

EARLY DESIGN GUIDANCE

817 N 50TH ST

Final Design Proposal Packet
Date: May 6, 2020

PROJECT ADDRESS

817 N 50th St.
Seattle, WA 98103

SDCI PROJECT NO.

3035366-EG

MEETING TYPE

EDG

MEETING DATE

NOT APPLICABLE FOR ADR

APPLICANT TEAM

Developer: Project S32 LLC, George Webb

Architect: KNIT
Contact: Jin Kang
425.595.3456
jink@knitstudios.com

Landscape Architect: Aspen Design Group
Contact: Paul Dix
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3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

CONTENTS

02 Cover	pg. 1
03 Development Objectives & Outreach	pg. 2
04 Survey, Arborist Plan & Site Plan	pg. 3-5
05 Urban Design Analysis	pg. 6-12
06 Zoning Data	pg. 13-14
07 Design Guidelines	pg. 15-17
08 Architectural Massing Concepts	pg. 18-39
Option 1	pg. 18-23
Option 2	pg. 24-28
Option 3 (Preferred)	pg. 29-34
Landscape Plans	pg. 35-39
09 Departure	pg. 40

SITE INFORMATION

LEGAL DESCRIPTION:
Parcel A:
Lots 5 and 5, Block 26, Woodland addition to Salmon Bay City, according to the plat thereof recorded in volume 2 of plats, page 66, records of King County, Washington;
Except the east 23 feet of lot 5 condemned in King County Superior Court cause NO. 236360 for Aurora Ave as provided by ordinance NO. 50719 of the city of Seattle, as amended by ordinance NO. 60999.

Parcel B:
Lots 6 and 7, Block 26, Woodland addition to Salmon Bay City, according to the plat thereof recorded in volume 2 of plats, page 66, records of King County, Washington;
Except the east 23 feet said of lot condemned in King County Superior Court cause NO. 236360 for Aurora Ave as provided by ordinance NO. 50719 of the city of Seattle, as amended by ordinance NO. 60999.

PARCEL(S)
9521100935 & 9521100920

COMMUNICATION TOWER LEASE EASEMENT:
The easement area is approximately 2,100 SF located at the SW corner of the site . It is a lease easement, consisting of a cell tower, 336 sf single story cell tower equipment structure and an underground utility vault. The project proposes no changes to the easement area and its existing structures and no new structure to encroach into this easement area.

SITE AREA:
15,400 SF (including communication tower easement)

OVERLAY DESIGNATION:
N/A

URBAN CENTER/VILLAGE:
N/A

PEDESTRIAN DESIGNATED ZONE:
N/A

PARKING FLEXIBILITY AREA:
YES

MHA:
YES

ECA:
YES, 40% AVERAGE SLOPE
Relief from Prohibition on Steep Slope Development was applied and approved.

ZONING:
C1-55(M)

PROJECT STATEMENT

The project is located on Aurora Ave N between N 49th ST and N 50th ST. Aurora Ave is a principal arterial with frequent transit service with bus lanes with no parallel parking and solid waste service allowed. N 49th ST and N 50th ST are non-arterial street with street parking. Both N 50th St and N 49th St has steep slope, which it requires a leveled on-site trash pick up area.

To the west is low-rise residential zone with required 10’ upper setback with the 15’ triangle sight setbacks. To the south is N 49th St ROW, To the east is Aurora Ave N ROW and to north is street N 50th St ROW. The site slopes from west to east, which it includes ECA, greater than 40% area. The ECA slope was reviewed by SDCl and has issued the Approved Relief from Prohibition on Steep Slope Development.

The project provides approximately 128 units, consisting mostly of SEDU units and about 34 parking stalls. It has 5 levels of residential floors over a single level of parking at the ground floor. The number of parking stalls are reduced as it is located in the parking flexibility area and further reduced for SEDU’s units. The project proposes no commercial space, elevator and rooftop amenities. All accessible spaces including amenity, lobby, accessible parking and common outdoor amenity are at the same accessible floor that is accessible from N 50th St.

The project will provide the required MHA design criteria with the performance option, allowing the actual affordable units to be part of the project. The affordable and small efficient dwelling units help to mitigate the housing shortage and affordability for the needed demographics and suitable for the existing urban context.

DEVELOPMENT STATISTICS

RESIDENTIAL:
UNIT COUNT: 116 UNITS
AREA: 48,600 SF

COMMERCIAL:
NONE

PARKING:
PARKING COUNT: 34 STALLS
PARKING AREA: 10,000 SF

COMMUNITY OUTREACH

OUTREACH METHODS

Printed Outreach: Fliers distribution to all residences and businesses within a 2 block radius.

Electronic/Digital Outreach: Interactive Project Website

In-Person Outreach: Guided tour/site walk

PRINTED OUTREACH:
Letters were sent to 106 addresses within the 500 FT radius of the project. Each letter is consisting of SDCl project number, project description, date and time of site tour, a link to project web-page, a link to online survey and contact information.

ELECTRONIC OUTREACH:
An interactive website was provided with a survey link.
<https://livingbode.com/all-properties/4905-aurora-ave-n-amp-817-n-50th-st>
No neighbor has participated on the survey.

IN-PERSON OUTREACH:
Public site tour was scheduled and informed to the neighbors prior to more than 14 calendar days. It was conducted on Saturday, Nov. 30th, 2019 between 9:30am to 11:00am. There were 3 neighbors attended for the tour. The design architect and an owner’s representative presented, heard and answered the neighbor’s questions and comments. The neighbors preferences include the parking access to be at N 49th ST and an adequate setback and buffer to be provided along the west property line. The neighbors concerns include the parking availability in the area is already short.

DEPARTMENT OF NEIGHBORHOODS REVIEW AND APPROVAL
The project information was uploaded to DON’s Early Outreach for Design Review Projects Blog on Oct. 16th, 2019. The Early Community Outreach methods were reviewed with DON prior to proceeding. The Early Community Outreach summary documents were submitted to the Department of Neighborhoods and were approved on Dec. 20th, 2019.



4.0 SURVEY / TREE SURVEY

PORTION OF THE SE 1/4, SW 1/4, SECTION 7, TWP. 25 N., RGE. 4 E., W.M.
KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PER FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC.
COMMITMENT NO. 20401699-SC REVISION 1 DATED DECEMBER 19, 2019.

PARCEL A:

LOTS 5 AND 5, BLOCK 26, WOODLAND ADDITION TO SALMON BAY CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 66, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EAST 23 FEET OF LOT 5 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 236360 FOR AURORA AVENUE AS PROVIDED BY ORDINANCE NO. 59719 OF THE CITY OF SEATTLE, AS AMENDED BY ORDINANCE NO. 60999.

PARCEL B:

LOTS 6 AND 7, BLOCK 26, WOODLAND ADDITION TO SALMON BAY CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 66, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EAST 23 FEET OF SAID LOTS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 236360 FOR AURORA AVENUE AS PROVIDED UNDER ORDINANCE NO. 59719, AS AMENDED BY ORDINANCE NO. 60999.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

BENCHMARK INFO.

DATUM: NAVD88

ORIGINATING BENCHMARK:
CITY OF SEATTLE MON #SNV-7528
FOUND CITY OF SEATTLE BRASS CAP STAMPED "7528".
15' S. OF THE INTX. OF BACK OF CONC. WALK, 4" W. OF BACK OF CONC. WALK. AT THE S.E. QUADRANT OF THE INTX. OF AURORA AVE. N. & N. 49TH ST.

ELEVATION = 298.96 FEET

BENCHMARK "A" (SITE BENCHMARK):
SET PK NAIL AND WASHER AT N.E. PROPERTY CORNER.

ELEVATION = 304.20 FEET

BENCHMARK "B" (SITE BENCHMARK):
SET PK NAIL AND WASHER AT S.E. PROPERTY CORNER.

ELEVATION = 299.72 FEET

INVERT ELEVATIONS

CB-1
RIM=305.07
IE=304.22 6"STEEL (E)

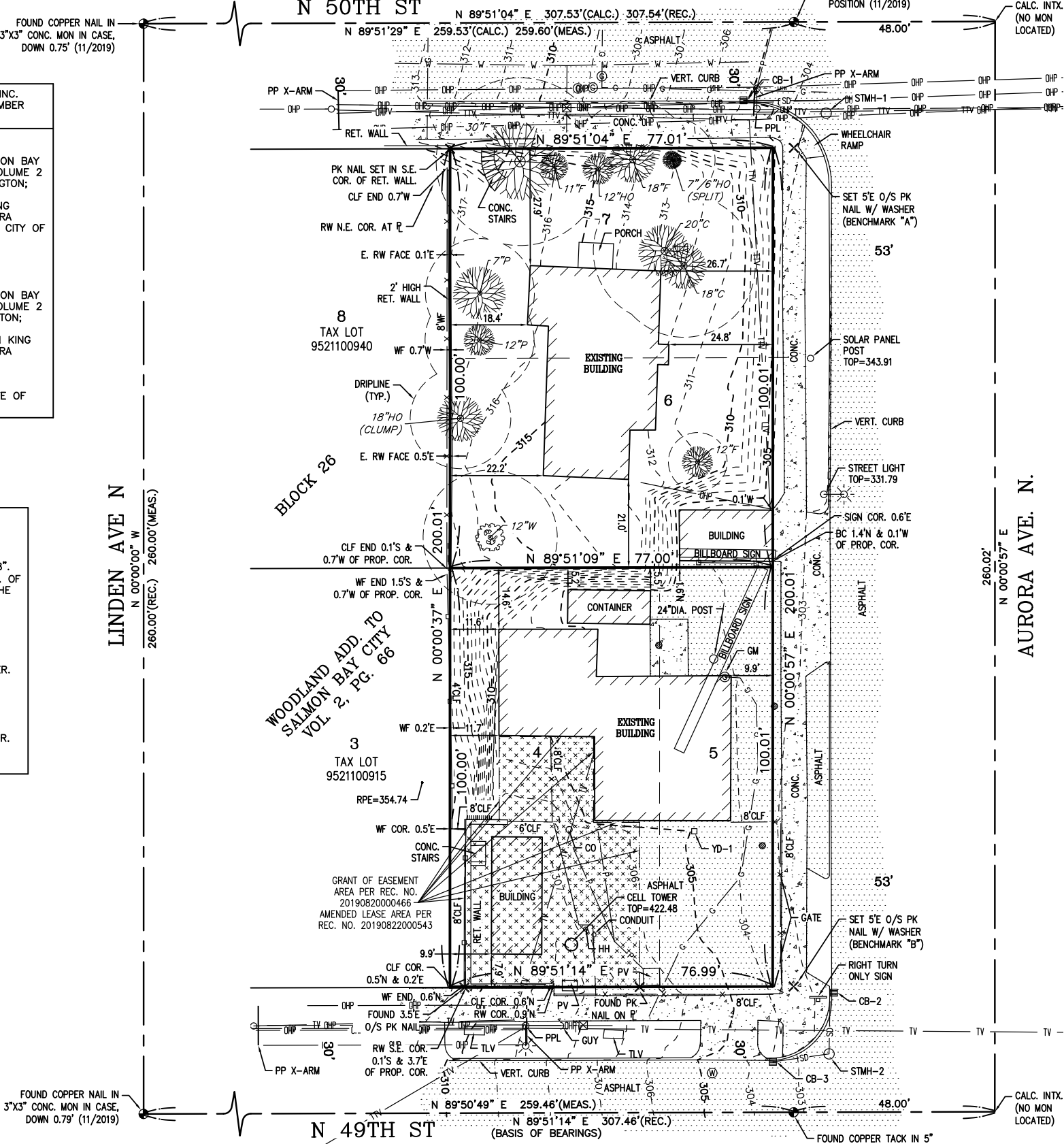
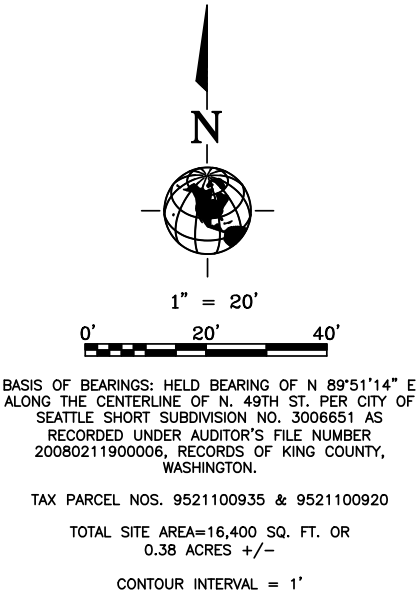
CB-2
RIM=302.09
(PLUGGED)

CB-3
RIM=303.42
IE=302.62 6"STEEL (E)

STMH-1
RIM=303.23
(FULL OF WATER)

STMH-2
RIM=302.38
IE=299.63 6"RCP (N,W)

YD-1
RIM=304.93
IE=304.53 4"PVC



4.0 EXISTING TREE INFORMATION

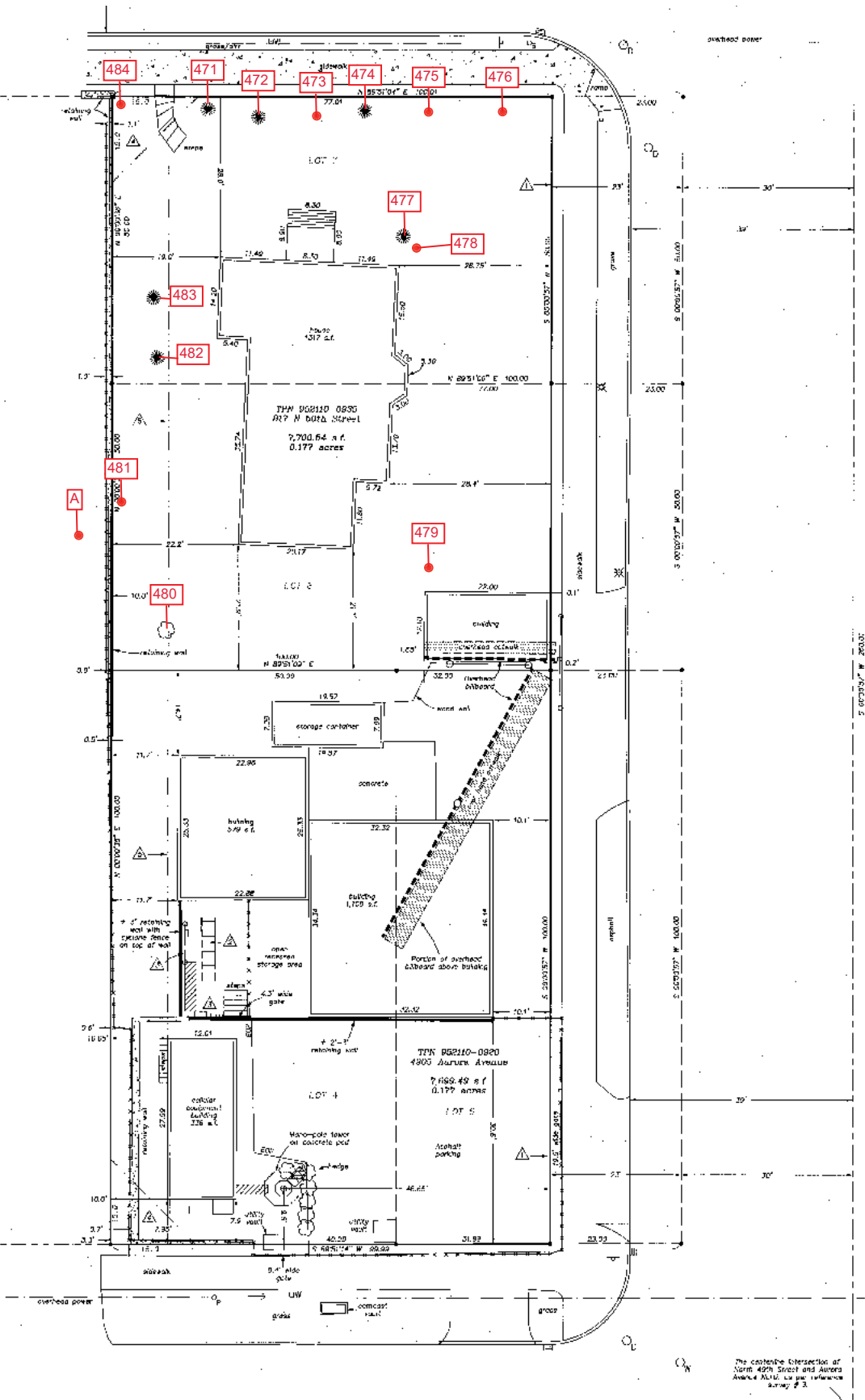


Table of Trees
Project S32
4905 Aurora Ave N, Seattle, WA

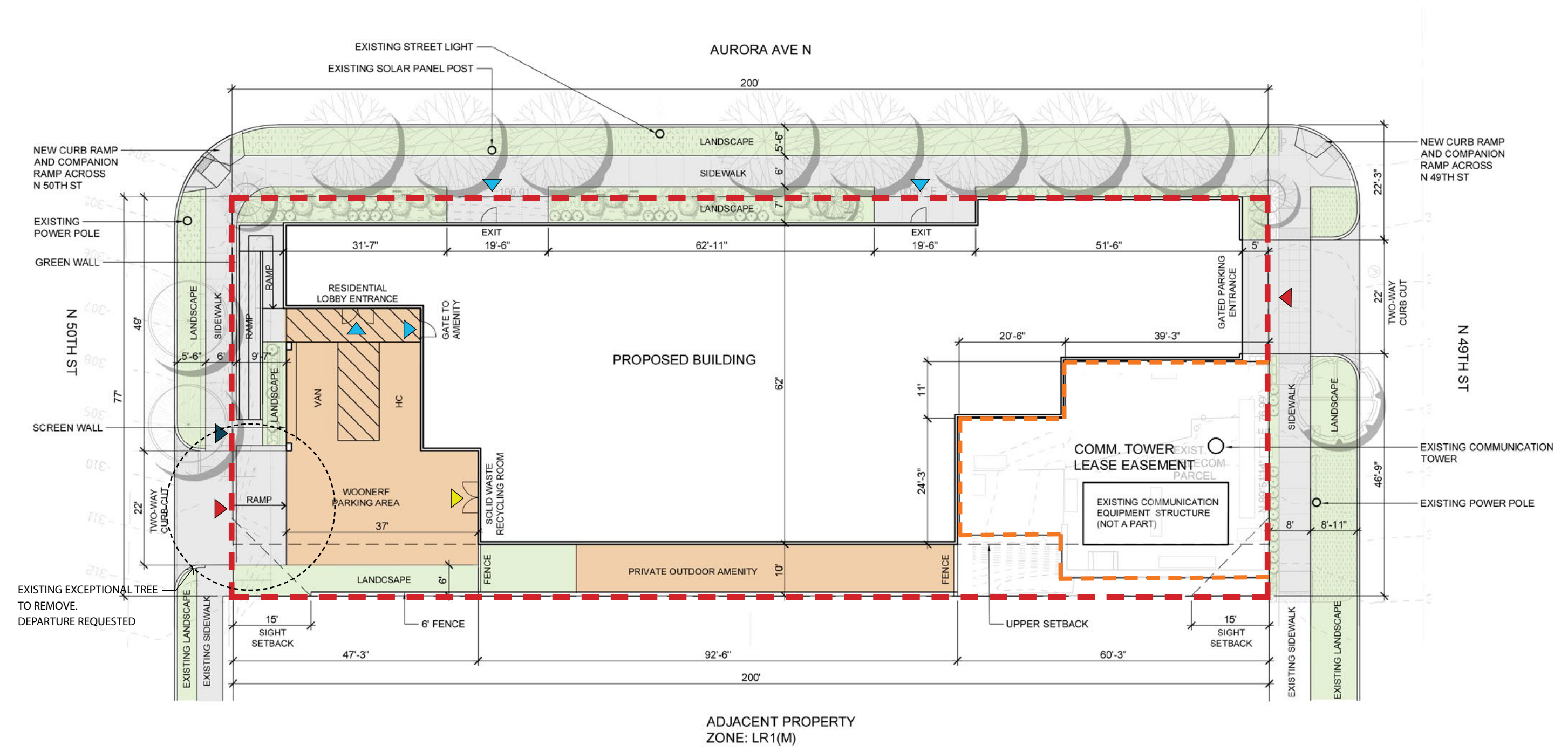
Arborist: TB AS
Date of Inventory: 11/27/19
Table Prepared: 12/11/19

DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the Guide for Plant Appraisal, 10th Edition, published by the Council of Tree and Landscape Appraisers. DSH for multi-stem trees are noted as a single stem equivalent, which is calculated using the method defined in the Director's Rule 16-2008. Letters are used to identify trees on neighboring property with overhanging canopies. Dripline is measured from the center of the tree to the outermost extent of the canopy.

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)				Exceptional Threshold	Exceptional by Size	Notes
							N	E	S	W			
471	<i>Cedrus deodara</i>	Deodar cedar	33.8		Good	Fair	32.4	23.9	30.4	32.4	30.0	Exceptional	Tridominant at approximately 20 feet; north leader reduced to 10 feet above union; growing on top of rock wall
472	<i>Pseudotsuga menziesii</i>	Douglas-fir	13.5		Good	Good	19.6	11.1	12.1	11.6	30.0	-	Growing on top of rock wall
473	<i>Ilex aquifolium</i>	English holly	11.7	6.2, 9.9	Good	Good	10.5	10.5	10.5	10.5	18.8	-	Growing on top of rock wall
474	<i>Pseudotsuga menziesii</i>	Douglas-fir	22.0		Good	Good	12.4	12.9	12.9	12.9	30.0	-	Growing on top of rock wall
475	<i>Ilex aquifolium</i>	English holly	10.7	6.6, 8.4	Good	Fair	15.9	17.4	7.9	4.4	18.8	-	Phototropic to north into utility wires
476	<i>Prunus laurocerasus</i>	Cherry laurel	9.9	6.8, 5.9, 4.1	Good	Fair	19.9	15.9	9.4	11.9	26.2	-	Several large diameter stems removed at base
477	<i>Thuja plicata</i>	Western redcedar	23.6		Good	Good	19.0	18.0	20.5	19.5	30.0	-	
478	<i>Thuja plicata</i>	Western redcedar	21.3		Good	Good	18.9	17.9	14.9	6.9	30.0	-	
479	<i>Pseudotsuga menziesii</i>	Douglas-fir	13.3		Good	Good	12.6	12.1	12.6	12.6	30.0	-	Swept base; plastic around base
480	<i>Salix babylonica 'Pendula'</i>	Weeping willow	13.8		Good	Fair	10.1	19.1	22.6	13.1	24.0	-	Measured at narrowest point below union
481	<i>Ilex aquifolium</i>	English holly	13.0	6.5, 5, 6, 5.8, 5.7	Good	Fair	11.5	11.5	10.5	3.0	18.8	-	
482	<i>Pinus sylvestris</i>	Scots pine	13.8		Good	Good	10.6	18.1	14.1	8.6	24.0	-	
483	<i>Pinus sylvestris</i>	Scots pine	10.3		Good	Good	11.9	8.9	9.9	8.4	24.0	-	
484	<i>Laburnum anagyroides</i>	Common chain tree	7.8	5.1, 5.9	Good	Fair	11.8	1.3	3.3	15.8	13.0	-	Codominant at base; phototropic to west
A	<i>Ailanthus altissima</i>	Tree of heaven	30.0		Good	Good	1.3	32.3	1.3	1.3	30.0	Exceptional	DSH estimated



4.0 SITE PLAN

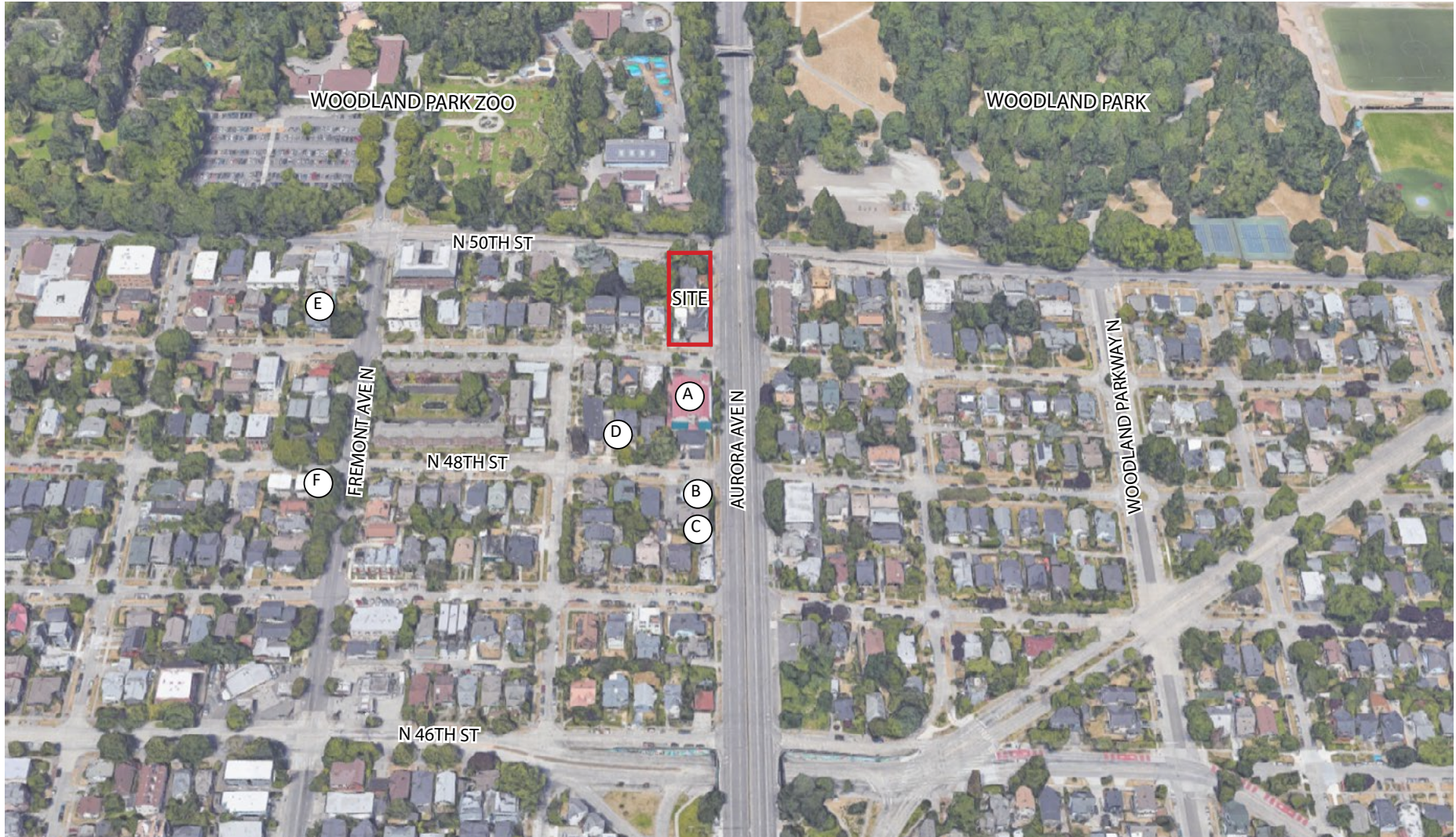


SITE PLAN

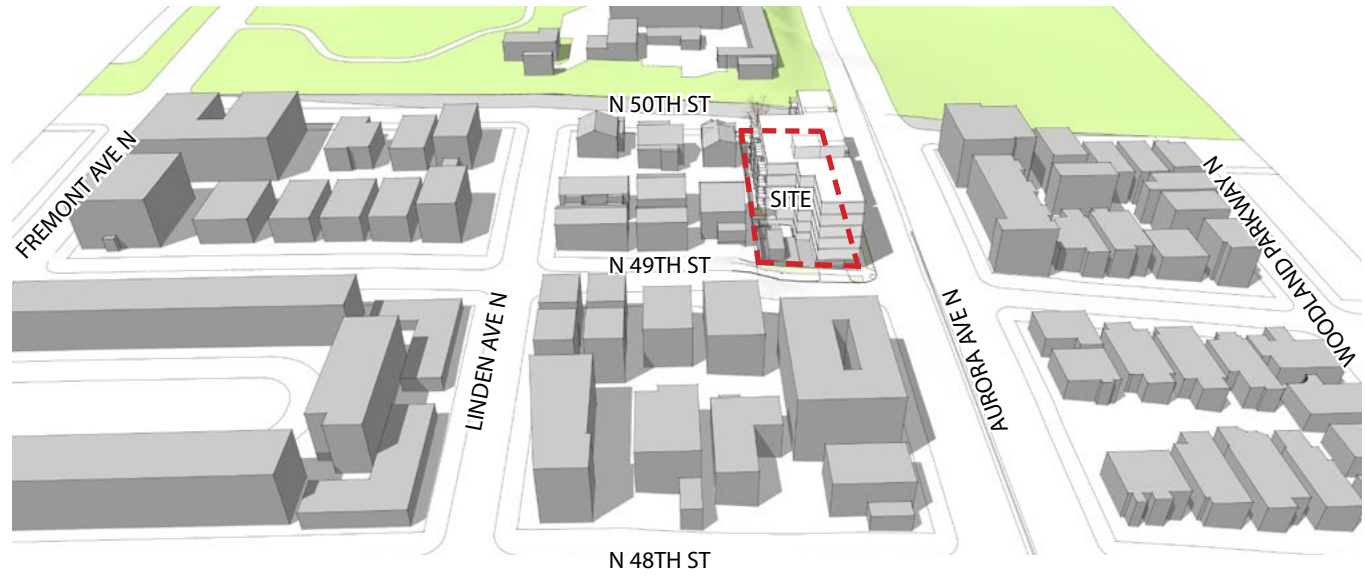
KEY

- Pedestrian Access
- Residential Access
- Service Access
- Vehicular Access

5.0 URBAN DESIGN ANALYSIS



NOTABLE STRUCTURE



9 BLOCK AERIAL VIEW



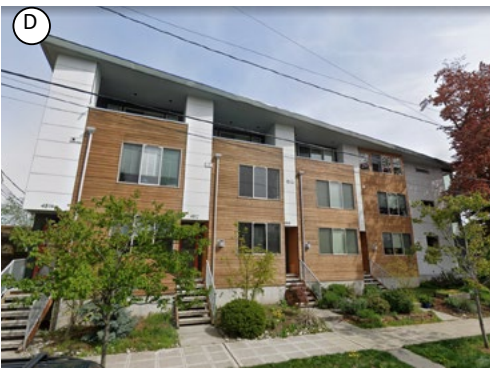
Typical existing mid-rise structure with green wall at the street level along Aurora Ave N and repetitive fenestration pattern for upper levels.



Planned multi-family structure. Street level facade along Aurora Ave N is decorative screen for parking without commercial use. Upper level fenestration pattern is unique.



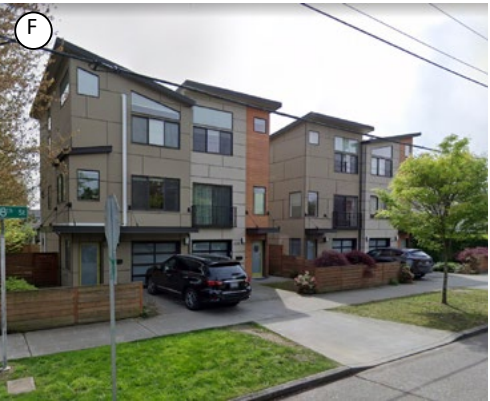
Planned 4 story multi-family structure. Street level facade along Aurora Ave N is decorative screen for parking without commercial use. Upper level fenestration pattern is unique.



Typical low-rise multi-family structure. The street level residential use is raised and accessed from the street with stairs.



Existing low-rise residential structure. The unique use of brick pattern and hierarchy in facade design.



Existing low-rise residential structure. Unique roof lines to vertically articulate bulk of the massing.

5.0 URBAN DESIGN ANALYSIS



ZONING MAP

The site is in C1-55(M). LR2(M), low-rise residential zone to the west, Woodland Park across N 50th St to the north, C1-55(M) across Aurora Ave N to the east and C1-55(M) across N 49th St to the south. The site allows the proposed structure to be 55' in height with a required setback to the west and with the mandatory housing affordability requirements.

ZONING KEY

- Project Site
- Single Family
- Low-rise Multi-Family
- Commercial
- Residential Small Lot



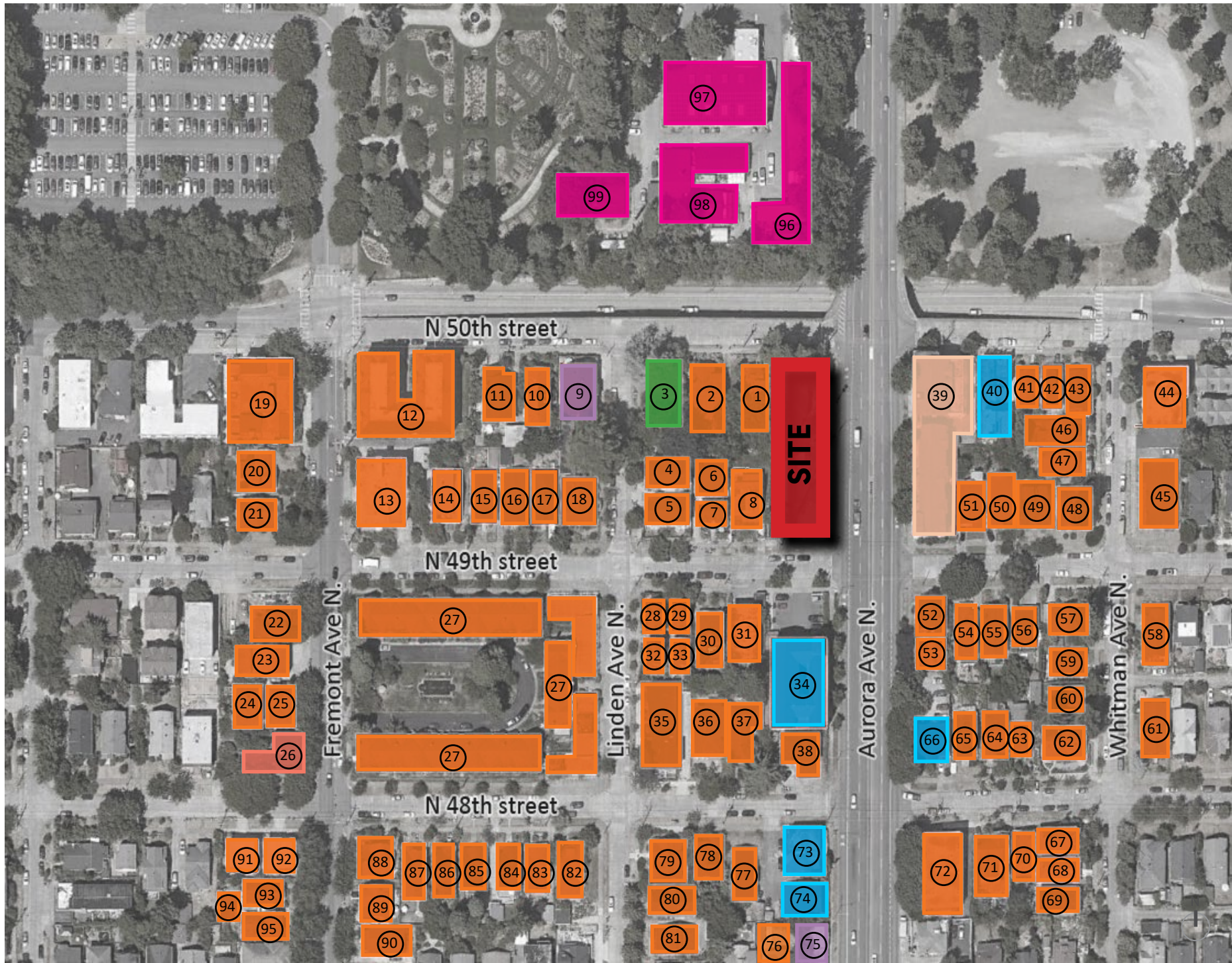
TRANSPORTATION MAP

The project is in the frequent transit area. Aurora Ave N is a principal arterial with a bus lane for each direction. N 50th St is a minor arterial with an east bound one-way lane right adjacent to the site with a two-way street and a bike lane just north of the one-way street. N 49th street is a neighborhood street with street parking on both sides. There is bike lane at Fremont Ave N, a block west of the site.

ZONING KEY

- Project Site
- Bicycle Lane
- Minor Arterial
- Principal Arterial
- 2 car lanes and 1 bus lane each direction with raised median

5.0 URBAN DESIGN ANALYSIS



USE MAP

Low-rise residential use is the primary development type surrounding the site, except to the north, there are Woodland Park and its facility buildings and mid-rise commercial and mixed-use buildings are along the Aurora Ave N.

MAP KEY

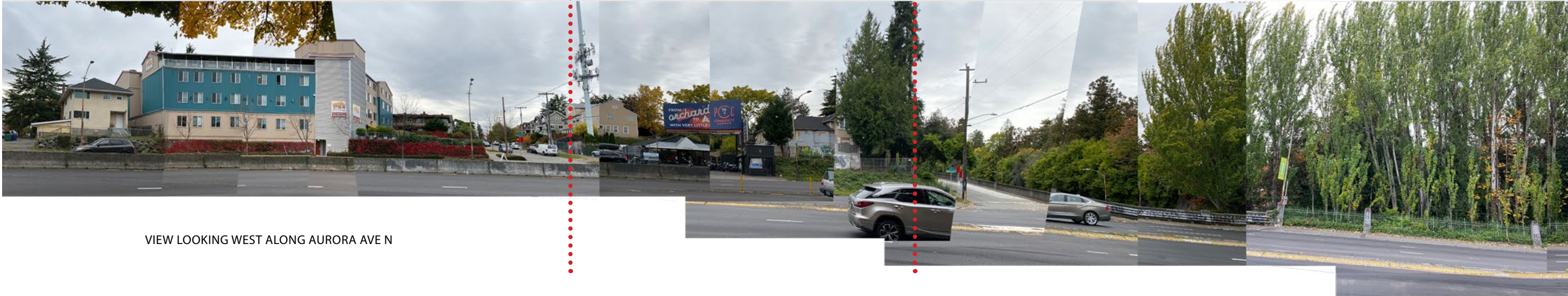
- 1-2. Residential Unit - Single Family
- 3. Tara Tots Preschool School
- 4-9. Residential Unit - Multi Family
- 9. Chelsea Station Inn Bed & Breakfast
- 10-11. Residential Unit - Single Family
- 12-13. Residential Unit - Multi-Family
- 14-18. Residential Unit - Single Family
- 19. Residential Unit - Multi Family (Woodland Park Condominium)
- 20-25. Residential Unit - Single Family
- 26. Retail Building
- 27. Residential Unit - Multi Family
- 28-29. Residential Unit - Single Family
- 30-31. Residential Unit - Multi Family
- 32-33. Residential Unit - Single Family
- 34. Commercial Building
- 35-36. Residential Unit - Multi Family
- 37-38. Residential Unit - Single Family
- 39. Mixed use building
- 40. Commercial Building
- 41-43. Residential Unit - Single Family
- 44-45. Residential Unit - Multi Family
- 46-52. Residential Unit - Single Family
- 53. Chelsea Station Inn Bed & Breakfast
- 54-65. Residential Unit - Single Family
- 66. Commercial Building
- 67. Residential Unit - Multi Family
- 68-71. Residential Unit - Single Family
- 72. Residential Unit - Multi Family
- 73. Commercial Building
- 74. Proposed Commercial Building (Planned Development)
- 75. Restaurant
- 76. Proposed Residential Unit - Multi Family (Planned Development)
- 77-90. Residential Unit - Single Family
- 91-92. Residential Unit - Multi Family
- 93-95. Residential Unit - Single Family
- 96-99. Zoo Facility Building

LEGEND

- | | |
|--------------------|--------------|
| Residential | Commercial |
| Preschool | Mixed Use |
| Hotel / Restaurant | Zoo Facility |
| Retail / Service | |

5.0 URBAN DESIGN ANALYSIS

SITE



VIEW LOOKING WEST ALONG AURORA AVE N

OPPOSITE FROM SITE



VIEW LOOKING EAST ALONG AURORA AVE N

5.0 URBAN DESIGN ANALYSIS

SITE



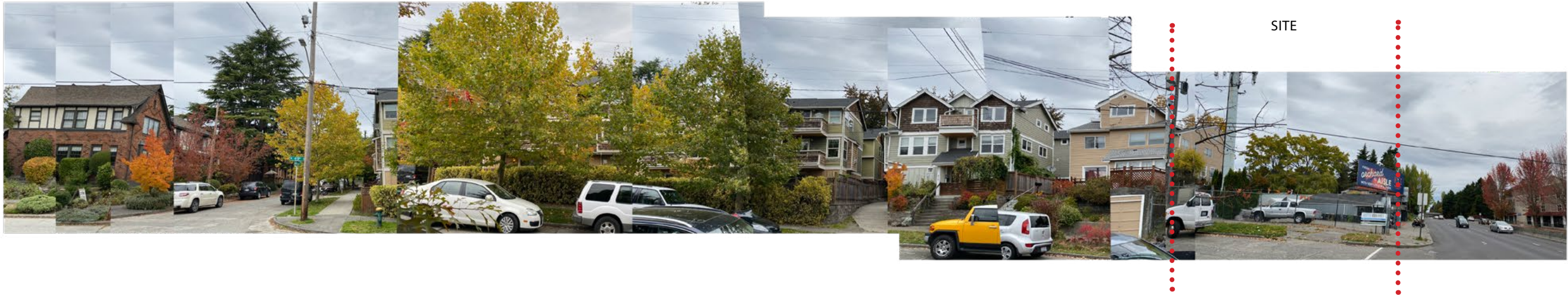
VIEW LOOKING SOUTH ALONG N 50TH STREET

OPPOSITE FROM SITE

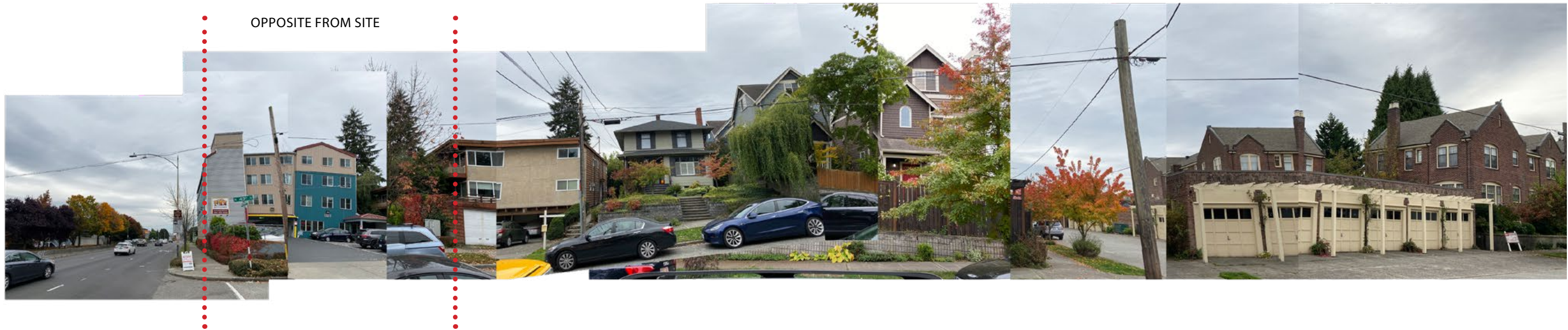


VIEW LOOKING NORTH ALONG N 50TH STREET

5.0 URBAN DESIGN ANALYSIS



VIEW LOOKING NORTH ALONG N 49TH STREET



VIEW LOOKING SOUTH ALONG N 49TH STREET

5.0 URBAN DESIGN ANALYSIS - SITE PHOTOS



1 VIEW FROM N 49TH ST.



2 VIEW FROM CORNER OF N 49TH ST. AND AURORA AVE N



3 VIEW FROM CORNER OF AURORA AVE N AND N 49TH ST



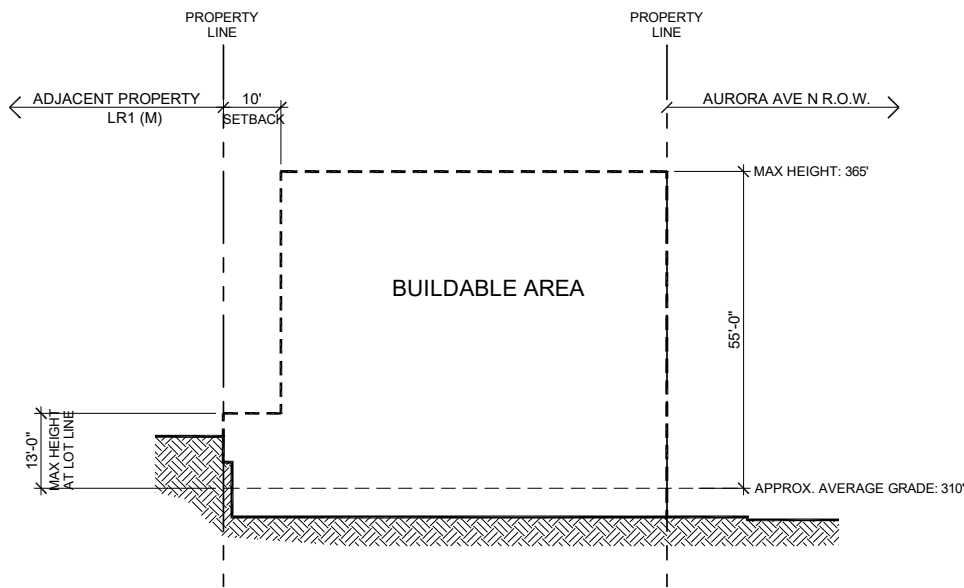
4 VIEW FROM N 50TH ST

6.0 ZONING DATA

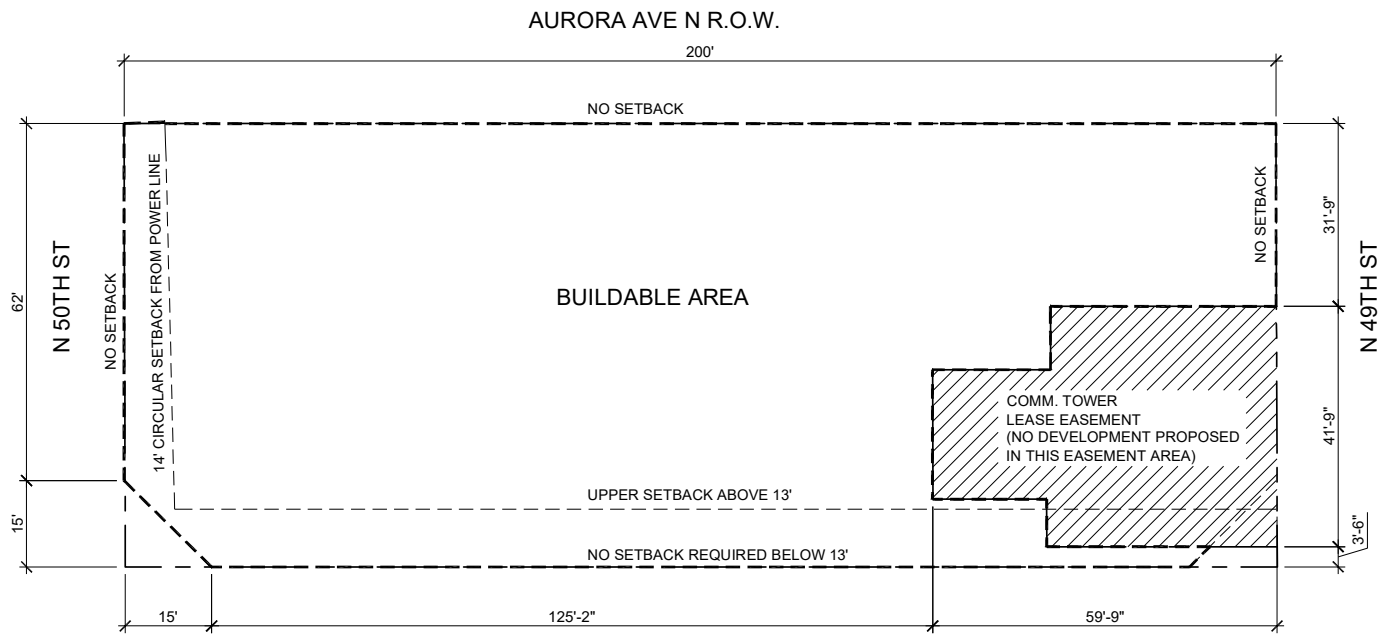
APPLICABLE ZONING	SMC-SECTION	DESCRIPTION	OPTION 1	OPTION 2	OPTION 3
Permitted uses	23.47A.004	Restaurant, Office, General Sales/Services, Retail, L/W, Residential	√	√	√
Street Level Uses	23.47A.005	Residential, including live-work, uses may occupy (20% maximum limit does not apply to this site)	√	√	√
		Along designated principal pedestrian streets, non-residential uses are required 80 percent of the street-level. For Allowed uses, see 23.47A.005D.	√	√	√
Street Level Development Standards	23.47A.008	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.	√	√	√
		Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	√	√	√
		Transparency-60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	√	√	√
		Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.	√	Not Compliant	√
		Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	√	√	√
		Pedestrian designated zones: A minimum of 80 percent of the width of a structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by commercial uses. See subsection 23.47A.005.D.1.	√	√	√
		Continuous overhead weather protection is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street. Width: 6 feet minimum. Height: for projection less than 6 feet: 8' min. 12' max. Above sidewalk and for projection more than 6' to be 10' min and 15' max.	√	√	√
Max. Size of non-residential use	23.47A.010	Any gross floor area used for accessory parking is exempted from the size calculation.	√	√	√
Outdoor Activities	23.47A.011	No outdoor sales area limit; For display area, 15% of lot area or 1,000 sf limit, whichever is less	√	√	√
		For display area, 15% of lot area or 1,000 sf limit, whichever is less	√	√	√
		Outdoor storage area prohibited	√	√	√
Structure height	23.47A.012	55' max.	√	√	√
		Smokestacks, chimneys, flagpoles, and religious symbols for religious institutions are exempt from height controls provided they are a minimum of 10 feet from any side or rear lot line.	√	√	√
		Open railings, planters, skylights, clerestories, greenhouses, solarium, parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher	√	√	√
		In zones with height limits of 65 feet or more, solar collectors may extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage.	√	√	√
		Rooftop features may extend up to 15 feet above the applicable height limit, as long as the extending from rooftop features do not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment: a. Solar collectors; b. Mechanical equipment; f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	√	√	√
Floor area ratio	23.47A.013	Parking that is within or covered by a structure or portion of a structure and that is within a story that is not underground shall be included in gross floor area calculations.	√	√	√
		Maximum FAR: 3.75	√	√	√
		Exempt: All underground stories or portions of stories;	√	√	√
		Exempt: All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;	√	√	√
		Min. FAR per Table C = 2; excluding below grade and parking areas.	√	√	√
Setback requirements	23.47A.014	Setback adjacent to residential zone	√	√	√
Landscaping requirements	23.47A.016	Existing street trees shall be retained unless the Director of Transportation approves their removal	√	√	√

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	DESCRIPTION	OPTION 1	OPTION 2	OPTION 3
Amenity area	23.47A.024	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Gross floor area excludes areas used for mechanical equipment and accessory parking. Bioretention facilities qualify as amenity areas.	√	√	√
		Required amenity areas shall meet the following standards, as applicable: 1. All residents shall have access to at least one common or private amenity area. 2. Amenity areas shall not be enclosed. 3. Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41. 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size. 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.	√	√	√
Parking location & access	23.47A.032	Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C	√	√	√
		Frequent Transit Area requires 50% of required parking	√	√	√
		Parking shall not be located between a structure and a street lot line	√	√	√
		Surface parking is prohibited abutting the street lot line along a principal pedestrian street	√	√	√
		Maximum parking aisle slope: 17%	√	√	√
Loading Berth Requirements	23.54.035	Table A: less than 10,000 sf of retail/restaurant use (Medium Demand) & <40,000 sf Office use(Low demand) - no berth required.	√	√	√
Solid waste and recycle	23.54.040	Solid Waste Container: Residential between 50-100 units require 375 SF plus 4 SF for each additional unit above 50 5,0001 - 15,000 sf non-residential use: 125 sf	√	√	√
Tree Protection	25.11.080	Exceptional trees to be preserved	√	Not Compliant	Not Compliant

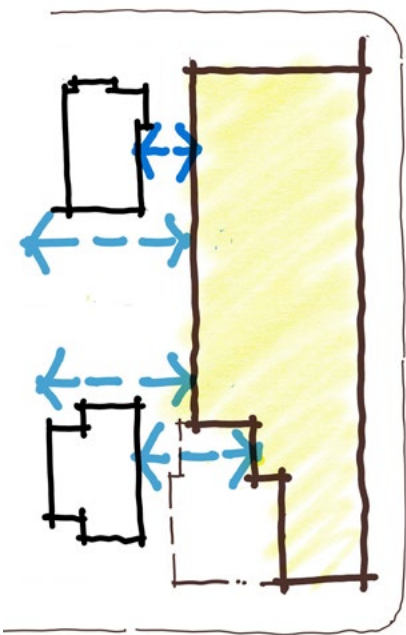


ZONING ENVELOP SECTION

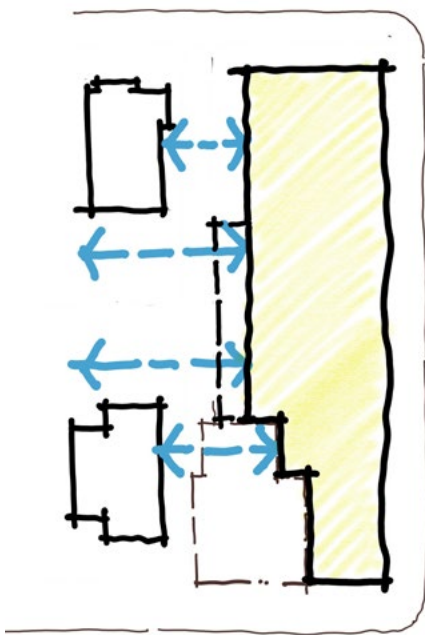


ZONING ENVELOP PLAN

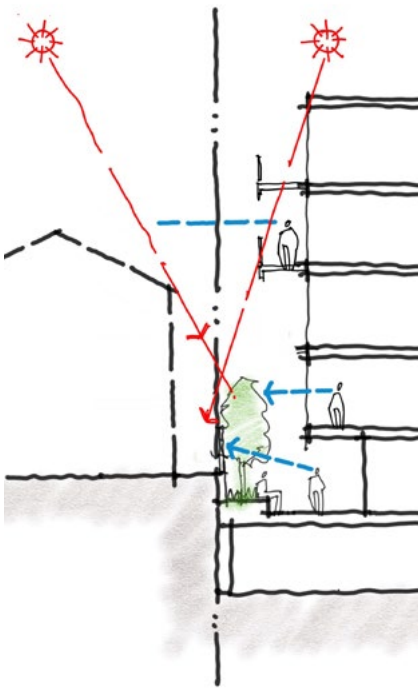
7.0 DESIGN GUIDELINES



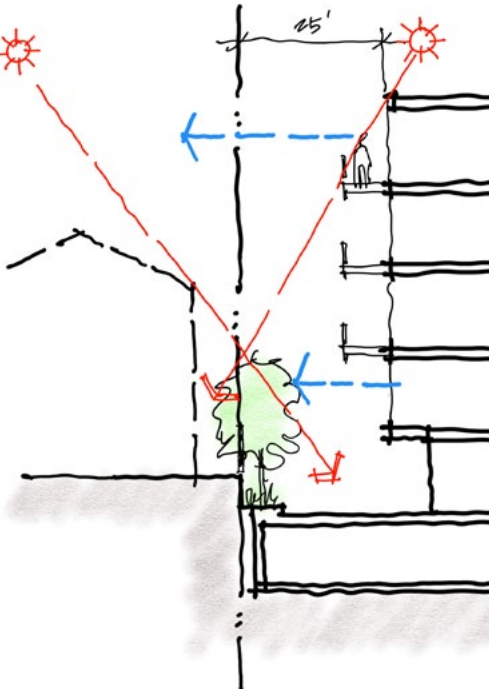
BUILDABLE AREA PER ZONING



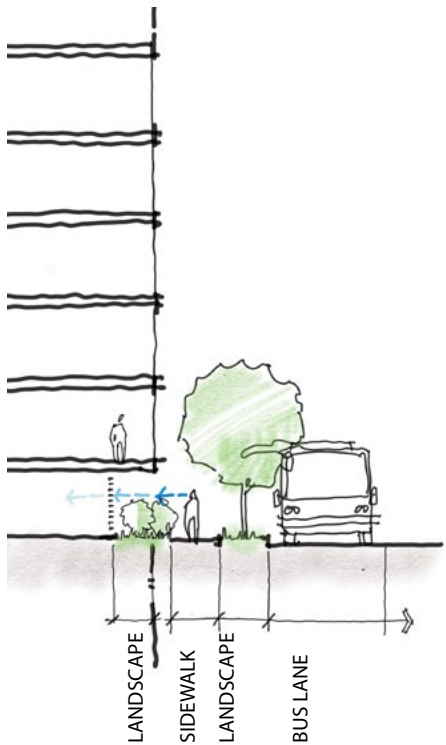
PREFERRED BUILDING MASSING



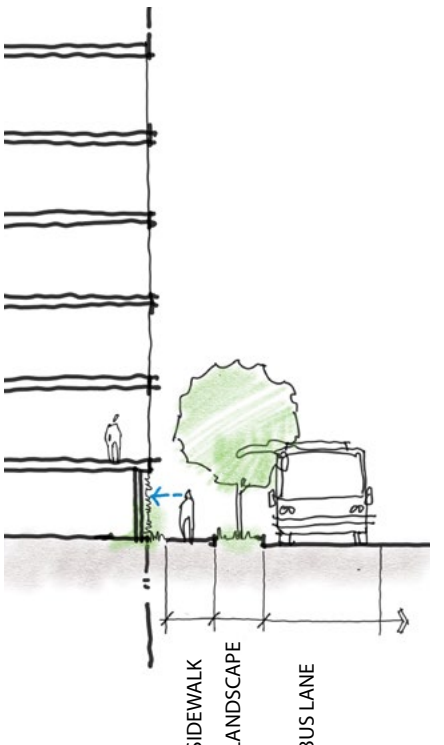
SECTION AT WEST PROPERTY LINE AT AMENITY AREA



SECTION AT WEST PROPERTY LINE AT SERVICE AREA



SECTION AT AURORA AVE N SCREEN TYPE 1 (RECESSED SCREEN)



SECTION AT AURORA AVE N SCREEN TYPE 2 (GREEN WALL)

HEIGHT, BULK AND SCALE (CS2)

The site is approx. 77' long from west to east and approx. 200' long from south to north with a communication tower lease easement at the southwest corner of the site. As it is a full block length with only 77' wide, there is only limited massing options that can also function well for the parking and residential unit layouts.

All existing trees on site to be removed including a significant tree and are replaced with additional trees at common open space and along the west property line to provide buffer for the adjacent low-rise single family houses.

URBAN PATTERN AND FORM (CS2)

The main bulk of the building is away from the west property line, which it is adjacent to the low-rise residential zone with 2 existing single family houses. Transitioning from commercial zone or low-rise residential, the building could set back farther than the required setbacks to provide more space along the west property. It allows the residents to have better privacy, and the open space to have more exposure to the sunlight as well as an opportunity to provide amenity space at the higher part of the site.

TOPOGRAPHY (CS1)

Elevation changes create parking to face Aurora Ave N. Attractive screen design, green wall or commercial space may be provide between the parking and the streets.

PARKING AND SERVICE USE (DC1)

Below grade parking and utility spaces. Solid waste service area is away from the principal street and proposes a woonerf for the service areas.

CONNECTIVITY, WALKABILITY, STREET LEVEL INTERACTION (PL1, PL2 & PL3)

As the ground level is occupied by the parking use, the street facing facades are screened by solid green wall or recessed screens such as patterned wood slats with a landscape strip between the screen and sidewalk. The stairs are located along Aurora Ave N for direct access from the streets and accessible lobby well visible from Aurora Ave N and can be accessed from N 50th St. Amenities such as a bike storage to be located for direct access from the street for street activation and convenience.

SAFETY AND SECURITY AND NETWORK OF OPEN SPACE (PL1, PL2)

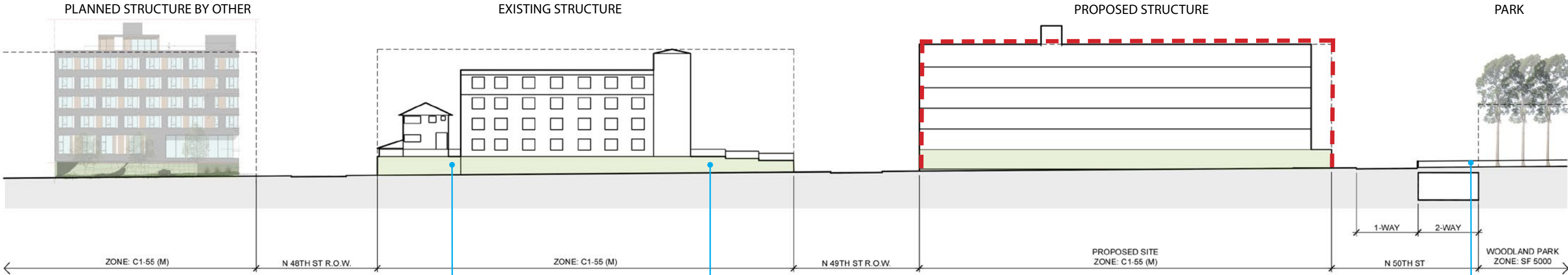
By locationg stair exits, pedestrian parking entrances at the ground level along with outdoor and indoor amenity spaces at L2, the building circulatiuon is well exposed to the streets for the safety and well transitioning pulic life to private life.

7.0 DESIGN GUIDELINES

ARCHITECTURAL CONTEXT AND CHARACTER AND RELATIONSHIP TO THE BLOCKS(CS2, CS3)

The facades along the Aurora Ave N commercial corridor are limited to the 55’ zoning maximum height, allowing about 5 to 6 story buildings. The ground level is typically used for parking and the street facing facades are treated with green wall. The proposed project continues the urban pattern along the Aurora Ave N while seeking opportunities to connect and activate the streetscape. The decorative green wall, patterned screen wall with landscape and bike storages are the common strategies to activate and soften the streetscape.

The stacked or staggered fenestration pattern and fiber cement panels or lap siding are consistently for the surrounding multi-family buildings.



EXISTING STREETScape



EXISTING STREETScape



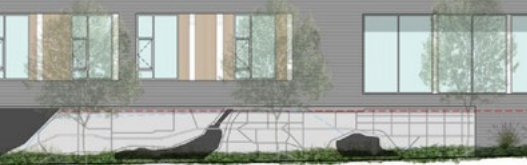
EXISTING STREETScape



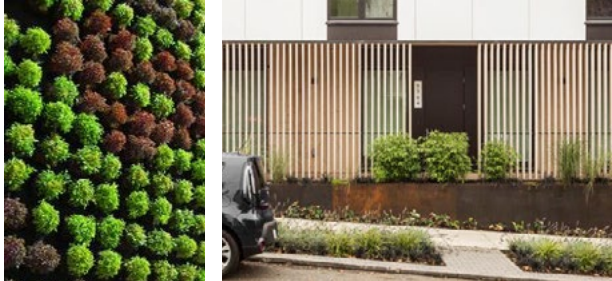
EXISTING STREETScape



EXISTING STREETScape



SCREEN WALL FOR PLANNED STRUCTURE



OPTIONAL GREENWALL / SCREEN WALL AT GROUND LEVEL FOR PROPOSED STRUCTURE

7.0 DESIGN GUIDELINES

MASSING GENESIS AND ANALYSIS, DC1, DC2, PL3

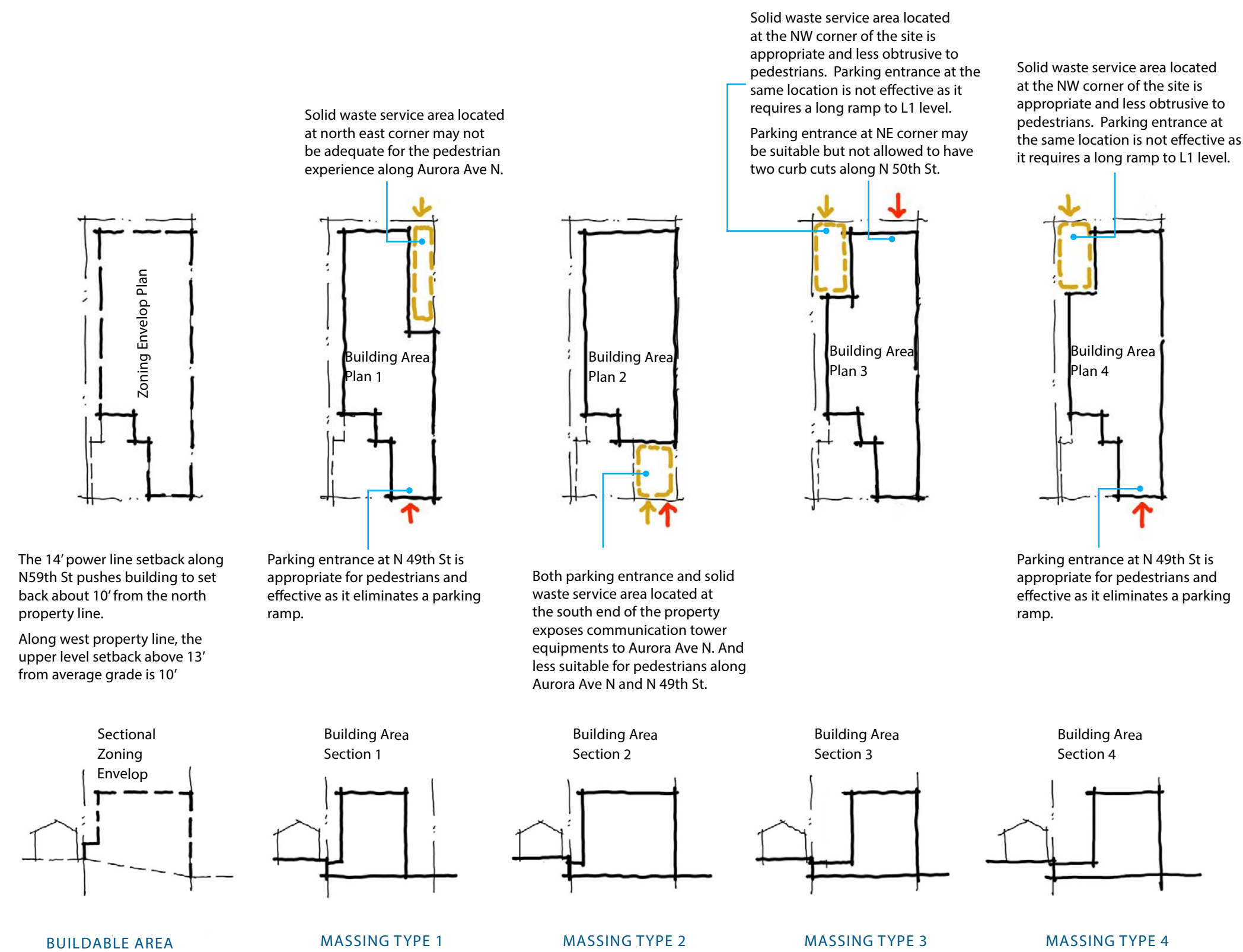
A number of massing studies have been explored. This page analyzes a different massing types and some limits and opportunities of each type.

Generally, the massing options are limited due to the long and narrow shape of the site, about 200' by 77', and further limited by the narrow street face along N 49th St due to the communication easement area, the steep slope that limits the location of the parking access and the required on-site solid waste service area due to the steep street slopes.

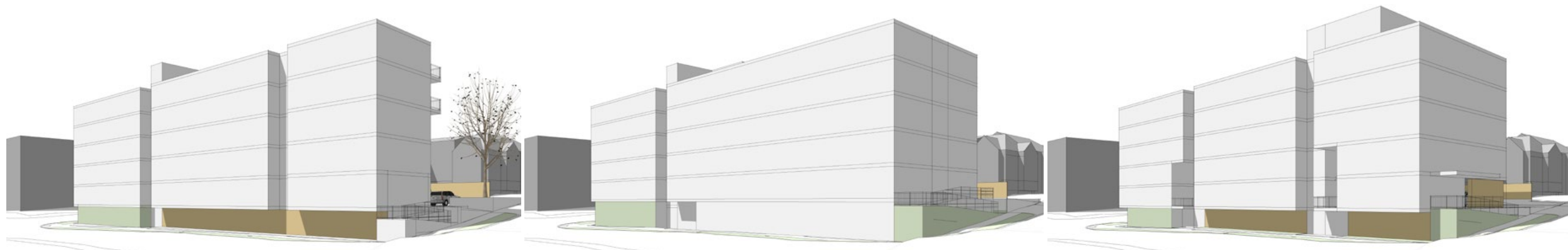
The design team believes that the massing type 4 is most adequate given the above limits and context of the site.

It is responsive to the adjacent property to the west as it allows the building massing to set back away from the west property line for the north part of the site. The solid waste service area is located at the northwest part of the site, which it allows an easy access to the service area and is away from Aurora Ave N, promoting the street activation along Aurora Ave N. The parking access is located at the south off of N 49th St, requiring no ramp and providing direct access to L1 parking.

As the massing type 4 adequately responds to the urban context and effectively functions as a multi-family structure, the EDG massing options are derived from this massing type by exploring different ways of incorporating architectural functions such as outdoor amenity and commercial space.



8.0 ARCHITECTURAL MASSING CONCEPTS

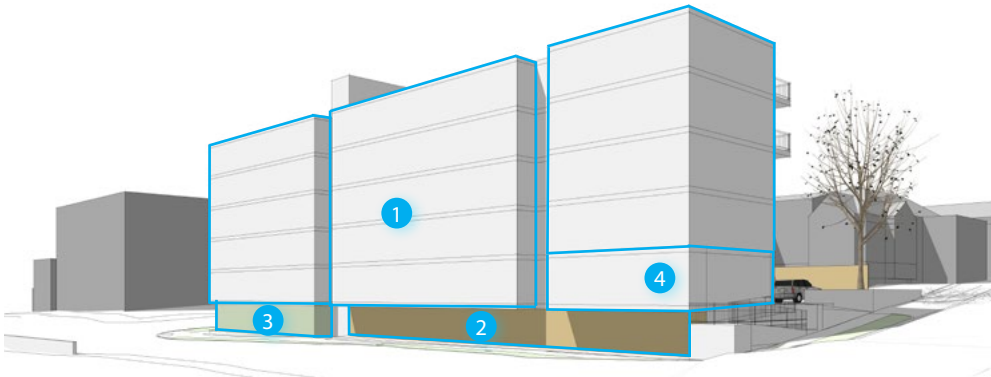


	Option 1	Option 2	Option 3 (Preferred)
CONCEPT DIAGRAM:			
# UNITS:	110 Units (95 SEDU's)	109 Units (94 SEDU's)	116 Units (103 SEDU's)
OUTDOOR AMENITY:	2,000 SF (Common: 1,000 SF and Private: 1,500 SF)	2,000 SF (Common: 1,200 SF and Private: 1,300 SF)	2,000 SF (Common: 600 SF, Woonerf: 1,200 SF and Private: 700 SF)
RESIDENTIAL SF:	44,000 SF	47,500 SF	48,600 SF
COMMERCIAL SF:	None	2,000 SF	None
PARKING STALLS:	34 Stalls	30 Stalls	34 Stalls
OPPORTUNITIES:	- Recessed vertical circulations provide vertical facade articulation and transparency. - Common amenity and private amenity spaces are exposed to the south sun. - No departure required	- Common amenity and private amenity spaces are exposed to the south sun. - Commercial space at the street level along Aurora Ave N provides a street activation.	- Recessed vertical circulations provide facade articulation and transparency. - Less private balconies are required to satisfy the outdoor amenity requirements, providing privacy to the adjacent developments. - Two outdoor amenities located adjacent to the stairs on L2 level provide visual connection to the street and promotes street activation. - Building facade along Aurora Ave N is articulated by stairs and outdoor amenities, providing visual porosity and unique facade design. - Parking and solid waste service area is a woonerf.
CONSTRAINTS:	- Minimal street activation. - Street level facade design can be bland. - Needs most of the west facing units to have balconies to satisfy outdoor amenity requirements, reducing the privacy of the adjacent residential development.	- Commercial space at the street level is only accessible by ramps and stairs from the street side. - Needs most of the west facing units to have balconies to satisfy outdoor amenity requirements, reducing the privacy of the adjacent residential development. - Departure requested for commercial depth requirement and exceptional tree removal.	- Woonerf parking area required to satisfy outdoor amenity requirements. - Common amenity areas are not exposed to the south sun. - Departure requested for exceptional tree removal.
CODE COMPLIANCE:	Yes, code compliant	Departure 1 &2 requested	Departure 1 requested

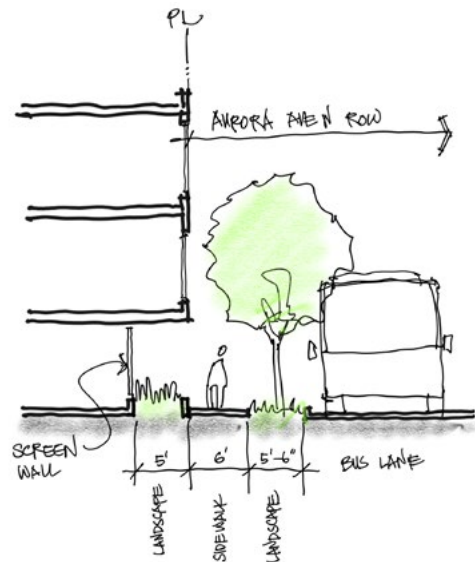
8.0 OPTION 1 | MASSING

MASSING ANALYSIS

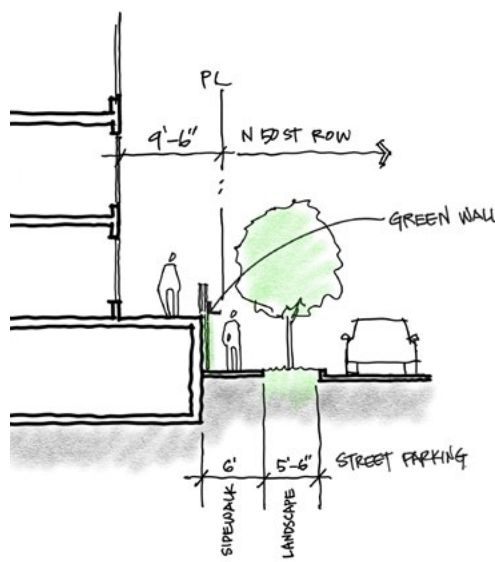
# UNITS:	110 Units
OUTDOOR AMENITY SF:	2,500 SF
COMMERCIAL SF:	None
PARKING STALLS:	34 Stalls (32 stalls required)
CODE COMPLIANCE:	Yes, code compliant



- 1 Residential facade with fenestrations
- 2 Recessed screened parking facade with landscape strip
- 3 Ground level street facing green wall
- 4 Lobby/amenity facade



AURORA AVE N STREET SECTION



N 50TH ST STREET SECTION



AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM SOUTHEAST

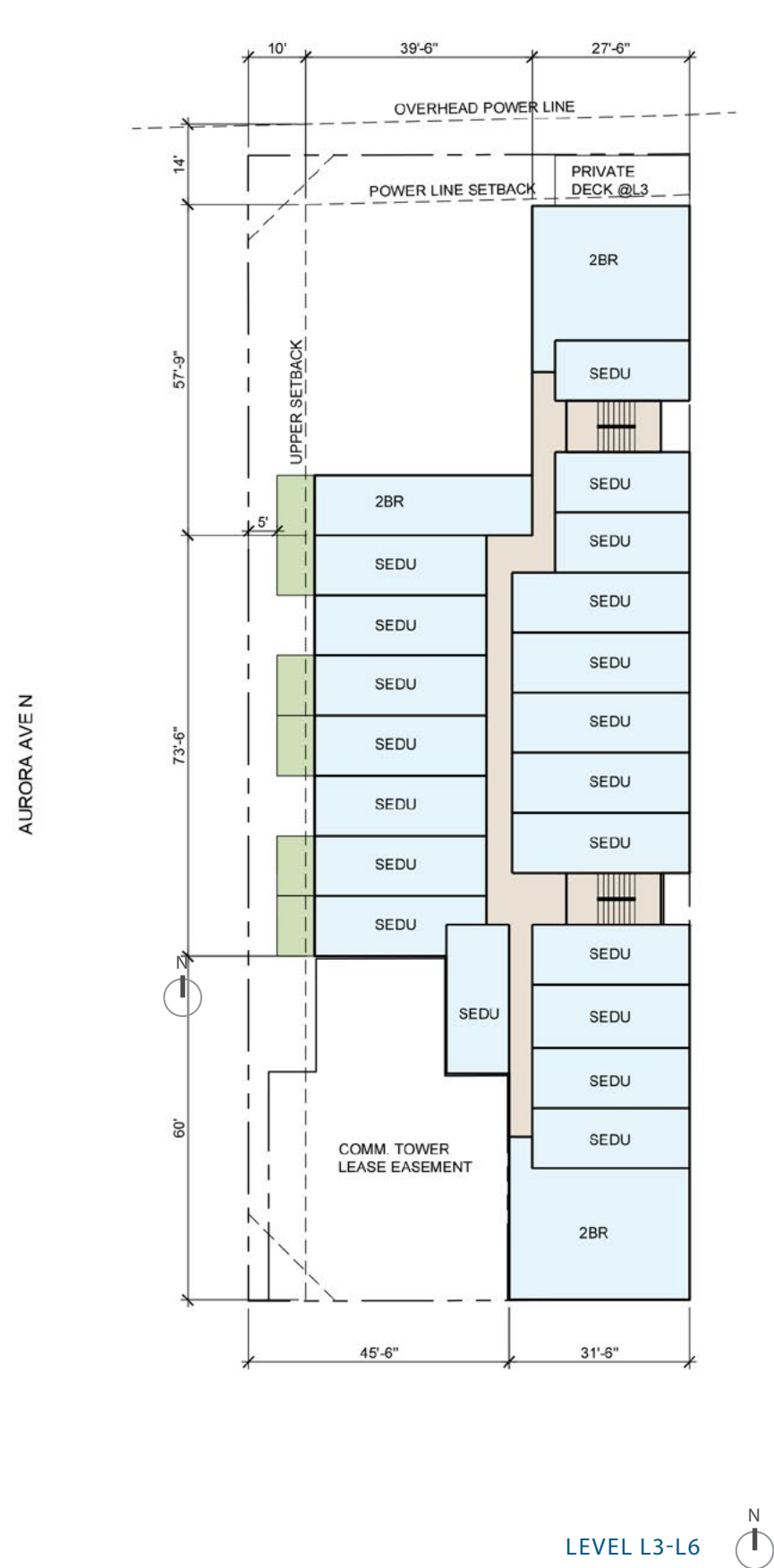
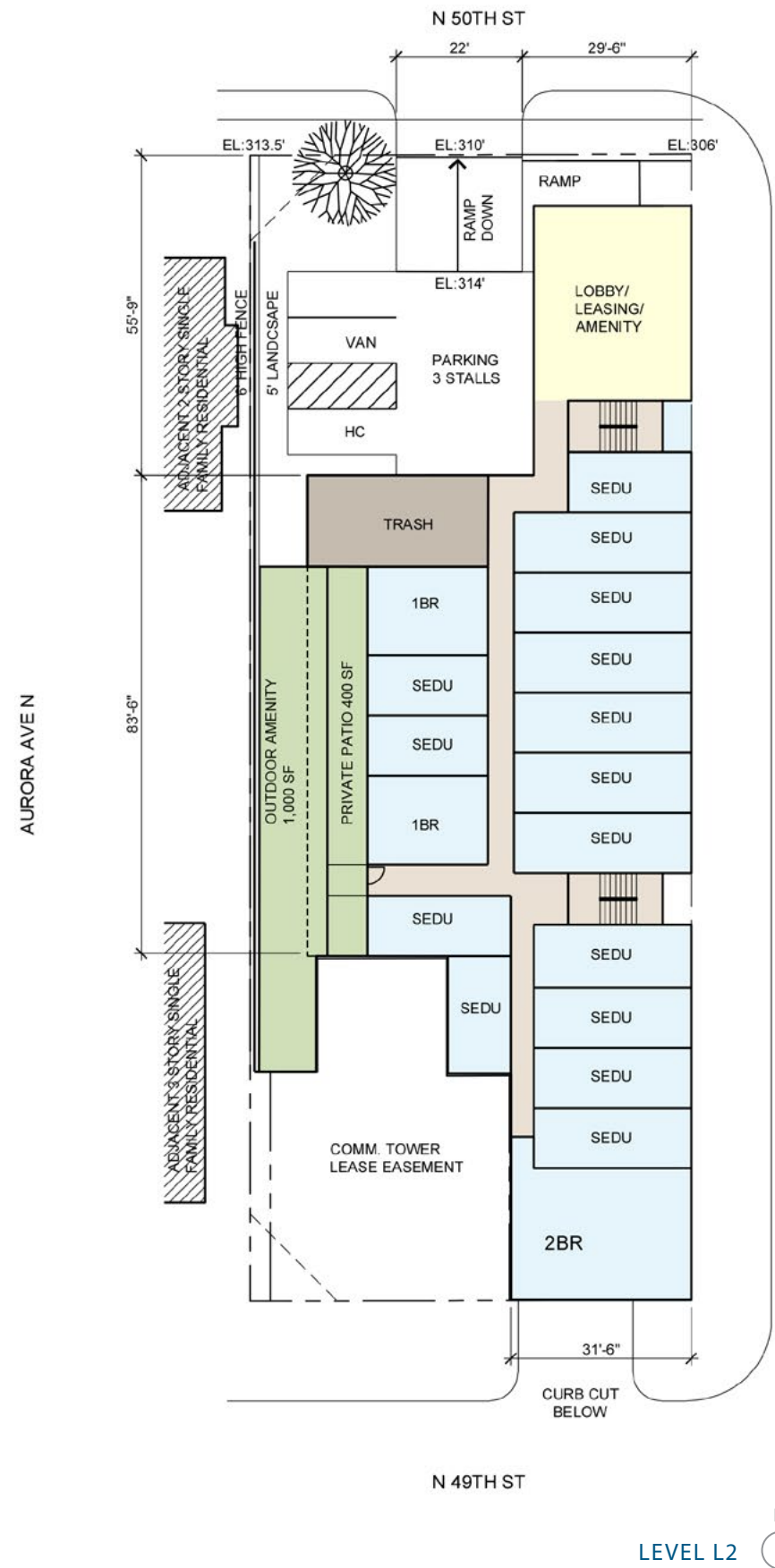
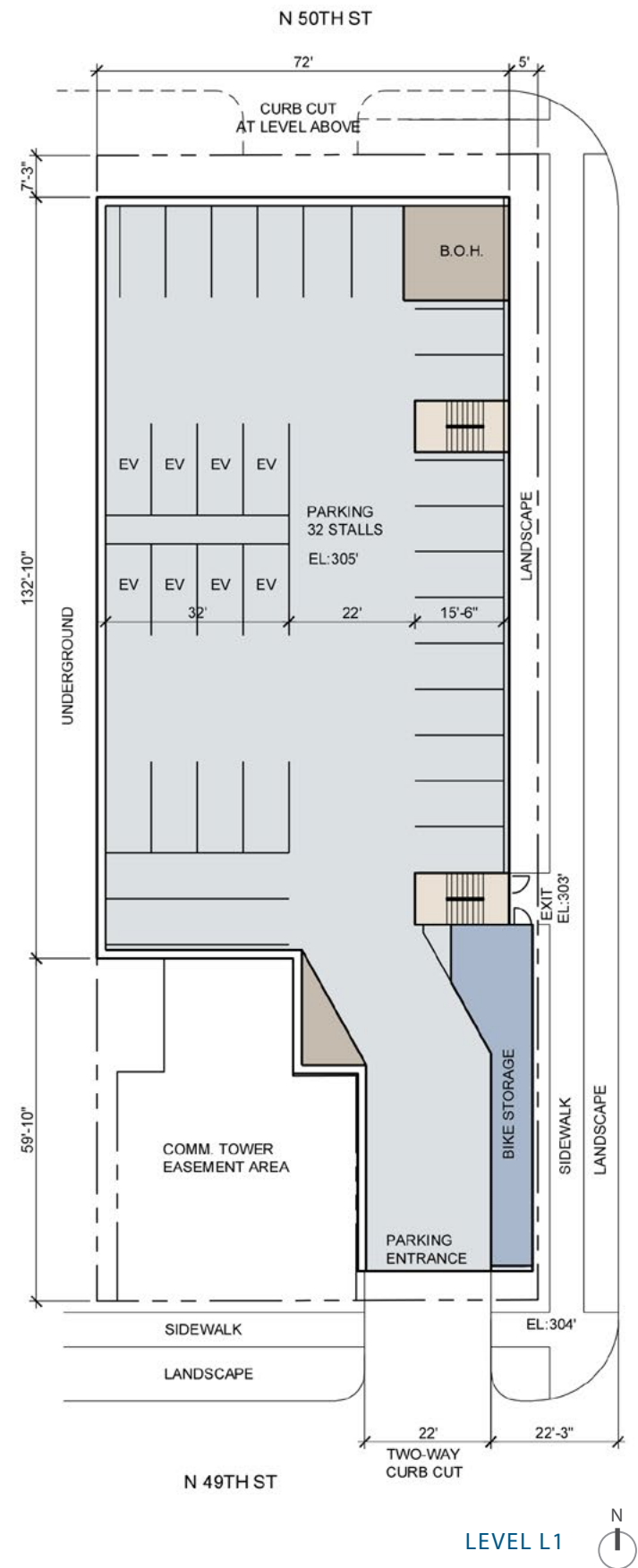


Screen wall with landscape at the street facing facade to buffer ground level parking. Upper floor facade harmoniously engages with the screen wall using a simple and modern architectural language.



Green wall along street facing ground level walls to mitigate blank wall between parking and public sidewalk.

8.0 OPTION 1 | FLOOR PLANS



- KEY
- Units
 - Utility/BOH
 - Circulation
 - Outdoor Amenity
 - Residential Amenity
 - Parking/Garage
 - Residential Lobby / Leasing
 - Commercial / Live-Work

The site plan illustrates the roof area with various setbacks and easements. Key features include:

- OVERHEAD POWER LINE** running horizontally across the top.
- POWER LINE SETBACK** indicated by a dashed line below the overhead power line.
- PRIVATE DECK @ L3** located in the top right corner.
- UPPER SETBACK** indicated by a dashed line on the left side.
- MECHANICAL AREA** shown as a shaded rectangular area in the lower right.
- ROOF AREA NOT OCCUPIABLE** labeled in the central area.
- COMM. TOWER LEASE EASEMENT** labeled in the bottom left area.

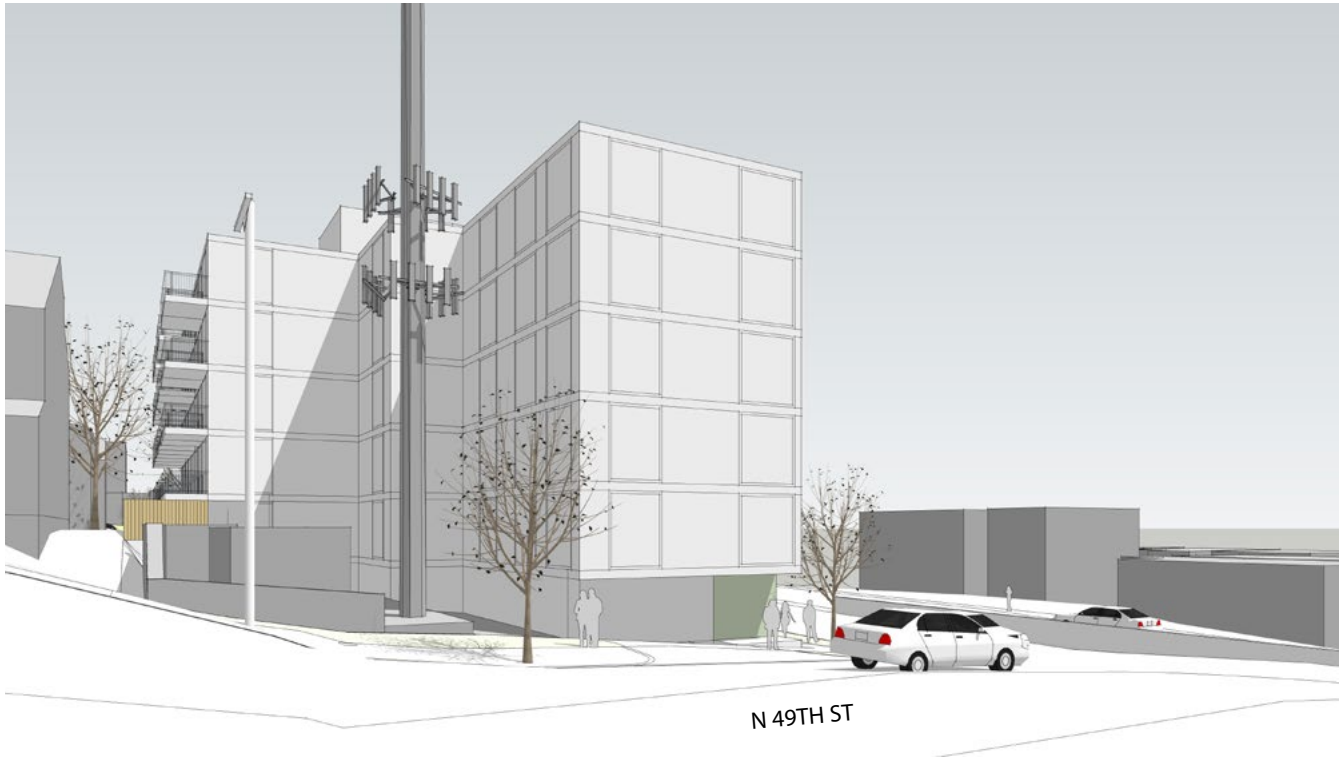
Dimensions are provided for setbacks and easements:

- Horizontal setbacks: 10', 39'-6", 27'-6", 45'-6", 31'-6".
- Vertical setbacks: 14', 57'-9", 5', 73'-6", 60'.

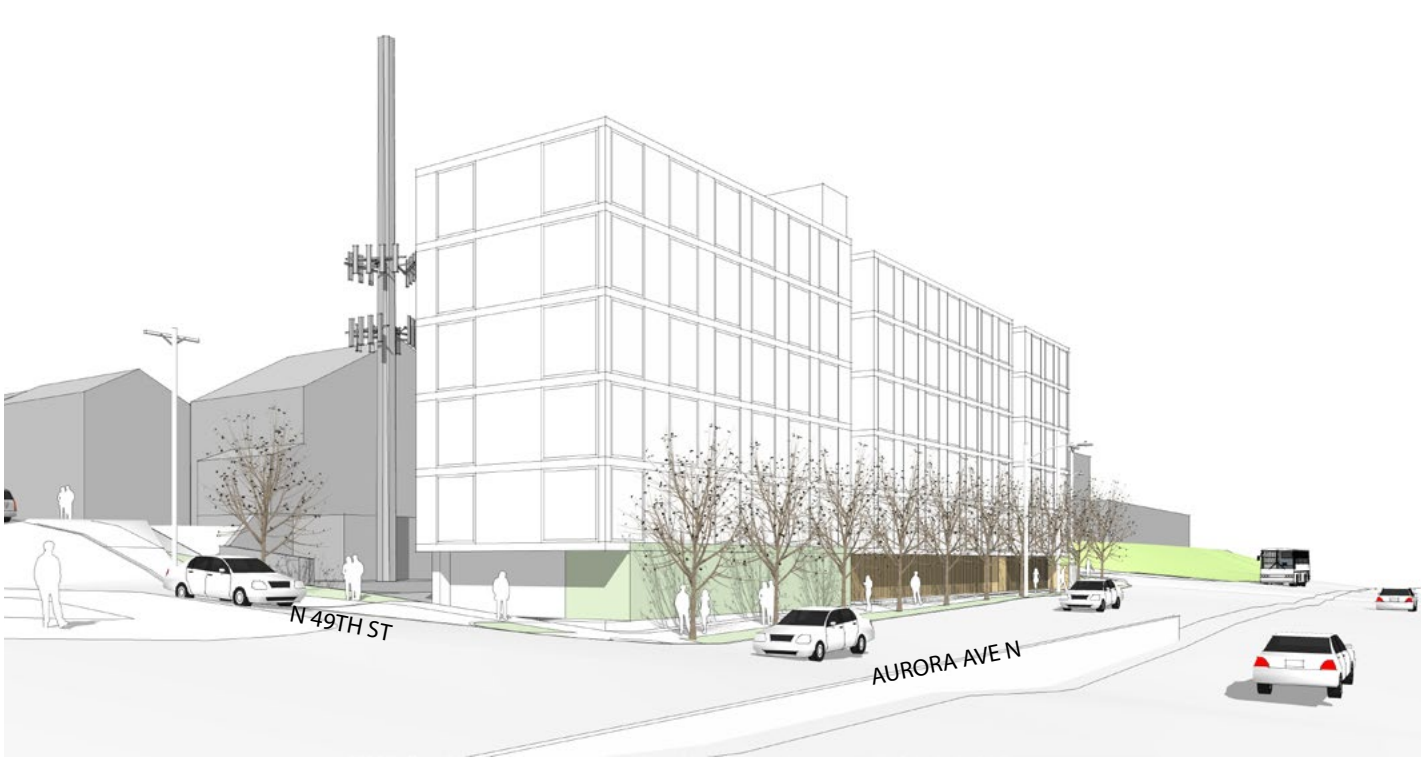


- KNIT** 21

8.0 OPTION 1 | MODEL IMAGES



VIEW FROM N 49TH ST.



VIEW FROM AURORA AVE N AND N 49TH ST.

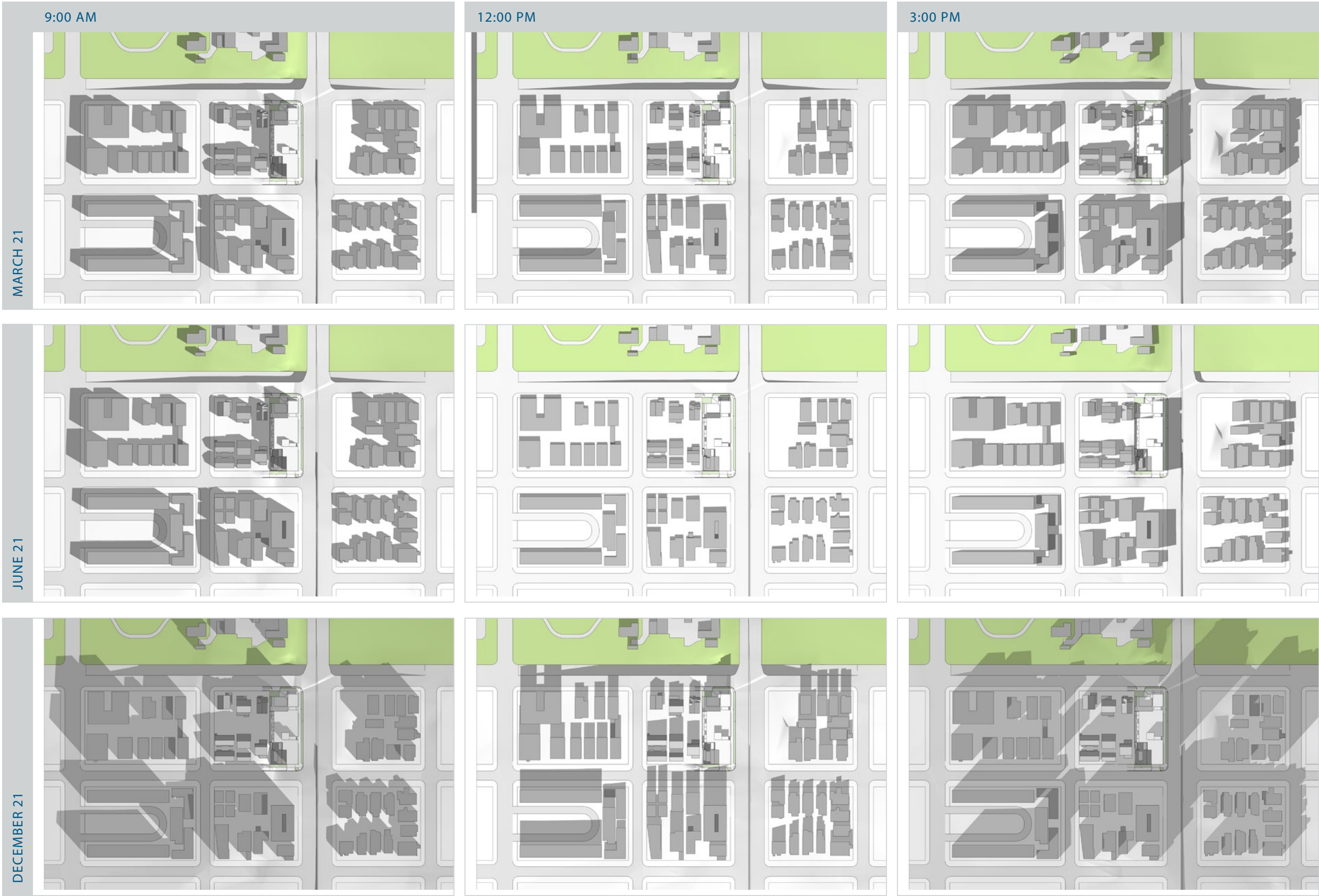


VIEW FROM AURORA AVE N AND N 50TH ST



VIEW FROM N 50TH ST

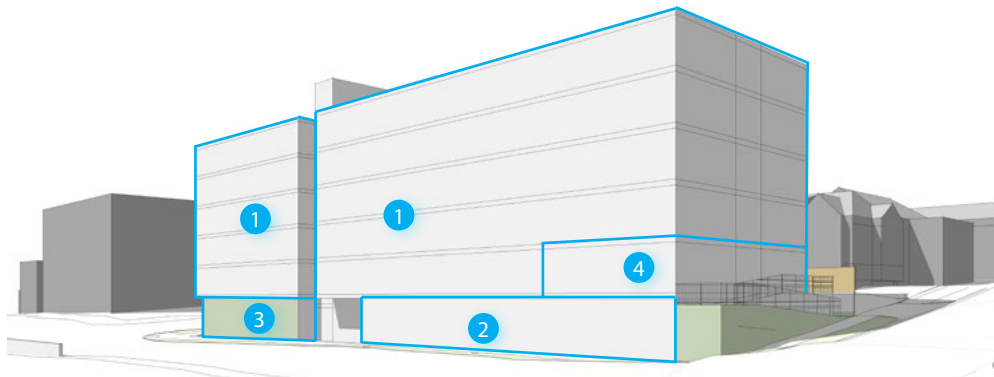
8.0 OPTION 1 | SHADOW STUDY



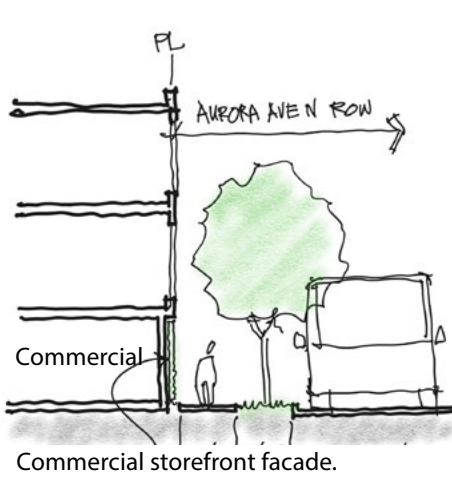
8.0 OPTION 2 | MASSING

MASSING ANALYSIS

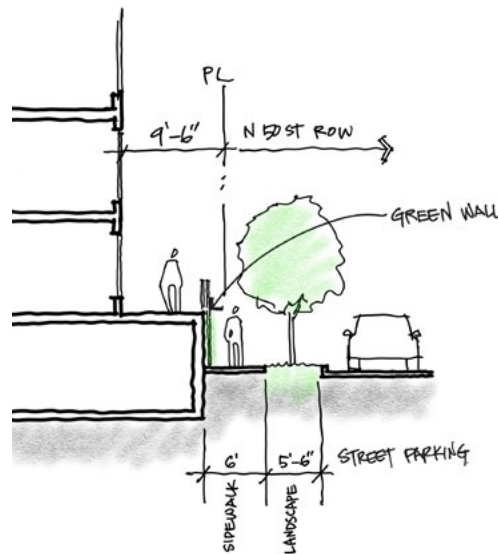
# UNITS:	109 Units
OUTDOOR AMENITY SF:	2,000 SF
COMMERCIAL SF:	None
PARKING STALLS:	31 Stalls (30 stalls required)
CODE COMPLIANCE:	Departure 1 & 2 Requested



- 1 Residential facade with fenestrations
- 2 Commercial facade. Stepped down commercial floor.
- 3 Ground level street facing green wall
- 4 Lobby/amenity facade



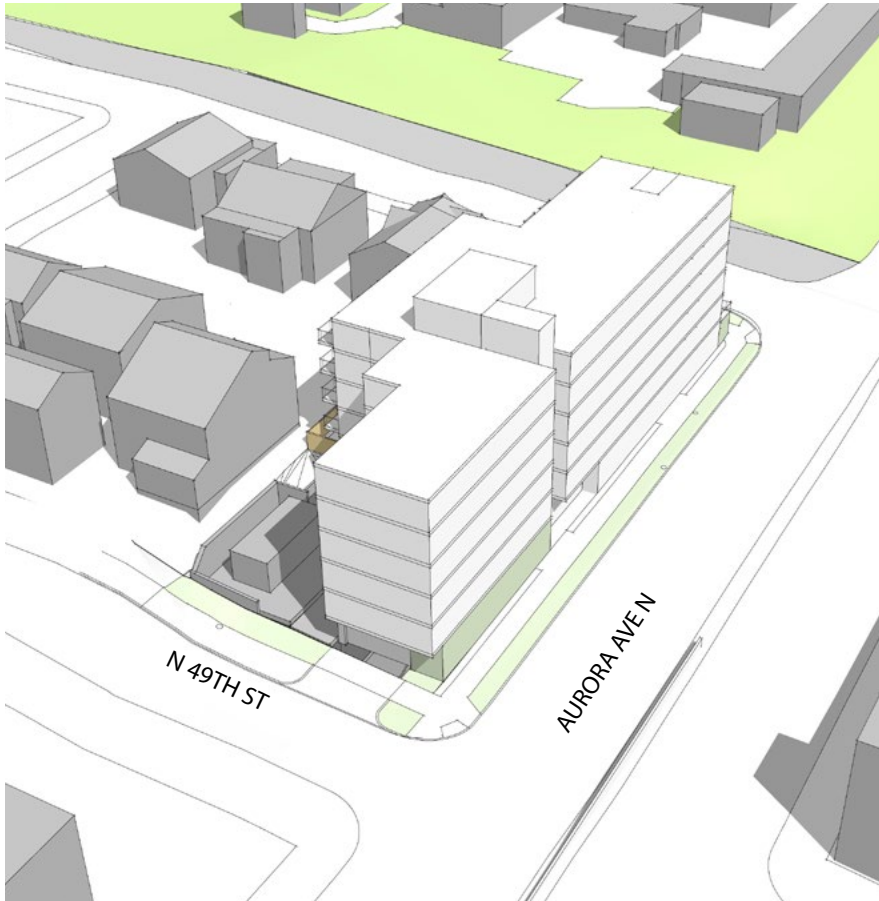
AURORA AVE N STREET SECTION



N 50TH ST STREET SECTION



AERIAL VIEW FROM NORTHWEST



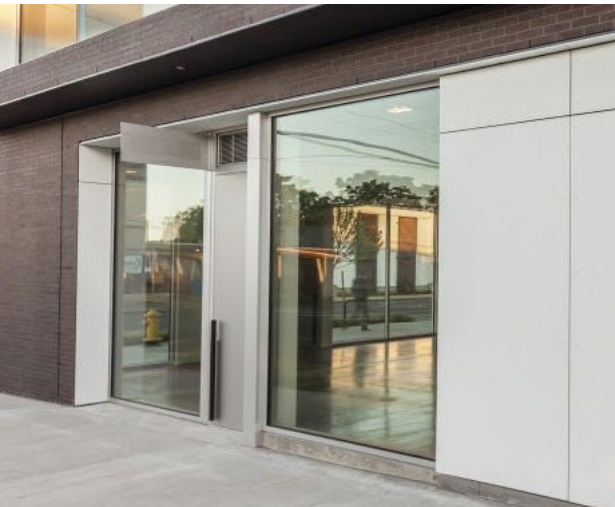
AERIAL VIEW FROM SOUTHEAST



Balcony may be used as an accent design feature.

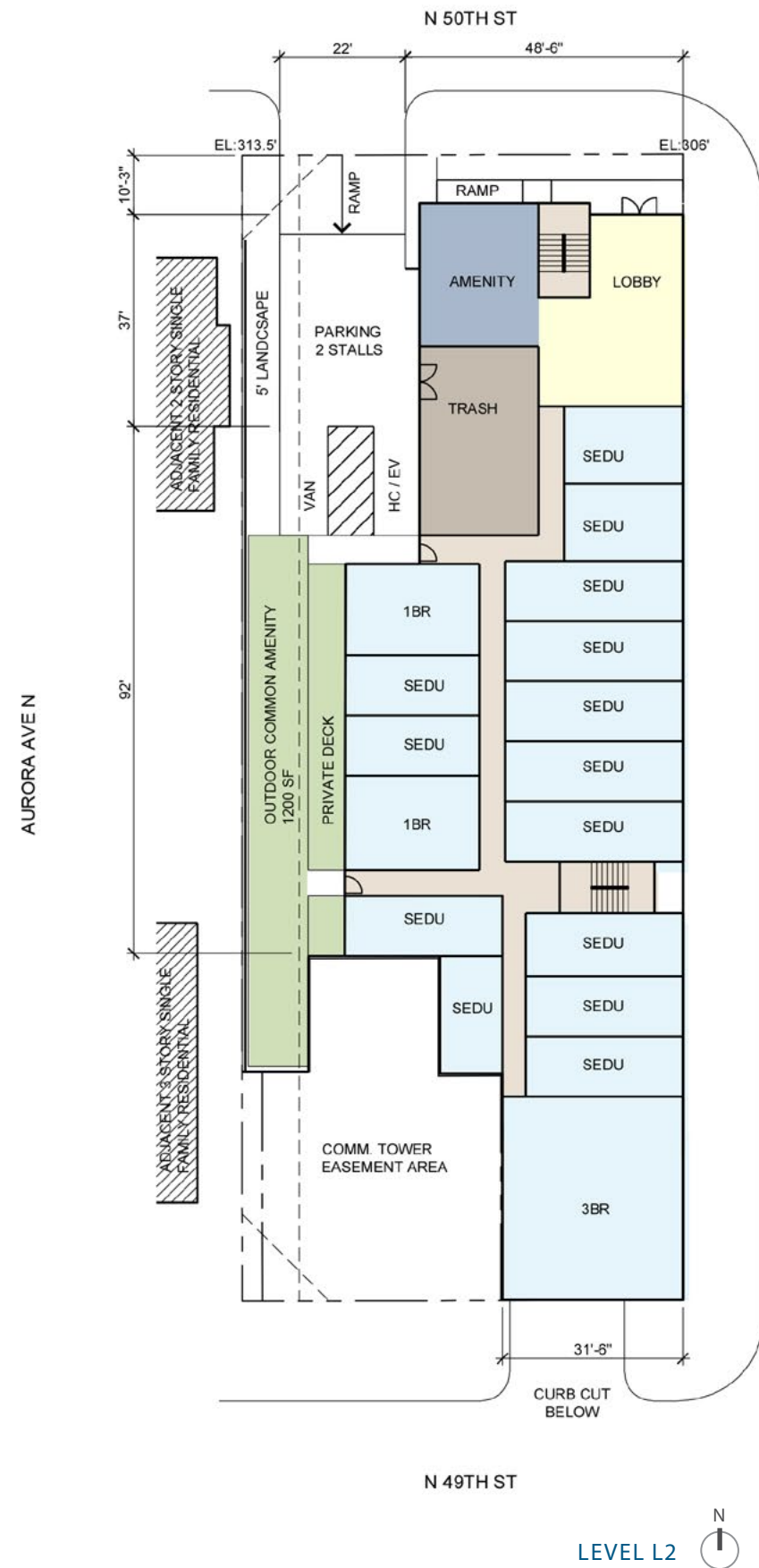
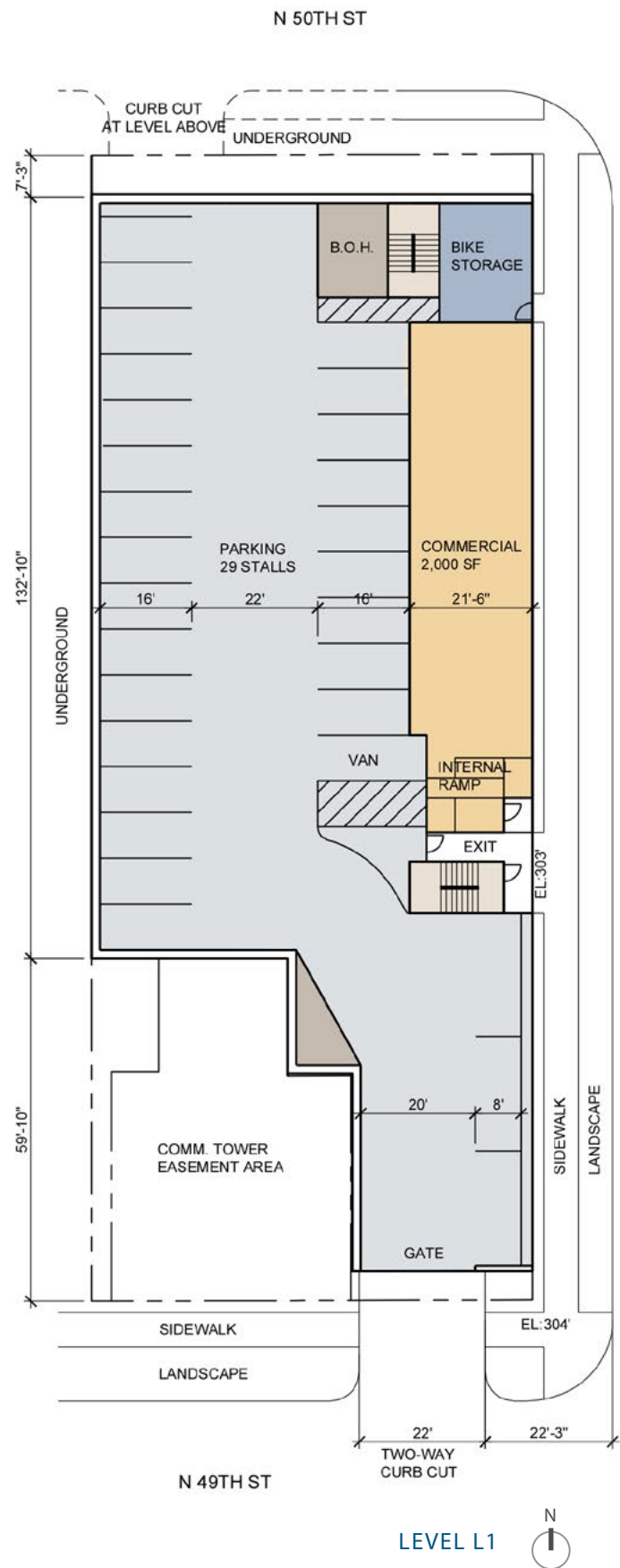


Simple and elegant upper facade with repetitive window pattern. Contrasting lower facade for commercial use.



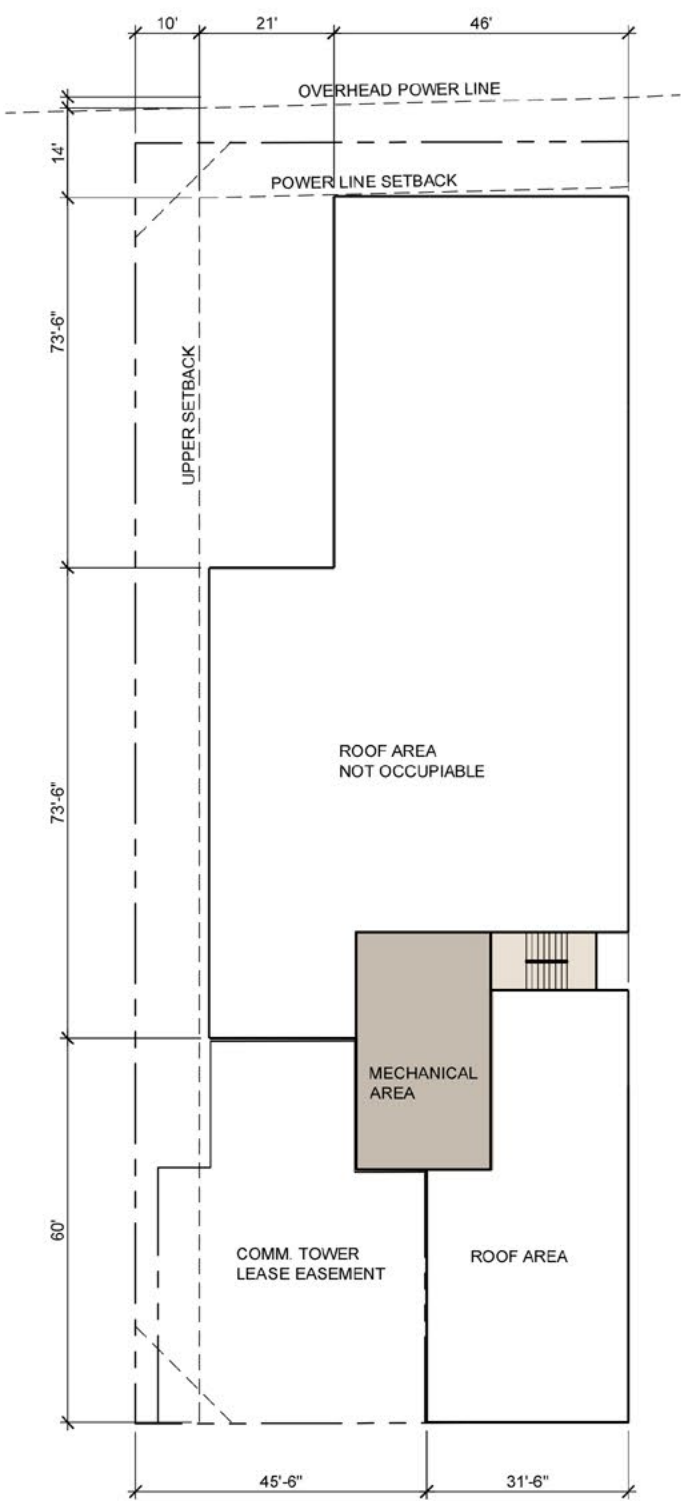
Commercial facade. Aluminum storefront with solid wall infills framed by durable brick facade.

8.0 OPTION 2 | FLOOR PLANS

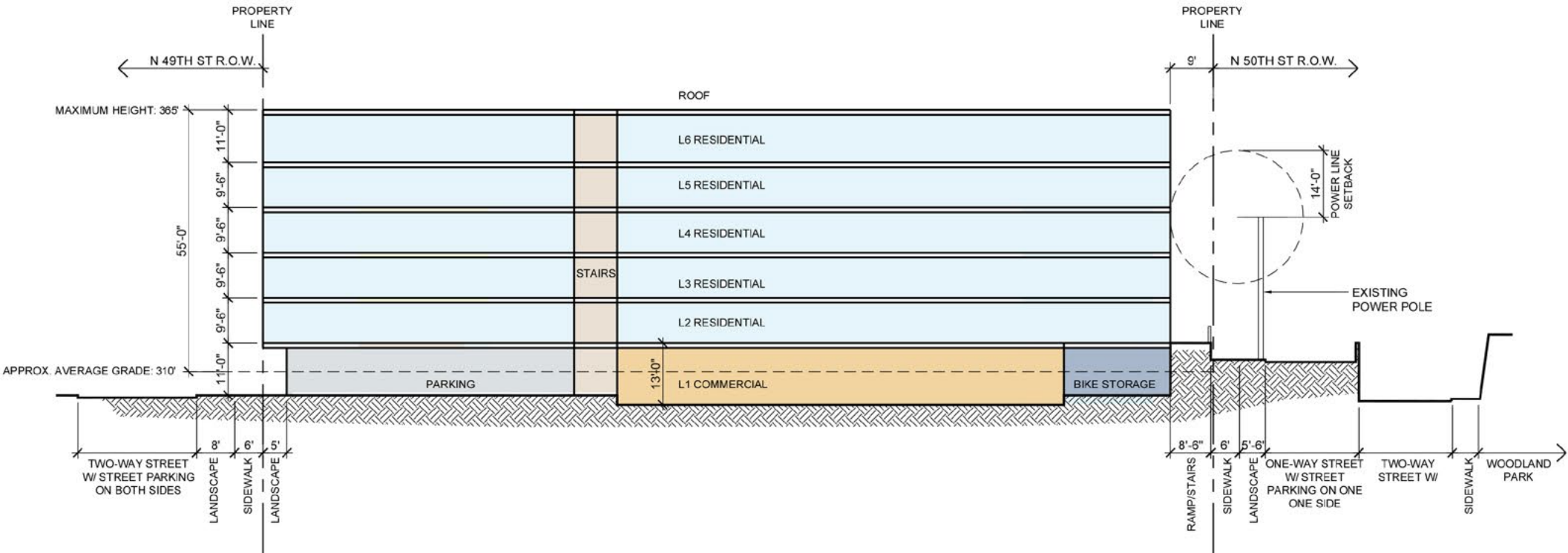


- KEY
- Units
 - Utility/BOH
 - Circulation
 - Outdoor Amenity
 - Residential Amenity
 - Parking/Garage
 - Residential Lobby / Leasing

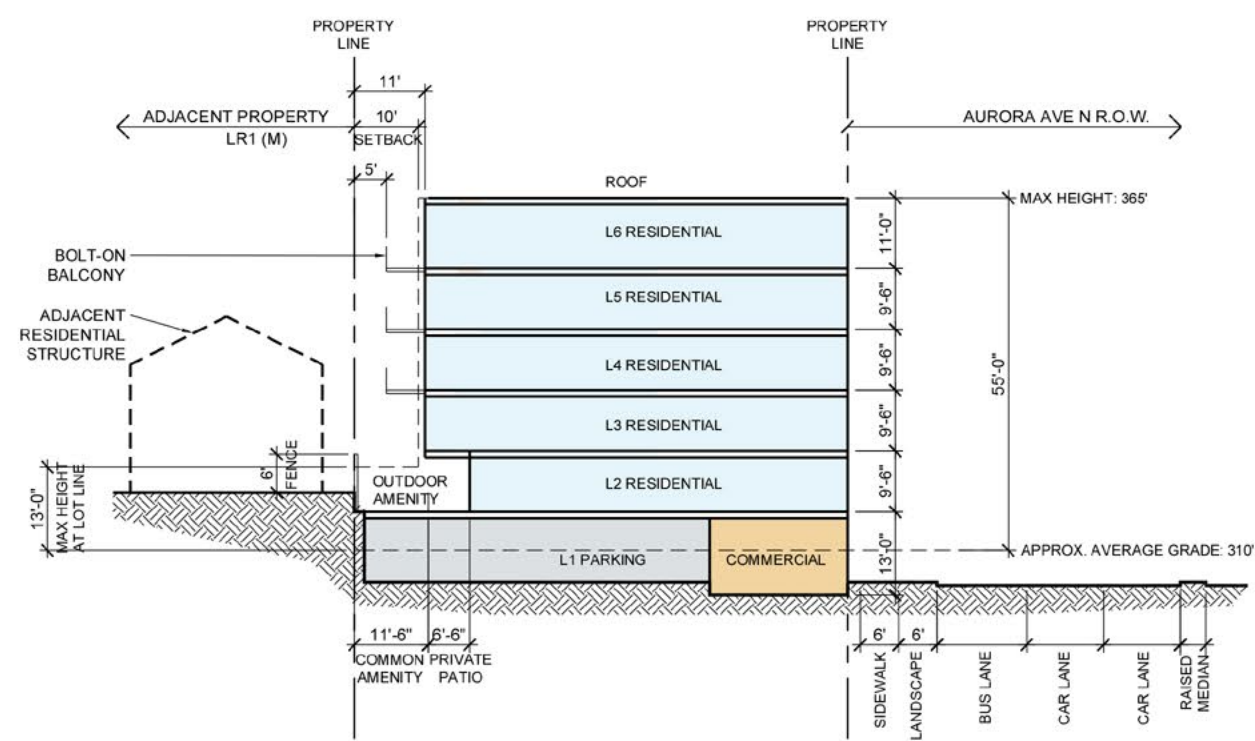
8.0 OPTION 2 | SECTIONS



ROOF LEVEL

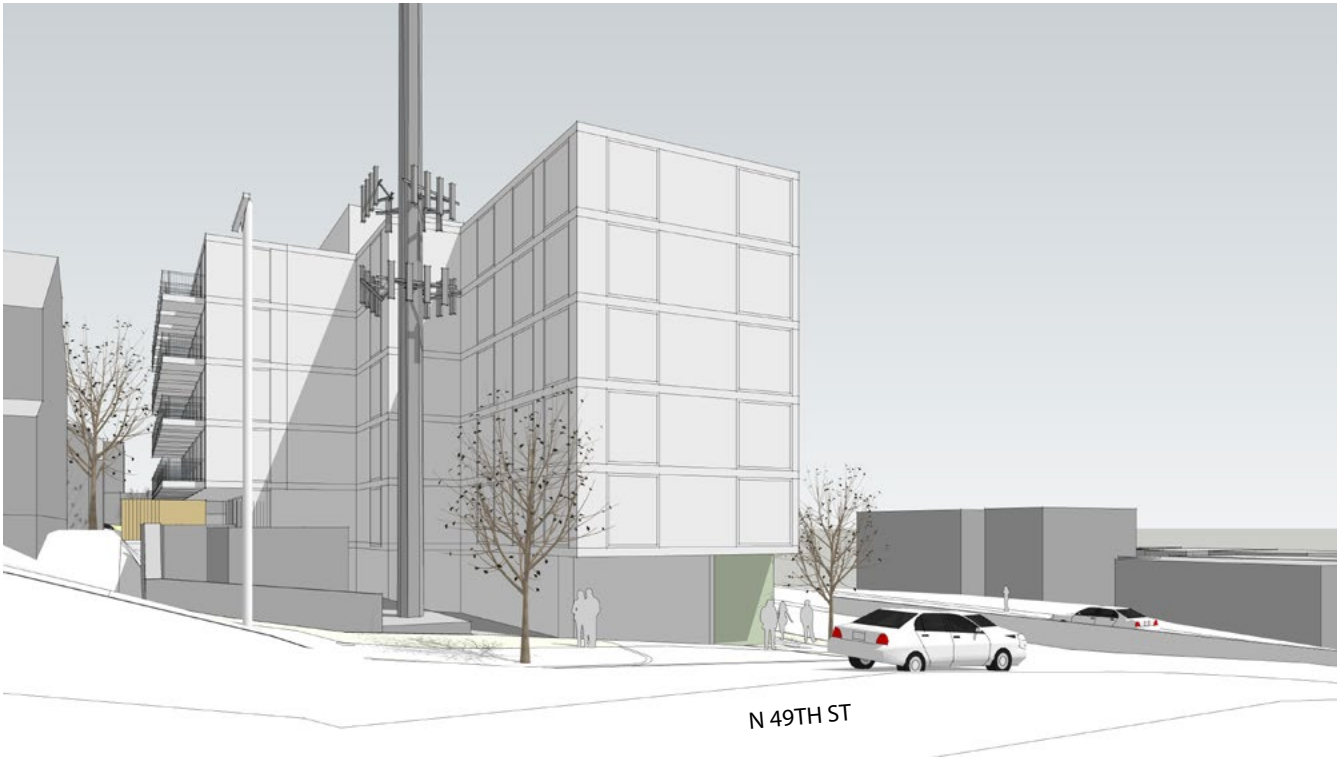


SECTION 1

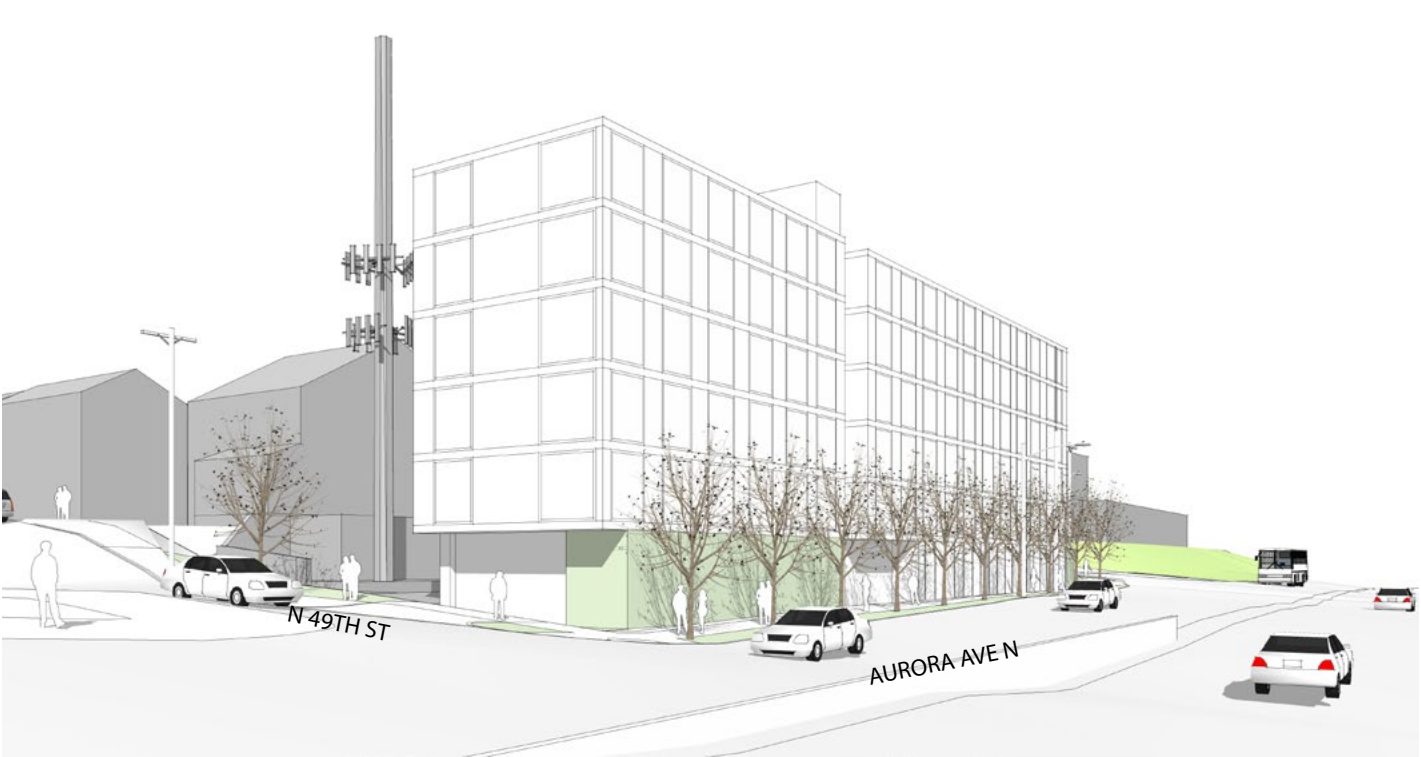


SECTION 2

8.0 OPTION 2 | MODEL IMAGES



VIEW FROM N 49TH ST.



VIEW FROM AURORA AVE N AND N 49TH ST.

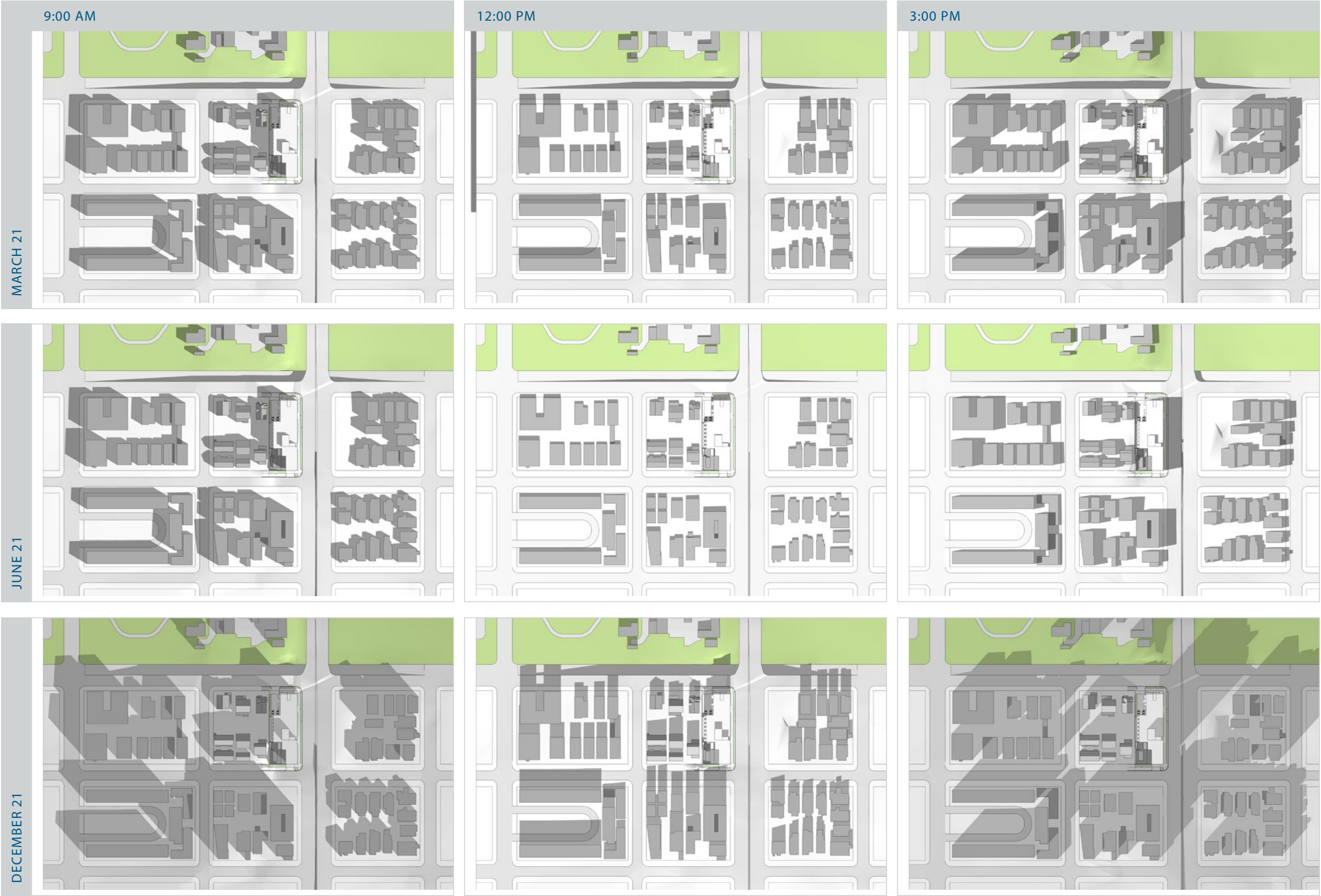


VIEW FROM AURORA AVE N AND N 50TH ST



VIEW FROM N 50TH ST

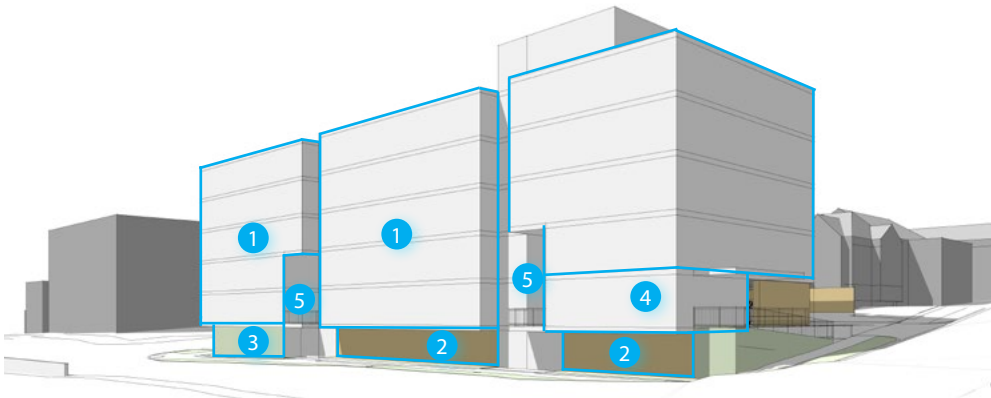
8.0 OPTION 2 | SHADOW STUDY



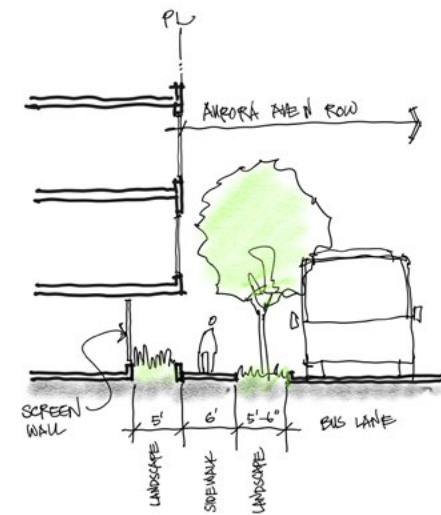
8.0 OPTION 3 | MASSING

MASSING ANALYSIS

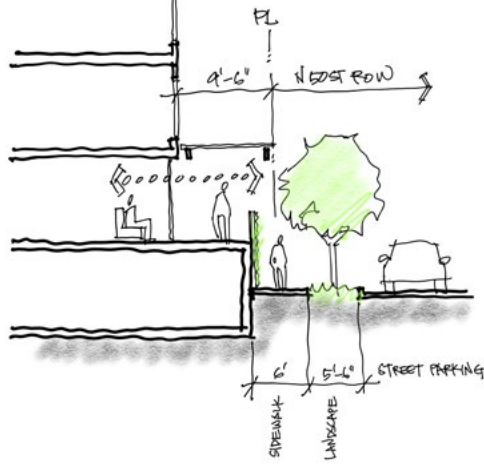
# UNITS:	116 Units
OUTDOOR AMENITY SF:	2,000 SF
COMMERCIAL SF:	None
PARKING STALLS:	34 Stalls (33 stalls required)
CODE COMPLIANCE:	Departure 1 Requested



- 1 Residential facade with fenestrations
- 2 Commercial facade. Stepped down commercial floor.
- 3 Ground level street facing green wall
- 4 Lobby/amenity facade
- 5 Outdoor common amenity open to street



AURORA AVE N STREET SECTION



N 50TH ST STREET SECTION



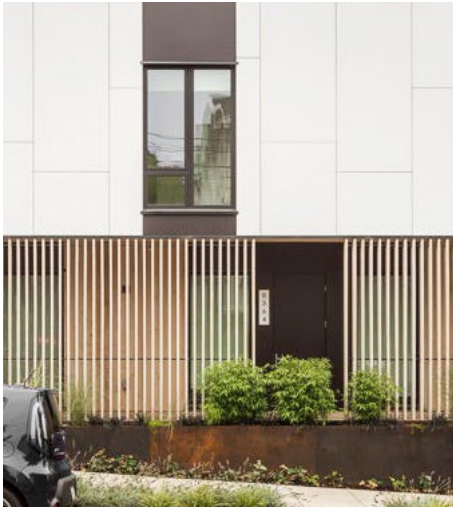
AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM SOUTHEAST



An elegant modern facade design with a simple building massing with playful window patterns



Screen wall with landscape at the street facing facade to buffer ground level parking. Upper floor facade harmoniously engages with the screen wall using a simple and modern architectural language.

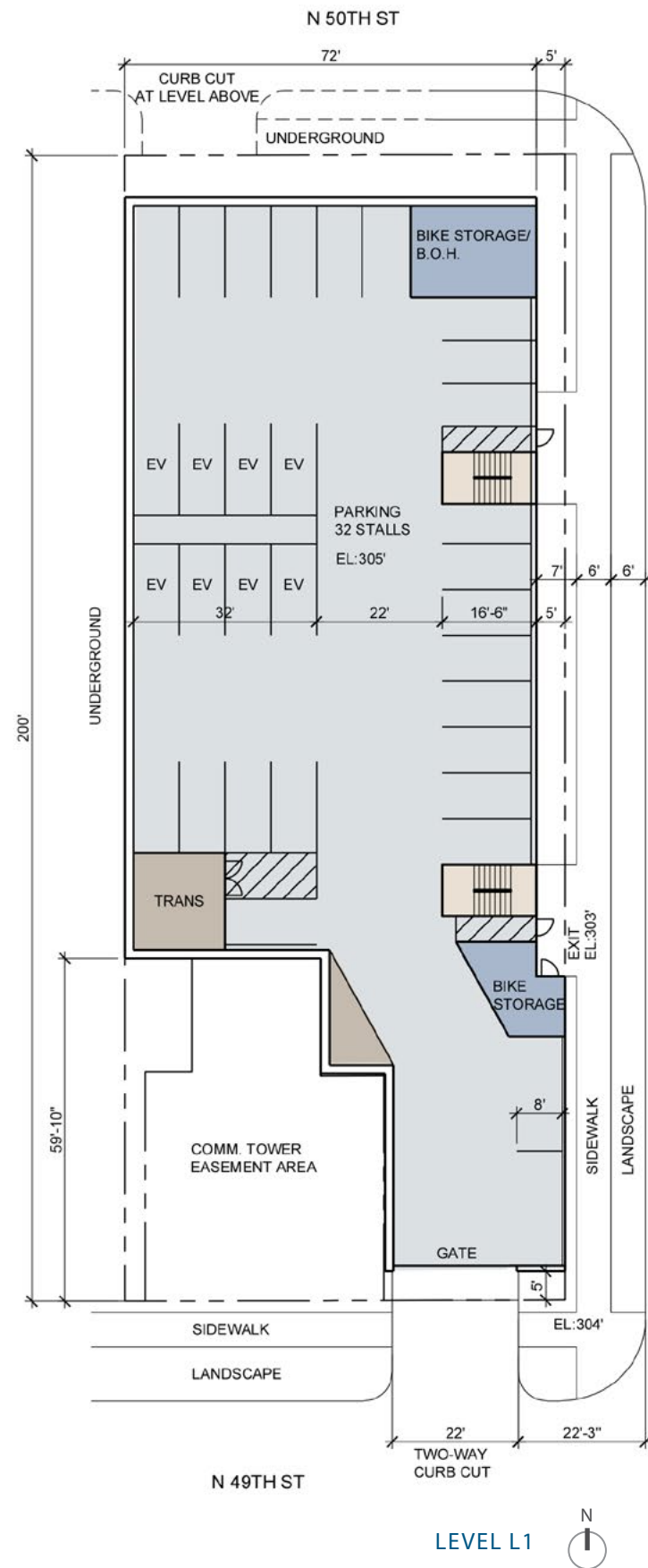


Green wall along street facing ground level walls to mitigate blank wall between parking and public sidewalk.

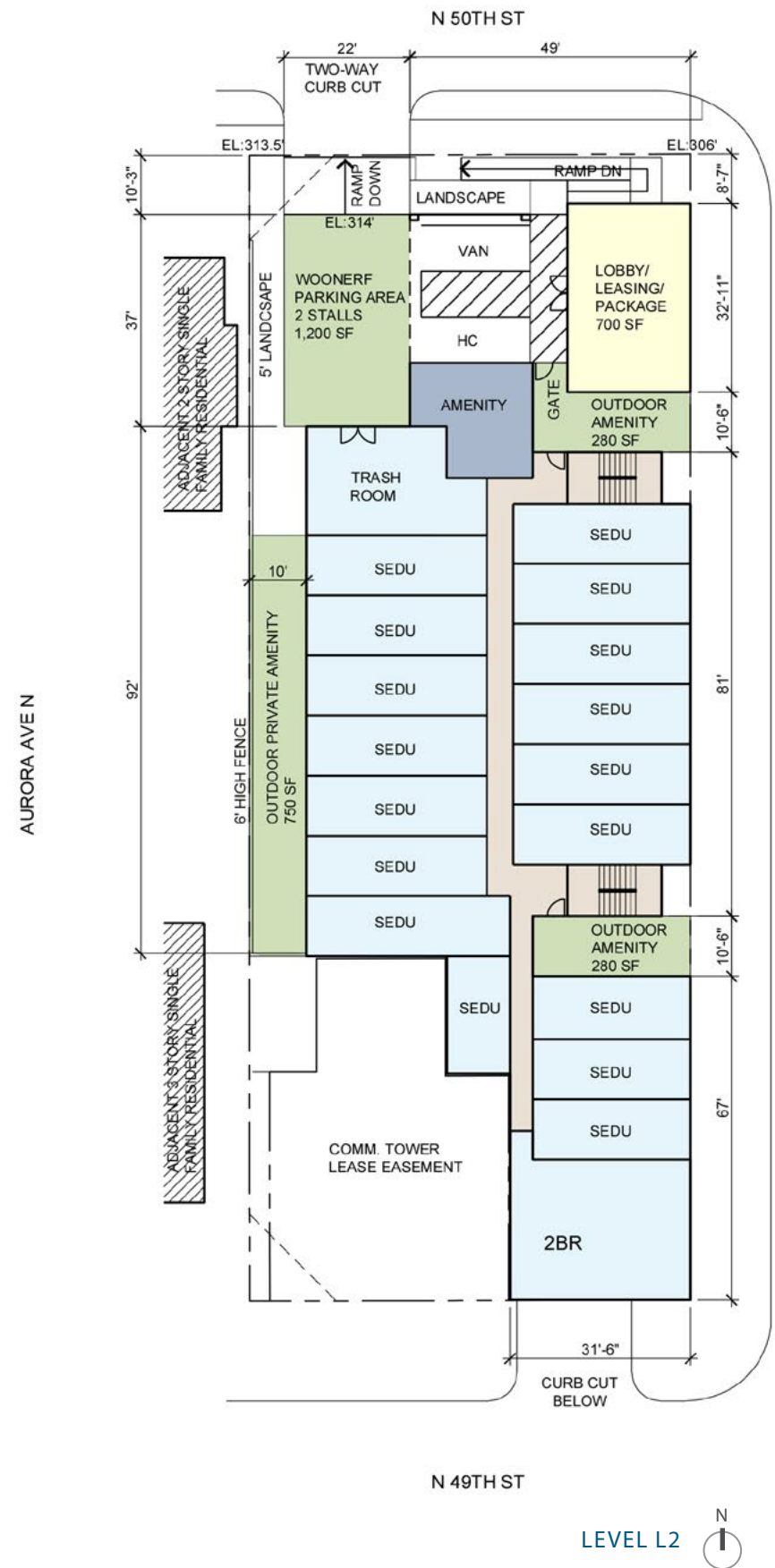


A facade pattern with a difference size of fenestrations and minimal use of colors. Outdoor common amenity open to street.

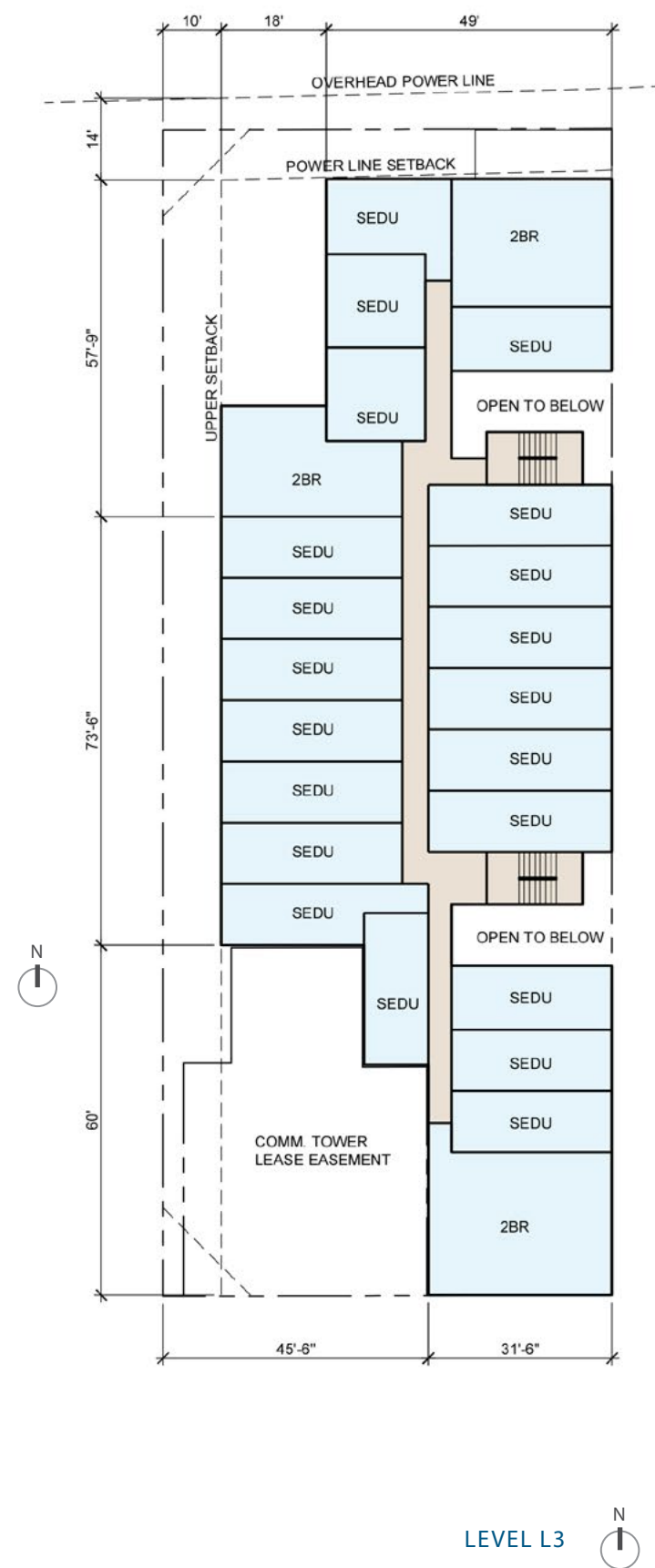
8.0 OPTION 3 | FLOOR PLANS



LEVEL L1



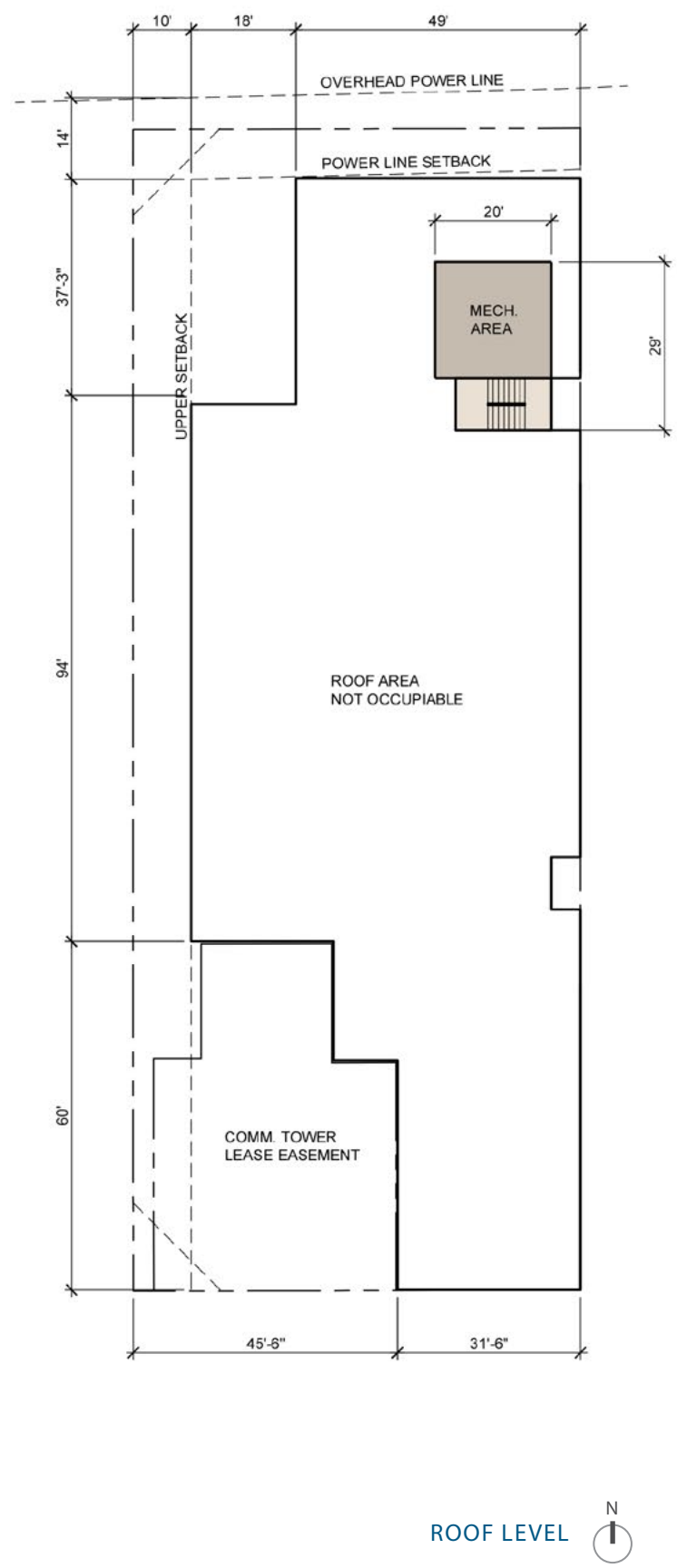
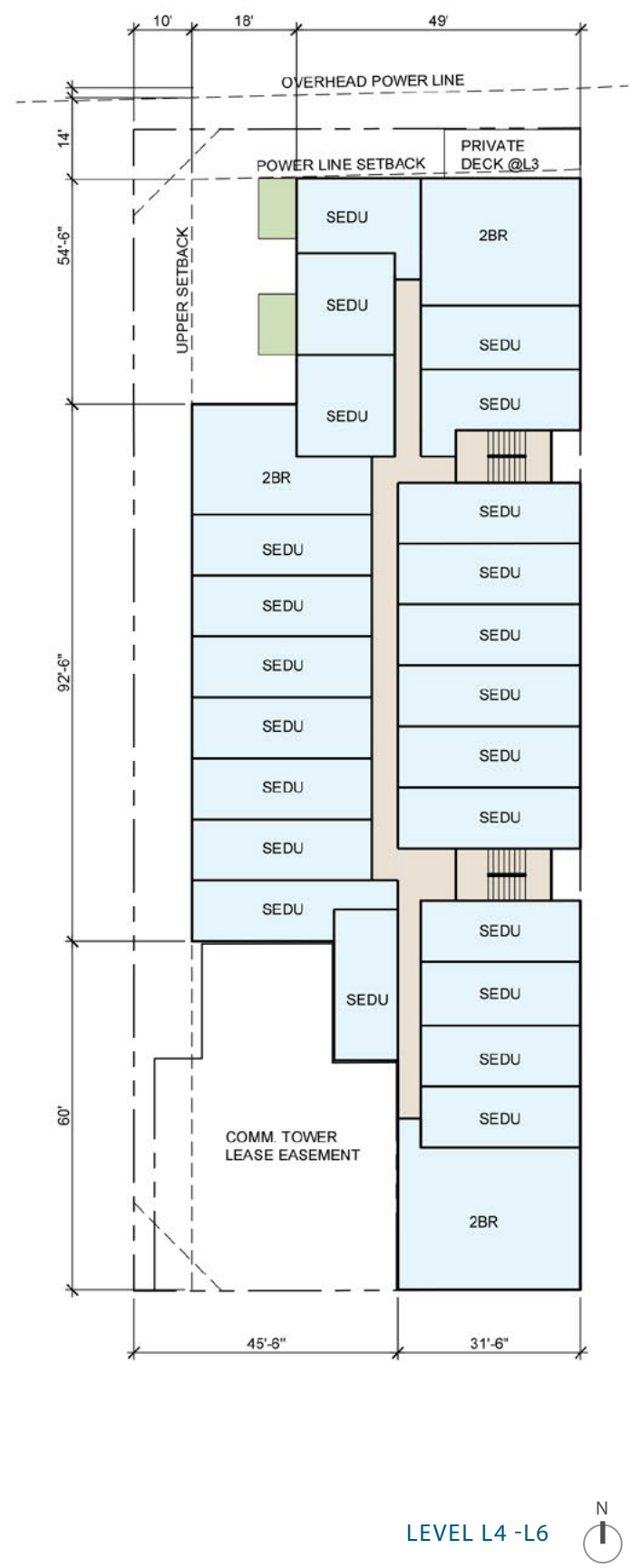
LEVEL L2



LEVEL L3

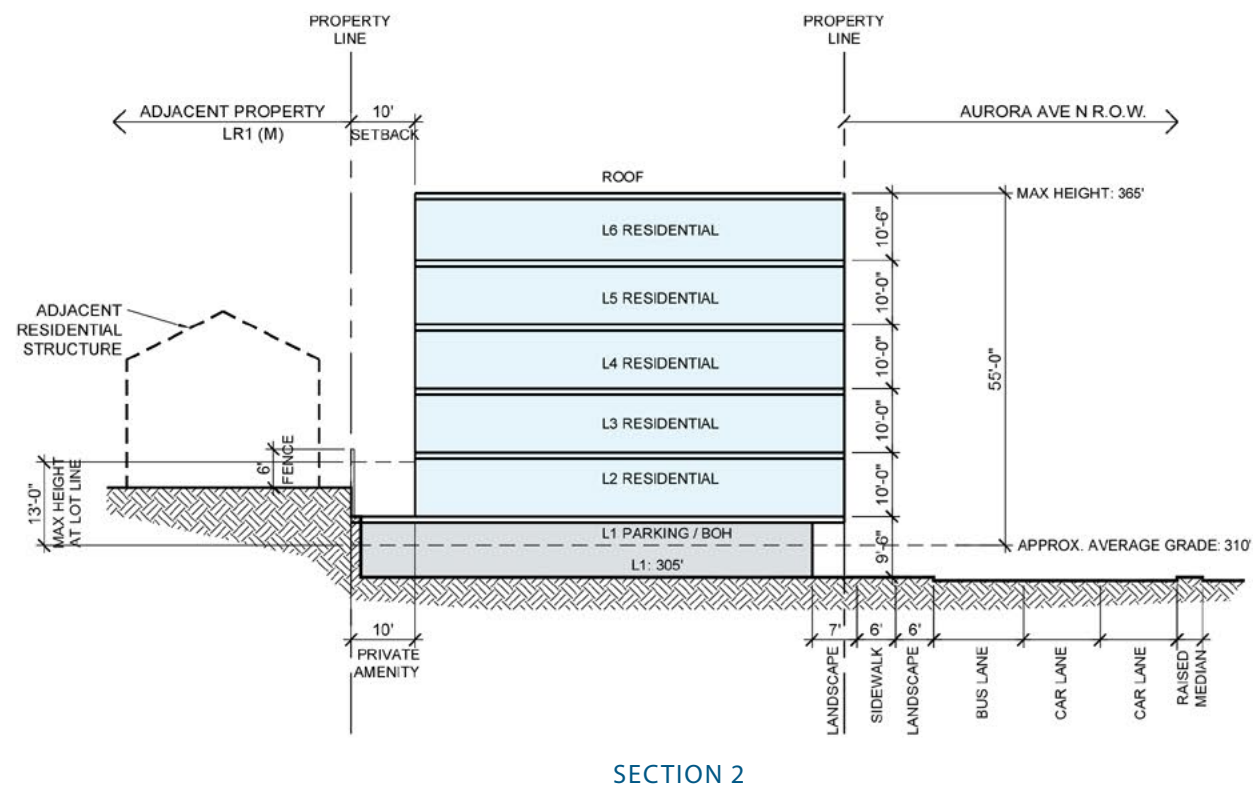
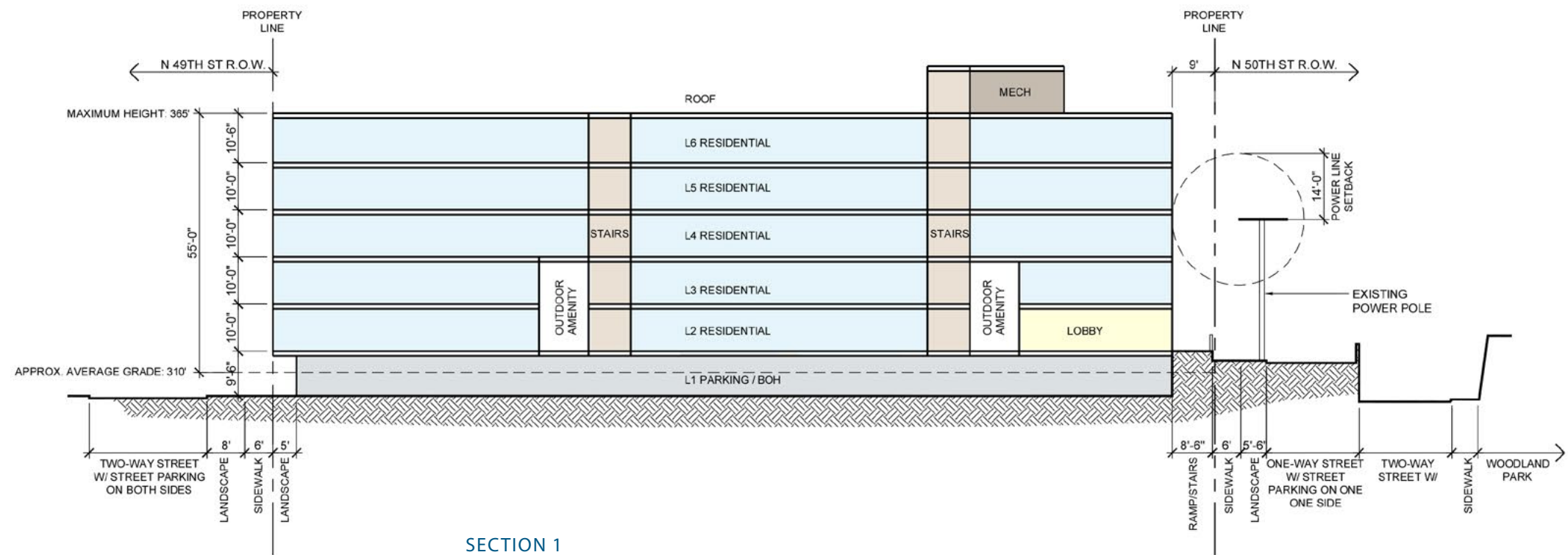
- KEY
- Units
 - Utility/BOH
 - Circulation
 - Outdoor Amenity
 - Residential Amenity
 - Parking/Garage
 - Residential Lobby / Leasing
 - Commercial / Live-Work

8.0 OPTION 3 | FLOOR PLANS



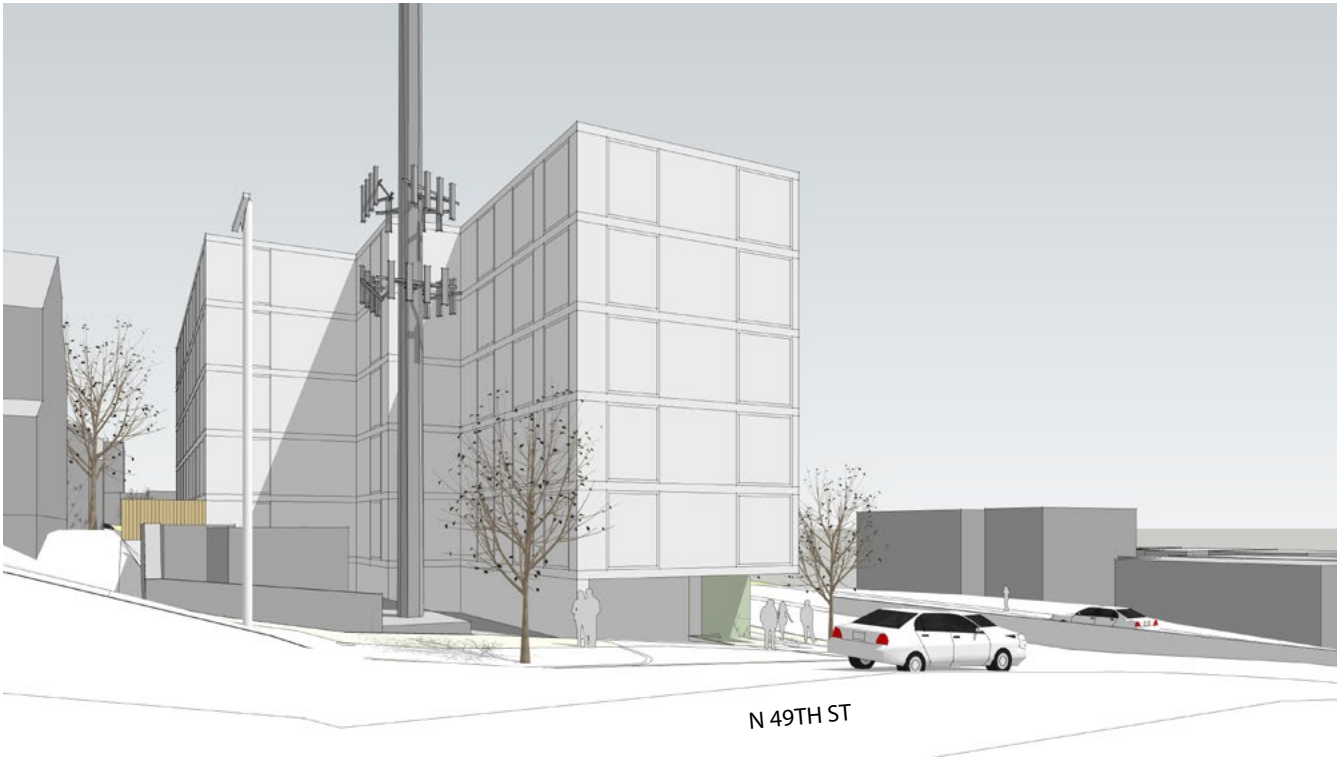
- KEY
- Units
 - Utility/BOH
 - Circulation
 - Outdoor Amenity
 - Residential Amenity
 - Parking/Garage
 - Residential Lobby / Leasing
 - Commercial / Live-Work

8.0 OPTION 3 | SECTIONS

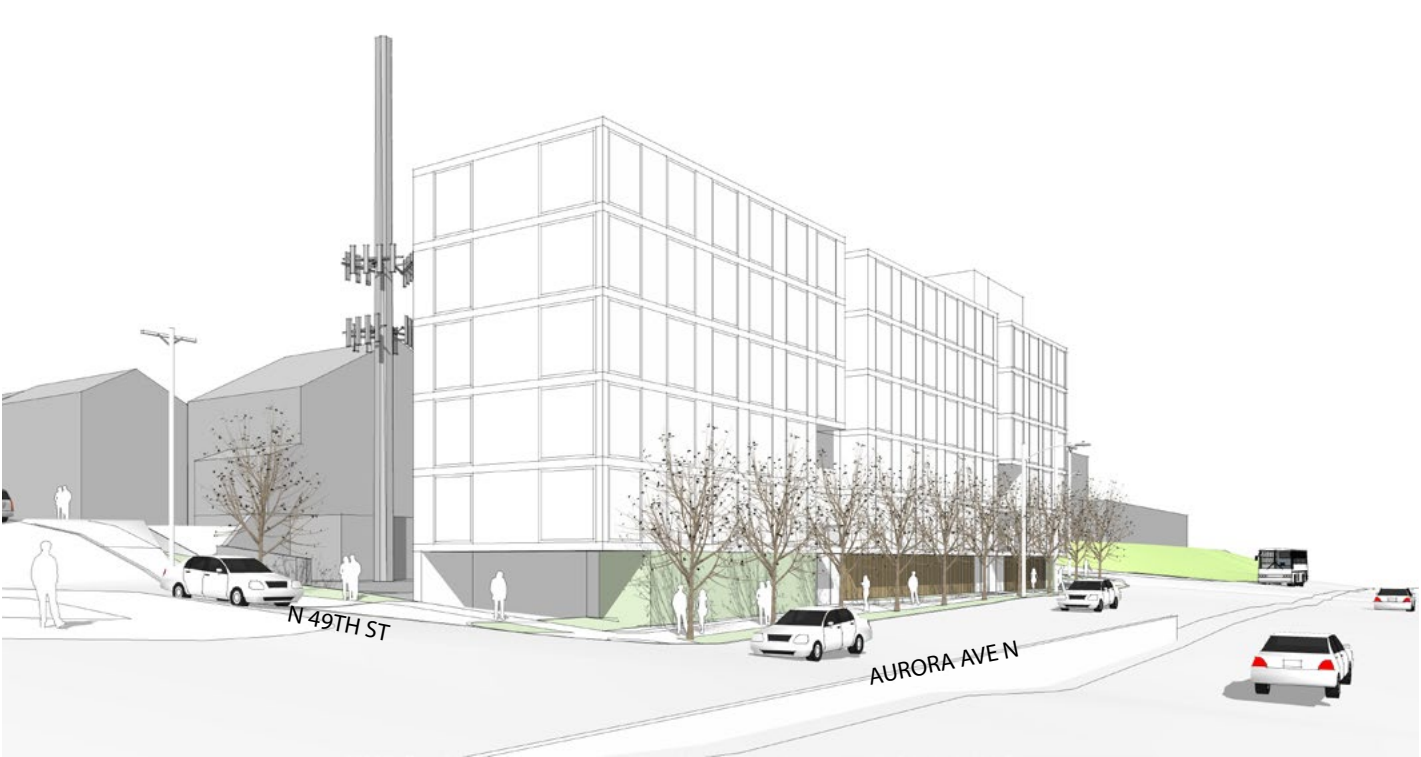


- KEY
- Units
 - Utility/BOH
 - Circulation
 - Outdoor Amenity
 - Residential Amenity
 - Parking/Garage
 - Residential Lobby / Leasing
 - Commercial / Live-Work

8.0 OPTION 3 | MODEL IMAGES



VIEW FROM N 49TH ST.



VIEW FROM AURORA AVE N AND N 49TH ST.

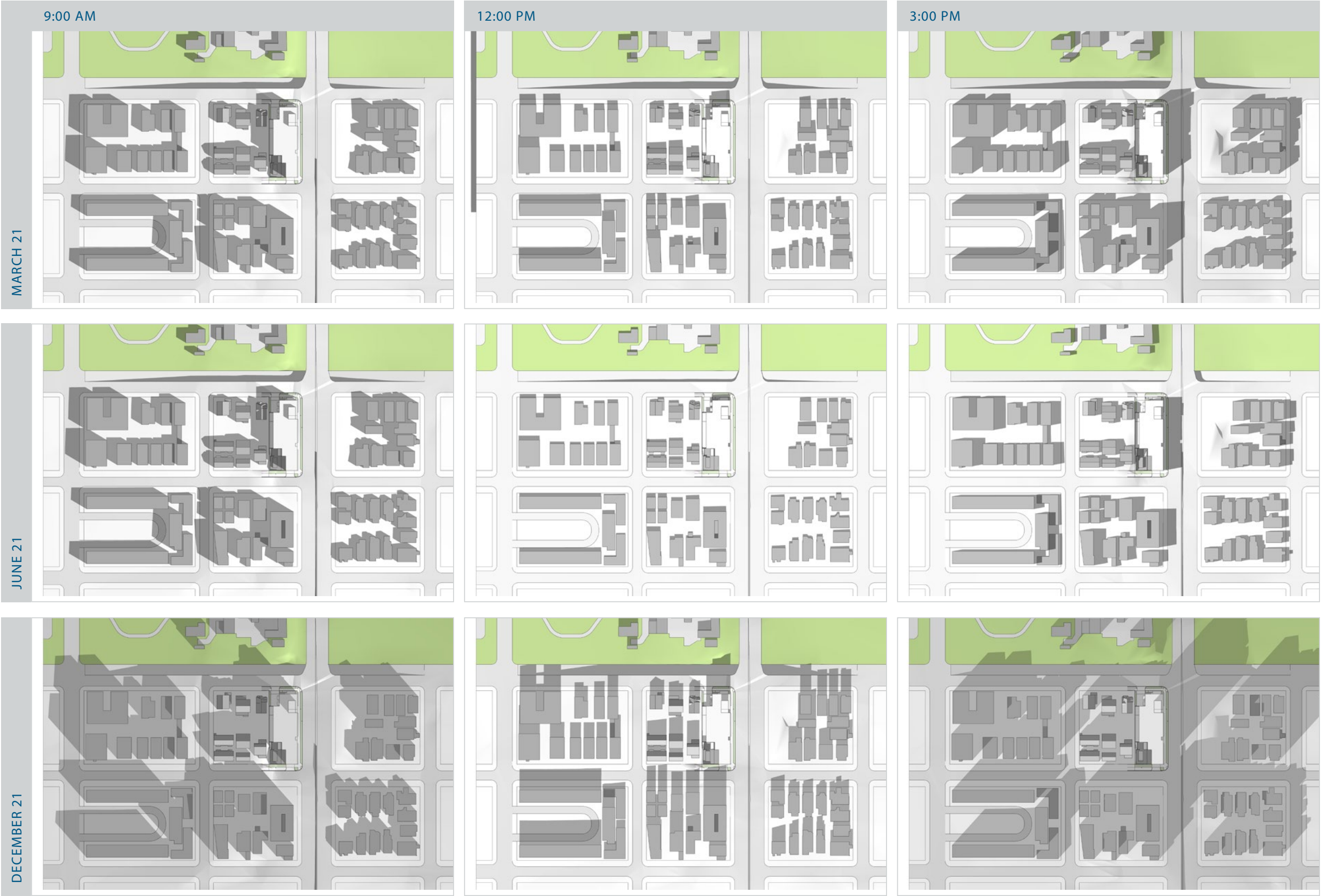


VIEW FROM AURORA AVE N AND N 50TH ST

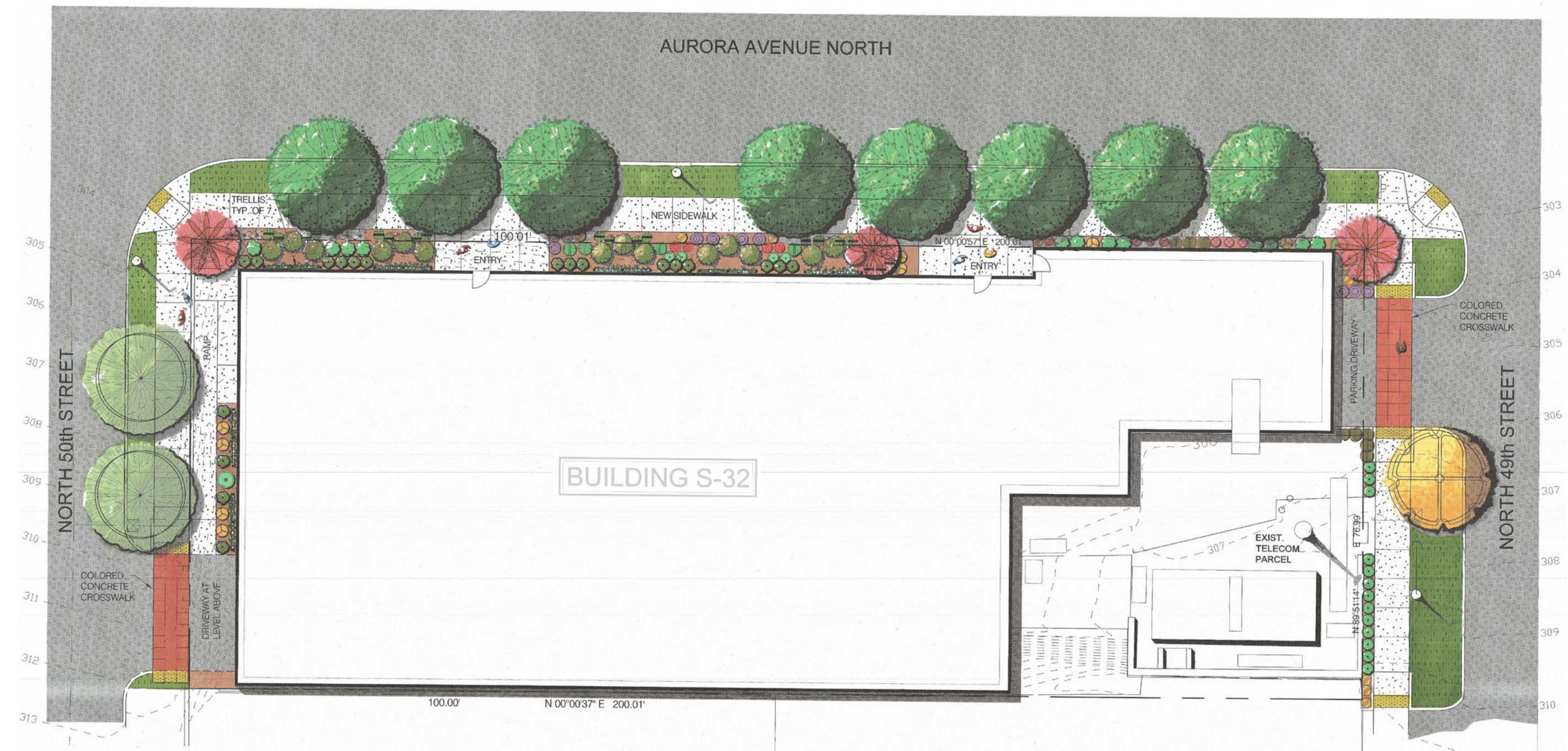


VIEW FROM N 50TH ST

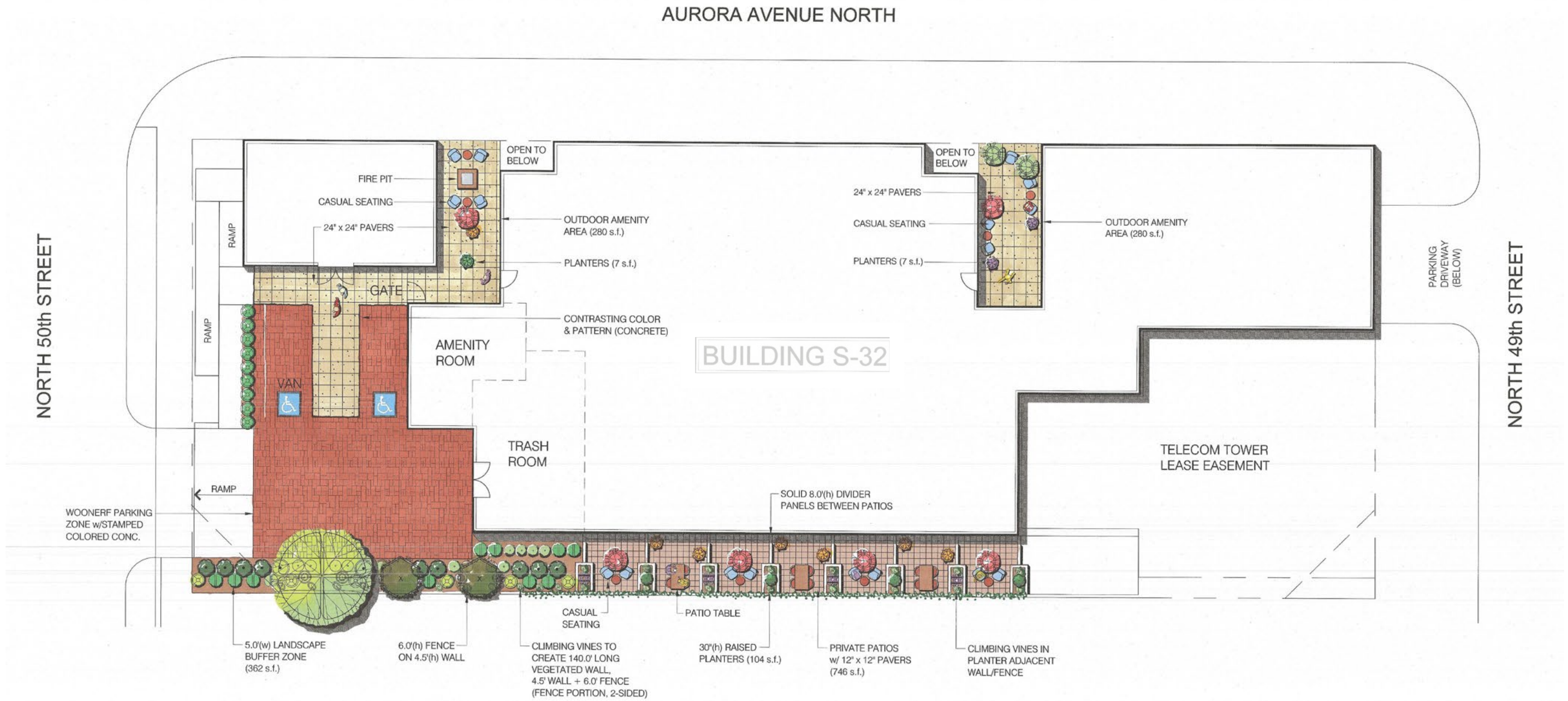
8.0 OPTION 3 | SHADOW STUDY



8.0 LANDSCAPE PLAN



8.0 LANDSCAPE PLAN



8.0 LANDSCAPE PLAN



HICK'S YEW



RED JAPANESE MAPLE



KOUSA DOGWOOD



SNOWBELL TREE



COLUMNAR TULIP TREE



PURPLE BELLFLOWER



AVALANCHE CLEMATIS



KARL FOERSTER REED GRASS



ALL GOLD JAPANESE GRASS



DINING TABLE WITH CHAIRS AT ROOF DECK



HIDCOTE LAVENDER



ORANGE ROCKET BARBERRY



CREeping THYME



FAULKNER BOXWOOD



CORAL BELLS



HEAVENLY BAMBOO



BLUE HOSTA



BLACK MONDO GRASS



COUCH (OR CHAIRS) AT PATIO



LOUNGE CHAIR AT PATIO



JAPANESE SPURGE



HEATHER



SWEET BOXWOOD



WILMA GOLDCREST CYPRESS



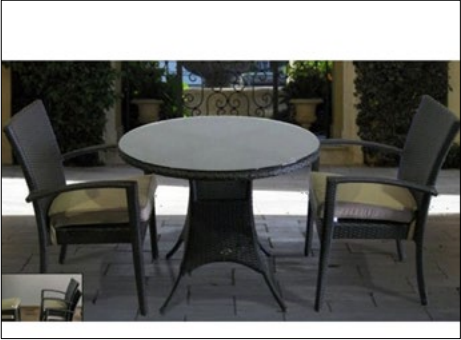
PARKING STALLS DEFINED BY CONTRASTING PAVEMENT



COLORLED, STAMPED CONCRETE AT WOONERF AREA



VEGETATED WALL (VINES GROWING ON FENCE OR TRELLIS)



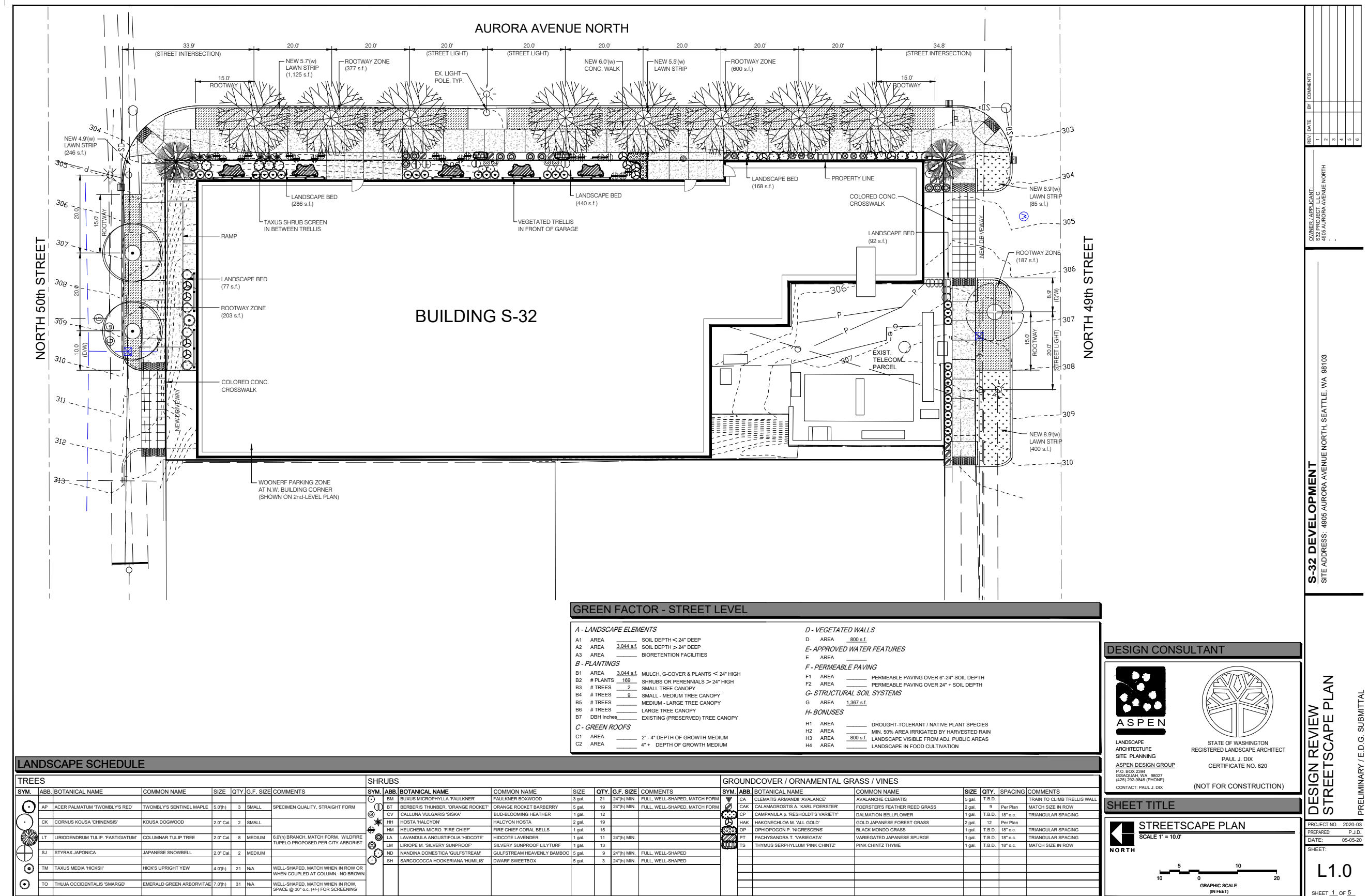
ROUND PATIO TABLES WITH CASUAL CHAIRS



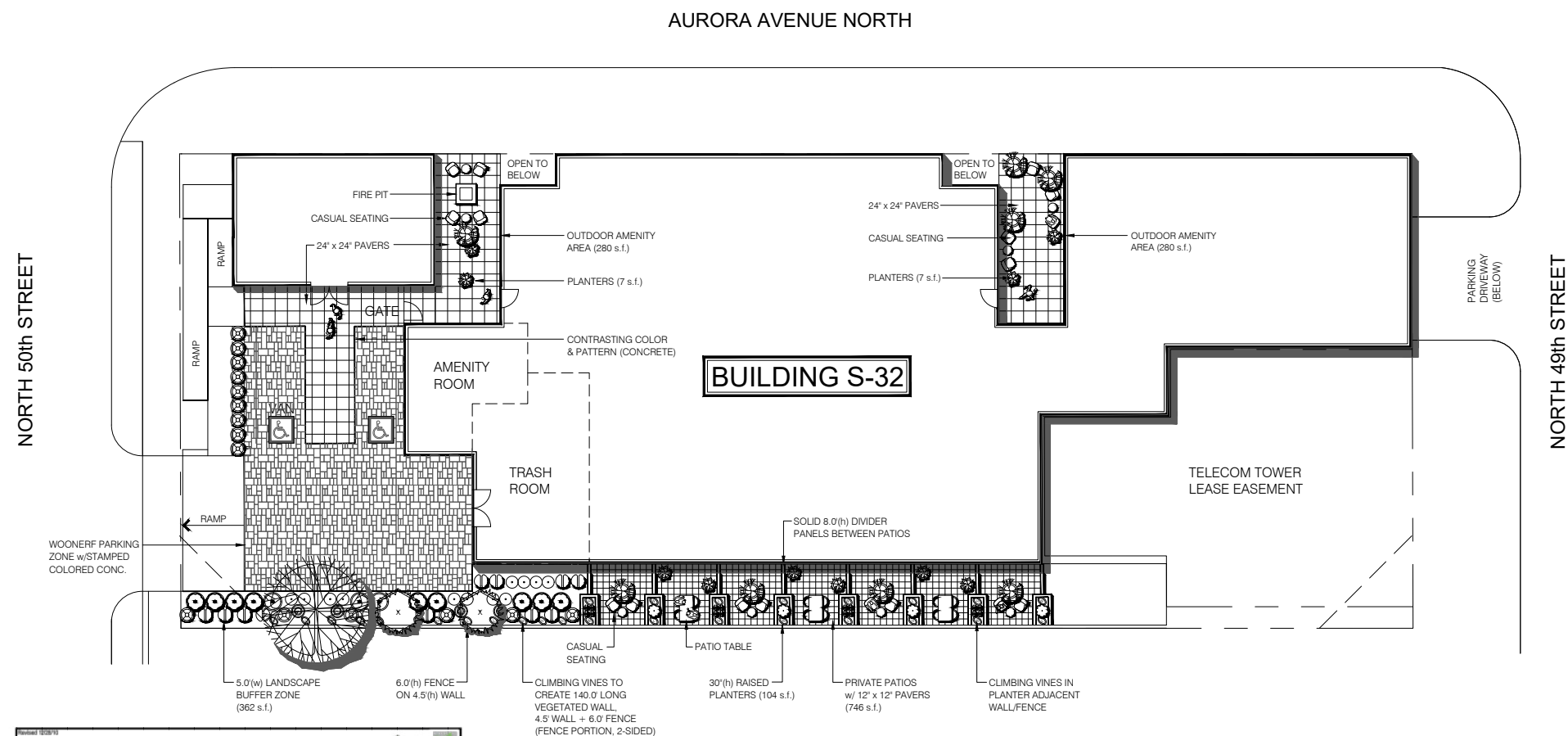
NATURAL GAS FIRE PIT

OWNER / APPLICANT		BY		DATE		COMMENTS	
S-32 PROJECT, LLC 4805 AURORA AVENUE NORTH SEATTLE, WA		1					
		2					
		3					
		4					
		5					
		6					
S-32 DEVELOPMENT							
SITE ADDRESS: 4805 AURORA AVENUE NORTH, SEATTLE, WA 98103							
DESIGN REVIEW MATERIAL BOARD							
PRELIMINARY / E.D.G. SUBMITTAL							
PROJECT NO. 2020-03							
PREPARED: P.J.D.							
DATE: 05-05-20							
SHEET:							
L3.0							
SHEET 3 OF 5							

8.0 LANDSCAPE PLAN



8.0 LANDSCAPE PLAN



Worksheet 10/2/19

Green Factor Score Sheet

ME20 Studio

SEATTLE *green factor* INC.

Parcel size (enter this value first)		enter sq ft of parcel 16,400	SCORE		0.30
		Totals from GF worksheet	Factor	Total	
A. Landscape Elements**					
A. Landscape areas (select one of the following for each area)					
1	Landscape areas with a soil depth of less than 24"	enter sq ft	0.1	-	
2	Landscape areas with a soil depth of 24" or greater	enter sq ft 3864	0.6	2,138	
3	Bioretention facilities	enter sq ft	1.0	-	
B. Plantings (credit for plants in landscaped areas from Section A)					
1	Mulch, ground covers, or other plants less than 2" tall at maturity	enter sq ft 3864	0.1	386	
	Shrubs or perennials 2" or more at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 132	2784	0.3	831
	Tree canopy for "small trees" or equivalent (canopy spread 8' to 150' - calculated at 75 sq ft per tree)	enter number of plants 2	150	0.3	45
	Tree canopy for "medium/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 9	1350	0.3	405
	Tree canopy for "medium/large trees" or equivalent (canopy spread at 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 0	0	0.4	-
	Tree canopy for "large trees" or equivalent (canopy spread at 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0	0.4	-
	Tree canopy for preservation of large existing trees with trunks 6" or more in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0	0	0.8	-
C. Green roofs					
1	Over at least 2" and less than 4" of growth medium	enter sq ft	0.4	-	
2	Over at least 4" of growth medium	enter sq ft	0.7	-	
D. Vegetated walls					
1	Vegetated walls	enter sq ft 9,110	0.7	2,177	
E. Approved water features					
1	Permeable paving	enter sq ft	0.7	-	
F. Permeable paving					
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.2	-	
2	Permeable paving over at least 24" of soil or gravel	enter sq ft	0.5	-	
G. Structural soil systems					
1	Structural soil systems	enter sq ft 1267	0.2	273	
		sub-total of sq ft =	15,883		
H. Bonuses					
1	Drought tolerant or native plant species	enter sq ft	0.1	-	
2	Landscape areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft	0.2	-	
3	Landscape visible to passerby from adjacent public right of way or public open spaces	enter sq ft 850	0.1	85	
4	Landscape in food cultivation	enter sq ft	0.1	-	
		Green Factor sumscore =	6.37		

* Do not count public rights-of-way in parcel size calculation.

** For areas with a soil depth of less than 24" or greater than 24" use the appropriate score from the following table.

1. If landscaping on private and public

GREEN FACTOR - 2nd LEVEL	
A - LANDSCAPE ELEMENTS	
A1 AREA _____	SOIL DEPTH < 24" DEEP
A2 AREA <u>520 s.f.</u>	SOIL DEPTH > 24" DEEP
A3 AREA _____	BIORETENTION FACILITIES
B - PLANTINGS	
B1 AREA <u>520 s.f.</u>	MULCH, G-COVER & PLANTS
B2 # PLANTS <u>83</u>	SHRUBS OR PERENNIALS
B3 # TREES _____	SMALL TREE CANOPY
B4 # TREES _____	SMALL - MEDIUM TREE CANOPY
B5 # TREES _____	MEDIUM - LARGE TREE CANOPY
B6 # TREES _____	LARGE TREE CANOPY
B7 DBH Inches _____	EXISTING (PRESERVED) TREE CANOPY
C - GREEN ROOFS	
C1 AREA _____	2" - 4" DEPTH OF GROWTH MEDIUM
C2 AREA _____	4" + DEPTH OF GROWTH MEDIUM
D - VEGETATED WALLS	
D AREA <u>2,310 s.f.</u>	
E- APPROVED WATER FEATURES	
E AREA _____	
F - PERMEABLE PAVING	
F1 AREA _____	PERMEABLE PAVING OVER 6" 24" SOIL DEPTH
F2 AREA _____	PERMEABLE PAVING OVER 24" + SOIL DEPTH
G- STRUCTURAL SOIL SYSTEMS	
G AREA _____	
H- BONUSES	
H1 AREA _____	DROUGHT-TOLERANT / NATIVE PLANT SPECIES
H2 AREA _____	MIN. 50% AREA IRRIGATED BY HARVESTED RAIN
H3 AREA _____	LANDSCAPE VISIBLE FROM ADJ. PUBLIC AREAS
H4 AREA _____	LANDSCAPE IN FOOD CULTIVATION

DESIGN CONSULTANT



ASPEN

LANDSCAPE
ARCHITECTURE
SITE PLANNING

ASPEN DESIGN GROUP

P.O. BOX 2586
ISSAQUAH, WA 98027
(425) 262-8646 (PHONE)
CONTACT: RAY L. LONK



STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT

PAUL J. DIX
CERTIFICATE NO. 620

(NOT FOR CONSTRUCTION)

SHEET TITLE

2nd LEVEL PLAN

SCALE 1" = 10.0'

NORTH

10 5 0 10 20

GRAPHIC SCALE
(IN FEET)

PROJECT NO. 2020		OWNER/APPLICANT:	
PREPARED:	P.	532 PROJECT, LLC	
DATE:	05-05	4805 AURORA AVENUE NORTH	
SHEET:		REV.	DATE
L2.0		1	
		2	
		3	
		4	
		5	

DEPARTURE REQUEST 1

CODE REQUIREMENT (APPLICABLE TO MASSING OPTION 2 AND OPTION 3)
SMC 25.11.080.1

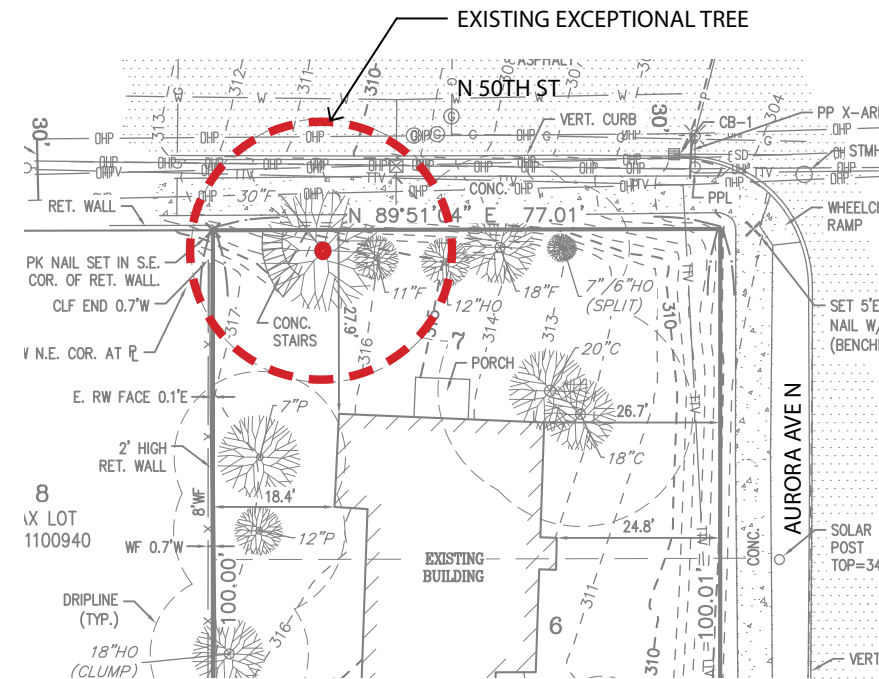
If the Director determines that an exceptional tree is located on the lot of a proposed development, which is not a major institution use within a Major Institution Overlay zone, and the tree is not proposed to be preserved, the project shall go through streamlined design review as provided in Section 23.41.018 if the project falls below the thresholds for design review established in Section 23.41.004.

PROPOSED DESIGN DEPARTURE

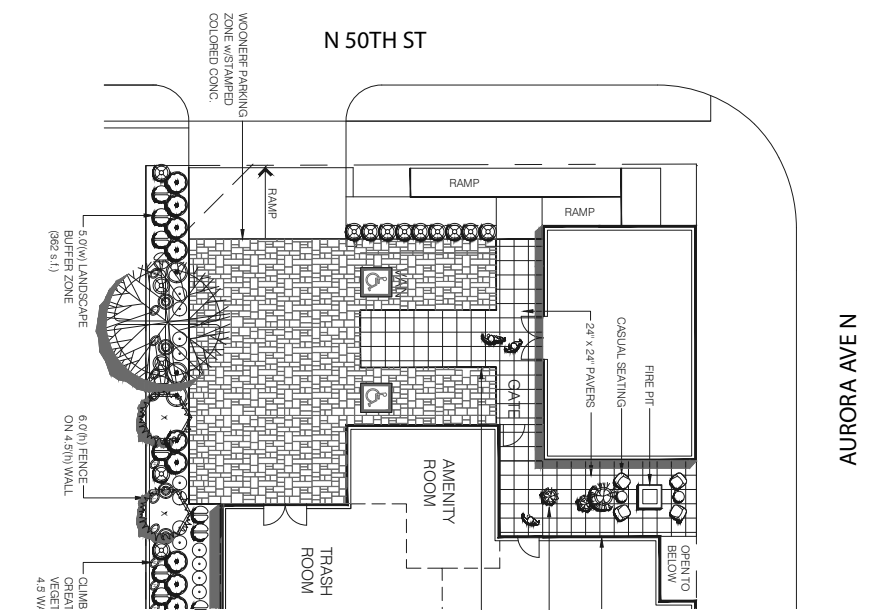
The project proposes a removal of the existing exceptional tree, located at the NW corner of the site. The removed tree area is to be developed as a woonerf parking area and add smaller “replacement” trees along the west property line within the proposed 5’ landscape strip.

DESIGN RATIONALE

As the site access is not allowed along Aurora Ave N and only limited to N 49th St and N 50th St, a curb cut is proposed at N 49th St for a vehicular access and another curb cut at N 50th St for a solid waste service access. The solid waste service area is required within the site due to the steep slopes along both N 49th St and N 50th St. As the solid waste service areas requires a 24' height clearance, the design team believes that it is most suitable for the solid waste service area to be located at the NW corner of the site at L2 level, which is where the existing exceptional tree is located. The project proposes this service area to be a woonerf and additional smaller trees as replacements, which would be beneficial to the pedestrian experience as the existing exceptional trees is obtrusive.



EXISTING EXCEPTIONAL TREE AREA



PROPOSED DESIGN AT EXISTING EXCEPTIONAL TREE AREA

DEPARTURE REQUEST 2

CODE REQUIREMENT (APPLICABLE TO MASSING OPTION 2)
23.47A.008.3

Depth provisions for new structures or new additions to existing structures.
Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.

PROPOSED DESIGN DEPARTURE

The project proposes a depth of approximately 21' for the non-residential area at L1 level. It is less than the required average depth of 30' while still satisfying the minimum depth of 15'.

DESIGN RATIONALE

Due to the narrow and long physical characteristic of the site and with the parking stall layout being reasonably efficient, the proposed commercial area is less than the minimum required average depth of 30'. Although the SMC allows the street level uses within this zone may be non-commercial uses including parking use with adequate screening, it would still be beneficial for the street activation. The proposed commercial space layout, however, is less than ideal for commercial tenants, especially with the stepped down floor level from the street and requiring a ramp.

