EARLY DESIGN GUIDANCE 2

8300 AURORA AVE N

DATE: January 11, 2021

PROJECT ADDRESS

8300 Aurora Ave N
Seattle, WA 98103

SDCI PROJECT NO.

3035673-EG

MEETING TYPE

EDG2

MEETING DATE

January 11, 2021

APPLICANT TEAM

Developer:	Project S33 LLC, George Webb
Architect:	KNIT Contact: Jin Kang 425.595.3456 jink@knitstudios.com
Landscape Architect:	Aspen Design Group Contact: Paul Dix 425.292.9845 aspendg@aol.com

KNIT

3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

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SITE INFORMATION

PARCEL(S)
567600-0215 & 339290-0120

LEGAL DESCRIPTION:
PARCEL 567600-0215:
LOTS 13 AND 14 BLOCK 2, MOSES ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 91, RECORDS OF KING COUNTY, WASHINGTON

PARCEL 339290-0120:
LOTS 1 AND 2 BLOCK 2, HOLLISTER'S FIRST ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 71, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION OF SAID LOTS 1 AND 2 HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 51536 OF THE CITY OF SEATTLE.
SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

SITE AREA:
21,369 SF

OVERLAY DESIGNATION:
N/A

URBAN CENTER/VILLAGE:
N/A

PEDESTRIAN DESIGNATED ZONE:
N/A

PARKING FLEXIBILITY AREA:
YES

MHA:
YES

ECA:
N/A

ZONING:
C1-55(M)

PROJECT DESCRIPTION

The project is located north of the Green Lake on Aurora Ave N between N 83rd St and N 84th St at Green Lake Drive N. This location is one of the entry locations to the Green Lake, which it is identified by the community based on traffic flow, general visibility and development potential.

The project is a 5 story new development replacing the existing commercial structures on the site, consisting of 4 levels of residential over 1 level of parking and commercial space or live-work units.

The project intends to respond to the diverse neighborhood character of its past, present and future. With the new and planned developments, Aurora Ave corridor is transforming from vehicle centric to walkable pedestrian oriented street. The proposed project intends to reinforce such transformation with the limited number of parking and street activating live-work units and the affordable residential units that respectfully transitions to the existing single-family neighbors.

DEVELOPMENT STATISTICS

RESIDENTIAL:
UNIT COUNT: 84 UNITS
AREA: 64,000 SF

COMMERCIAL:
10 LIVE/WORK UNITS
AREA: 6,500 SF

PARKING:
PARKING COUNT: 40 STALLS
PARKING AREA: 9,500 SF

OUTDOOR AMENITY:
4,900 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:	Replaced with another Printed method Due to Covid-19.

PROJECT WEB-PAGE:

A Web page was established March 5, 2020 that included all required information about the project, contact info for our team and the following requirements: 1) the ability to submit comments, 2) the ability to take a 7-question survey, and 3) the ability to view the Bode Website. The page was added to our website under our "upcoming projects" tab

PUBLIC SITE TOUR:

We had originally planned a public site tour on Saturday March 28th, 2020. Due to the impacts of COVID-19, Seattle City Council passed emergency legislation which addresses the need for alternatives to in-person meetings. For the Early Outreach process, the temporary rule stated that developers need to substitute an additional high impact digital method in lieu of in-person outreach.

ONLINE SURVEY:

We created a seven-question survey using Google Forms and posted it for over 90 days. A link to the survey was included in both the posters we distributed and on the project web-page on our website. 24 people provided comments for our survey.

PRINTED OUTREACH:

Posters were distributed on 06/19/20 that included all required information about the project, contact info for our team and the following requirements: 1) positioned in a minimum of 10 publicly-accessible venues, 2) located within approximately a half mile from the proposed site, and 3) at least half of the posters were visible from the sidewalk.

DEPARTMENT OF NEIGHBORHOODS REVIEW AND APPROVAL

The community outreach documents have been approved by DON.

OUTREACH FEEDBACK

Two dozen neighbors from the community participated the online survey to help us understand the concerns and priorities for this property and neighborhood overall. The comments were a mixture of support for our project and concerns for the disruption it may cause to the neighborhood. Survey feedback was useful and there was a clear sense of neighborhood overall support for the proposed project. Comments reflect the sense that the development could strengthen the community, improve the entire stretch of Aurora, and eliminate safety issues associated with crime and drugs on the Aurora corridor.

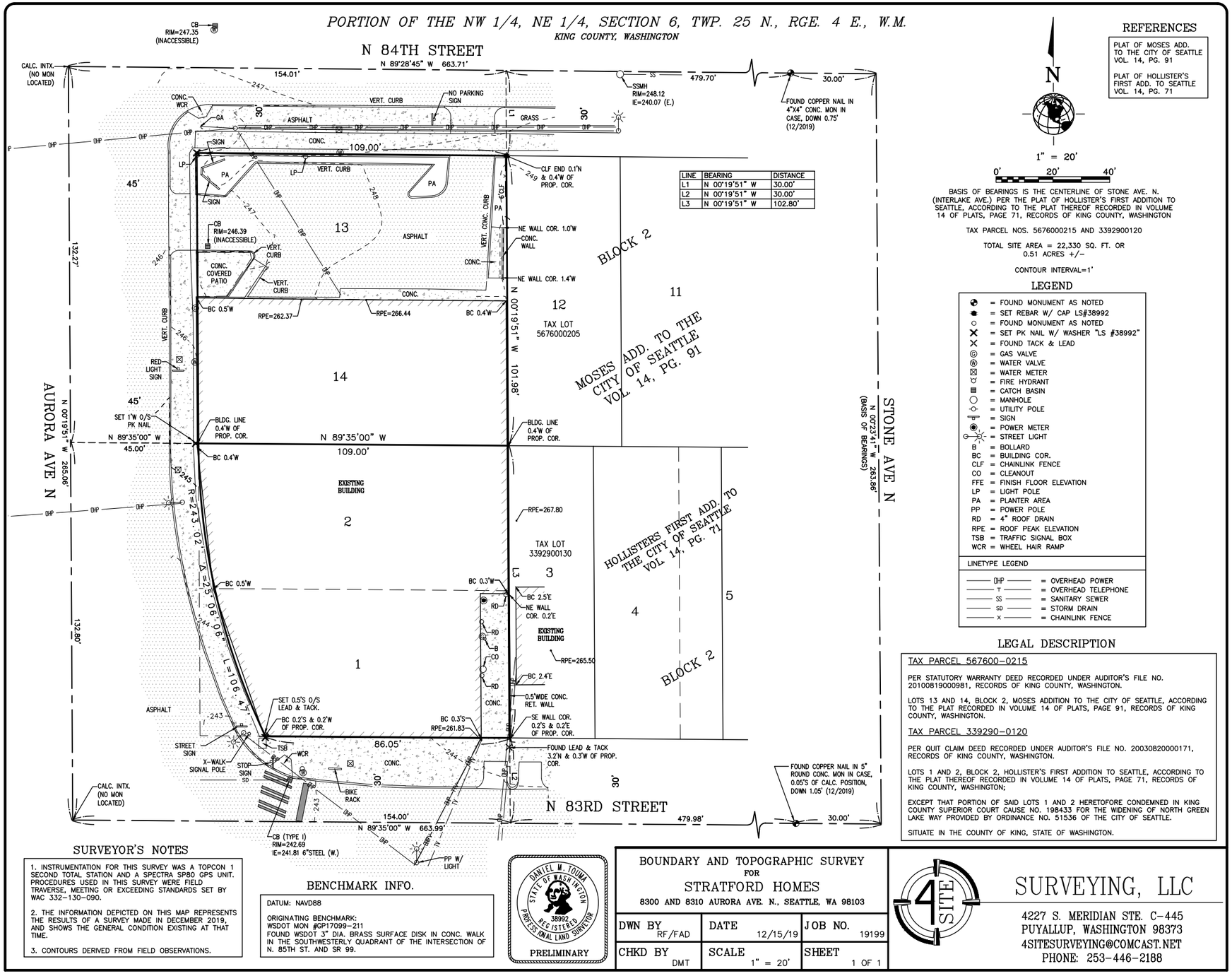
Characteristics that are important to those who engaged with our survey include affordability, design of family-friendly homes, and fit with neighborhood character. We heard specific requests for more food service (restaurants, cafes, bars), fosters small businesses, more walkable pavements and neighborhood police station to help with drug use leading to crime. There was strong interest in contributing to the cleanliness and upgrading the strip of Aurora.

Most of those engaging with our survey think that adding more family friendly homes to the area would ultimately encourage people to establish themselves in the community. They thought that a new project could help the community by bringing in families and businesses that care about and are invested in the community. Moreover, bringing in more people with a vested interest in the long-term growth would establish stability of the neighborhood.

The participating neighbors expressed the notion that crime/ safety is a crucial issue. The need for safety, public security and cleaning up Aurora seems to be a top priority. The Everspring Inn motel across the street has heavy drug dealing/ prostitution and makes it unsafe to walk in the street, along with increased overall homeless count nearby. The majority of people believe the development can help address those problems by bringing an anchor business, encouraging foot traffic and keeping tenant's eyes on the street to report crime. They say that by having more families live nearby, a family friendly project may force the hotel to go out of business, keep the sidewalk clean and improve the entire stretch of Aurora.

There were few concerns expressed in the survey. Common concern had to do with the limited parking spaces built into the project. Neighbors requested that we create adequate parking spaces for the building to respect the neighborhood during and after construction. They described that not enough spaces are provided for residents and shop patrons and that the streets are getting clogged with parked cars. Neighbors requested that we keep them informed during construction of the progress and any street closures and limiting noise to daytime. We will take the necessary steps to mitigate noise and disruption.

We learned a great deal about the community's priorities from the feedback we received. As a sign of ongoing respect for the neighbors and nearby community we will plan our development to provide affordability, design of family-friendly homes, and fit with neighborhood character. We intend to keep these recommendations, desires, and concerns in mind as we move through the design and building process.



LINE	BEARING	DISTANCE
L1	N 00°19'51" W	30.00'
L2	N 00°19'51" W	30.00'
L3	N 00°19'51" W	102.80'

REFERENCES

PLAT OF MOSES ADD. TO THE CITY OF SEATTLE VOL. 14, PG. 91

PLAT OF HOLLISTER'S FIRST ADD. TO SEATTLE VOL. 14, PG. 71

1" = 20'

0' 20' 40'

BASIS OF BEARINGS IS THE CENTERLINE OF STONE AVE. N. (INTERLAKE AVE.) PER THE PLAT OF HOLLISTER'S FIRST ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 71, RECORDS OF KING COUNTY, WASHINGTON

TAX PARCEL NOS. 5676000215 AND 3392900120

TOTAL SITE AREA = 22,330 SQ. FT. OR 0.51 ACRES +/-

CONTOUR INTERVAL=1'

LEGEND

◕	= FOUND MONUMENT AS NOTED
●	= SET REBAR W/ CAP LS#38992
○	= FOUND MONUMENT AS NOTED
✕	= SET PK NAIL W/ WASHER "LS #38992"
✕	= FOUND TACK & LEAD
GV	= GAS VALVE
WV	= WATER VALVE
WM	= WATER METER
FH	= FIRE HYDRANT
CB	= CATCH BASIN
MH	= MANHOLE
UP	= UTILITY POLE
S	= SIGN
PM	= POWER METER
SL	= STREET LIGHT
B	= BOLLARD
BC	= BUILDING COR.
CLF	= CHAINLINK FENCE
CO	= CLEANOUT
FFE	= FINISH FLOOR ELEVATION
LP	= LIGHT POLE
PA	= PLANTER AREA
PP	= POWER POLE
RD	= 4" ROOF DRAIN
RPE	= ROOF PEAK ELEVATION
TSB	= TRAFFIC SIGNAL BOX
WCR	= WHEEL HAIR RAMP

LINETYPE LEGEND

OHP	= OVERHEAD POWER
T	= OVERHEAD TELEPHONE
SS	= SANITARY SEWER
SD	= STORM DRAIN
X	= CHAINLINK FENCE

LEGAL DESCRIPTION

TAX PARCEL 567600-0215

PER STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 20100819000981, RECORDS OF KING COUNTY, WASHINGTON.

LOTS 13 AND 14, BLOCK 2, MOSES ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 91, RECORDS OF KING COUNTY, WASHINGTON.

TAX PARCEL 339290-0120

PER QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 20030820000171, RECORDS OF KING COUNTY, WASHINGTON.

LOTS 1 AND 2, BLOCK 2, HOLLISTER'S FIRST ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 71, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOTS 1 AND 2 HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 198433 FOR THE WIDENING OF NORTH GREEN LAKE WAY PROVIDED BY ORDINANCE NO. 51536 OF THE CITY OF SEATTLE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON 1 SECOND TOTAL STATION AND A SPECTRA SP80 GPS UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER 2019, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

3. CONTOURS DERIVED FROM FIELD OBSERVATIONS.

BENCHMARK INFO.

DATUM: NAVD88

ORIGINATING BENCHMARK:
WSDOT MON #GP17099-211
FOUND WSDOT 3" DIA. BRASS SURFACE DISK IN CONC. WALK IN THE SOUTHWESTERLY QUADRANT OF THE INTERSECTION OF N. 85TH ST. AND SR 99.

DANIEL M. TOUMA STATE OF WASHINGTON 38992 REGISTERED PROFESSIONAL LAND SURVEYOR

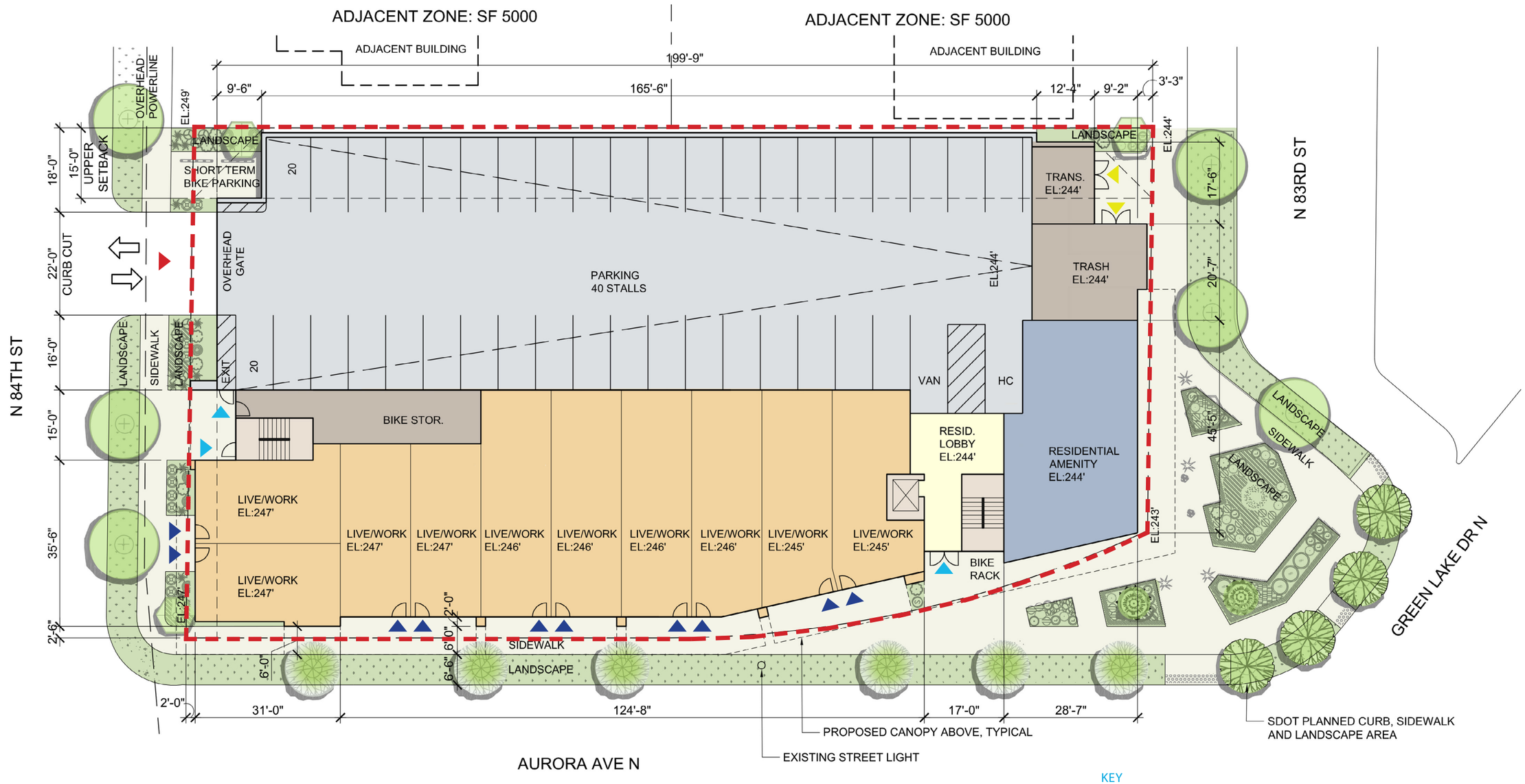
PRELIMINARY

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
STRATFORD HOMES
8300 AND 8310 AURORA AVE. N., SEATTLE, WA 98103

DWN BY RF/FAD	DATE 12/15/19	JOB NO. 19199
CHKD BY DMT	SCALE 1" = 20'	SHEET 1 OF 1

4 SITE SURVEYING, LLC
4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
PHONE: 253-446-2188

4.0 SITE PLAN



SITE PLAN

KEY

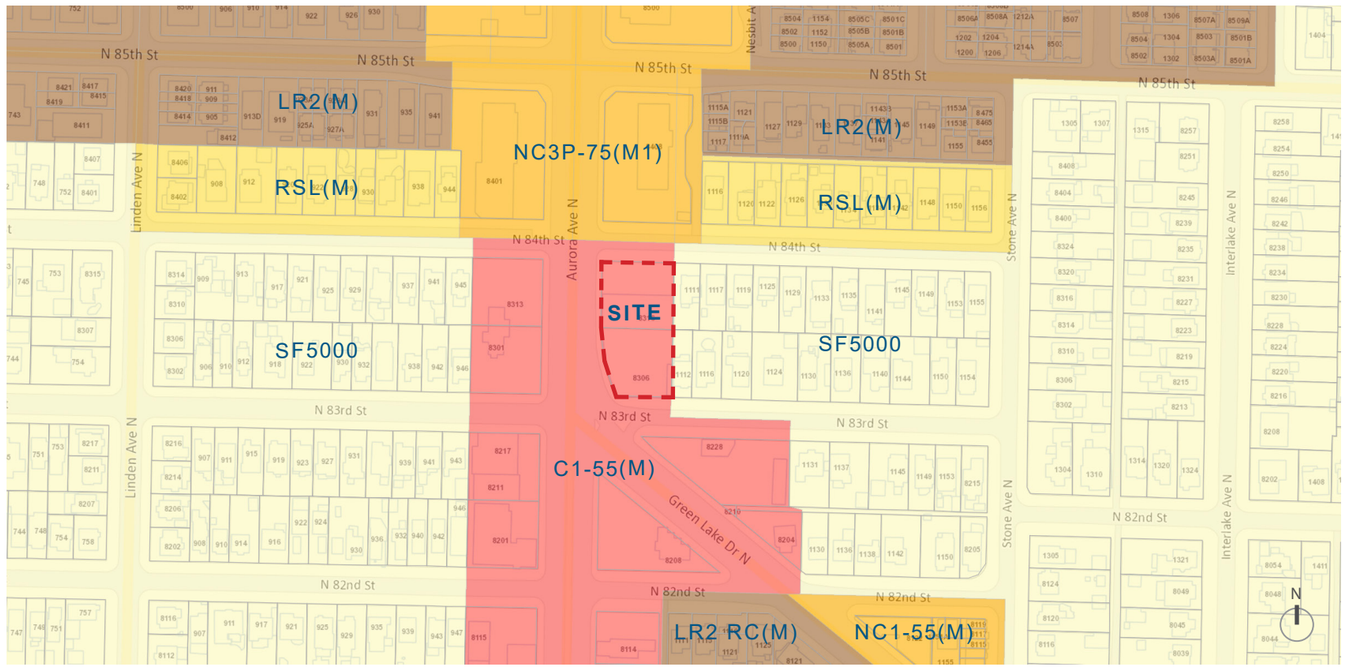
- Units
- Utility/BOH
- Circulation
- Outdoor Amenity
- Residential Amenity
- Parking/Garage
- Residential Lobby / Leasing

KEY

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



AXONOMETRIC MAP (GOOGLE EARTH)



ZONING INFORMATION

The site is in C1-55(M), a mixed-use zone for both residential and commercial developments are allowed. To the north, across N 84th St, is NC3P-75(M1) zone which is a mixed-use zone where both residential and commercial development are allowed. To the east is SF 5000 zone, which is a single family residential zone, allowing only detached single-family houses. To the south across N 83rd St and to the west across Aurora Ave N are C1-55(M) zone, which is the same zone as the site.
No zoning setback is required except along the east property line facing the single family residential zone. Due to the existing overhead power line, a 14' circular setback is required along N 84th St.

KEY

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

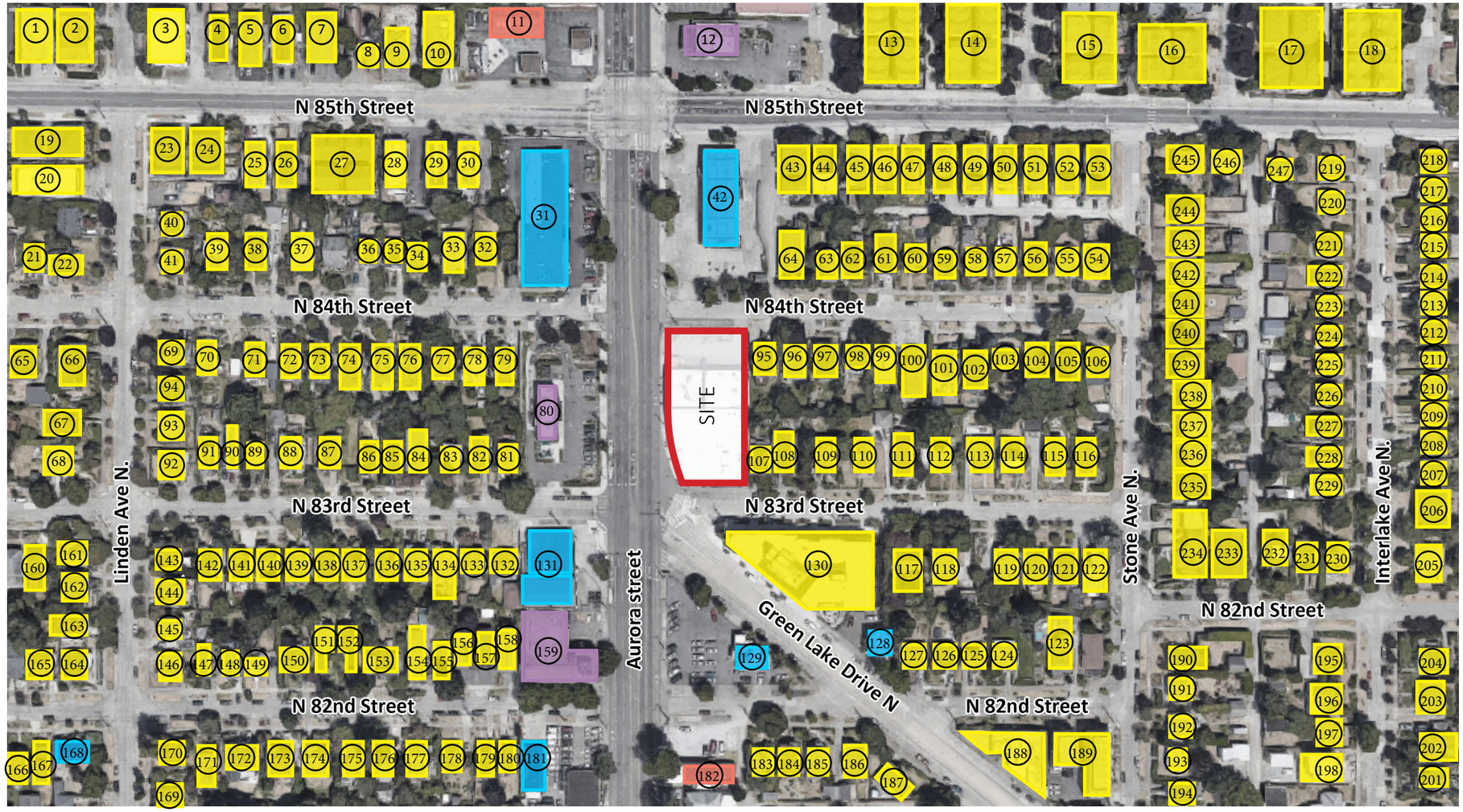


TRANSPORTATION INFORMATION

Aurora Ave N and N 85th St are principal arterials with bus lanes. Green Lake Dr N is a minor arterial with bike lanes on both sides, connecting to the Green Lake. N 83rd St and N 84th St are neighborhood streets. N 83rd St to the west of Aurora Ave N is a planned greenway, which is a safer and calmer street with low speed with speed bumps and safer street for walking. The bus stops are located along Aurora Ave N and N 85th St, which are within the two blocks from the site.
The site is located within the frequent transit area, allowing the new developments to provide only 50% of the required number of parking stalls.

KEY

- Project Site
- Planned Neighborhood Greenway (Safer and calmer residential streets)
- Collector Arterial
- Minor Arterial
- Principal Arterial
- Bike Lane
- Bus Stop



1-7. Residential Unit - Multi Family
8-9. Residential Unit - Single Family
10. Residential Unit - Multi Family
11. Commercial - Gas Station Convenience Store
12. Restaurant - Jack in Box
13-20. Residential Unit - Multi-Family
21-22. Residential Unit - Single Family
23-30. Residential Unit - Multi Family
31. Commercial Building
32-41. Residential Unit - Multi Family
42. Commercial Building - Gas Station
43-53. Residential Unit - Multi Family
54-64. Residential Unit - Single Family
65. Residential Unit - Single Family
66. Residential Unit - Multi Family
67-68. Residential Unit - Single Family
69-79. Residential Unit - Single Family
80. Restaurant building - Starbucks
95-116. Residential Unit - Single Family
117-127. Residential Unit - Single Family
128-129. Commercial Building
130. Residential Unit - Multi Family
131. Commercial Building
132-158. Residential Unit - Single Family
159. Hotel
160-167. Residential Unit - Single Family
168. Commercial Building
169-180. Residential Unit - Single Family
181. Commercial Building - Auto Garage
182. Retail Building
183-187. Residential Unit - Single Family
188-189. Mixed Use
190-245. Residential Unit - Single Family

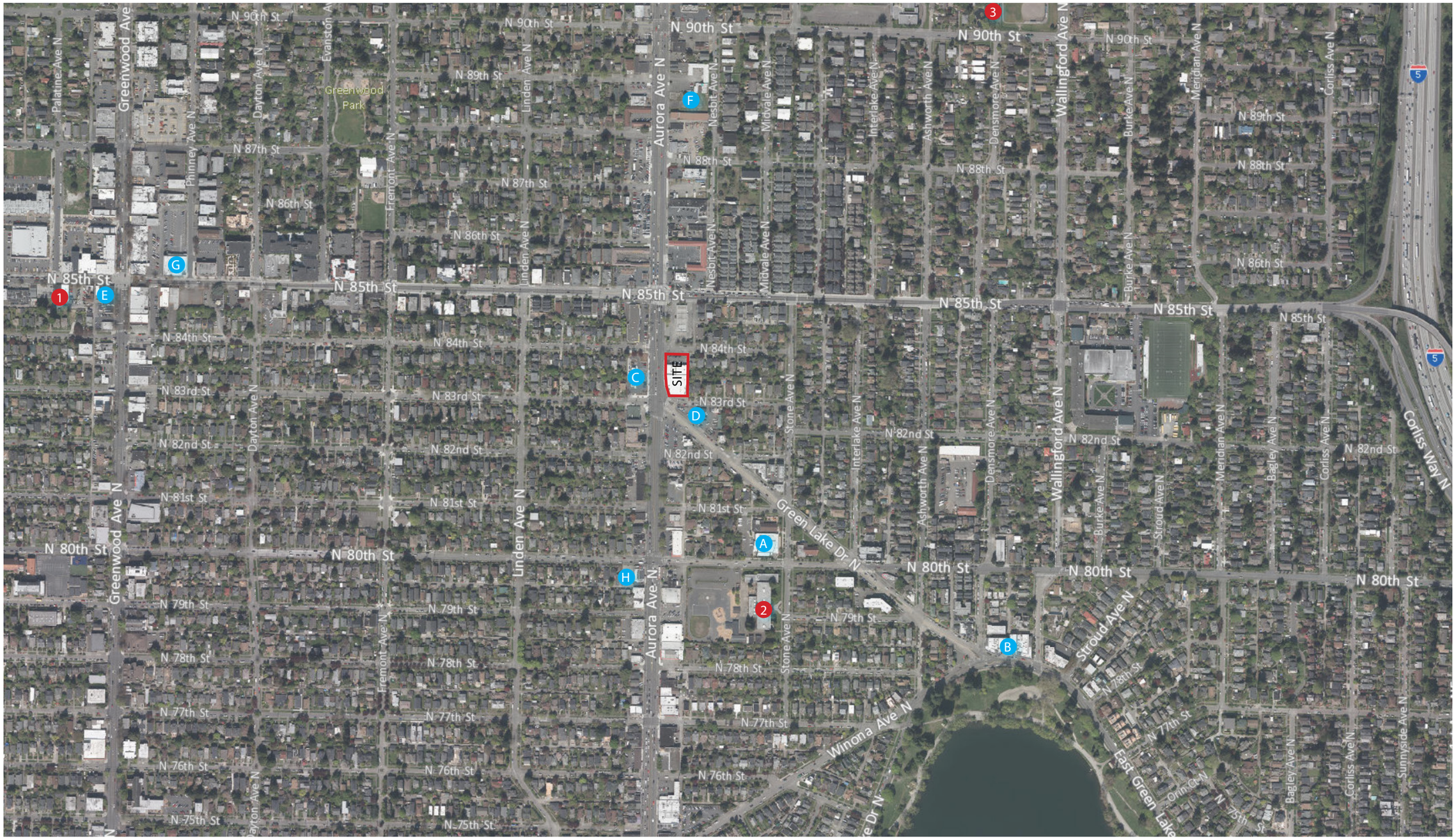
SURROUNDING BUILDING TYPES:

N

KEY

- Residential Unit
- Commercial
- School
- Mixed Use
- Hotel / Restaurant
- Zoo Facility
- Retail / Service
- Future Structure

5.0 URBAN DESIGN ANALYSIS



NOTABLE STRUCTURE

N

5.0 URBAN DESIGN ANALYSIS



1 DESIGNATED LANDMARK
STREET CLOCK: GREENWOOD JEWELERS



2 DESIGNATED LANDMARK
DANIEL BAGLEY ELEMENTARY SCHOOL



3 DESIGNATED LANDMARK
WOODROW WILSON JR HIGH SCHOOL / WILSON PACIFIC SCHOOL



A NEIGHBORHOOD CENTER
STREET CLOCK: GREENWOOD JEWELERS



B COMMERCIAL DEVELOPMENT AT THE GREEN LAKE
STREET CLOCK: GREENWOOD JEWELERS



C COMMERCIAL DEVELOPMENT ALONG AURORA AVE N:
STARBUCKS



D MIXED USE ALONG GREEN LAKE DR N
8228 GREEN LAKE DR N



E PLANNED DEVELOPMENT:
8420 GREENWOOD AVE N



F PLANNED DEVELOPMENT:
8820 AURORA AVE N



G PLANNED DEVELOPMENT:
350 N 85TH ST



H PLANNED DEVELOPMENT:
949 N 80TH ST

5.0 URBAN DESIGN ANALYSIS

SITE



VIEW LOOKING EAST ALONG AURORA AVE N

OPPOSITE FROM SITE



VIEW LOOKING WEST ALONG AURORA AVE N

5.0 URBAN DESIGN ANALYSIS

SITE



VIEW LOOKING NORTH ALONG 83RD STREET

OPPOSITE FROM SITE



VIEW LOOKING SOUTH ALONG 83RD STREET

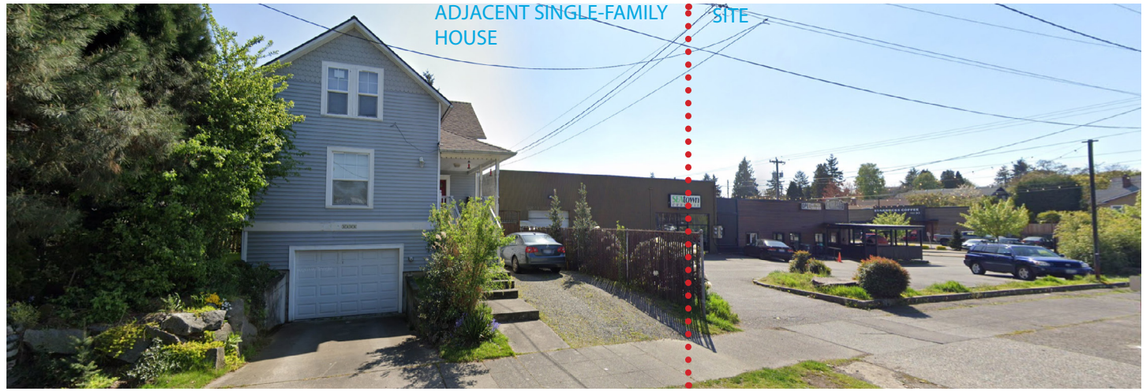


VIEW LOOKING SOUTH ALONG 84TH STREET



VIEW LOOKING NORTH ALONG 84TH STREET

5.0 SITE PHOTOS



1 NORTHEAST PART OF THE SITE VIEW FROM N 84TH ST SHOWING TRANSITION TO THE ADJACENT SINGLE-FAMILY HOUSE



2 NORTHWEST CORNER OF THE SITE AT N84TH ST AND AURORA AVE N.



3 NORTHWEST PART OF THE SITE VIEW FROM AURORA AVE N



4 SOUTHWEST PART OF THE SITE VIEW FROM AURORA AVE N AT N 83RD ST



5 VIEW FROM AURORA AVE N AT GREEN LAKE DR N



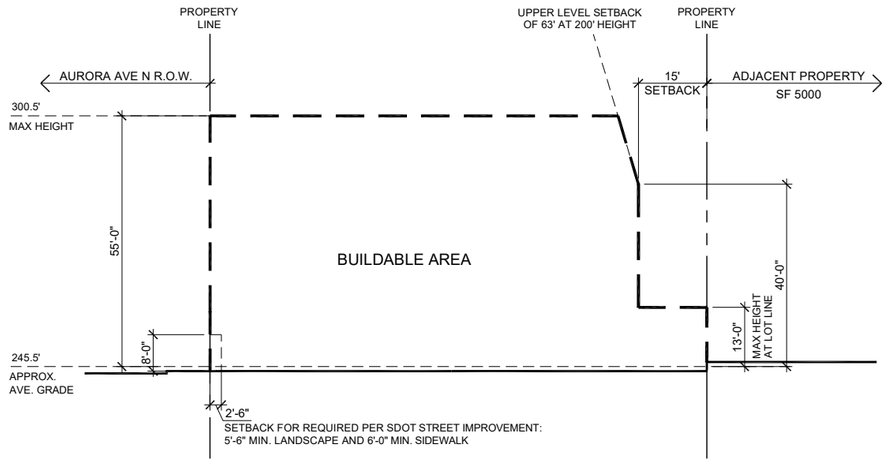
6 SOUTHEAST PART OF THE SITE VIEW FROM N 83RD ST AT TRANSITION TO ADJACENT SINGLE-FAMILY HOUSE

6.0 ZONING DATA

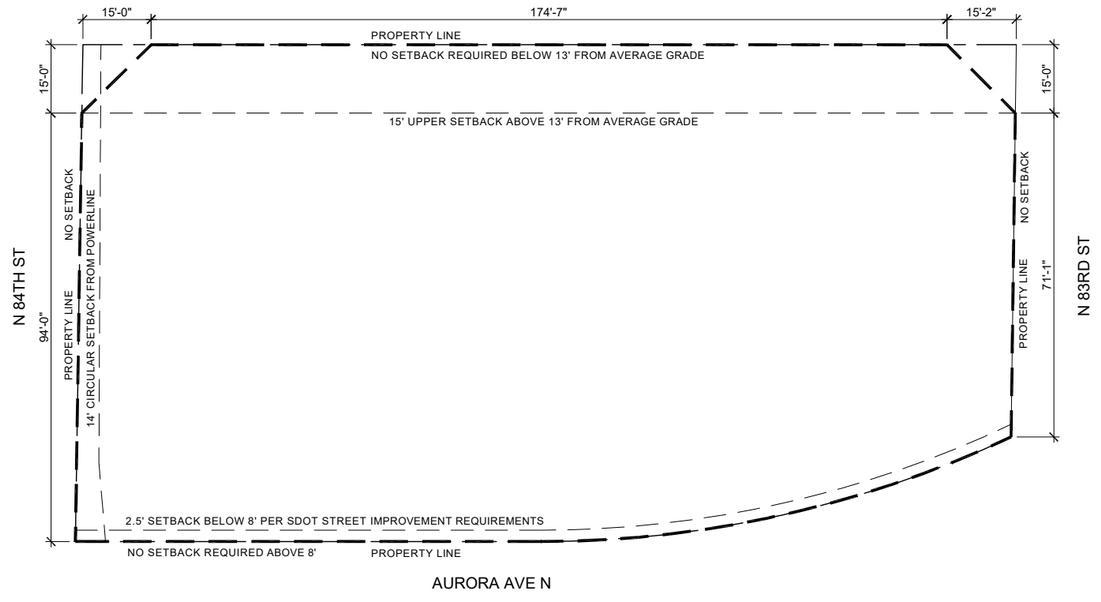
APPLICABLE ZONING	SMC-SECTION	DESCRIPTION	OPTION 1	OPTION 2	OPTION 3
Permitted uses	23.47A.004	Restaurant, Office, General Sales/Services, Retail, L/W, Residential	√	√	√
Street Level Uses	23.47A.005	Residential, including live-work, uses may occupy (20% maximum limit does not apply to this site)	√	√	√
		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.	√	√	√
		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.	√	√	√
23.47A.014	Setback requirements	Setback adjacent to residential zone	√	√	√
23.47A.016	Landscaping requirements	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. Bio-retention 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	√	√	√



ZONING ENVELOP SECTION DIAGRAM



ZONING ENVELOP PLAN DIAGRAM

7.0 DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES
Use natural systems site features

Architect Response:
The solar exposure and natural ventilation are available to the site. The additional setback along the east property allows the solar exposure for the adjacent single-family structures to the east. An elongated internal courtyard oriented north and south direction takes advantage of the south sun, making the daylight to be available to the internal courtyard and deep into the residential interior spaces. There is no topographic challenges as the site is relatively flat from west to east and has a gentle slope from north to south for about 4' vertical difference over 200'. The ground level floor to floor height increase from 13' at north side to 16' at south side. This ground level floor to floor height difference from north to south makes the residential lobby and amenity to be located at the south.

CS2 URBAN PATTERN AND FORM
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Architect Response:
The site is located on the Aurora Ave N, a commercial corridor where a transformation is taking place from the past vehicle centric developments to the new pedestrian friendly mixed-use developments. The replacement of the existing single-story commercial structure with the proposed 5 story mixed-use development brings an architecture presence and yet, blends in with the newly developed and will be developed buildings in the area.
The site is a full block at Aurora Ave N and a corner site at N 83rd St and N 84th St. It connects to a street to the north, west and south, and it is adjacent to two parcels of single-family houses to the east. The long Aurora Ave N street facade is recessed to dedicate the landscape and sidewalk spaces and modulated by recessed vertical circulations. Along the east property line, the transition to the adjacent single-family residential is screened by green roof at lower level and the upper levels step back to allow separation for privacy and daylight for the neighboring properties.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER
Contribute to the architectural character of the neighborhood.

Architect Response:
The Aurora Ave commercial corridor has the diverse character of old and new, and it is an evolving neighborhood. The old and existing character of the neighborhood is vehicle centric, and it is transforming into more densified and pedestrian friendly neighborhood. The project intends to positively make such transformation with contemporary design with other newly developed and developing mixed-use structures that share the similar character.

PL1 CONNECTIVITY
Use natural systems site features

Architect Response:
The project is located at one of the Green Lake "entry" locations at the corner of 83rd St and Aurora Ave. This corner plays a main role in ground level programming for the project to respond appropriately. The eastern edge is abutted to the existing single-family zone which it shapes the building massing to respond appropriately for the transition of zoning.

PL2 WALKABILITY
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Architect Response:
The existing sidewalk and landscape area at Aurora Ave N is enhanced by wider sidewalk and landscape by setting back the ground level building facade. The project proposes street activating uses that are connected well with the adjacent properties and right of ways at the pedestrian level.

PL3 STREET-LEVEL INTERACTION
Contribute to the architectural character of the neighborhood.

Architect Response:
The ground level is predominantly occupied by live-work units and can be accessed directly from the streets with the appropriate transparency, creating activity and eyes on the street making the streetscape a safe environment for pedestrians. The street corner uses including residential community room and live-work units have operable storefronts to further enhance the building's engagement to the streetscape.

PL4 ACTIVE TRANSPORTATION
Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

Architect Response:
The pedestrian entrances are located at the street level on Aurora Ave N and N 84th St. There are three bus stops within a couple of blocks, one on Aurora Ave N and two on N 85th St, which they are in very short walking distances. There are bike lanes on Green Lake Dr N that connect the site to the Green Lake Park with a short bike ride. The planned neighborhood greenway across Aurora Ave N from the proposed main residential lobby connect the site with the walkable single-family residential zone.

DC1 PROJECT USES AND ACTIVITIES
Optimizes the arrangement of uses and activities on site.

Architect Response:
There is no alley adjacent to the site and Aurora Ave N is not allowed for a vehicular access. The vehicular access at N 83rd St is not ideal as it is a one-way out to Aurora Ave N and the parking portion would occupy almost half of the 83rd St's ground level facade. In order to effectively flow vehicular traffic and to allow longer street activating facade adjacent to the Green Lake gateway, the design team finds N 84th St the most appropriate location for the vehicular access, thus the service area is located at N 83rd St.

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

Architect Response:
A number of massing concepts have been studied and different locations of the open spaces: a large open space on the street side, a large open space on the adjacent single-family properties, two smaller open spaces on each side and a central open space with building massing around it. Each of them has pros and cons and modulates and activates the uses in different ways. The massing has been modified from the previoulsy proposed central courtyard concept to a new massing concept that provides an appropriate zoning transition and still keeping positive atttribute of the previous concept, providing the building's engagement through residential lobby and community room with the street corner at 83rd St and Aurora Ave, where the Green Lake "entry" is located.

DC3 OPEN SPACE CONCEPT
Integrate open space design with the building design so that they complement each other.

Architect Response:
The open space is mainly provoded for private patios at the podium level facing the east to the adjacent single-family developments. A rooftop amenity is provided as a common outdoor space for all residents. The east facing open space provides better setback and transition for the adjacent single family zone. At the street level, at the corners of the street, live-work units and residential amenity rooms are provided with operable storefronts, integrating the sidewalk and landscape areas with the building spaces.

DC4 EXTERIOR ELEMENTS AND FINISHES
Use appropriate and high quality elements and finishes for the building and its open spaces.

Architect Response:
The exterior materials to be consistent with the surrounding new developments with the durable and attractive materials used at the ground level and high quality fiber cement panels for the upper levels. The fenestrations are to be relatively large with patterns that are cohesive to the oeverall building design. The vertical circulations modulate the facade and identify entrances with accent materials.

7.0 DESIGN GUIDELINES



NE 71st and 6th Ave NE



NE 65th St and NE Ravenna Blvd



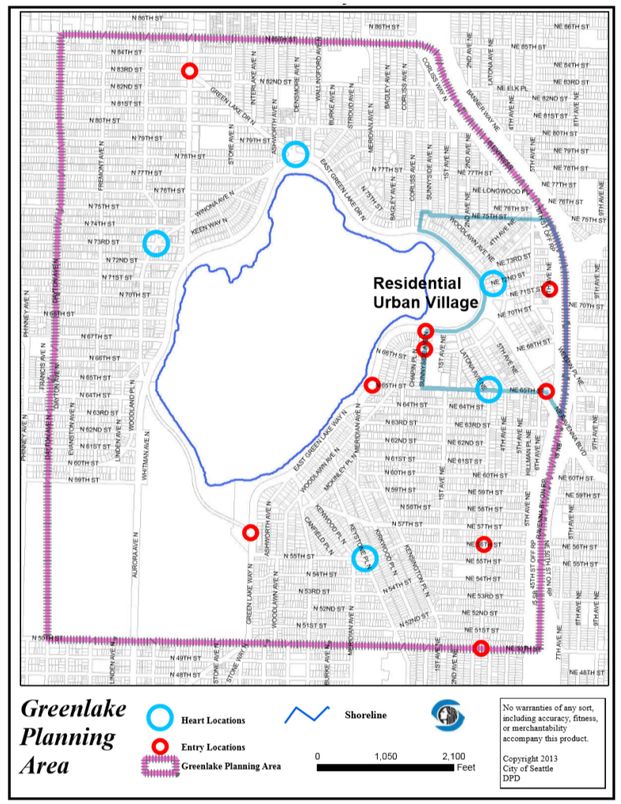
Sunnyside Ave N and Woodlawn Ave N



Sunnyside Ave N and East Green Lake Way N



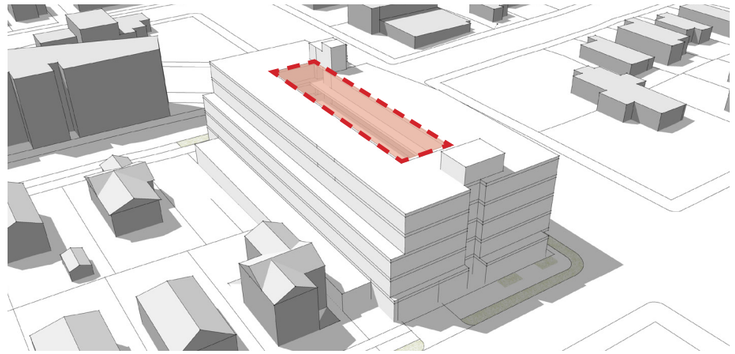
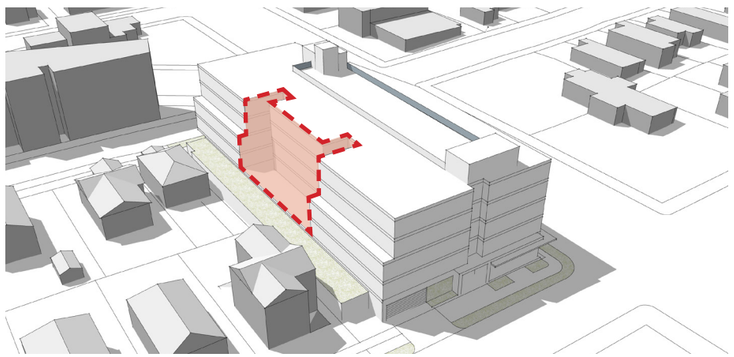
N 65th St and East Green Lake Way N



GREEN LAKE "ENTRY" DESIGN ANALYSIS

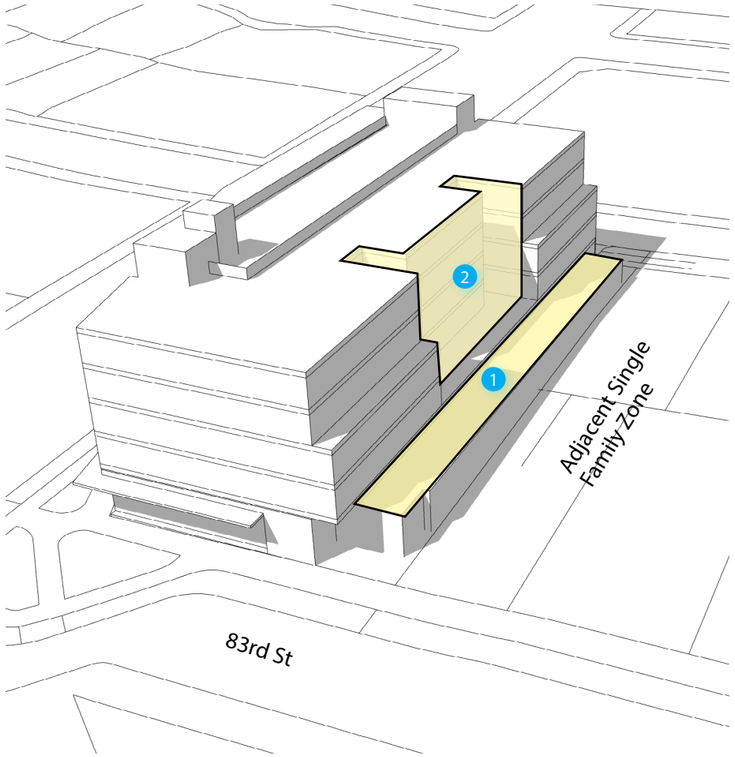
As the site is located at one of the designated Green Lake entry locations, the design team has studied all of the entry locations that are identified in the Green Lake Neighborhood Design Guidelines.
The design team has found that there are no specific design features at these entry locations to be used as precedents.
The project proposes to include special paving pattern, signage and site furnitures, providing a special urban street corner that fits the context of the area.

7.0 EDG COMMENTS - MASSING CONCEPT

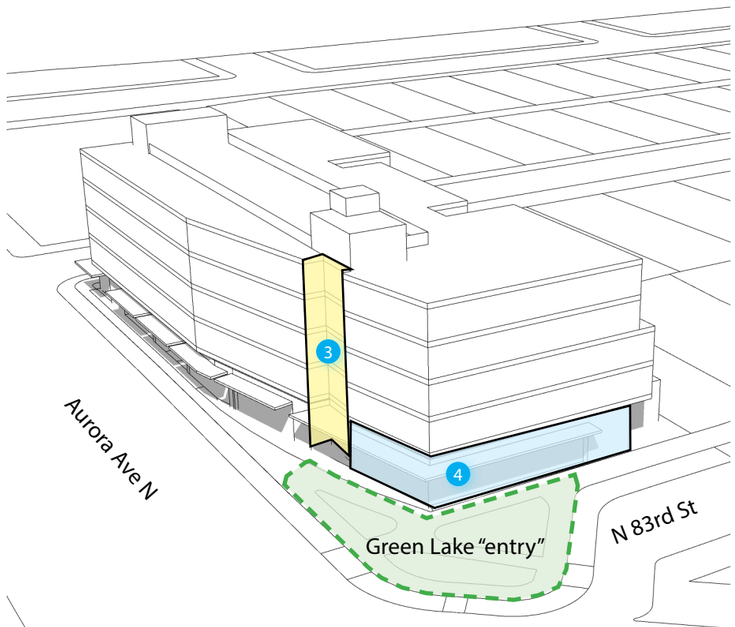
DESIGN GUIDANCE	BOARD COMMENTS	DESIGN TEAM RESPONSE	APPLICABLE DESIGN GUIDANCE
1 MASSING CONCEPT	a. The board stated they would like to see a new massing option built off of the positive attributes of Option 3. *(CS2-A-2. Architectural Presence, CS2-C-1. Corner Sites, CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices, CS2-I-ii. Entry Locations, CS2-II-i. Zone Edges, CS2-III-i. Aurora Avenue North, CS3-A-4. Evolving Neighborhoods, PL2-I-i. Make Aurora More Pedestrian Friendly, PL2-I-ii. Streetscape Amenities, DC1-A-2. Gathering Places, DC2-II-iii. Surface Lots, DC2-C-1. Visual Depth and Interest, DC2-D-1. Human Scale, DC2-E-1. Legibility and Flexibility, DC3-B-1. Meeting User Needs)* i. The Board stated that the Aurora frontage on Option 3 addressed the street well and had positive features that should be included as the project develops, including the following: 1. Preserve the lobby space location as a much needed "moment of odulation" in the project. 2. The ground corner location of the community room worked well to address the designated Green Lake neighborhood gateway location and the massing evolution should build on this configuration. ii. The Board was concerned that Option 3 did not adequately address the zone transition on the eastern edge of the property. Thus, the zone transition shown in Option 3 was not supported and should not be carried into the next massing iteration. iii. The Board stated that the width of courtyard proposed in Option 3 was too narrow and shaded to be a functional amenity space. They encouraged the applicant instead move the amenity space to one of the edges of the property and create an open space that is visible to and potentially shared with the public. b. The Board felt that the massing modulation located along the eastern edge of the lot best addressed the lower density zone abutting the property and suggested that the applicant use this as a starting point for further developing this portion of the massing proposal. *(CS2-A-2. Architectural Presence, CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices, CS2-II-i. Zone Edges, CS3-A-1)* c. The Board noted that the jogs in massing between the podium and the tower results and inconsistent zig-zagging in the massing. They would like these features to be clarified further by the applicant as the massing design evolves. *(DC2-B-1. Façade Composition and DC2-E-1. Legibility and Flexibility)*	a. The proposed new massing option consists of a combination of the positive attributes of the previously proposed options. The new massing option preserves the residential lobby and residential amenity space at the southwest corner of the building, adjacent to the Green Lake "entry" landscape area. The central courtyard is removed, pushing the massing towards the west, allowing more setback and modulation along the east property line for better zone transition to the adjacent single-family zone. b. Option 4 proposes the main modulation to be located along the eastern edge to address the adjacent lower density zone. c. The ground level jogs along Aurora Ave N are simplified with additional 2' transitional space between the public sidewalk and live-work entrance. The street level façade uses high quality durable material that frames the live-work units and canopies, which is harmoniously proportioned with the upper massing.  EDG1 MASSING (OPTION 3)  EDG2 MASSING (OPTION 4)	CS2-A-2 Architectural Presence CS2-C-1 Corner Sites CS2-D-1 Existing Development and Zoning CS2-D-3 Zone Transitions CS2-D-4 Massing Choices CS2-I-ii Entry Locations CS2-II-i Zone Edges CS2-III-i Aurora Avenue North CS3-A-1 Fitting Old and New Together CS3-A-4 Evolving Neighborhoods PL2-I-i Make Aurora More Pedestrian Friendly PL2-I-ii Streetscape Amenities DC1-A-2 Gathering Places DC2-II-iii Surface Lots DC2-B-1 Facade Composition DC2-C-1 Visual Depth and Interest DC2-D-1 Human Scale DC2-E-1 Legibility and Flexibility DC3-B-1 Meeting User Needs

1 MASSING CONCEPT EDG RESPONSE

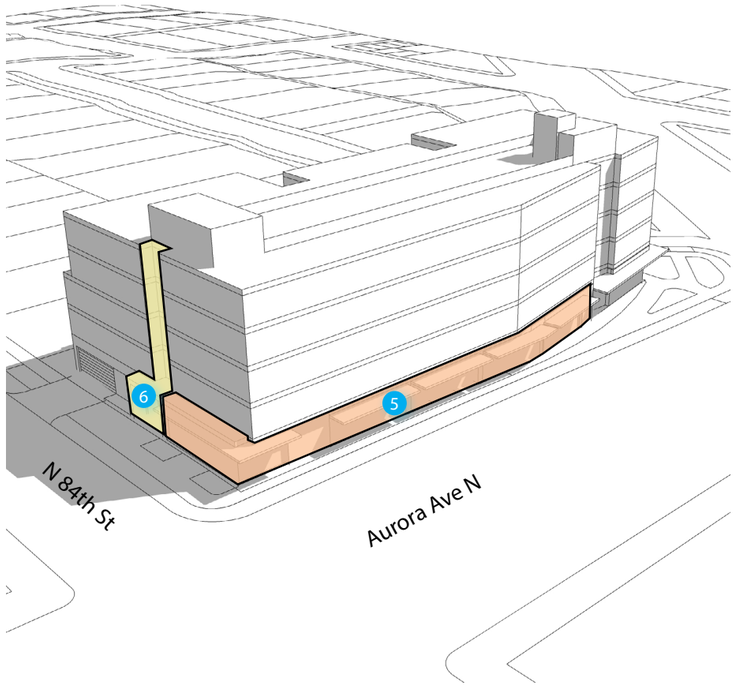
1. The podium height along the east property line is lowered and kept the minimum height for the parking stalls. The top of the podium is green roof
2. The central courtyard is removed and the additional setback is provided along the adjacent single-family zone. Private outdoor amenity is proposed at the podium facing the single-famil zone with a landscape area for a privacy buffer.
3. Modulation at the main residential entrance for the entire height of the massing. It emphasizes and differenciates the residential entrance from other uses
4. Residential amenity is located adjacent to the Green Lake entry location. The ground level facade is extended along 83rd St beyond the corner with operable storefront responding to the Green Lake gateway
5. Live-work units occupy the ground level along Aurora Ave and 84th St. The corner of Aurora Ave and 84th St to have special live-work units with operable storefronts for street activation. The street facing facade is simplified by eliminating door recesses, and provide additional 2’ recess throughout the Aurora Ave facade for public space to private space transition.
6. Modulation at the secondary residential stair entrance.



OPTION 4 MASSING AT ADJACENT SINGLE FAMILY ZONE



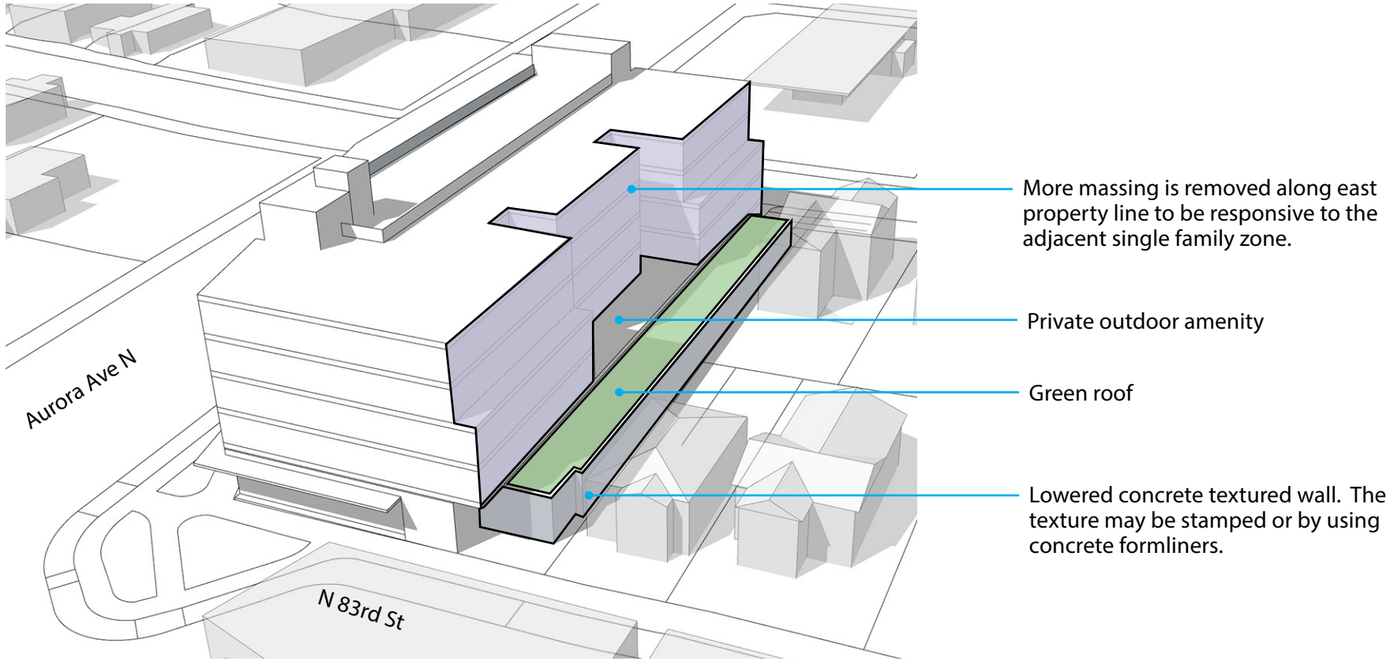
OPTION 4 MASSING AT SOUTHWEST, GREEN LAKE GATEWAY



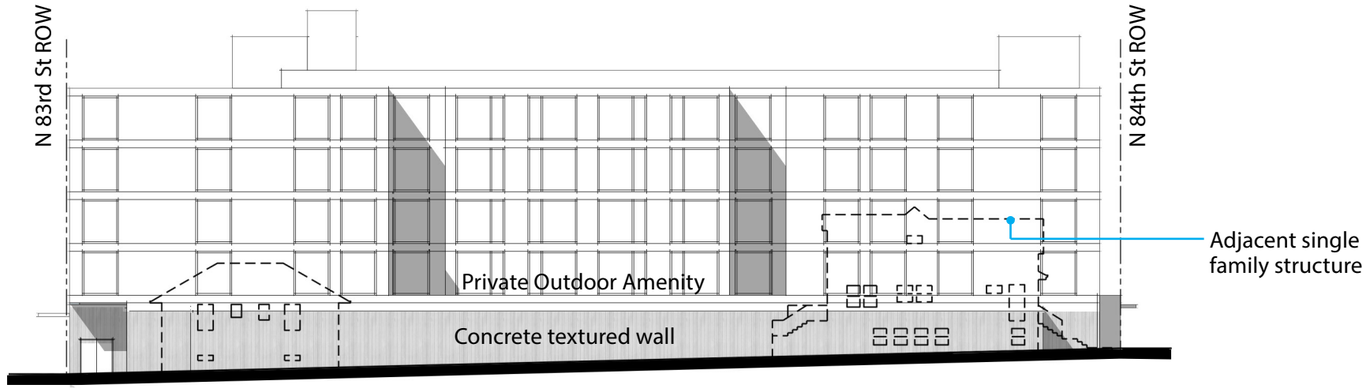
OPTION 4 MASSING - NORTHWEST CORNER

7.0 EDG COMMENTS - ZONE TRANSITION

DESIGN GUIDANCE	BOARD COMMENTS	DESIGN TEAM RESPONSE	APPLICABLE DESIGN GUIDANCE
2 ZONE TRANSITION	a. The large wall and zone-transition abutting lower density zones to the east of the property were the subject of much discussion by the Board and in public comment. They noted that the 13 foot high wall along the entire length of this transition was not in keeping with guidelines that specifically request the applicant soften the zone transition and better respond to neighborhood context. *(CS2-A-2. Architectural Presence, CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices, CS2-II-i. Zone Edges, CS3-A-1. Fitting Old and New Together, DC1-A-2. Gathering Places, DC2-II-iii. Surface Lots, DC2-C-1. Visual Depth and Interest, DC2-D-1. Human Scale, DC2-E-1. Legibility and Flexibility, DC2-II-iii. Surface Lots, DC1-II-ii. Screen Type, DC3-B-1. Meeting User Needs)* b. The Board offered several suggestions for the applicant to mitigate the zone transition issue and would like to see a combination of them explored and presented when they next see the project. Explore options to mitigate the zone transition include but are not limited to: i. lowering the massing by ten feet; ii. utilizing a green roof on the wall to visually soften the feature when viewed from smaller nearby structures; iii. moving the entire development away from transition by taking space away from the live-work units and potentially using a departure to achieve this; iv. studying whether the Code will allow for the drive aisle and other features covered by the wall to be open air. c. Be prepared to use the next design review proposal to explain which of these options listed above were chosen by the design team and why the chosen strategy best meets the Seattle and Green Lake Neighborhood Design Guidelines. *(CS2-A-2. Architectural Presence, CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices, CS2-II-i. Zone Edges, CS3-A-1. Fitting Old and New Together, DC1-A-2. Gathering Places, DC2-II-iii. Surface Lots, DC2-C-1. Visual Depth and Interest, DC2-D-1. Human Scale, DC2-E-1. Legibility and Flexibility, DC2-II-iii. Surface Lots, DC1-II-ii. Screen Type, DC3-B-1. Meeting User Needs)* d. If, in the future, a wall is proposed at the zone transition, the design should include a lot of detail about the materiality of the wall. They stated a preference for warmer and less stark materials. *(CS2-II-i. Zone Edges, CS3-A-1. Fitting Old and New Together, DC1-A-2. Gathering Places, DC2-B-2. Blank Walls, DC2-C-1. Visual Depth and Interest, DC2-D-1. Human Scale, DC2-E-1. Legibility and Flexibility, DC2-II-iii. Surface Lots, DC1-II-ii. Screen Type)* e. The Board stated that modulation and open space were more important than privacy when responding to the zone transition. They made it clear that they would rather see amenity spaces at the eastern façade of the property even if it meant some amount of activity from building users near the zone edge. *(CS2-II-i. Zone Edges, CS3-A-1. Fitting Old and New Together, DC1-A-2. Gathering Places, DC2-B-2. Blank Walls, DC2-C-1. Visual Depth and Interest, DC2-D-1. Human Scale, DC2-E-1. Legibility and Flexibility, DC1-II-ii. Screen Type)* f. The Board requested a privacy study of how the uses and windows overlap with neighboring properties so that they can understand the impact of the lower density property to the east. *(CS2-II-i. Zone Edges, CS3-A-1. Fitting Old and New Together, DC2-C-1. Visual Depth and Interest, DC2-D-1. Human Scale)*	To help mitigate the zone transition abutting the single-family zone, the design team has studied a various design options for the podium wall. The studies have been reviewed and further discussed with the neighbors and picked the preferred option that lowers the 13' concrete podium wall to about 10' high and to set back 1' from the east property line and with textured finish. The open air parking garage was not preferred by the adjacent neighbor due to potential noise and bad air quality which an open garage may cause. The green roof is utilized at the podium and raised planters to screen the private outdoor patios. The majority of the massing along the east is moved away from the adjacent single-family zone. The window locations of the adjacent single family structures are studied in relationship to the proposed concrete podium wall. As there is about 5' grade difference from north to south along the east property, the north side of the podium wall is a lot less obtrusive than the south end of the wall. The adjacent window locations are carefully studied and coordinated with the adjacent property owner to come up with a solution that reasonably satisfy both sides of the properties by lowering the podium wall as much as possible, setting back additional 1', textured concrete finish and incorporation of the green wall.	CS2-A-2 Architectural Presence CS2-D-1 Existing Development and Zoning CS2-D-3 Zone Transitions CS2-D-4 Massing Choices CS2-II-i Zone Edges CS2-III-i Aurora Avenue North CS3-A-1 Fitting Old and New Together DC1-A-2 Gathering Places DC1-II-ii Screen Type DC2-II-iii Surface Lots DC2-B-2 Blank Walls DC2-C-1 Visual Depth and Interest DC2-D-1 Human Scale DC3-B-1 Meeting User Needs



ZONE TRANSITION DIAGRAM



EAST ELEVATION RELATION TO EXISTING SINGLE-FAMILY STRUCTURES

Along the east property line, stamped or board formed concrete will be implemented to help with the zone transition to the neighbors. The building massing along the property line has been reduced in height to aleviate the overall height.

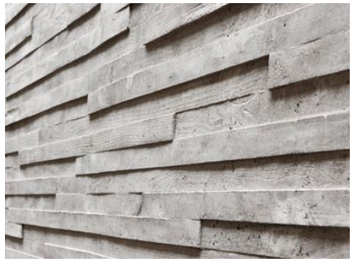
2 ZONE TRANSITION EDG RESPONSE

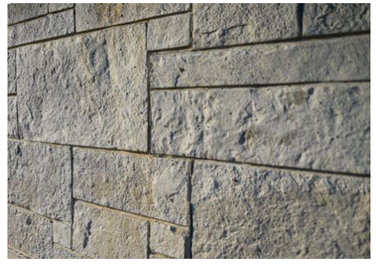


PRIVATE OUTDOOR AMENITY



GREEN ROOF

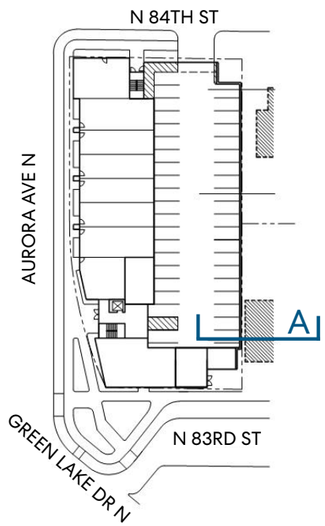




TEXTURED CONCRETE WALL

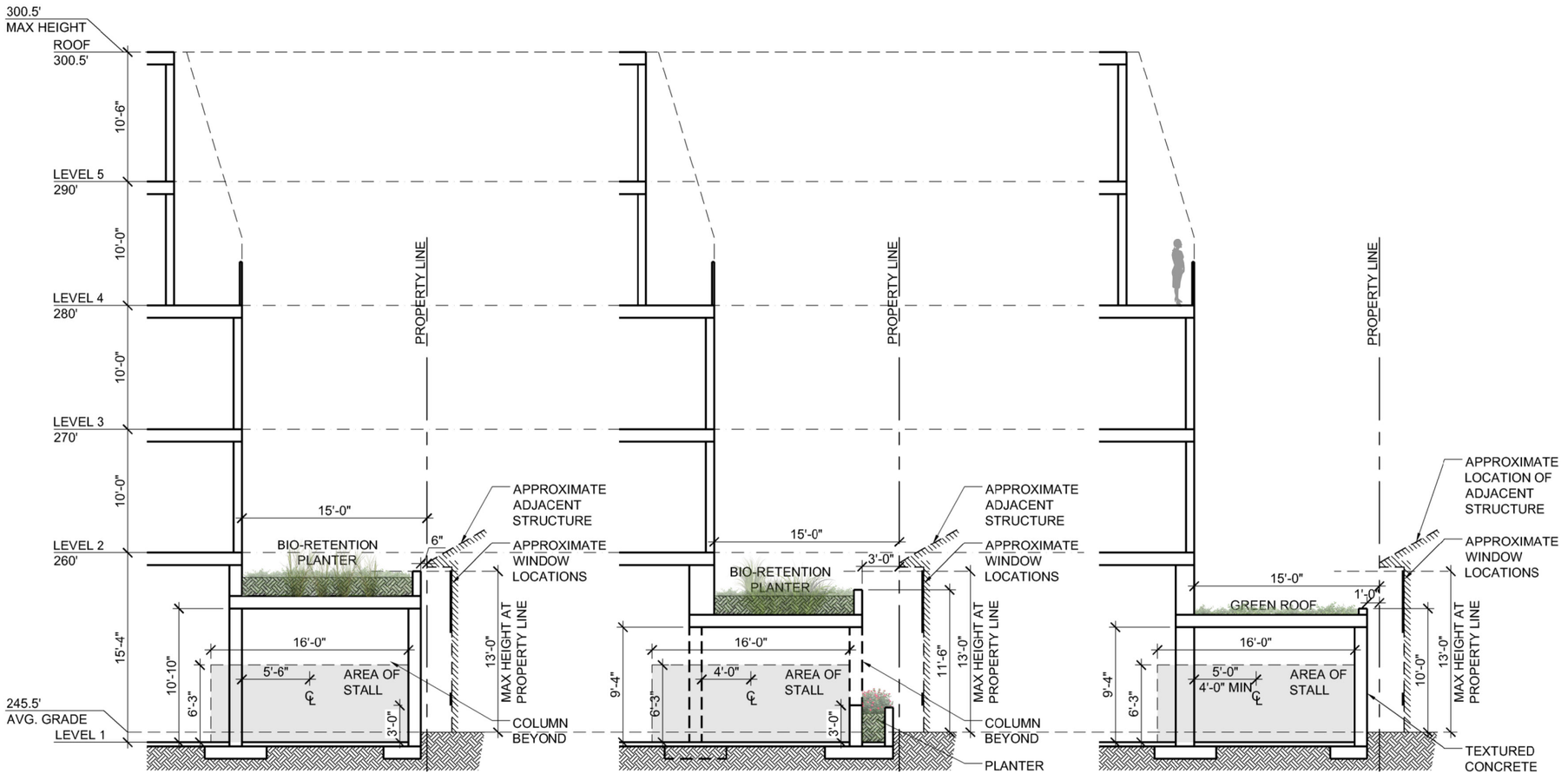
7.0 EDG RESPONSE - ZONE TRANSITION

KEY PLAN



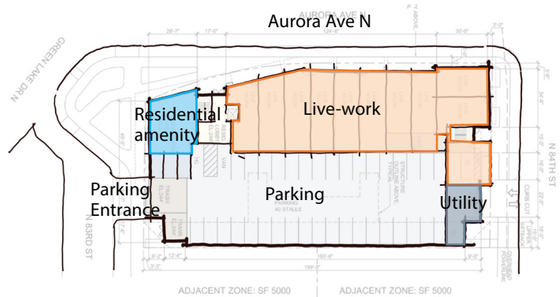
A TYPICAL ZONE TRANSITION

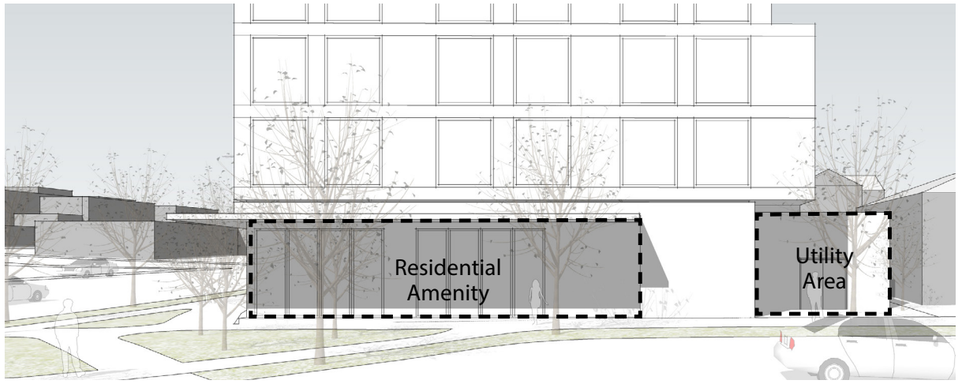
Three options were analyzed with the neighbor on ideal options and suggestions from both parties. The outcome from this meeting is to create a lower stamped or decorated wall. This option would provide the greatest privacy for the neighbors while accommodating their wishes of creating a larger space between the new structure and their existing home.

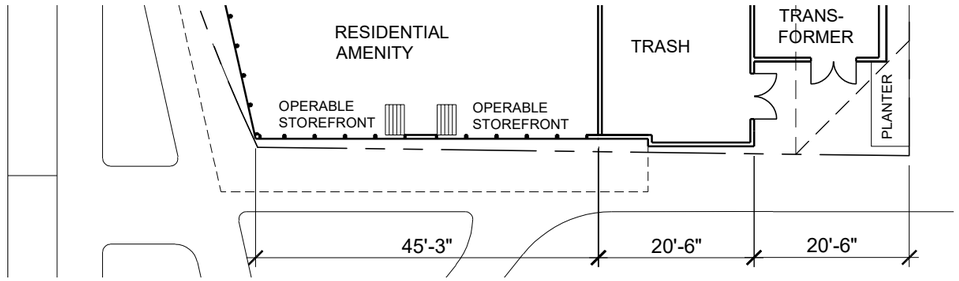


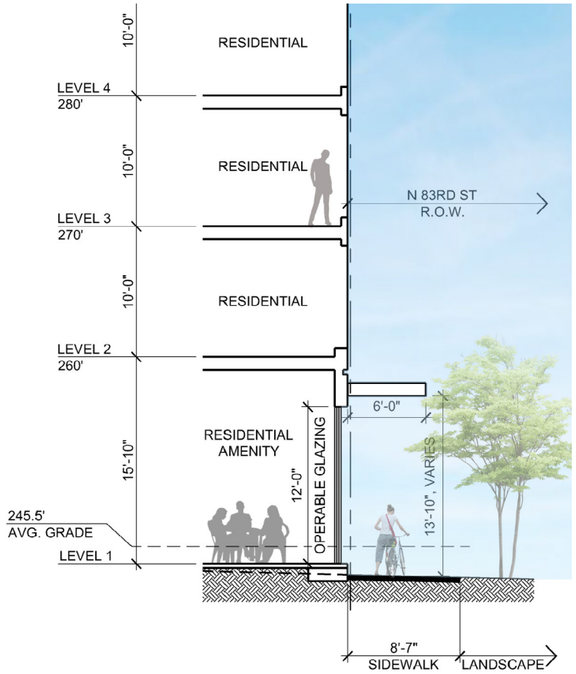
	Original Design	Planter at Property Line	Lower Wall w/ Setback (Preferred)
PROS:	Maximum usage of property and more height clearance in parking garage	Most open feeling to neighboring property, lower wall height at property line, planter between property line and structure to provide a more appealing view, greatest airflow between structures	Wall is lowered as far as it can be without affecting clear head-height at garage entry, wall at property line is pushed back 1 feet instead of 6 inches, textured/ stamped concrete at property line would help break up the monotonous wall
CONS:	Minimum setabck from the adjacent single-family structure.	May need to request for departure due to less depth at live/ work units, less privacy for neighbor May not qualify as open parking garage and may still need fire protection from the property line. Locates parking entrance closer to Aurora Ave N.	The space between the structure is still close.
COMMENTS:	Adjacent neighbor does not want to be looking at a tall blank wall and is worried about airflow in the tight areas.	Adjacent neighbor would prefer not to have the garage open at the property line, however, maintenance would need to access planter.	The adjacent single-family neighbor's preferred option.

7.0 EDG COMMENTS - STREET EDGE AND GATEWAY LOCATION

DESIGN GUIDANCE	BOARD COMMENTS	DESIGN TEAM RESPONSE	APPLICABLE DESIGN GUIDANCE
3 STREET EDGE AND GATEWAY LOCATION	a. The corner of Aurora and 83rd is designated as an "entry" point to the Green Lake neighborhood by the neighborhood design guidelines and they suggested inclusion of a visual marker to identify entry into the neighborhood should be explored. The Board reiterated that aspects of the Option 3massing was strong and locating the community room at this corner was a positive step but that the proposal needed further development to realize the intent of the guidelines. *(CS2-A-1. Sense of Place, CS2-C-1. Corner Sites, CS2-I-ii. Entry Locations and DC4-B-1. Scale and Character)* b. The Board requested that the applicant use the programming of the building to help make a distinction between the commercial and live work uses and the residential uses and use the break between these uses to make a visual cue that responds to the gateway location. *(CS2-III-i. Aurora Avenue North, PL3-A-1. Design Objectives, DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest, DC2-D-2. Texture DC2-E-1. Legibility and Flexibility and DC2-I-i. Modulate Facade Widths)* c. The Board further clarified that the 83rd façade, not just the corner, was a gateway and that this should be reflected in the materials of the proposal. d. The Board requested that the gateway location be identifiable to passersby at multiple levels and speeds. The gateway should be legible to cars transiting by as well as pedestrians. The Board suggested a vertical element of some kind may help in achieving this goal. *(CS2-A-1. Sense of Place , CS2-C-1. Corner Sites, CS2-I-ii. Entry Locations and DC4-B-1. Scale and Character)* e. The Board requested a study of how the proposal might be configured if trash and utility uses were moved to 84th. *(DC1-C-4. Service Uses)* i. The Board further clarified that regardless of which street they are located, service uses will need to be screened and they would like to see more detail of what this may look like. f. The Board noted that the units along the street, regardless of their use, must activate the street and the Board requested studies of how the live-work units will function. (PL1-B-3. Pedestrian Amenities, PL2-B-1. Eyes on the Street, PL2-C-1. Locations and Coverage, PL2-I-i. Make Aurora More Pedestrian Friendly, PL3-A-1. Design Objectives; PL3-A-4. Ensemble of Elements, PL3-B-3. Buildings with Live/ Work Uses, PL3-C-1. Porous Edge, DC2-C-2. Dual Purpose Elements and DC2-D-1. Human Scale) i. Include sections and illustrations that demonstrate how the units use their massing to activate the street. ii. Include a sections and illustrations that show how the second-floor overhang functions and where its drip line is located. iii. The Board suggested the use of small awnings may be helpful in making the live work units legible and providing modulation. iv. Provide a study of the transition from public to private space and how this is achieved in the live-work units	a. The option 3's residential amenity located at the southwest corner is preserved to enhance connection between the Green Lake "entry" feature and the building. The residential community room has operable storefronts. When weather permits, the storefront may be open to blur the use of interior community room with the exterior landscape area, activating the street corner of Aurora and 83rd. b. There are two live-work units that face the corner of 84th and Aurora with outdoor patios and operable storefronts that promotes a street activation. The 83rd and Aurora corner is well activated by the residential community room with operable storefronts connected with the Green Lake "entry" landscape feature. In between the two street activating uses at both north and south corners of the street, there are live-work units connecting these two street corners. The typical live-work units to have an inviting façade design with an abundant transparency and a canopy that covers the entire width of the sidewalk for the middle section of the ground level along Aurora Ave. c. The floor plan is reconfigured to minimize the utility use and maximize the storefront area for the 83rd façade. The façade design suggests that the majority of the façade is transparent with street activating use and the utility area is tucked into the southeast corner with bike racks and landscape. d. The Green Lake "entry" feature to have special landscape and hardscape patterns, allowing a unique urban streetscape design that may be recognized by the pedestrians, residents and even from the vehicular traffic. e. The vehicular traffic flow is less effective if the parking garage is located at 83rd St as it is an out-only street onto Aurora Ave. It is further unpreferred as the Green Lake "entry" location and how it may be connected with the residential community room is weakened as the space it takes up with the parking entrance. f. The live-work façade is recessed 2' in addition to the required 6' sidewalk to allow transition space between the sidewalk and live-work façade. The wider sidewalk allows more pedestrian traffic and room for outdoor seating right in front of the façade, promoting live-work tenets to come out to the public realm.  ALTERNATIVE PARKING ENTRANCE LOCATION AT N 83RD ST: Reduced Residential amenity facade length and no access from Green Lake Dr N or Aurora Ave N.	CS2-A-1 Sense of Place CS2-C-1 Corner Sites CS2-I-ii Entry Locations CS2-III-i Aurora Avenue North PL1-B-3 Pedestrian Amenities PL2-B-1 Eyes on the Street PL2-C-1 Locations & Coverage PL2-I-i Make Aurora More Pedestrian Friendly PL3-A-1 Design Objectives PL3-A-4 Ensemble of Elements PL3-B-3 Buildings with Live/Work Uses PL3-C-1 Porous Edge DC1-C-4 Service Uses DC2-B-1 Facade Composition DC2-C-1 Visual Depth and Interest DC2-C-2 Dual Purpose Elements DC2-D-1 Human Scale DC2-D-2 Texture DC2-E-1 Legibility and Flexibility DC2-I-i Modulate Facade Widths DC4-B-1 Scale and Character

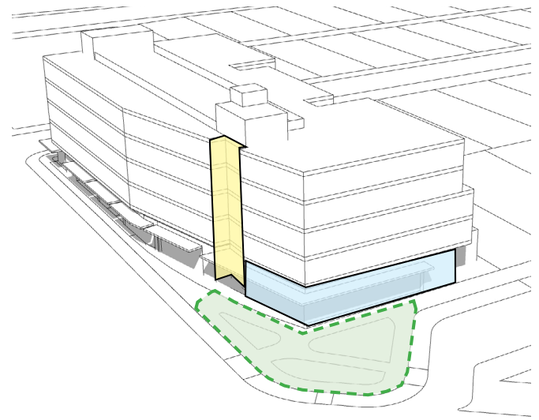


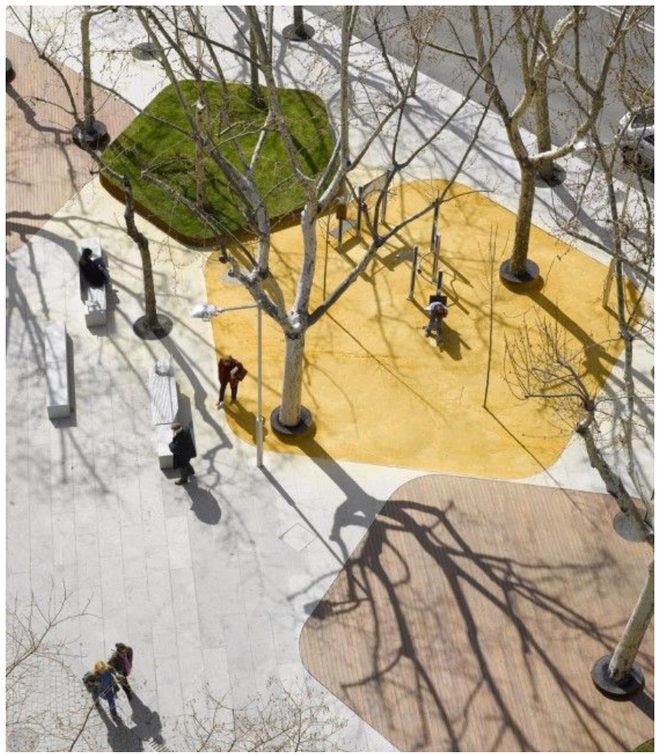




SECTION AT RESIDENTIAL AMENITY

3 STREET EDGE AT N 83RD ST

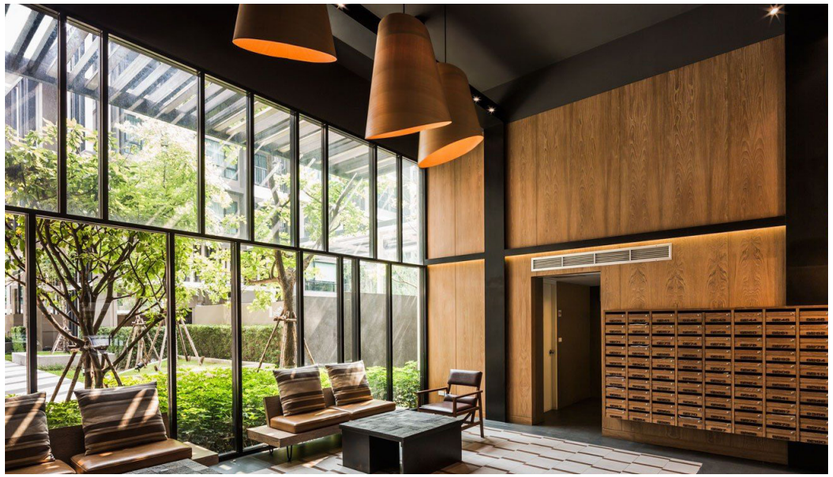




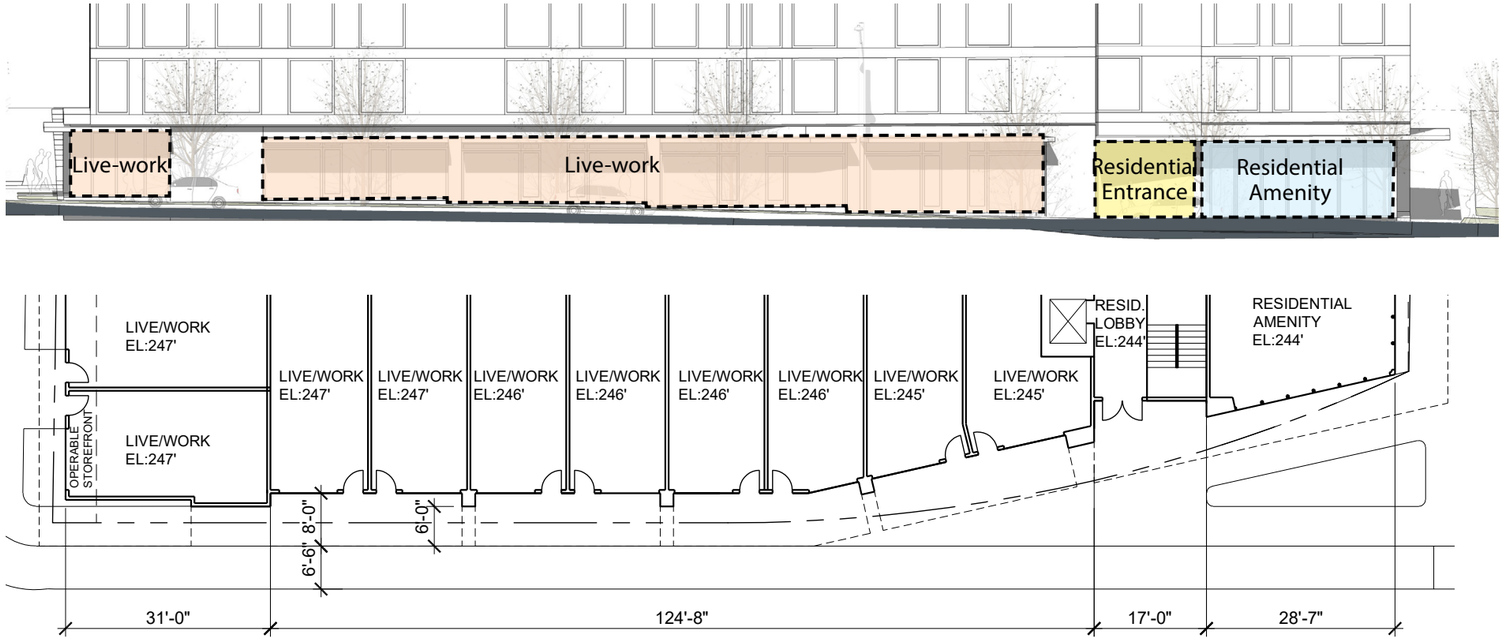
Creating sense of place with a simple hardscape and landscape pattern at the Green Lake "entry" location.



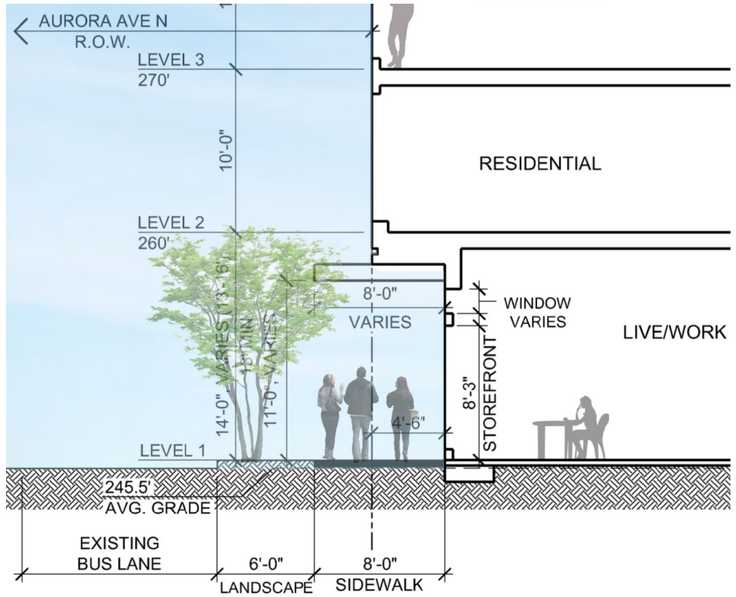
Operable storefront helps to extend the outdoor space into the interior space. Streetscape is activated by blurring the boundary.



Residential lobby with a large transparent facade with a playful mullion pattern.



3 STREET EDGE AT AURORA AVE N



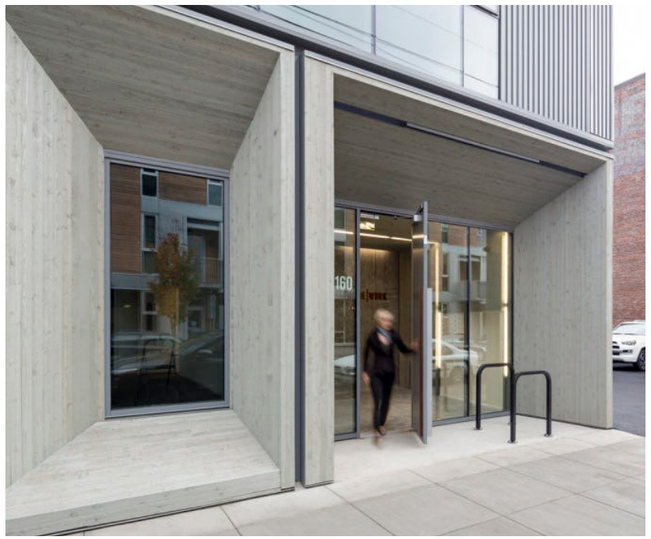
STREET LEVEL SECTION AT TYPICAL LIVE-WORK UNIT @ AURORA



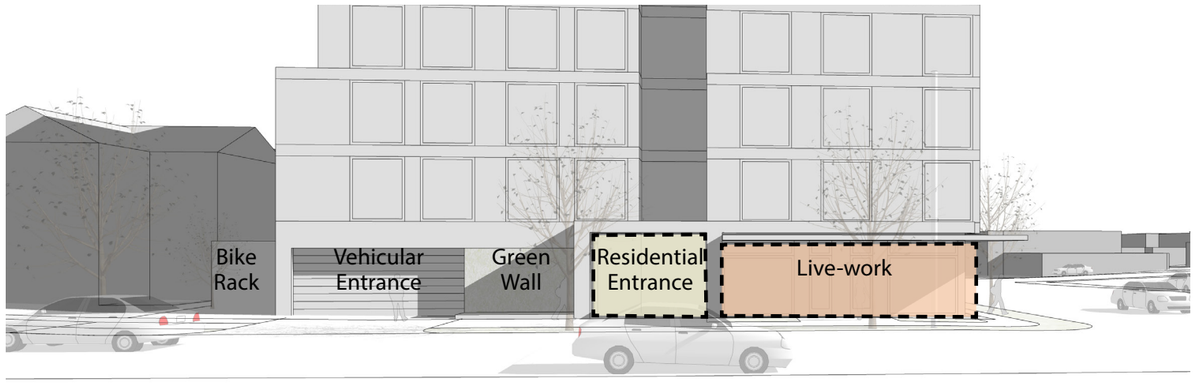
Inviting street facing facade that is rich in material and color to help activating the street and create the sense of place.

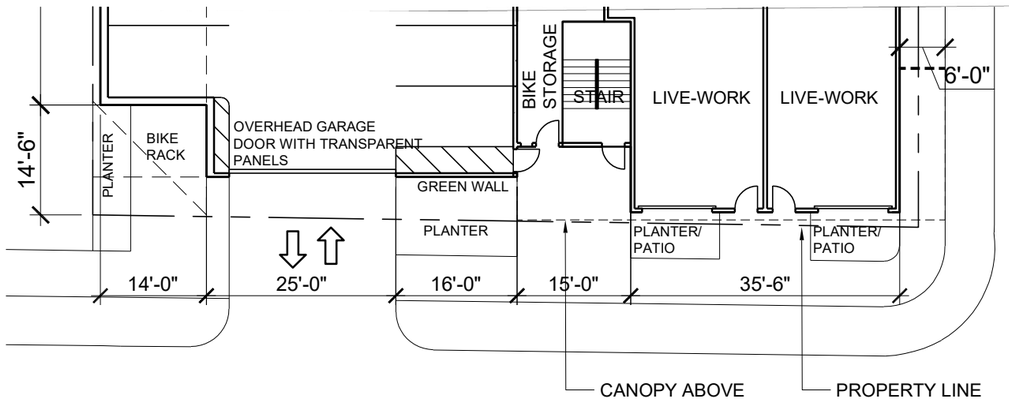


Small outdoor seating area provides a transition from public realm to private and provide more eyes to the street.



Simple and elegant way to frame ground level facades with high quality and durable material.





3 STREET EDGE AT N 84TH ST



STREETSCAPE AT N 84TH ST AND AURORA AVE N



The ground level facade uses high quality durable material even at the utility location and parking garage entrance to mitigate the less desirable street facing uses blend with the rest of the street facade.

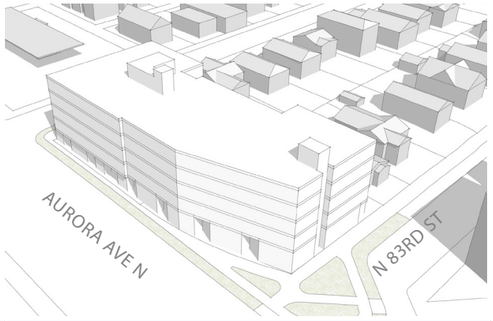


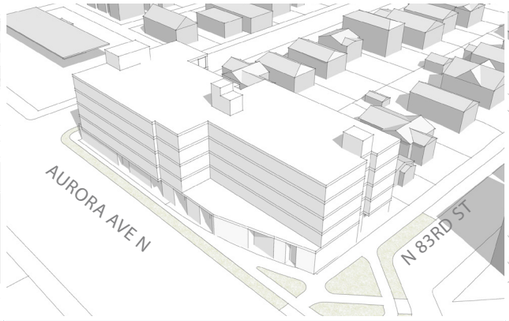
Patterned green wall to mitigate blank wall and add lively character to the facade.

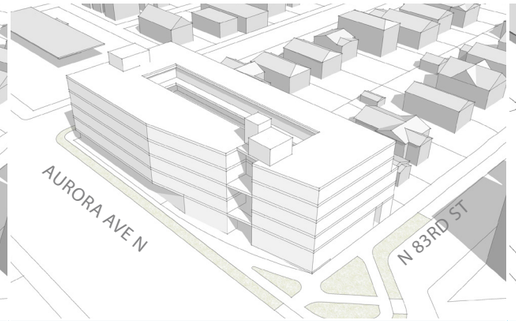


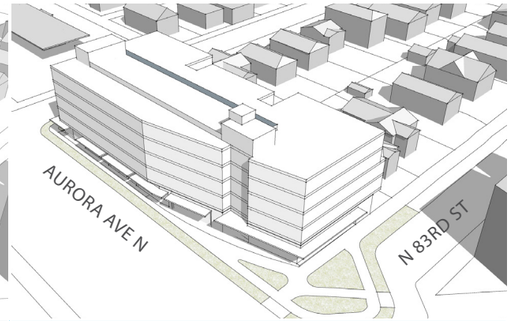
Sliding storefronts with outdoor patio for live-work units at the corner of Aurora Ave and 84th St for street activation

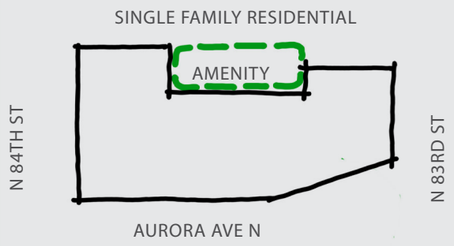
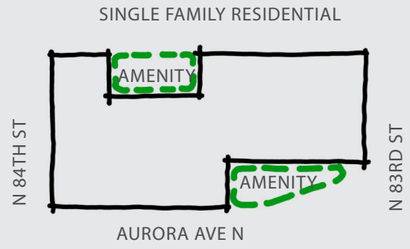
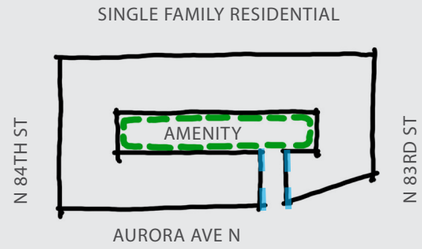
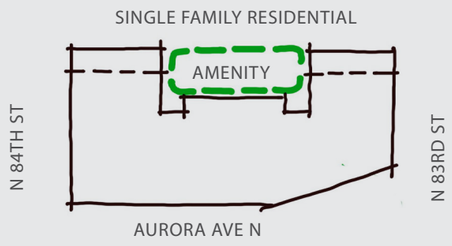
8.0 ARCHITECTURAL MASSING CONCEPTS









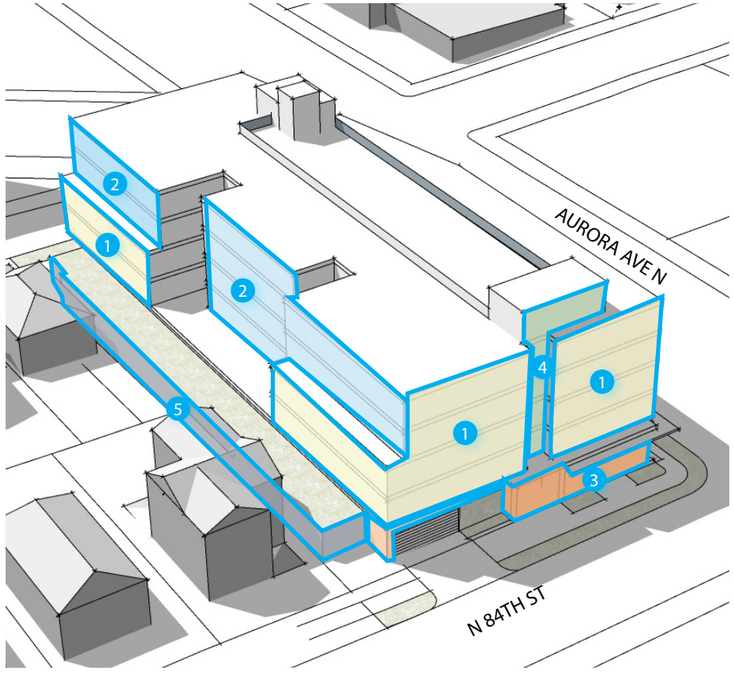
	Option 1	Option 2	Option 3	Option 4
DIAGRAM:				
# UNITS:	87	91	76	84
OUTDOOR AMENITY:	4,968 SF	6,308 SF	5,391 SF	4,900 SF
RESIDENTIAL SF:	60,980 SF	57,891 SF	54,278 SF	63,900 SF
COMMERCIAL(LW) SF:	7,484 SF (12 Live/Work Units)	8,292 SF (11 Live/Work Units)	6,800 SF (10 Live/Work Units)	6,500SF (10 Live/Work Units)
PARKING STALLS:	42 Stalls	39 Stalls	42 Stalls	40 Stalls
OPPORTUNITIES:	• Additional setback and less bulky facing the adjacent single family zone. • Common courtyard allows the adjacent single family zone to have better access to the sun.	• Additional setback and less bulky facing the adjacent single family zone. • The length of facades short and are modulated by the shifted massing. • Provides two separate court yards, one facing southwest and another facing northeast, making daylight to be available to residents throughout the day.	• Internal courtyard and open hallways provide solar exposure and easy access to the outdoor amenity to all units. • The main vertical circulation modulates the street facades and visually connects the Aurora Ave N to the residential common amenities. • Less units and no common amenity facing the adjacent single family properties, providing better privacy and less noise • Outdoor amenities are available at different levels and are facing Aurora Ave N for the visual activation and safety.	• Additional setback and less mass facing the adjacent single family zone, allowing better zone transition and better access to the sun for the adjacent single family zone. • Resindetial entrance and community room at the southwest corner enhance the street corner and connection to the Green Lake “entry” feature. • Simple massing towards the street can provide an opportunity for a simple yet elegant facade design. • Vertical circulations modulate the facade and differenciates the residentional entrances from other uses.
CONSTRAINTS:	• Has long and bulky facades facing Aurora Ave N. • Outdoor amenity adjacent to the single family zone may be not be ideal due to the less visual privacy and noise. • Massing is static and has less opportunities for modulations.	• Residential unit layout is less efficient and provides less number of units. • Outdoor amenity adjacent to the single family zone may be not be ideal due to the less visual privacy and noise.	• The central courtyard is narrow.	• Bulky facades facing Aurora Ave N. • Outdoor amenity adjacent to the single family zone may be not be ideal due to the less visual privacy and noise.
CODE COMPLIANCE:	Yes, code compliant	Yes, code compliant	Yes, code compliant	Yes, code compliant

8.0 OPTION 4 | CONCEPT

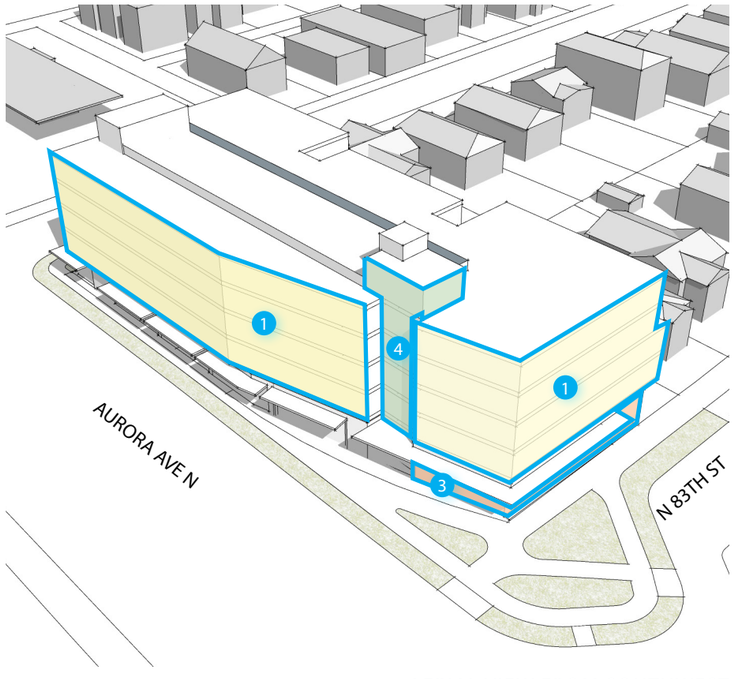
MASSING ANALYSIS

# UNITS:	84 Units
OUTDOOR AMENITY SF:	4,900 SF
COMMERCIAL SF:	6,500 SF (10 Live/Work Units)
PARKING STALLS:	40 Stalls
CODE COMPLIANCE:	Yes, code compliant

1. Residential facade type 1 - fiber cement panels
2. Residential facade type 2 - fiber cement panels
3. Ground level facade - brick or textured concrete street facade with large glazing
4. Vertical circulation facade with fenestration
5. Low blank wall - textured/patterned concrete



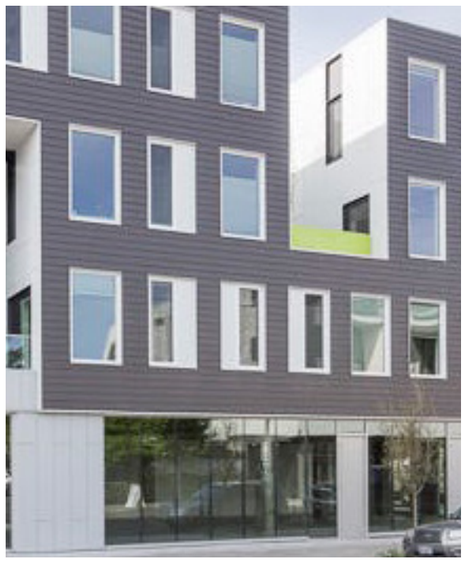
AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM SOUTHWEST



Interesting way of using cladding pattern that can bring elegant character to a simple facade



Simple fenestration pattern created by different window sizes and accent white panels

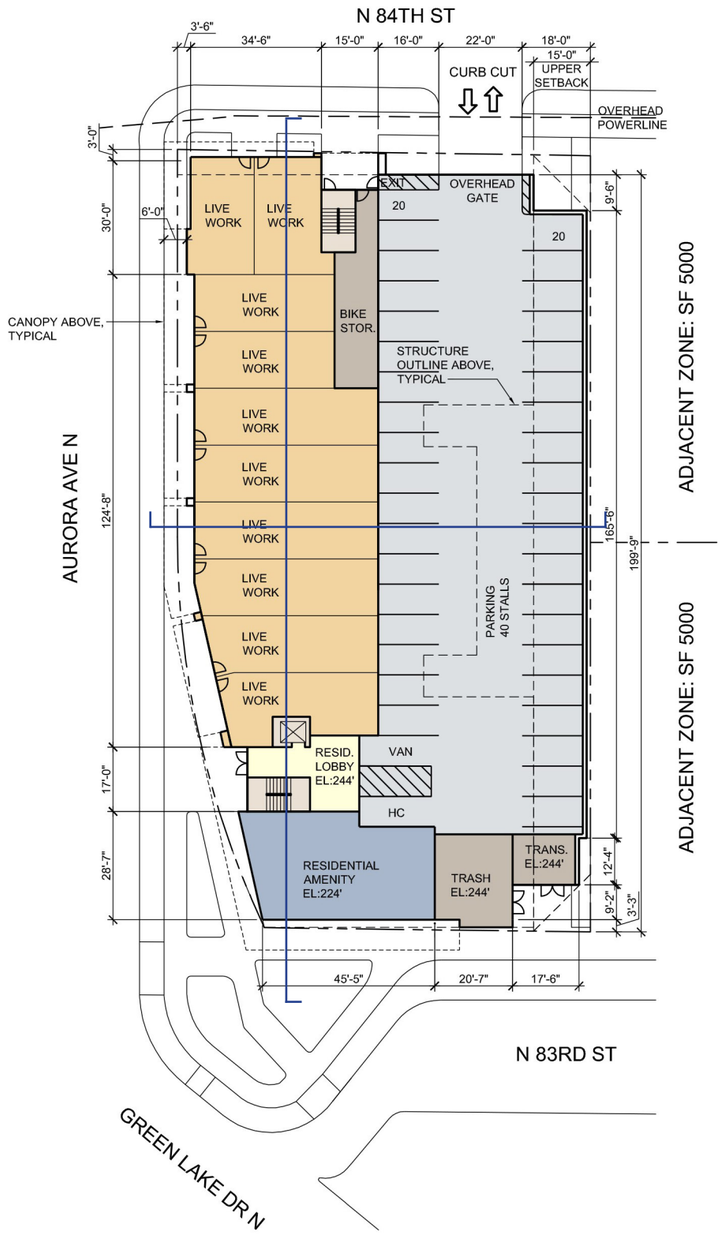


Ground level facade is framed with high quality and durable material that elegantly separates from the upper facade.

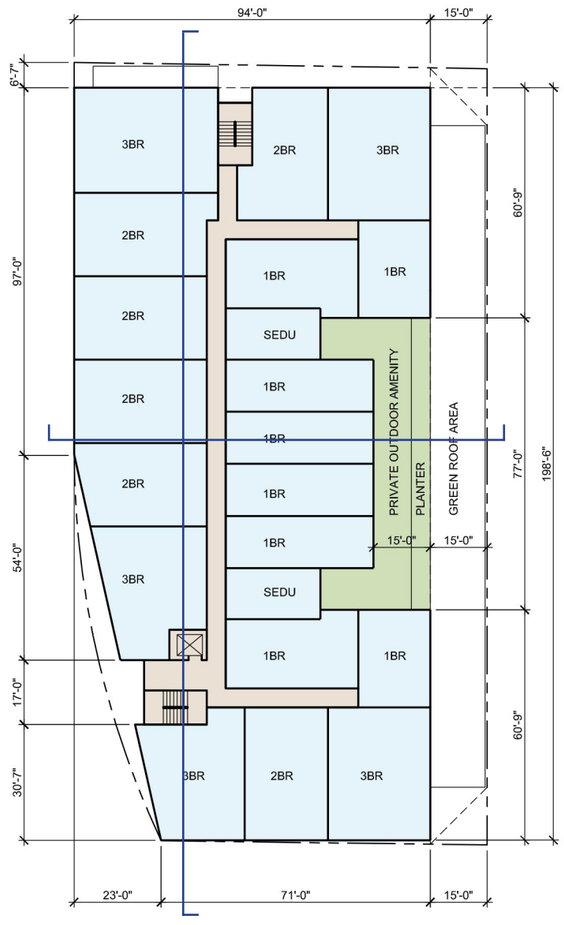


Simlple and elegant ground level facade with brick and wood acccent

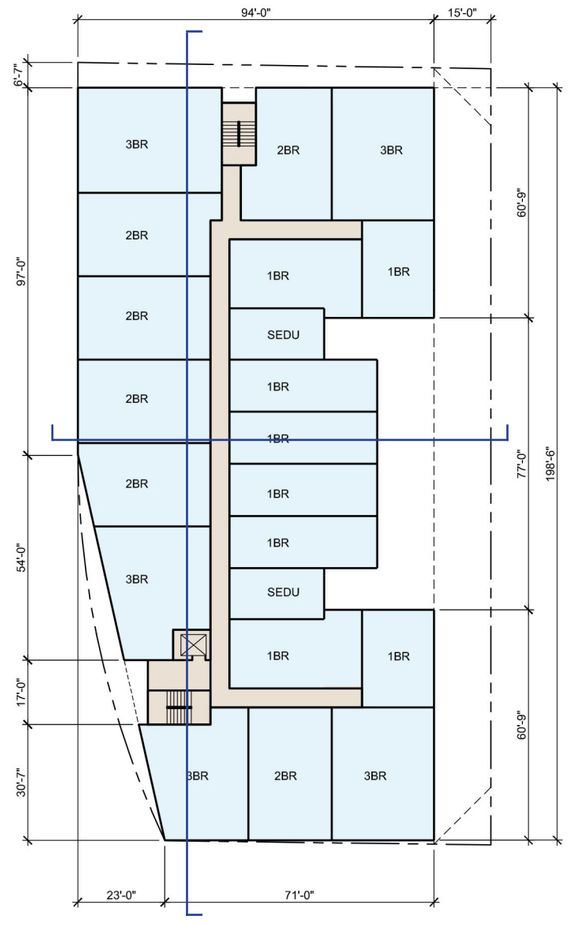
8.0 OPTION 4 | FLOOR PLANS



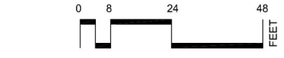
LEVEL 1



LEVEL 2



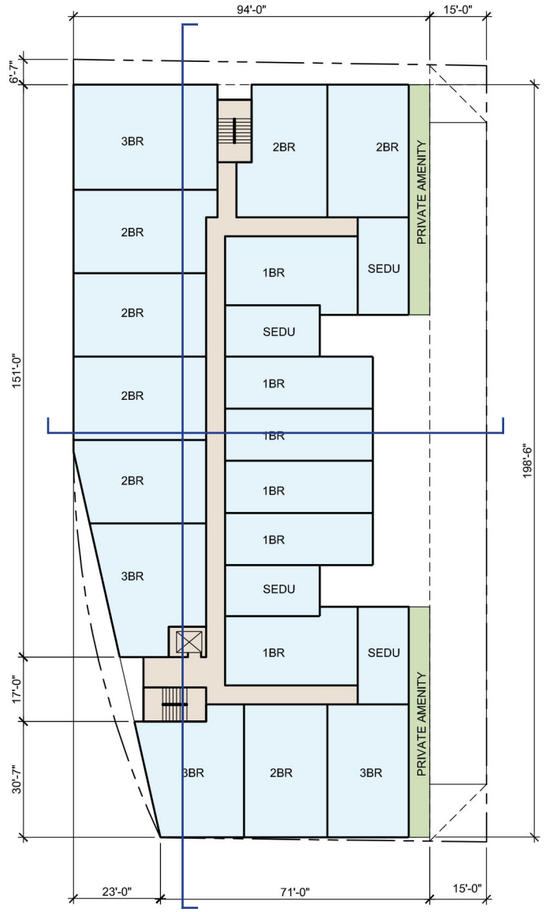
LEVEL 3



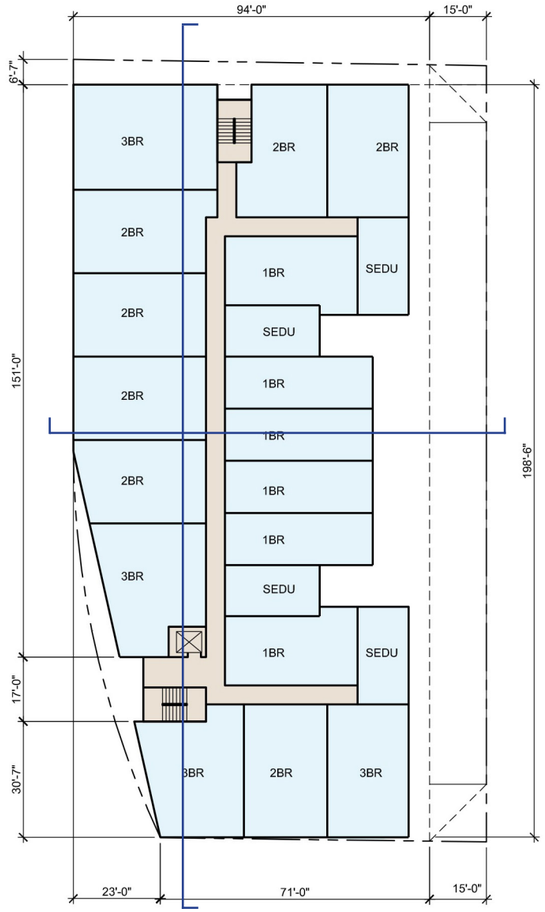
KEY

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

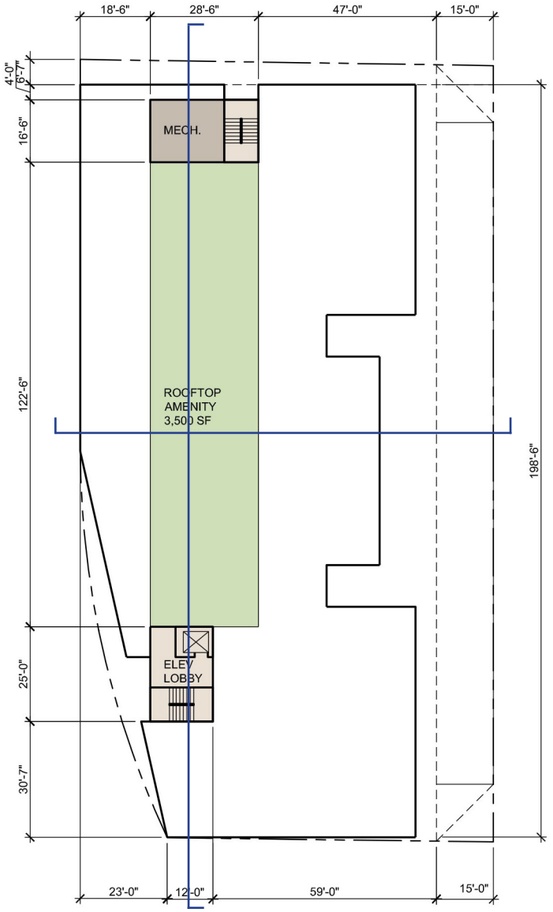
8.0 OPTION 4 | FLOOR PLANS



LEVEL 4



LEVEL 5



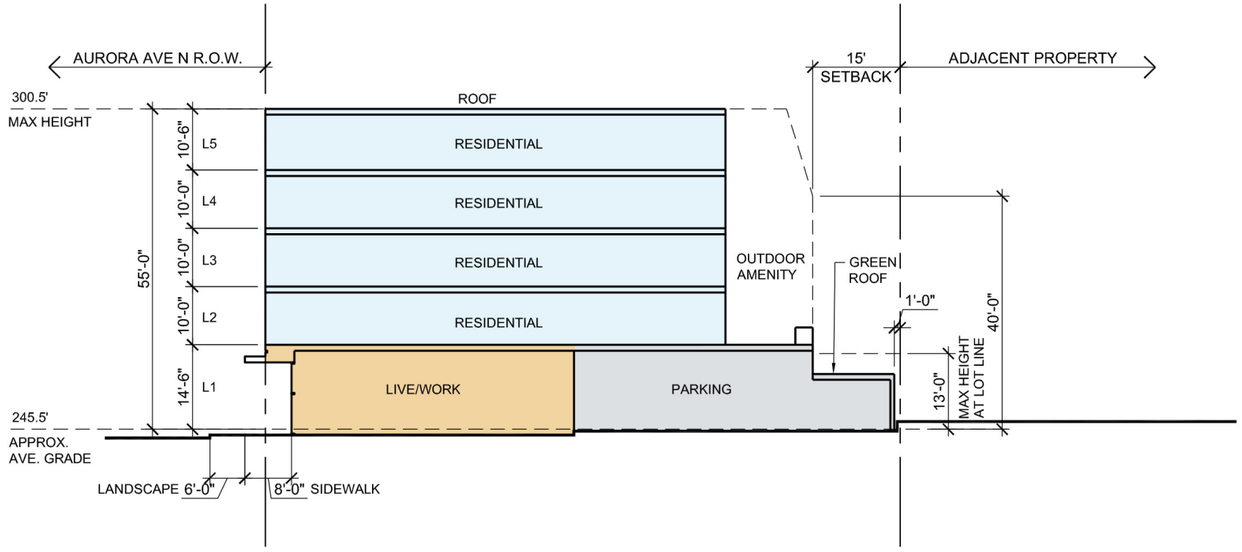
ROOF LEVEL



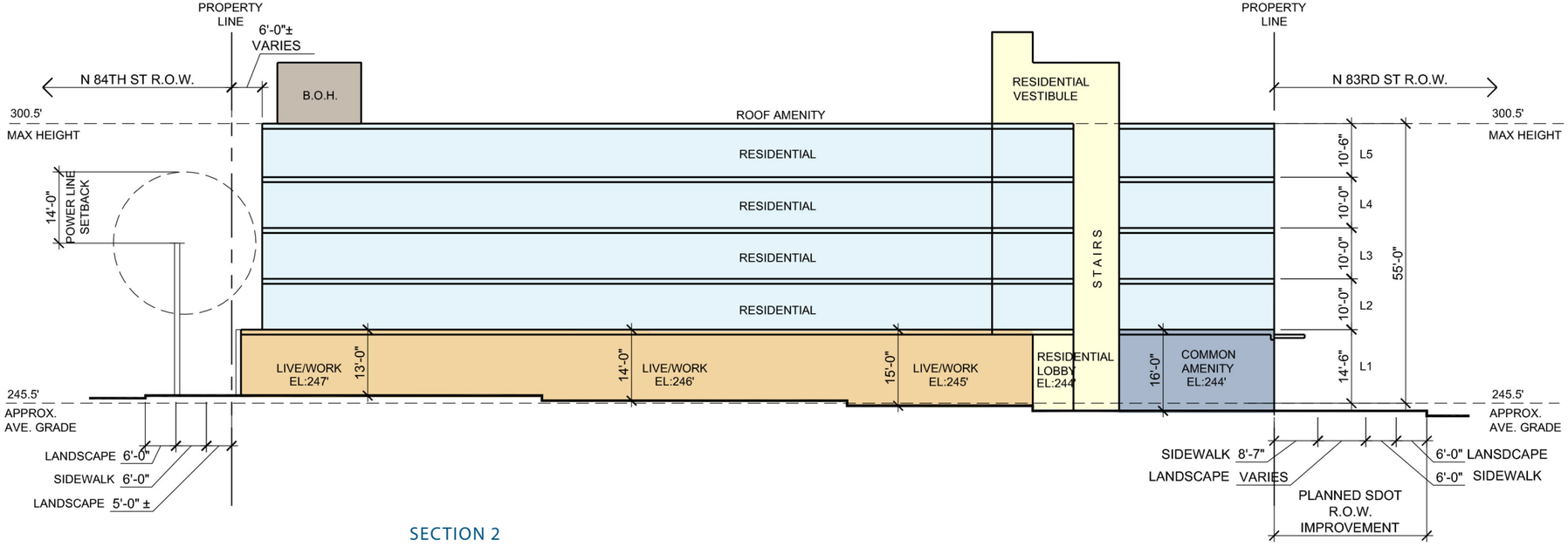
KEY

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

8.0 OPTION 4 | SECTIONS



SECTION 1

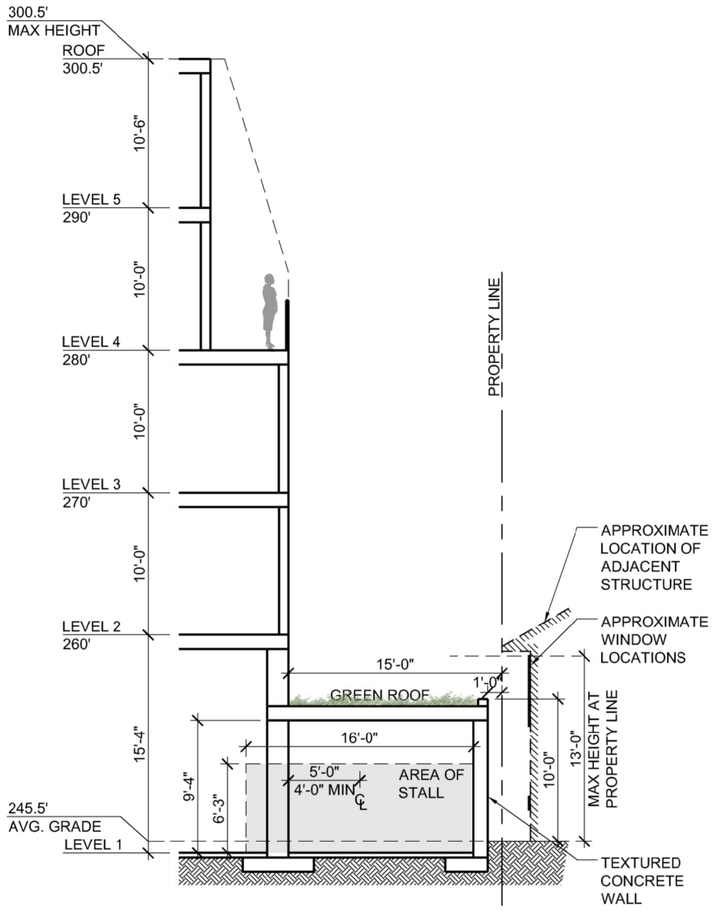


SECTION 2

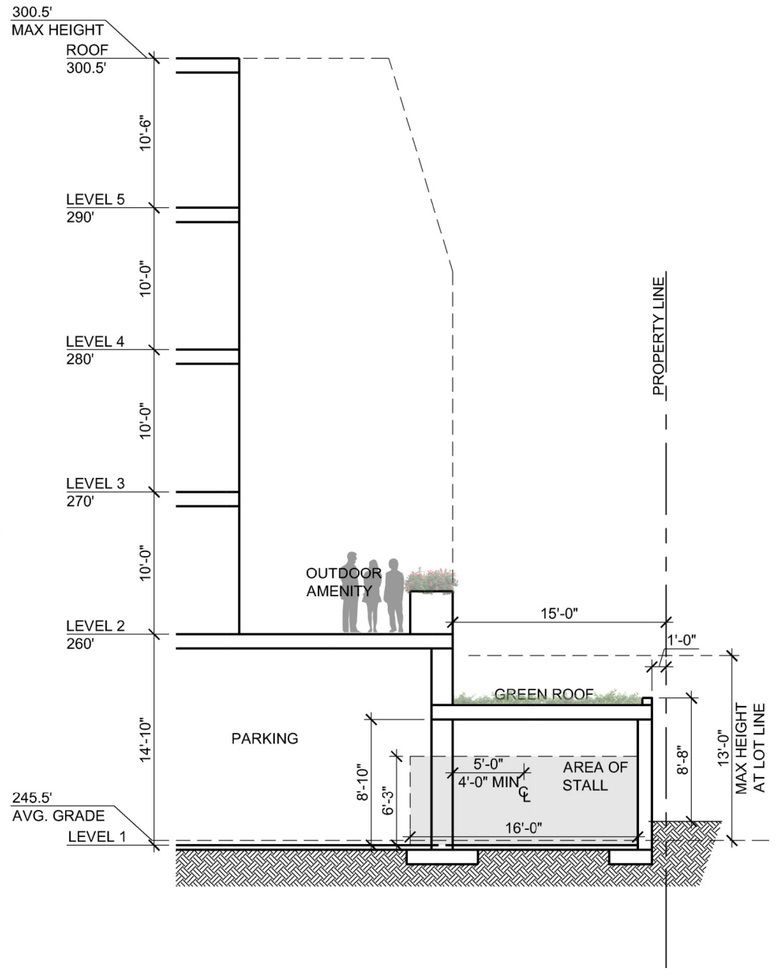
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- Utility/BOH
- Circulation
- Outdoor Amenity
- Residential Amenity
- Parking/Garage
- Residential Lobby / Leasing

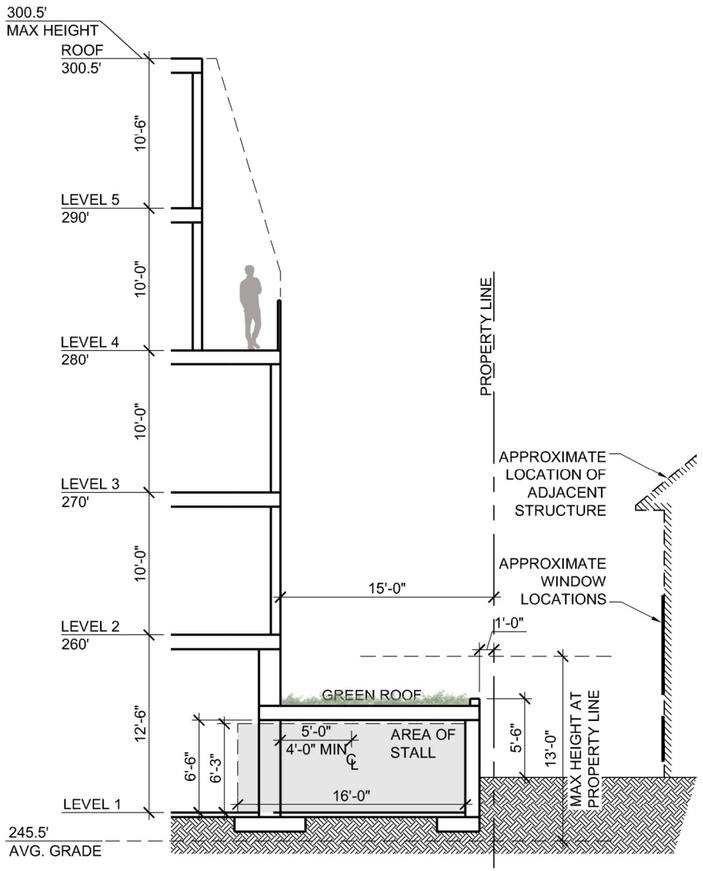
8.0 OPTION 4 | WALL SECTIONS



A TYPICAL ZONE TRANSITION AT NEIGHBOR NEAR N 83RD ST

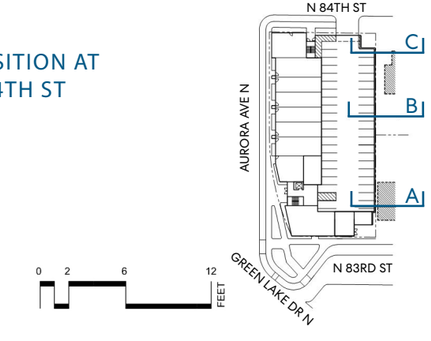


B TYPICAL ZONE TRANSITION AT SF 5000

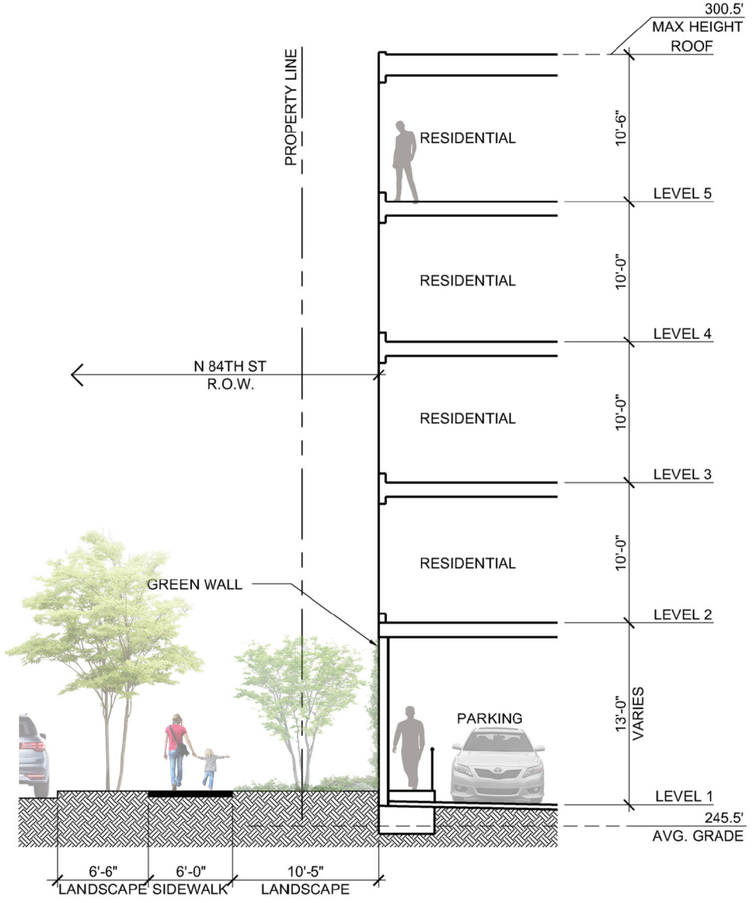


C TYPICAL ZONE TRANSITION AT NEIGHBOR NEAR N 84TH ST

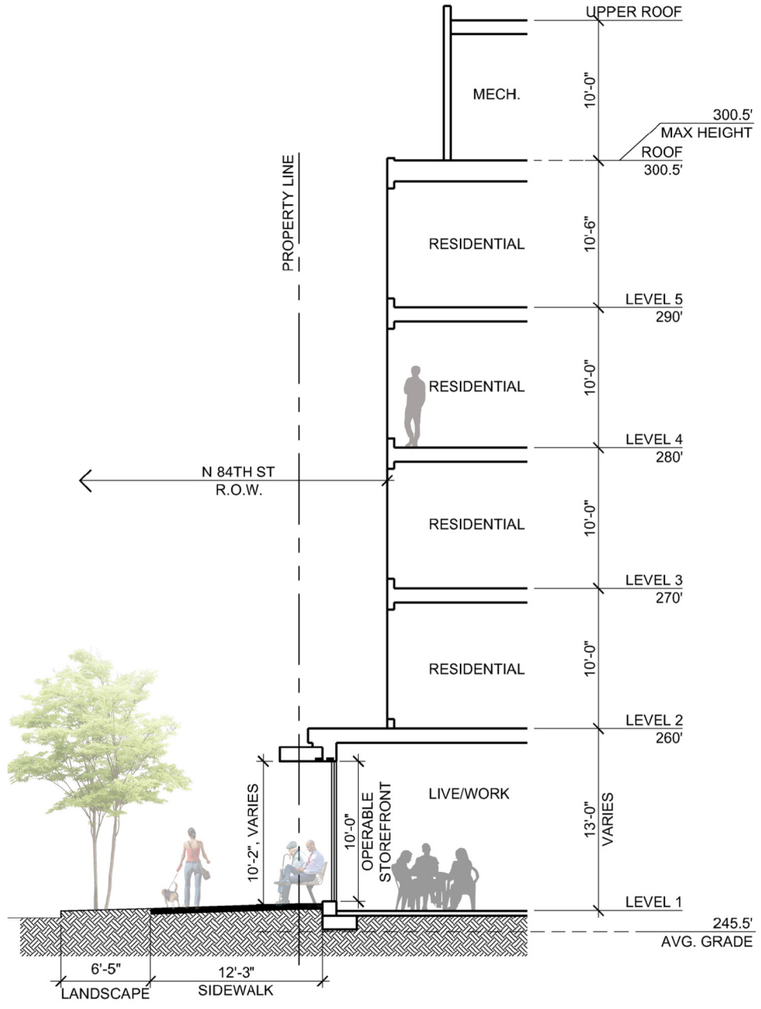
KEY PLAN



8.0 OPTION 4 | WALL SECTIONS

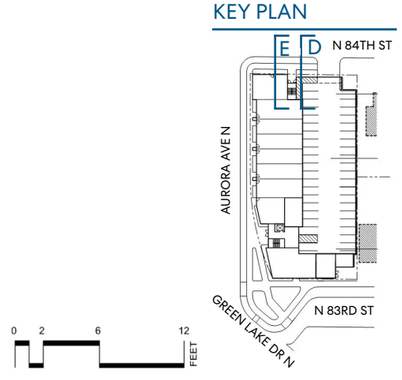


D SECTION AT GREEN WALL ON N 84TH ST

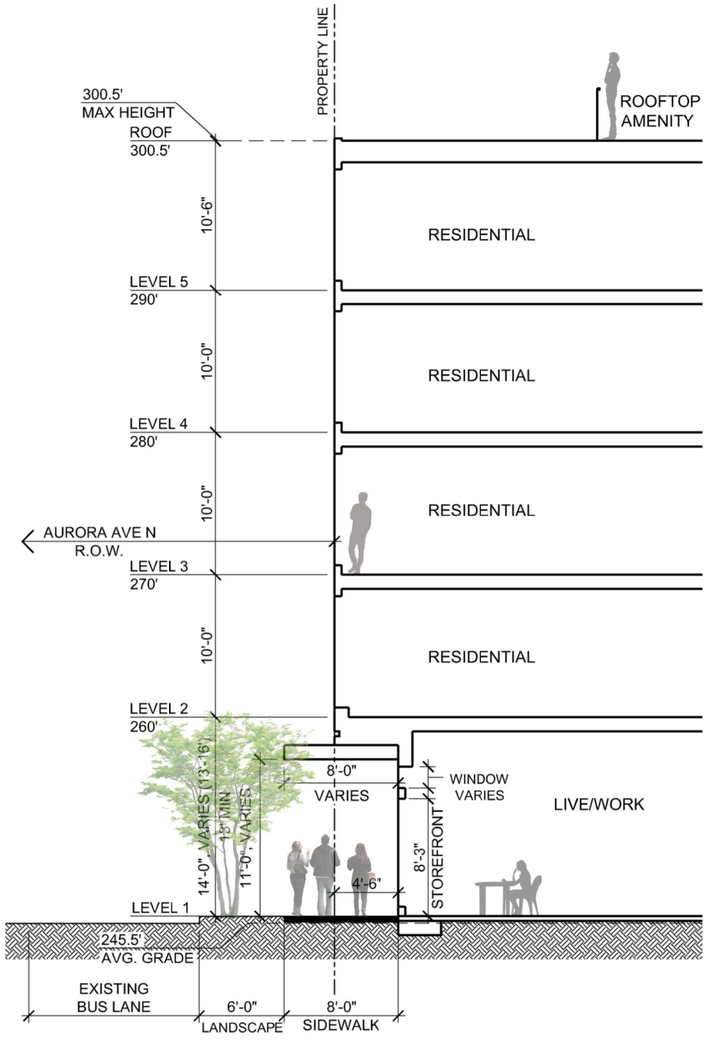


E SECTION AT LIVE-WORK UNIT ON N 84TH ST.

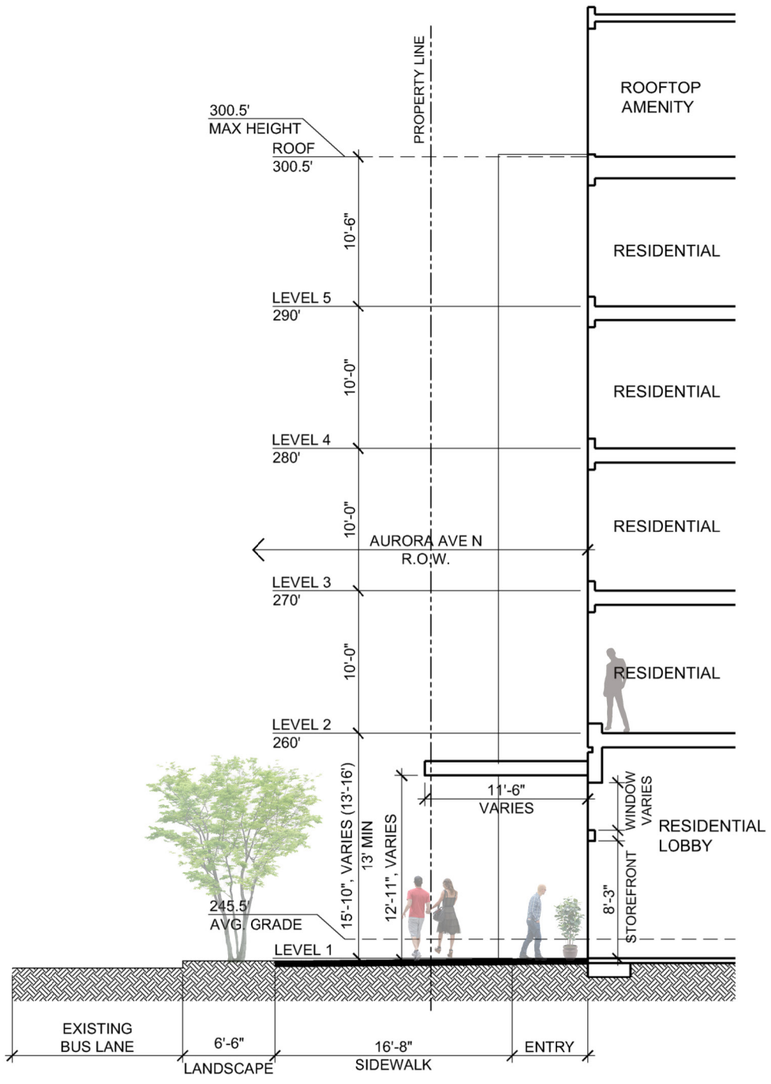
KEY PLAN



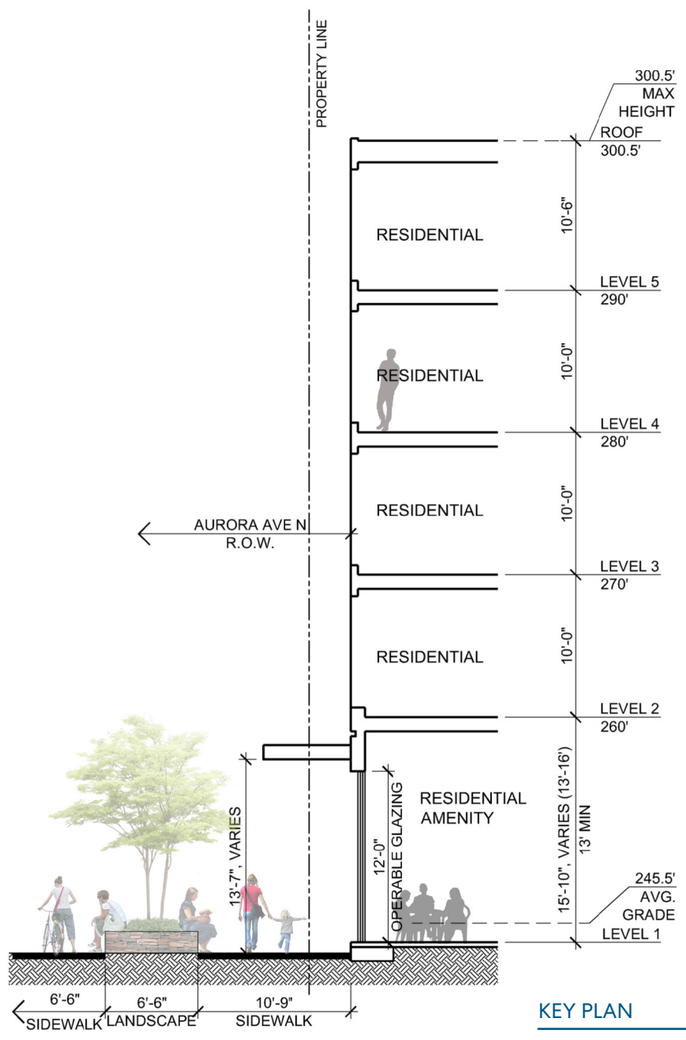
8.0 OPTION 4 | WALL SECTIONS



F TYPICAL LIVE-WORK UNIT AT AURORA AVE N

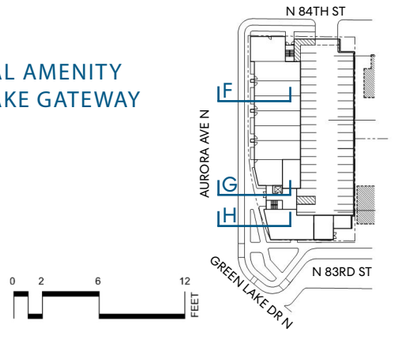


G SECTION AT RESINDENTIAL ENTRANCE ON AURORA AVE N

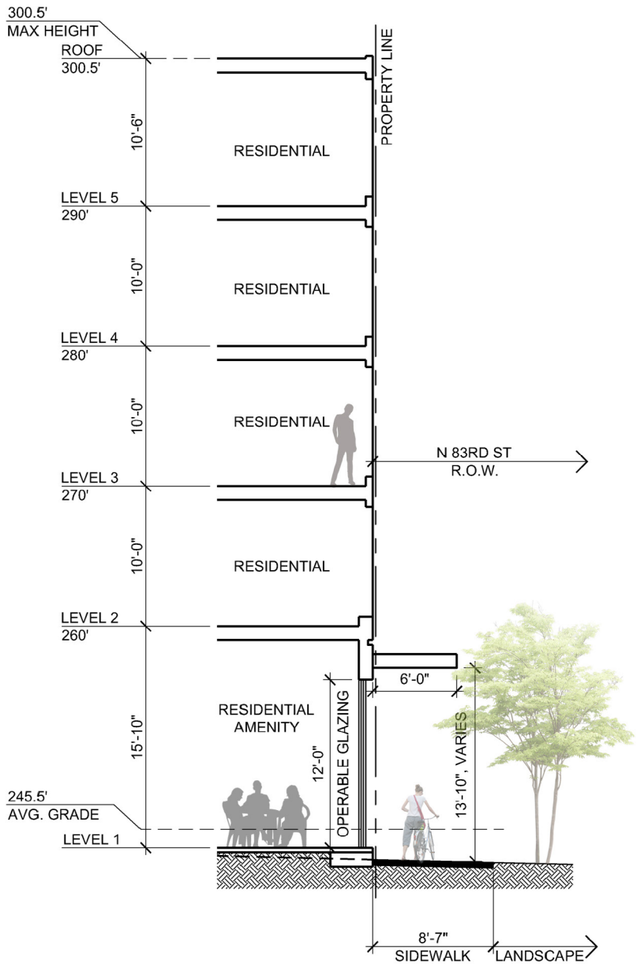


H SECTION AT RESIDENTIAL AMENITY ADJACENT TO GREEN LAKE GATEWAY

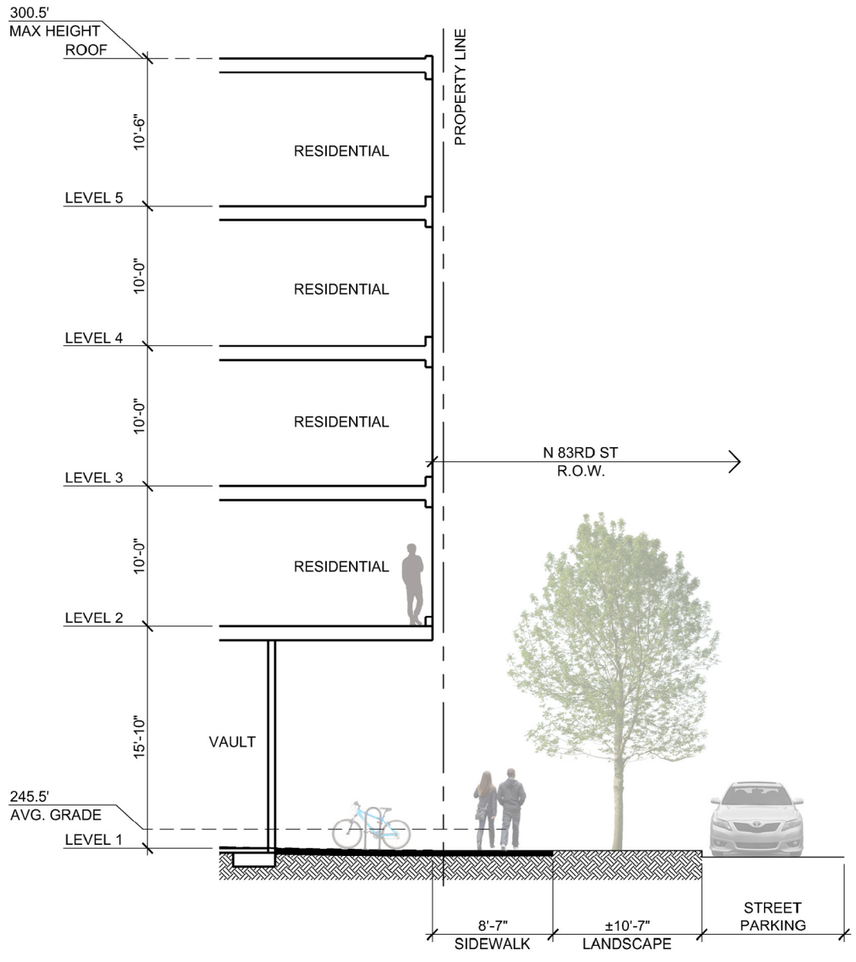
KEY PLAN



8.0 OPTION 4 | WALL SECTIONS

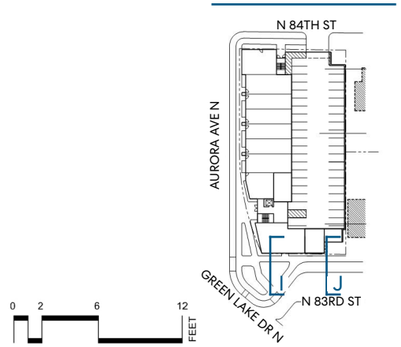


I SECTION AT RESIDENTIAL AMENITY ADJACENT TO GREEN LAKE GATEWAY



J SECTION AT UNTILITY AREA ON N 83RD ST

KEY PLAN





SOUTHEAST STREET VIEW FROM N 83RD ST



SOUTHWEST STREET VIEW FROM AURORA AVE N



NORTHWEST STREET VIEW FROM AURORA AVE N

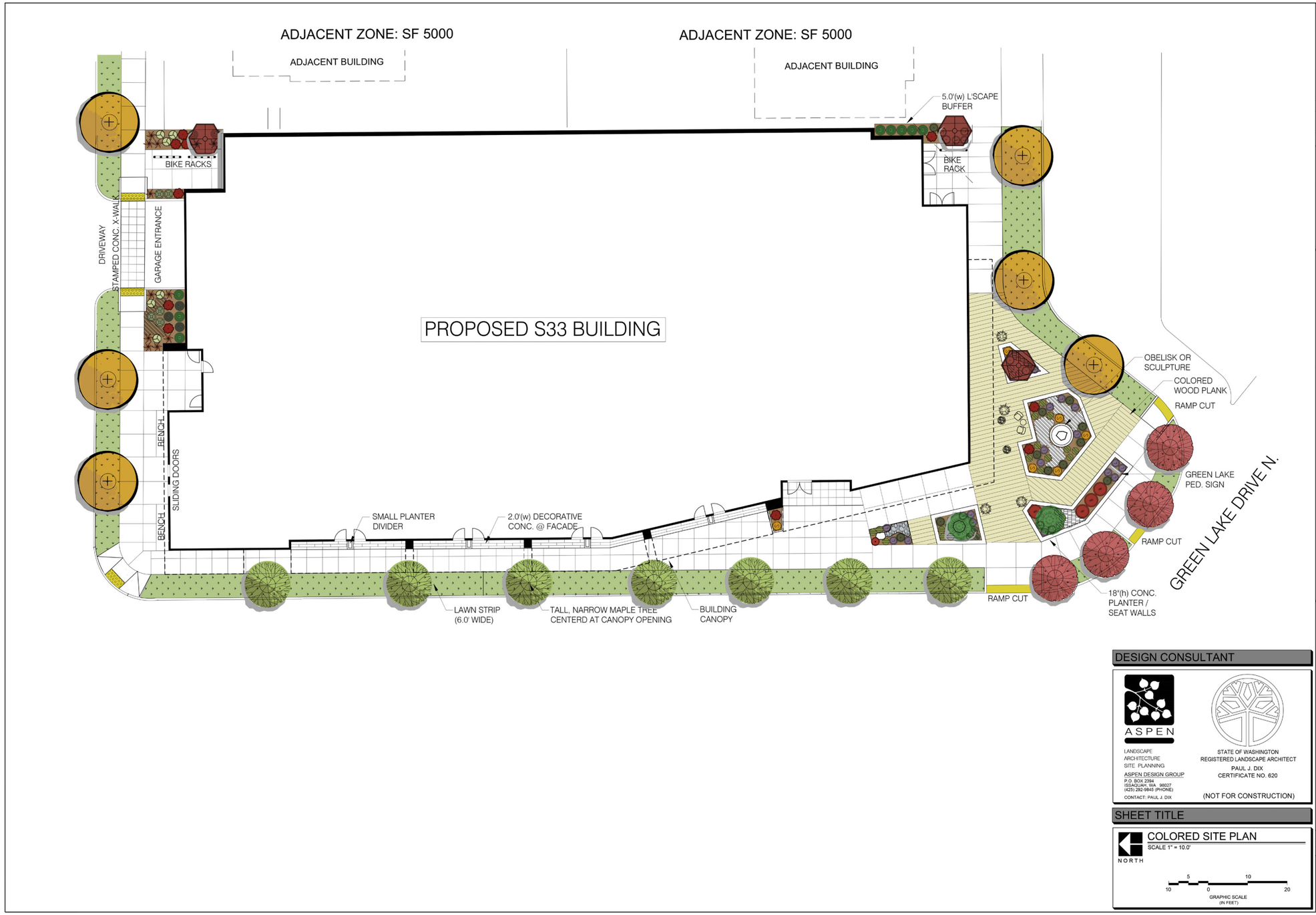


NORTHEAST STREET VIEW FROM N 84TH ST

8.0 OPTION 4 | SHADOW STUDIES



8.0 LANDSCAPE PLAN



REV/ DATE | BY | COMMENTS
1
2
3
4
5
6

OWNER / APPLICANT:
S32 PROJECT, LLC
4066 AURORA AVENUE NORTH

S-33 DEVELOPMENT
SITE ADDRESS: 8300 / 8310 AURORA AVENUE NORTH, SEATTLE, WA 98103

DESIGN CONSULTANT

ASPEN
LANDSCAPE ARCHITECTURE
SITE PLANNING
ASPEN DESIGN GROUP
P.O. BOX 2394
ISSAQUAH, WA. 98027
(425) 292-9845 (PHONE)
CONTACT: PAUL J. DIX

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

(NOT FOR CONSTRUCTION)

SHEET TITLE

COLORED SITE PLAN
SCALE 1" = 10.0'

NORTH

GRAPHIC SCALE (IN FEET)
10 0 5 10 20

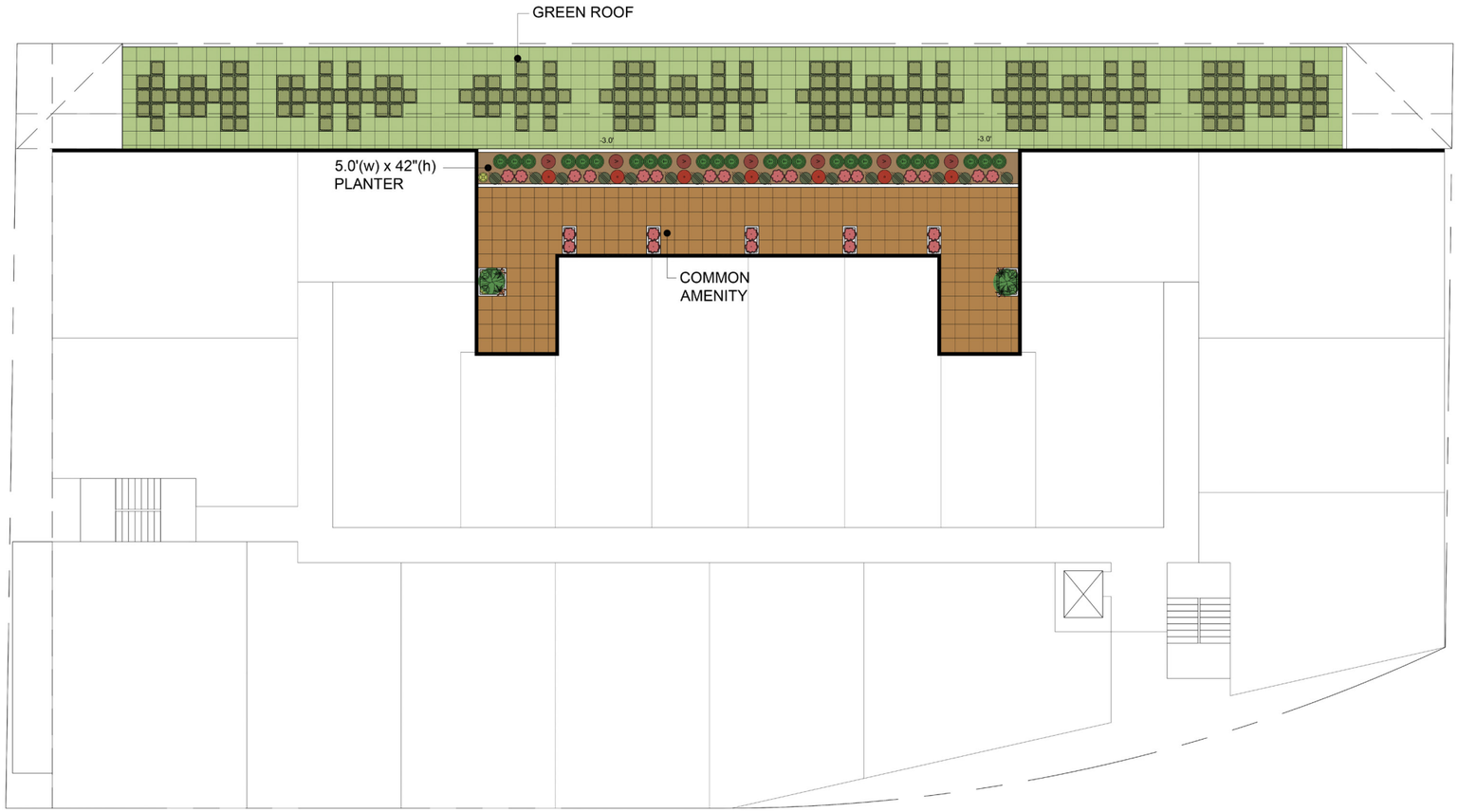
DESIGN REVIEW
STREETSCAPE PLAN
PRELIMINARY / E.D.G. SUBMITTAL

PROJECT NO: 2020-06
PREPARED: P.J.D.
DATE: 12-22-20
SHEET:

DR1.0

SHEET 1 OF 4

8.0 LANDSCAPE PLAN



REV	DATE	BY	COMMENTS
1			
2			
3			
4			
5			
6			

OWNER / APPLICANT:
S-33 DEVELOPMENT, LLC
8300 AURORA AVENUE NORTH
- -

S-33 DEVELOPMENT
SITE ADDRESS: 8300 / 8310 AURORA AVENUE NORTH, SEATTLE, WA 98103

DESIGN CONSULTANT

ASPEN
LANDSCAPE
ARCHITECTURE
SITE PLANNING
ASPEN DESIGN GROUP
P.O. BOX 2394
ISSAQUAH, WA 98027
(425) 292-9845 (PHONE)
CONTACT: PAUL J. DIX

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

(NOT FOR CONSTRUCTION)

SHEET TITLE

2nd LEVEL PLAN
SCALE: 1/8" = 1'-0"

NORTH

8 8
16 0 16
GRAPHIC SCALE
(IN FEET)

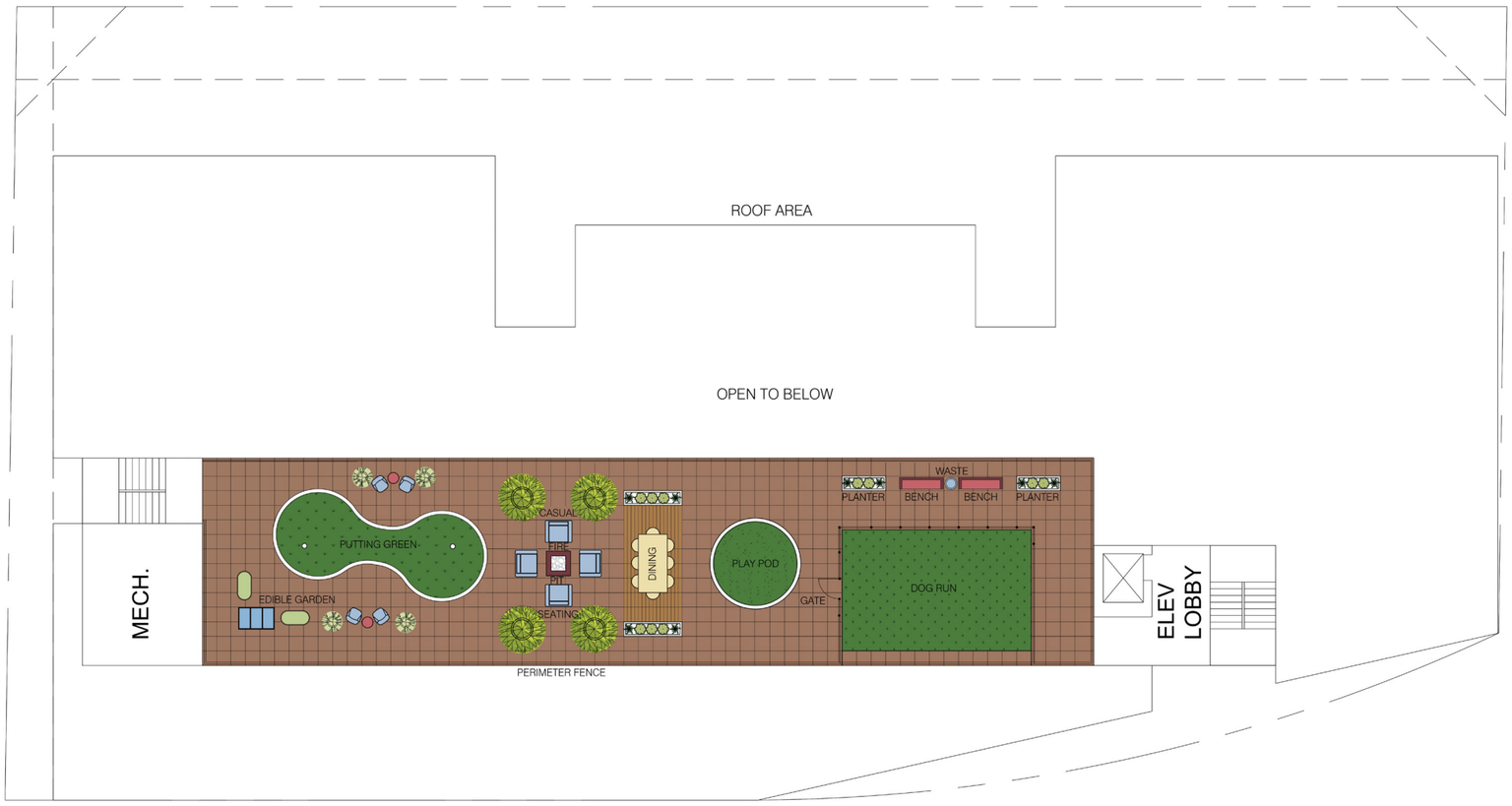
DESIGN REVIEW
2nd LEVEL PLAN
E.D.G. SUBMITTAL

PROJECT NO. 2020-06
PREPARED: P.J.D.
DATE: 12-22-20

SHEET:
DR2.0

SHEET 2 OF 4

8.0 LANDSCAPE PLAN



DESIGN CONSULTANT

ASPEN

LANDSCAPE
ARCHITECTURE
SITE PLANNING

ASPEN DESIGN GROUP
P.O. BOX 2384
ISSAQUAH, WA 98027
(425) 292-9845 (PHONE)
CONTACT: PAUL J. DIX

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

(NOT FOR CONSTRUCTION)

SHEET TITLE

COLORED ROOF DECK PLAN
SCALE: 1/8" = 1'-0"

NORTH

4 8
8 0 16
GRAPHIC SCALE
(IN FEET)

REV	DATE	BY	COMMENTS
1			
2			
3			
4			
5			
6			

OWNER / APPLICANT:
532 PROJECT, L.L.C.
4966 AURORA AVENUE NORTH
. .

S-33 DEVELOPMENT
SITE ADDRESS: 8300 / 8310 AURORA AVENUE NORTH, SEATTLE, WA 98103

DESIGN REVIEW
ROOF DECK PLAN

PRELIMINARY / E.D.G. SUBMITTAL

PROJECT NO. 2020-06
PREPARED: P.J.D.
DATE: 12-22-20
SHEET:

DR3.0

SHEET 3 OF 4

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

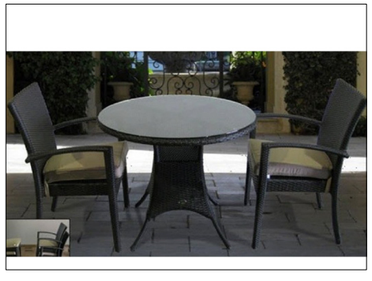

SWEET BOXWOOD


WILMA GOLDCREST CYPRESS


CROSSWALK DEFINED BY CONTRASTING COLOR PAVEMENT


COLORED, STAMPED CONCRETE AT PEDESTRIAN FOCAL POINT


VEGETATED WALL (VINES GROWING ON FENCE OR TRELLIS)


ROUND PATIO TABLES WITH CASUAL CHAIRS


NATURAL GAS FIRE PIT

REV	DATE	BY	COMMENTS
1			
2			
3			
4			
5			
6			

OWNER / APPLICANT:
S3D PROJECT, LLC
8300 AURORA AVENUE NORTH
SEATTLE, WA

S-33 DEVELOPMENT
SITE ADDRESS: 8300 - 8310 AURORA AVENUE NORTH, SEATTLE, WA 98103

DESIGN REVIEW
MATERIAL BOARD

PRELIMINARY / E.D.G. SUBMITTAL

PROJECT NO. 2020-03
PREPARED: P.J.D.
DATE: SEPT. 2020
SHEET:

DR4.0

SHEET 4 OF 4

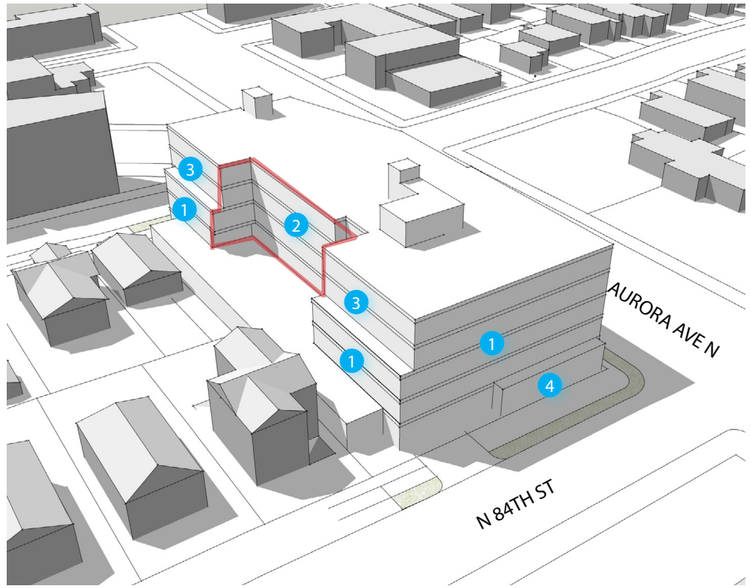
APPENDIX

8.0 OPTION 1 | CONCEPT

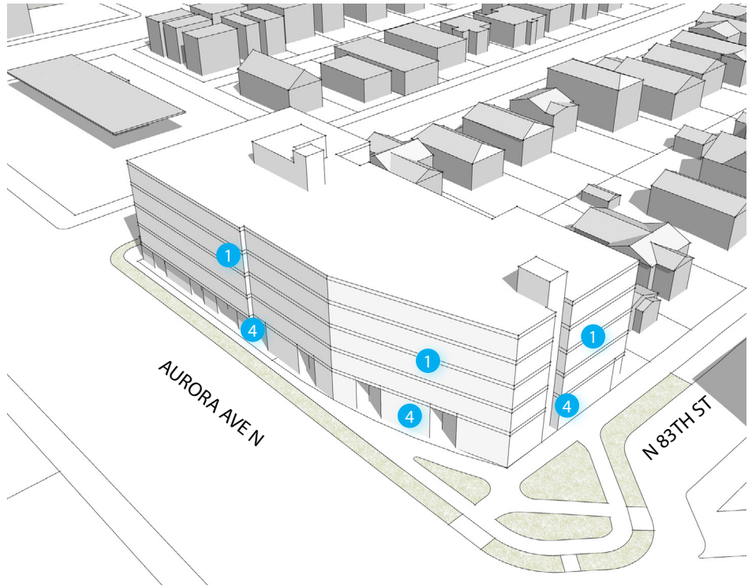
MASSING ANALYSIS

# UNITS:	87 Units
OUTDOOR AMENITY SF:	4,968 SF
COMMERCIAL SF:	7,484 SF (12 Live/Work Units)
PARKING STALLS:	42 Stalls
CODE COMPLIANCE:	Yes, code compliant

1. Typical residential facade type 1
2. Typical residential facade type 2
3. Residential facade type 3 with accent materials and colors
4. Street activating ground level facade



AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM SOUTHWEST



Facade type (color, material & fenestration pattern) transition at recessed massing.



Simple main facade type is used for the overall building massing and the second facade type is used for facade articulations at the recessed massing.

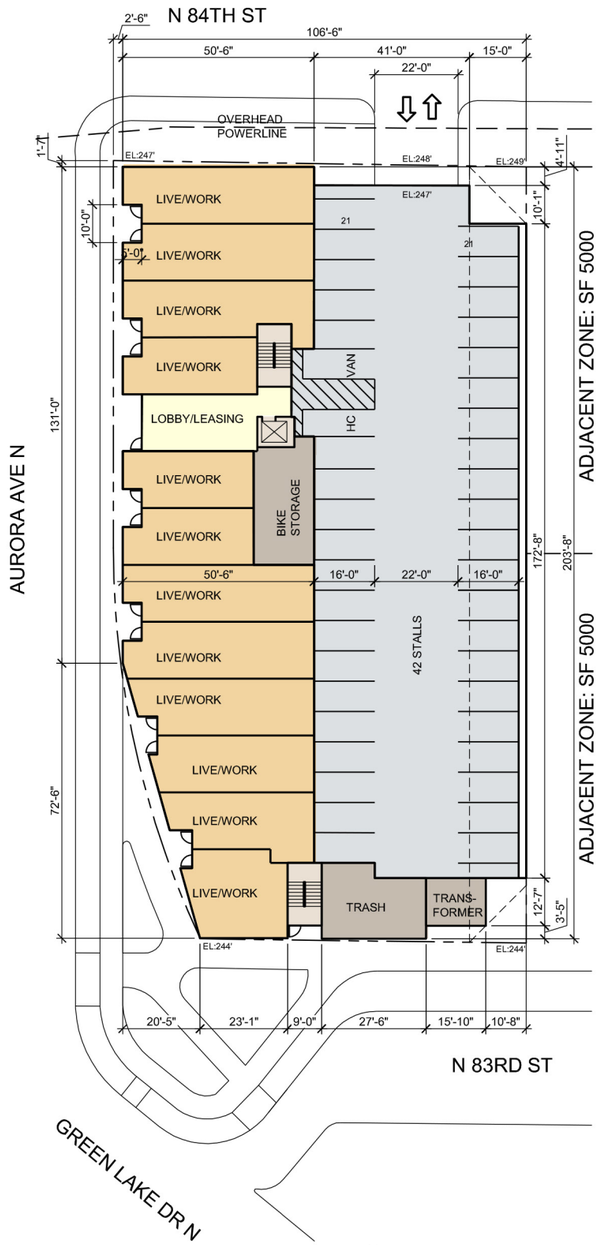


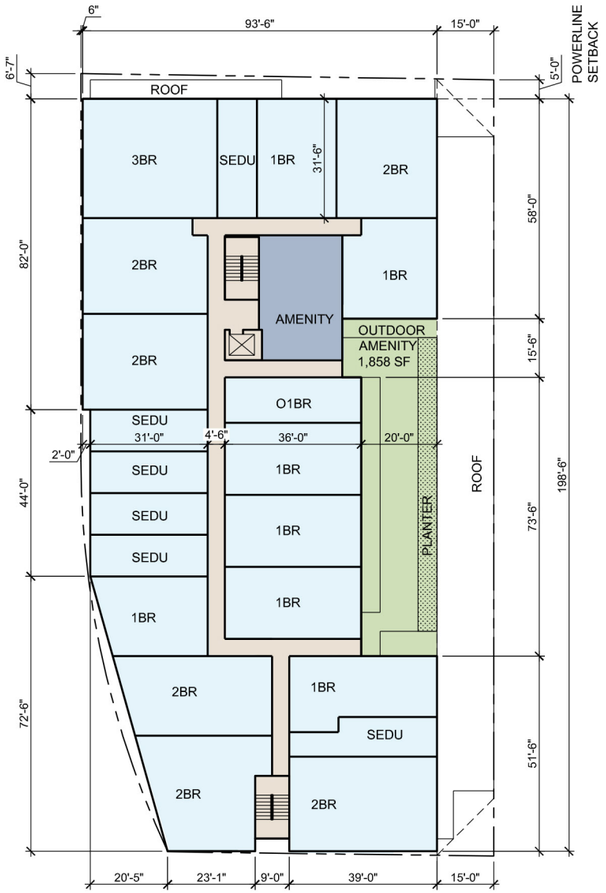
Courtyard facing the adjacent development is screened by a continuous planter.

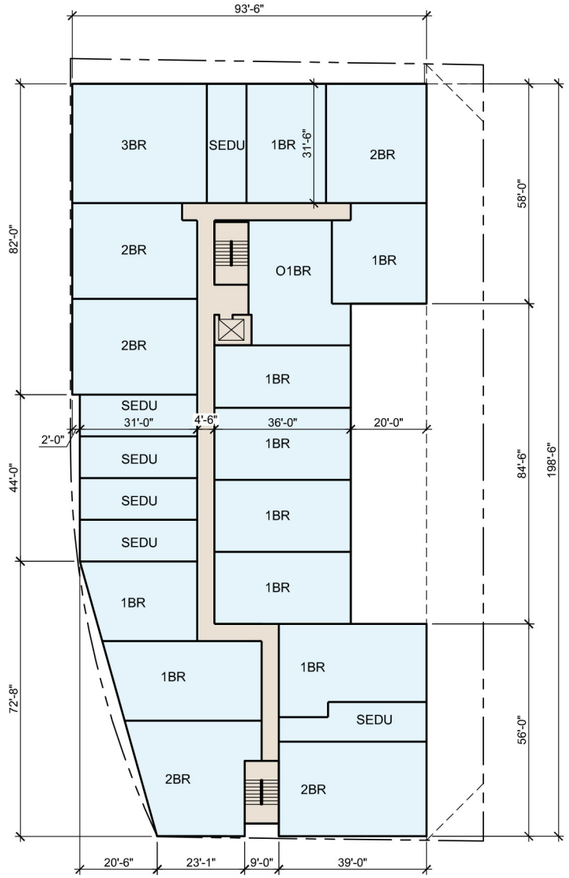


Live/work or commercial space at ground level is recessed and screened by planters

8.0 OPTION 1 | FLOOR PLANS



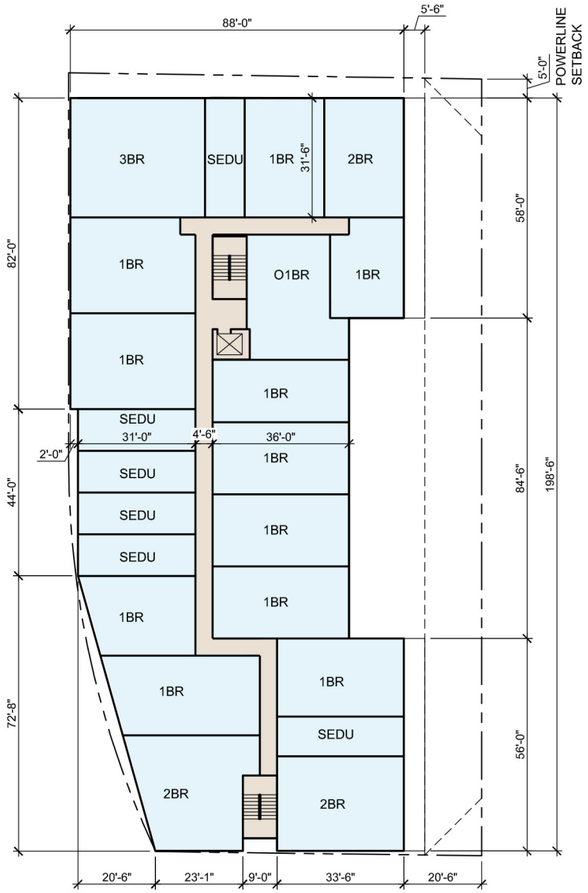




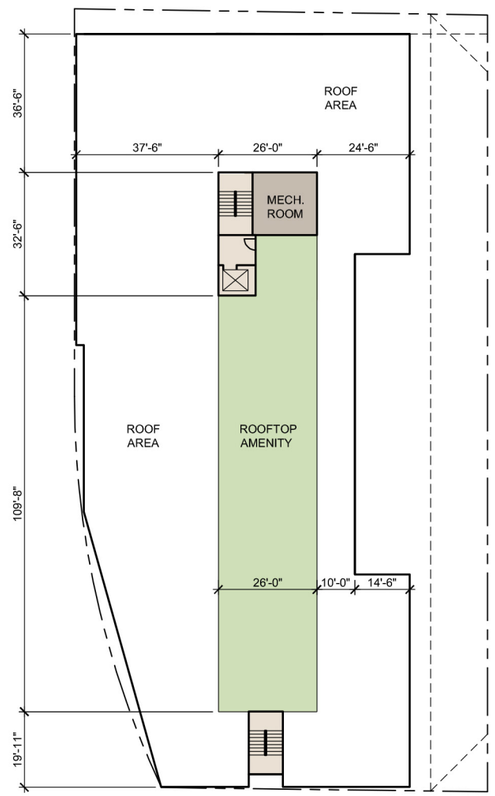
KEY

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

8.0 OPTION 1 | FLOOR PLANS



LEVEL L4-L5

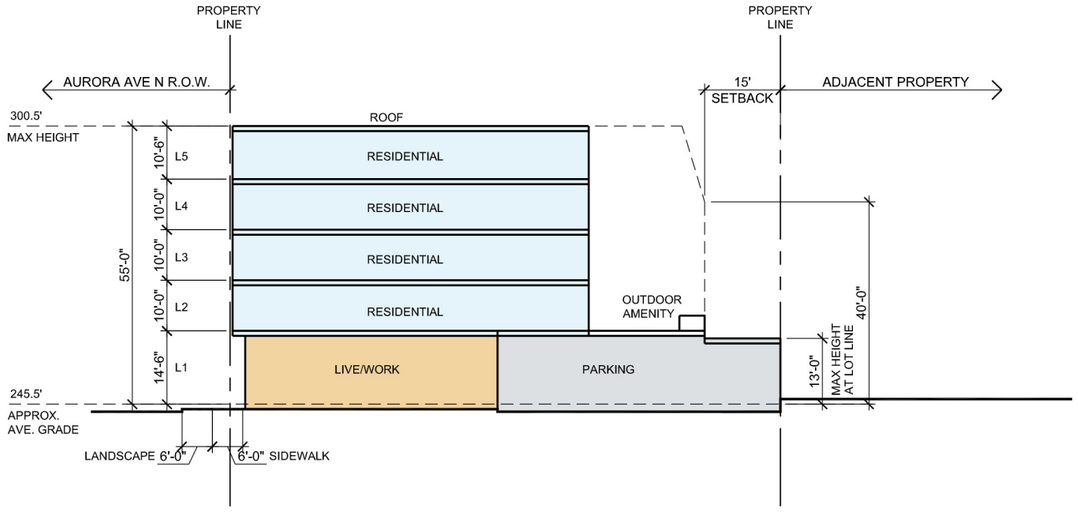


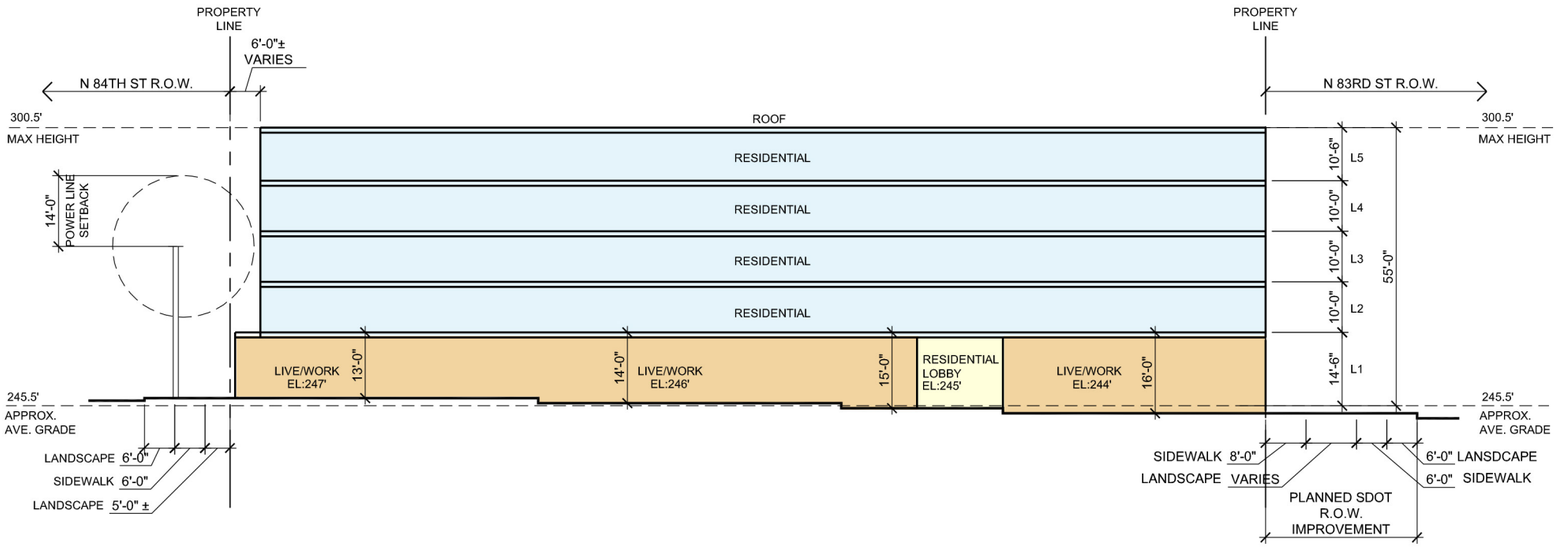
ROOF LEVEL

KEY

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

8.0 OPTION 1 | SECTIONS





KEY

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

8.0 OPTION 1 | 3D MASSING



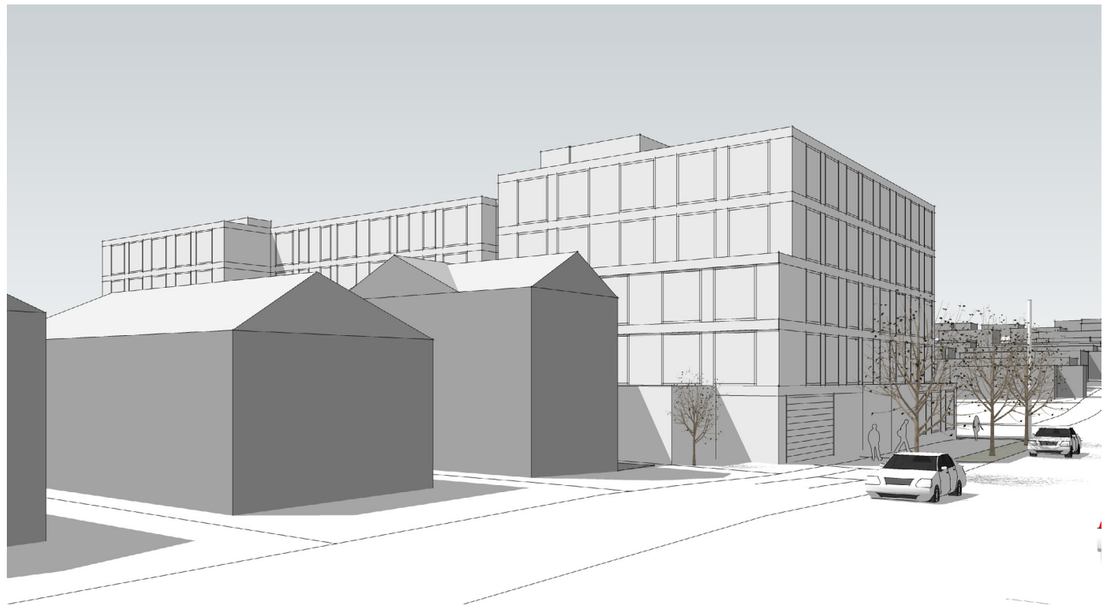
SOUTHEAST STREET VIEW FROM N 83RD ST



SOUTHWEST STREET VIEW FROM AURORA AVE N

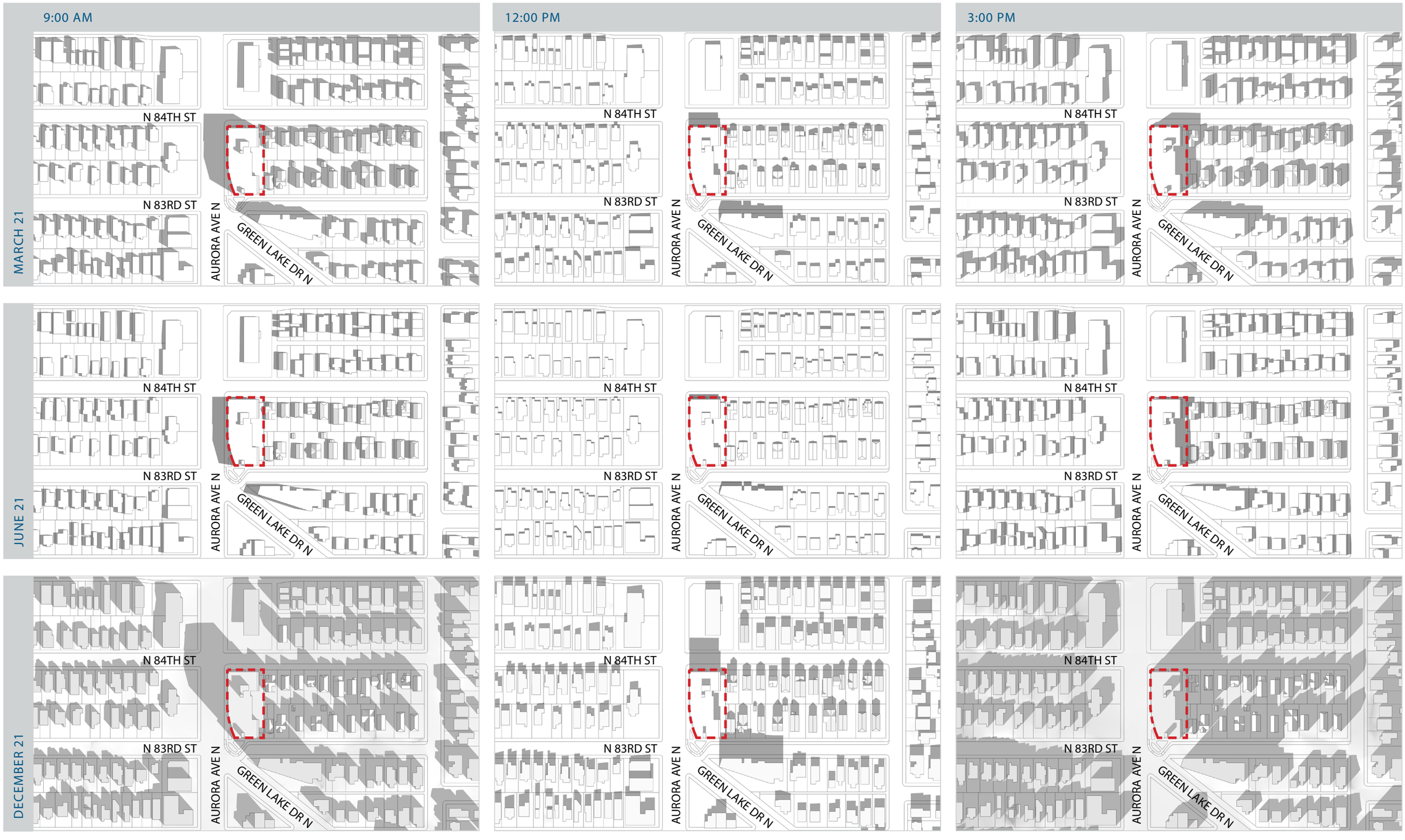


NORTHWEST STREET VIEW FROM AURORA AVE N



NORTHEAST STREET VIEW FROM N 84TH ST

8.0 OPTION 1 | SHADOW STUDIES

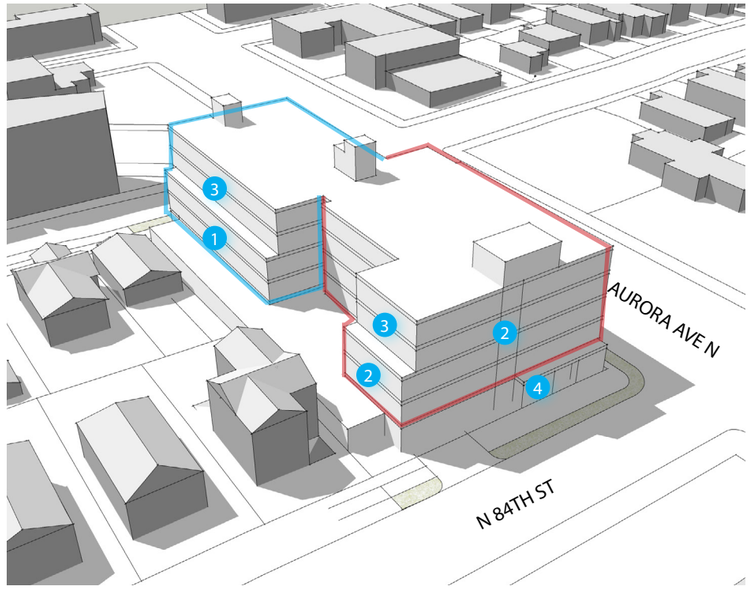


8.0 OPTION 2 | MATRIX

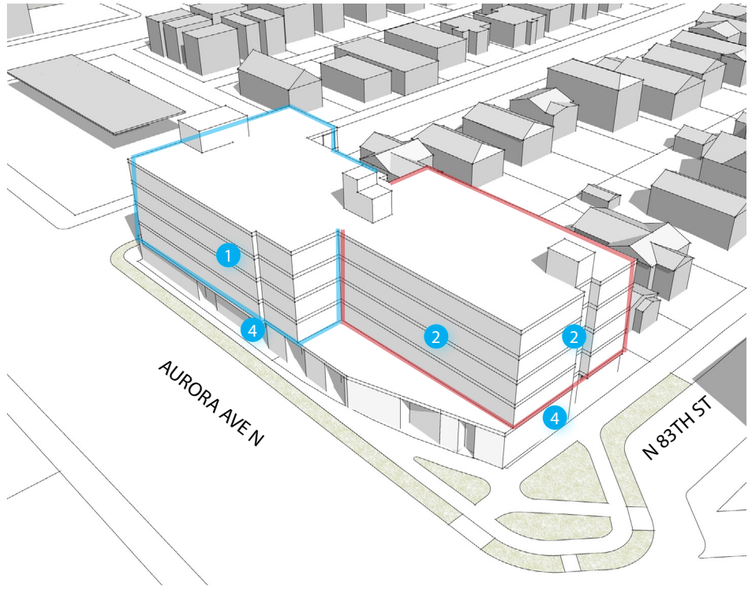
MASSING ANALYSIS

# UNITS:	91 Units
OUTDOOR AMENITY SF:	6,308 SF
COMMERCIAL SF:	8,292 SF (11 Live/Work Units)
PARKING STALLS:	39 Stalls
CODE COMPLIANCE:	Yes, code compliant

1. Typical residential facade type 1
2. Typical residential facade type 2
3. Residential facade type 3 with accent materials and colors
4. Street activating ground level facade



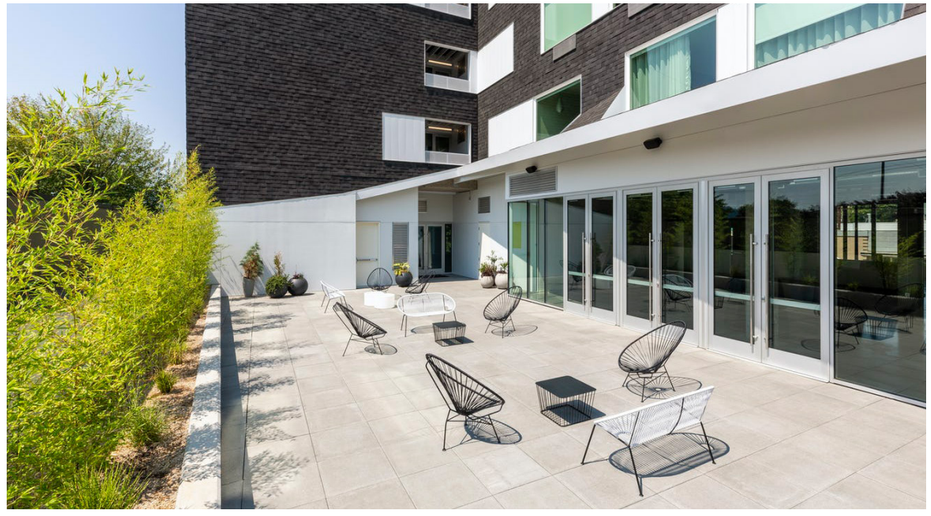
AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM SOUTHWEST



Two distinctively different facade types are combined as a single interlocking massing.

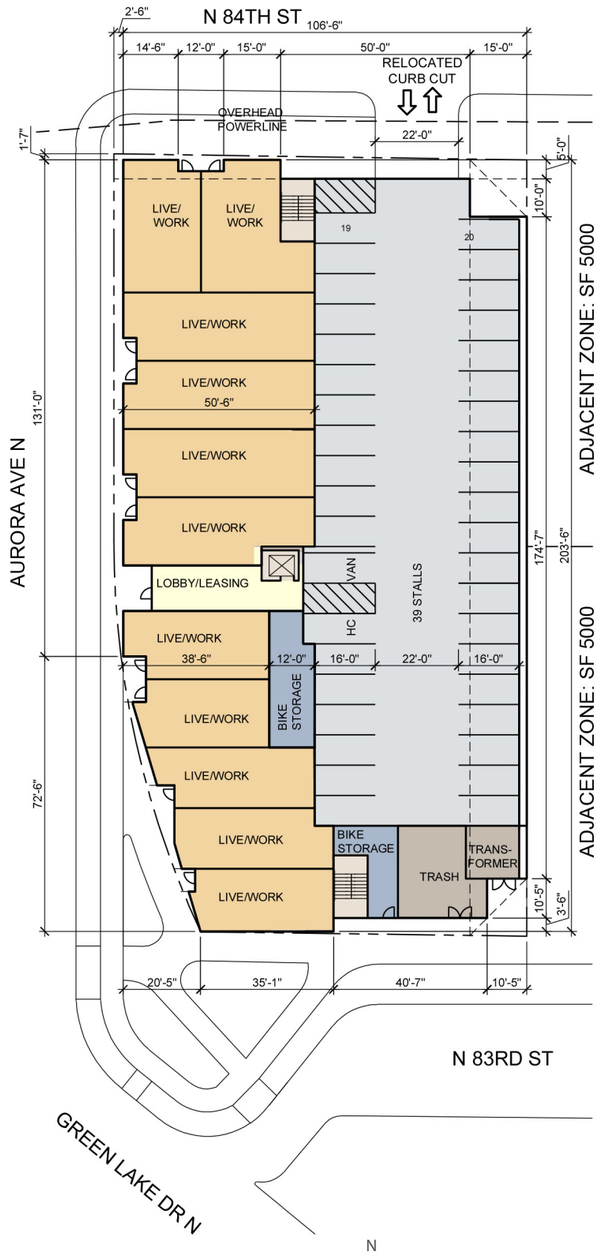


Courtyard facing the adjacent development is screened by a continuous planter.

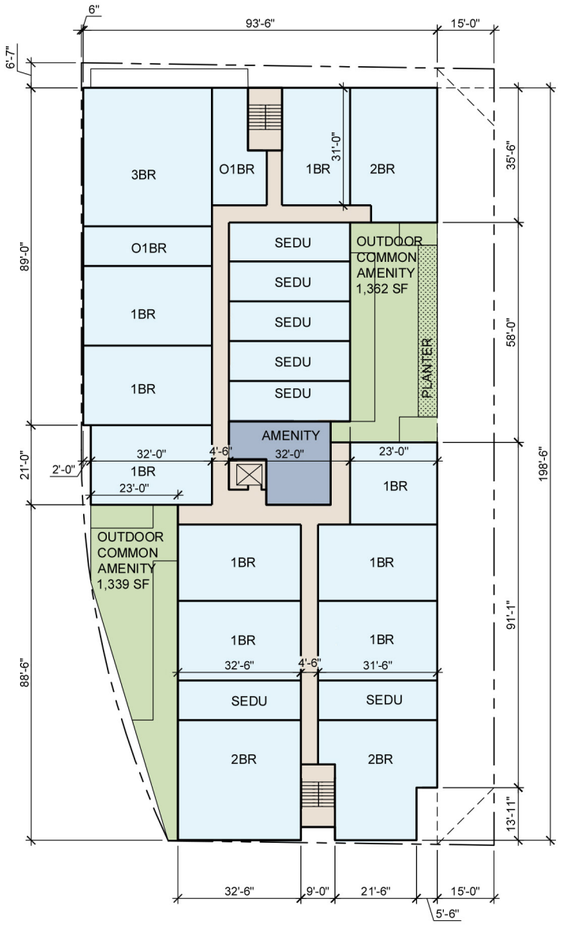


Live/work or commercial space at ground level is recessed with ample transparency

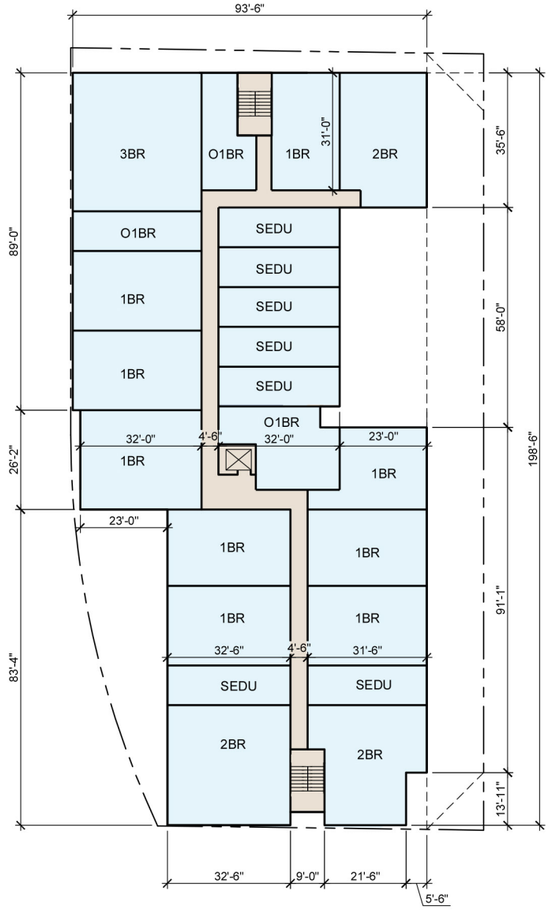
8.0 OPTION 2 | FLOOR PLANS



LEVEL L1



LEVEL L2

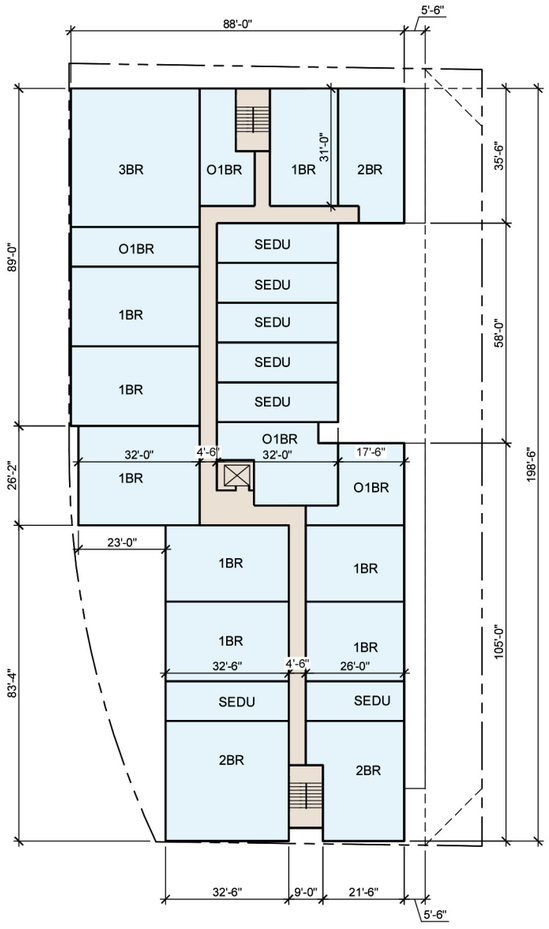


LEVEL L3

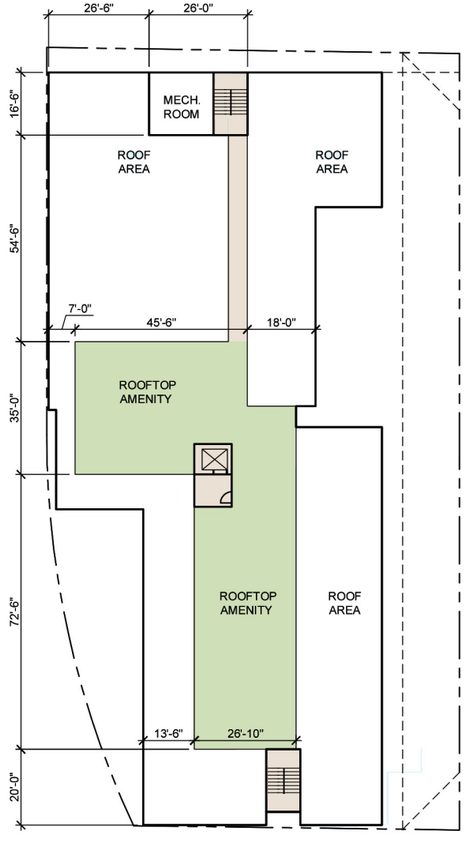
KEY

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

8.0 OPTION 2 | FLOOR PLANS



LEVEL L4-L5

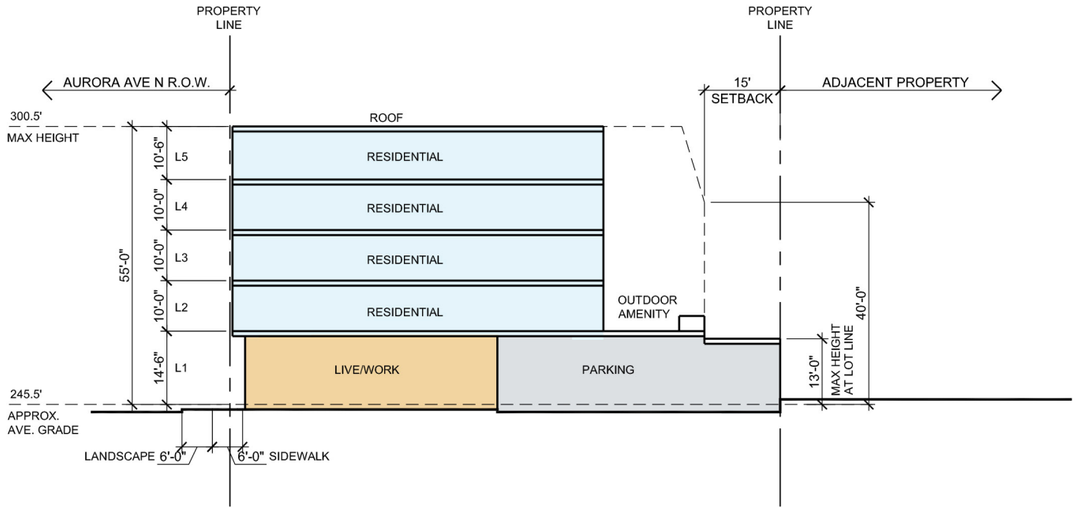


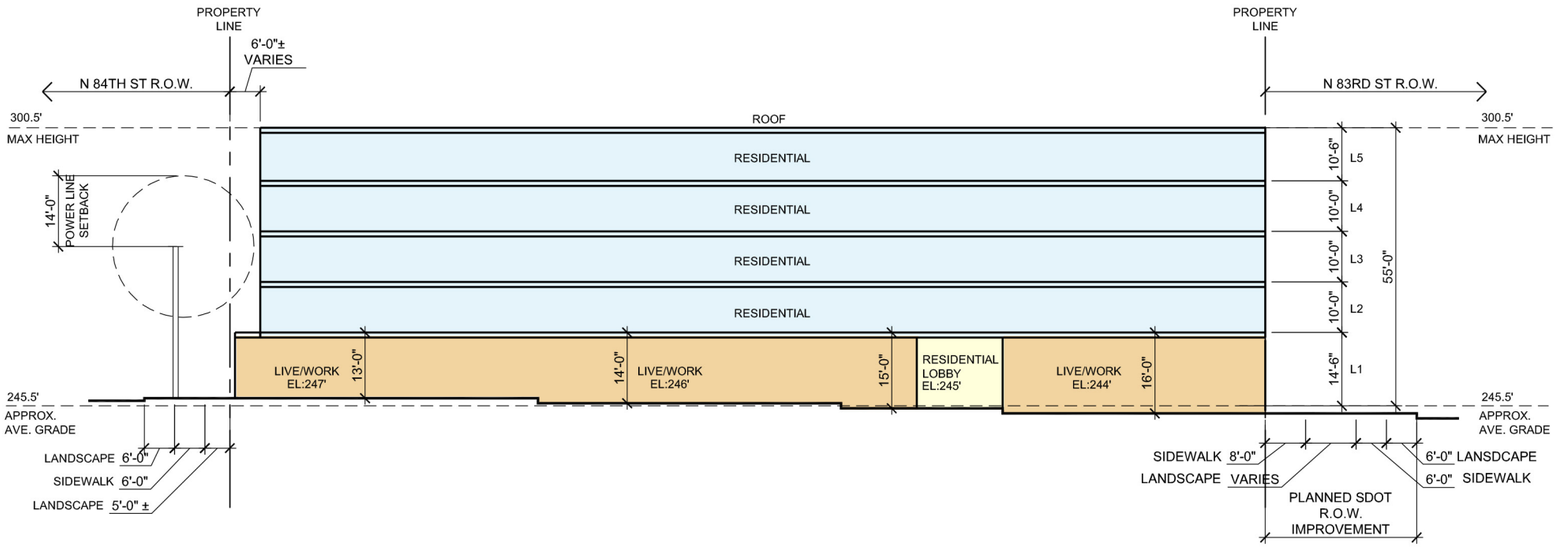
ROOF LEVEL

KEY

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

8.0 OPTION 2 | SECTIONS





KEY

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



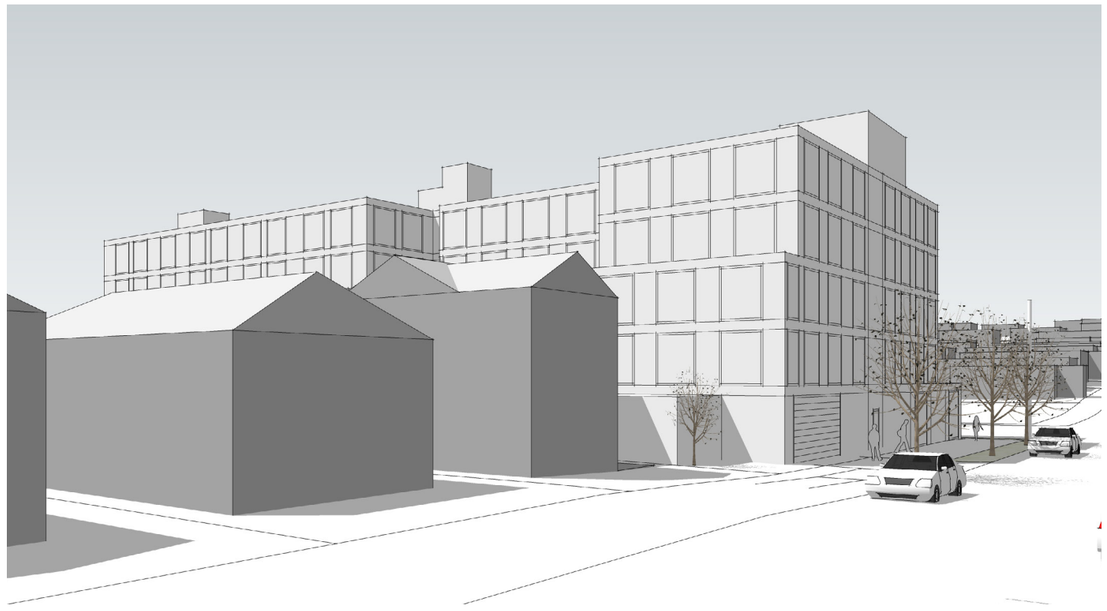
SOUTHEAST STREET VIEW FROM N 83RD ST



SOUTHWEST STREET VIEW FROM AURORA AVE N

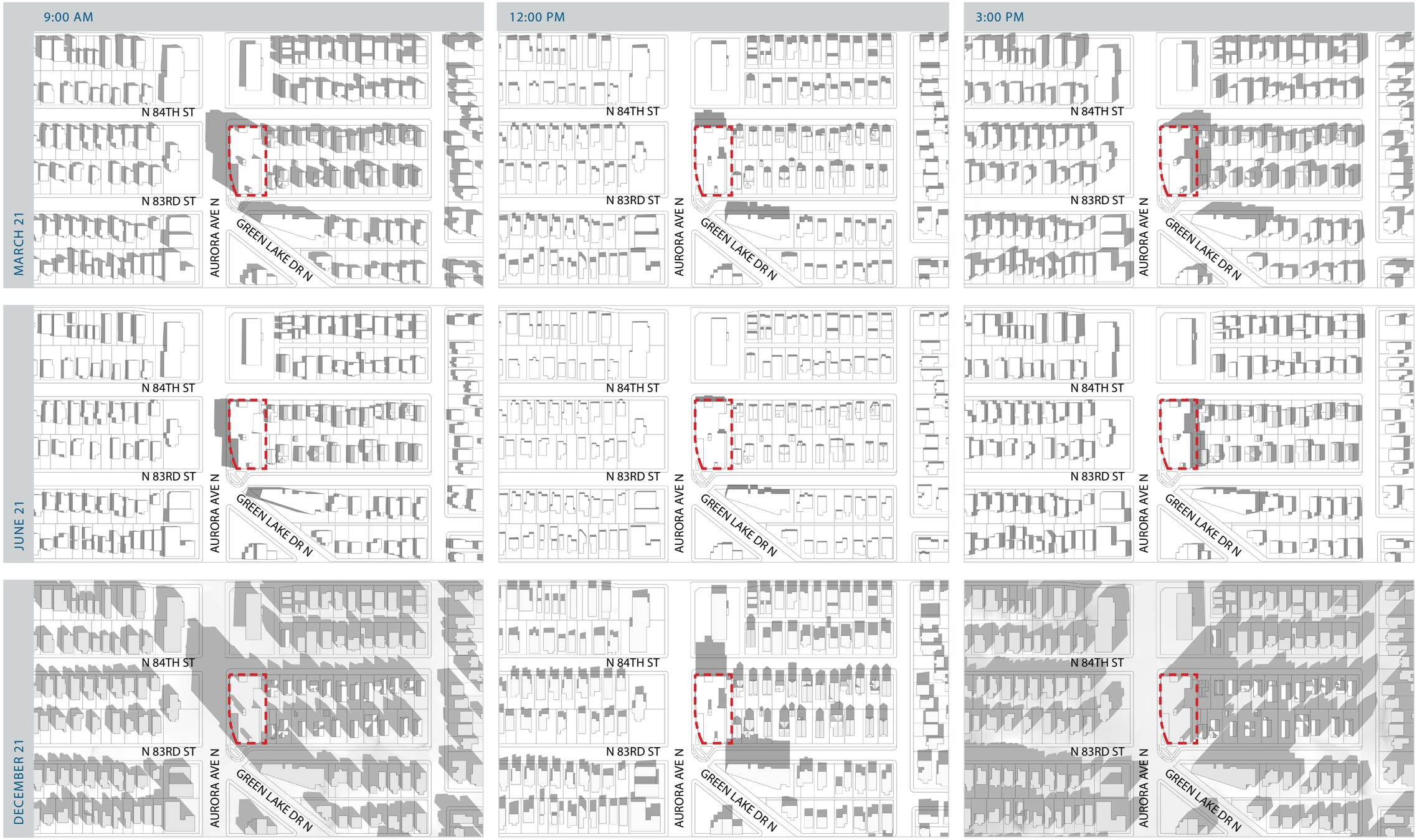


NORTHWEST STREET VIEW FROM AURORA AVE N



NORTHEAST STREET VIEW FROM N 84TH ST

8.0 OPTION 2 | SHADOW STUDIES

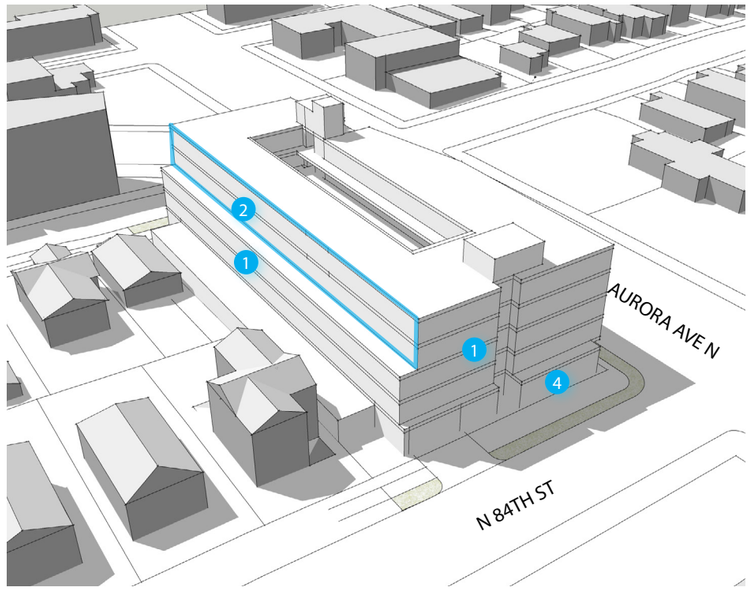


8.0 OPTION 3 | CONCEPT

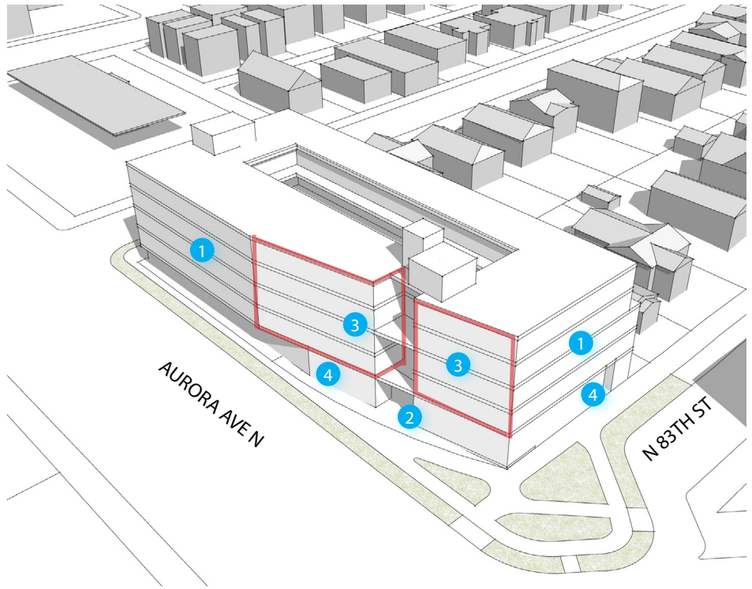
MASSING ANALYSIS

# UNITS:	76 Units
OUTDOOR AMENITY SF:	5,391 SF
COMMERCIAL SF:	6,800 SF (10 Live/Work Units)
PARKING STALLS:	42 Stalls
CODE COMPLIANCE:	Yes, code compliant

1. Typical residential facade type 1
2. Typical residential facade type 2
3. Residential facade type 3 with accent materials and colors
4. Street activating ground level facade



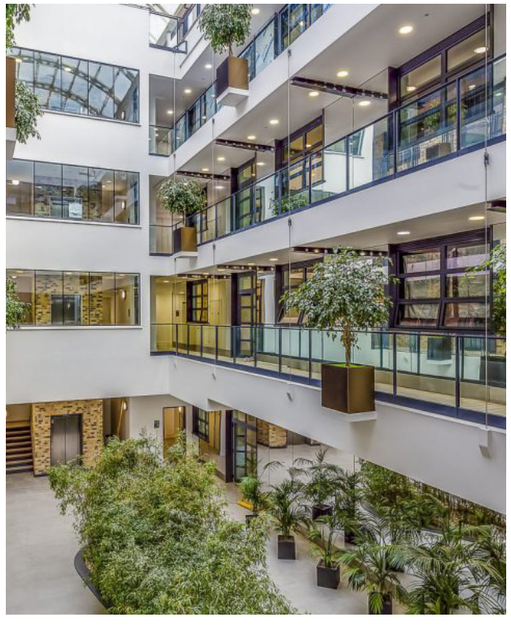
AERIAL VIEW FROM NORTHEAST



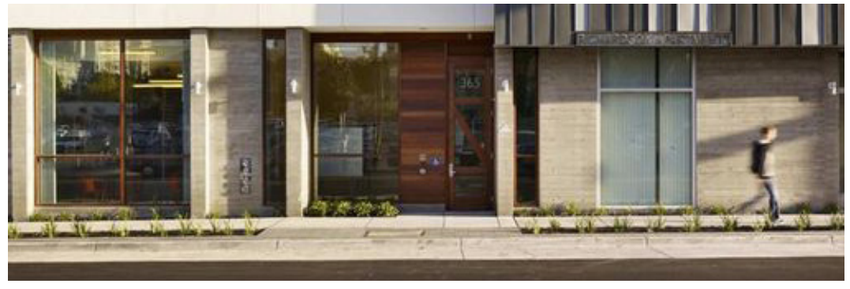
AERIAL VIEW FROM SOUTHWEST

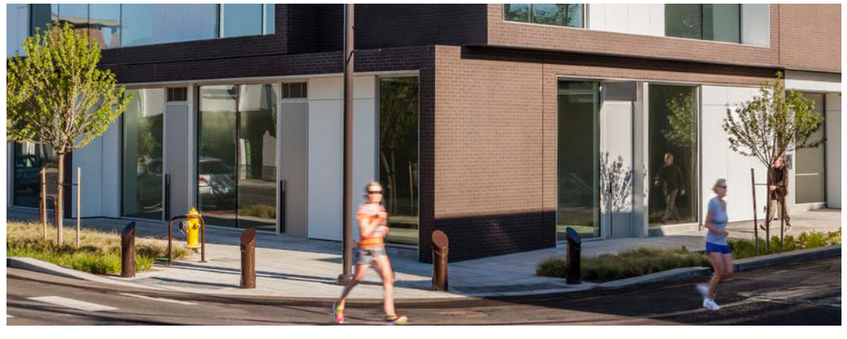


Upper level setback facing the adjacent property provides better access to the sun and better privacy while creating a contracting articulation for the overall facade design



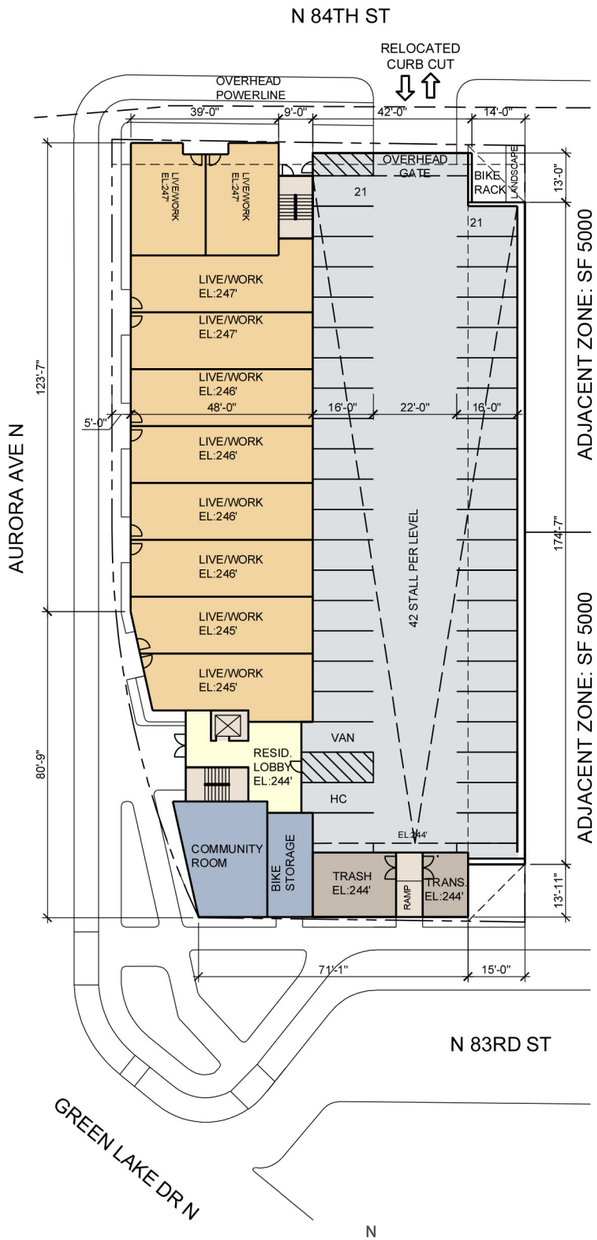
Centrally located courtyard promotes interaction and safety for residents

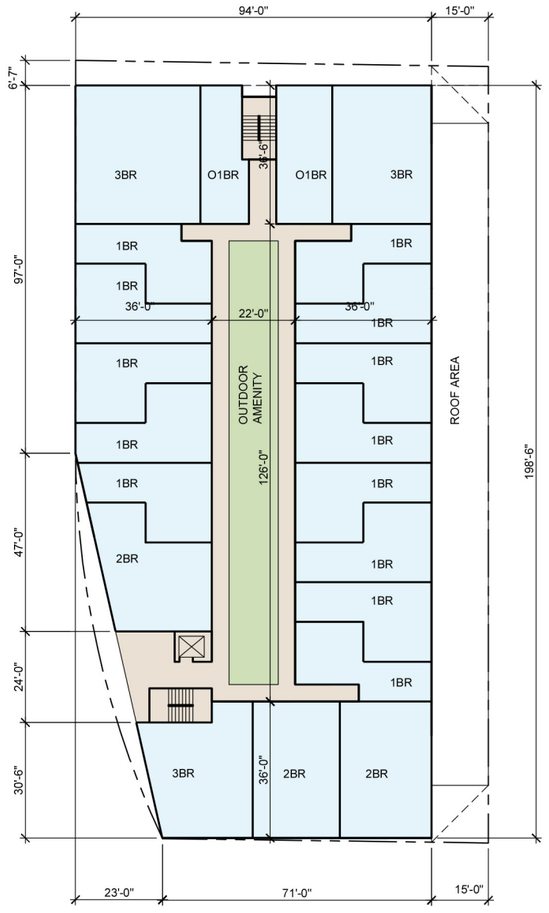


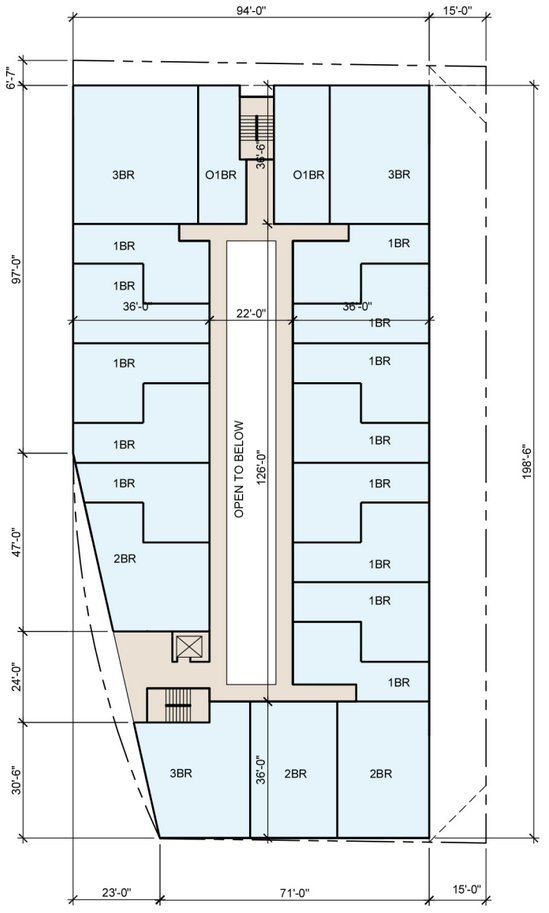


Unique and aesthetically pleasing ground level facade design that engages with street activities

8.0 OPTION 3 | FLOOR PLANS



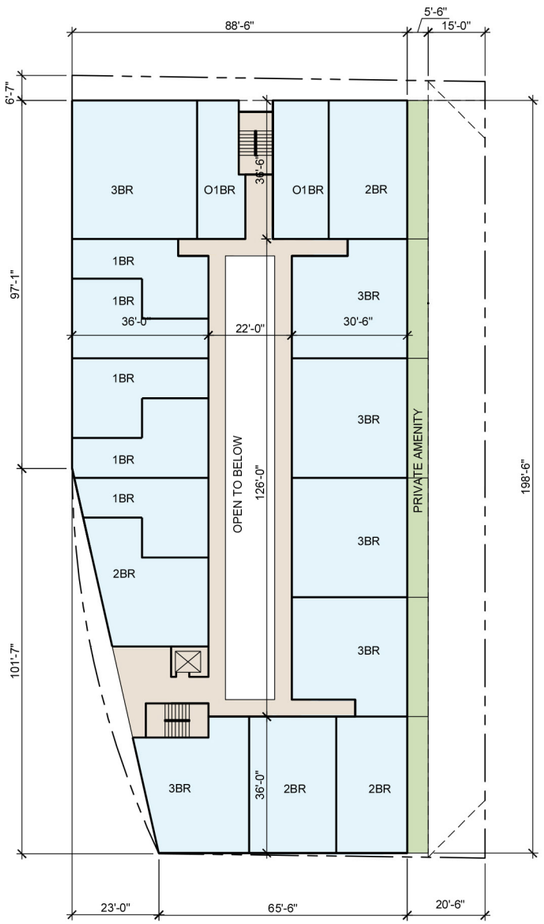




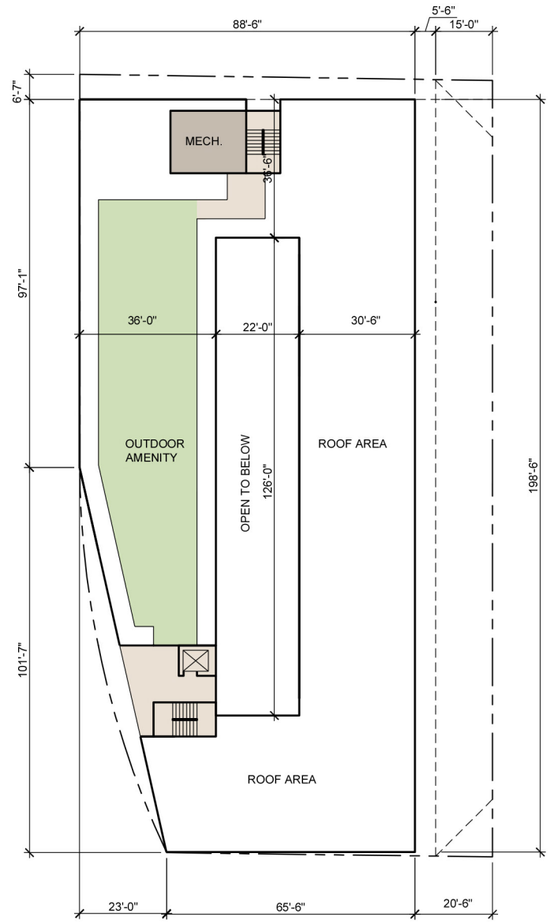
KEY

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

8.0 OPTION 3 | FLOOR PLANS



LEVEL L4-L5

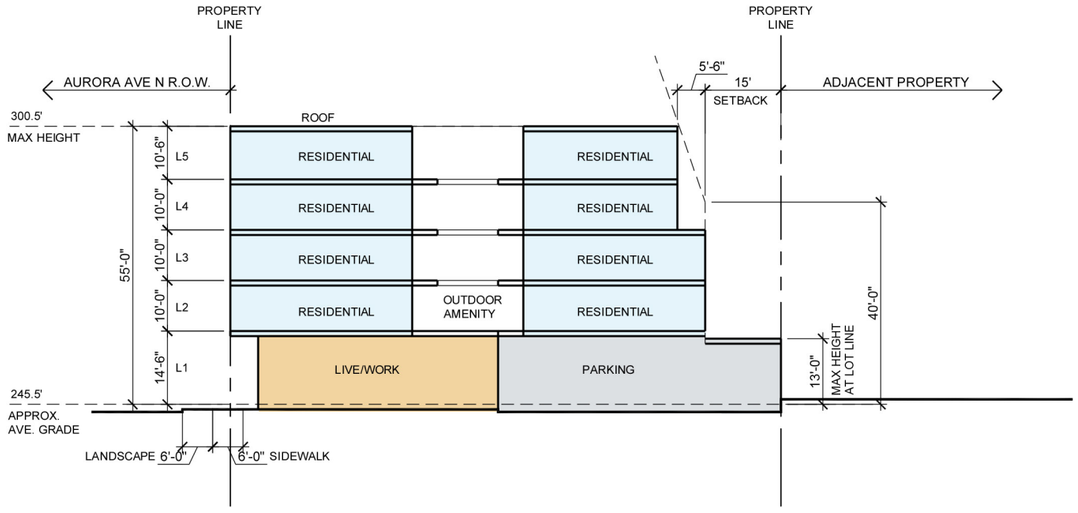


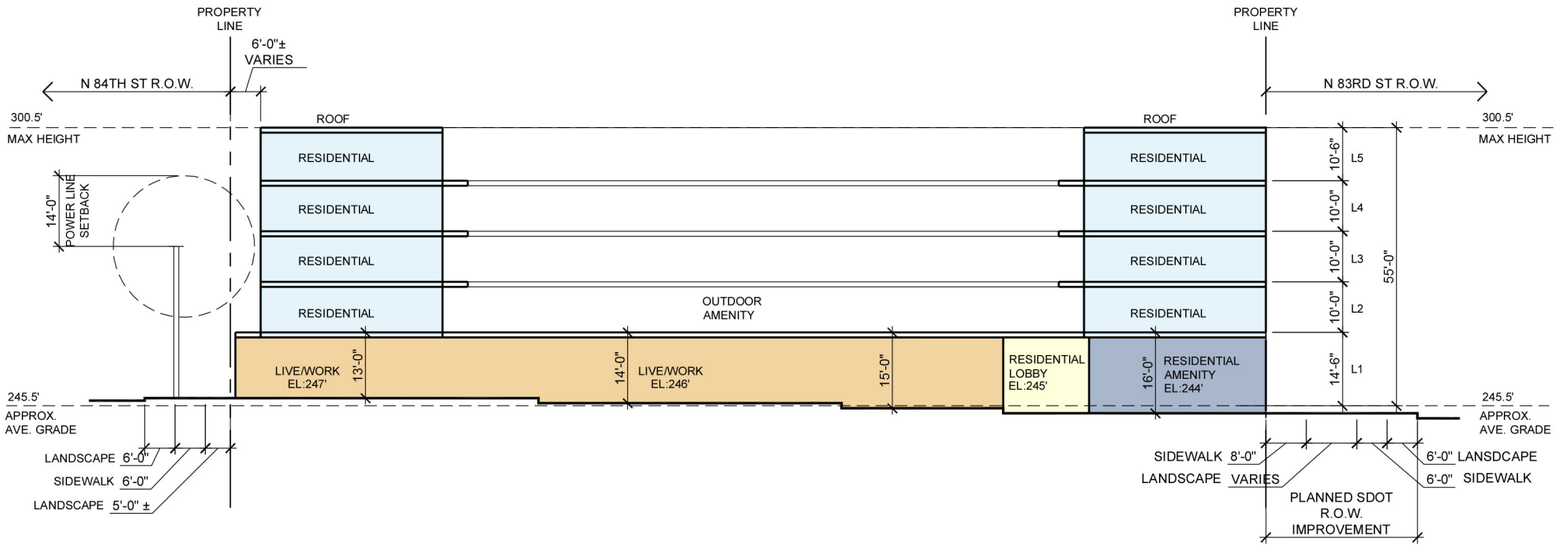
ROOF LEVEL

KEY

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

8.0 OPTION 1 | PLANS & SECTIONS





KEY

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



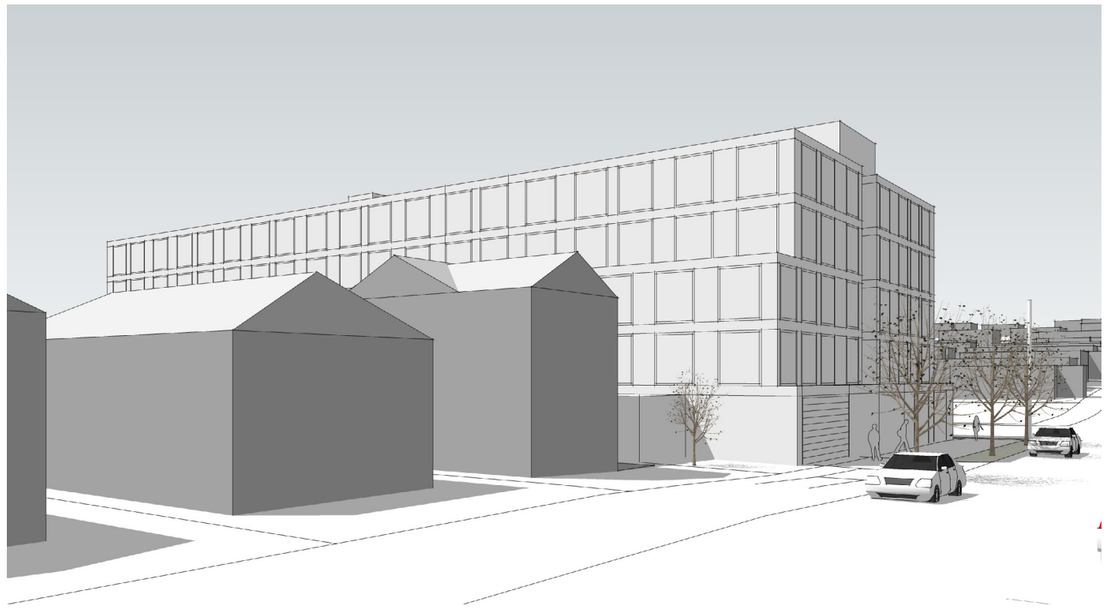
SOUTHEAST STREET VIEW FROM N 83RD ST



SOUTHWEST STREET VIEW FROM AURORA AVE N

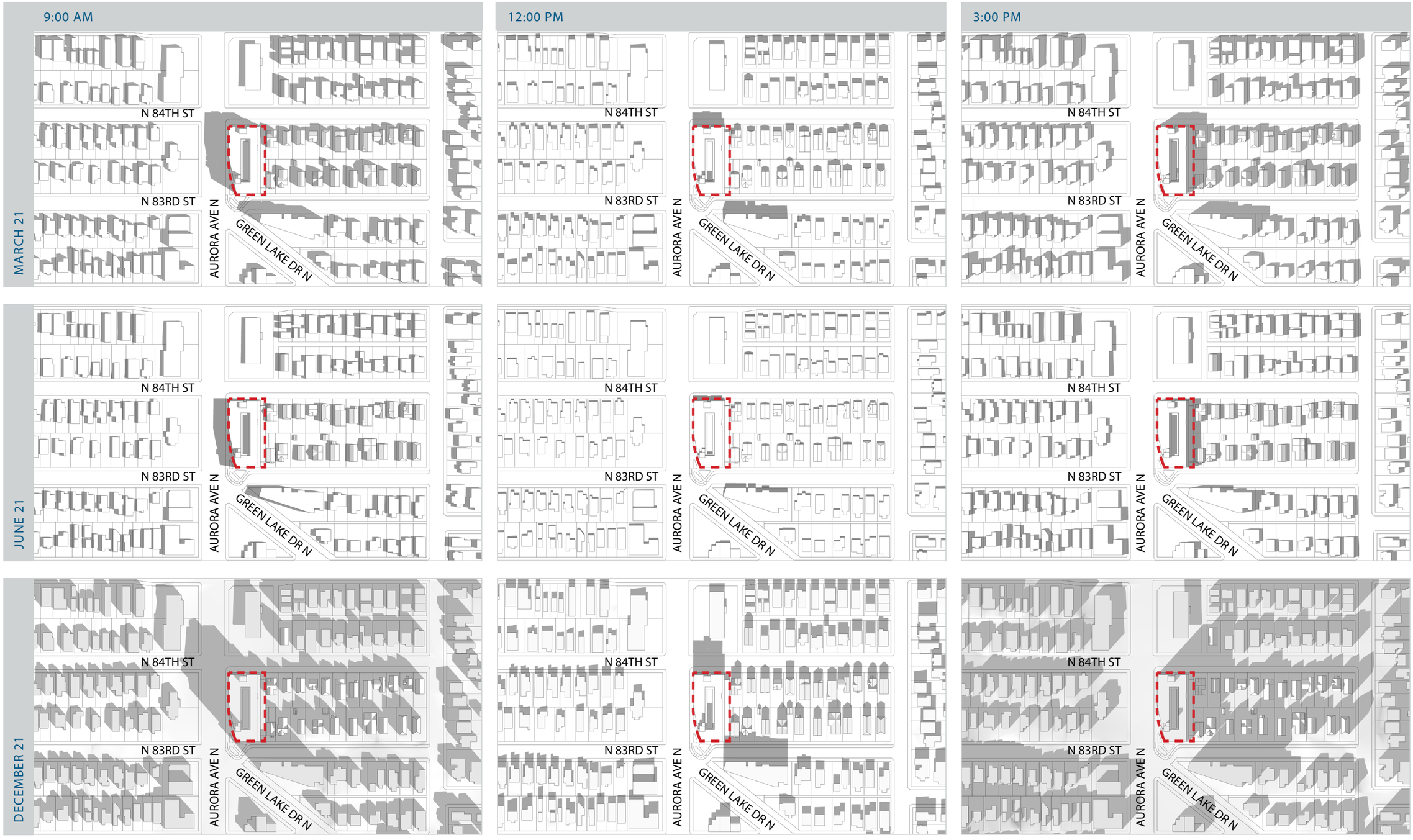


NORTHWEST STREET VIEW FROM AURORA AVE N

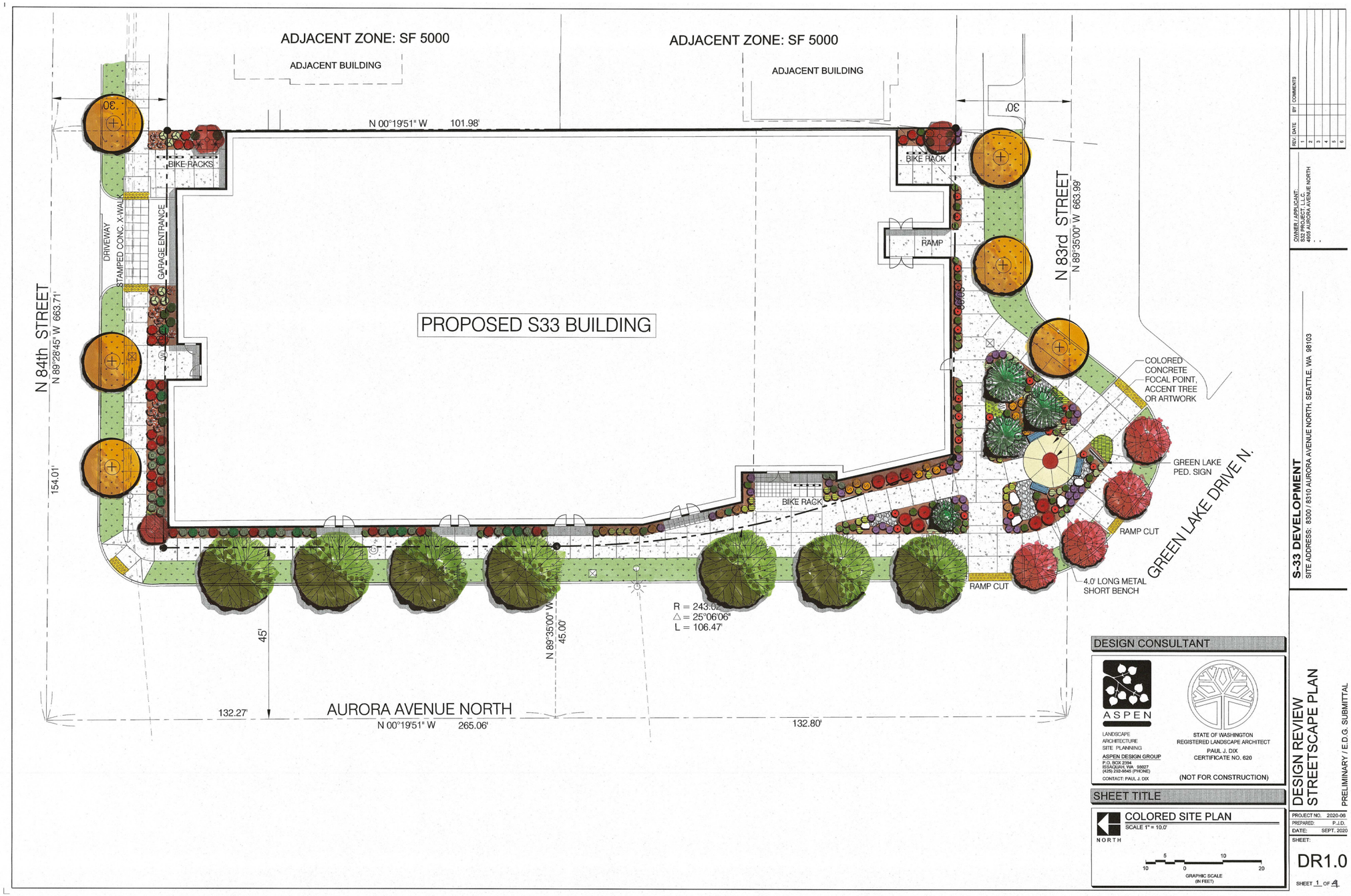


NORTHEAST STREET VIEW FROM N 84TH ST

8.0 OPTION 3 | SHADOW STUDIES



8.0 LANDSCAPE PLAN



REV	DATE	BY	COMMENTS
1			
2			
3			
4			
5			
6			

OWNER / APPLICANT:
SEA 33 APTS, LLC
4955 AURORA AVENUE NORTH
SEATTLE, WA 98103

S-33 DEVELOPMENT
SITE ADDRESS: 8300 / 8310 AURORA AVENUE NORTH, SEATTLE, WA 98103

DESIGN CONSULTANT

ASPEN

LANDSCAPE ARCHITECTURE
SITE PLANNING

ASPEN DESIGN GROUP
P.O. BOX 2394
ISSAQUAH, WA 98027
(425) 292-9845 (PHONE)
CONTACT: PAUL J. DIX

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

(NOT FOR CONSTRUCTION)

SHEET TITLE

COLORED SITE PLAN
SCALE 1" = 10.0'

NORTH

10 5 0 10 20
GRAPHIC SCALE (IN FEET)

DESIGN REVIEW
STREETSCAPE PLAN

PRELIMINARY / E.D.G. SUBMITTAL

PROJECT NO. 2020-06
PREPARED: P.J.D.
DATE: SEPT. 2020
SHEET:

DR1.0

SHEET 1 OF 4

8.0 LANDSCAPE PLAN



REV	DATE	BY	COMMENTS
1			
2			
3			
4			
5			
6			

OWNER / APPLICANT:
S32 PROJECT, LLC
4865 AURORA AVENUE NORTH
-
-

S-33 DEVELOPMENT
SITE ADDRESS: 8300 / 8310 AURORA AVENUE NORTH, SEATTLE, WA 98103

DESIGN CONSULTANT

ASPEN
LANDSCAPE
ARCHITECTURE
SITE PLANNING
ASPEN DESIGN GROUP
P.O. BOX 2394
ISSAQUAH, WA. 98027
(425) 292-0845 (PHONE)
CONTACT: PAUL J. DIX

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620
(NOT FOR CONSTRUCTION)

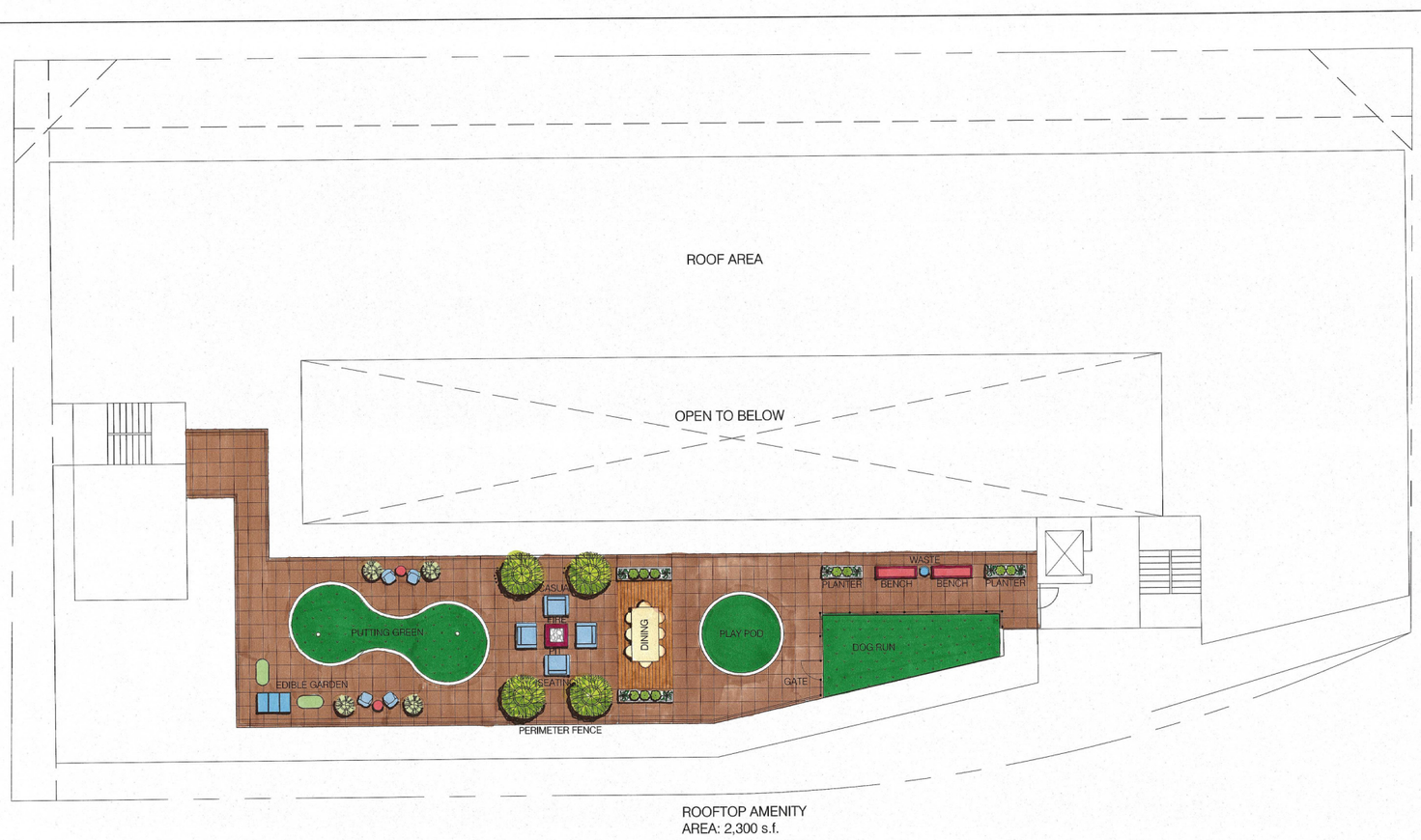
SHEET TITLE

2nd LEVEL PLAN
SCALE: 1/8" = 1'-0"
NORTH
16 0 8 8 16
GRAPHIC SCALE
(IN FEET)

DESIGN REVIEW
2nd LEVEL PLAN
PRELIMINARY / E.D.G. SUBMITTAL

PROJECT NO. 2020-06
PREPARED: P.J.D.
DATE: SEPT. 2020
SHEET:
DR2.0
SHEET 2 OF 4

8.0 LANDSCAPE PLAN



ROOFTOP AMENITY
AREA: 2,300 s.f.

REV	DATE	BY	COMMENTS
1			
2			
3			
4			
5			
6			

OWNER / APPLICANT:
SRG PARTNERS, LLC
8300 AURORA AVENUE NORTH
. . .

S-33 DEVELOPMENT
SITE ADDRESS: 8300 / 8310 AURORA AVENUE NORTH, SEATTLE, WA 98103

DESIGN CONSULTANT

ASPEN
LANDSCAPE ARCHITECTURE SITE PLANNING
ASPEN DESIGN GROUP
P.O. BOX 2394
ISSAQUAH, WA 98027
(425) 292-9845 (PHONE)
CONTACT: PAUL J. DIX

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 820
(NOT FOR CONSTRUCTION)

SHEET TITLE

COLORED ROOF DECK PLAN
SCALE: 1/8" = 1'-0"
NORTH
GRAPHIC SCALE (IN FEET)
8 0 4 8 16

DESIGN REVIEW
ROOF DECK PLAN
PRELIMINARY / E.D.G. SUBMITTAL

PROJECT NO. 2020-06
PREPARED: P.J.D.
DATE: SEPT. 2020
SHEET:
DR3.0
SHEET 3 OF 4

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

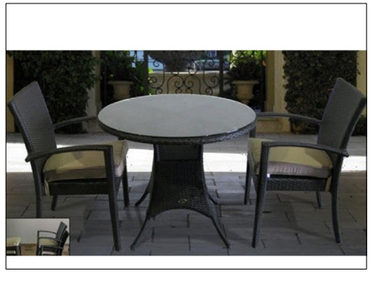

SWEET BOXWOOD


WILMA GOLDCREST CYPRESS


CROSSWALK DEFINED BY CONTRASTING COLOR PAVEMENT


COLORED, STAMPED CONCRETE AT PEDESTRIAN FOCAL POINT


VEGETATED WALL (VINES GROWING ON FENCE OR TRELLIS)


ROUND PATIO TABLES WITH CASUAL CHAIRS


NATURAL GAS FIRE PIT

REV	DATE	BY	COMMENTS
1			
2			
3			
4			
5			
6			

OWNER / APPLICANT:
SDS PACIFIC, LLC
8300 AURORA AVENUE NORTH
SEATTLE, WA

S-33 DEVELOPMENT
SITE ADDRESS: 8300 - 8310 AURORA AVENUE NORTH, SEATTLE, WA 98103

DESIGN REVIEW
MATERIAL BOARD

PRELIMINARY / E.D.G. SUBMITTAL

PROJECT NO. 2020-03
PREPARED: P.J.D.
DATE: SEPT. 2020
SHEET:

DR4.0

SHEET 4 OF 4