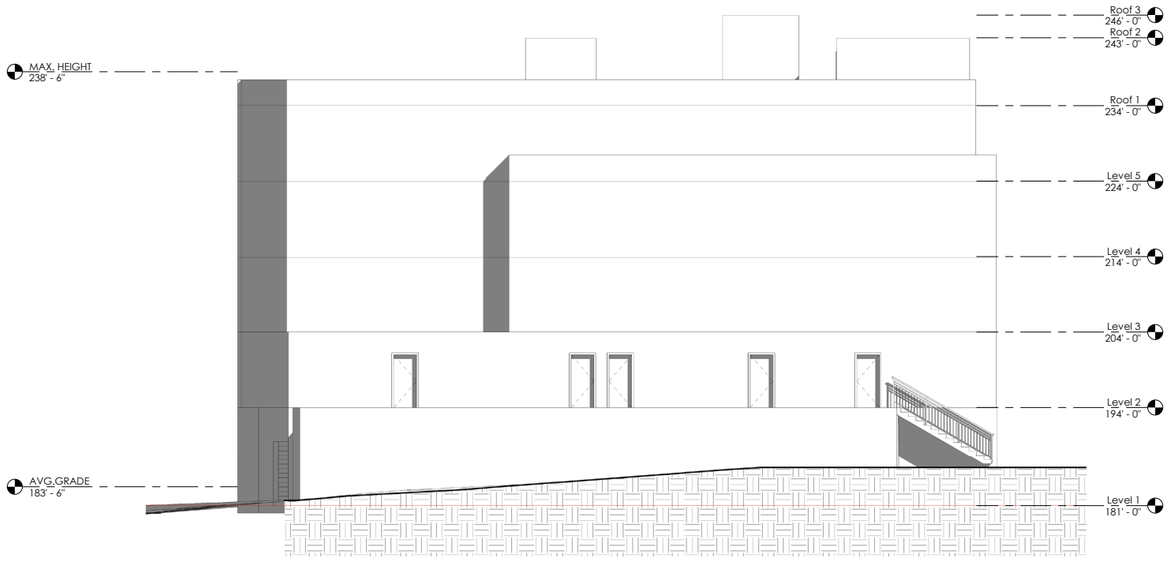
STORAGE
CORRIDOR
BYCICLE
LOBBY
RESIDENTIAL
GARBAGE / RECYCLE
STAIR / ELEVATOR
M/E
PARKING

DESIGN OPTIONS: OPTION 02

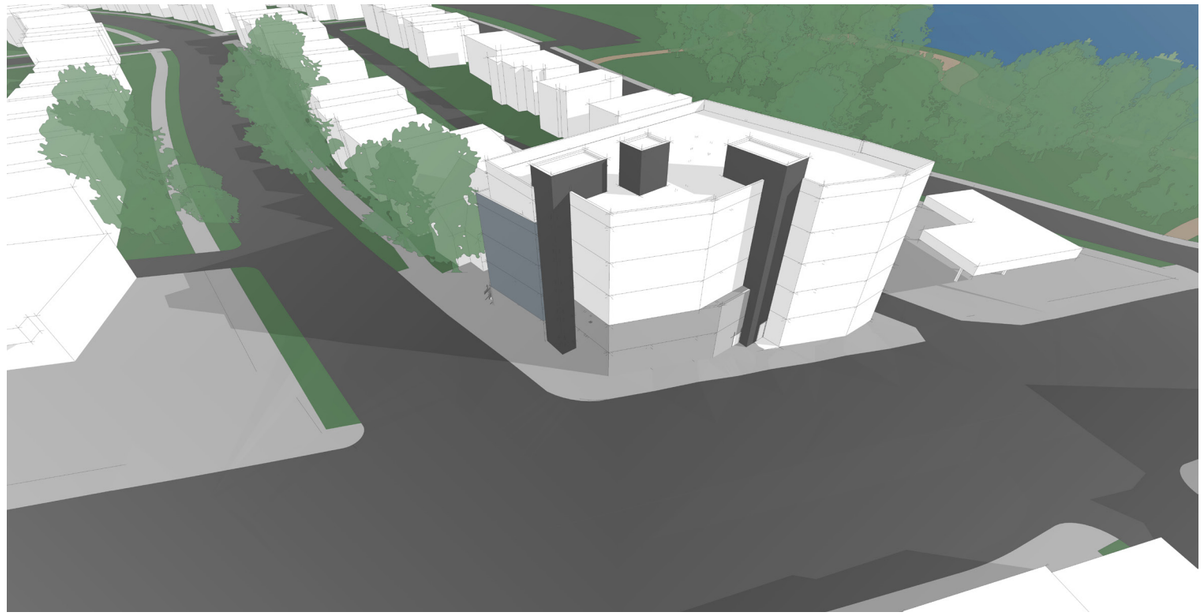




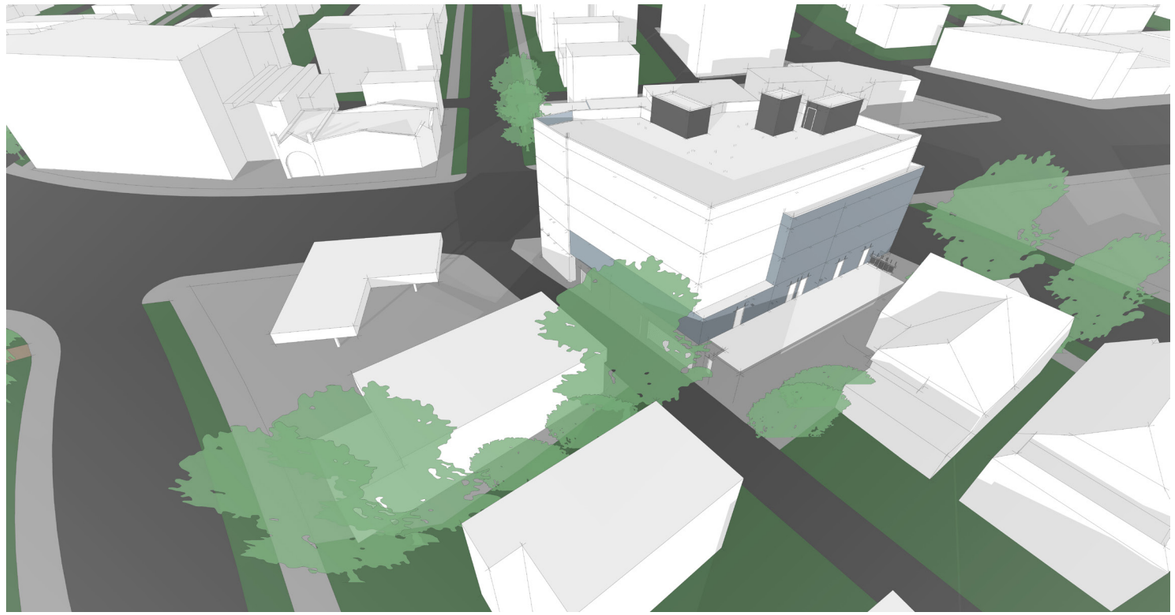




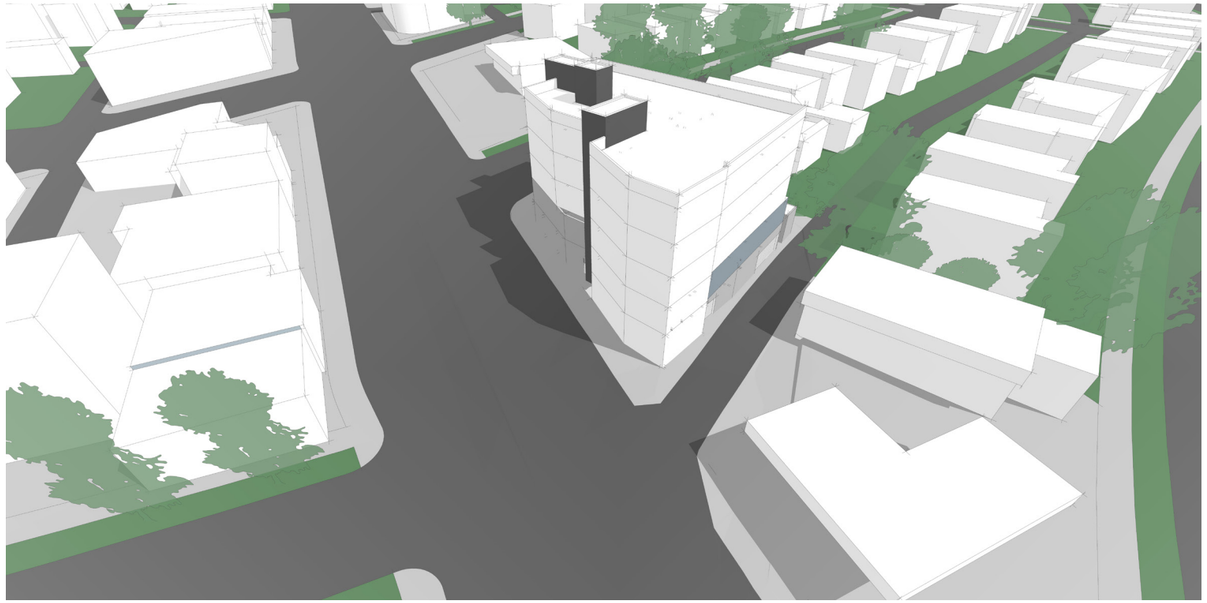
DESIGN OPTIONS: OPTION 02



AERIAL VIEW OF NORTHWEST BUILDING CORNER



AERIAL VIEW OF SOUTHEAST BUILDING CORNER



AERIAL VIEW OF SOUTHWEST BUILDING CORNER



PERSPECTIVE VIEW OF REAR BUILDING CORNER

DESIGN OPTIONS: OPTION 02

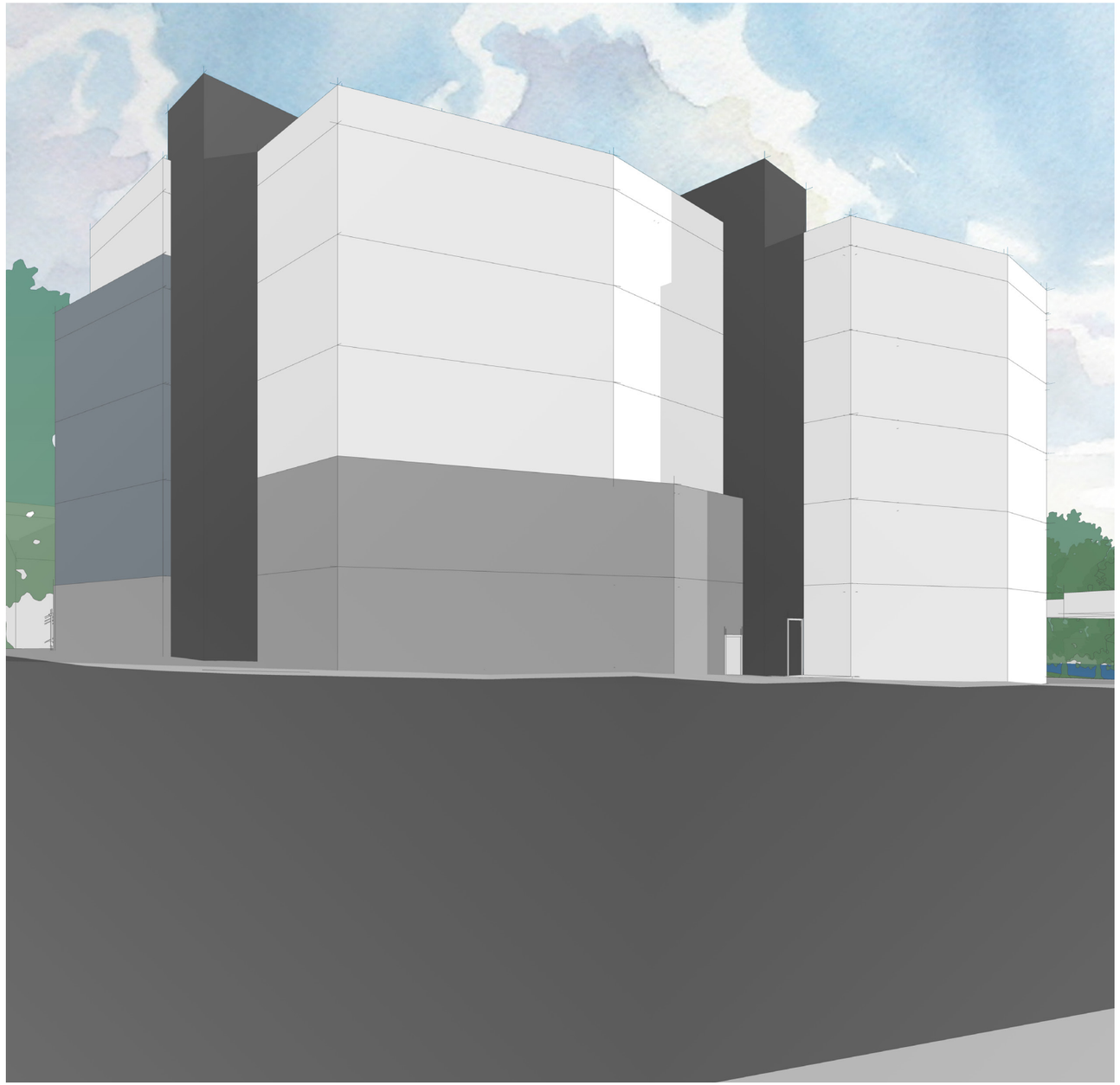


PERSPECTIVE VIEW OF TRANSITION TO SINGLE FAMILY NEIGHBORHOOD



PERSPECTIVE VIEW FROM ALLEY

DESIGN OPTIONS: OPTION 02



PERSPECTIVE VIEW OF NORTHWEST BUILDING CORNER



PERSPECTIVE VIEW OF SOUTHWEST BUILDING CORNER

DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)

Option - 03

Total Floor Area	29,189 SF
Total Residential Area	19,578 SF
Units Count	39 Units, 2 L/W Unit
FAR	3.42

Pros

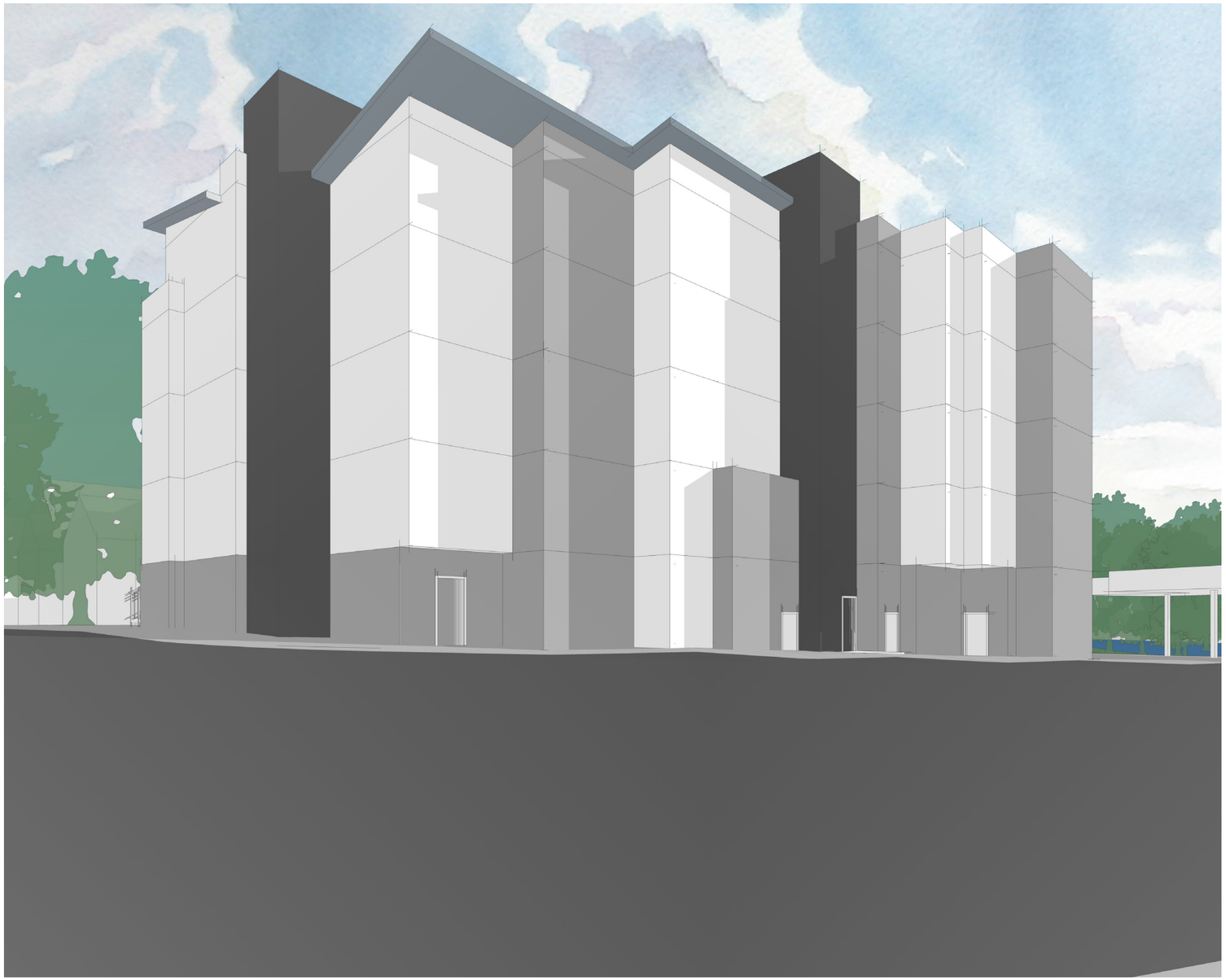
+ Shed roof connects project with residetial neighborhood language
+ Variation in depth creates a dynamic facade with space for material and patterning variations
+ Shed roof Prevent views into neighboring backyards protecting the privacy of adjacent residences
+ Has space for two live/work units at the first floor creating more engagement at Aurora.

Cons

- Does not maintain the street edge along Aurora

Departures

None

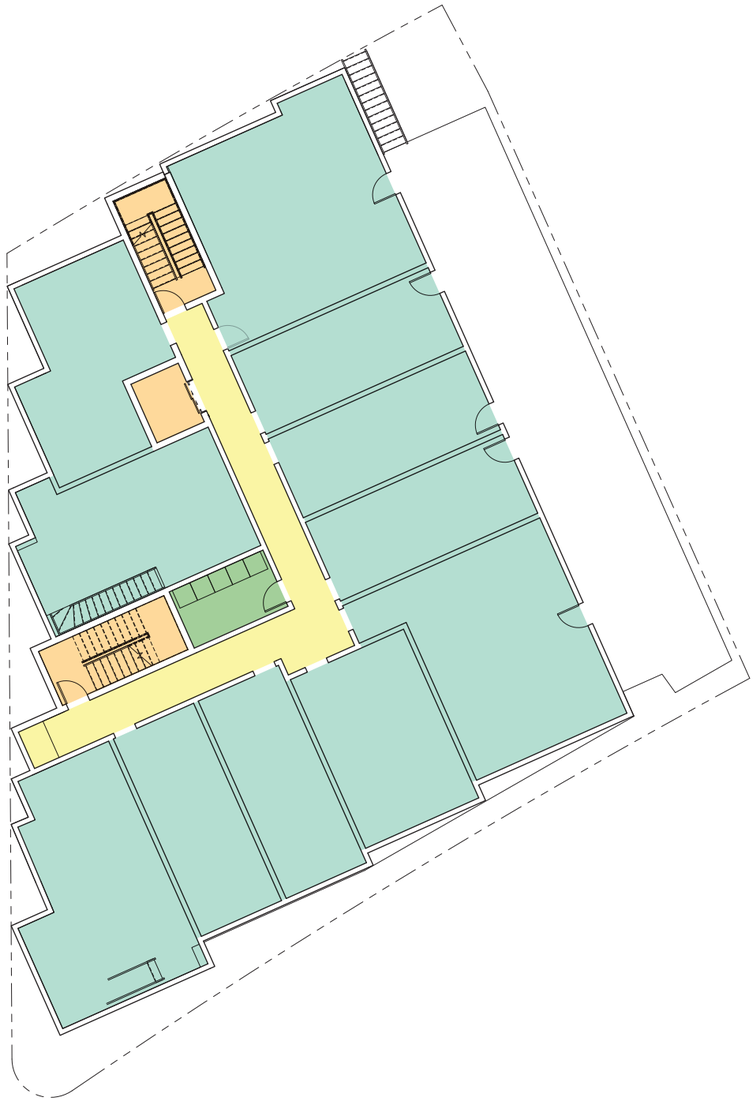


STREET VIEW A

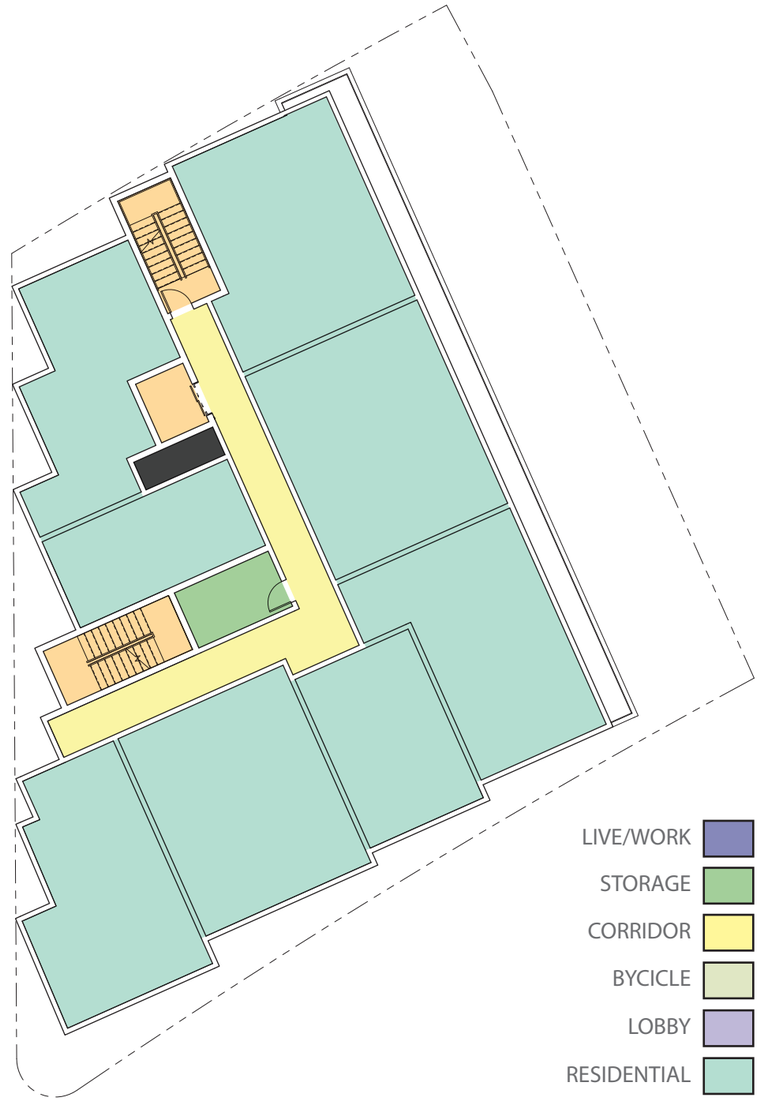
DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)



LEVEL 1- FLOOR PLAN



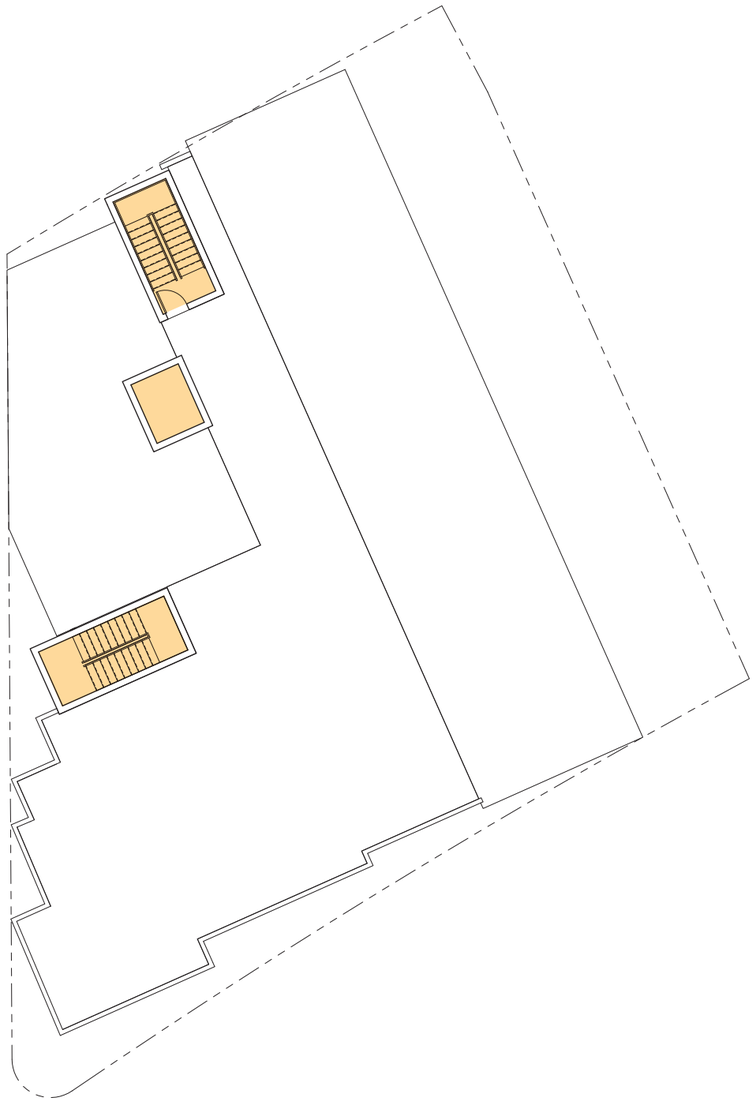
LEVEL 2-4- FLOOR PLAN



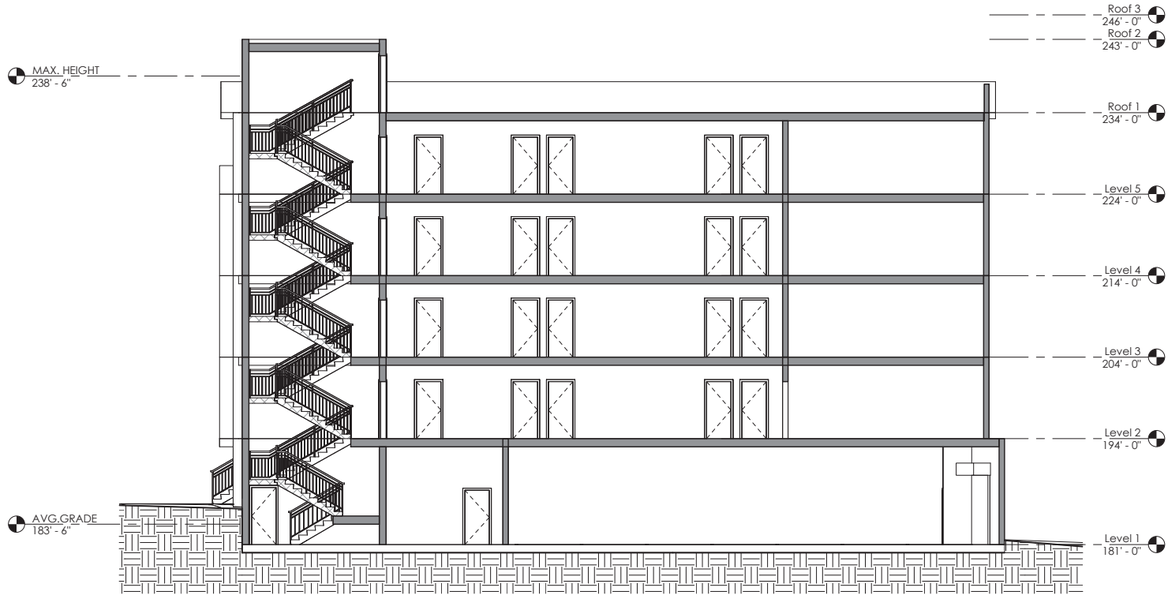
LEVEL 5- FLOOR PLAN

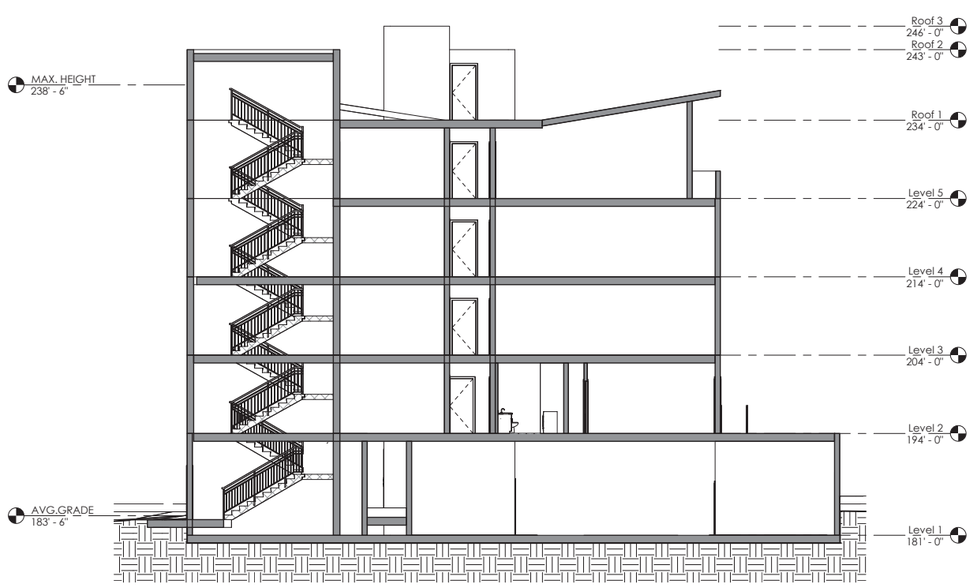
LIVE/WORK
STORAGE
CORRIDOR
BYCICLE
LOBBY
RESIDENTIAL
GARBAGE / RECYCLE
STAIR / ELEVATOR
M/E
PARKING

DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)



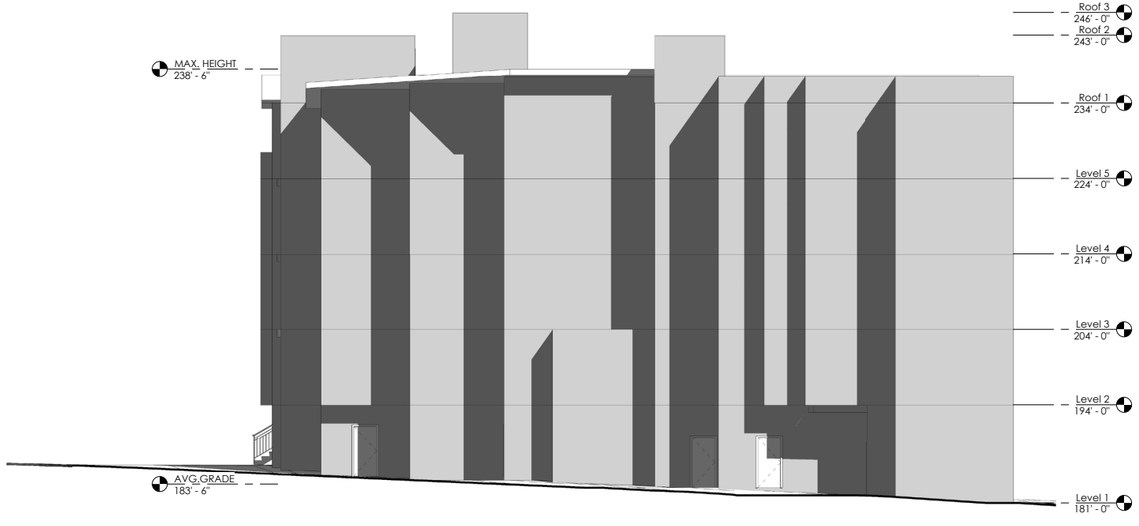
LEVEL ROOF - FLOOR PLAN

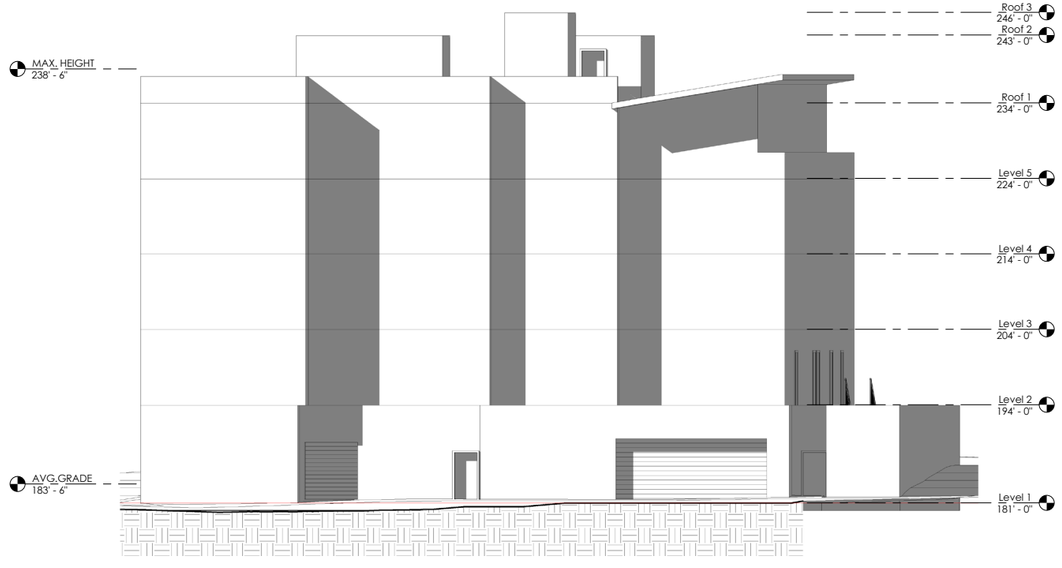


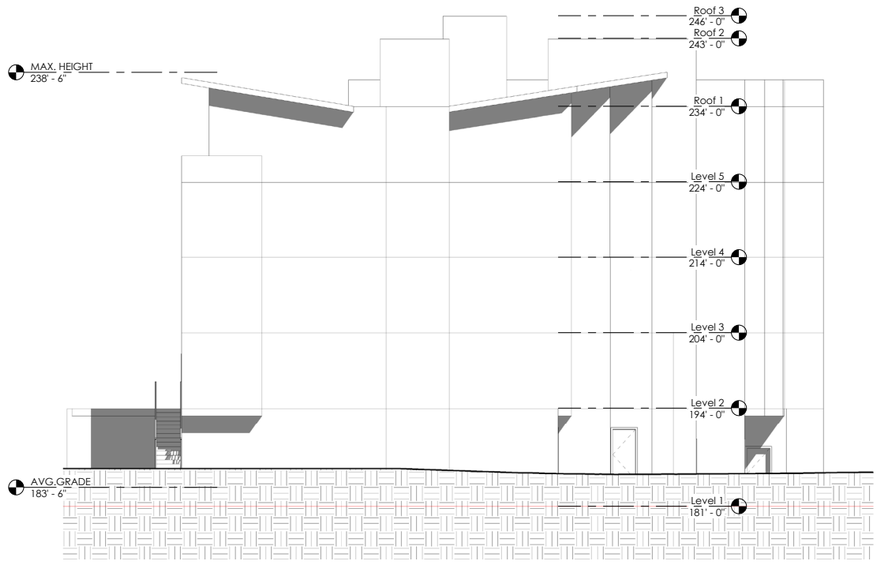


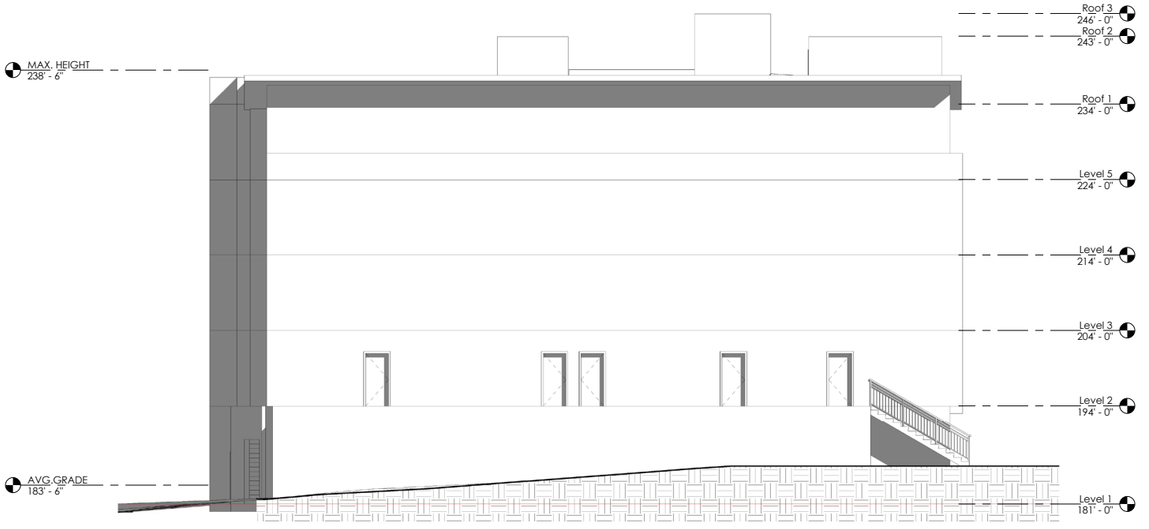
STORAGE
CORRIDOR
BYCICLE
LOBBY
RESIDENTIAL
GARBAGE / RECYCLE
STAIR / ELEVATOR
M/E
PARKING

DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)

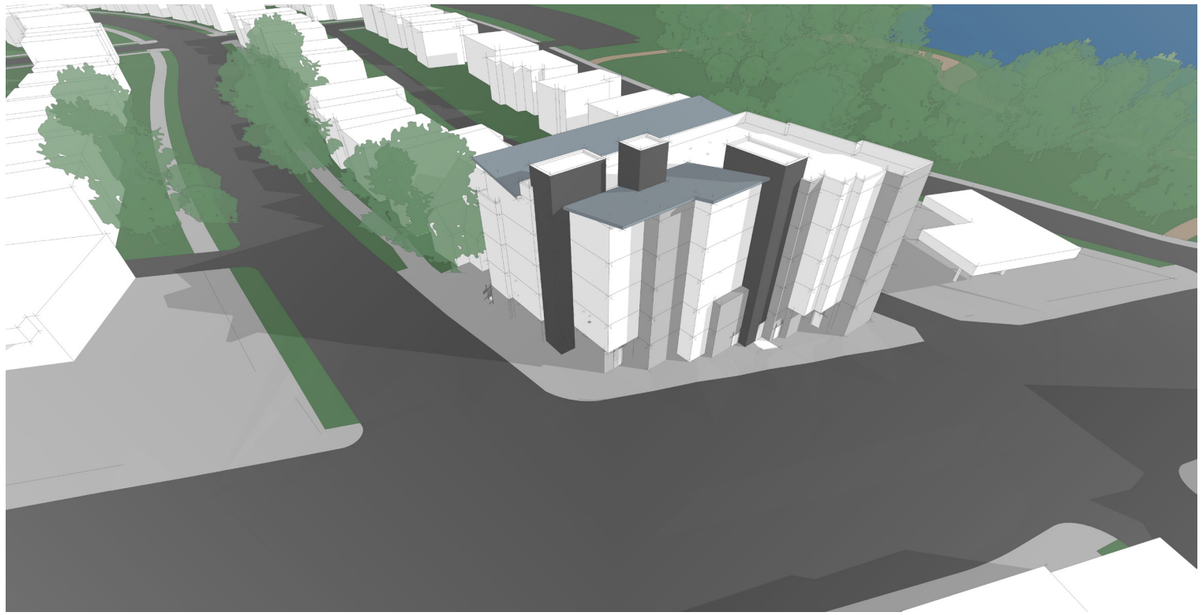




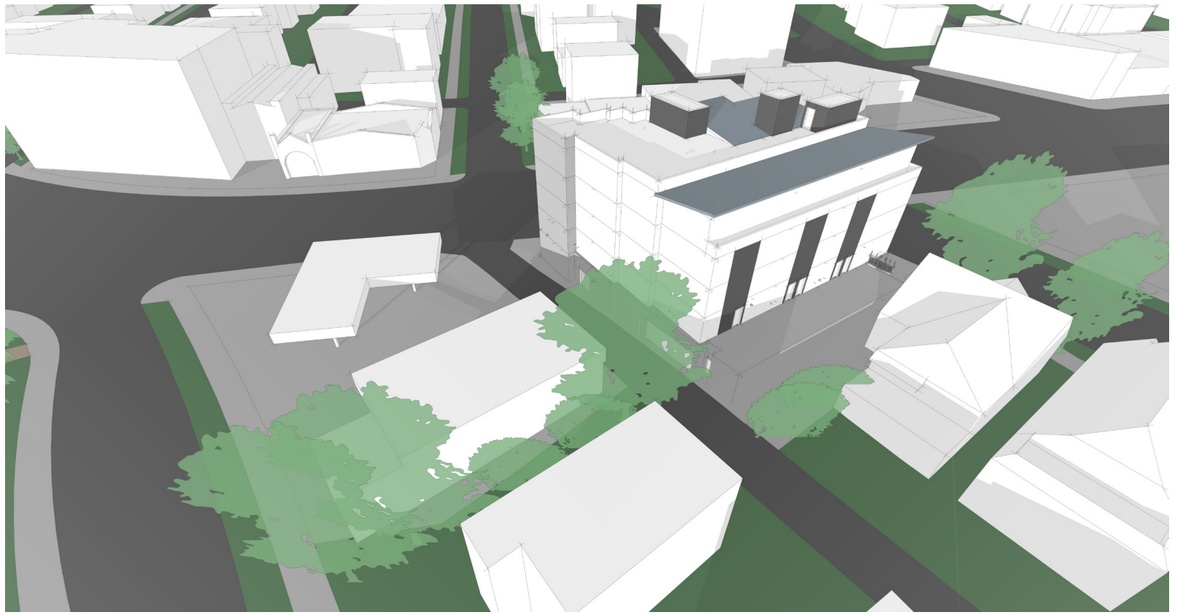




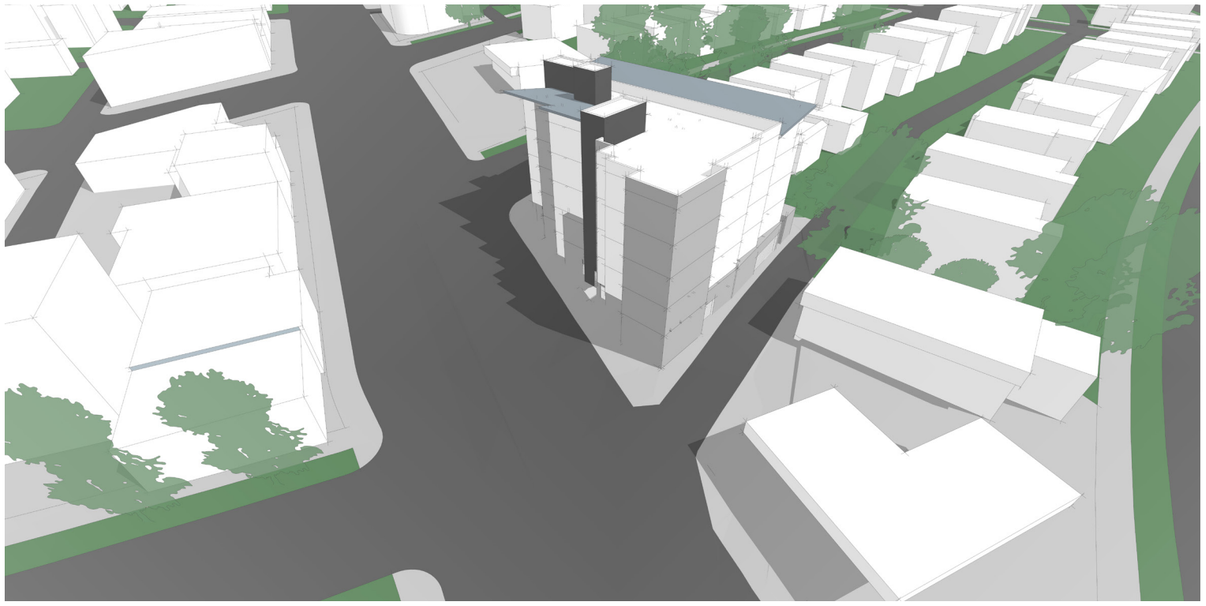
DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)



AERIAL VIEW OF NORTHWEST BUILDING CORNER



AERIAL VIEW OF SOUTHEAST BUILDING CORNER



AERIAL VIEW OF SOUTHWEST BUILDING CORNER

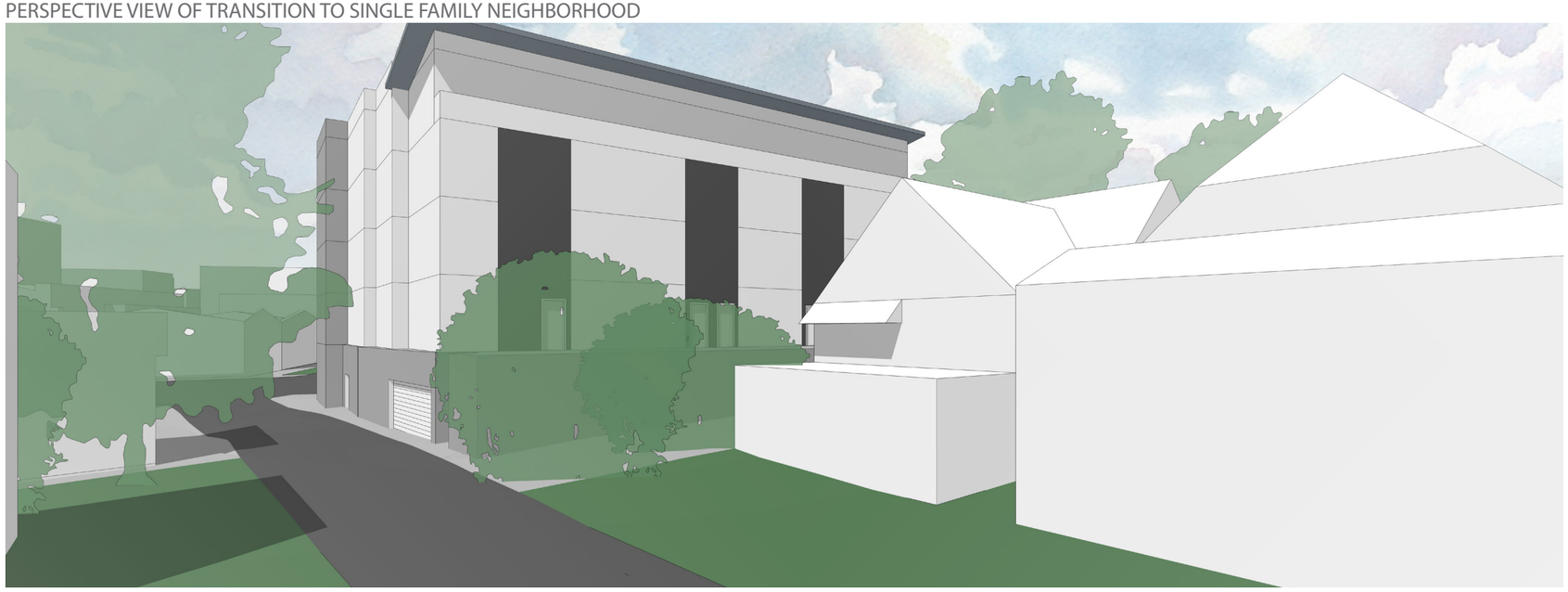


PERSPECTIVE VIEW OF REAR BUILDING CORNER

DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)



PERSPECTIVE VIEW OF TRANSITION TO SINGLE FAMILY NEIGHBORHOOD



PERSPECTIVE VIEW FROM ALLEY

DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)



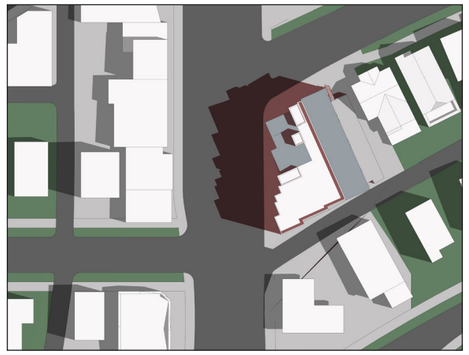
PERSPECTIVE VIEW OF NORTHWEST BUILDING CORNER



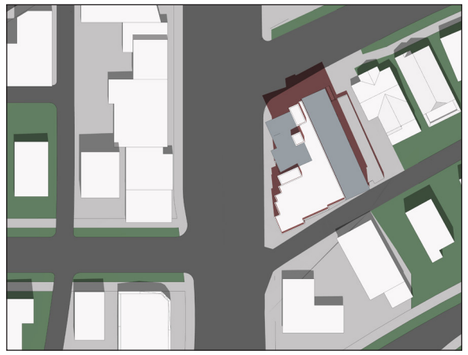
PERSPECTIVE VIEW OF SOUTHWEST BUILDING CORNER

SHADOW STUDY: OPTION 03 (PREFERRED OPTION)

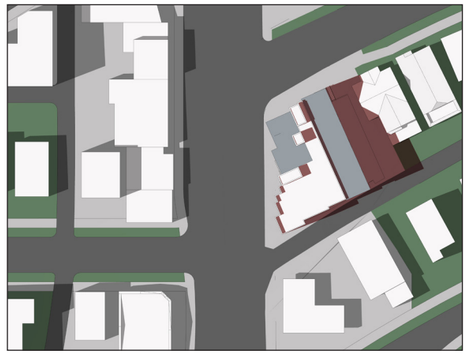
Summer Solstice - June 21 at 9am



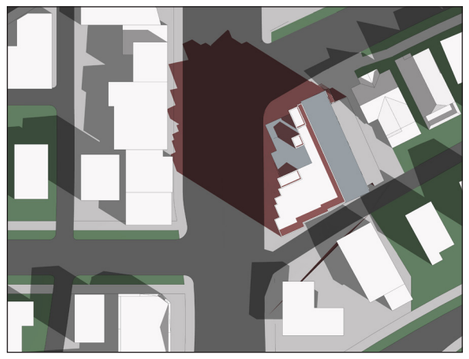
Summer Solstice - June 21 at12pm



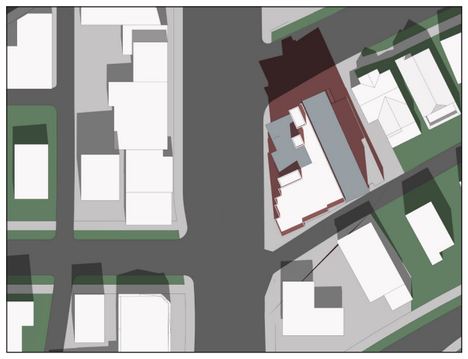
Summer Solstice - June 21 at 3pm



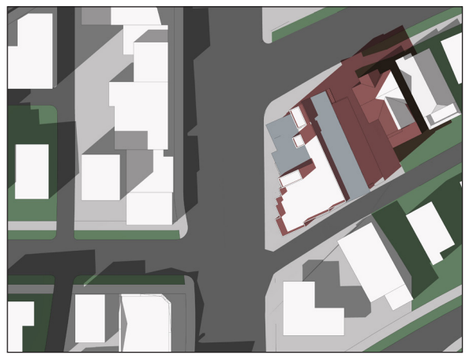
Equinox - March/September 21 at 9am



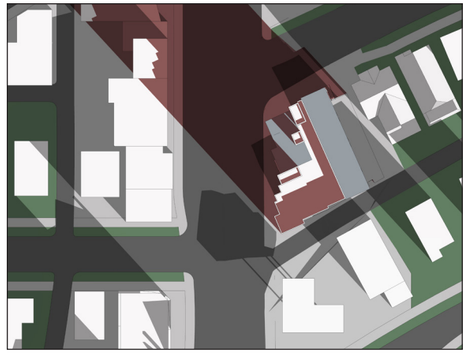
Equinox - March/September 21 at 12pm



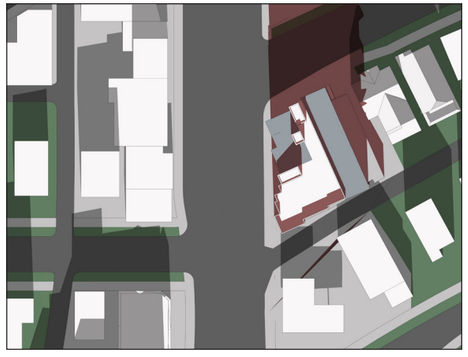
Equinox - March/September 21 at 3pm



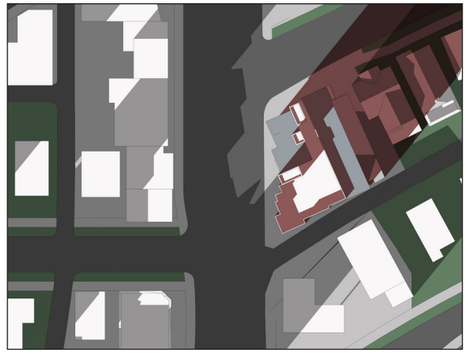
Winter Solstice - December 21 at 9am



Winter Solstice - December 21 at 12pm



Winter Solstice - December 21 at 3pm

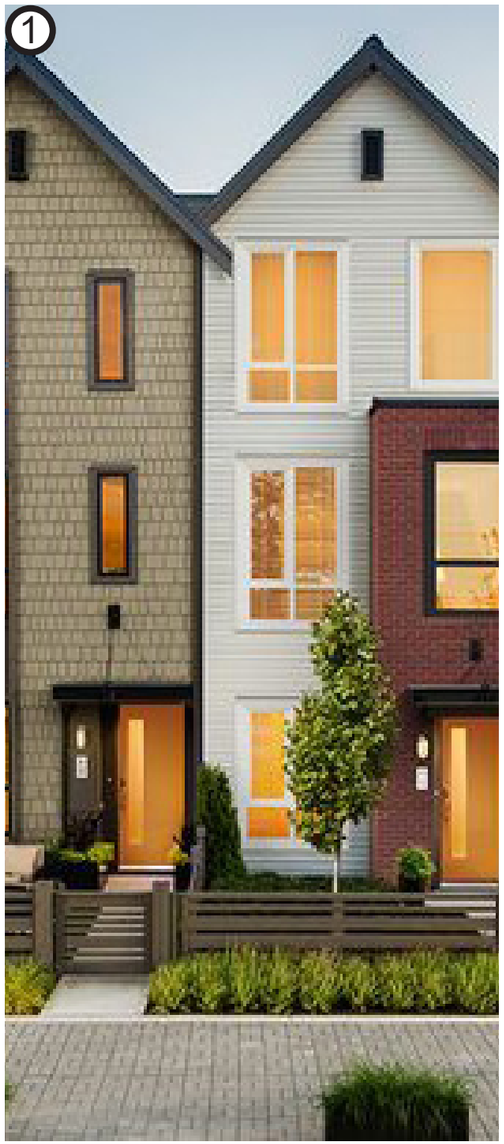




CONCEPT DEVELOPMENT: MASSING + MATERIAL INSPIRATION



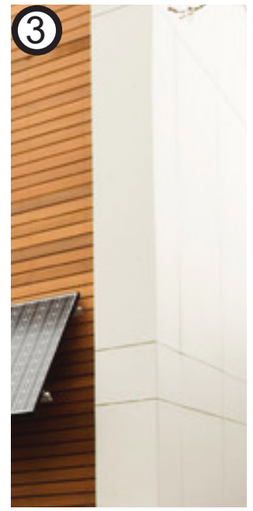
The preferred option is designed to utilize a highly dynamic facade that can develop into a building with a dynamic character. It's distinct facade elevations allow for changes in material to reflect the units in plan. The conmposition also allows for a strong masonry base with prominent lobby element at the ground level to anchor the building to the site. The use of pitched roofs and warmer materials also give the building a residential feel and ties the project more closely to the neighboring single family development. The angled modules also break up the street edge along Aurora Ave. and give the project a less massive feeling for pedestrians moving past the project.



Breaking Facade into Distinct Componants



Masonry base



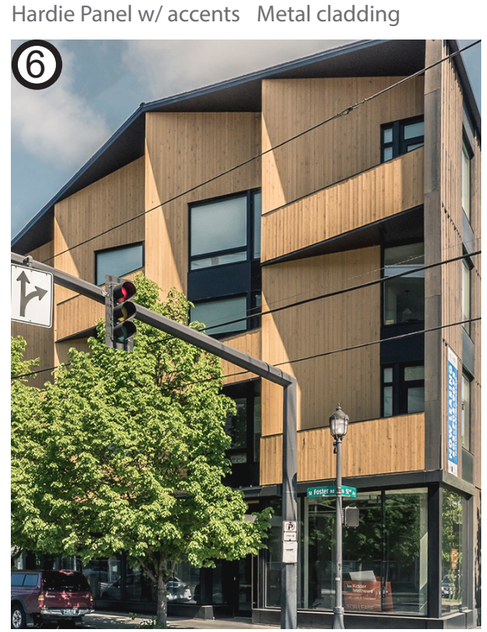
Hardie Panel w/ accents



Metal cladding



Shed Roof Element



Massing Broken and steps along street to create depth

DESIGN DEVELOPMENT

OPTION 03 (PREFERRED OPTION)



PERSPECTIVE VIEW OF NORTHWEST BUILDING CORNER



PERSPECTIVE VIEW OF SOUTHWEST BUILDING CORNER



PERSPECTIVE VIEW OF NORTHWEST BUILDING CORNER



PERSPECTIVE VIEW OF NORTHEAST BUILDING CORNER

DESIGN DEVELOPMENT



PERSPECTIVE VIEW OF TRANSITION TO SINGLE FAMILY NEIGHBORHOOD



PERSPECTIVE VIEW FROM ALLEY

DESIGN DEVELOPMENT



AERIAL VIEW OF SOUTHWEST BUILDING CORNER



AERIAL VIEW OF NORTHWEST BUILDING CORNER

OPTION 03 (PREFERRED OPTION)



AERIAL VIEW OF FRONT FACADE BUILDING CORNER

LANDSCAPING


PACIFIC SUNSET MAPLE


CRAPE MYRTLE

TREES


GOLDEN SMOKE TREE


PACIFIC FIRE VINE MAPLE


WESTERN SWORDFERN


MAIDENGRASS


EVERGREEN HUCKLEBERRY


HEAVENLY BAMBOO


PACIFIC WAX LEAF MYRTLE


FLOWERING CURRANT


OAKLEAF HYDRANGEA


SKY ROCKET JUNIPER


DWARF FOUNTAIN GRASS


DWARF BOXWOOD


AUTUMN JOY SEDUM


SUNROSE


CREEPING MAHONIA


MT. VERNON LAUREL


BISHOPS CAP


SARCOCACCA


JAPANESE FOREST GRASS

GROUNDCOVERS


SEDUM BASED GREEN ROOF

GREEN ROOF


FATSHEDERA VINE


AKEBIA VINE

VINES

LANDSCAPING



LANDSCAPE PLAN: GROUND LEVEL



LANDSCAPE PLAN: ROOF LEVEL