7216 AURORA AVE N
DESIGN RECOMMENDATION
10 FEBRUARY 2022
SDCI Project: #3034281-LU

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Administrative Design Review

June 24th, 2019

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PROJECT INFORMATION

Location

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

Existing Uses & Structures

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

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

Adjacencies

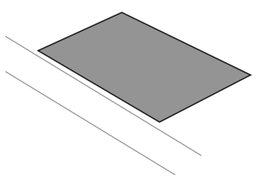
Aurora Ave N with vehicular and transit connections to the North and South; NE 85th St to the N with connections to the W and I-5 to the E. Ave, University Village, buses to Downtown Seattle, University of Washington, University of Washington IMA, and Greenlake to the Northwest.

Number of Units:

- 29 UNITS
- 2 COMMERCIAL UNITS

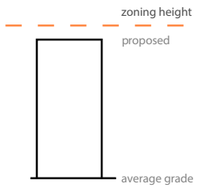
Gross Floor Area:

31,369 sf



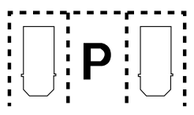
Site Area:

8,526 sf



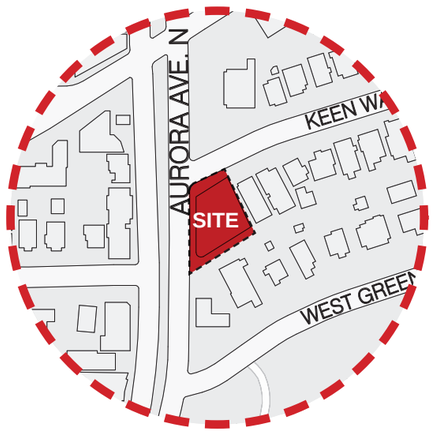
Structure Height:

Zoning: 55 ft
Propsed: 54.30 ft



Parking Stalls:

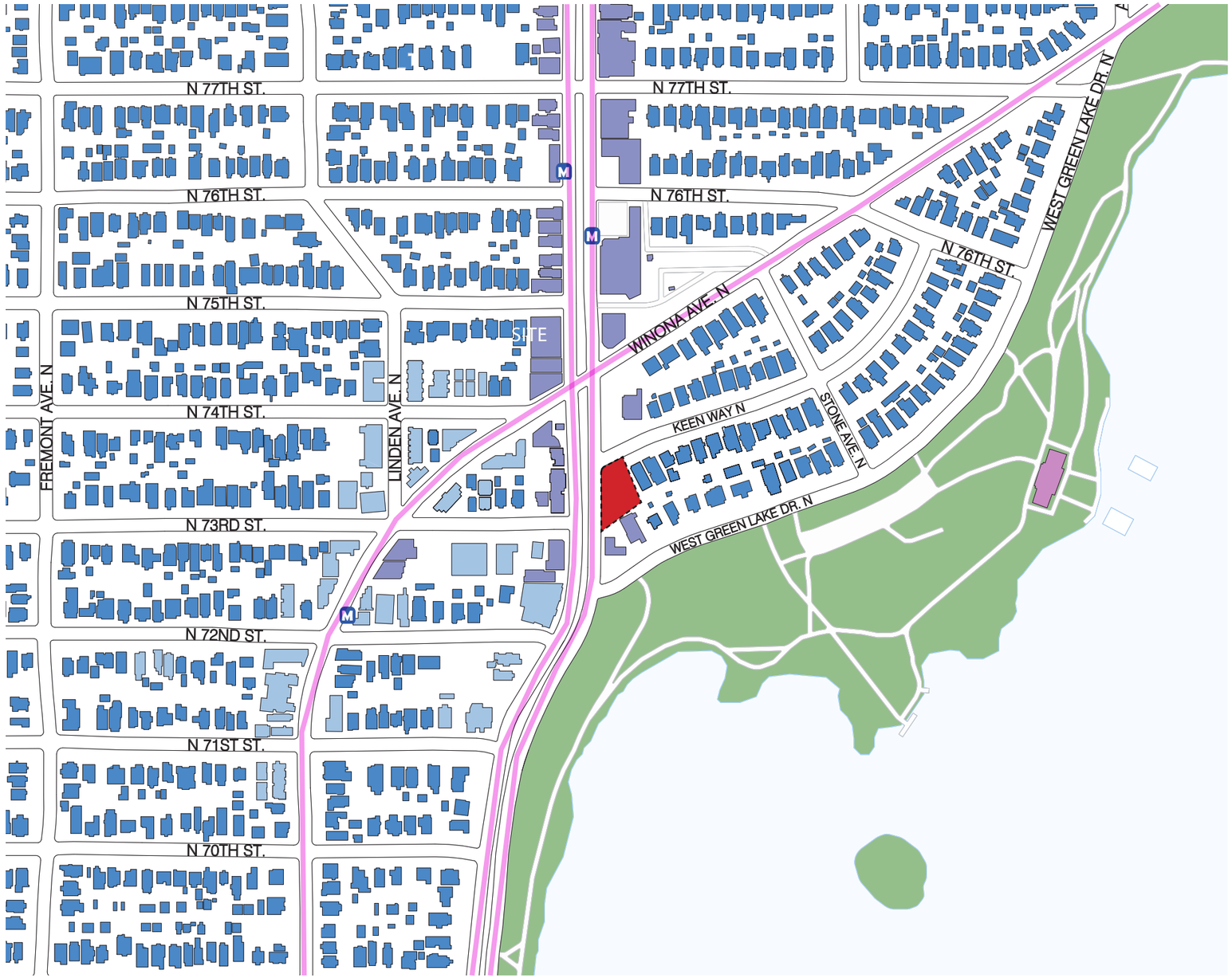
17 stalls
(50% reduction)



CONTEXT ANALYSIS

Land Use / Circulation

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



LAND USE/TRANSPORTATION MAP

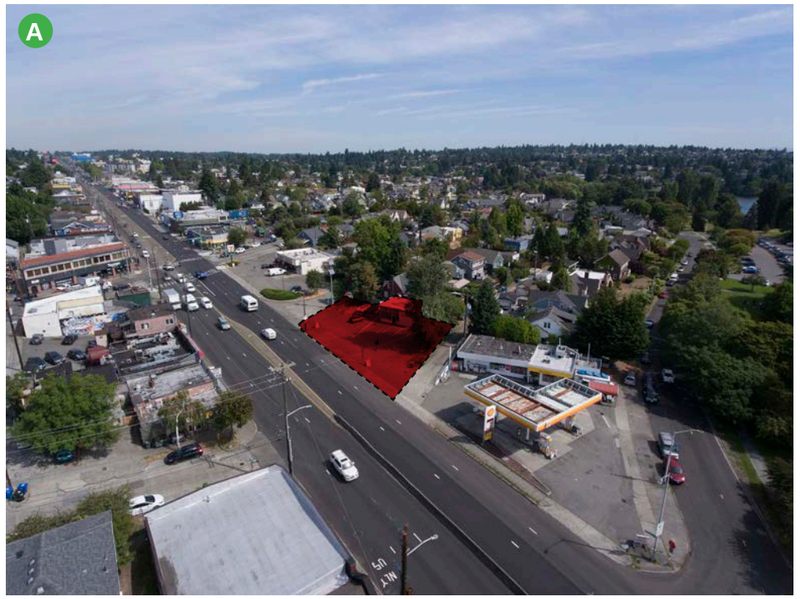
CONTEXT ANALYSIS: STREET ELEVATIONS

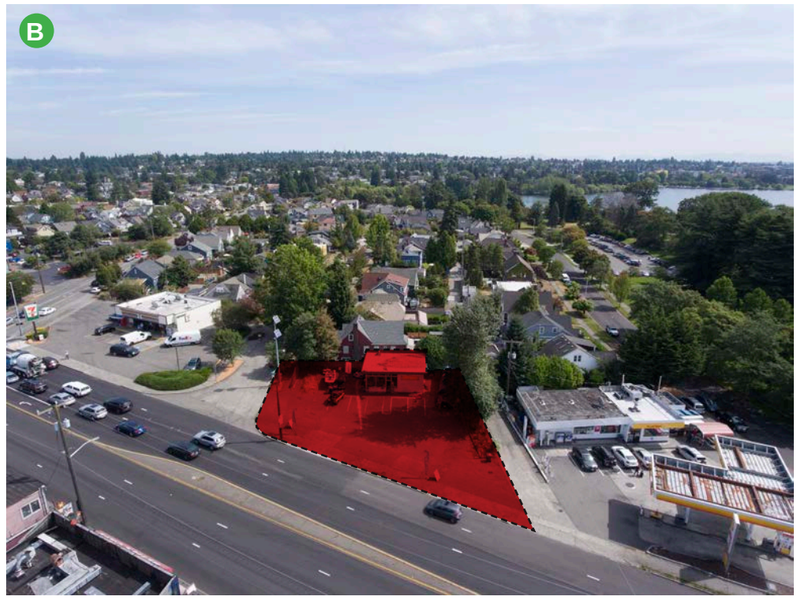
A West Elevation

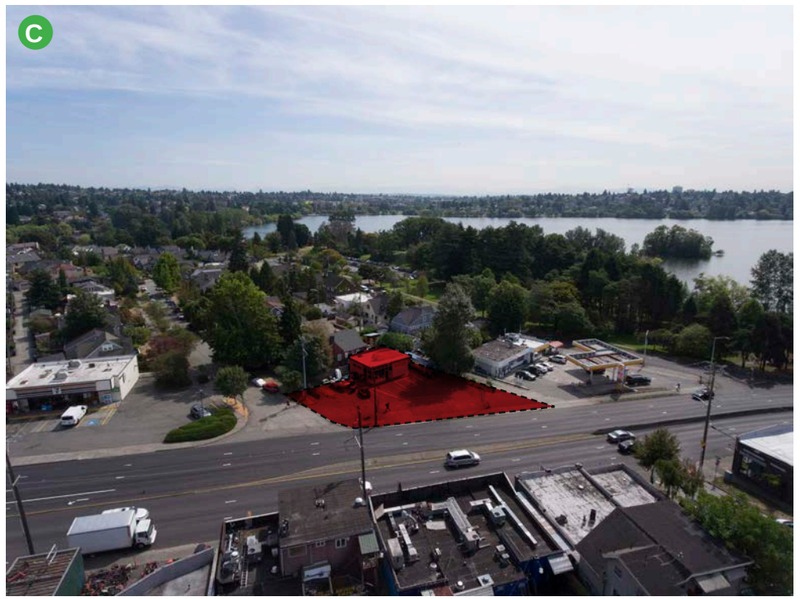
B East Elevation

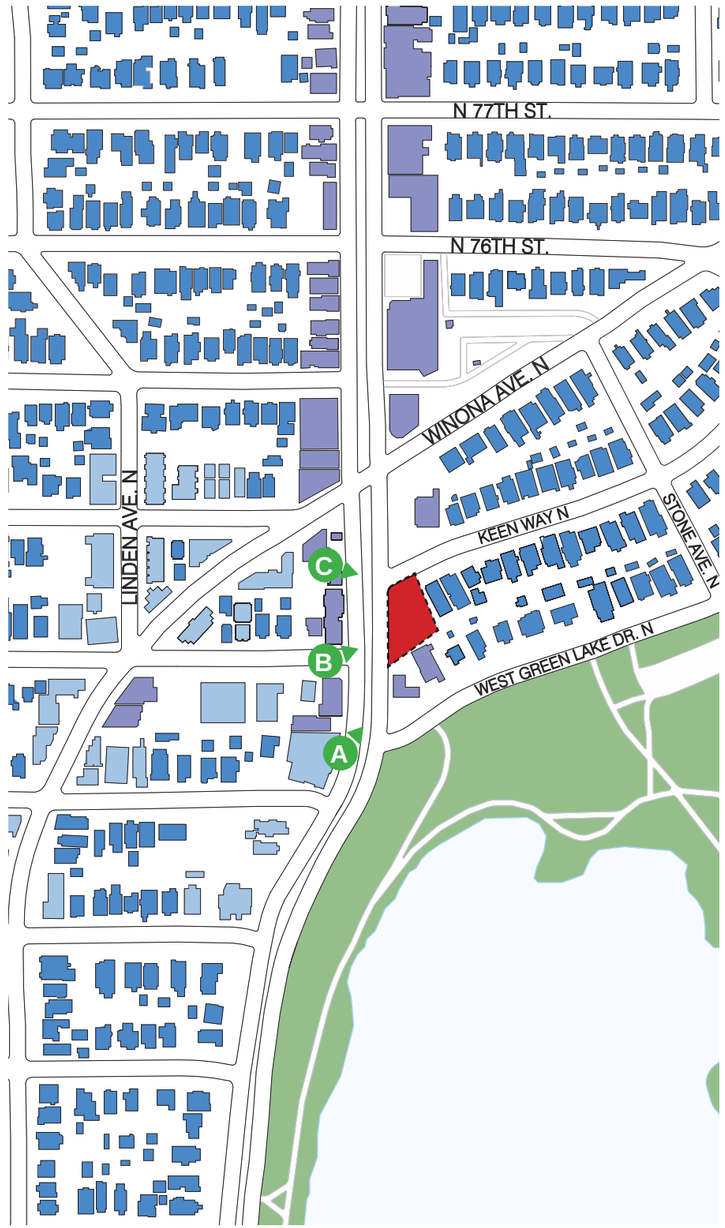
NE 43RD ST STREET ELEVATION B-B

CONTEXT ANALYSIS: STREET ELEVATIONS

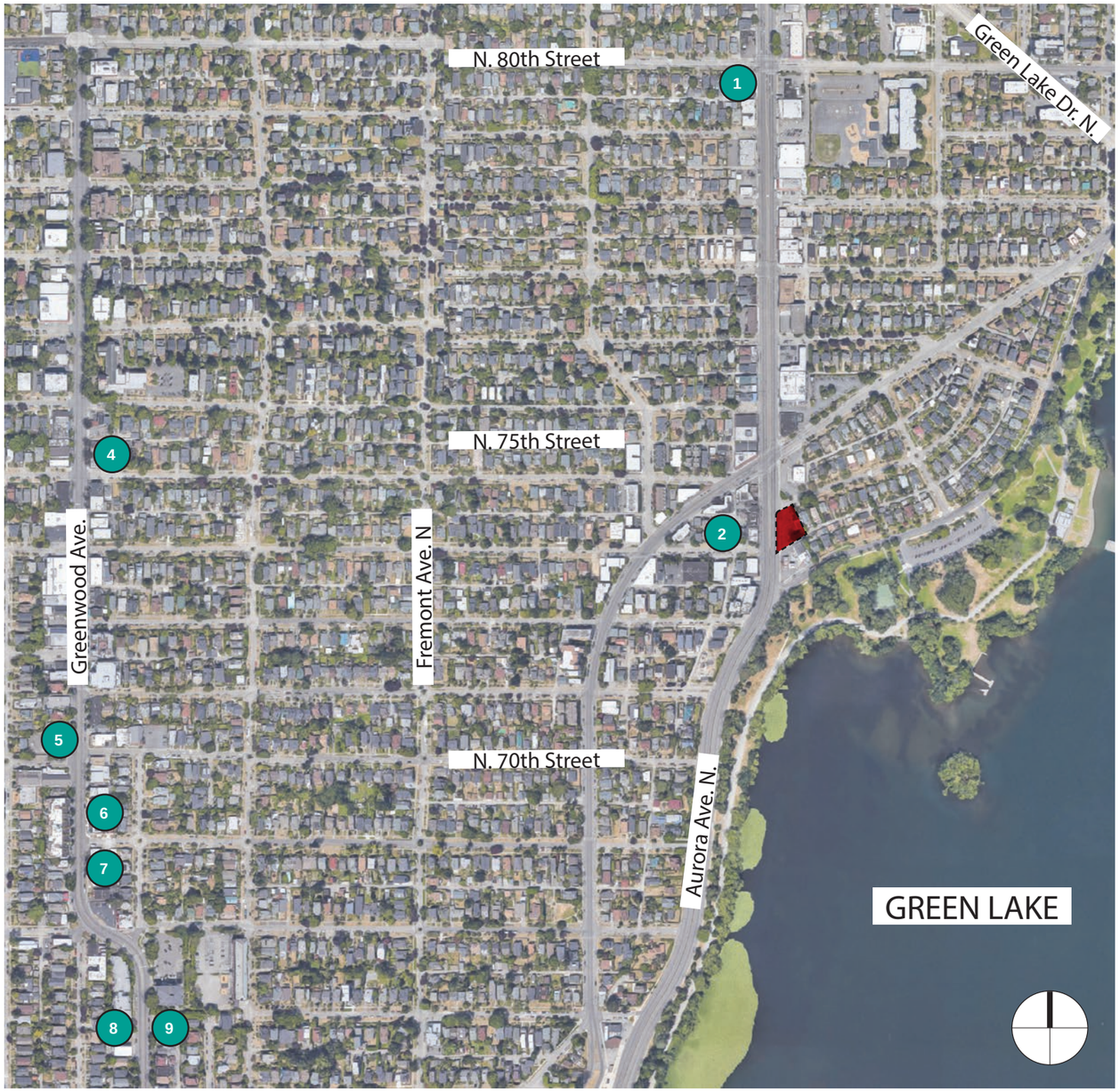








CONTEXT ANALYSIS: GREENLAKE NEIGHBORHOOD



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

COMMUNITY OUTREACH COMMENTS

1. PUBLIC COMMUNITY OUTREACH METHODS:

1) In-Person Outreach:

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

2) Digital Outreach:

a. Basic Project Web page

b. Email to distribution list that includes neighborhood community organizations

3) Printed Outreach:

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

2. PUBLIC COMMENTS ARE SUMMARIZED THE FOLLOWING

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

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

No comments were received via the project email.

CODE ANALYSIS

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

(The following are applicable to all three alternative schemes)

SMC 23.47A.004.A

PERMITTED USES

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

SMC 23.47A.013

FLOOR AREA RATIO

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

SMC 23.47A.012.B

HEIGHT

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

SMC 23.47A.008

STREET-LEVEL DEVELOPMENT STANDARDS

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

SMC 23.47A.014

SETBACKS

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

SMC 23.47A.024

AMENITY AREA

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

SMC 23.47A.016

LANDSCAPING

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

SMC 23.47A.032

REQUIRED PARKING

- Access to parking and loading shall be from alley.

SMC 23.54.015

BICYCLE PARKING QUANTITY

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

SMC 23.54.040

SOLID WASTE & RECYCLE

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

DESIGN GUIDELINE PRIORITIES

CONTEXT & SITE

(CITYWIDE DESIGN GUIDELINES)

CS-1: NATURAL SYSTEMS AND SITE FEATURES:

B.1.2. Sunlight and Natural Ventilation

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

C.1.2. Topography

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

CS-2: URBAN PATTERN AND FORM:

A.1. Sense of Place

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

B.2. Connection to the Street

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

D.3. Zone Transitions

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

CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:

A.2. Contemporary Design

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

(GREEN LAKE NEIGHBORHOOD DESIGN GUIDELINES)

CS-1: NATURAL SYSTEMS AND SITE FEATURES:

1.ii. Views of Lake

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

CS-2: URBAN PATTERN AND FORM:

1.ii. Entry Locations

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

2.iii. Height Bulk & Scale

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

3.i. Aurora Avenue North

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

3.ii. Multifamily Residential Areas

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

CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:

1.v. Facade Articulation

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

DESIGN GUIDELINE PRIORITIES

PUBLIC LIFE

(CITYWIDE DESIGN GUIDELINES)

PL-1: CONNECTIVITY:

A.2. Pedestrain Amenities

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

PL-2: WALKABILITY:

B.3. Street-Level Transparency

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

C.1. Locations and Coverage

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

PL-3: STREET LEVEL INTERACTION:

A.1. Design Objectives

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

B.2. Ground-level Residential

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

PL-4: ACTIVE TRANSPORTATION:

A.2. Connections to All Modes

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

B.2. Bike Facilities

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

(GREEN LAKE NEIGHBORHOOD DESIGN GUIDELINES)

PL-1: CONNECTIVITY:

I.iii. Setbacks @ Roof

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

PL-2: WALKABILITY:

I.i. Make Aurora More pedestrian Friendly

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

PL-3: STREET LEVEL INTERACTION:

I.ii. Recessed Entries

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

I.iii. Landscaping Along Base

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

II.ii. Mixed-Use Buildings

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

DESIGN GUIDELINE PRIORITIES

DESIGN CONCEPT

(CITYWIDE DESIGN GUIDELINES)

DC-1: PROJECT USES AND ACTIVITIES:

A.1 Visibility

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

DC-4: EXTERIOR MATERIALS AND FINISHES:

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

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

II.ii. Special Material Requirements and Recommendations

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

II.iii. Discouraged Materials

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

EDG MASSING OPTIONS

Option - 01 (Code Complaint)

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

Pros

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

Cons

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

Departures

None

Option - 02 (Code Complaint)

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

Pros

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

Cons

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

Departures

None

Option - 03

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

Pros

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

Cons

- Does not maintain the street edge along Aurora

Departures

None

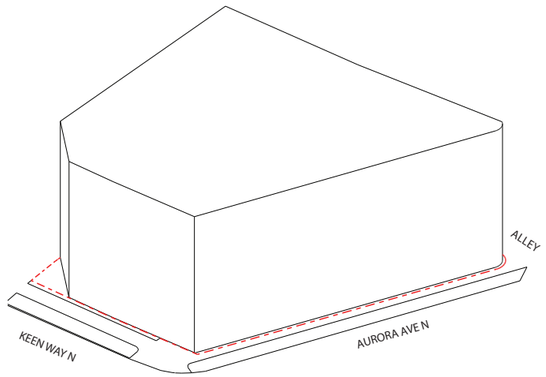
ADMINISTRATIVE EARLY DESIGN GUIDANCE 2 - RESPONSE MATRIX

A. Massing	d/Arch Response	DR page #
1. Staff supports the applicant's massing option that presents a two-story base along the street edge and varied upper levels that offer scale and legibility. (CS3-A-1, DC2-A-2)	1. Two-story base has been developed to simplify the storefront system further into a more linear and cohesive street edge. The initial design was developed as a series of indivitualized storefront panels, the redesigned pedestrian edge connects these storefront sections into a cohesive linear element which abuts the sidewalk. This creates a much clearer residential and commecial edge for the building.	pg. 19
B. Ground Level Uses & Entries		
1. The ground level uses continue to be problematic in that several 'back of house' uses are located along the street such as circulation, stairwells, and bicycle parking. Staff recommends further study of the uses and their arrangement. i. One of the two live/work units has direct access to the street while the other causes the visitor to walk through three doors before reaching the second live/work space. The tedious route through the entry vestibule and residential lobby makes the live/work space hard to find and takes away an opportunity for the project to make a strong connection to the street. Create direct street access for both live/work spaces. (CS2-B-2, PL2-I-i of the Green Lake Design Guidelines) ii. The Design Guidelines speak to porous retail edges that engage passerby and make visual connections between the sidewalk and retail activities in the building. The bicycle storage, stairwells, and circulation should be de-emphasized at the ground level. Study how the ground level uses can offer ample transparency and a strong connection to the street. (PL3-C-1, DC2-A-1)	1. The first floor has been redesigned in order to express the more public side of the building. Bycicle parking has been relocated to the parking garage and both commercial spaces have been elongated in order to lengthen and create a storefront which is more cohesive and has a larger area of coverage. The stairwells serve as a verticle element that breaks up the rythm of the upper sections of the building as well as connecting the upper roof down to the ground level. i. Live/Work spaces have been replaced with commercial spaces in this iteration of the design. Both commercial spaces are designed to exclusively enter through direct street access off Aurora. ii. The first floor revision has increased the storefront transparency coverage at the retail edge by increasing the coverage by the commercial areas. The facade along Aurora is now 66% transparent and the setbacks along the Aurora facade are now occupied by landscaping planters to decrease the emphasis on these secondary elements.	pg. 23 pg. 24
2. Staff appreciates the applicant relocating the residential lobby entry to front Keen Way North, as encouraged in the Green Lake Neighborhood Design Guidelines. (PL3-II-ii of the Green Lake Design Guidelines)	2. The residential entry remains oriented towards Keen. This entry has been further emphasized by a linear canopy which covers both the commercial space and turns the corner to Keen way.	
3. It is challenging to distinguish between the live/work entry and the residential lobby entry, nor is either entry easily identifiable. Design the entries to resolve this issue. (PL3-A)	3. Live/work units are now commercial spaces and the entry to these spaces has been reoriented to Aurora.	

ADMINISTRATIVE EARLY DESIGN GUIDANCE 2 - RESPONSE MATRIX

C. Façade Composition	d/Arch Response	DR page #
1. Although staff appreciates the applicant's efforts to provide scale and visual interest on the upper levels, staff acknowledges there appears to be little cohesion and hierarchy of elements and the application of materials should be simplified to strengthen the design concept. (DC2-B-1) i. The precedent image on page 22 of the design review packet is successful in that the roofline is flush with carved voids clad in wood and the addition of balconies help accentuate the voids. Small revisions to the west façade to the concept and composition to help clarify the form will be successful in creating a simple, cohesive project. (DC2-B-1)	1. The facade materials and composition has been redesigned and recomposed to create more evenly spaced bays and reduce the number of materials and secondary elements at each facade. Each facade has been recomposed to create a more cohesive design through the entire project. The project now has two clear languages; the brick and storefront base which extends to the second floor and the upper floors which is composed of white FCP, wood-look acent panneling, and dark metal panel between windows. i. Roofline has been redesigned to be alligned across the entire facade along Aurora and the roofline has been reduced back to create a more clear connection between the line of the roof and the carved voids along the facade. Balconies hav also been added to the facade in order to express a more clear horizontal composition of the facade. The simplification of all facades as detailed above has also created a more clear and cohesive design.	pg. 19
D. Single Family Zone Transition		
1. The blank wall condition along the north façade, fronting Keen Way North, is problematic. Staff recommends replacing the wall with decorative metal screening to shield the parking while also providing visual interest and an opportunity for artwork as a transition to the single-family zone. (DC1-C-2, DC2-B-2)	1. Decorative metal panelling has been added to this facade to deemphasize this blank wall contition. Additional landscaping and planters have also been added to this location to further deemphasize the condition.	pg. 29
2. Be mindful of the appearance of the single-story blank wall abutting the east property line. This wall will be highly visible to the adjacent single-family house and should be treated thoughtfully. (CS2-D-3, CS2-D-5, DC2-B-2)	2. This wall currently abuts a high fence on this property as well as vegitation which significantly decreases it's presence. The wall itself will be composed of high quality concrete with reveals.	
3. Staff questions the need for stairs to the private amenity space from Keen Way North. (PL2-D-1)	3. This secondary access stair has been removed.	

DESIGN DEVELOPMENT - MASSING



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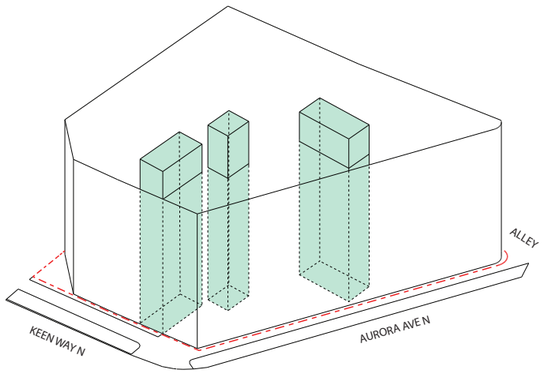
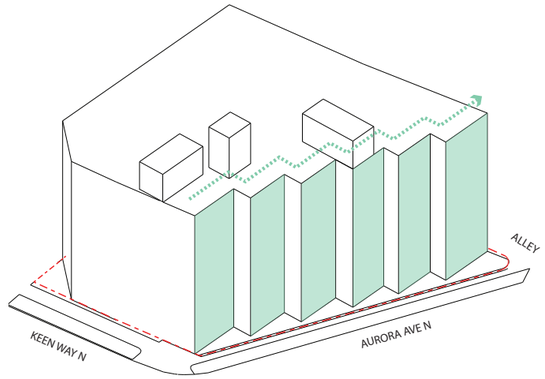
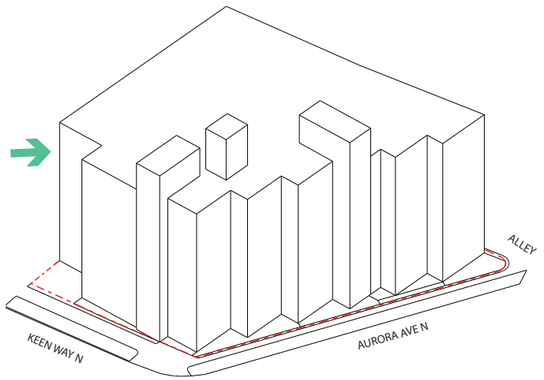


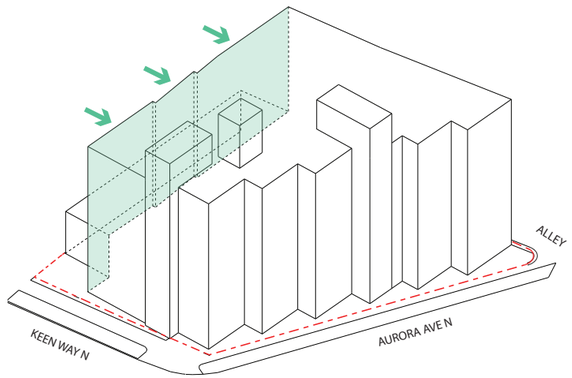
2 STAIRCASE & ELEVATOR CORES



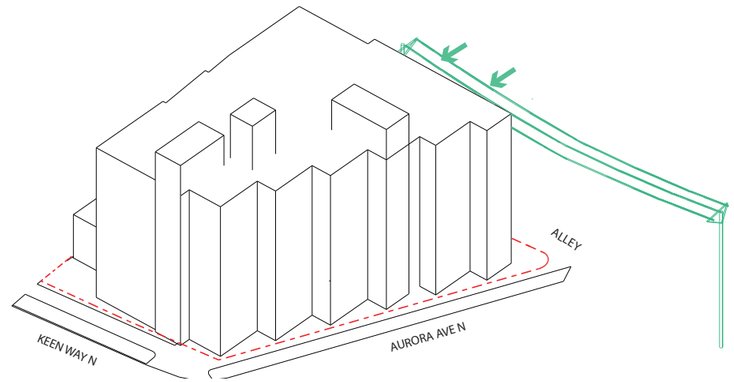
3 BREAK DOWN WEST ELEVATION



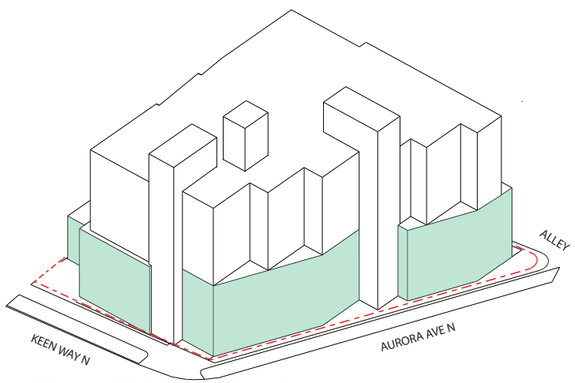
4 ENLARGED CORNER SETBACK



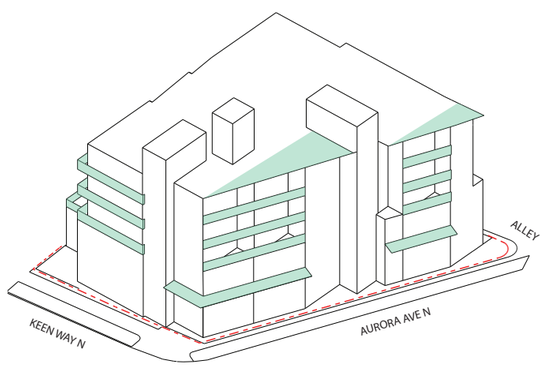
5 ENLARGED UPPER SETBACK ON EAST ELEVATION



6 ENLARGED UPPER SETBACK DUE TO THE SOUTH POWER LINE

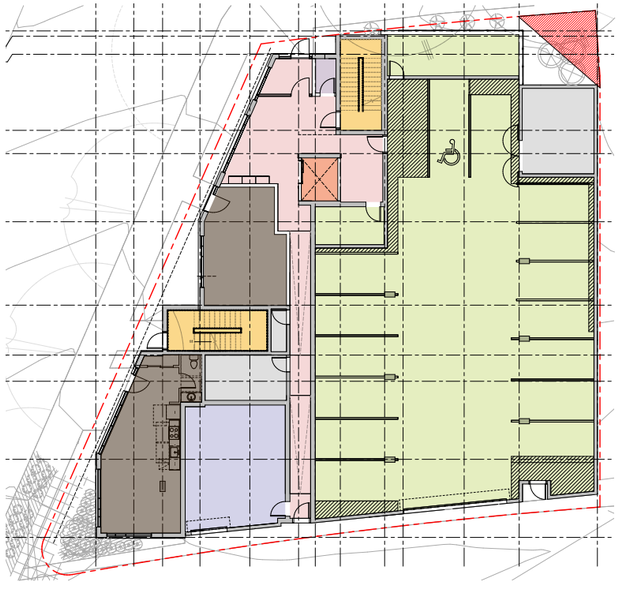


7 MATERIAL DIFFERENCES AT BASE



8 HORIZONTAL ELEMENTS

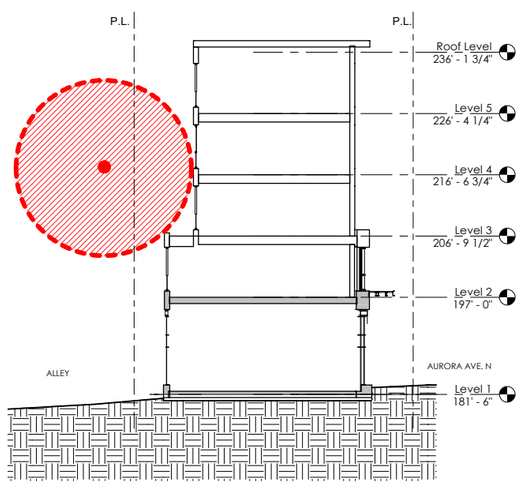
DESIGN DEVELOPMENT - ADR VS DRB



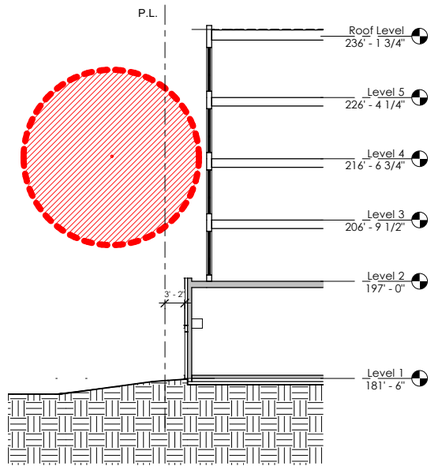
DESIGN DEVELOPMENT - HIGH VOLTAGE POWERLINE CLEARANCE

MUP GUIDANCE:

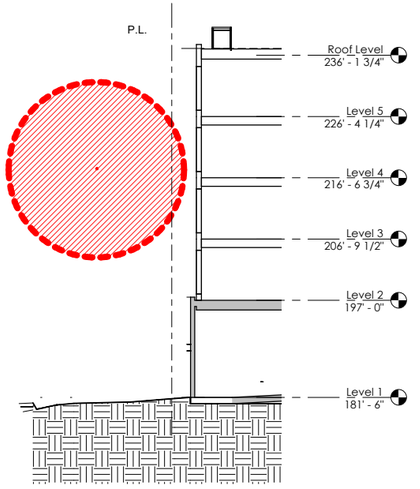
The building is required to set-back from the existing overhead High Voltage power line clearances. This has impacted the design of floors three up to the roof level. These powerlines require a radial clearance of 14'-0" from the closest powerline. Refer to survey for powerline location.



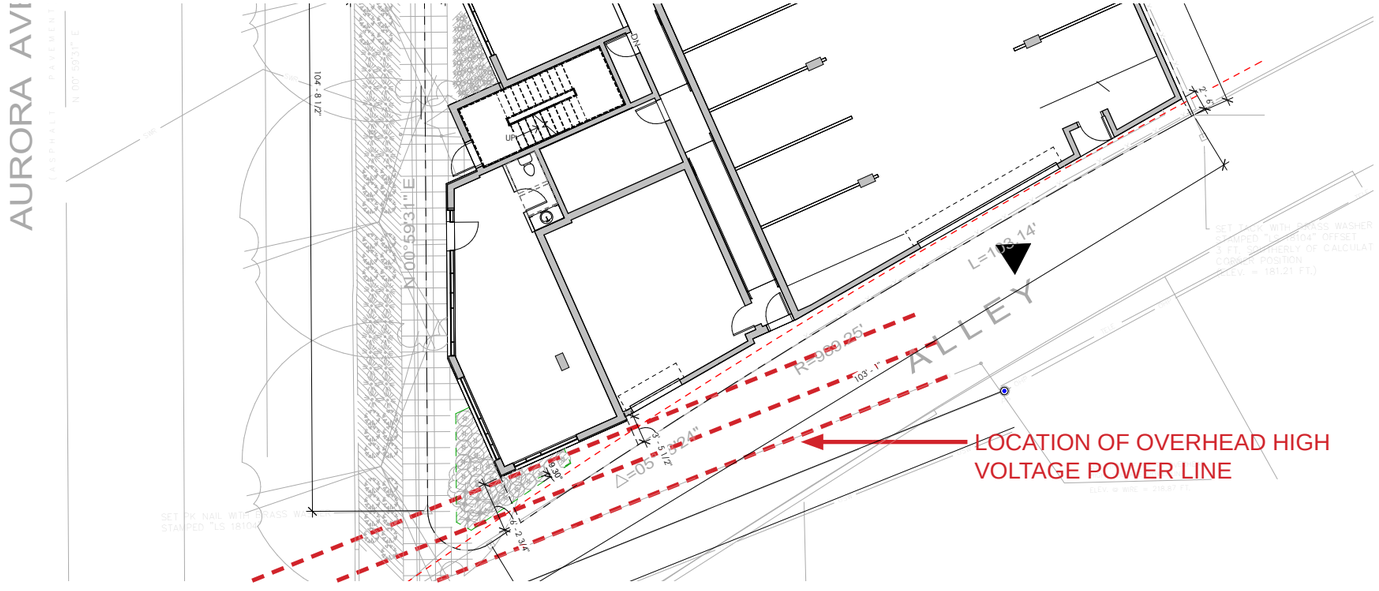
SECTION A

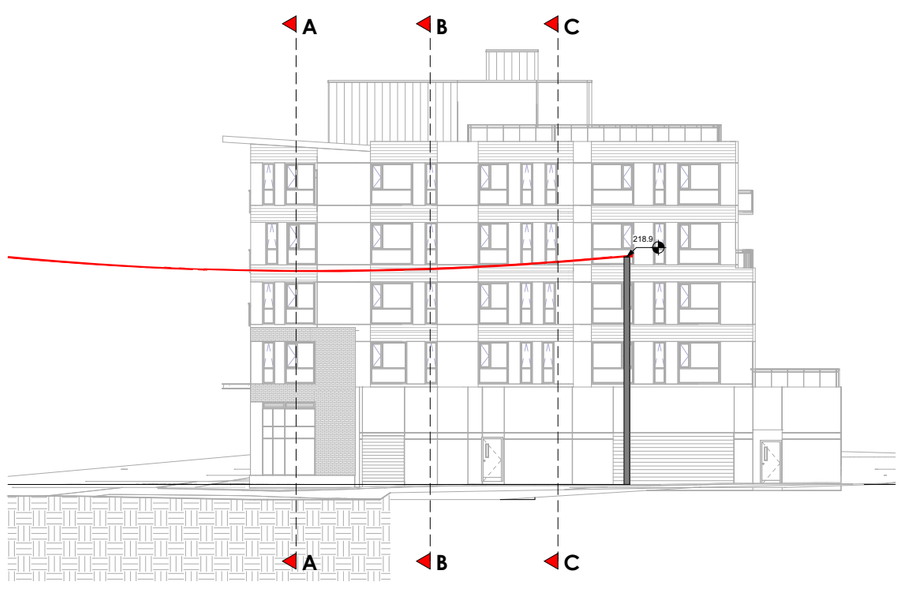


SECTION B



SECTION C





SITE: SURVEY

Existing (Survey)

NOTES

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

PROPERTY DESCRIPTION

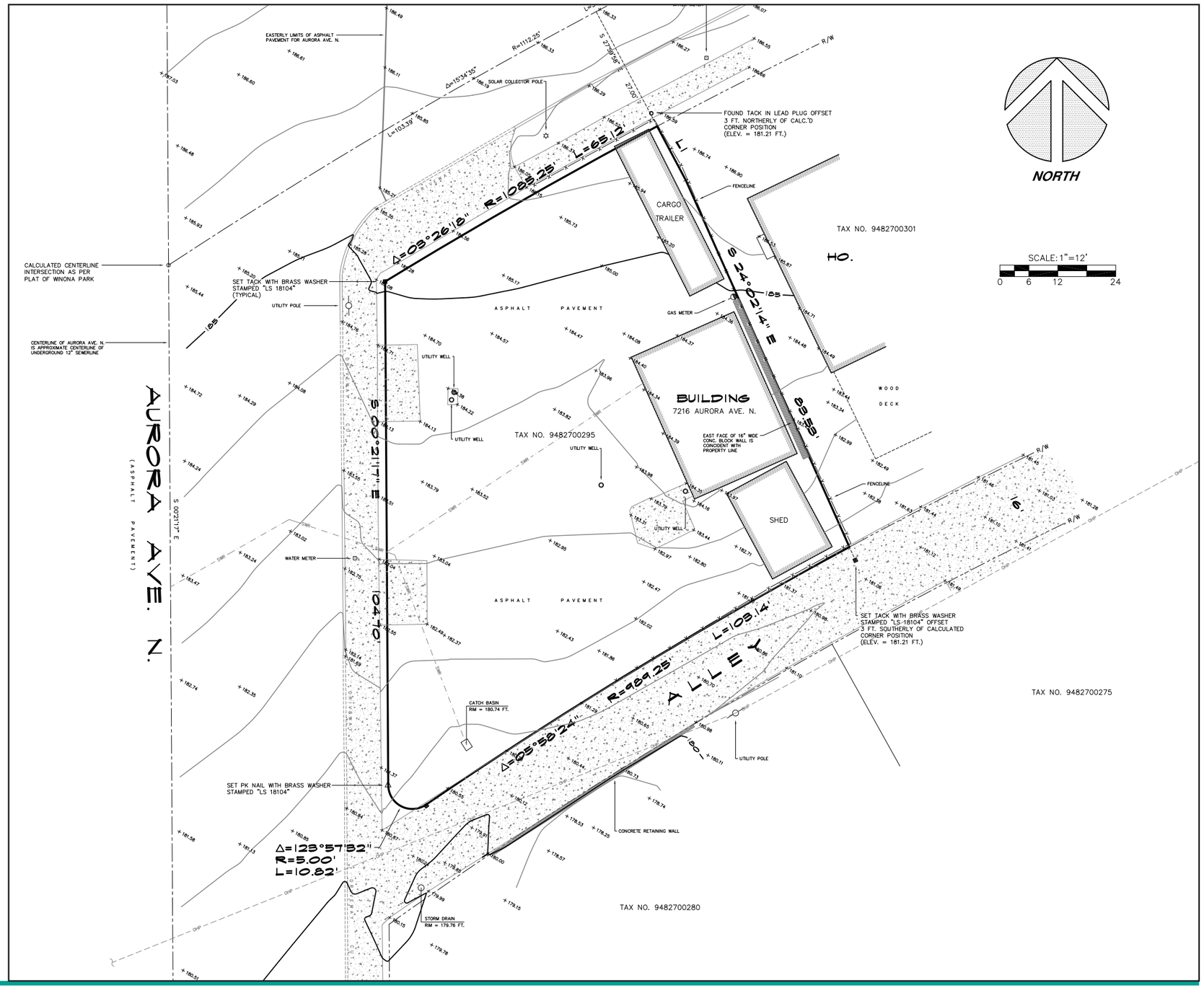
LOT 16 & 17, BLOCK 3, WINONA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27 OF PLATS, PAGE 33, IN KING COUNTY, WA.

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

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

LINE TABLE

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



SITE PLAN

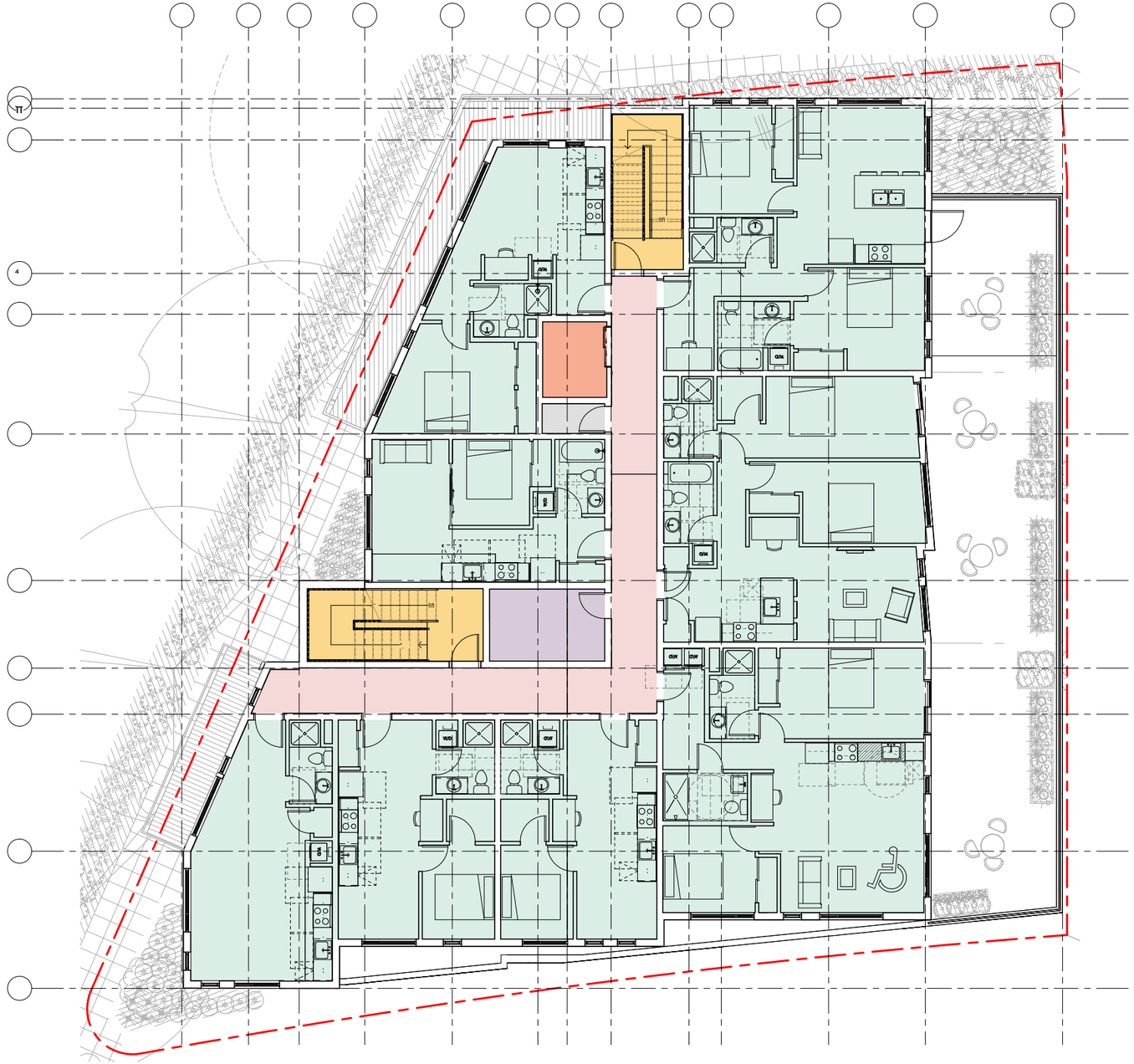

KEEN WAY N
AURORA AVE. N.
N00°59'31"E
104.70'
104.81'72"
11' - 10 1/2"
6' - 0"
L1
12' - 8 1/4"
L=65.12'
R=1085.25'
△=03°26'48"
S 22°41'26" E
83.53'
83' - 4 1/2"
HO.
L=138.14'
R=989.25'
△=05°53'24"
103' - 1"
ALLEY
△=123°57'32"
CALCULATED INTERSECTION
INTERSECTION AS PER
PLAT OF WINONA PARK
N=252,484.0256
E=1,268,206.2478
CENTERLINE OF AURORA AVE. N
IS APPROXIMATE CENTERLINE OF
UNDERGROUND 36" SEWERLINE
SET TACK WITH BRASS WASHER
STAMPED "LS 18104"
(TYPICAL)
FOUND TACK IN LEAD PLUG OFFSET
3 FT. NORTHERLY OF CALC'D
CORNER POSITION
CENTERLINE
SET TACK WITH BRASS WASHER
STAMPED "LS 18104" OFFSET
3 FT. NORTHERLY OF CALCULAT
CORNER POSITION
(ALLEY = 181.21 FT.)
CONCRETE RETAINING WALL

FLOOR PLAN - LEVEL 1

N

- Amenity
- Bicycle/ Parking
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Commercial

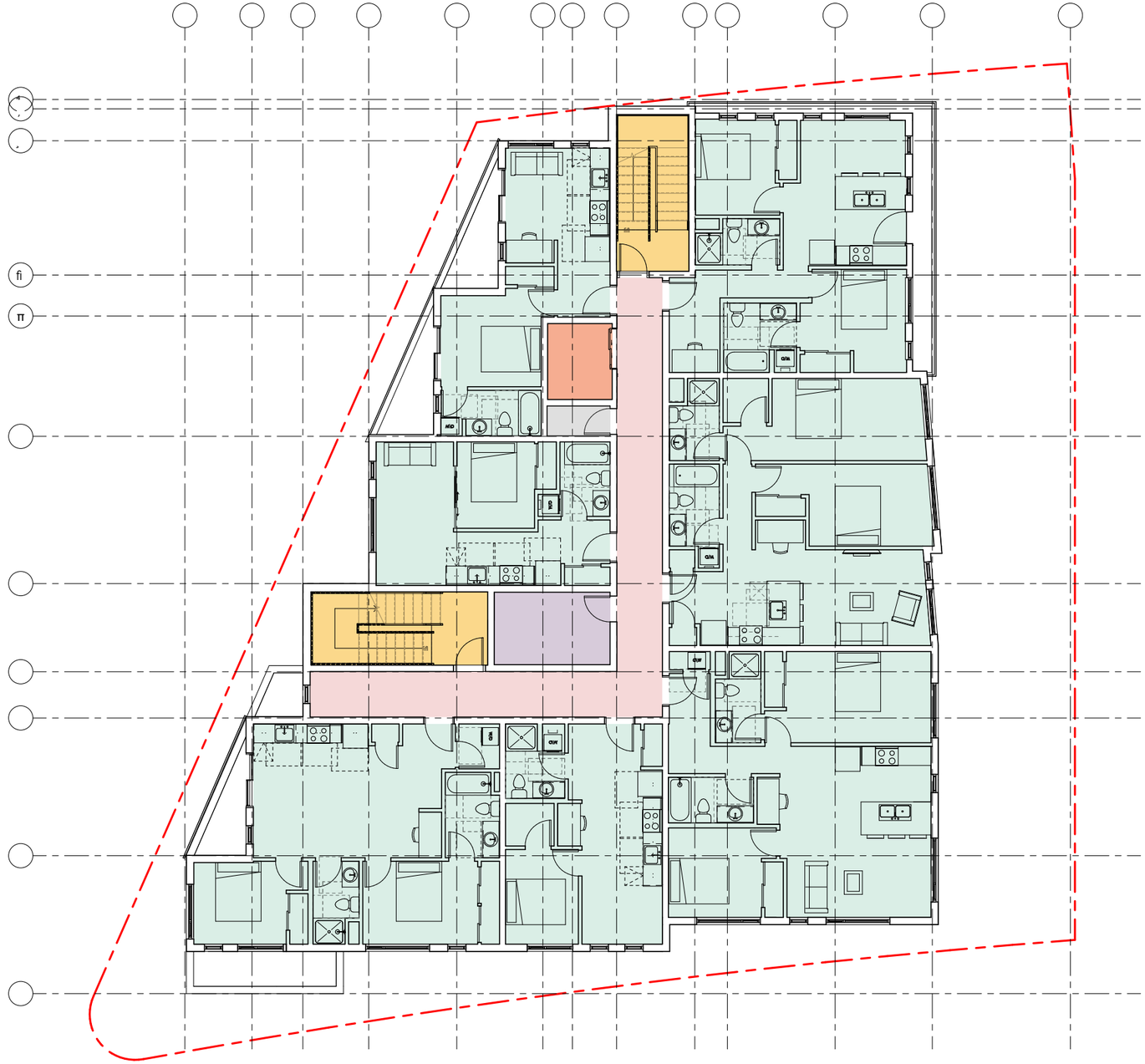
FLOOR PLAN - LEVEL 2



N

- Amenity
- Bicycle/ Parking
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Commercial

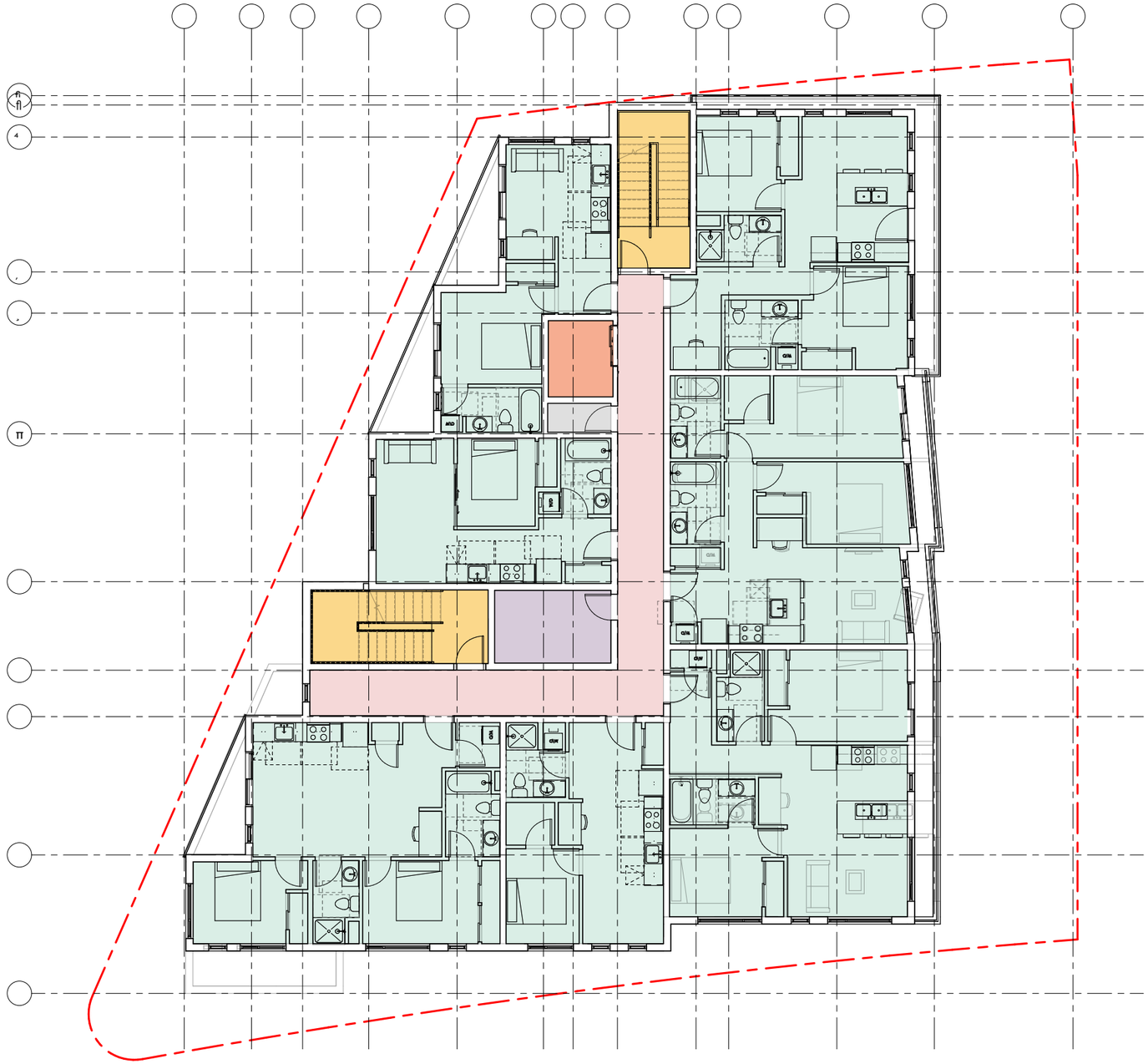
FLOOR PLAN - LEVEL 3



N

- Amenity
- Bicycle/ Parking
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Commercial

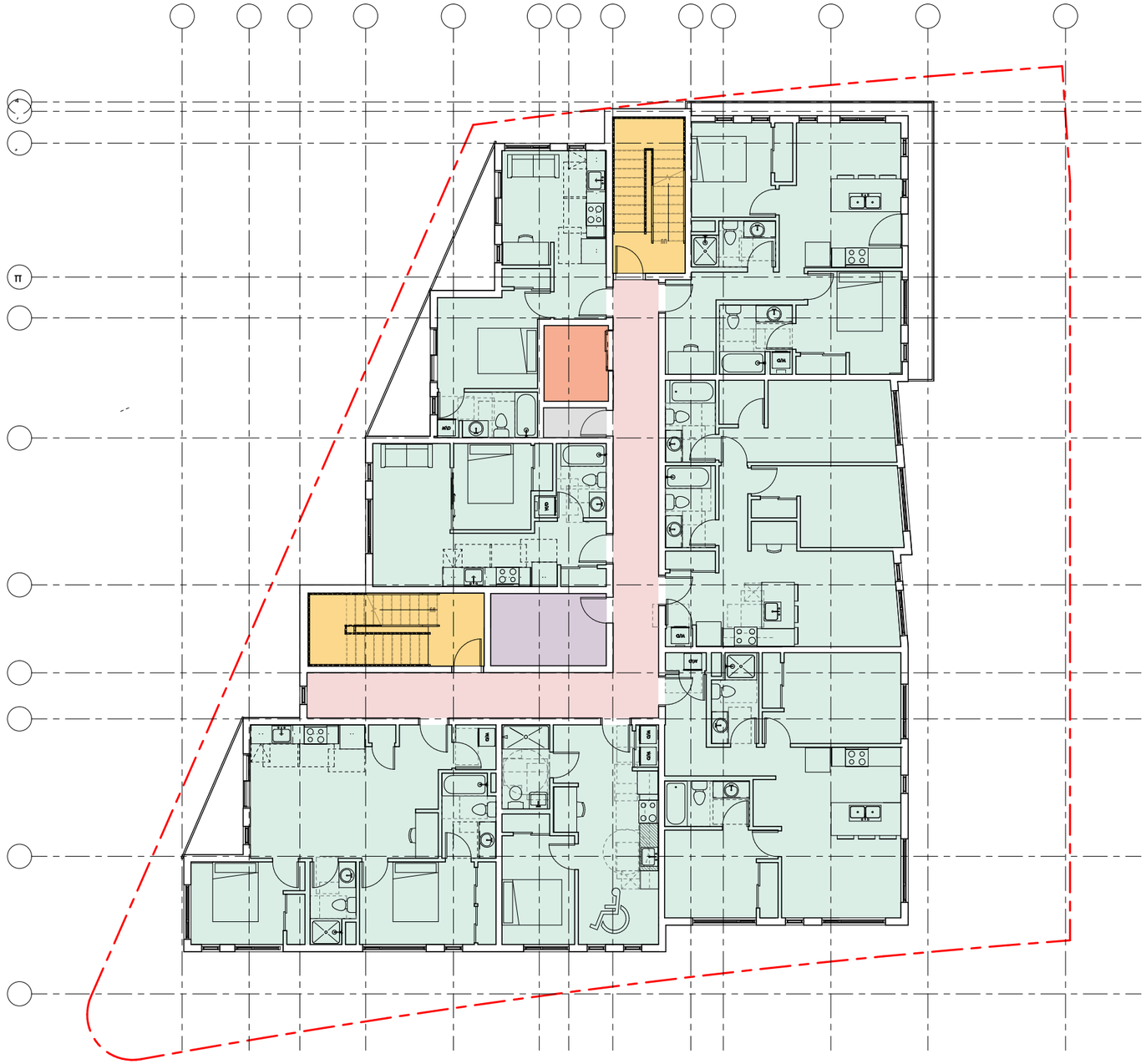
FLOOR PLAN - LEVEL 4



N

- Amenity
- Bicycle/ Parking
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Commercial

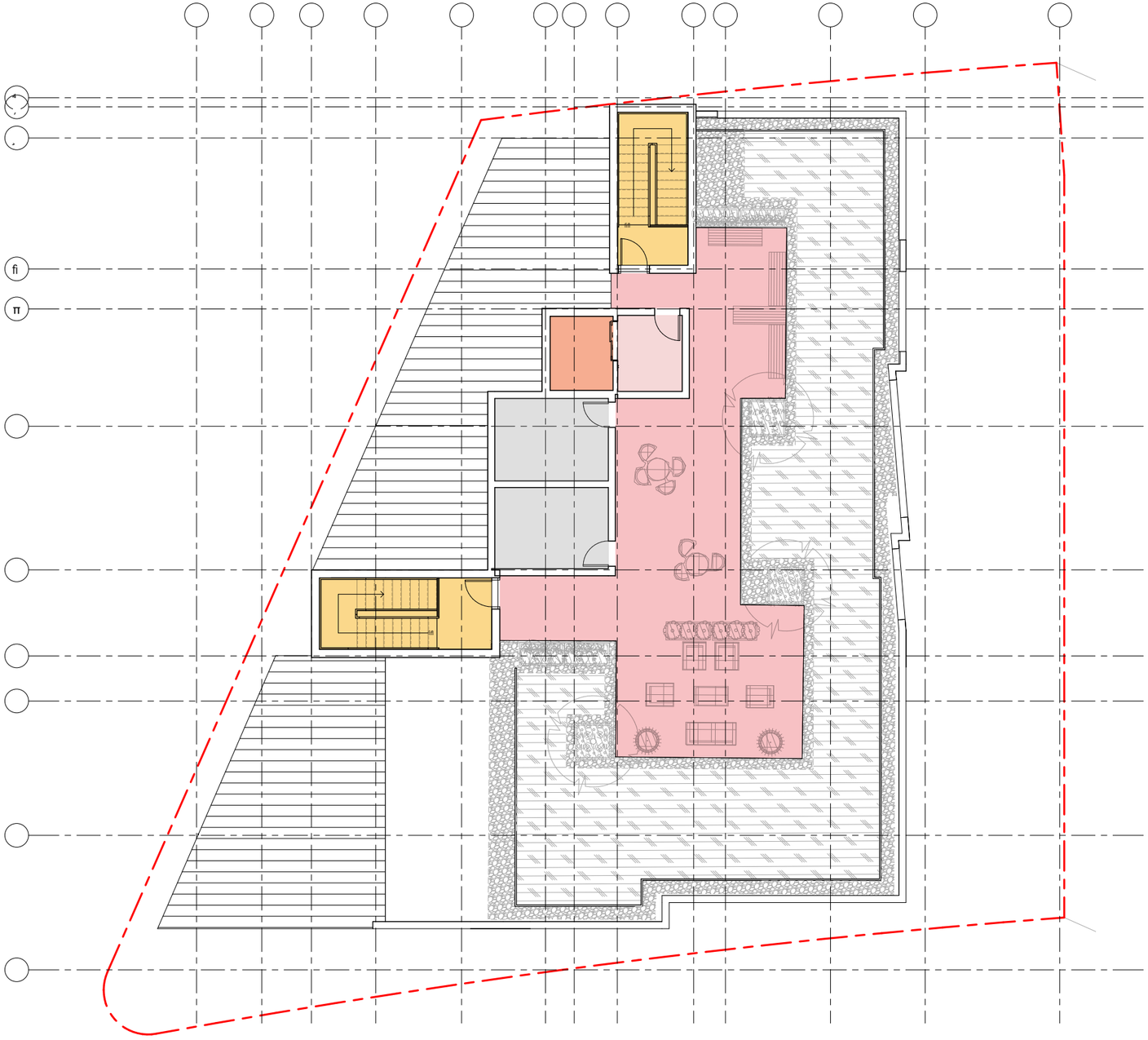
FLOOR PLAN - LEVEL 5



N

- Amenity
- Bicycle/ Parking
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Commercial

FLOOR PLAN - LEVEL ROOF



N

- Amenity
- Bicycle/ Parking
- Elevator
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- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Commercial

LANDSCAPE - LEVEL 1, 2, & ROOF

GROUND / SECOND FLOOR LANDSCAPE PLAN

ROOF FLOOR LANDSCAPE PLAN

LANDSCAPE - PALETTE


WESTERN SWORDFERN


MAIDENGRASS


EVERGREEN HUCKLEBERRY


HEAVENLY BAMBOO


PACIFIC WAX LEAF MYRTLE


FLOWERING CURRANT


OAKLEAF HYDRANGEA


SKY ROCKET JUNIPER


DWARF FOUNTAIN GRASS


DWARF BOXWOOD


AUTUMN JOY SEDUM


SEDUM BASED GREEN ROOF

GREEN ROOF


FATSHEDERA VINE


AKEBIA VINE

VINES


PACIFIC SUNSET MAPLE


CRAPE MYRTLE

TREES


GOLDEN SMOKE TREE


PACIFIC FIRE VINE MAPLE


MT. VERNON LAUREL


BISHOPS CAP


SARCOCACCA


JAPANESE FOREST GRASS


SUNROSE


CREEPING MAHONIA

GROUNDCOVERS

ELEVATION - MATERIALS

WP

Horizontal Wood Panelling

BC

Brick Cladding

FCP

Fiber Cement Panel

AC

Architectural Concrete

GR

Gradient Glass Railing

MS

Metal Siding

CSC

Canopy - Steel
Channel/Wood Soffit

Exterior Material Legend

Wood-look Paneling	WP
Brick Cladding	BC
Fiber Cement Panel	FCP
Metal Siding	MS
Metal Balcony	MB
Architectural Concrete	AC
Storefront Window Wall	SF
Garage Door	GD
Metal Canopy	MC
Green Screen	GS
Gradient glass Railing	GR
Sliding Glass Door	SD
Vinyl Window	VW

ELEVATION - MATERIALS

WP

Horizontal Wood Panelling

BC

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Metal Canopy	MC
Green Screen	GS
Gradient glass Railing	GR
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ELEVATION - MATERIALS

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ELEVATION - MATERIALS

WP

Horizontal Wood Panelling

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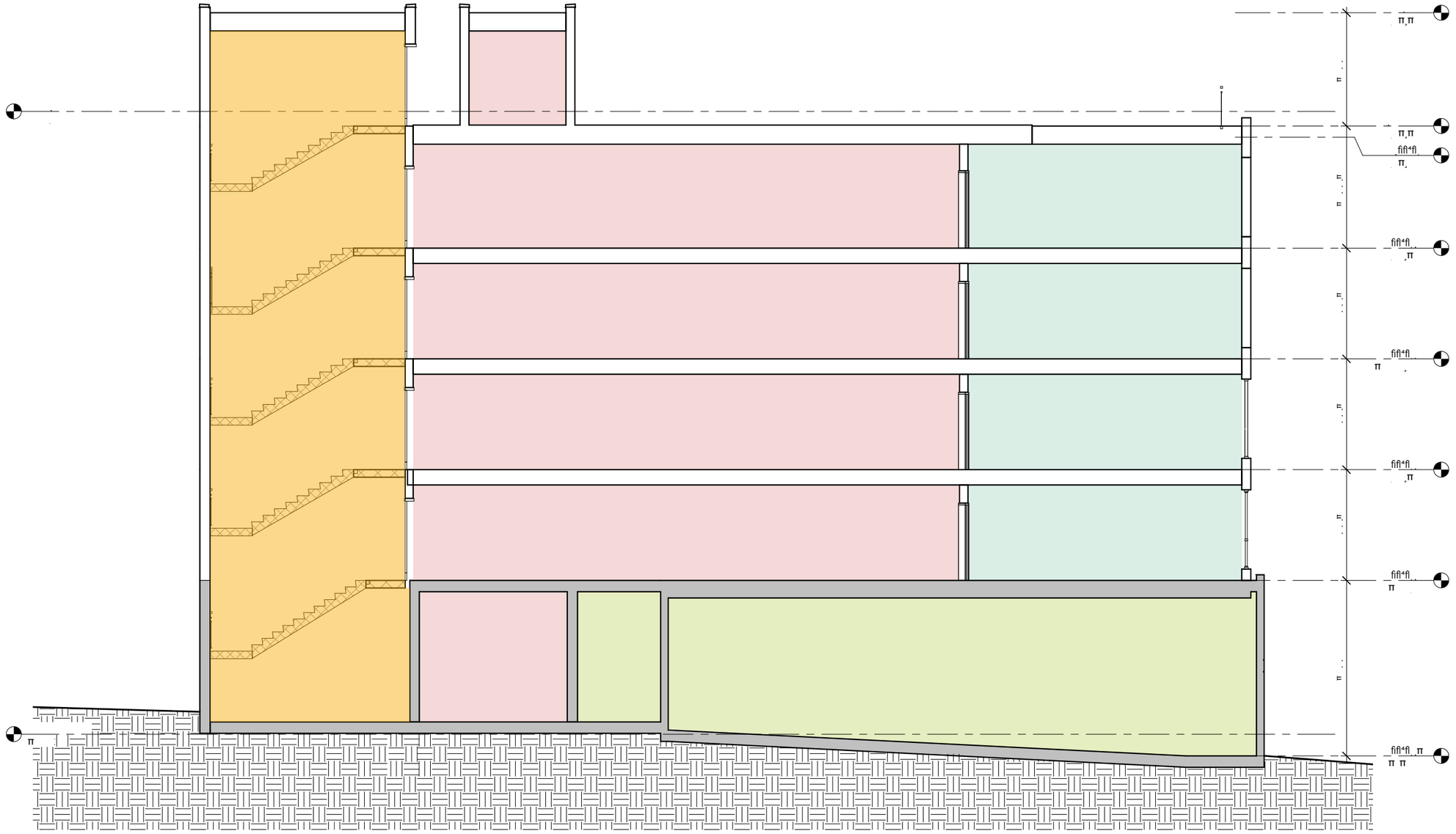
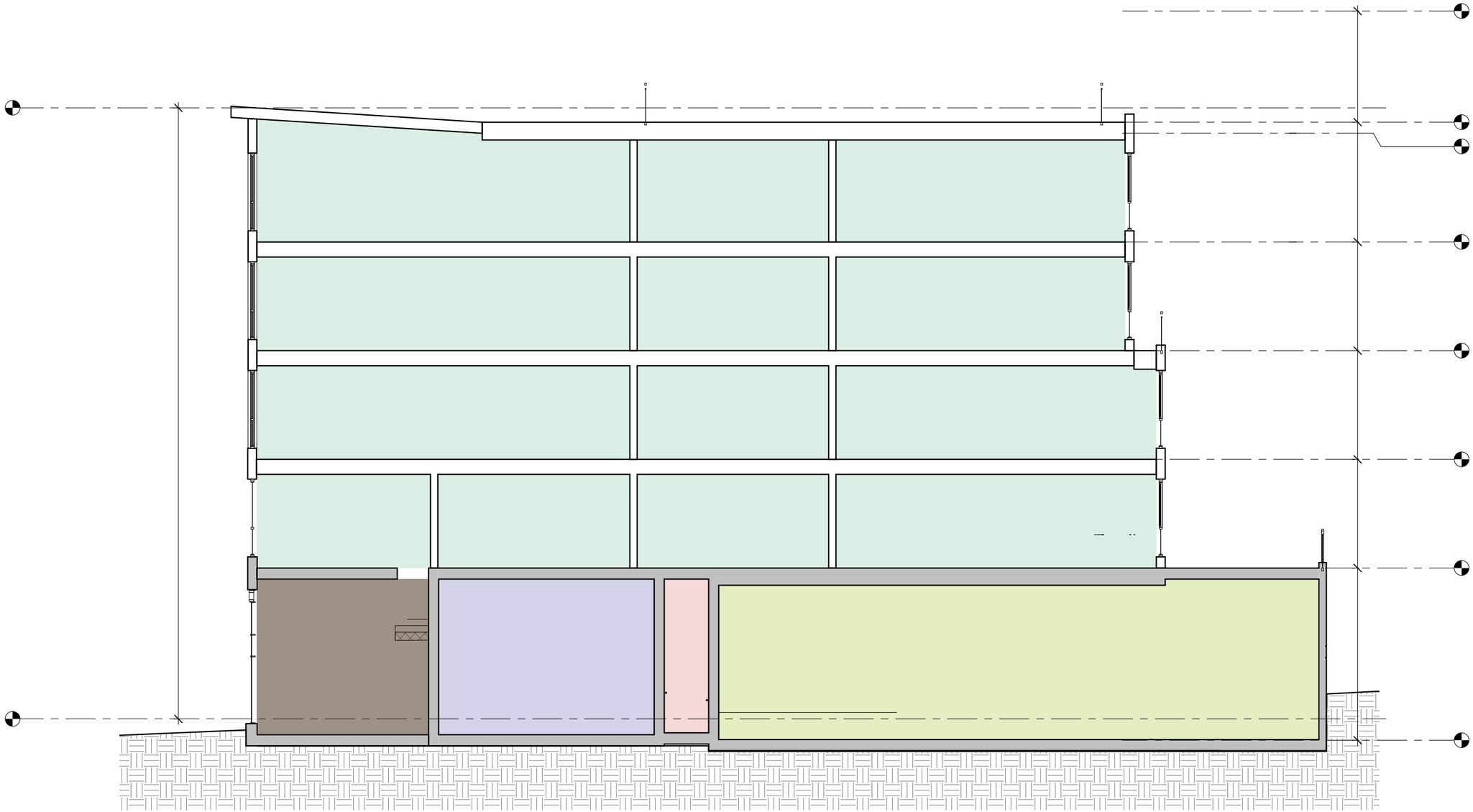
Storefront Window Wall	SF
Garage Door	GD
Metal Canopy	MC
Green Screen	GS
Gradient glass Railing	GR
Sliding Glass Door	SD
Vinyl Window	VW

SECTIONS



- Amenity
- Bicycle/ Parking
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Laundry
- Storage
- Commercial

SECTIONS

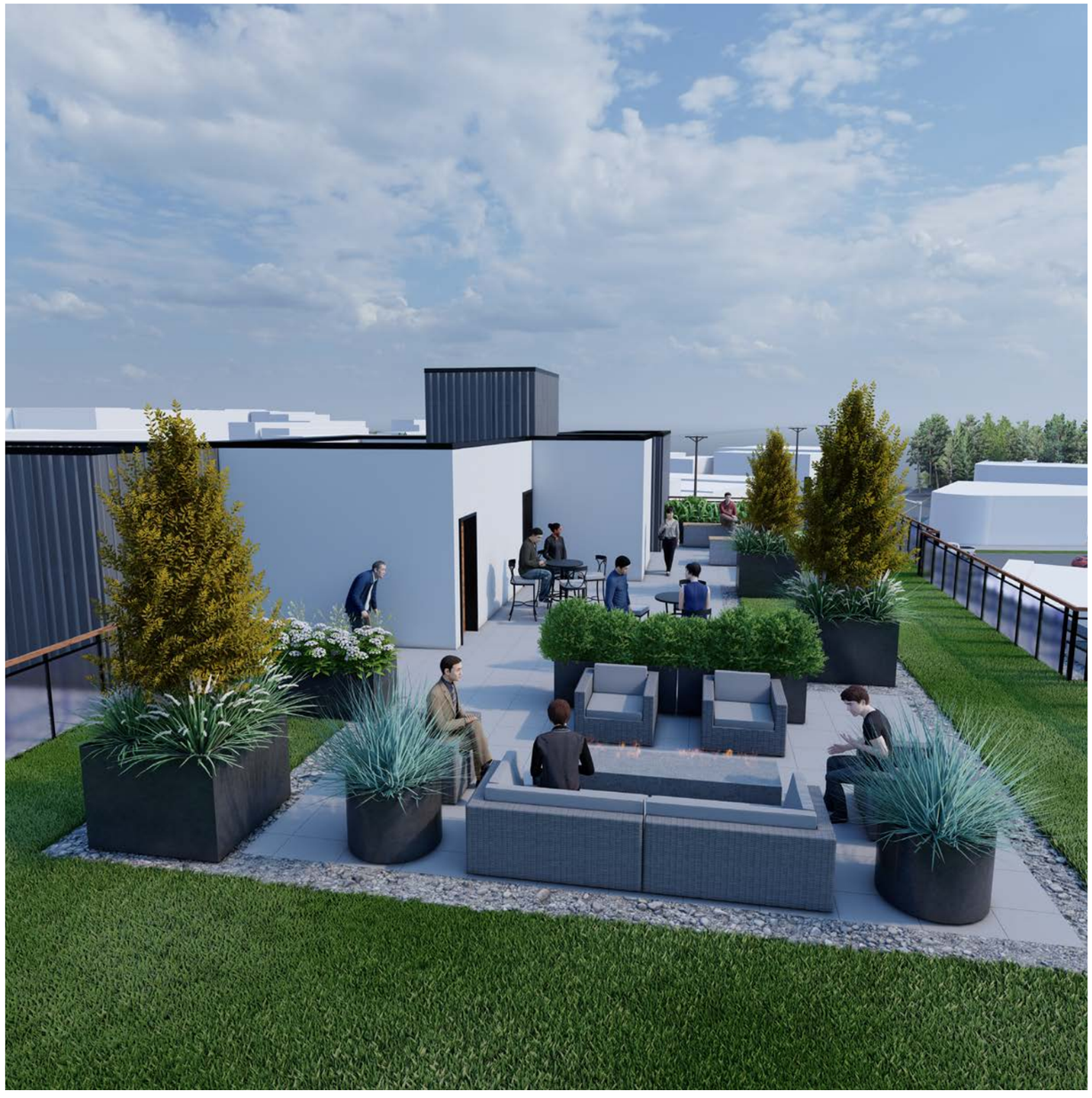

Amenity
Bicycle/ Parking
Elevator
Garbage/Recycle
Lobby/Corridor
M/E
Residential Unit
Stairs
Laundry
Storage
Commercial

PERSPECTIVES - STREET RELATIONSHIP (AURORA)

PERSPECTIVES - STREET RELATIONSHIP (KEEN)

PERSPECTIVES - ALLEY/SINGLE FAMILY RELATIONSHIP

PERSPECTIVES - ROOF AMENITY



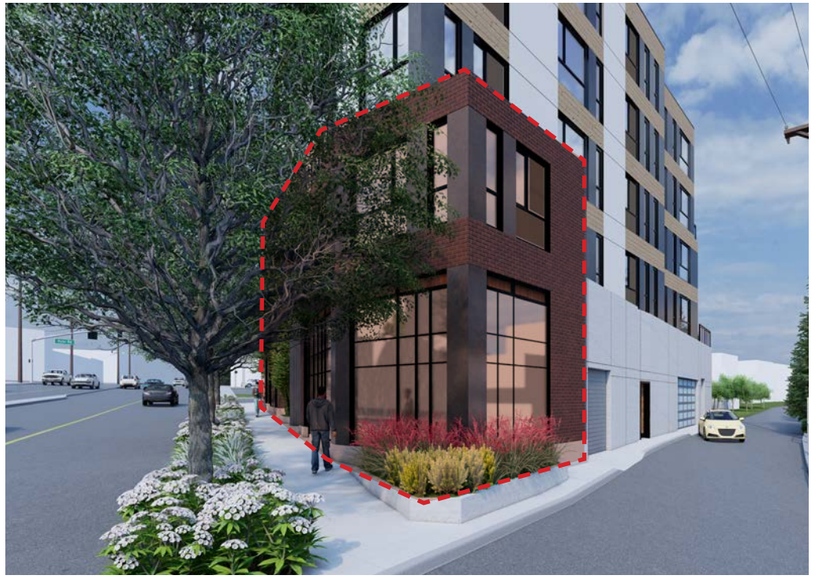
MASSING

ADR GUIDANCE:

1. Staff supports the applicant's massing option that presents a two-story base along the street edge and varied upper levels that offer scale and legibility. (CS3-A-1, DC2-A-2)

D/ARCH RESPONSE:

1. Two-story base has been developed to simplify the storefront system further into a more linear and cohesive street edge. The initial design was developed as a series of individualized storefront panels, the redesigned pedestrian edge connects these storefront sections into a cohesive linear element which abuts the sidewalk. This creates a much clearer residential and commecial edge for the building.



GROUND LEVEL USES & ENTRIES

ADR GUIDANCE:

1. The ground level uses continue to be problematic in that several 'back of house' uses are located along the street...
   i. One of the two live/work units has direct access to the street while the other causes the visitor to walk through three doors before reaching the second live/work space...
   ii. The Design Guidelines speak to porous retail edges...

2. Staff appreciates the applicant relocating the residential lobby entry...

3. It is challenging to distinguish between the live/work entry...

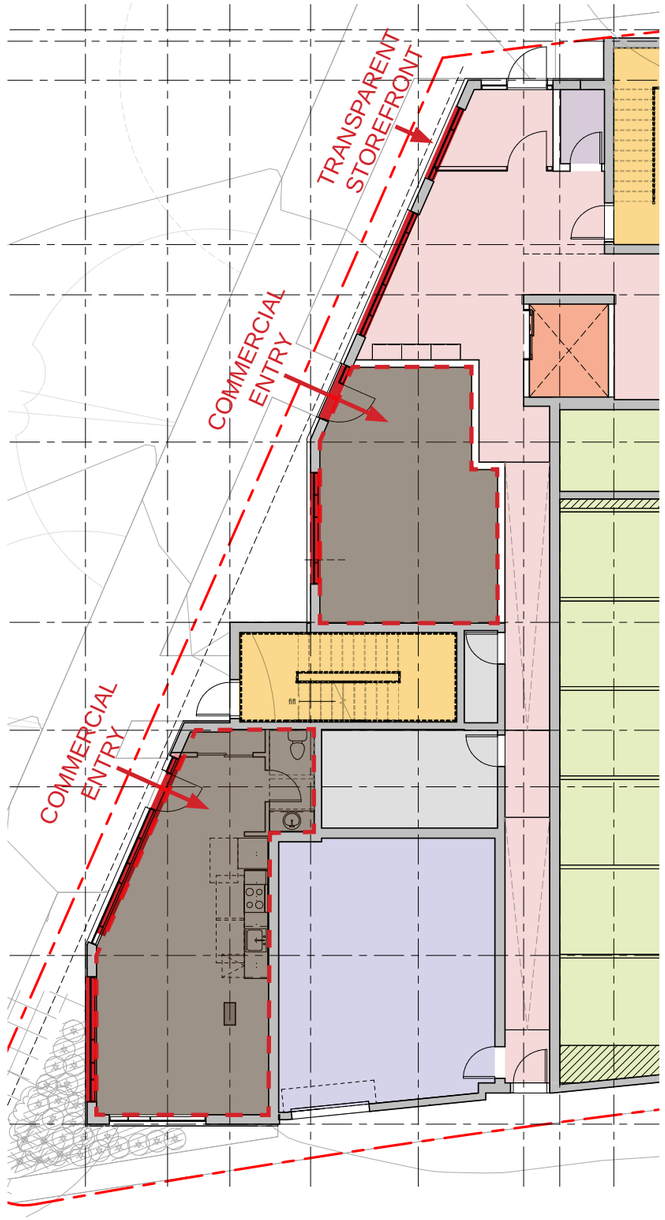
D/ARCH RESPONSE:

1. The first floor has been redesigned in order to express the more public side of the building. Bycicle parking has been relocated to the parking garage and both commercial spaces have been elongated in order to lengthen and create a storefront which is more cohesive and has a larger area of coverage. The stairwells serve as a verticle element that breaks up the rythm of the upper sections of the building as well as connecting the upper roof down to the ground level.
   i. Commercial spaces are designed to exclusively enter through direct street access off Aurora.
   ii. The first floor revision has increased the storefront transparency coverage at the retail edge by increasing the coverage by the commercial areas. The facade along Aurora is now 66% transparent and the setbacks along the Aurora facade are now occupied by landscaping planters to decrease the emphasis on these secondary elements.

2. The residential entry remains oriented towards Keen. This entry has been further emphasized by a linear canopy which covers both the commercial space and turns the corner to Keen way.

3. Live/work units are removed and replaced with commercial spaces. The entry to these spaces has been reoriented to Aurora.

TRANSPARENT STOREFRONT SYSTEM ALONG AURORA AVE.



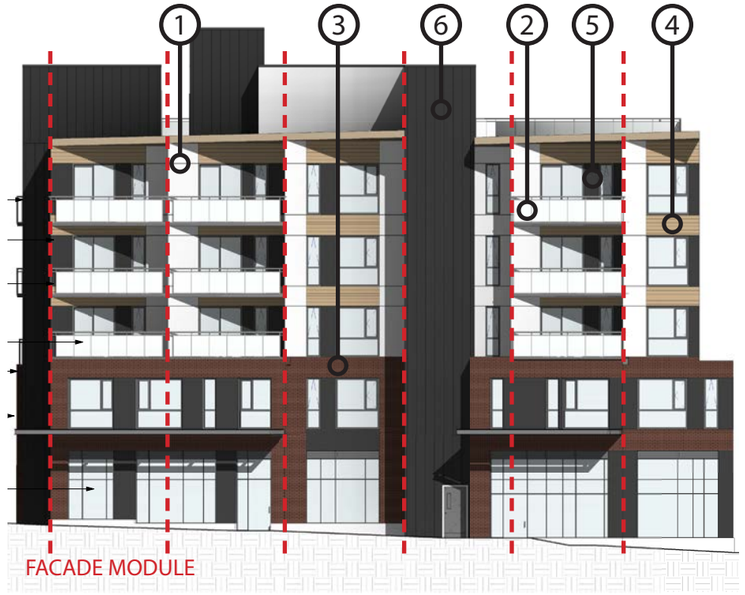
FACADE COMPOSITION

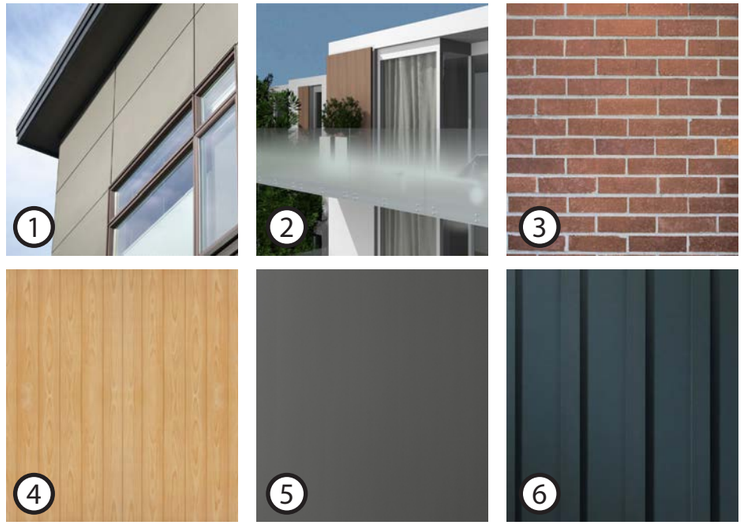
ADR GUIDANCE:

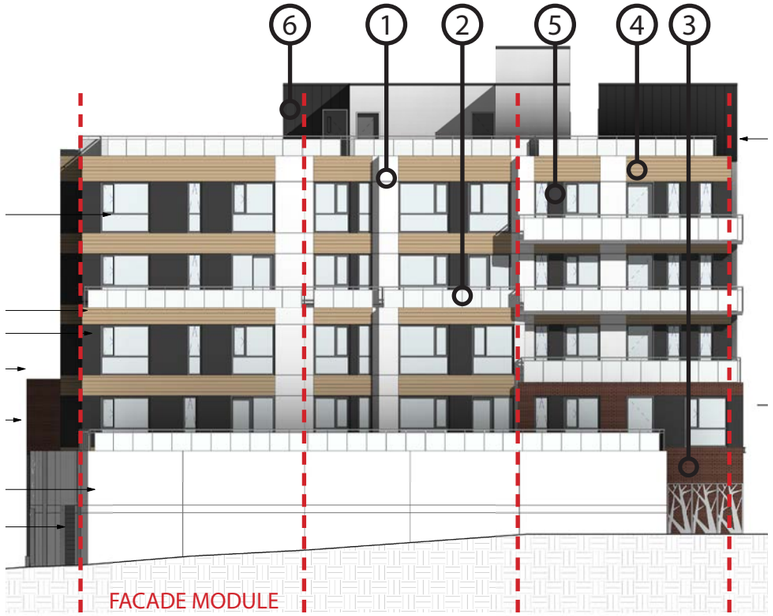
1. Although staff appreciates the applicant's efforts to provide scale and visual interest on the upper levels, staff acknowledges there appears to be little cohesion and hierarchy of elements and the application of materials should be simplified to strengthen the design concept. (DC2-B-1)
   i. The precedent image on page 22 of the design review packet is successful in that the roofline is flush with carved voids clad in wood and the addition of balconies help accentuate the voids. Small revisions to the west façade to the concept and composition to help clarify the form will be successful in creating a simple, cohesive project. (DC2-B-1)

D/ARCH RESPONSE:

1. The facade materials and composition has been redesigned and recomposed to create more evenly spaced bays and reduce the number of materials and secondary elements at each facade. Each facade has been recomposed to create a more cohesive design through the entire project. The project now has two clear languages; the brick and storefront base which extends to the second floor and the upper floors which is composed of white FCP, wood-look acent panneling, and dark metal panel between windows.
   i. Roofline has been redesigned to be alligned across the entire facade along Aurora and the roofline has been reduced back to create a more clear connection between the line of the roof and the carved voids along the facade. Balconies hav also been added to the facade in order to express a more clear horizontal composition of the facade. The simplification of all facades as detailed above has also created a more clear and cohesive design.







SIMPLIFIED VISUALLY CONTINUOUS ROOFLINE

SINGLE FAMILY ZONE TRANSITION

ADR GUIDANCE:

1. The blank wall condition along the north façade, fronting Keen Way North, is problematic. Staff recommends replacing the wall with decorative metal screening to shield the parking while also providing visual interest and an opportunity for artwork as a transition to the single-family zone. (DC1-C-2, DC2-B-2)

3. Staff questions the need for stairs to the private amenity space from Keen Way North. (PL2-D-1)

D/ARCH RESPONSE:

1. Decorative metal panelling has been added to this facade to deemphasize this blank wall contition. Additional landscaping and planters have also been added to this location to further deemphasize the condition.

3. This secondary access stair to the private amenity space along Keen has been removed.

SINGLE FAMILY ZONE TRANSITION

ADR GUIDANCE:

1. Staff supports the applicant's massing option that presents a two-story base along the street edge and varied upper levels that offer scale and legibility. (CS3-A-1, DC2-A-2)

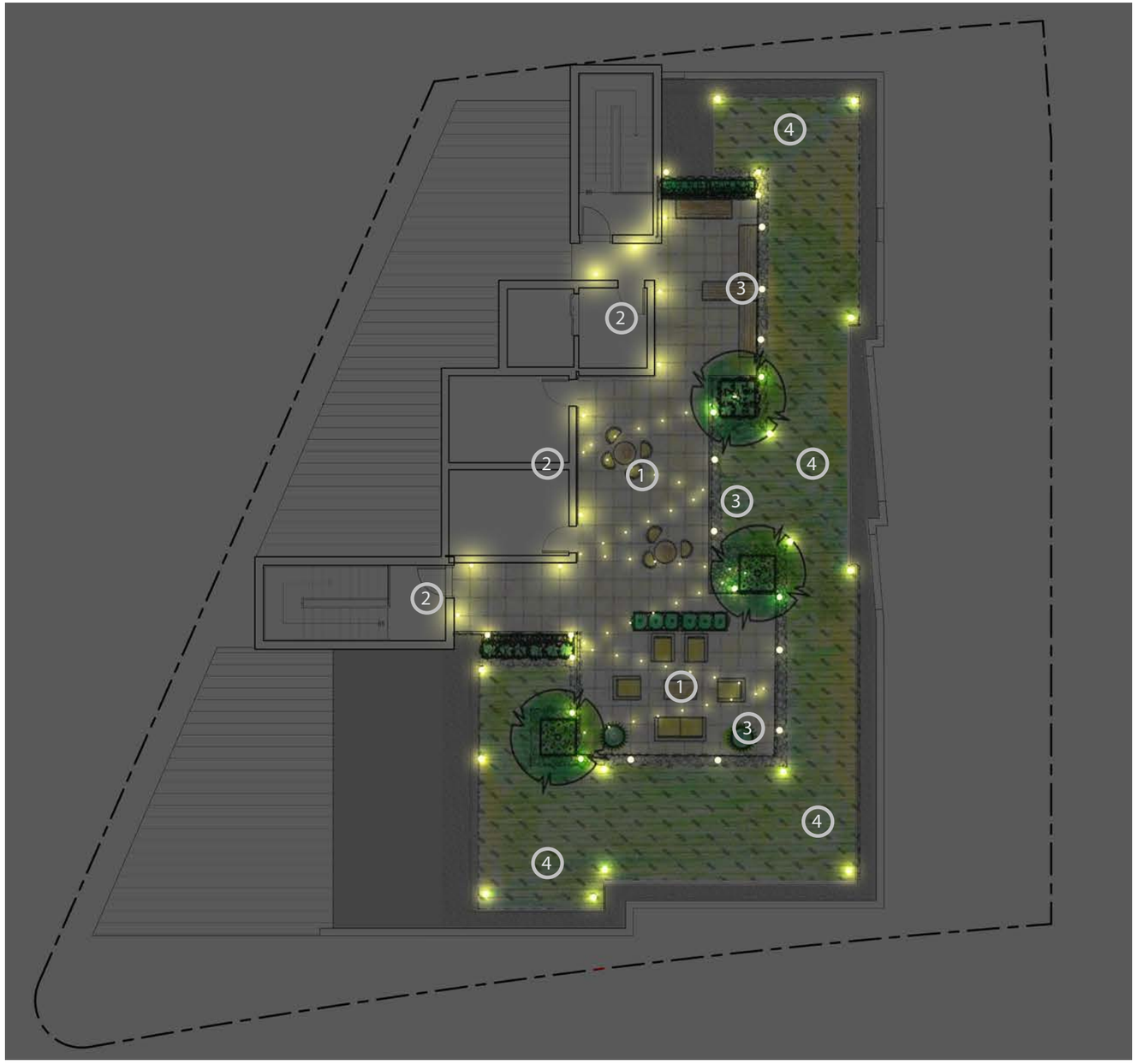
D/ARCH RESPONSE:

2. This wall currently abuts a high fence on this property as well as vegitation which significantly decreases it's presence. The wall itself will be composed of high quality concrete with reveals.

Existing Neighboring Condition @ East Wall

Rendering of perspective view facing East Wall @ Alley

LIGHTING PLANS

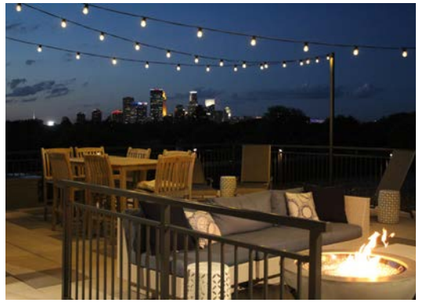


1 FESTIVAL LIGHTING (LED)

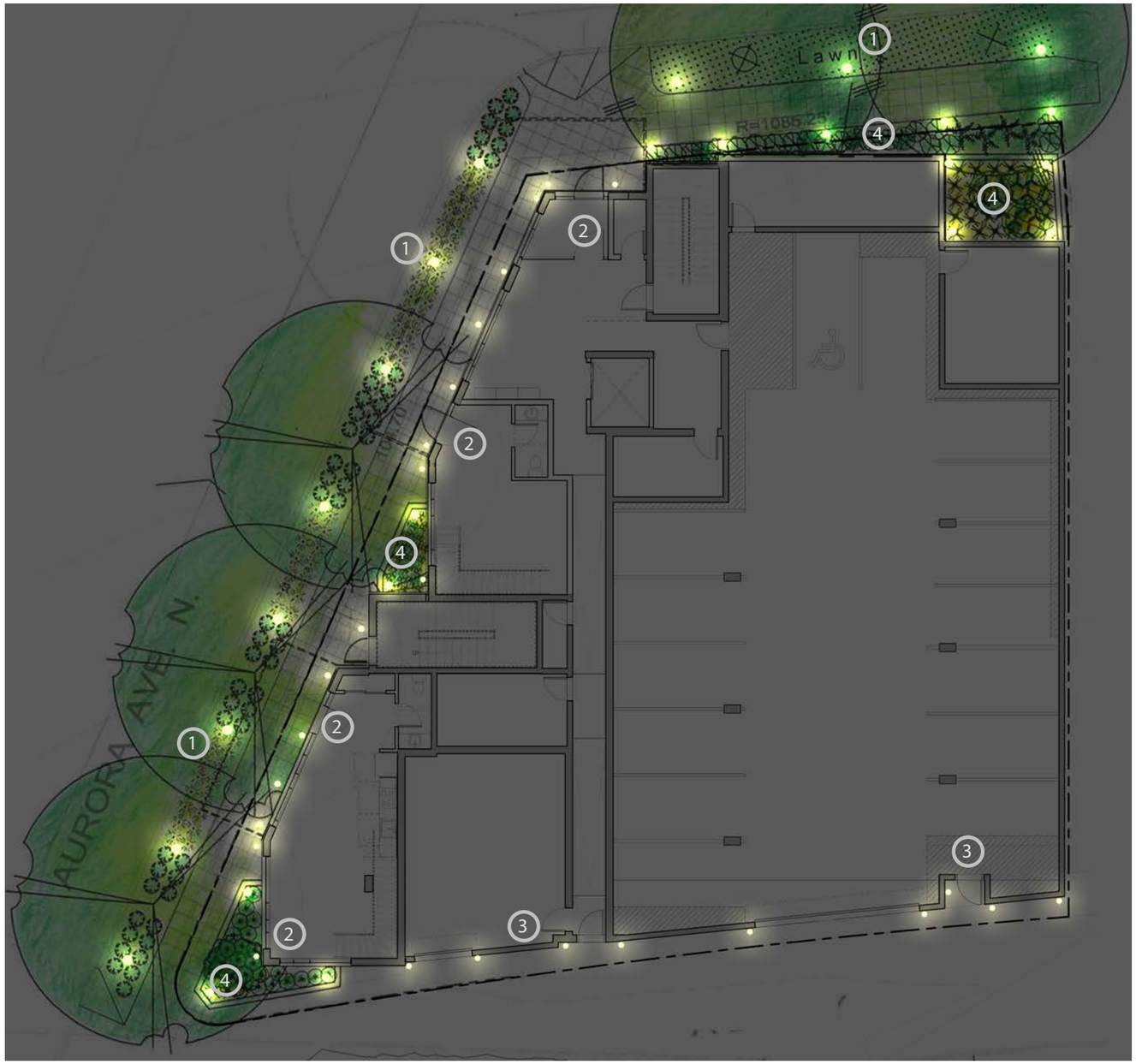
2 WALL LIGHTING (LED)

3 PATHWAY & PLANTER LIGHTING (LED)

4 LANDSCAPE LIGHTING (LED)



LIGHTING PLANS



1 RECESSED PATHWAY LIGHTING (LED)

2 LED WALL PACKS

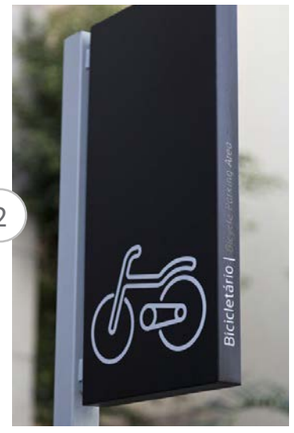
3 WALL WASHER (RESIDENTIAL & COMMERCIAL ENTRIES)

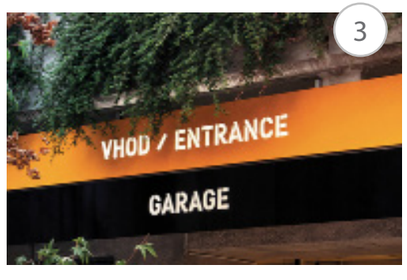
4 OUTDOOR SCONCE

SIGNAGE PLANS

1

2





3

DEPARTURE #1 - COMMERCIAL DEPTH

SMC 23.47A.008.B.3.b - COMMERCIAL DEPTH AT STREET LEVEL

COMMERCIAL USES REQ. = MIN. 10.0' DEPTH
AVG. 20.0' DEPTH

PROVIDED AREA @ COMMERCIAL A : 392.92 SF
PROVIDED AVG. DEPTH @ COMMERCIAL A = 16.36' AVG < 20.00' AVG Depth

PROVIDED AREA @ COMMERCIAL B : 574.36 SF
PROVIDED AVG. DEPTH @ COMMERCIAL B = 15.82' AVG < 20.00' AVG Depth

D/ARCH PROPOSED:

Commercial A to have 10' minimum depth and 16.36' Average Depth.
Commercial B to have 10' Minimum Depth and 15.82' average Depth.
Both NIC Additional Landscaped Area

Commercial areas are proposed to be located at the ground level of the project and have a variable depth that follows the angled facade along Aurora Ave N. We also provide an additional setback @ the front facade to provide landscaping totaling 118 SF.

JUSTIFICATION:

Commercial A is 392.92 sf. If it met the 20' depth, the space would be 461.57 SF. Commercial B is 574.36 sf. If it met the average 20' depth, the space would be 739.30 SF. The larger spaces would be too expensive and unsutiable for the location. They'd stay empty for much longer as is typical of new buildings along this stretch of Aurora Ave N. This defeats the creation of street-level interaction per GLDG PL3 and SDG PL3. It also works against SDG PL2.B.

There are two built (The Clarke Apartments, 7216 Aurora Ave N & The Crew Apartments, 8228 Green Lake Dr N) and one proposed (8300 Aurora Ave N) projects near our project at 7216 Aurora Ave N. The two built projects have empty commercial spaces with the windows papered over. The Clarke Apartments (second photo on lower left below)was buit in 2009. The Crew Apartments, built in 2117, (first two photos below) appears to have two Live-Work Units which as is typical are screened from view with blinds. This with a few exceptions is the usual condition. The proposed project (second image on lower right below) has 12 +/- Live-work Units on Aurora Ave N. Because of the single-floor layout proscribed for Live-Work Units these will likely have blinds up most of the time because there is limited transition space between the L-W units and the sidewalk.

Having empty commercial spaces with papered windows and Live-Work Units with the blinds always pulled up doesn't activate the sidewalk or provide any transparency or human scale. Our commercial spaces could be rented separate from the residential units above or with a lease for each as a package. The goal would be to rent both to the same tenant. Like Live-Work, but not. We think this provides the best opportunity to get viable and occupied commercial spaces that add to the street front.

DEPARTURE #2 & 3 - COMMERCIAL/RESIDENTIAL FACADE WIDTH

SMC 23.47A.005.D.1 - PEDESTRIAN USES AT STREET-LEVEL

TOTAL FACADE WIDTH ON AURORA = 102.51'
PEDESTRIAN FACADE WIDTH = 39.76 + 25.57 = 65.33' (63.7%)

SMC 23.41.021.B.34: Allows departure to allow residential uses at street level up to 50% of the aggregate street facade. Both commercial spaces are < 600 sf.

36.3% RESIDENTIAL FACADE WIDTH < 50% allowed w/Departure

SMC 23.47A.005.C.1.a - RESIDENTIAL USES AT STREET-LEVEL

TOTAL FACADE WIDTH ON AURORA = 102.51'
RESIDENTIAL FACADE WIDTH = 9.63' (STAIR) + 27.55' = 37.18' (36.3%)

SMC 23.41.021.B.34: Allows departure to allow residential uses at street level up to 50% of the aggregate street facade.

36.3% RESIDENTIAL FACADE WIDTH < 50% allowed w/Departure

D/ARCH PROPOSED:

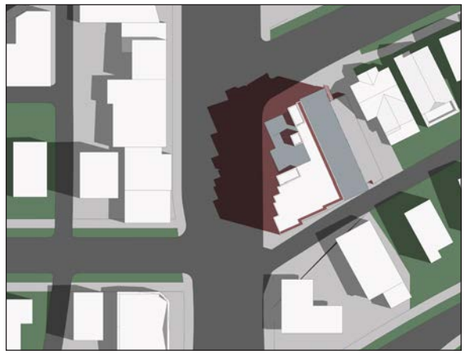
Residential Facade Width @ level 1 to occupy in aggregate 36.3% of the facade.
Pedestrian Uses Width @ level 1 to occupy in aggregate 63.7% of the facade.

JUSTIFICATION:

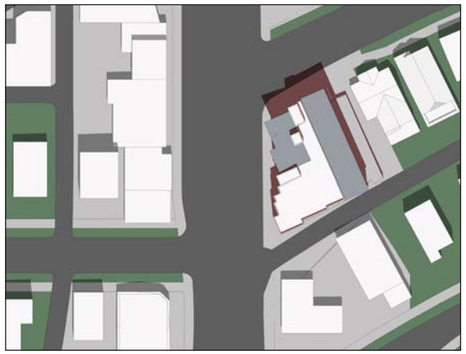
91% of the street facing facade will be transparant which is greater then the 60% required per SMC 23.47A.008.B.2. The larger lobby facade will activate the sidewalk encouraging all-hours human activity and interaction at the street level (GLDG PL3 and SDG PL3). The wider commercial facade frontage and shallower depth suits the smaller spaces and allows more pedestian connectivity and views into the interior (SDG PL2 and SDG PL2.B)

SHADOW STUDY

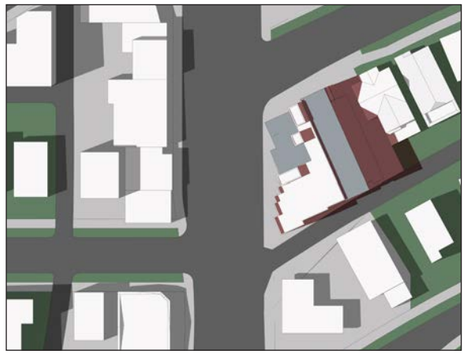
Summer Solstice - June 21 at 9am



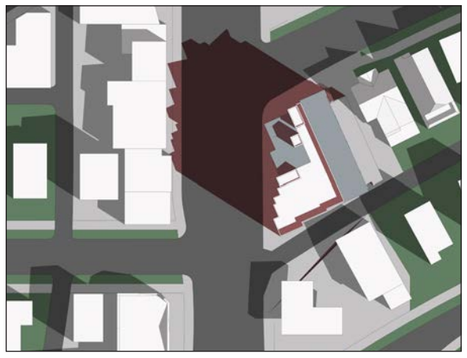
Summer Solstice - June 21 at12pm



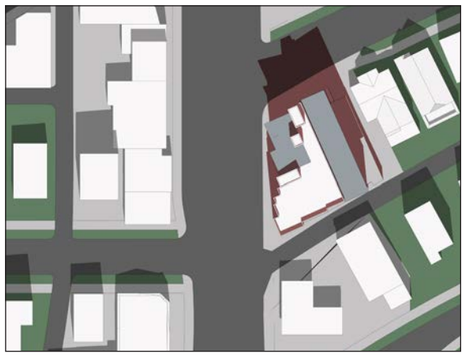
Summer Solstice - June 21 at 3pm



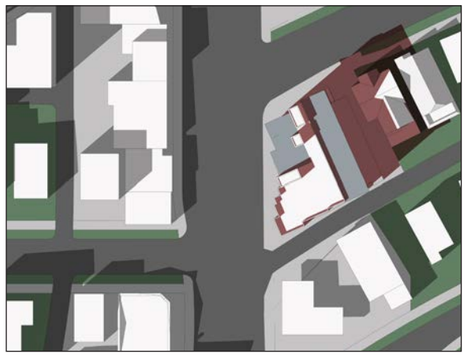
Equinox - March/September 21 at 9am



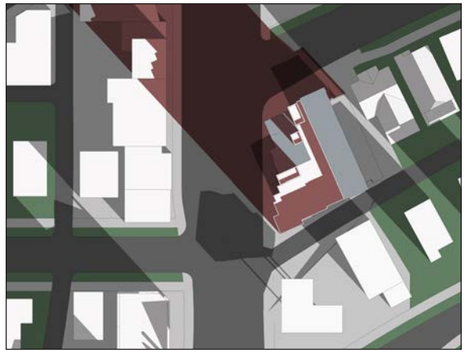
Equinox - March/September 21 at 12pm



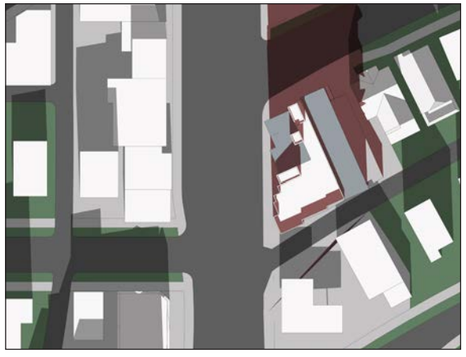
Equinox - March/September 21 at 3pm



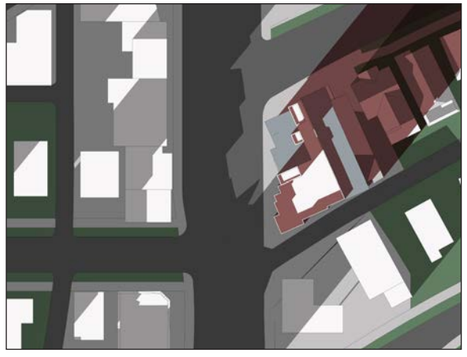
Winter Solstice - December 21 at 9am



Winter Solstice - December 21 at 12pm



Winter Solstice - December 21 at 3pm



D/ARCH PROJECTS