

7216 AURORA AVE N
ADMINISTRATIVE DESIGN REVIEW

JANUARY 29th, 2020
SDCI Project: #3034392-EG



d/Arch LLC
2412 Westlake Ave. N, Suite 3 Seattle, WA98109
206.547.1761 | www.darchllc.com



SITE 7216 Aurora Ave N

Administrative Design Review

June 24th, 2019

PROJECT ADDRESS:
7216 Aurora Ave. N.
Seattle, WA 98103

PROJECT TEAM:

Architect
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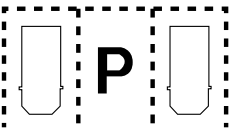
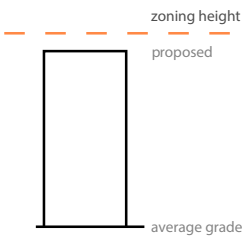
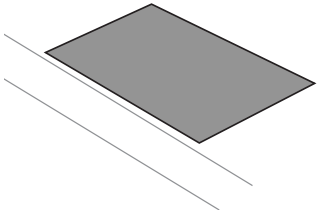
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PROJECT INFORMATION

Location

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



Number of Units:

- 39-40 units
- 1-2 L/W

Gross Floor Area:

29,189 - 30,962 sf

Site Area:

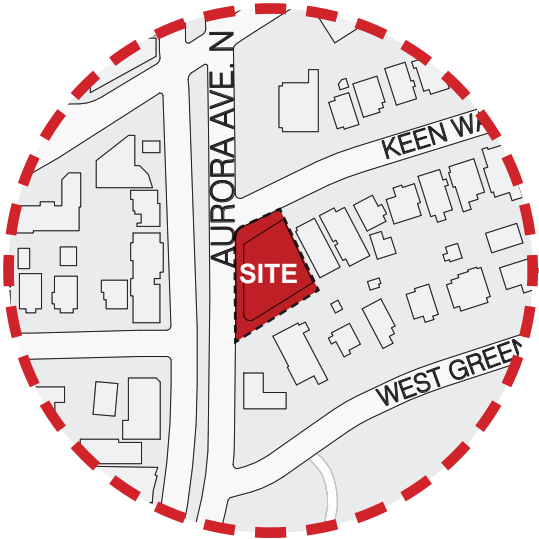
8,526 sf

Structure Height:

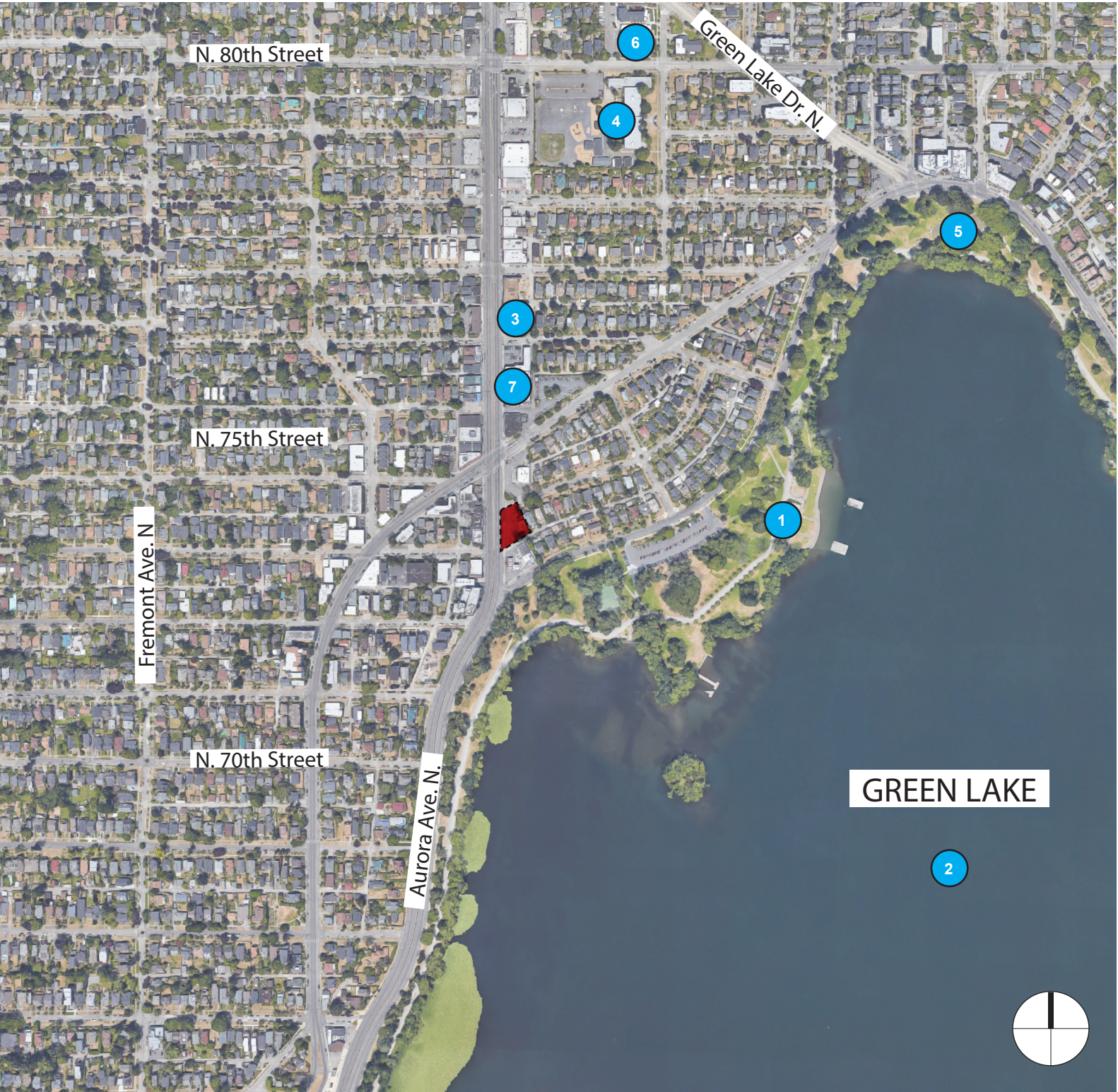
Zoning: 55 ft
Proposed: 54.30 ft

Parking Stalls:

16 stalls
(50% reduction)



CONTEXT ANALYSIS: GREENLAKE NEIGHBORHOOD



Neighborhood Landmarks



1 Seattle Public Theater



2 Green Lake



3 Saint Germain Foundation



4 Daniel Bagley Elementary School



5 Green Lake Wading Pool

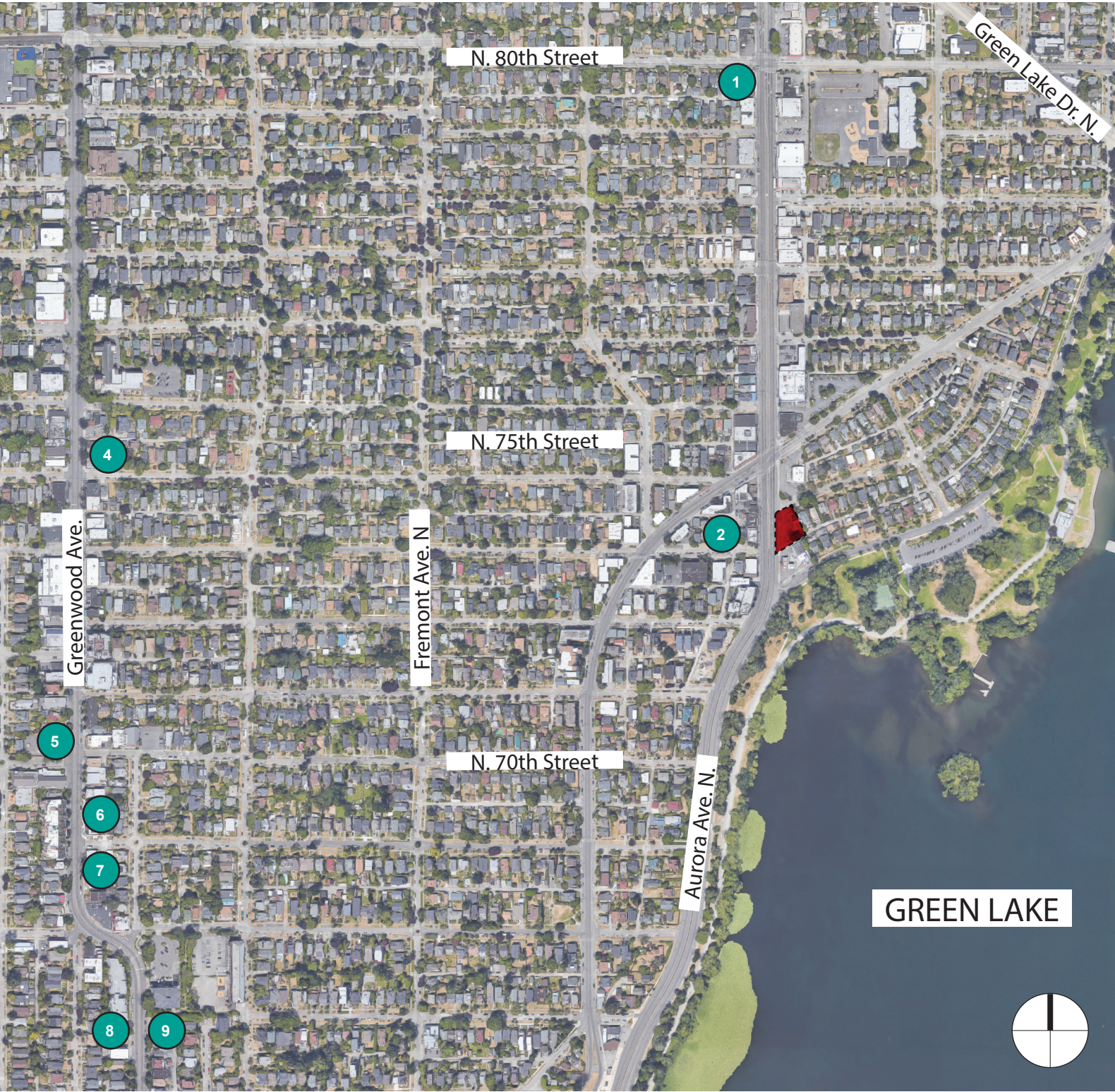


6 Bethany Community Church



7 PCC Community Market

CONTEXT ANALYSIS: GREENLAKE NEIGHBORHOOD



Proposed Neighborhood Projects



1 949 North 80th Street
24 Units



2 922 North 73rd Street
32 Units



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



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



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



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



8 6517 Phinney Ave. N.
8 Townhouses

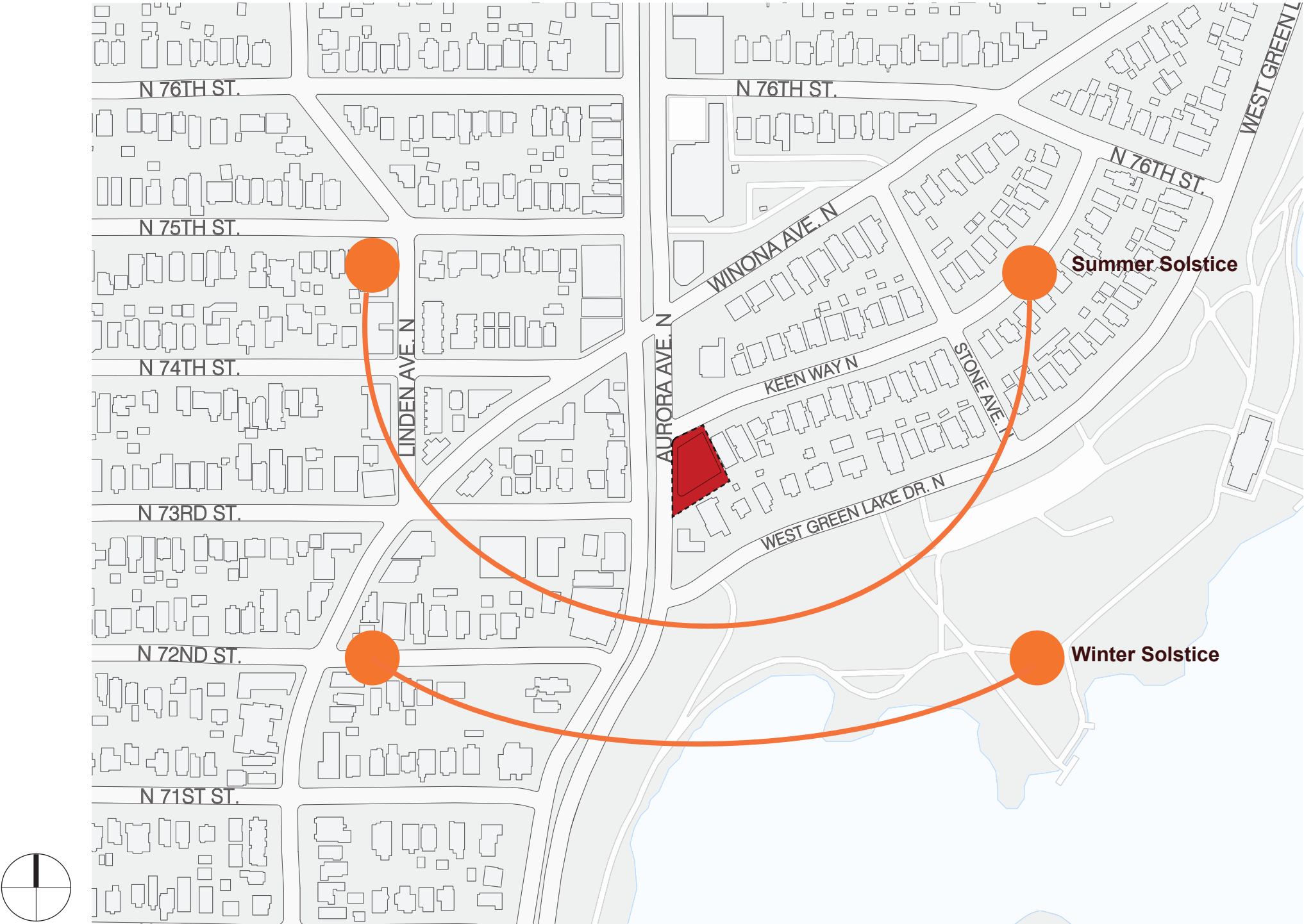


9 6528 Phinney Ave N
10 Units

CONTEXT ANALYSIS: SUN PATH

Sun Path Analysis

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



CONTEXT ANALYSIS : ADJACENCY

Adjacent Existing Buildings



1. Multi-Family



2. Multi-Family



3. Retail



4. Retail



5. Retail



6. Retail

CONTEXT ANALYSIS: ZONING

Neighborhood Zoning

Project Information

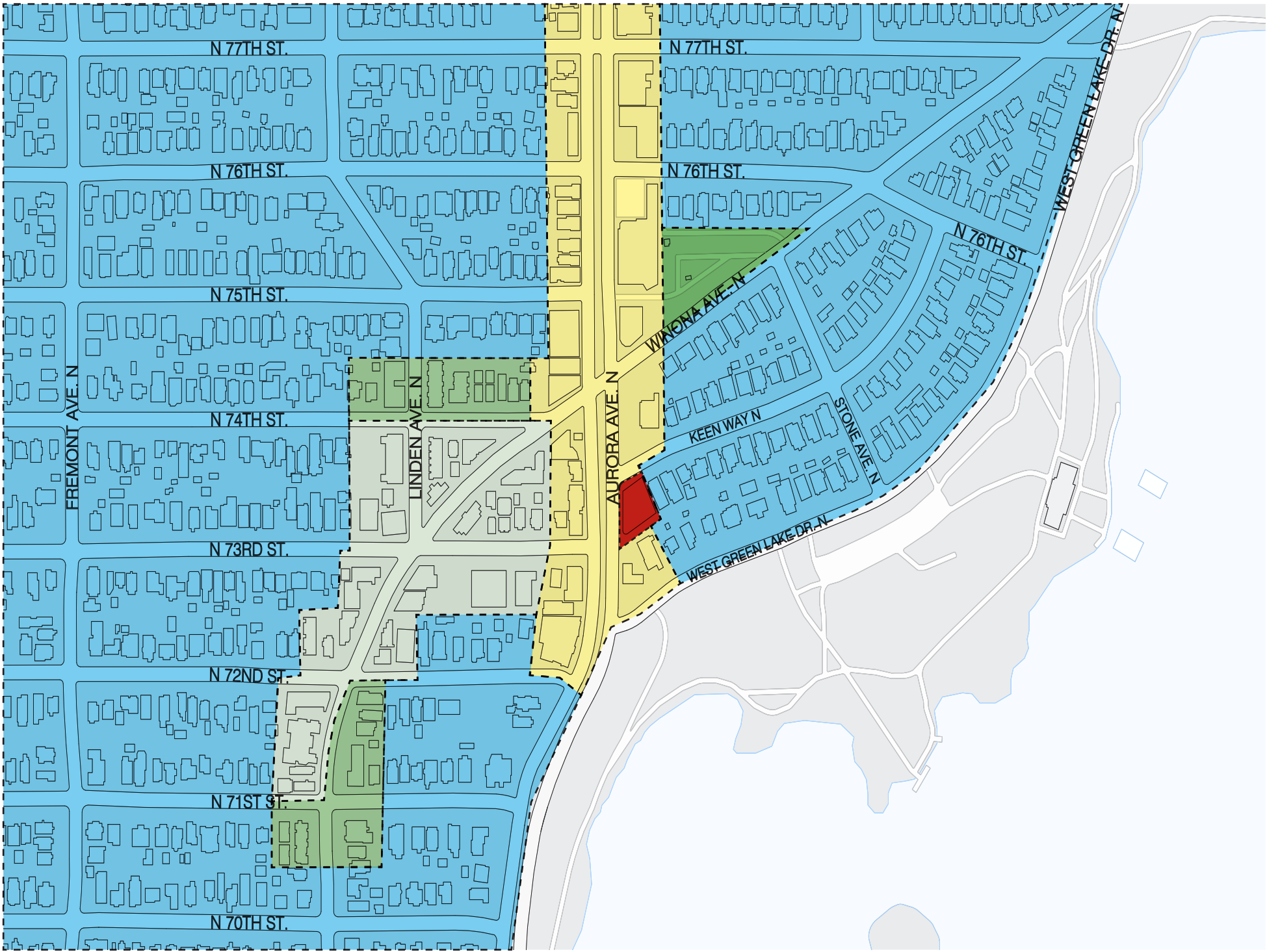
Parcel: 948270-0295
Lot Area: 8,526
Zoning: NC3P-55 (M)

Overlay:

Street Classification:

Frequent Transit: Yes

- SF 5000
- LR1 RC (M)
- LR2 (M)
- LR3 (M)
- NCP-55 (M)

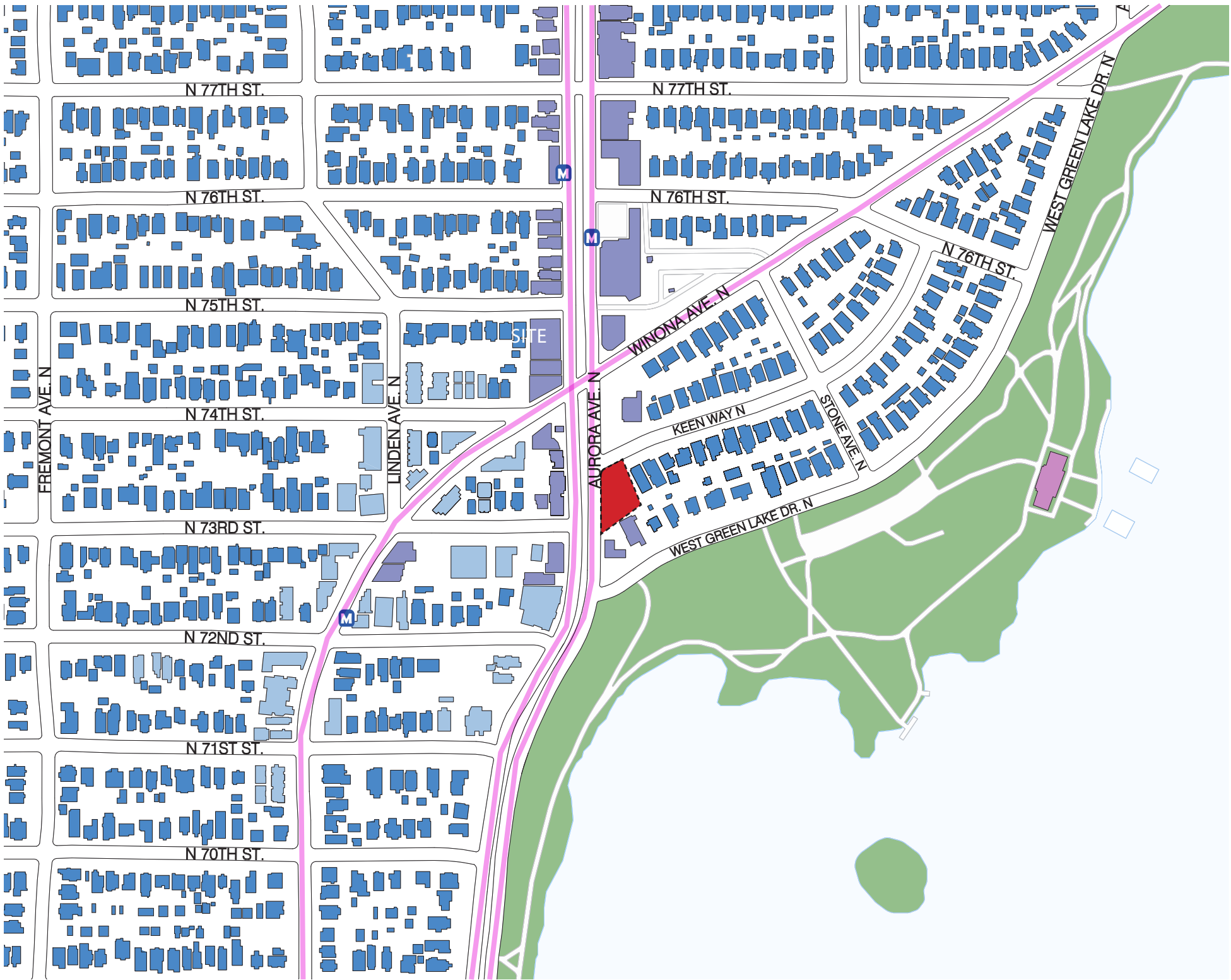


ZONING MAP

CONTEXT ANALYSIS

Land Use / Circulation

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

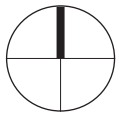


KEY: Urban Context

- Single Family Residence
- Multi Family Apartments
- Commercial / Retail
- Educational
- Other

KEY:

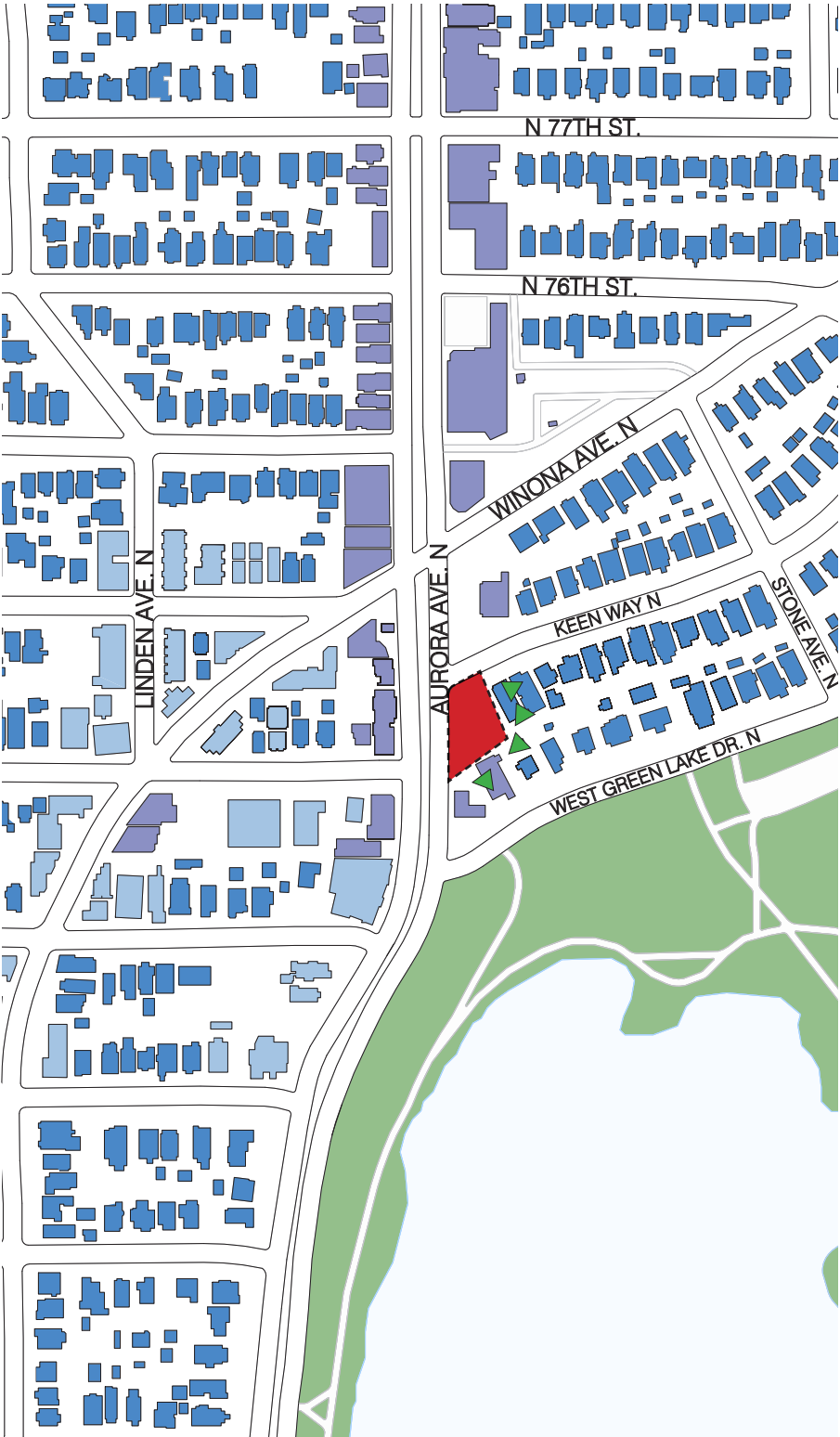
- Bus Stop
- Site
- Bus Route



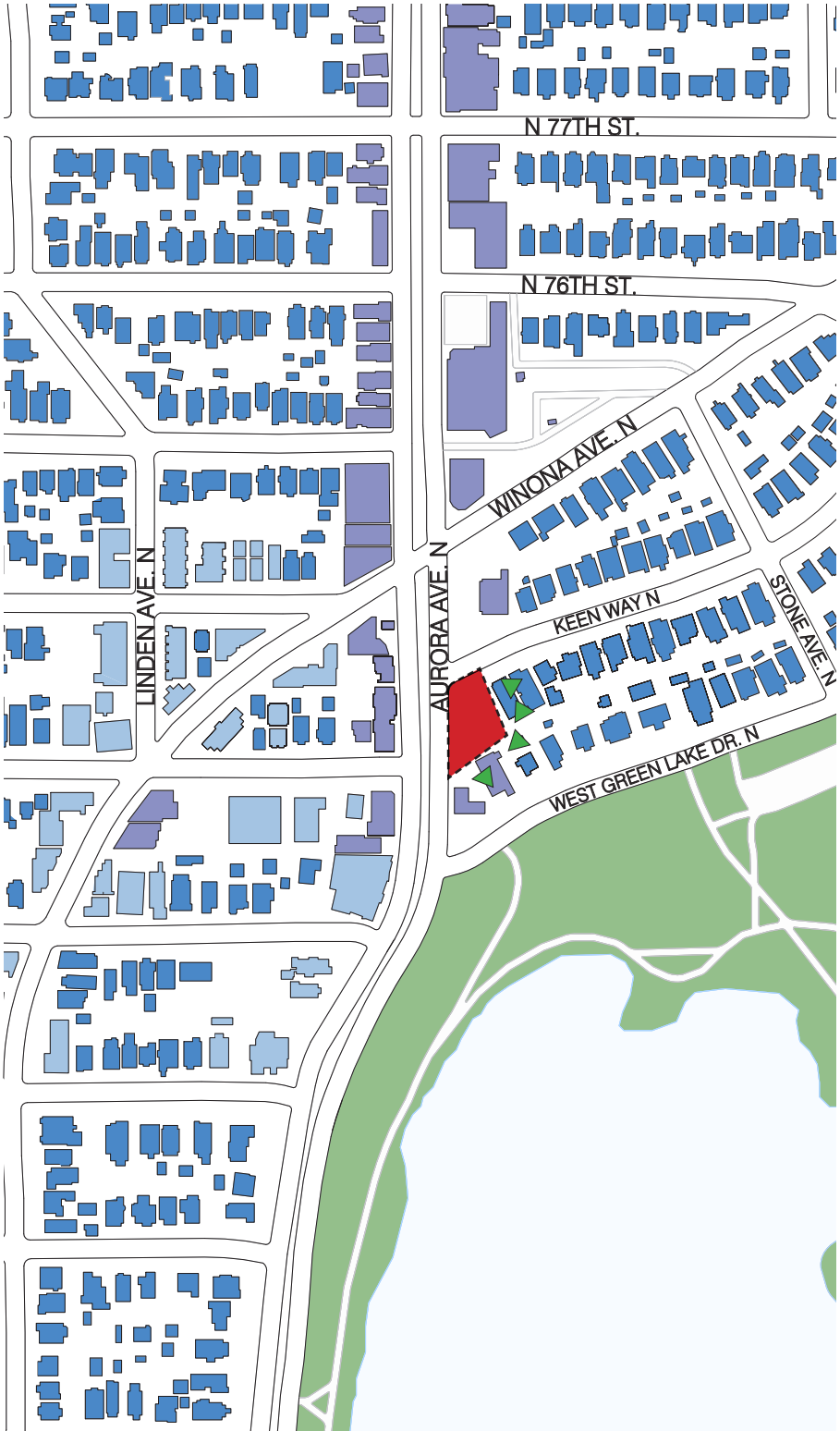
LAND USE/TRANSPORTATION MAP



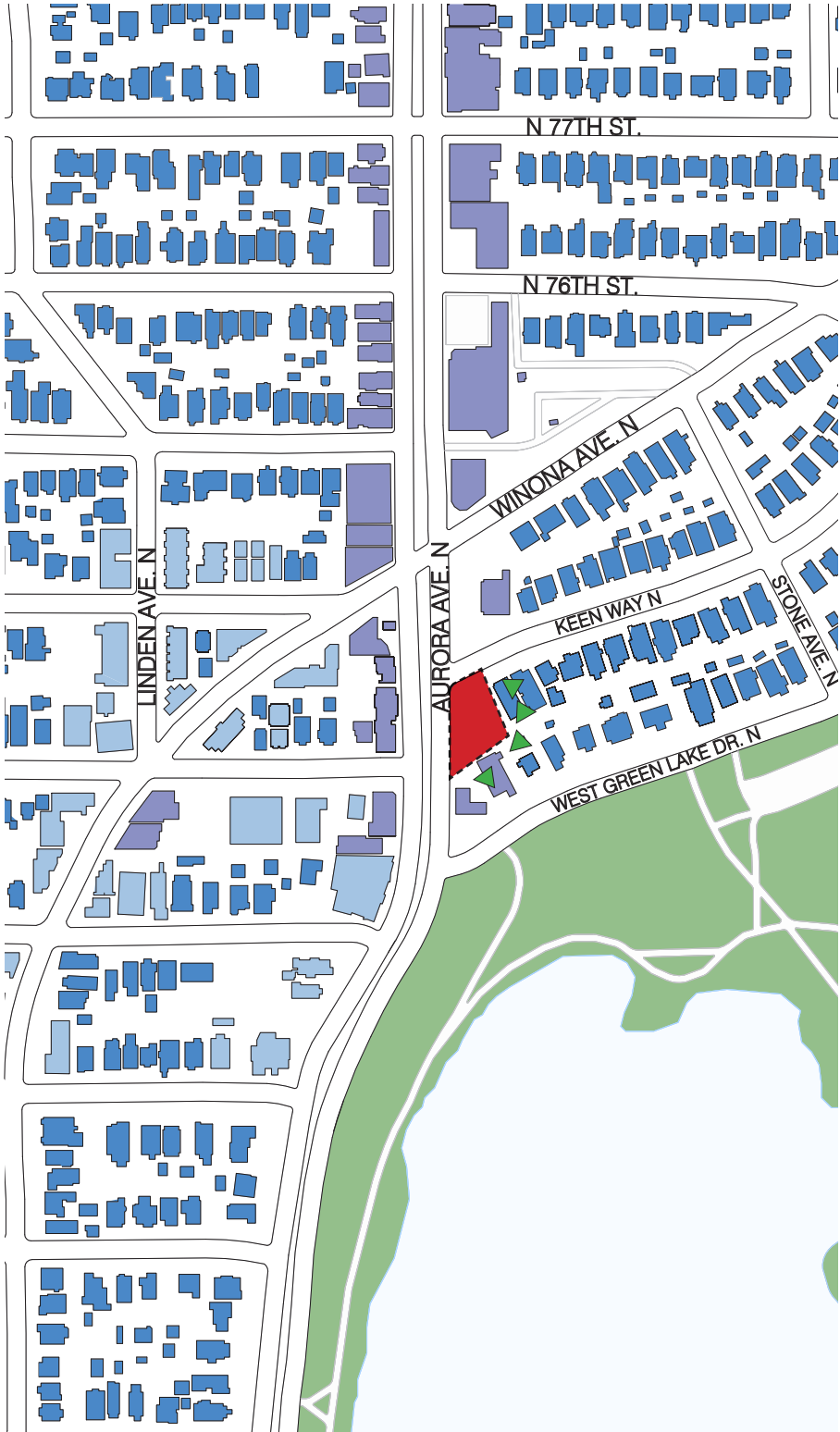
CONTEXT ANALYSIS: VIEWS TO NEIGHBORS (35')



CONTEXT ANALYSIS: VIEWS TO NEIGHBORS (45')



CONTEXT ANALYSIS: VIEWS TO NEIGHBORS (55')



CONTEXT ANALYSIS: SITE LOCATION



AERIAL VIEW DOWN AURORA AVE.



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



B Street view looking toward west.



C Street view looking toward SE along Aurora Ave

CONTEXT ANALYSIS: SITE LOCATION



AERIAL VIEW ALONG 7TH AVE NE



A Street view looking NW at adjacent property.



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



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

CONTEXT ANALYSIS: STREET ELEVATIONS

A West Elevation

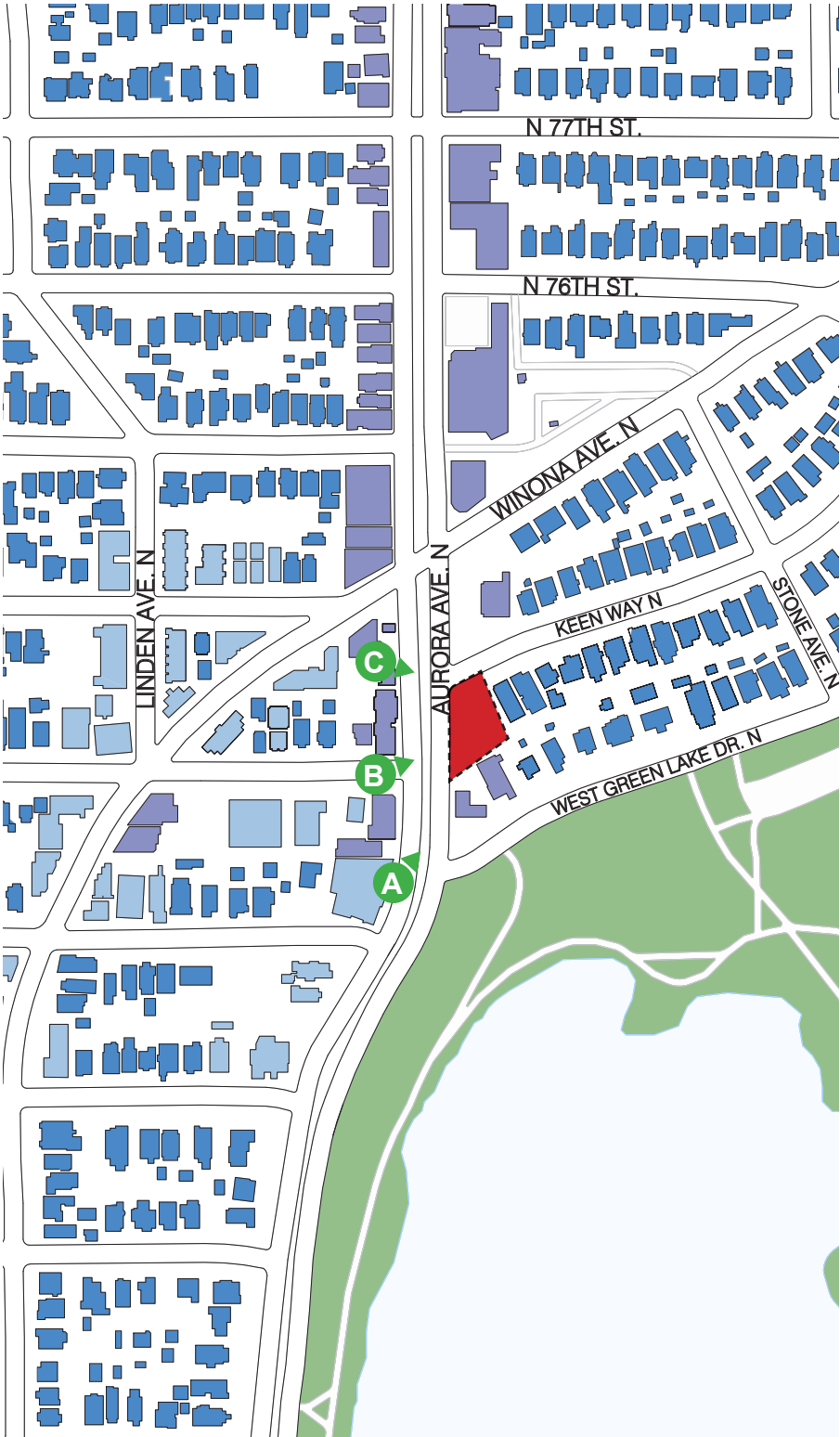


B East Elevation



NE 43RD ST STREET ELEVATION B-B

CONTEXT ANALYSIS: STREET ELEVATIONS



SITE: SURVEY

Existing (Survey)

NOTES

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

PROPERTY DESCRIPTION

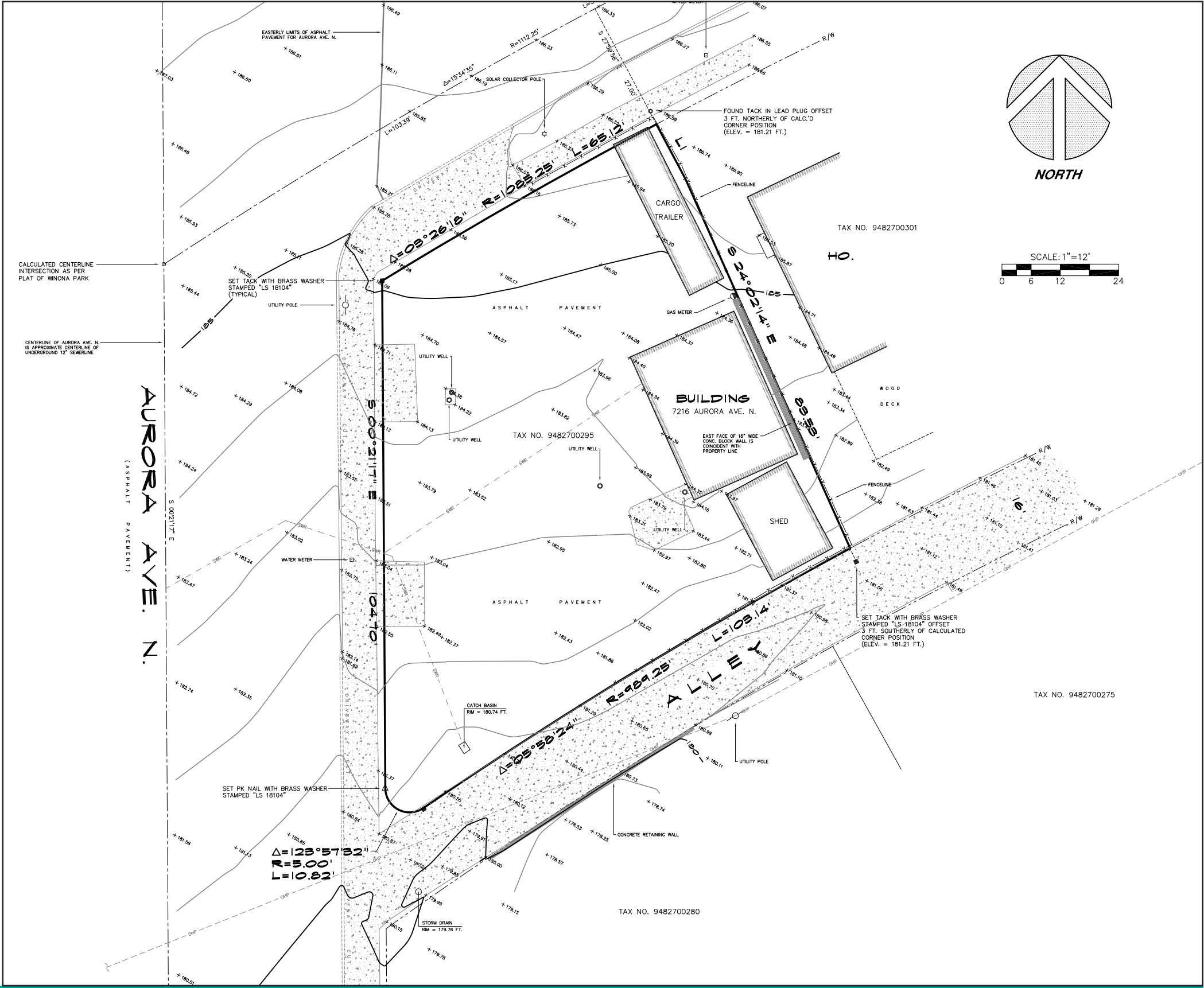
LOT 16 & 17, BLOCK 3, WINONA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27 OF PLATS, PAGE 33, IN KING COUNTY, WA.

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

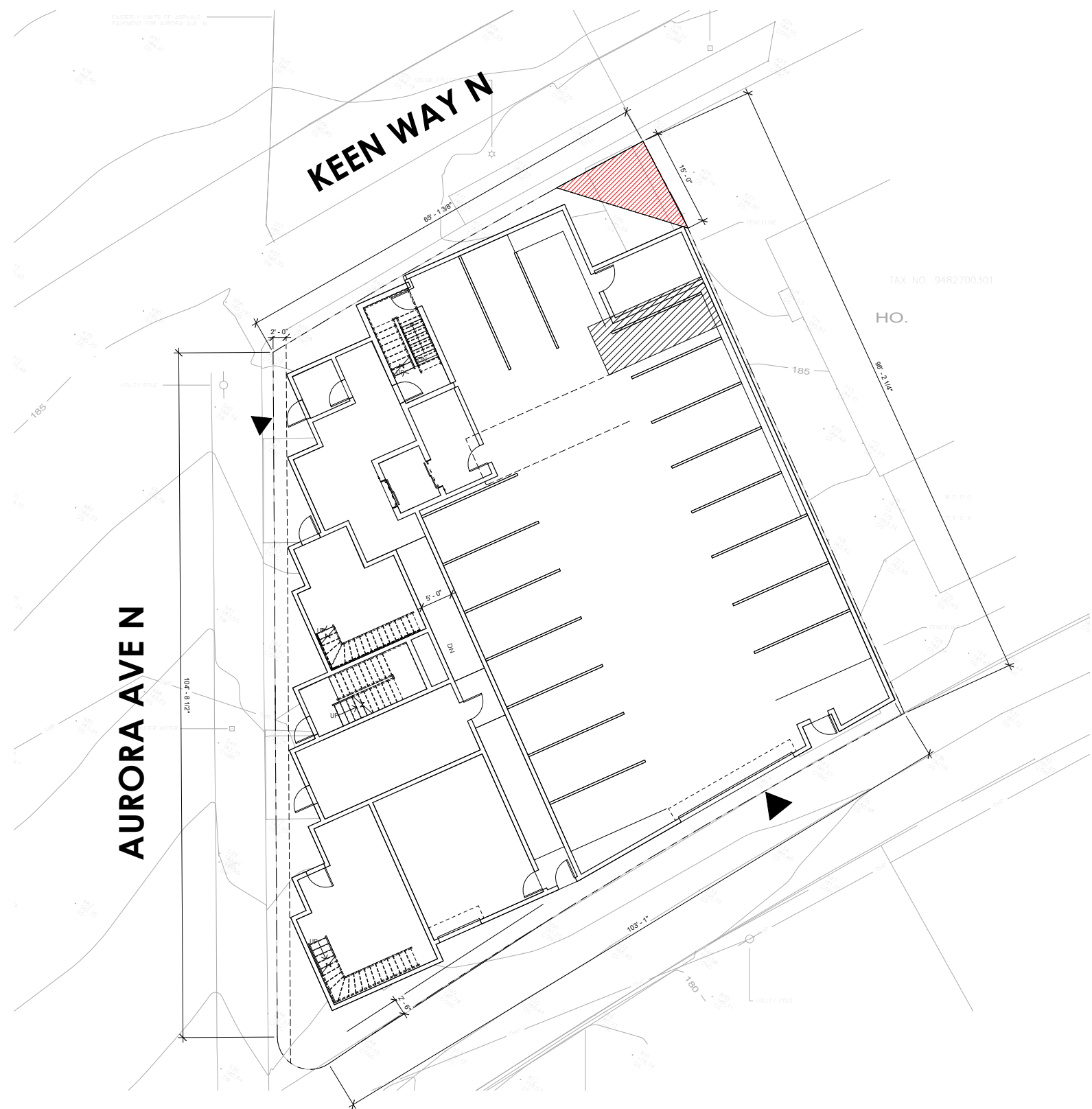
BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 18, LYING 0.88 FT. EASTERLY ALONG SAID NORTHERLY LINE FROM THE NORTHWEST CORNER OF SAID LOT 18; THENCE S 24°02'14" E, 96.25 FT. TO TERMINATE IN AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 17 AT A POINT LYING 5.78 FT. WESTERLY ALONG SAID SOUTHERLY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

LINE TABLE

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



SITE: SITE PLAN



CODE ANALYSIS

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

(The following are applicable to all three alternative schemes)

SMC 23.47A.004.A

PERMITTED USES

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

SMC 23.47A.013

FLOOR AREA RATIO

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

SMC 23.47A.012.B

HEIGHT

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

SMC 23.47A.008

STREET-LEVEL DEVELOPMENT STANDARDS

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

SMC 23.47A.014

SETBACKS

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

SMC 23.47A.024

AMENITY AREA

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

SMC 23.47A.016

LANDSCAPING

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

SMC 23.47A.032

REQUIRED PARKING

- Access to parking and loading shall be from alley.

SMC 23.54.015

BICYCLE PARKING QUANTITY

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

SMC 23.54.040

SOLID WASTE & RECYCLE

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



DESIGN GUIDELINE PRIORITIES

CONTEXT & SITE

(CITYWIDE DESIGN GUIDELINES)

CS-1: NATURAL SYSTEMS AND SITE FEATURES:

B.1.2. Sunlight and Natural Ventilation

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

C.1.2. Topography

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

CS-2: URBAN PATTERN AND FORM:

A.1. Sense of Place

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

B.2. Connection to the Street

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

D.3. Zone Transitions

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

CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:

A.2. Contemporary Design

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

(GREEN LAKE NEIGHBORHOOD DESIGN GUIDELINES)

CS-1: NATURAL SYSTEMS AND SITE FEATURES:

1.ii. Views of Lake

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

CS-2: URBAN PATTERN AND FORM:

1.ii. Entry Locations

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

2.iii. Height Bulk & Scale

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

3.i. Aurora Avenue North

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

3.ii. Multifamily Residential Areas

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

CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:

1.v. Facade Articulation

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

DESIGN GUIDELINE PRIORITIES

PUBLIC LIFE

(CITYWIDE DESIGN GUIDELINES)

PL-1: CONNECTIVITY:

A.2. Pedestrian Amenities

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

PL-2: WALKABILITY:

B.3. Street-Level Transparency

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

C.1. Locations and Coverage

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

PL-3: STREET LEVEL INTERACTION:

A.1. Design Objectives

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

B.2. Ground-level Residential

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

PL-4: ACTIVE TRANSPORTATION:

A.2. Connections to All Modes

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

B.2. Bike Facilities

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

(GREEN LAKE NEIGHBORHOOD DESIGN GUIDELINES)

PL-1: CONNECTIVITY:

I.iii. Setbacks @ Roof

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

PL-2: WALKABILITY:

I.i. Make Aurora More pedestrian Friendly

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

PL-3: STREET LEVEL INTERACTION:

I.ii. Recessed Entries

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

I.iii. Landscaping Along Base

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

II.ii. Mixed-Use Buildings

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



DESIGN GUIDELINE PRIORITIES

DESIGN CONCEPT

(CITYWIDE DESIGN GUIDELINES)

DC-1: PROJECT USES AND ACTIVITIES:

A.1. Visibility

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

DC-2: ARCHITECTURAL CONCEPT:

A.2. Reducing Perceived Mass

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

B.1. Facade Composition

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

DC-3: OPEN SPACE CONCEPT:

B.4. Multifamily Open Space

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

DC-4: EXTERIOR MATERIALS AND FINISHES:

A.1. Exterior Finish Materials

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

D.1. Choice of Plant Materials

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

(GREEN LAKE NEIGHBORHOOD DESIGN GUIDELINES)

DC-3: OPEN SPACE CONCEPT:

I.i. Celebrate the Olmsted Heritage

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

DC-4: EXTERIOR MATERIALS AND FINISHES:

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

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

II.ii. Special Material Requirements and Recommendations

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

II.iii. Discouraged Materials

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

COMMUNITY OUTREACH COMMENTS



PROPOSED NEW CONSTRUCTION

Please note that any information collected during the community outreach process may be submitted to the City of Seattle and made public pursuant to the Washington Public Records Act.

Address: 7216 Aurora Ave. N
Seattle, WA 98103

Architect: d/Arch LLC

Contact Person: Matt Driscoll

Email: Matt@darchllc.com

SUMMARY:
New construction of a mixed-use multifamily building with 31 dwelling units and 15 parking spaces within 5 stories. Existing structure to be demolished.

For additional information see:
- NewConstArch.wixsite.com/7216aurora
- Seattle Services Portal via Project Address

PUBLIC SITE TOUR EVENT
Join us on site for a public site tour with the project team to learn more. No RSVP needed.

**SATURDAY
AUG.
03
2:00 - 3:00 p.m.**



1. PUBLIC COMMUNITY OUTREACH METHODS:

1) In-Person Outreach:

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

2) Digital Outreach:

- a. Basic Project Web page
- b. Email to distribution list that includes neighborhood community organizations

3) Printed Outreach:

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

2. PUBLIC COMMENTS ARE SUMMARIZED THE FOLLOWING

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

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

No comments were received via the project email.



DESIGN OPTIONS: SUMMARY



Option - 01 (Code Complaint)

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

Pros

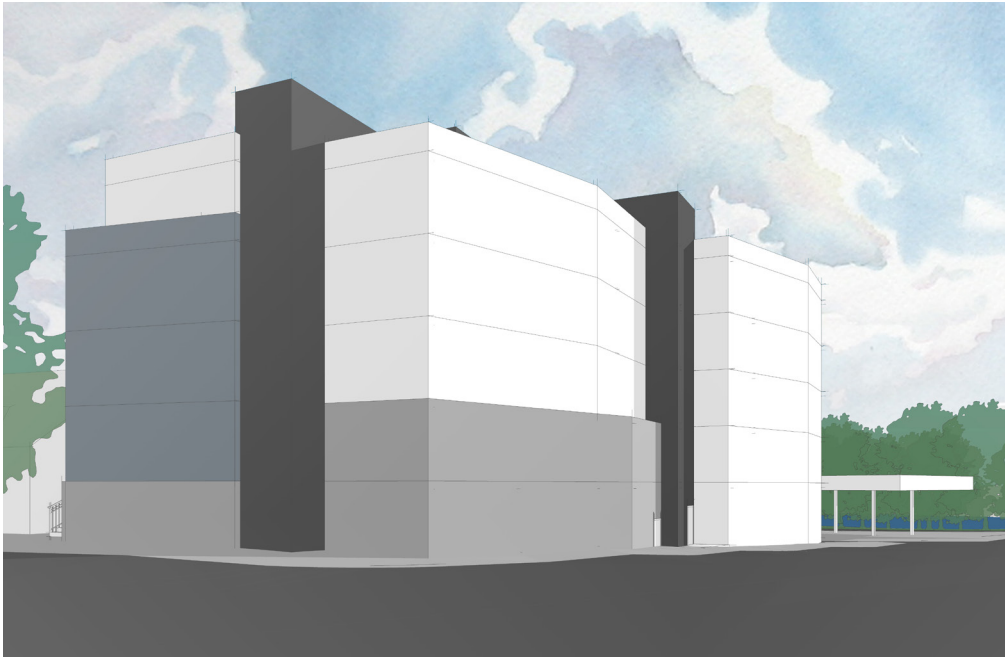
- + Creates interest with curving facade language
- + More balcony space for residents to the north
- + Wider view range for occupants within the curved facades

Cons

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

Departures

None



Option - 02 (Code Complaint)

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

Pros

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

Cons

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

Departures

None



Option - 03

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

Pros

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

Cons

- Does not maintain the street edge along Aurora

Departures

None

DESIGN OPTIONS: OPTION 01

Option - 01

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

Pros

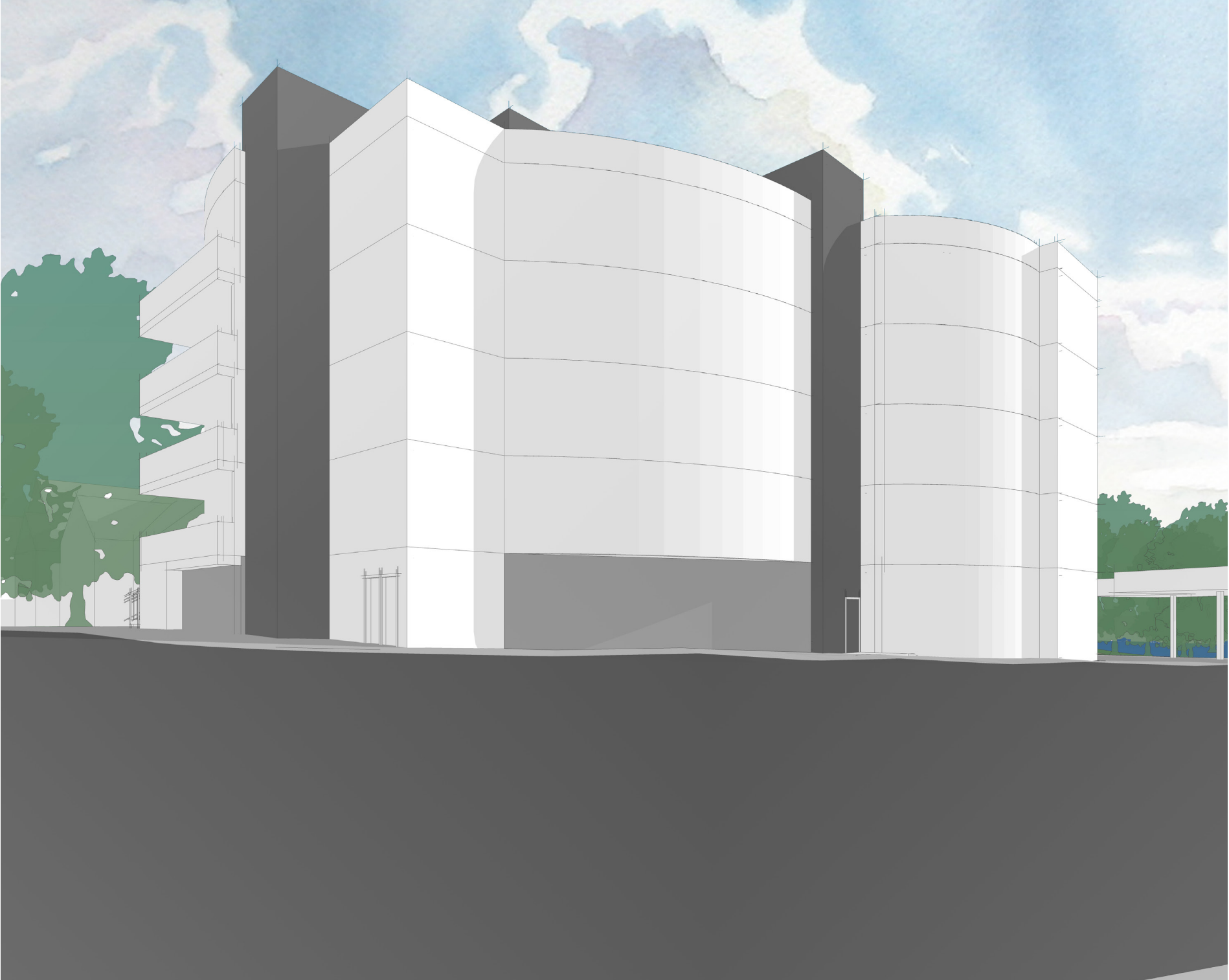
- + Creates interest with curving facade language
- + More balcony space for residents to the north
- + Wider view range for occupants within the curved facades

Cons

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

Departures

None

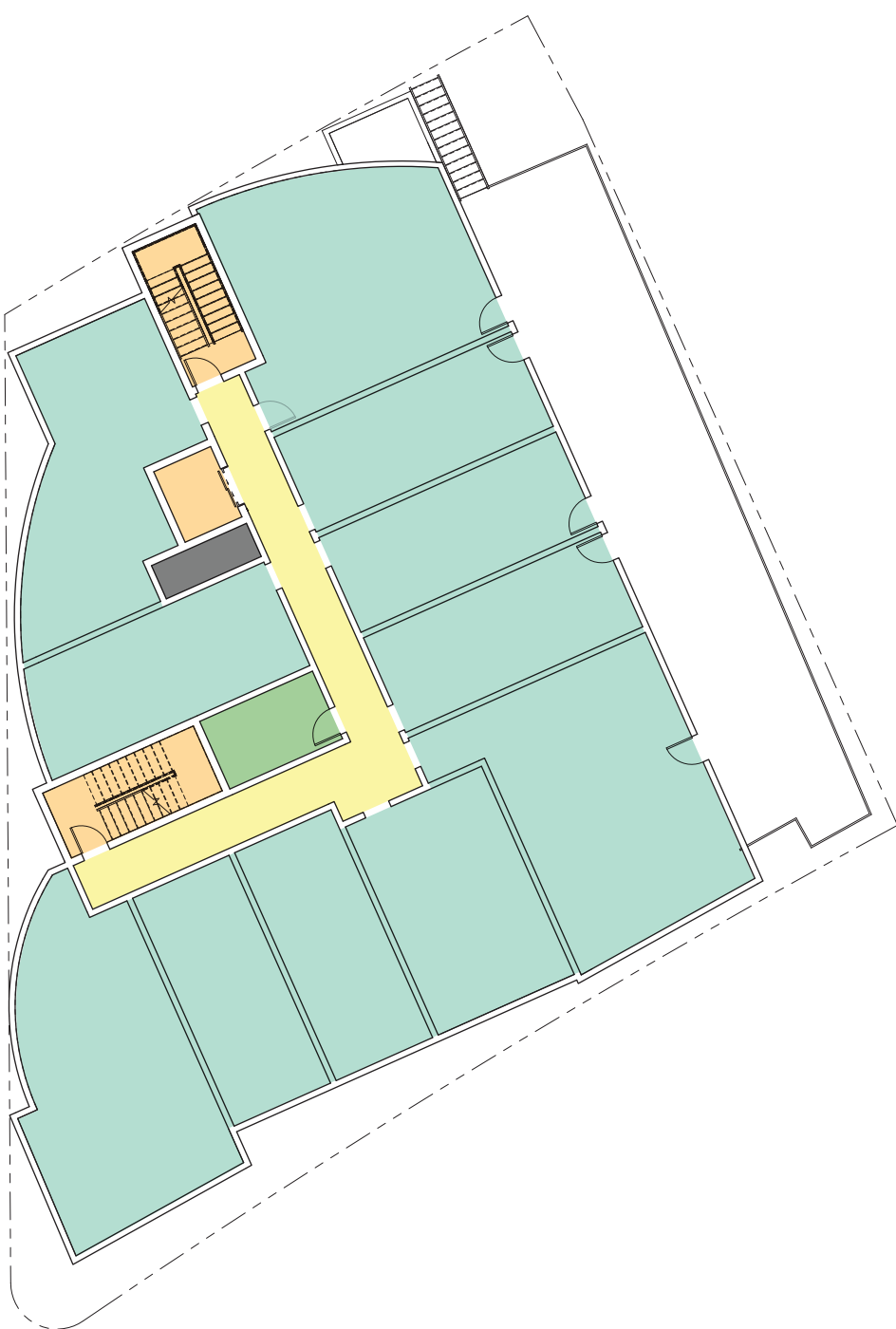


STREET VIEW A

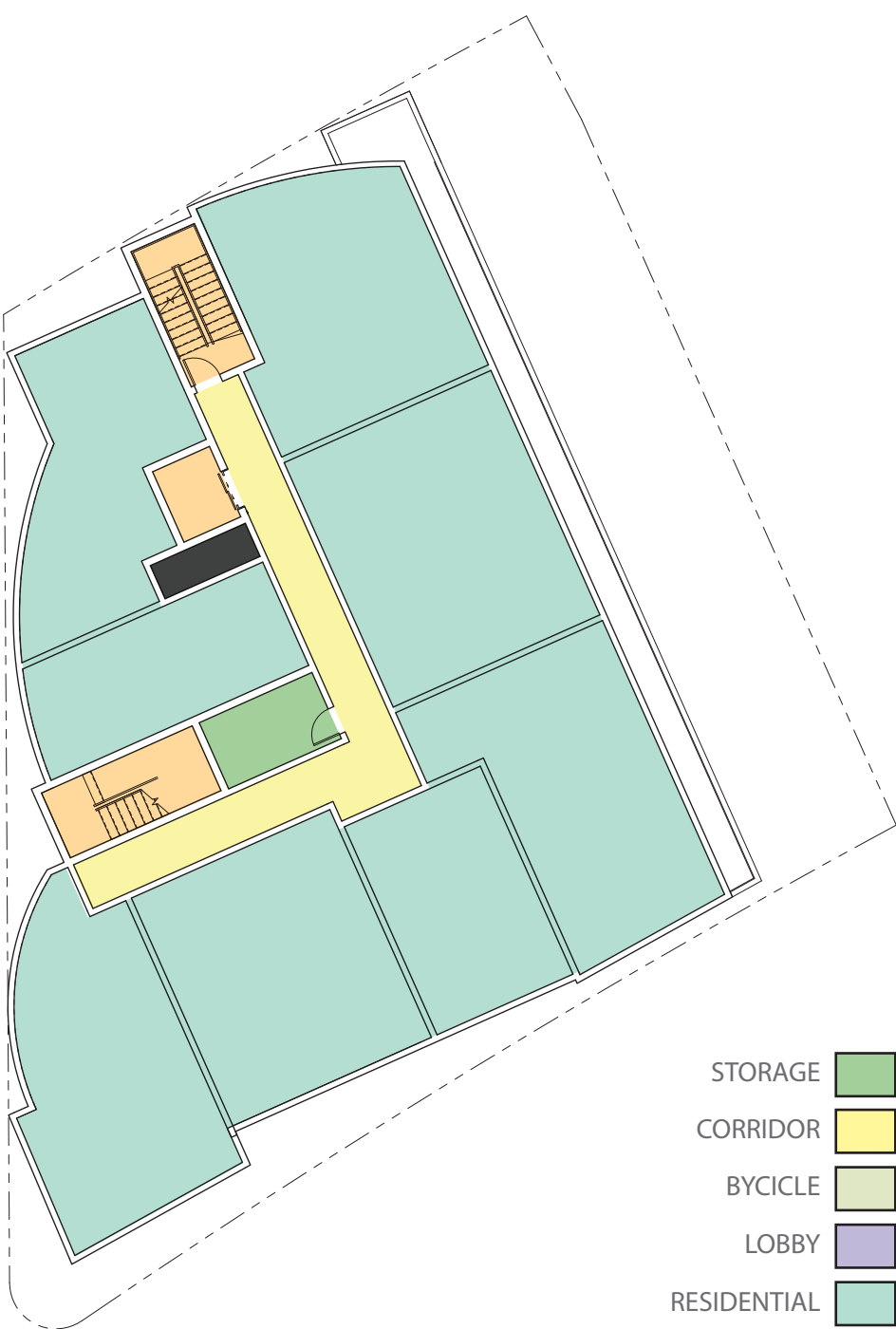
DESIGN OPTIONS: OPTION 01



LEVEL 1- FLOOR PLAN



LEVEL 2-4- FLOOR PLAN

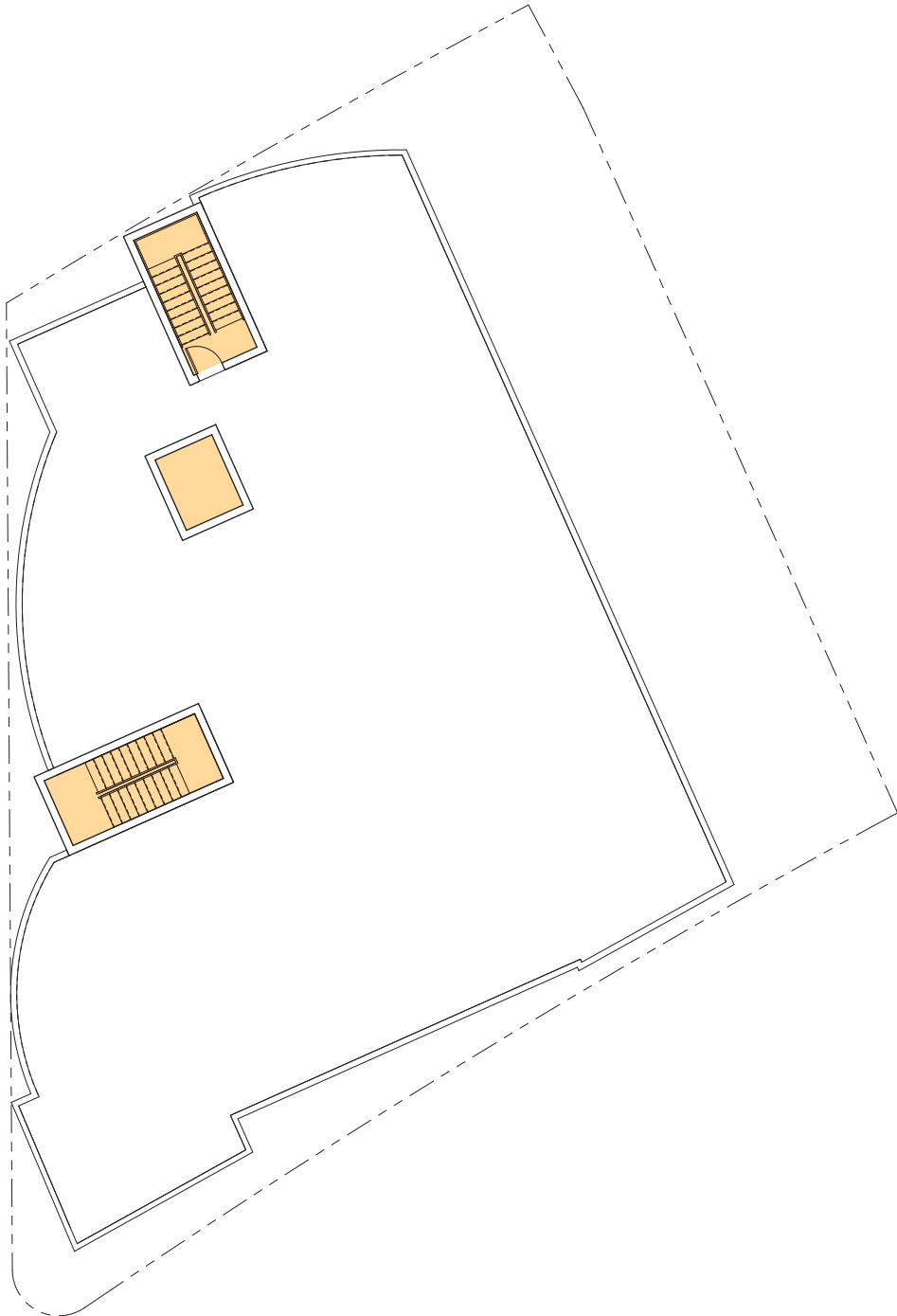


LEVEL 5- FLOOR PLAN

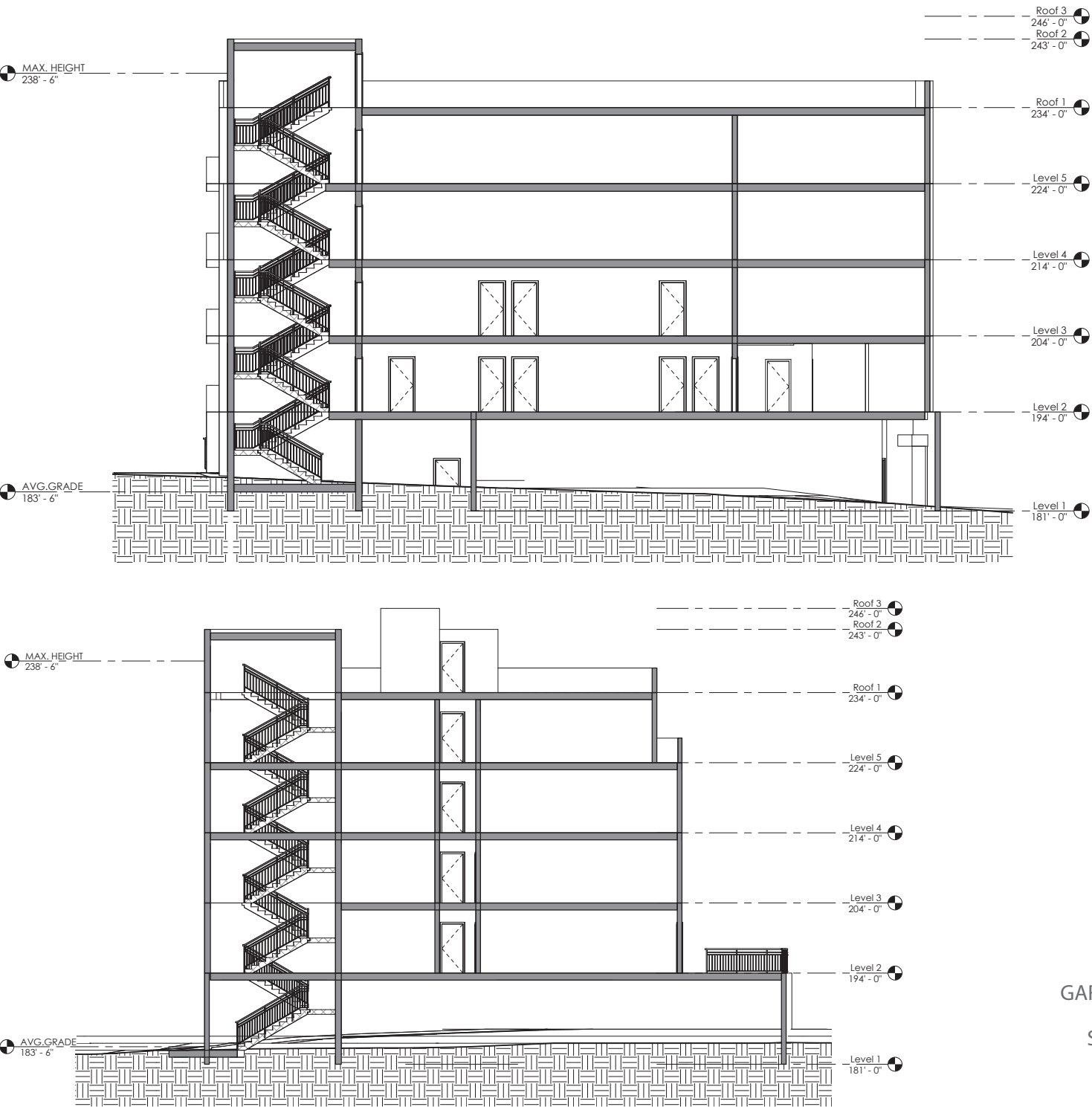
- STORAGE
- CORRIDOR
- BYCICLE
- LOBBY
- RESIDENTIAL
- GARBAGE / RECYCLE
- STAIR / ELEVATOR
- M/E
- PARKING



DESIGN OPTIONS: OPTION 01



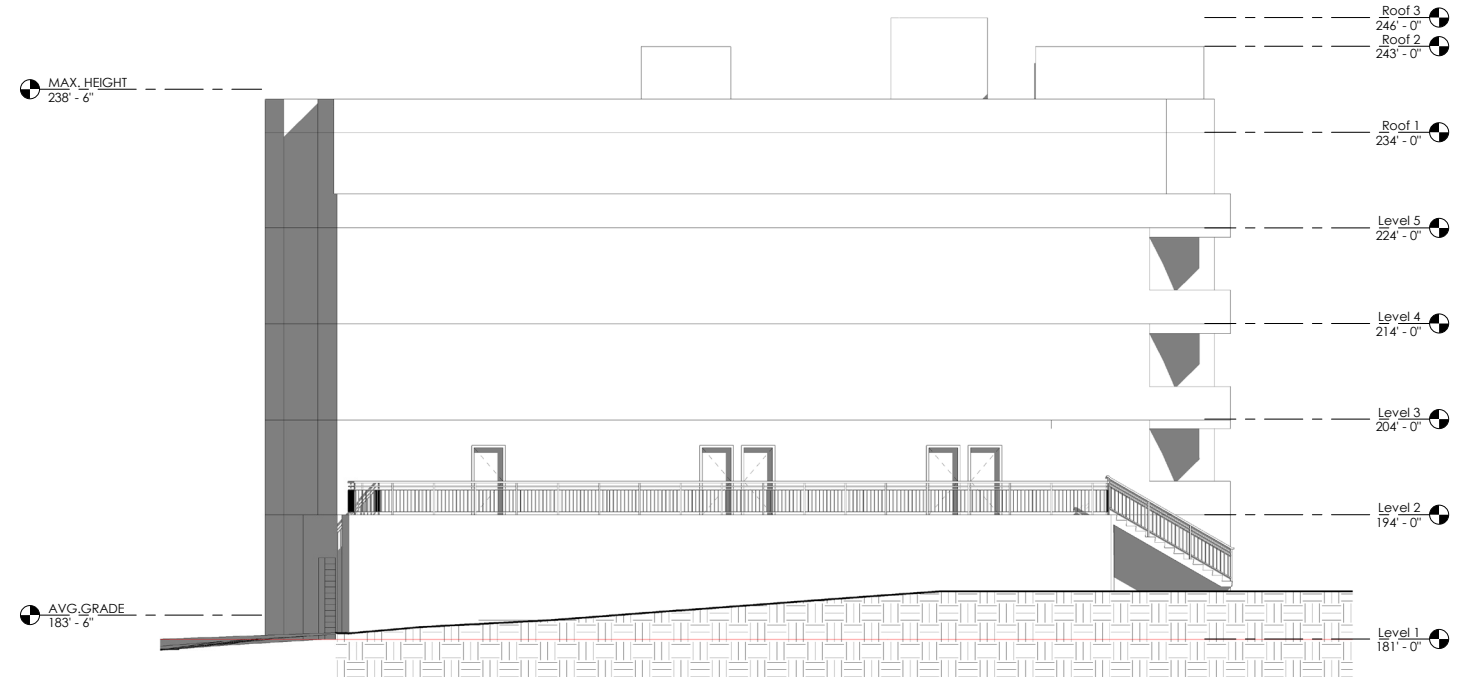
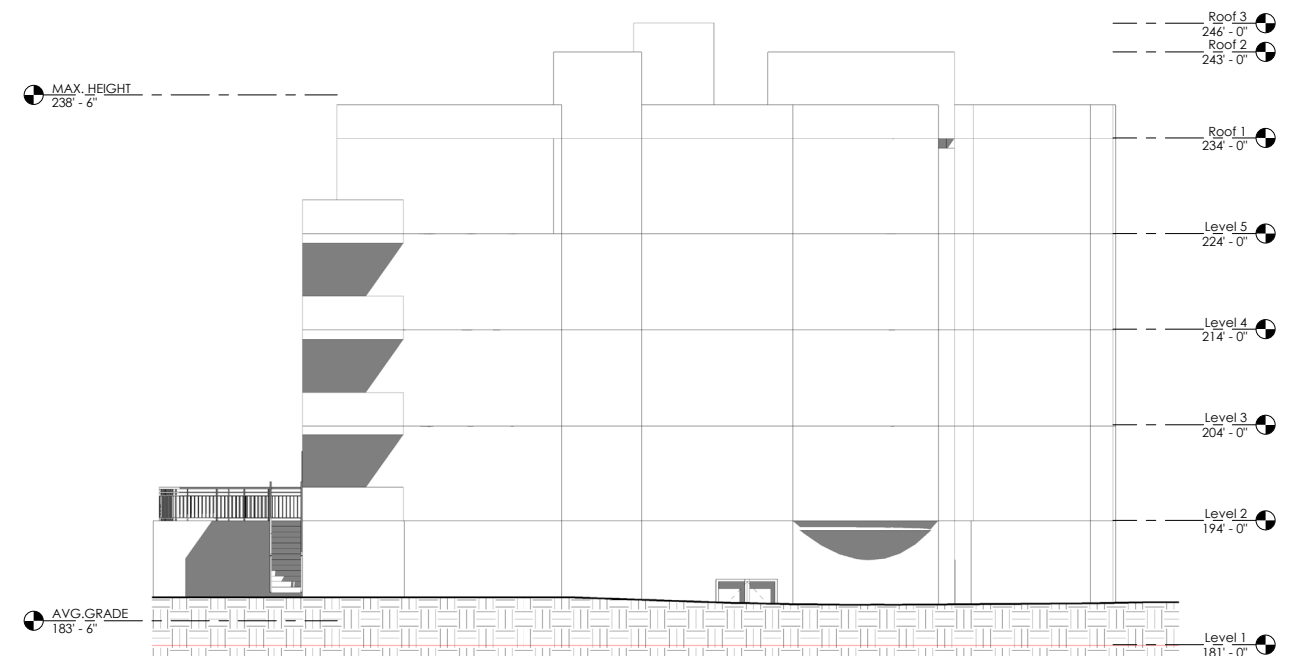
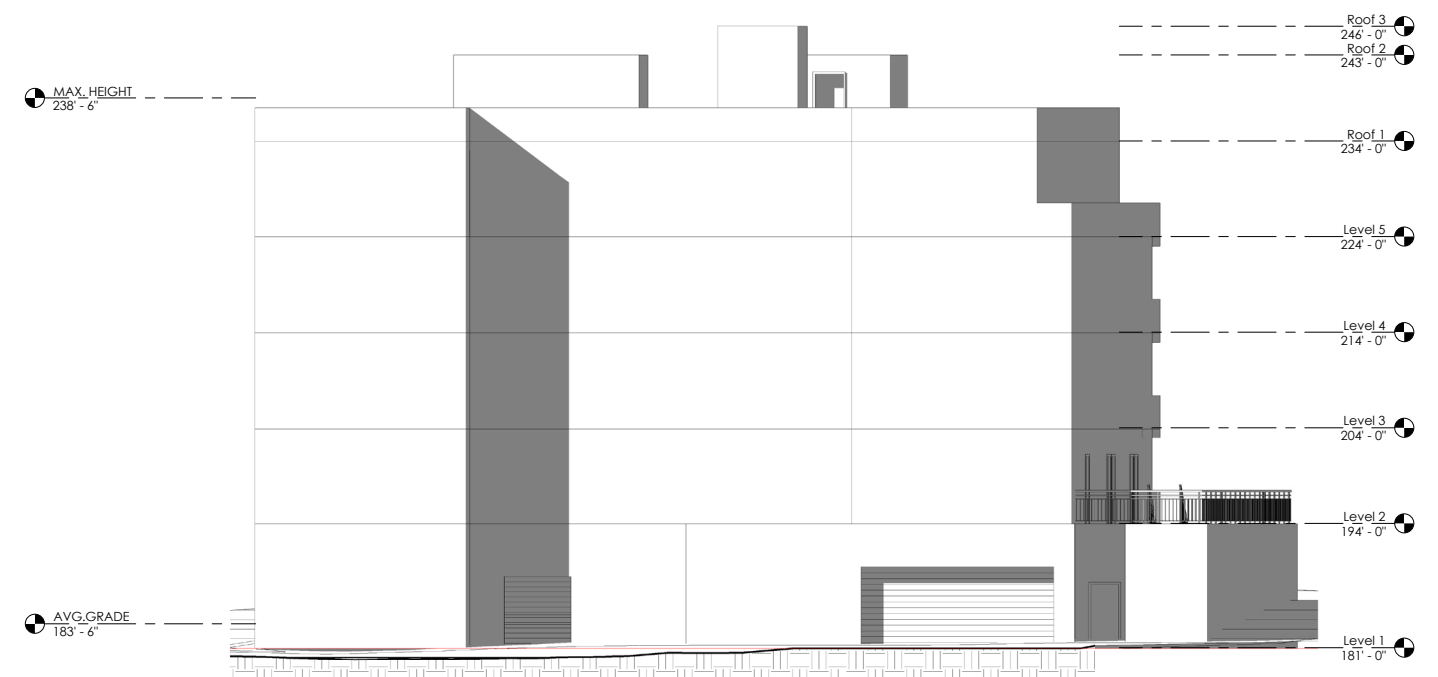
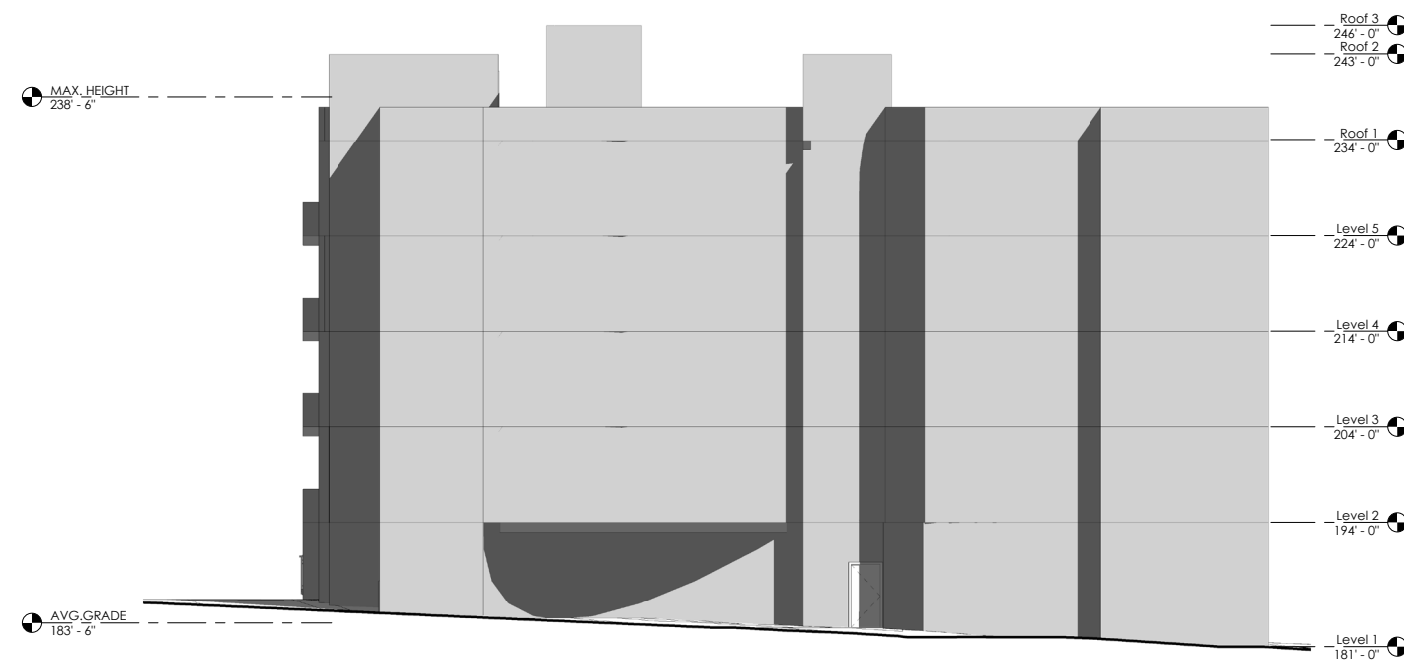
LEVEL ROOF - FLOOR PLAN



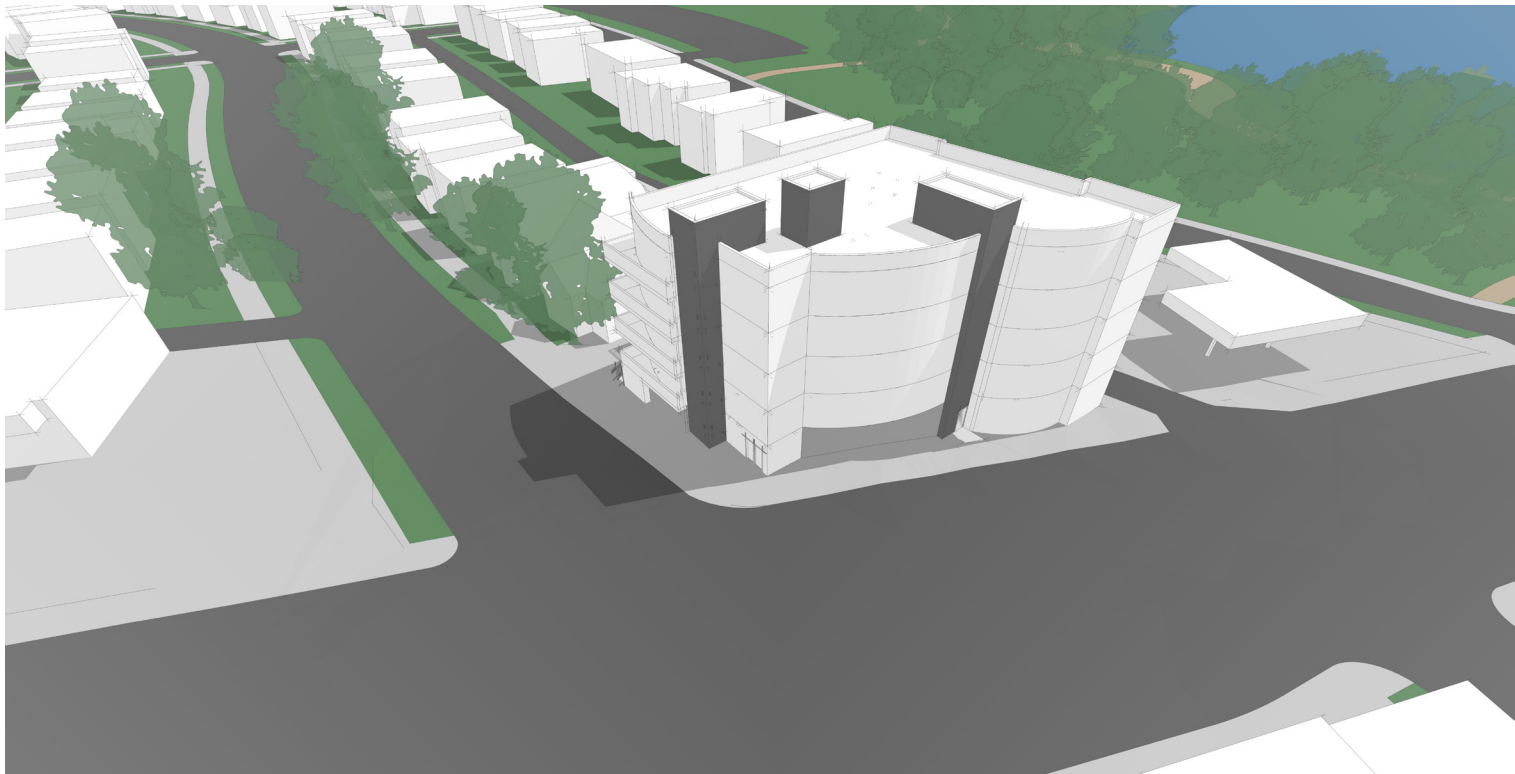
- STORAGE
- CORRIDOR
- BYCICLE
- LOBBY
- RESIDENTIAL
- GARBAGE / RECYCLE
- STAIR / ELEVATOR
- M/E
- PARKING



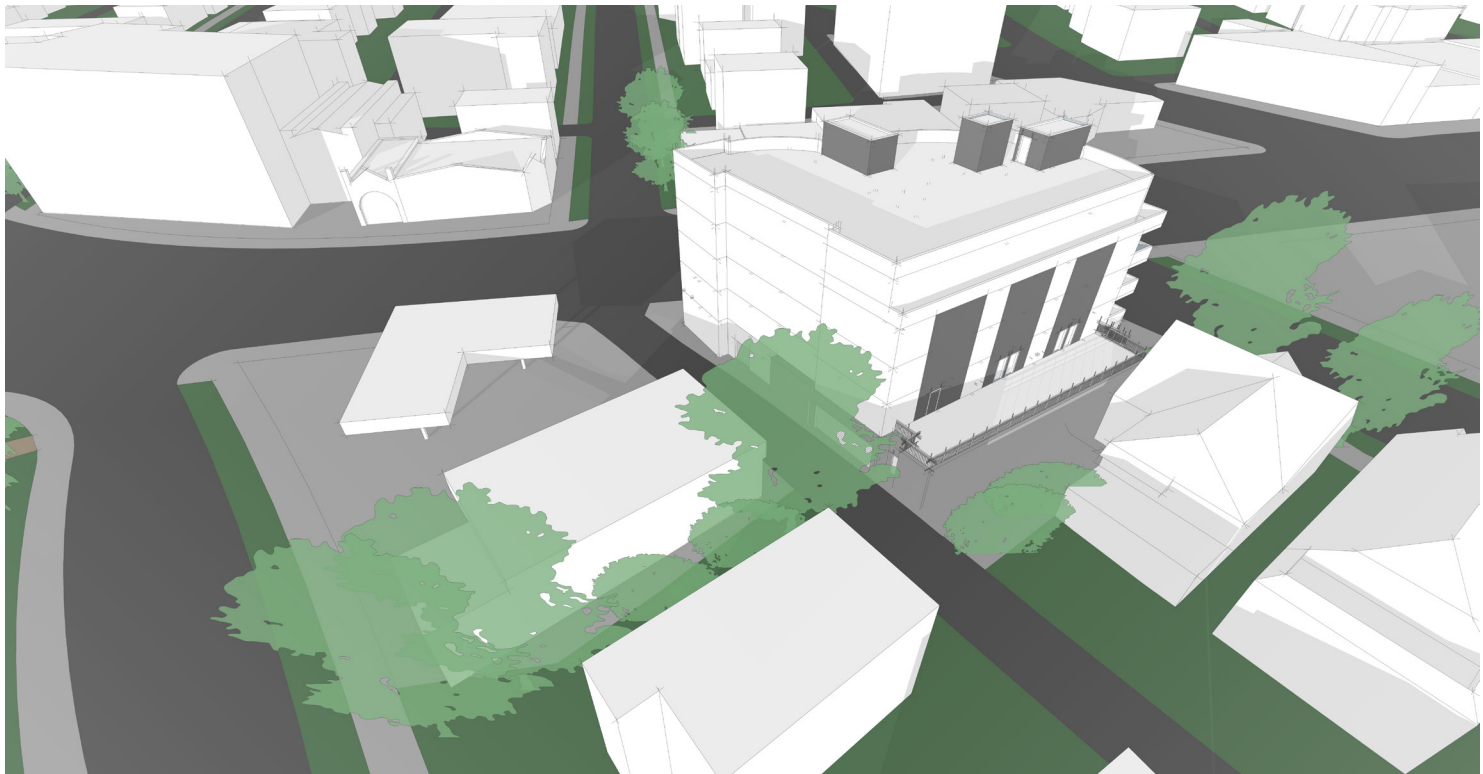
DESIGN OPTIONS: OPTION 01



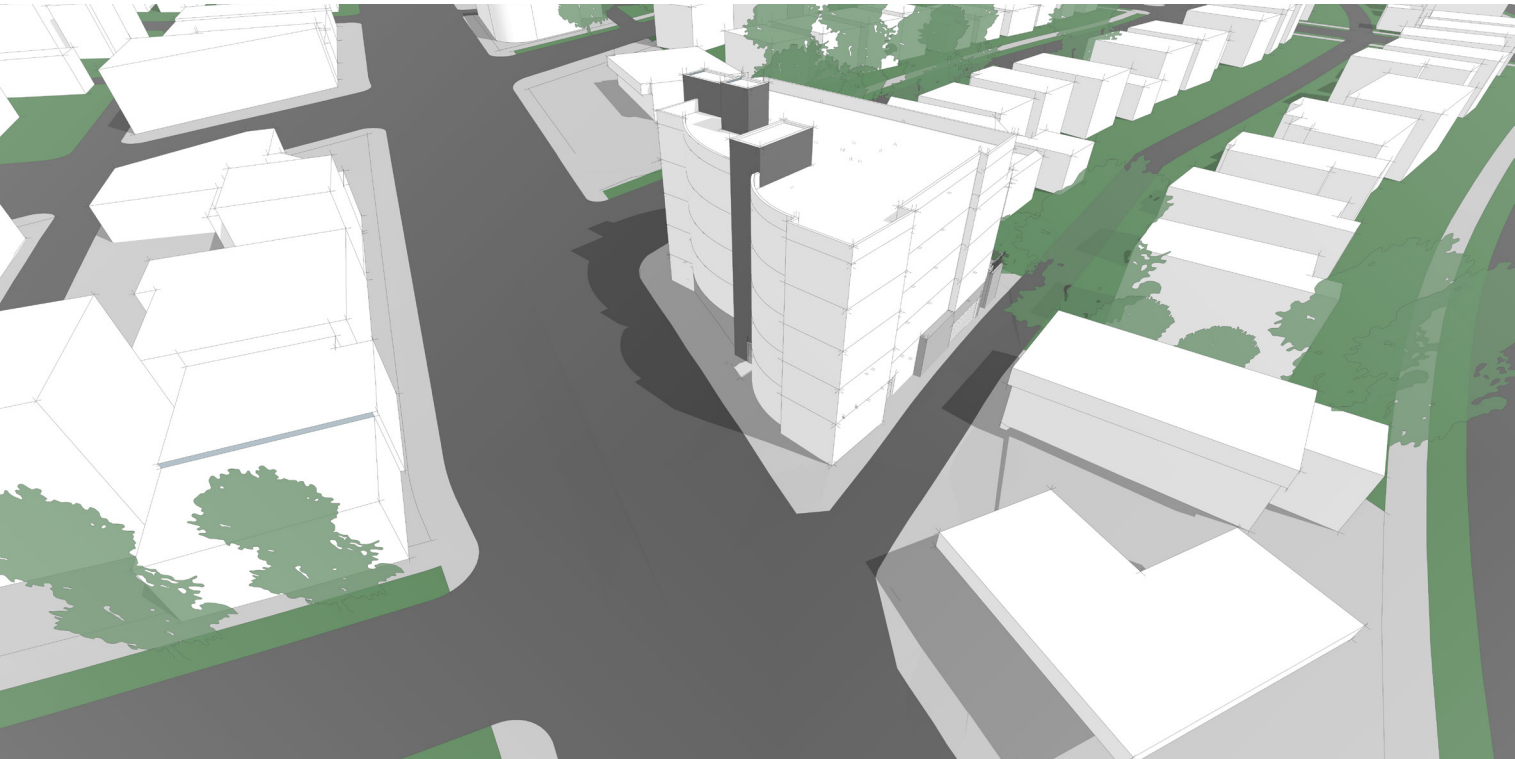
DESIGN OPTIONS: OPTION 01



AERIAL VIEW OF NORTHWEST BUILDING CORNER



AERIAL VIEW OF SOUTHEAST BUILDING CORNER

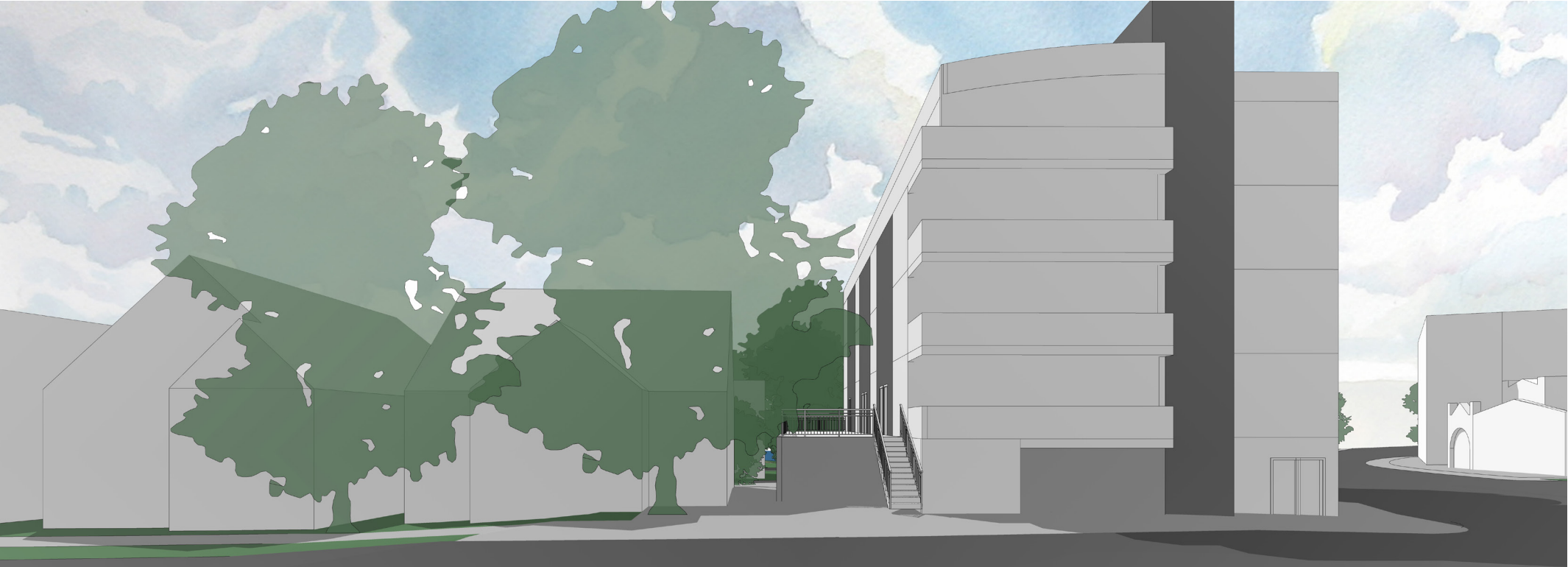


AERIAL VIEW OF SOUTHWEST BUILDING CORNER

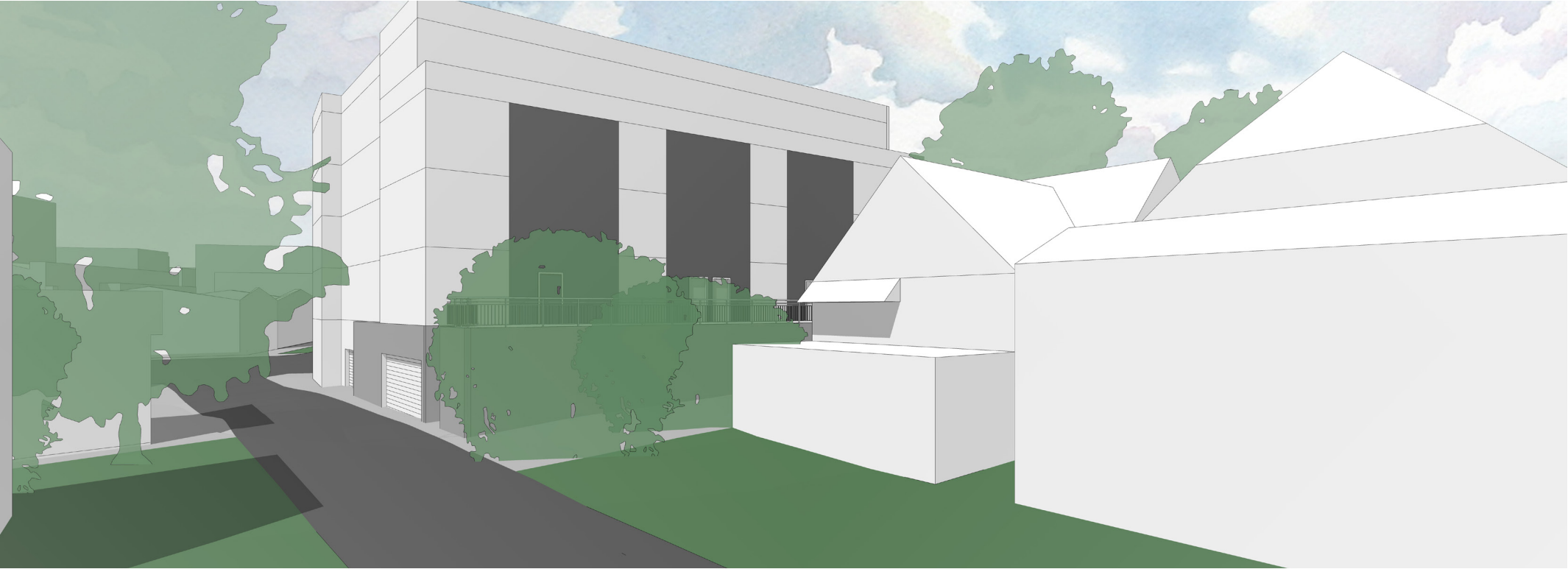


PERSPECTIVE VIEW OF REAR BUILDING CORNER

DESIGN OPTIONS: OPTION 01

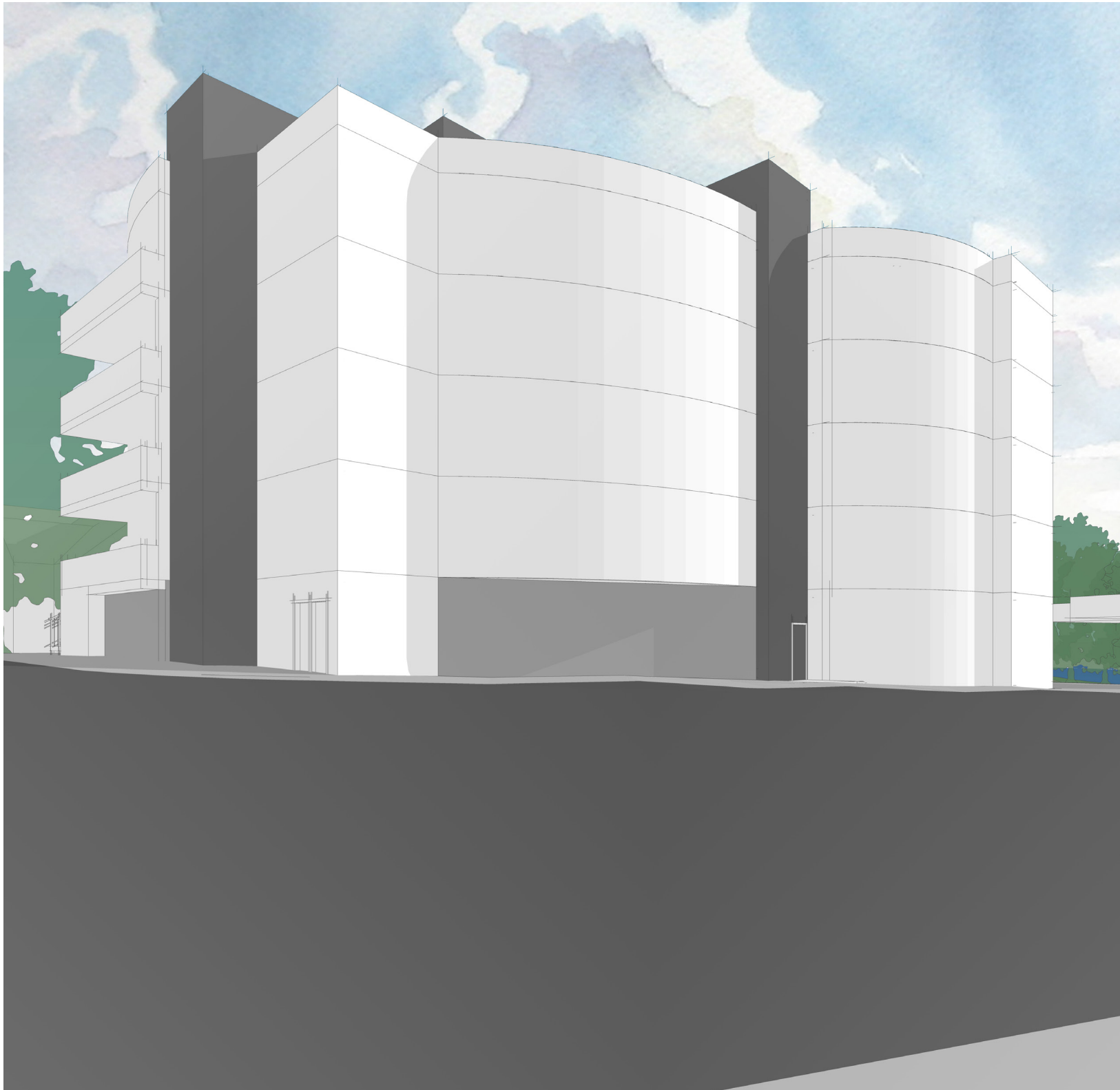


PERSPECTIVE VIEW OF TRANSITION TO SINGLE FAMILY NEIGHBORHOOD



PERSPECTIVE VIEW FROM ALLEY

DESIGN OPTIONS: OPTION 01



PERSPECTIVE VIEW OF NORTHWEST BUILDING CORNER



PERSPECTIVE VIEW OF SOUTHWEST BUILDING CORNER

DESIGN OPTIONS: OPTION 02

Option - 02

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

Pros

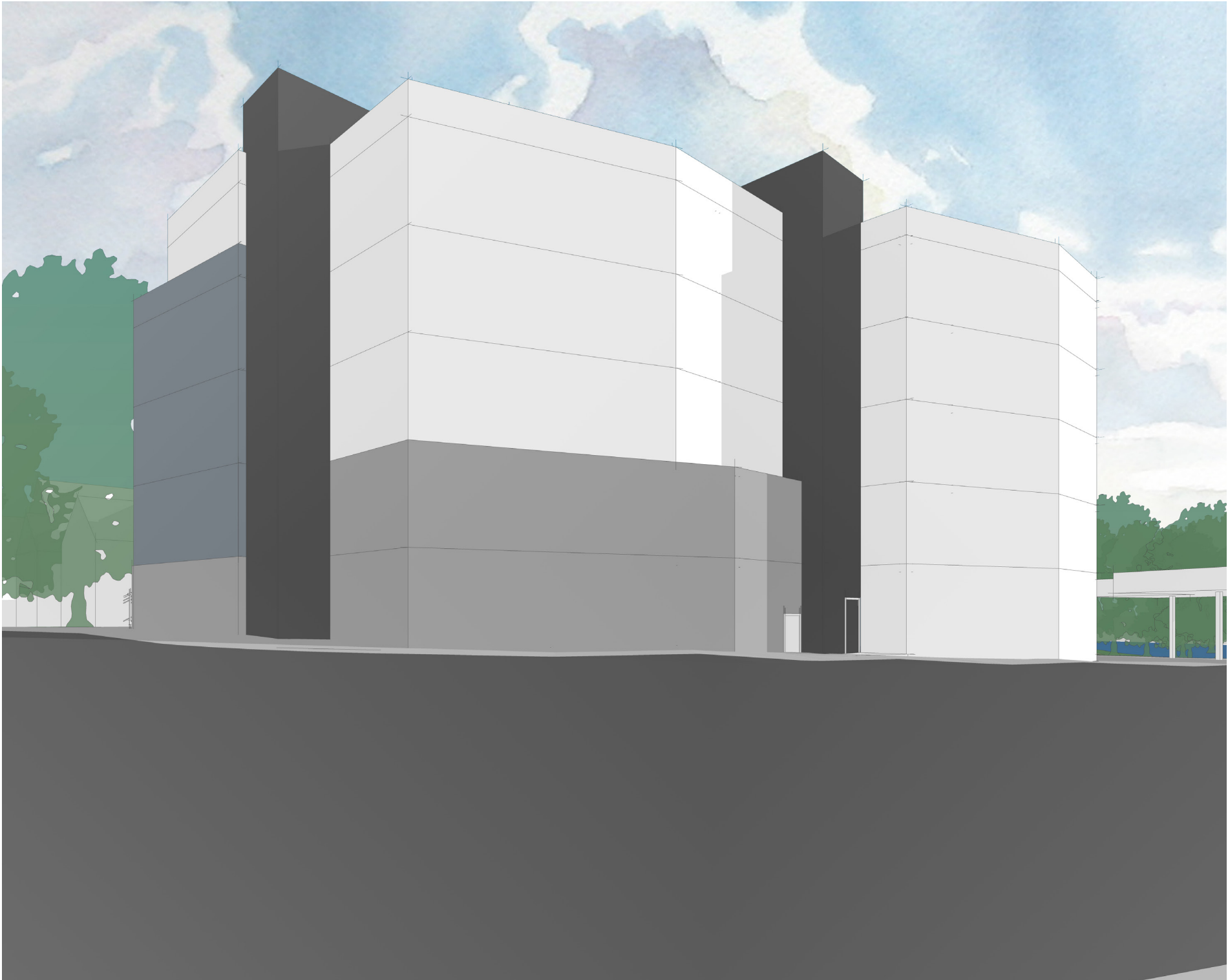
- + Strong street edge
- + increased corner presence at residential Entry
- + More prominent lobby space
- + Maximizes residential SF

Cons

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

Departures

None

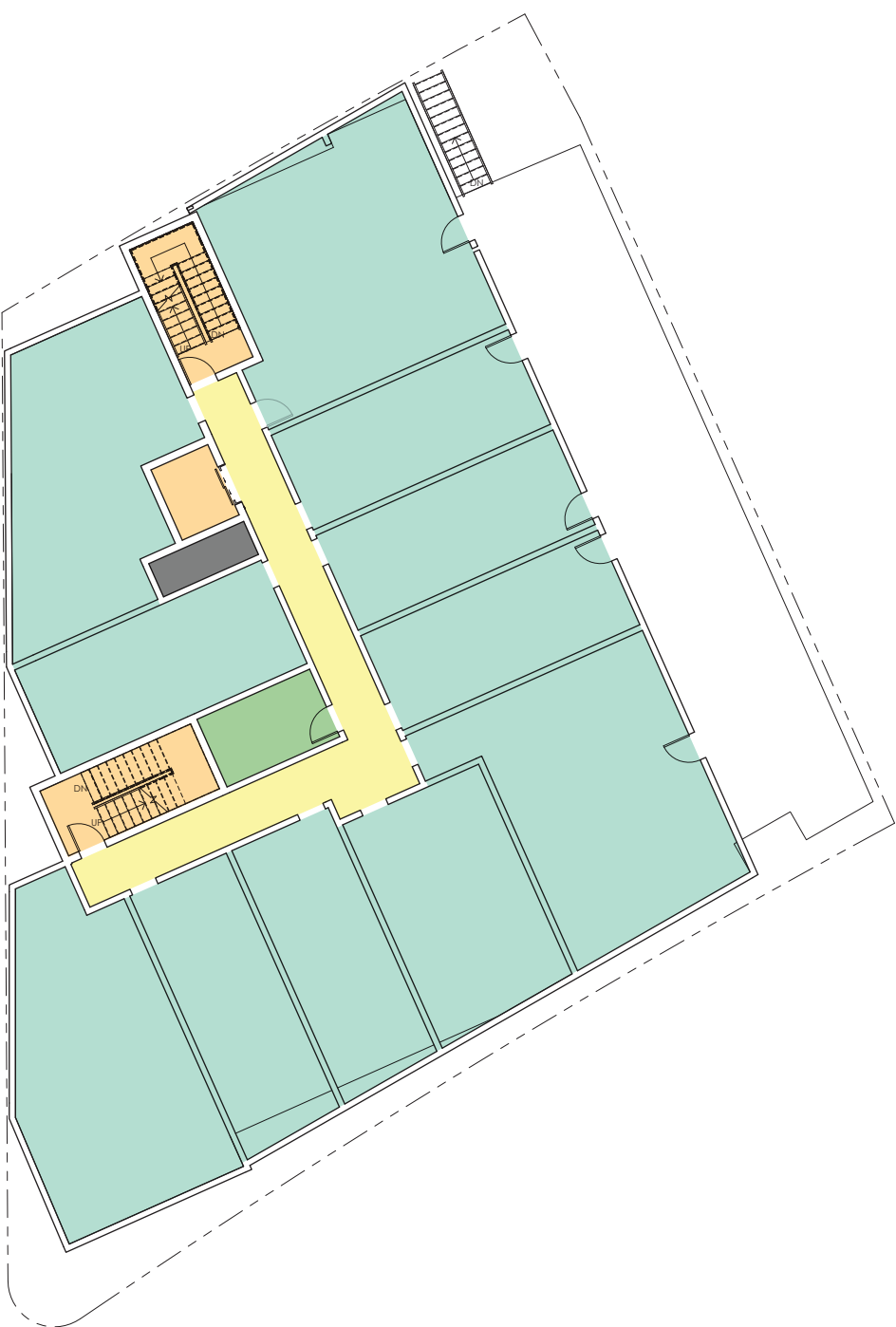


STREET VIEW A

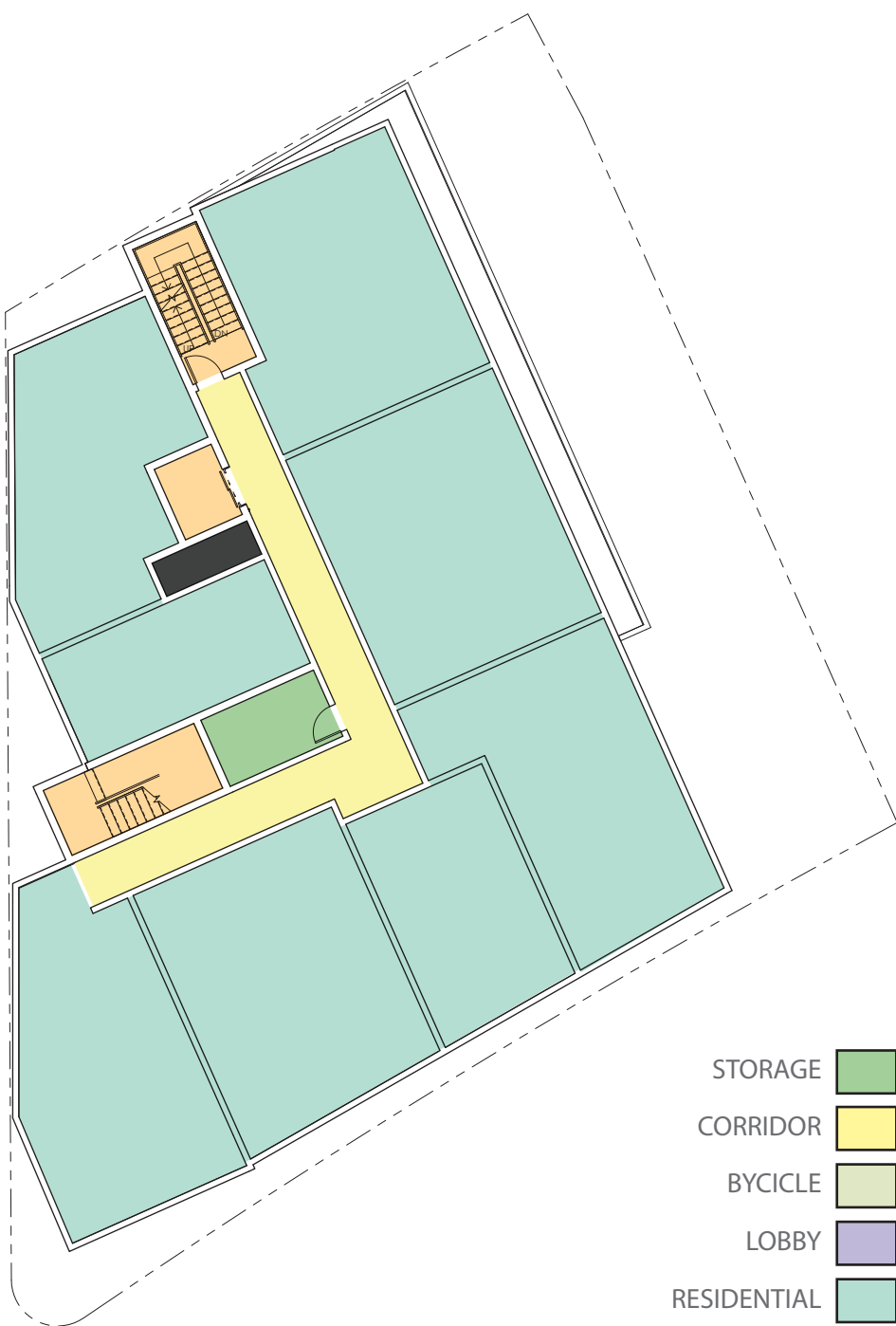
DESIGN OPTIONS: OPTION 02



LEVEL 1- FLOOR PLAN



LEVEL 2-4- FLOOR PLAN

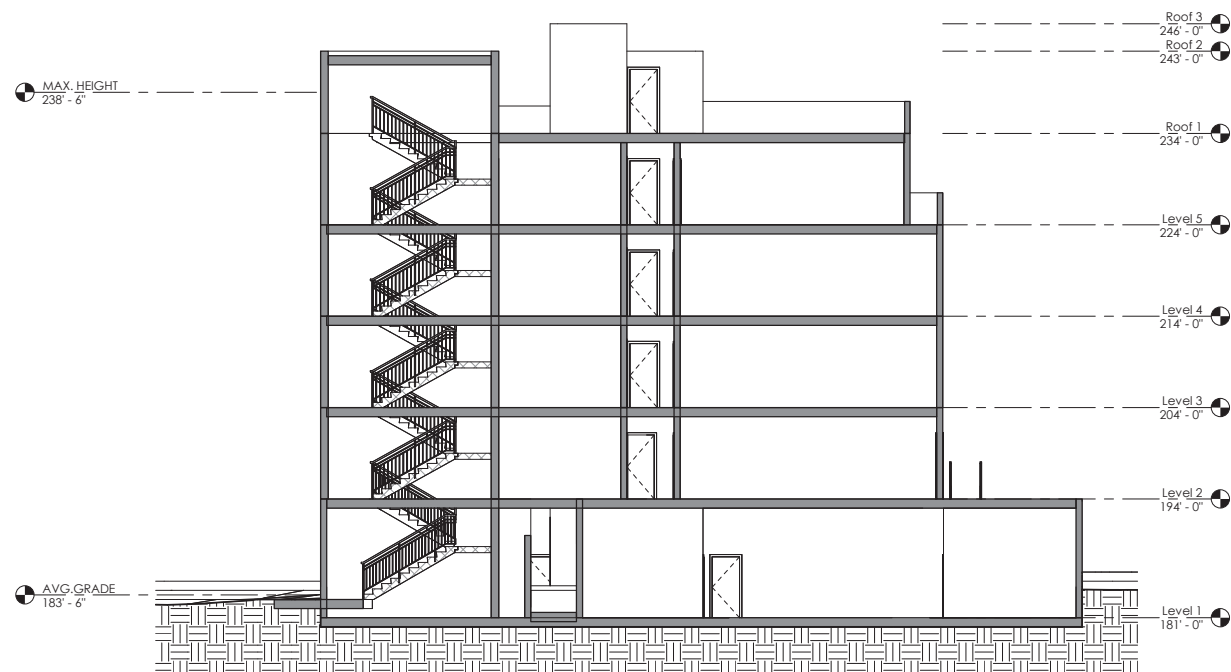
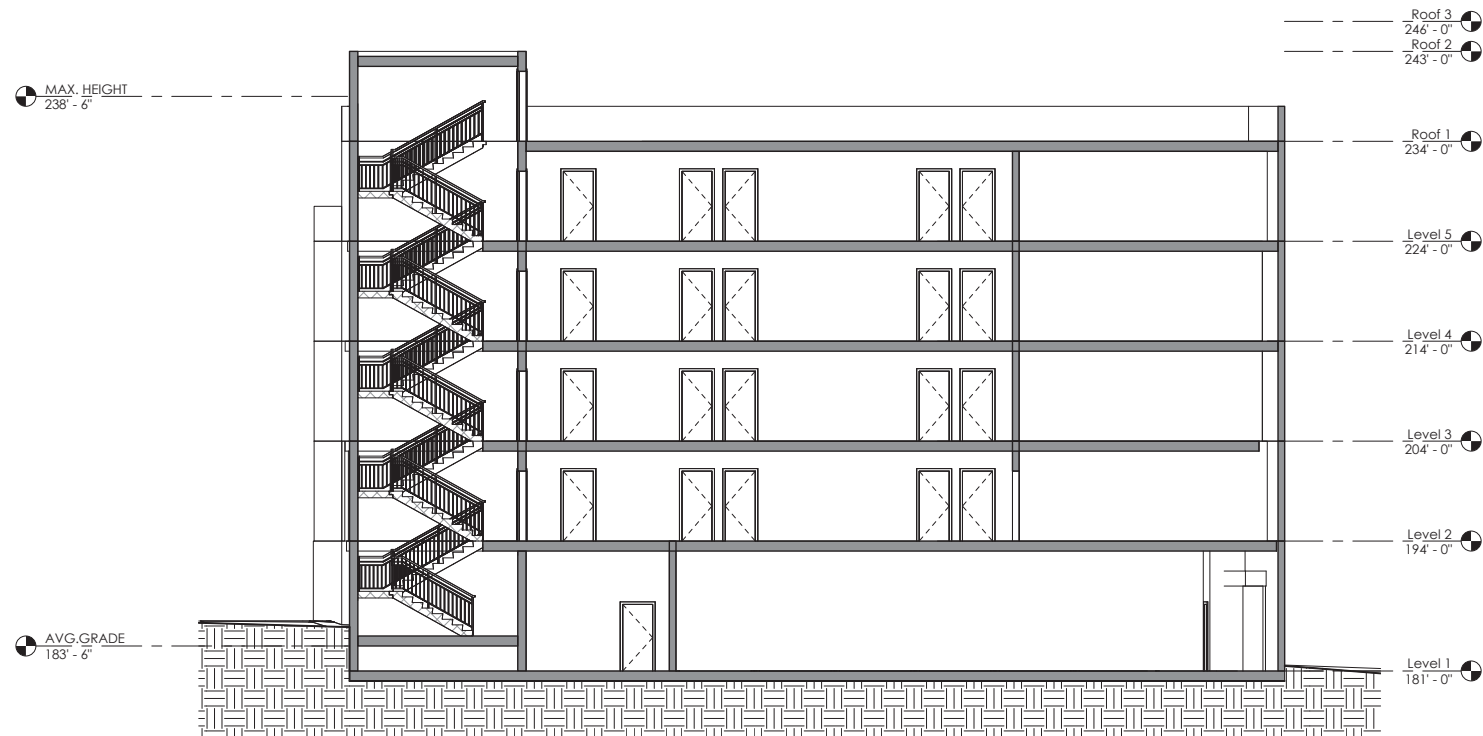
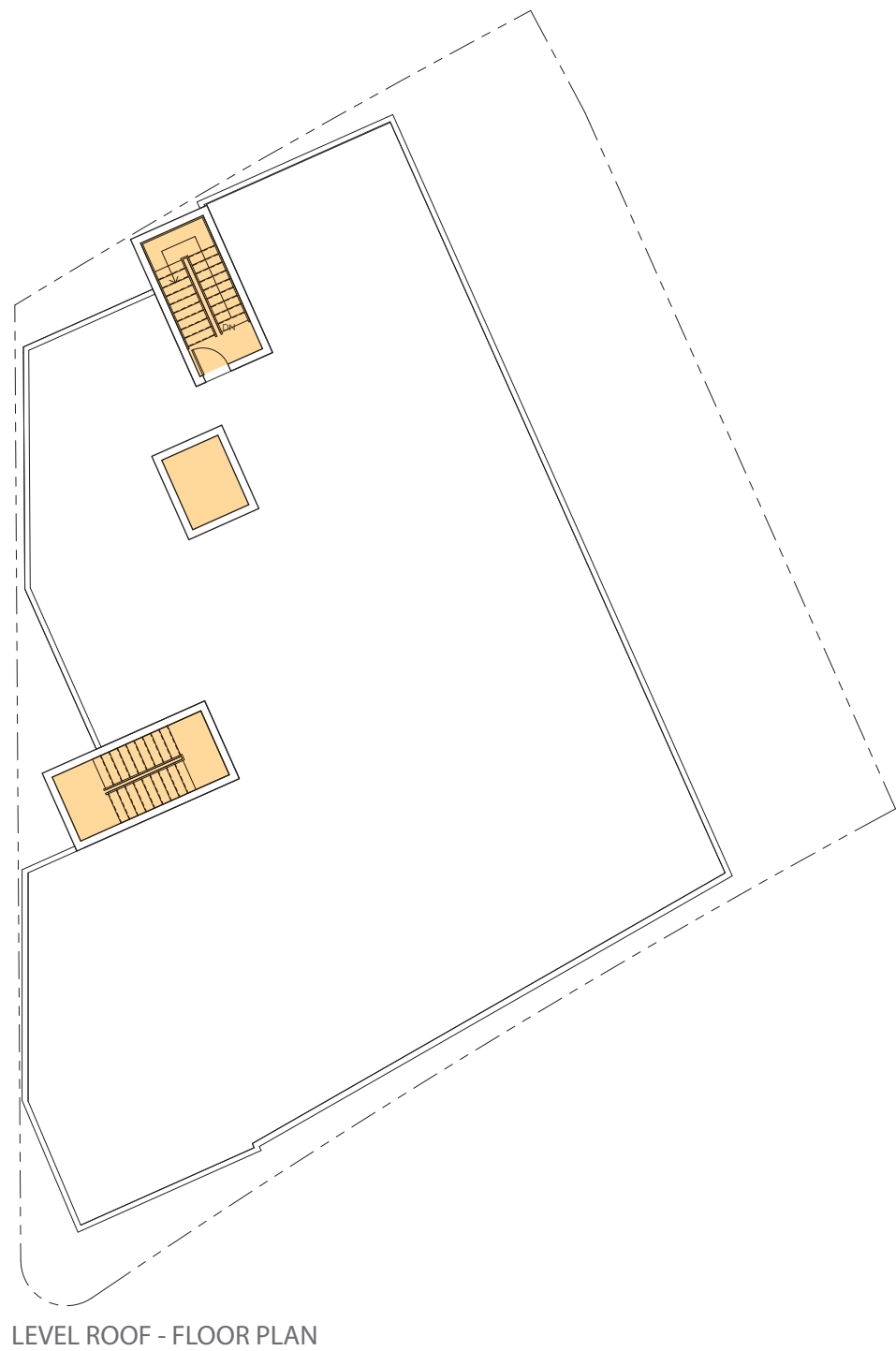


LEVEL 5- FLOOR PLAN

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

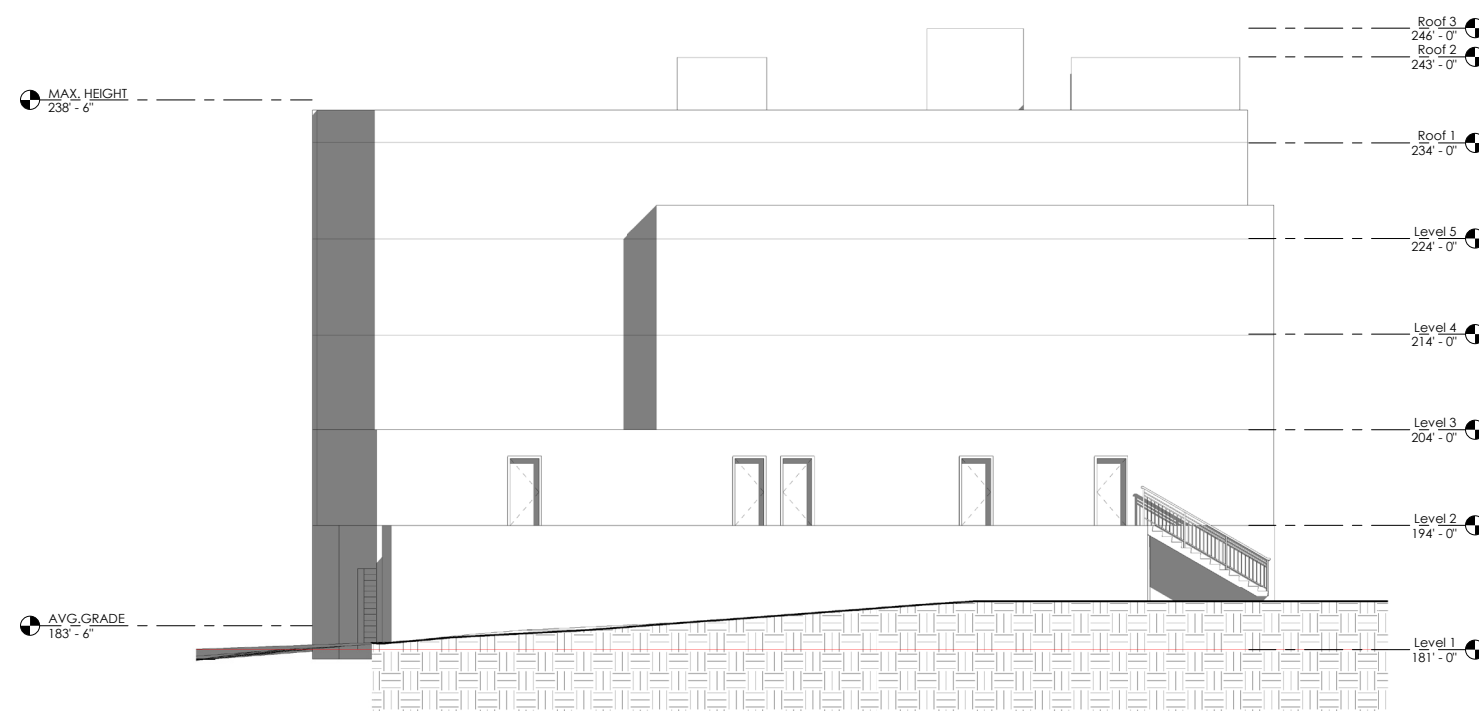
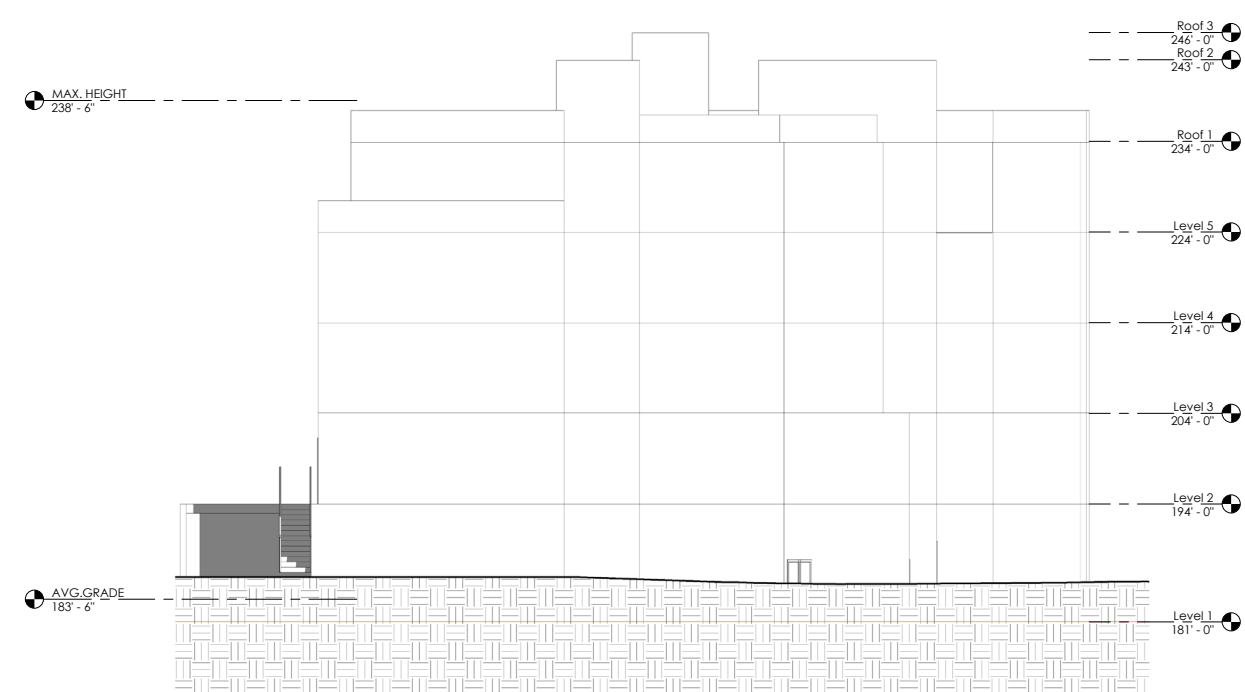
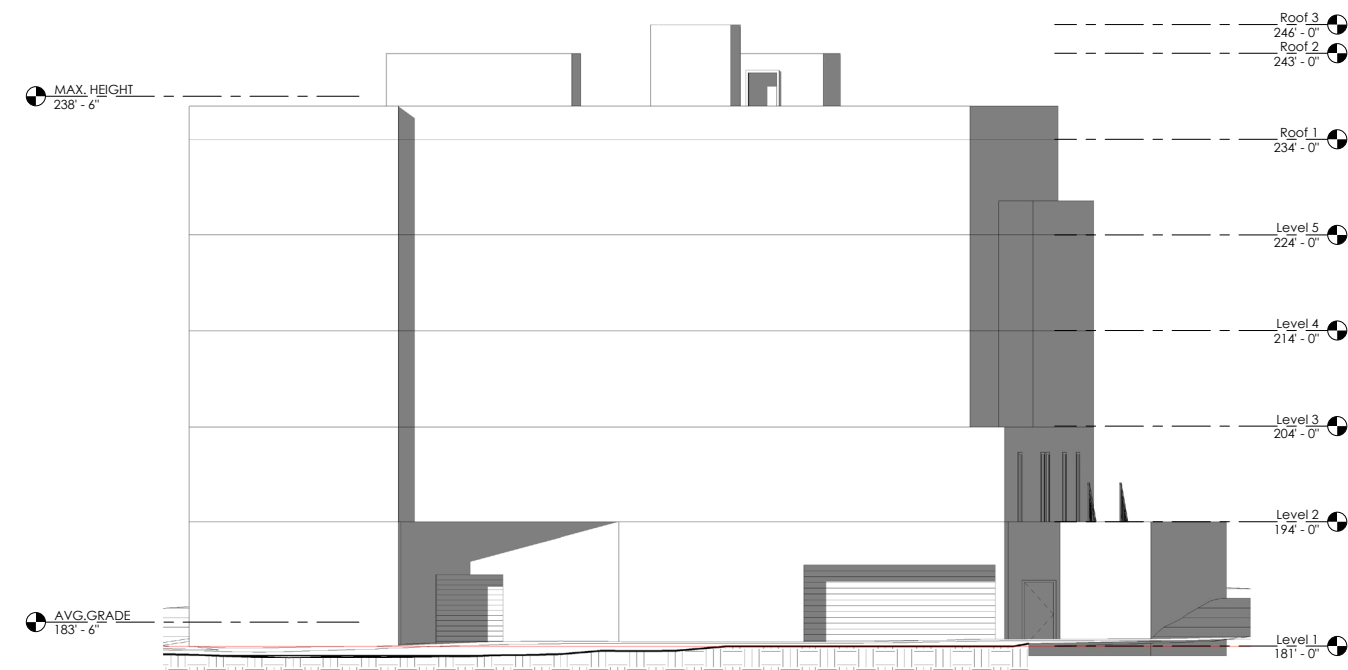
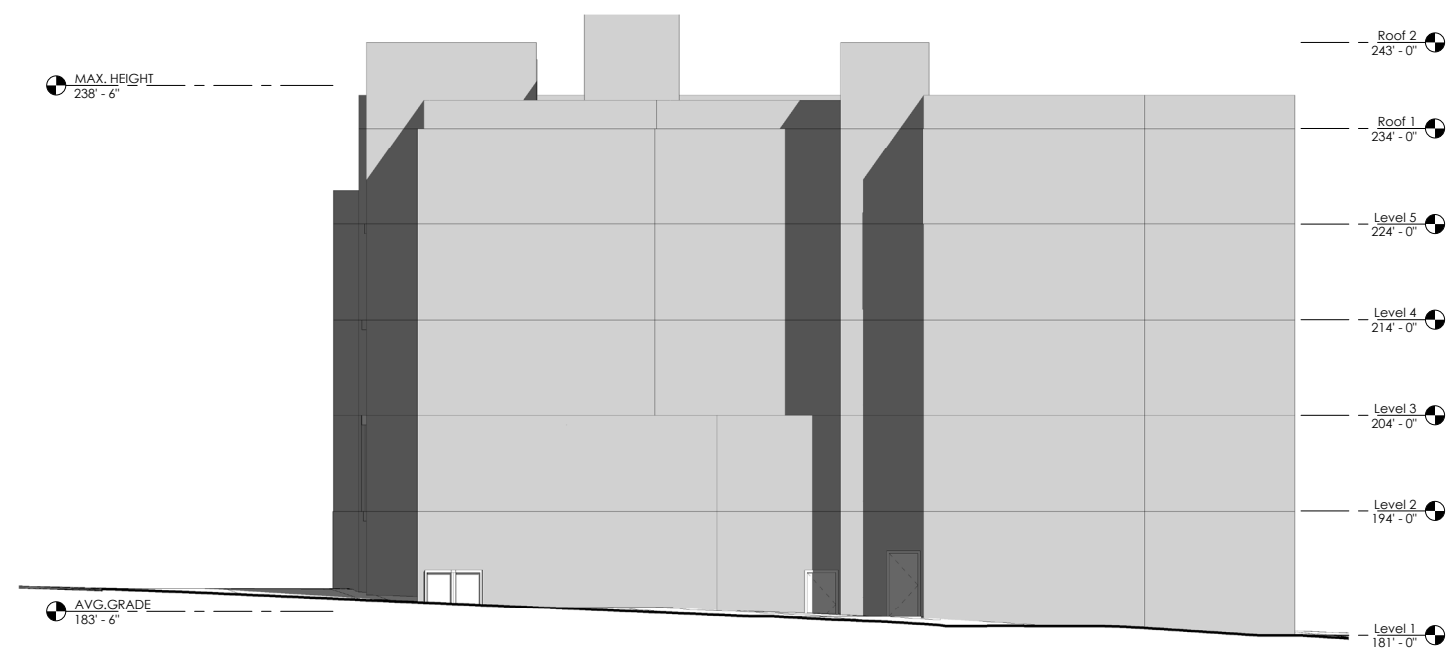


DESIGN OPTIONS: OPTION 02

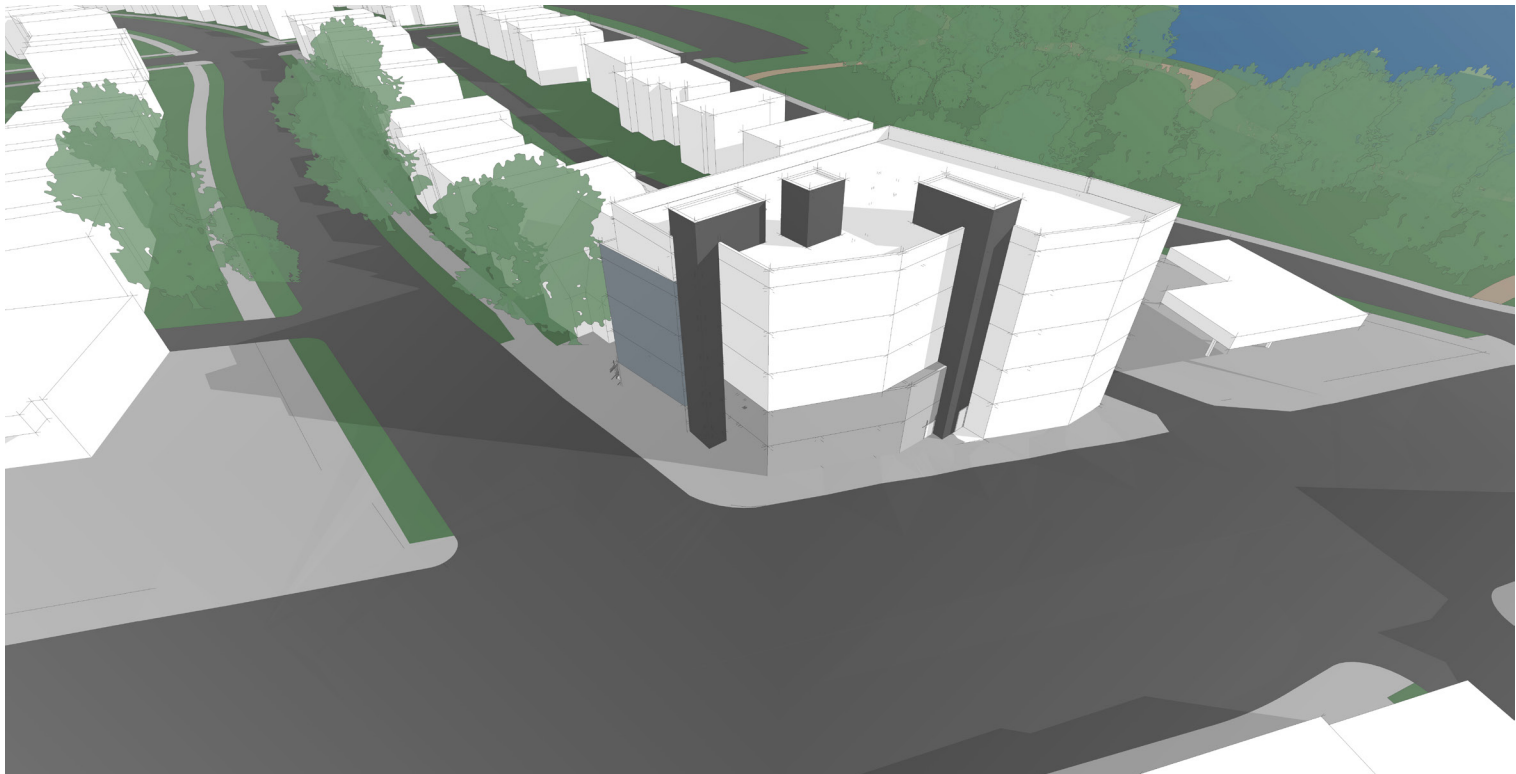


- STORAGE
- CORRIDOR
- BYCICLE
- LOBBY
- RESIDENTIAL
- GARBAGE / RECYCLE
- STAIR / ELEVATOR
- M/E
- PARKING

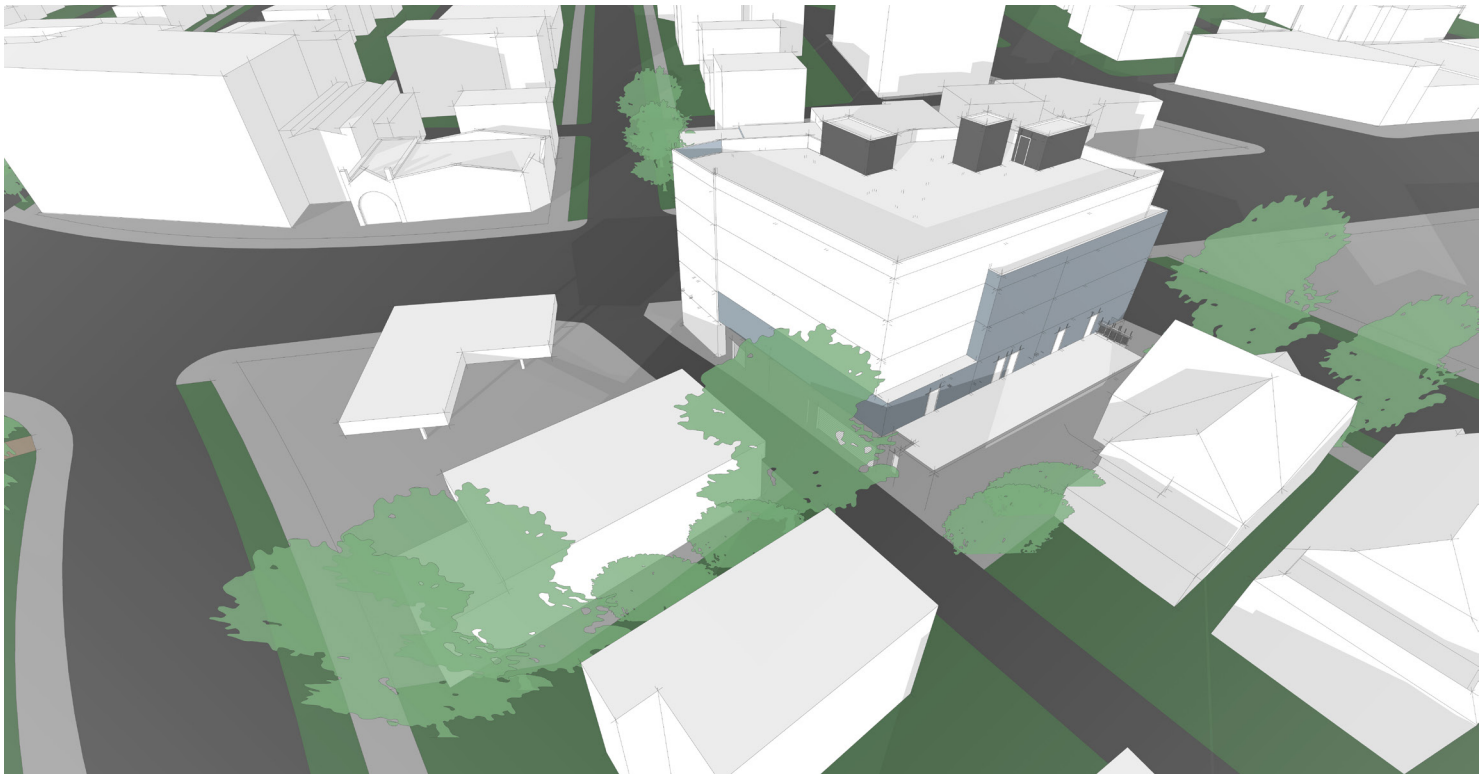
DESIGN OPTIONS: OPTION 02



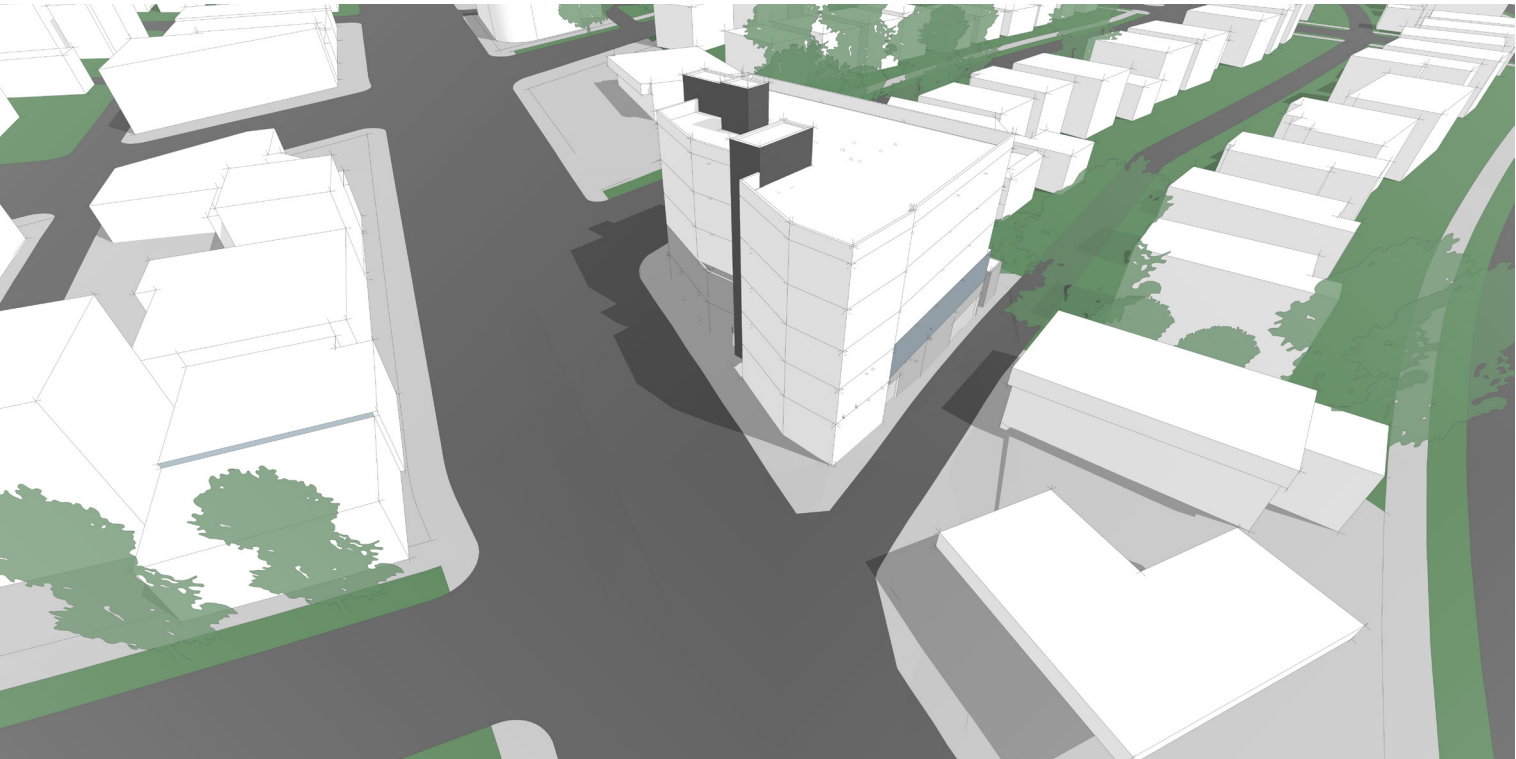
DESIGN OPTIONS: OPTION 02



AERIAL VIEW OF NORTHWEST BUILDING CORNER



AERIAL VIEW OF SOUTHEAST BUILDING CORNER



AERIAL VIEW OF SOUTHWEST BUILDING CORNER

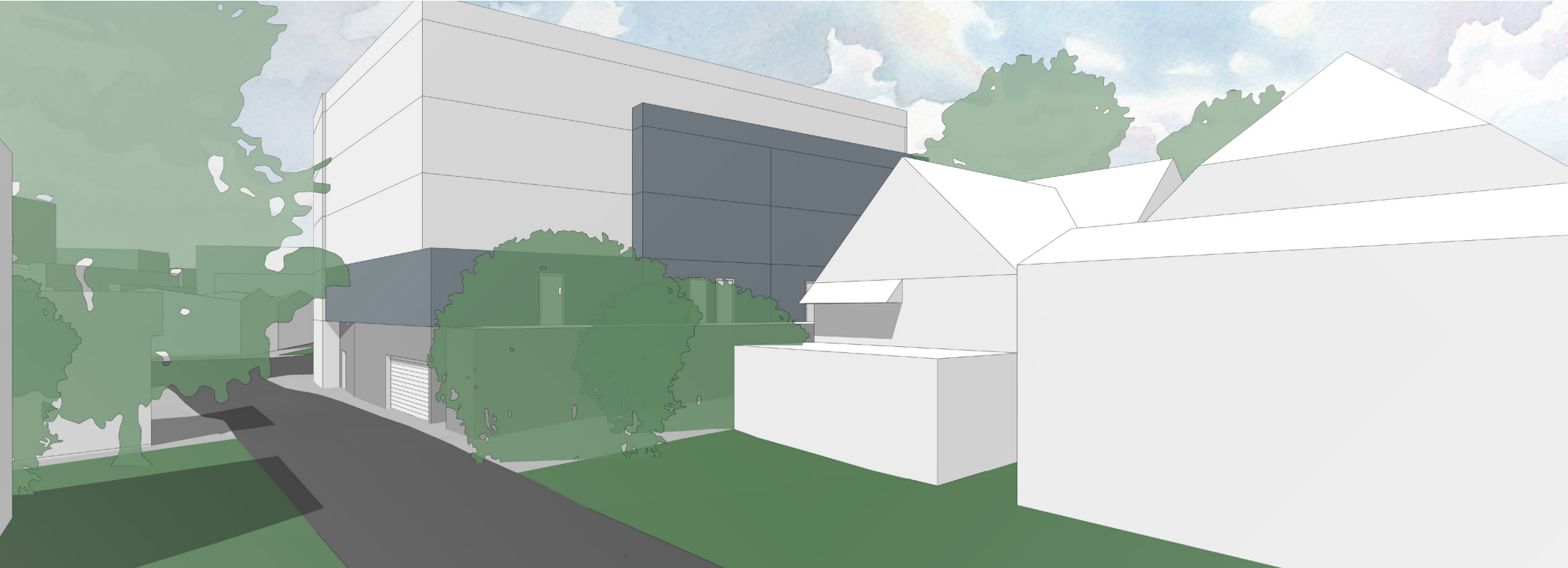


PERSPECTIVE VIEW OF REAR BUILDING CORNER

DESIGN OPTIONS: OPTION 02

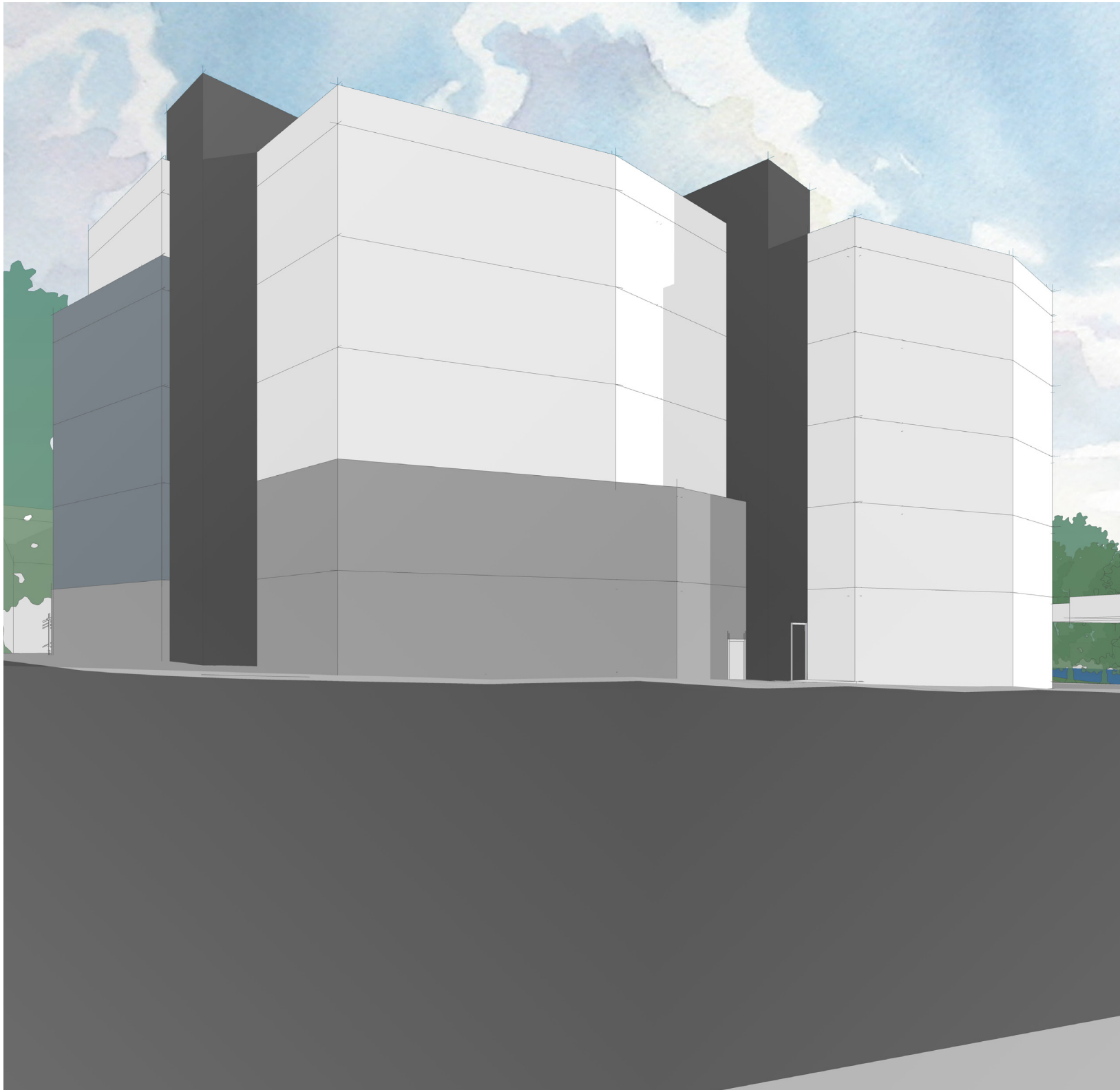


PERSPECTIVE VIEW OF TRANSITION TO SINGLE FAMILY NEIGHBORHOOD



PERSPECTIVE VIEW FROM ALLEY

DESIGN OPTIONS: OPTION 02



PERSPECTIVE VIEW OF NORTHWEST BUILDING CORNER



PERSPECTIVE VIEW OF SOUTHWEST BUILDING CORNER

DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)

Option - 03

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

Pros

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

Cons

- Does not maintain the street edge along Aurora

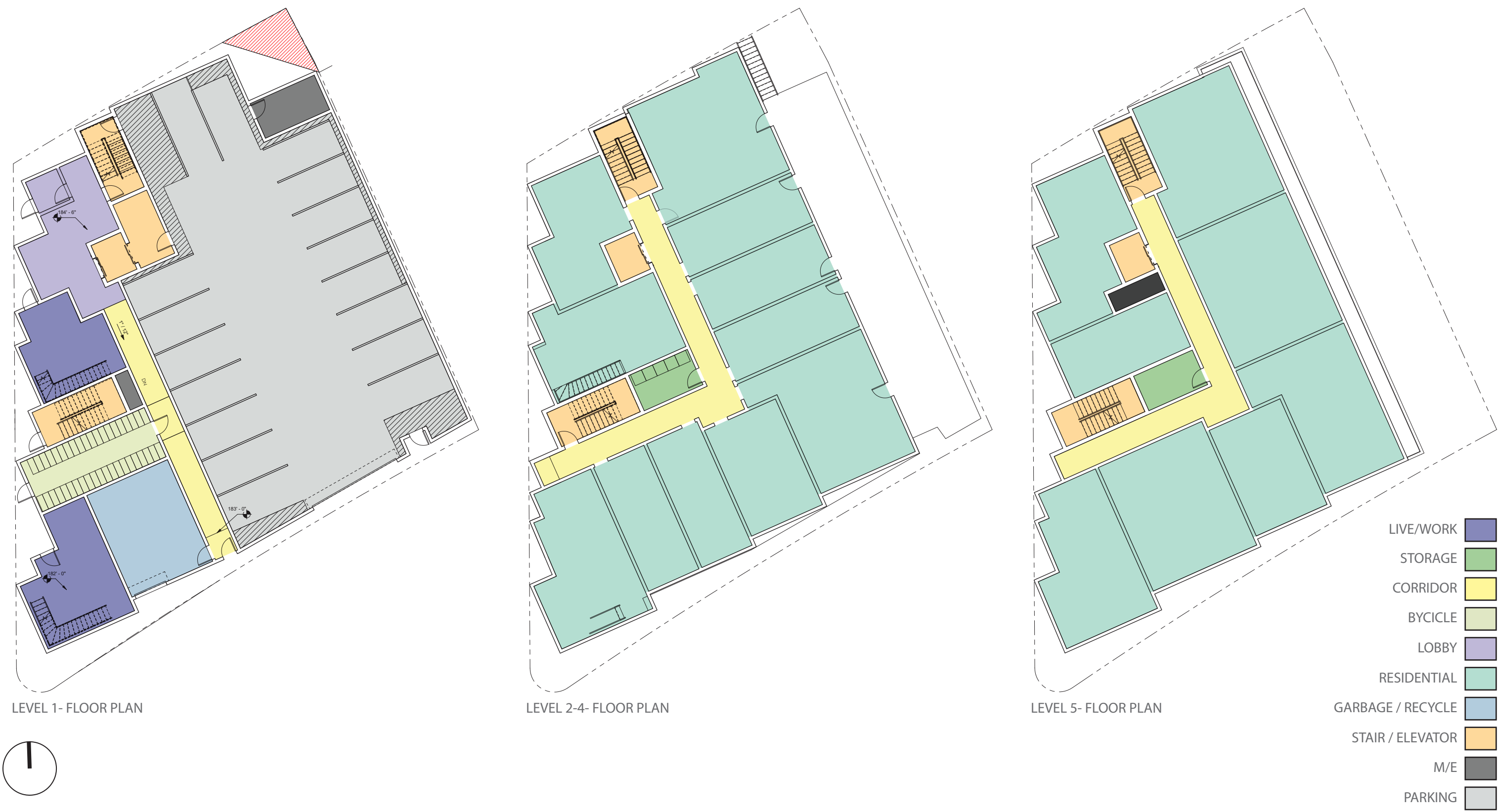
Departures

None

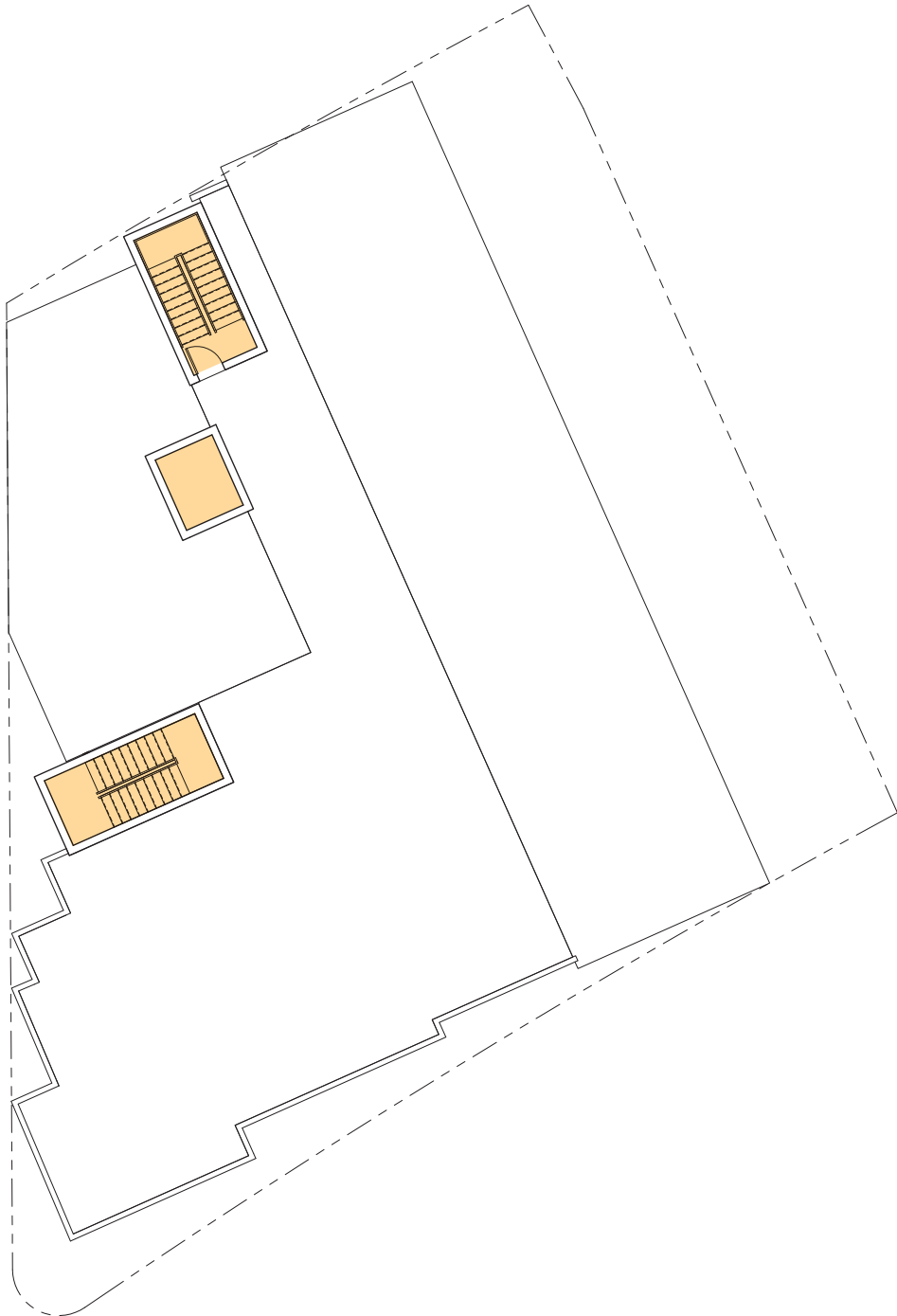


STREET VIEW A

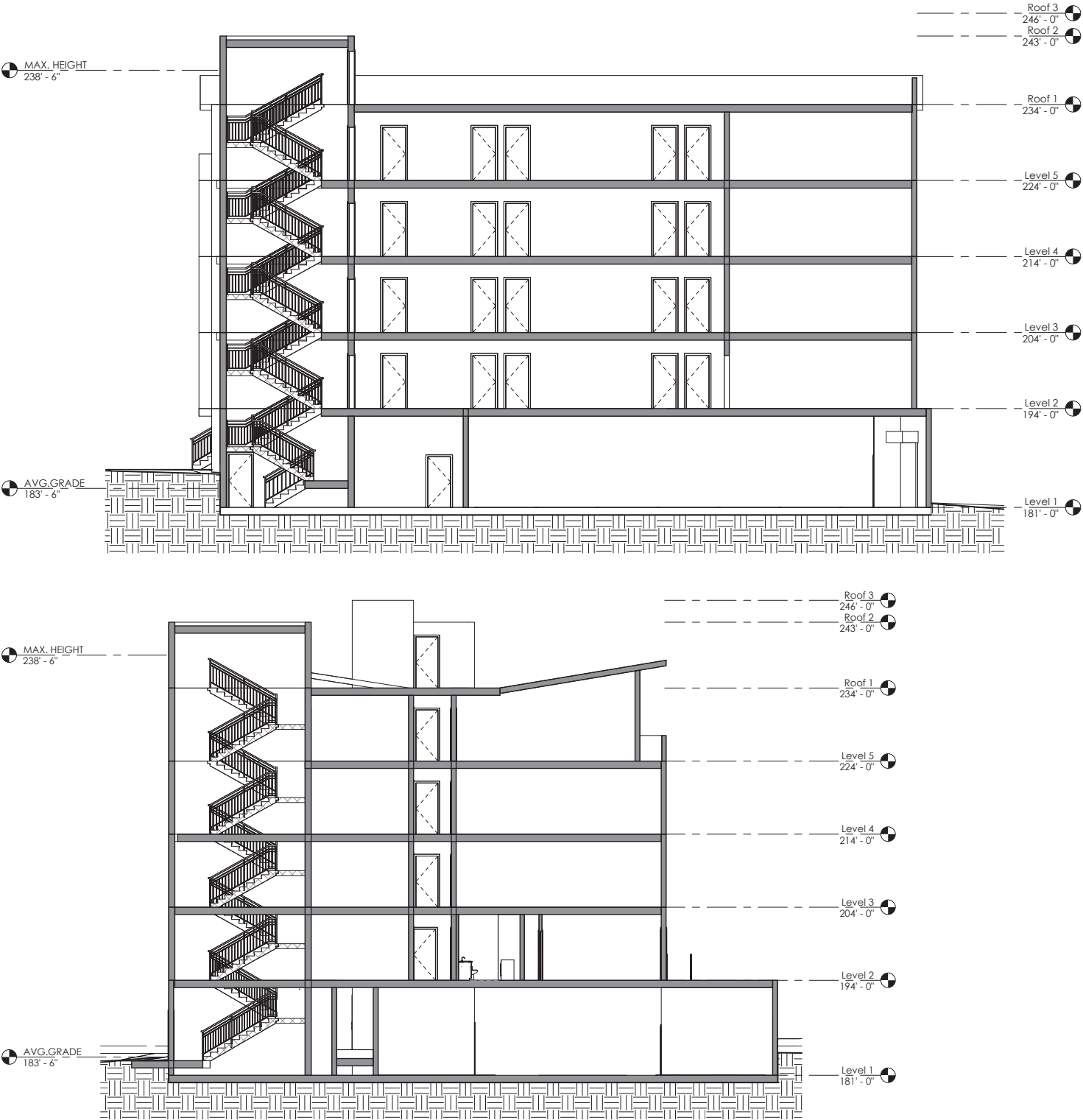
DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)



DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)



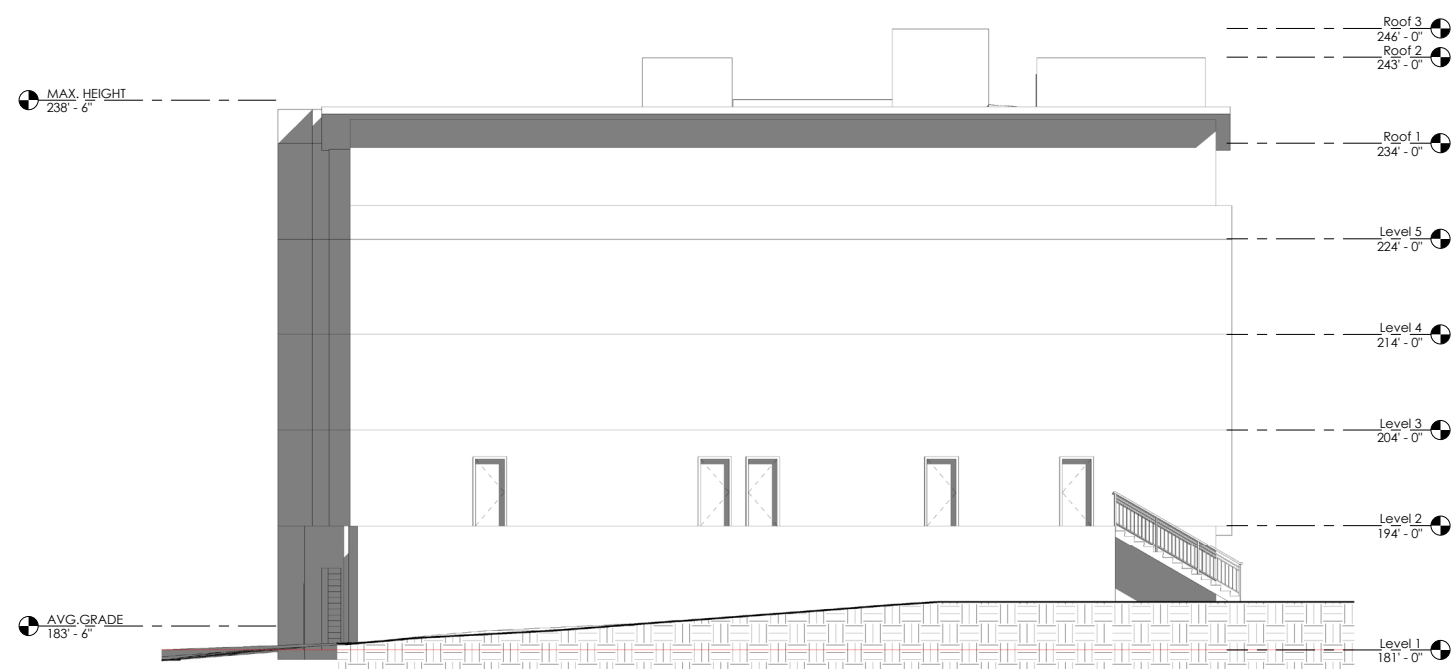
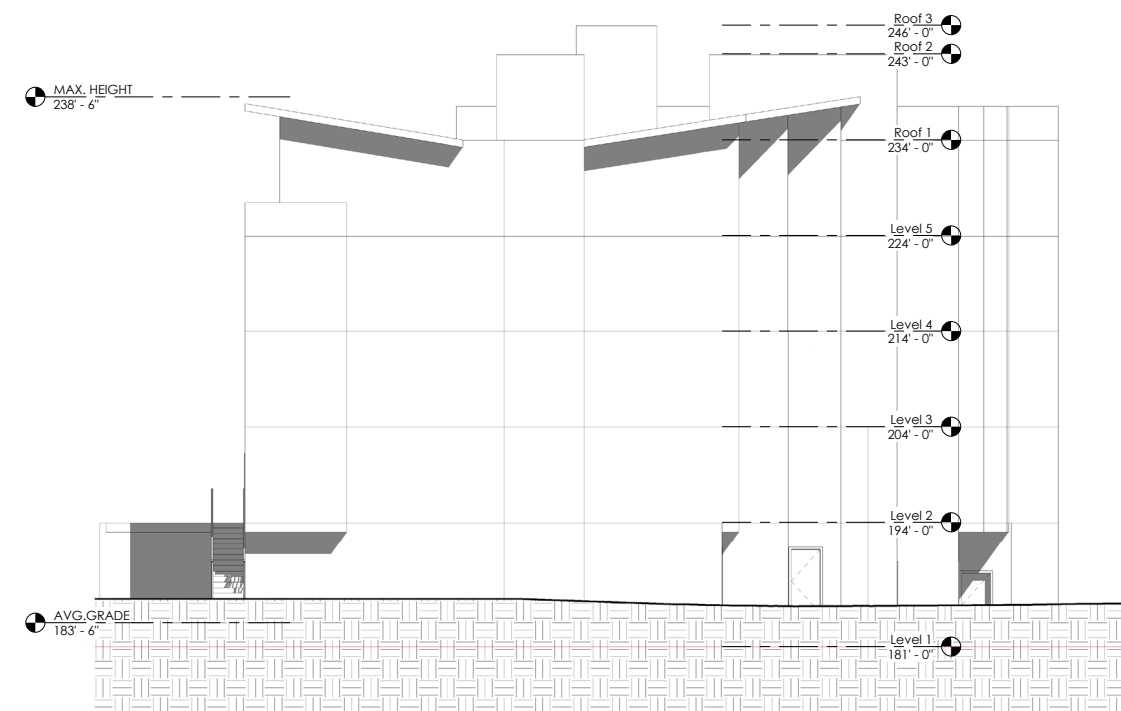
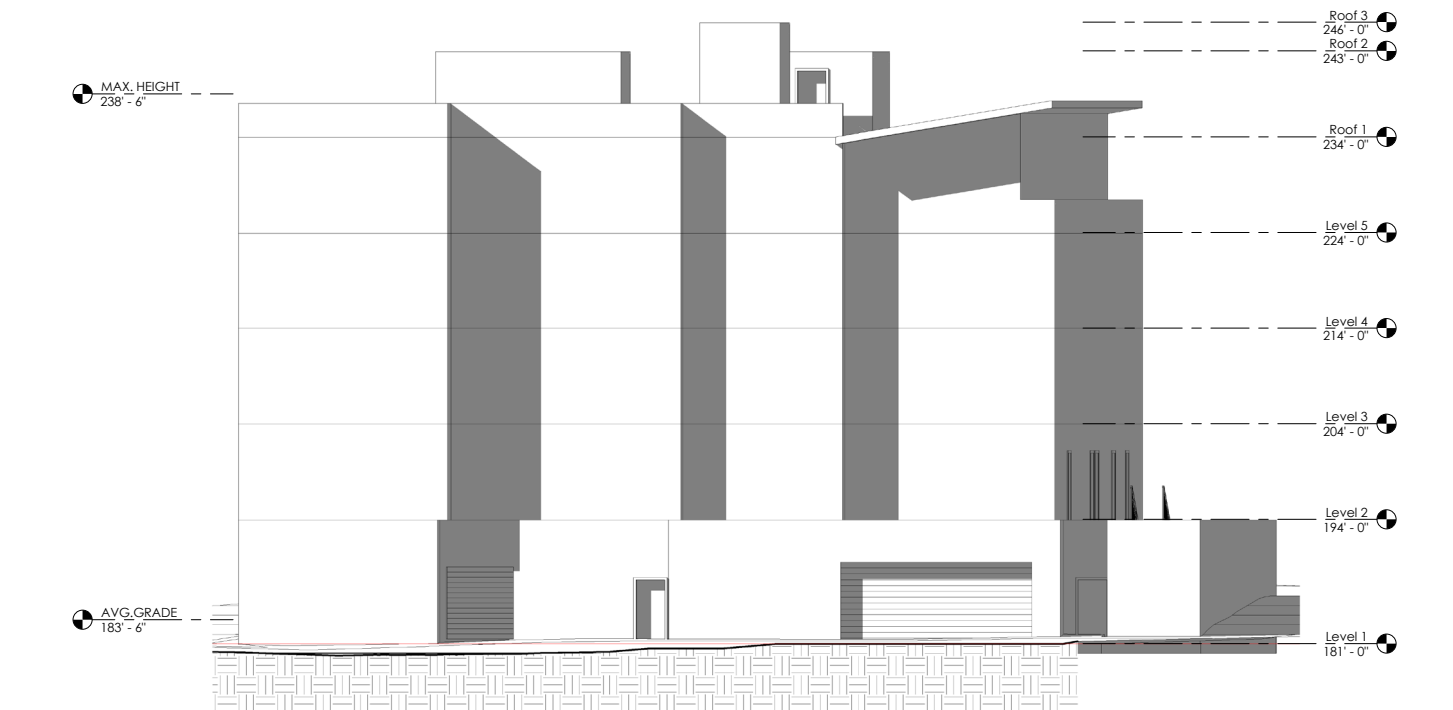
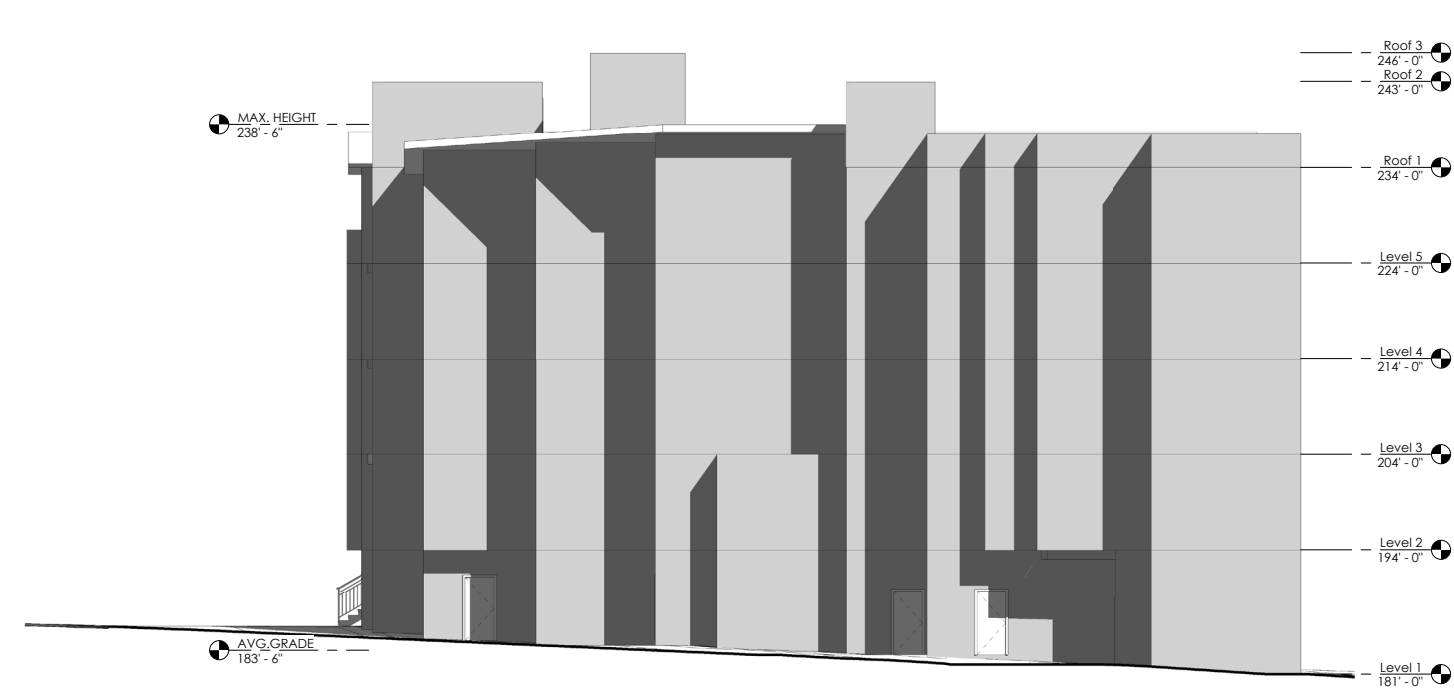
LEVEL ROOF - FLOOR PLAN



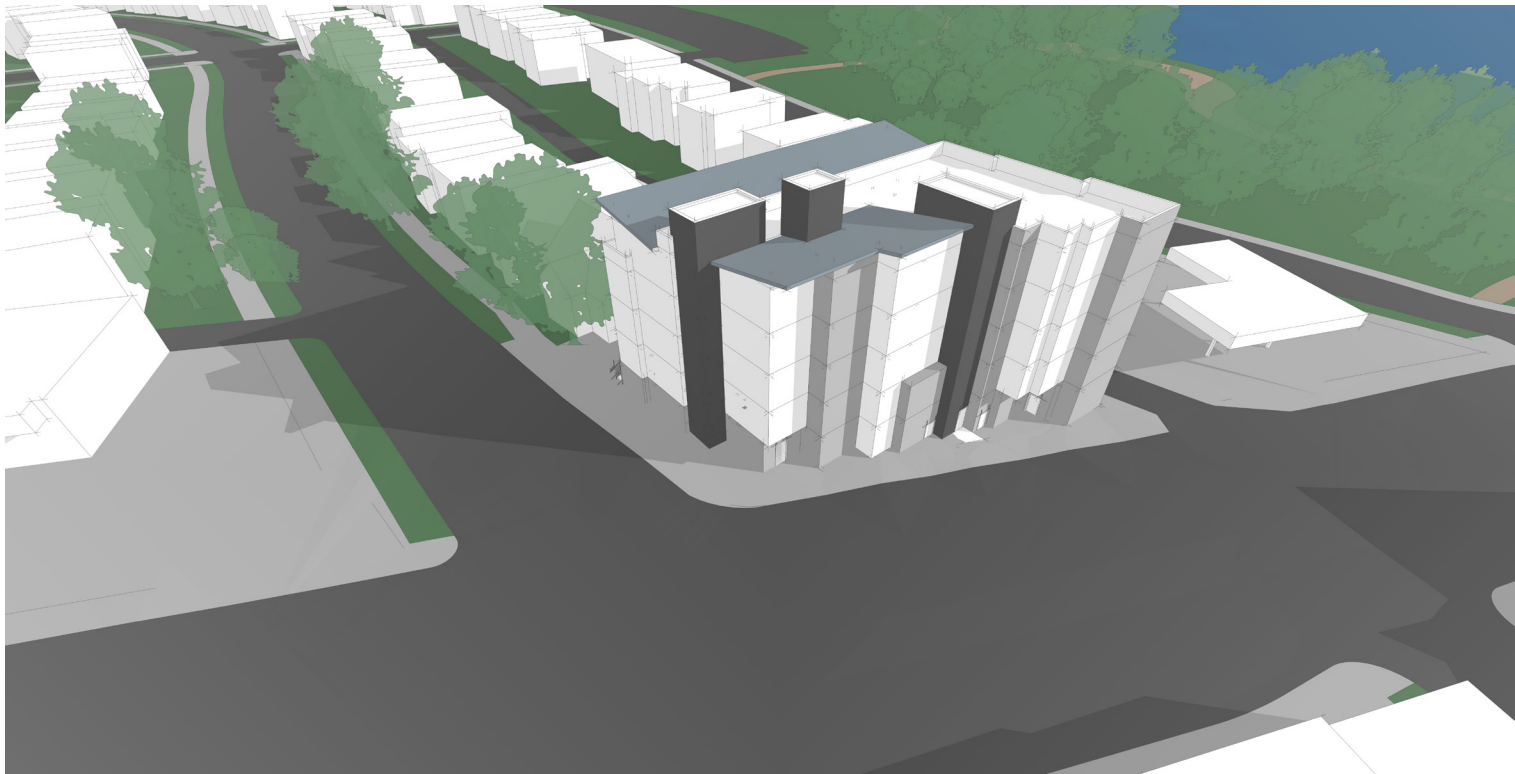
- STORAGE
- CORRIDOR
- BYCICLE
- LOBBY
- RESIDENTIAL
- GARBAGE / RECYCLE
- STAIR / ELEVATOR
- M/E
- PARKING



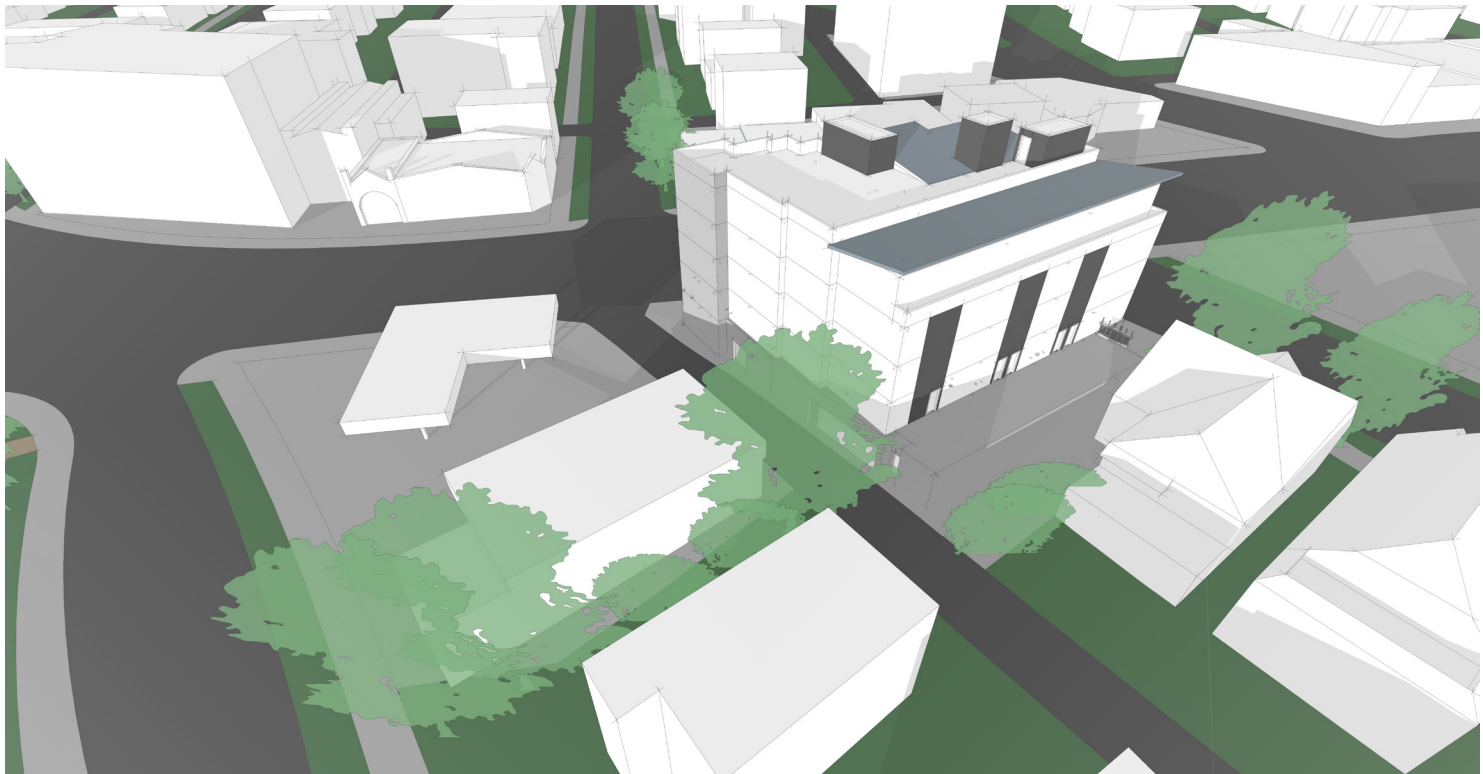
DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)



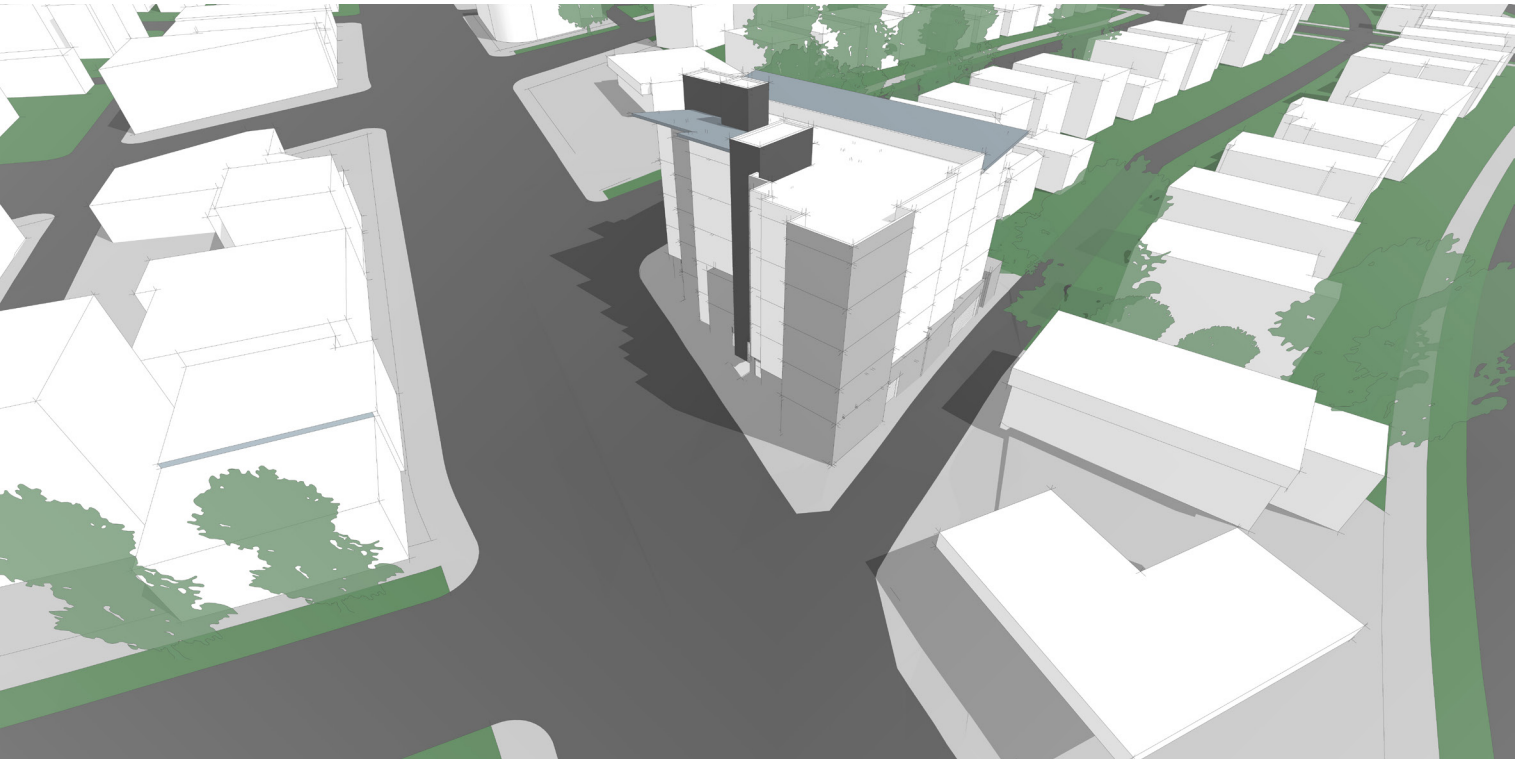
DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)



AERIAL VIEW OF NORTHWEST BUILDING CORNER



AERIAL VIEW OF SOUTHEAST BUILDING CORNER



AERIAL VIEW OF SOUTHWEST BUILDING CORNER

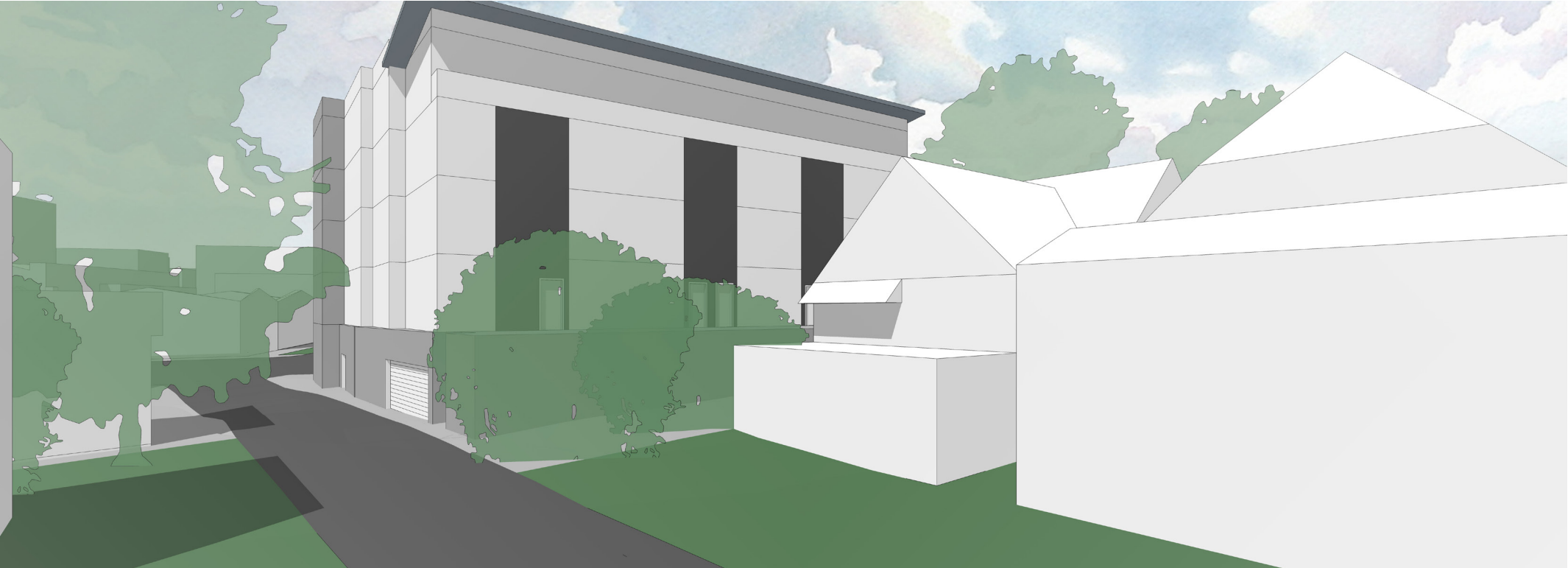


PERSPECTIVE VIEW OF REAR BUILDING CORNER

DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)



PERSPECTIVE VIEW OF TRANSITION TO SINGLE FAMILY NEIGHBORHOOD



PERSPECTIVE VIEW FROM ALLEY

DESIGN OPTIONS: OPTION 03 (PREFERRED OPTION)



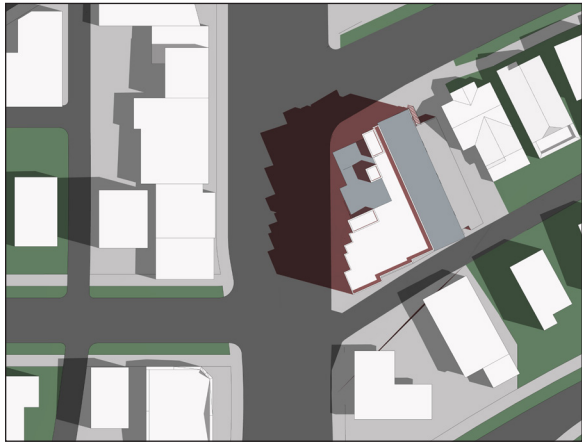
PERSPECTIVE VIEW OF NORTHWEST BUILDING CORNER



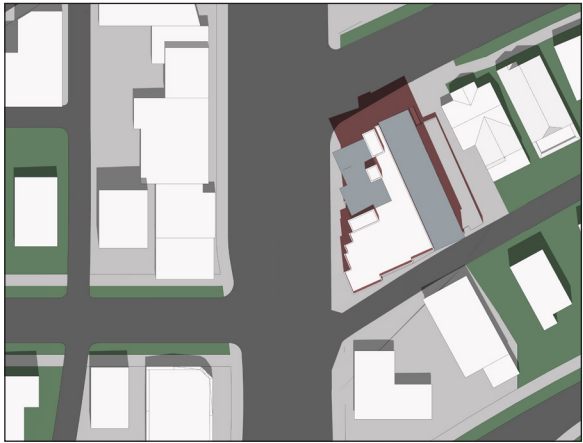
PERSPECTIVE VIEW OF SOUTHWEST BUILDING CORNER

SHADOW STUDY: OPTION 03 (PREFERRED OPTION)

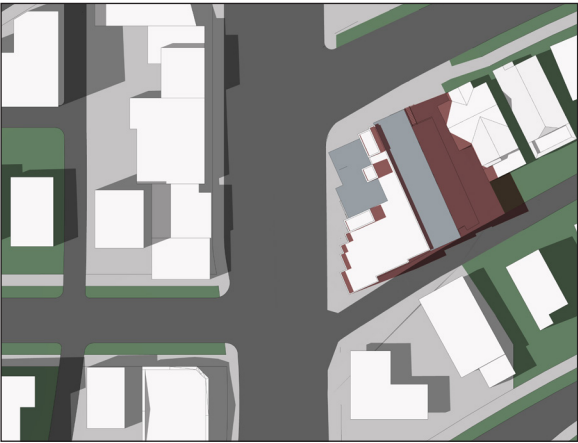
Summer Solstice - June 21 at 9am



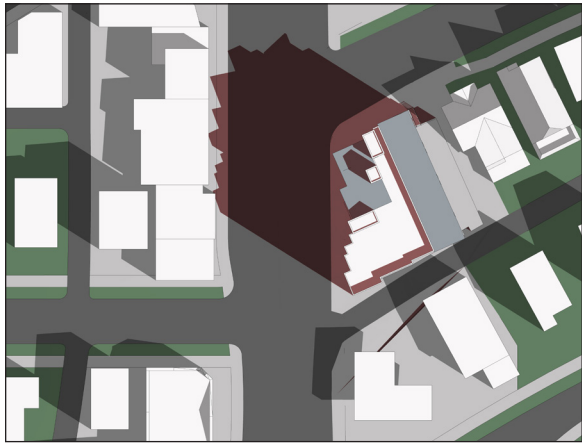
Summer Solstice - June 21 at 12pm



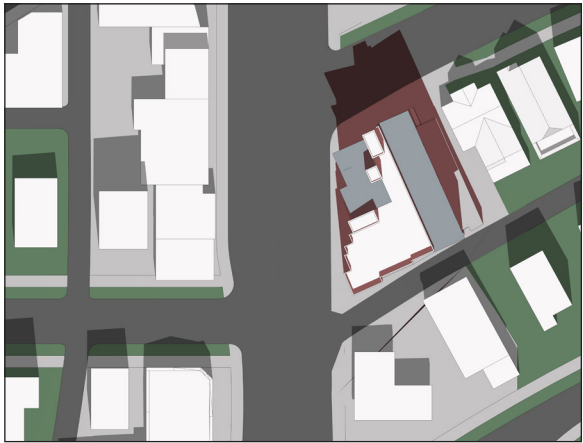
Summer Solstice - June 21 at 3pm



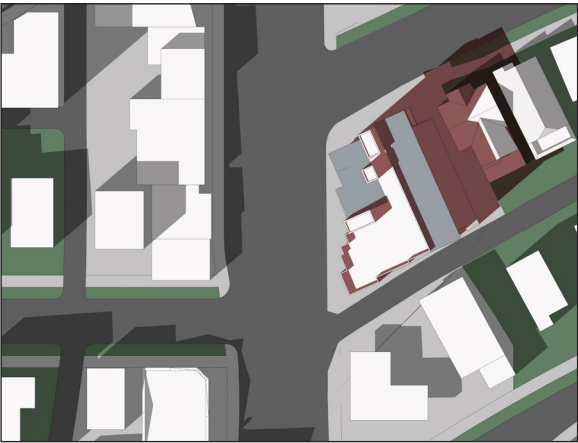
Equinox - March/September 21 at 9am



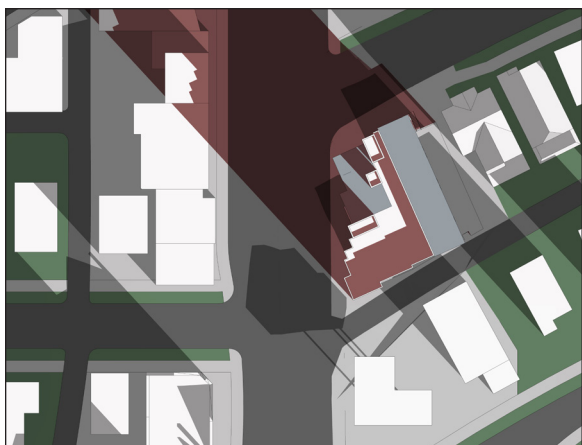
Equinox - March/September 21 at 12pm



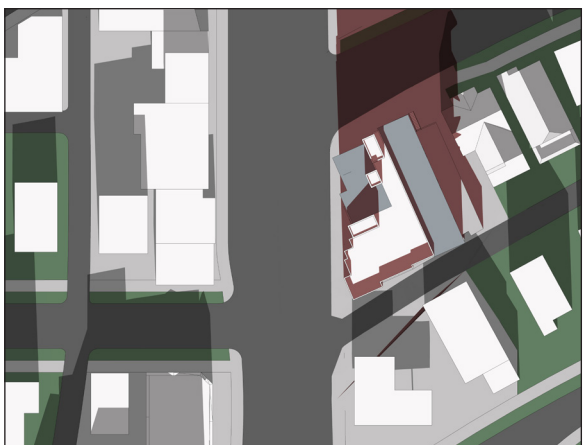
Equinox - March/September 21 at 3pm



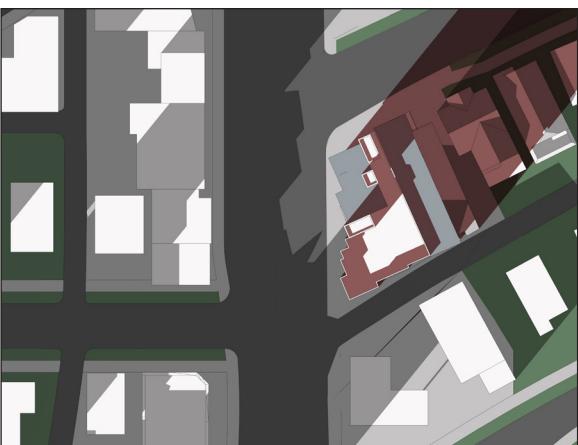
Winter Solstice - December 21 at 9am



Winter Solstice - December 21 at 12pm



Winter Solstice - December 21 at 3pm



CONCEPT DEVELOPMENT: MASSING + MATERIAL INSPIRATION



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



Breaking Facade into Distinct Components



Masonry base



Hardie Panel w/ accents Metal cladding



Shed Roof Element



Massing Broken and steps along street to create depth

DESIGN DEVELOPMENT

OPTION 03 (PREFERRED OPTION)



PERSPECTIVE VIEW OF NORTHWEST BUILDING CORNER



PERSPECTIVE VIEW OF SOUTHWEST BUILDING CORNER



PERSPECTIVE VIEW OF NORTHWEST BUILDING CORNER



PERSPECTIVE VIEW OF NORTHEAST BUILDING CORNER

DESIGN DEVELOPMENT



PERSPECTIVE VIEW OF TRANSITION TO SINGLE FAMILY NEIGHBORHOOD



PERSPECTIVE VIEW FROM ALLEY

DESIGN DEVELOPMENT



AERIAL VIEW OF SOUTHWEST BUILDING CORNER



AERIAL VIEW OF NORTHWEST BUILDING CORNER

OPTION 03 (PREFERRED OPTION)



AERIAL VIEW OF FRONT FACADE BUILDING CORNER

LANDSCAPING



PACIFIC SUNSET MAPLE



GOLDEN SMOKE TREE



WESTERN SWORDFERN



MAIDENGRASS



PACIFIC WAX LEAF MYRTLE



SKY ROCKET JUNIPER



CRAPE MYRTLE



PACIFIC FIRE VINE MAPLE



EVERGREEN HUCKLEBERRY



FLOWERING CURRANT



DWARF FOUNTAIN GRASS



DWARF BOXWOOD



SUNROSE



CREEPING MAHONIA



HEAVENLY BAMBOO



OAKLEAF HYDRANGEA



AUTUMN JOY SEDUM

TREES



MT. VERNON LAUREL



BISHOPS CAP



SARCOCACCA



JAPANESE FOREST GRASS



SEDUM BASED GREEN ROOF



FATSHEDERA VINE



AKEBIA VINE

GREEN ROOF

VINES

GROUNDCOVERS

LANDSCAPING



LANDSCAPE PLAN: GROUND LEVEL



LANDSCAPE PLAN: ROOF LEVEL

