

LIVE/WORK

335 15TH AVENUE

EARLY

DESIGN

GUIDANCE

10 MAY 2011

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## attachment a - part ii

### 1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

Existing site is +8600 SF lot with existing single family structure. Site is served by a 10 foot driveway to an un-improved alley to the west. The site slopes south-west from a high point at the corner of 15th & Jefferson.

### 2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

Site is zoned NC1-30 with 12th Avenue (urban center village) over lay. Site is on a seam of transitional zoning from predominantly SF 1500 zoning (to the south), and predominantly MOI (Major Institutional Overlay) north of Jefferson Street. Existing zoning is SF 1500 to the south and NC1-40 to the West. Urban center guidelines encourage ground level pedestrian scale retail/commercial with residential above.

### 3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

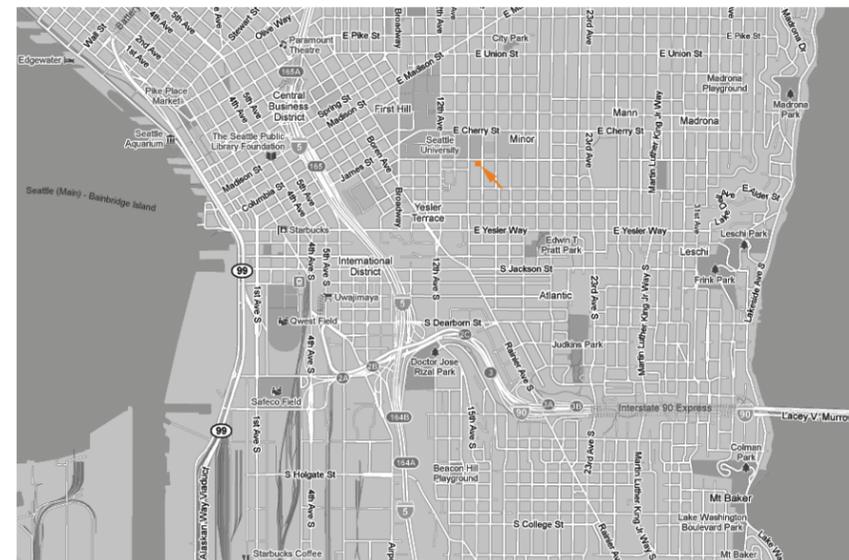
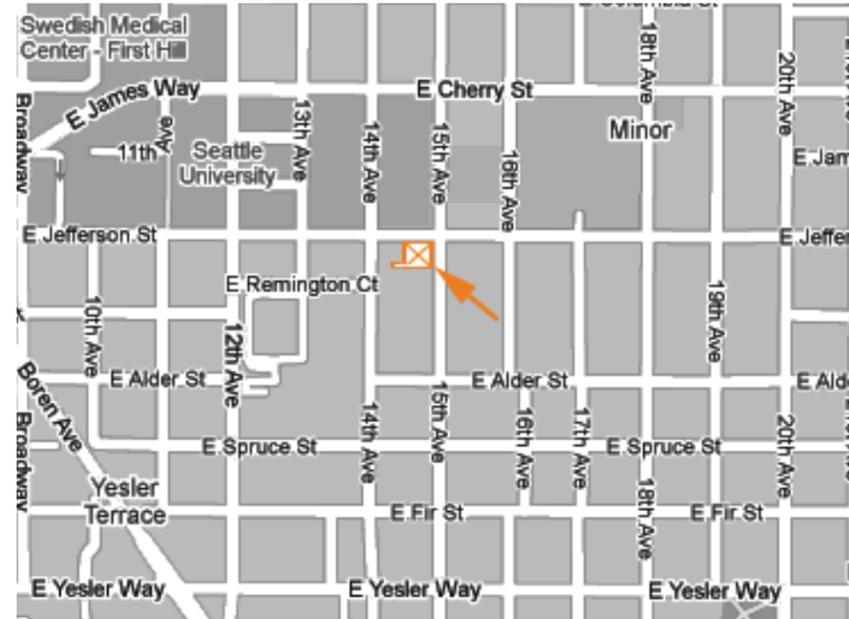
The neighborhood is dominated by the MIO uses north of Jefferson Street (Seattle University & Swedish Hospital/Cherry Hill). The south side of Jefferson (including this site) is a transitional step between the more intensive institutional uses and the largely intact single family neighborhood. Buildings on the south side of Jefferson range from single family to multi-family to mixed-use to office. Both the Seattle University Athletic Facilities and the Swedish Hospital campus are major landmarks in the neighborhood.

### 4. Please describe the proponent's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx) amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The existing context is mix of building scales, ranging from major institutions housed in large buildings to single family homes. The applicant's preferred alternative will mediate between these two extremes of scale. The proposed development envisions 8 townhouse site units designed to encourage Live/Work uses. The structure height will be 30' (plus 1'-0" for sloped site bonus where applicable). Each unit will include a ground floor work space, approximately 480 SF, with a 13'-0" floor to floor height. Each unit will have recessed store front with individual stoops and entry doors. There will be surface parking for up to 8 vehicles in a pervious parking court at the center of the site.

The proposal requests a departure for a minor revision of the 15 foot site triangle required between SF and NC zones.

## vicinity maps



ORANGE SQUARE = SITE



## project information

Address: 335 15th Avenue  
 APN: 3012121  
 DPD#: 3012121  
 Zoning: NC1 30  
 Overlays: 12th Avenue Urban Center  
 Lot Area: 8667  
 FAR: 2.75 (23,834.25 SF)

Owner:  
 Architect: Pb Elmental Architecture  
 1605 Boylston Ave. Suite 303  
 Seattle, WA 98122

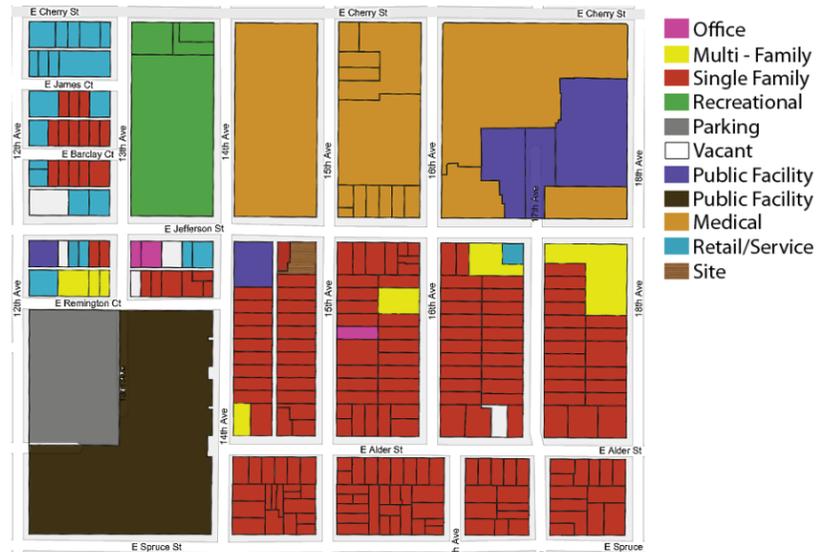
Applicant:



FIGURE GROUND

ORANGE SQUARE = SITE





## urban design analysis

### TOPOGRAPHY

The site corner faces North (Jefferson Street) and West (15th Avenue). The site slopes approximately 4'-0" to the South (along 15th Avenue) and 6'-0" to the West (along Jefferson Street).

### SOLAR ACCESS

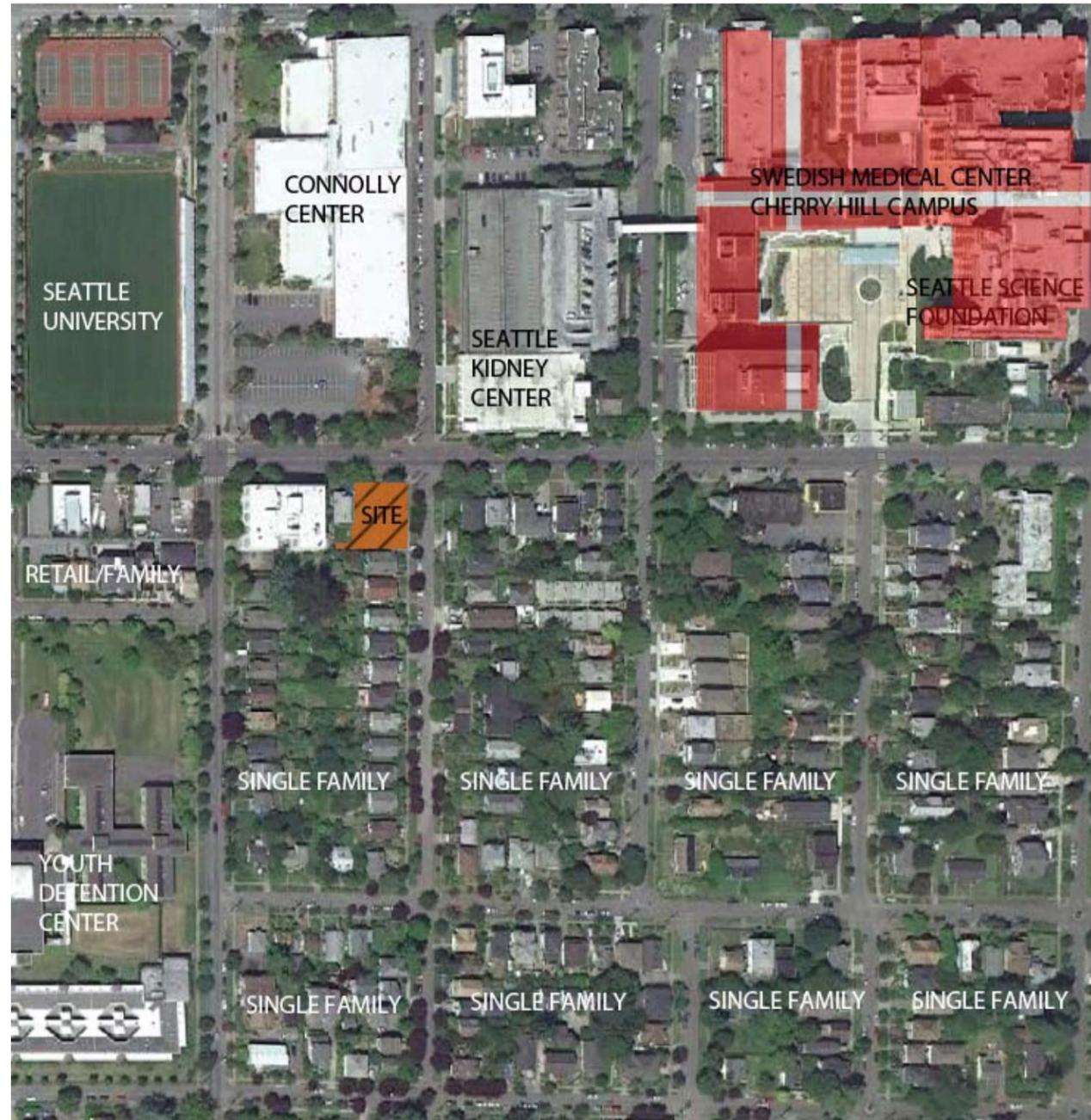
The site has good solar access to the Southwest due to the existing topography and the adjacent SF 5000 zoning. The center of the block is hollowed out and nicely planted with trees. A courtyard to the South and West will take advantage of this condition.

### NEIGHBORING DEVELOPMENT

Directly North of the site is the Seattle University athletic complex. A new structure is under construction on this MIO 65 site. To the North and East is the Swedish Hospital/Cherry Hill Campus, also zoned MIO 65. Immediately to the West is a single family house on a lot zoned NC-1 30. West of the existing North/South un-improved alley is an office building on a site zoned NC1-30. To the South and to the East is single family on sites zoned SF 5000.

### ACCESS & TRANSPORTATION

Access to the site is via an existing 10'-0" driveway to the West. The site is served by metro bus routes 3 & 4 on Jefferson Street.





## existing site conditions

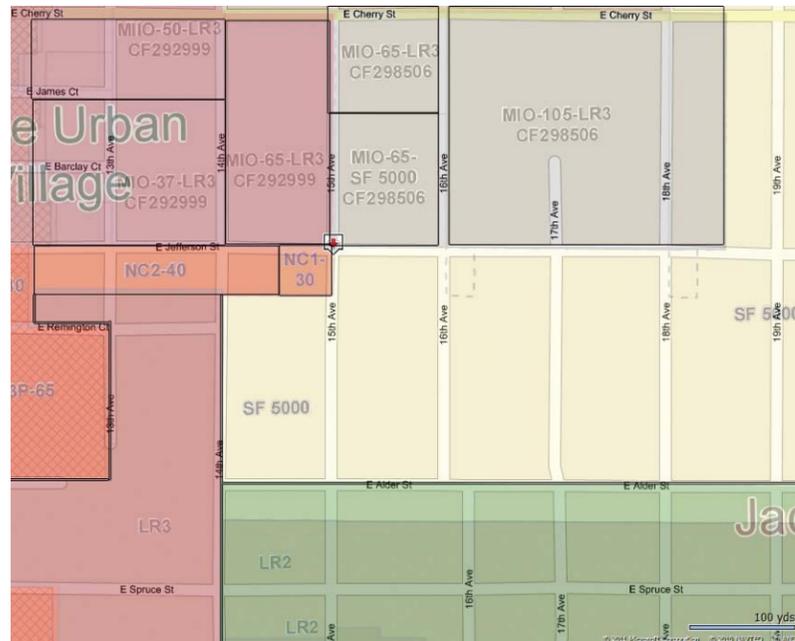
**USE:** Single Family Residence

**TOPOGRAPHY:** Slopes 6' east to west, slopes 4' to south

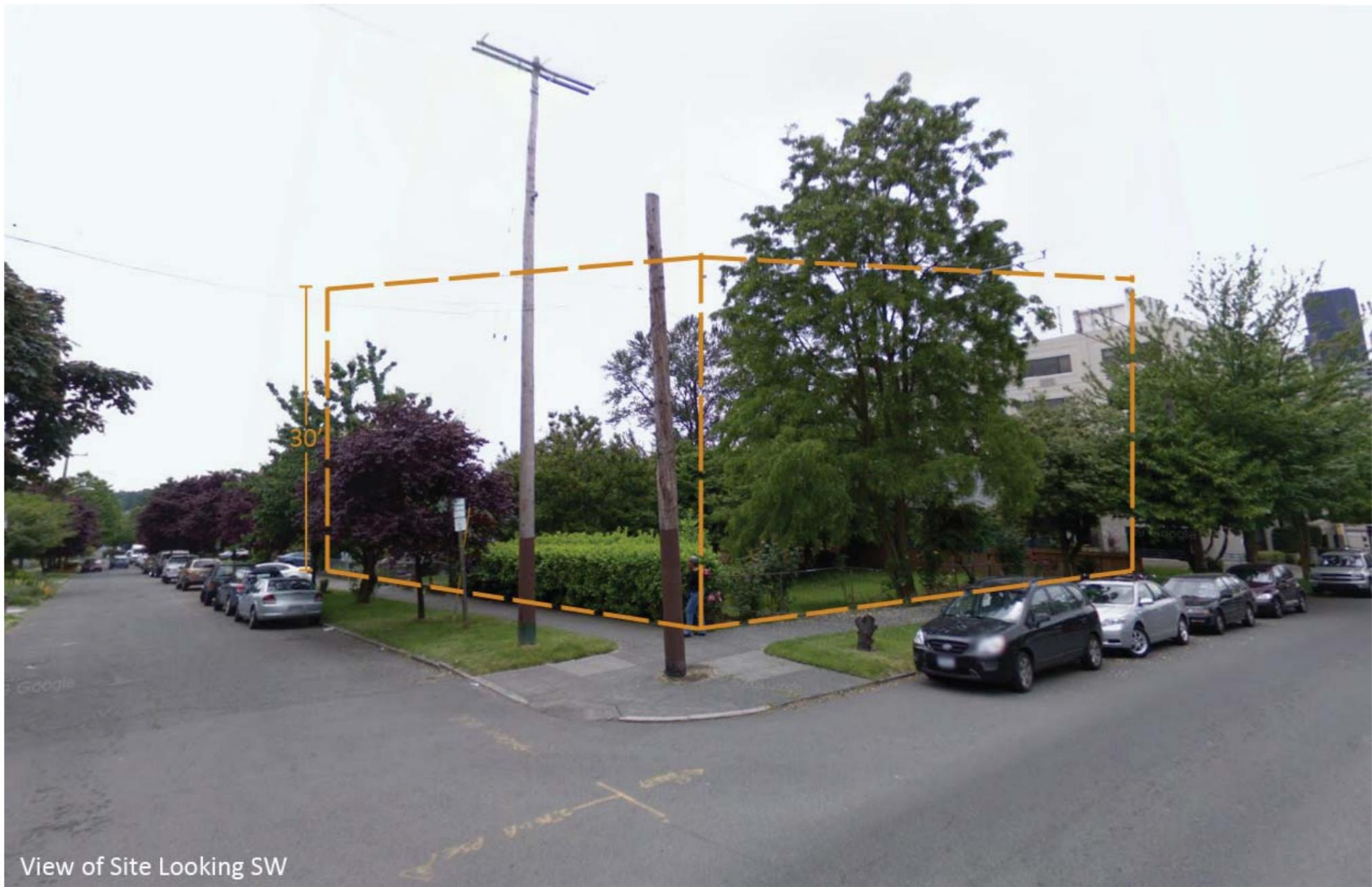
**ACCESS:** Alley access and access off 15th Avenue

**RIGHT OF WAY:** E Jefferson and 15th Avenue

**VEGETATION:** Limited







View of Site Looking SW



East Jefferson Street Frontage



15th Avenue Frontage



E. JEFFERSON ST & 14TH LOOKING WEST



15TH AVENUE LOOKING WEST



E. JEFFERSON ST & 14TH LOOKING SOUTH



15TH AVENUE LOOKING WEST



E. JEFFERSON ST LOOKING WEST



16TH AVE & E JEFFERSON ST LOOKING NORTH



15TH & E JEFFERSON STREET LOOKING NORTH



E JEFFERSON ST LOOKING WEST



15TH & E JEFFERSON STREET LOOKING SOUTH

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<7>

AREA  
PHOTOS  
[1]



MULTI-FAMILY ON 16TH AVENUE



MULTI-FAMILY ON E JEFFERSON STREET



MULTI-FAMILY ON E JEFFERSON STREET



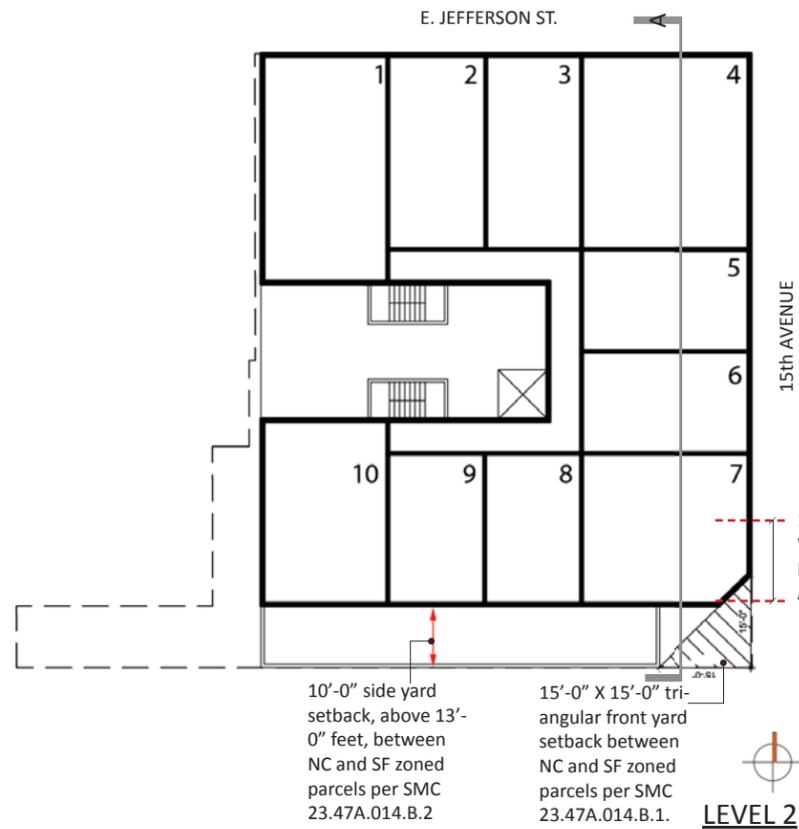
COMMERCIAL BUILDING ON E JEFFERSON



MULTI-FAMILY DEVELOPMENTS ON E REMINGTON STREET



SWEDISH CAMPUS ON E JEFFERSON STREET



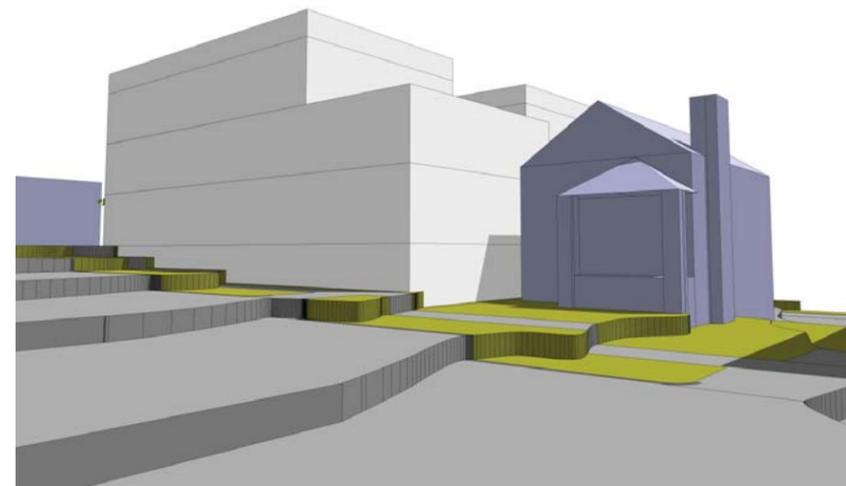
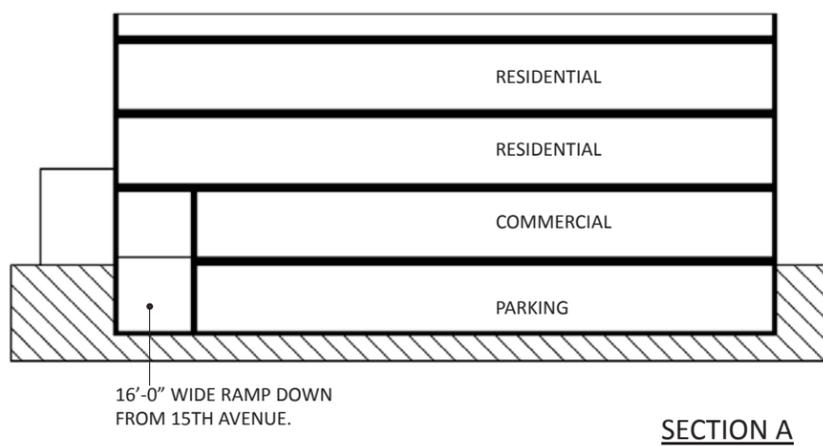
## ALTERNATIVE A - CODE COMPLIANT SCHEME

### Advantages

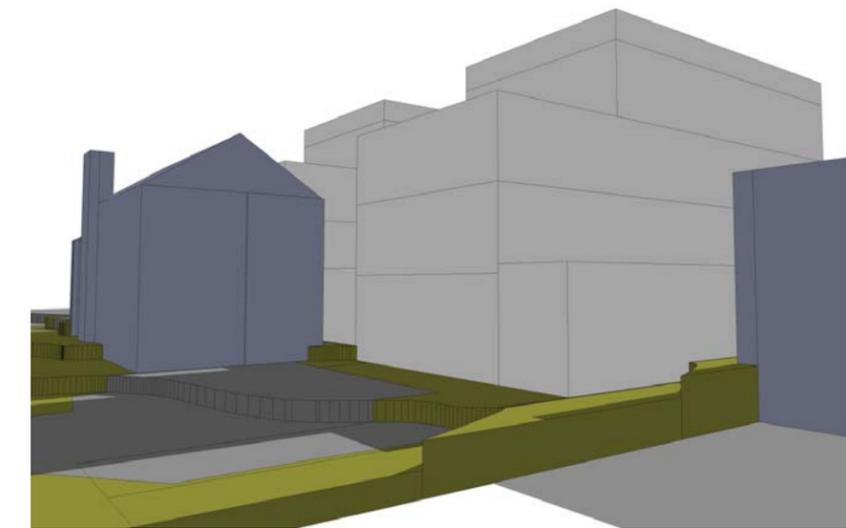
Holds the corner of 15th Avenue and East Jefferson Street.  
 Maximum number of residential units (+/- 20) Flats.  
 Maximizes non-residential square footage (+/- 8600 SF)

### Disadvantages

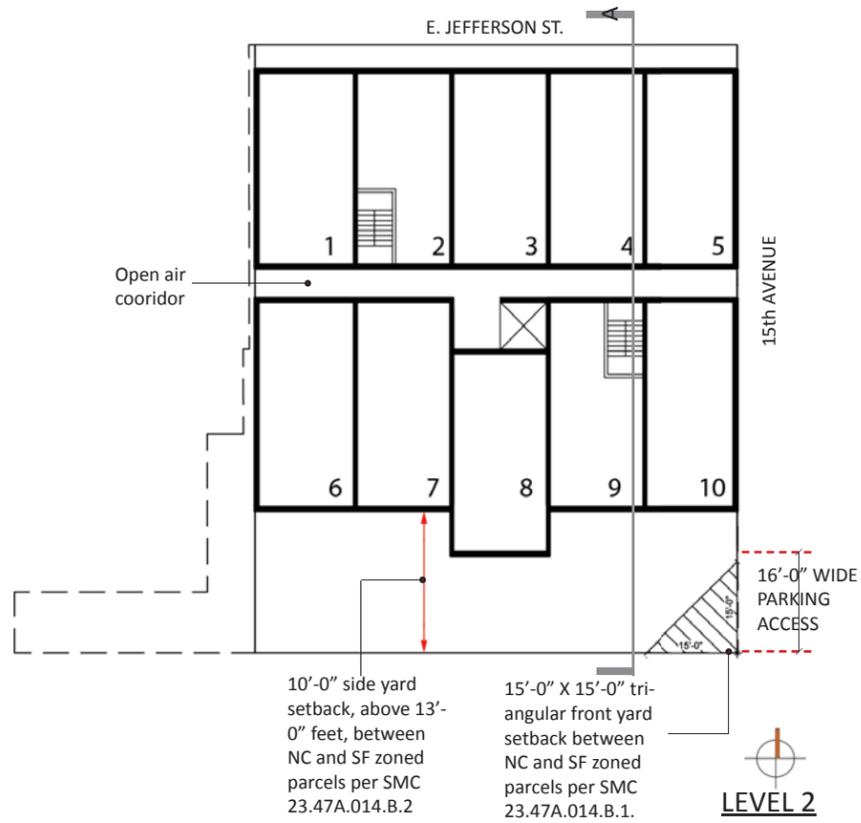
Bulk: Adjacent to SF zone.  
 Requires underground parking.  
 Access Parking from 15th Avenue  
 Maximum impervious surface (100%)  
 Will lose units on upper floors to conform to height limit.  
 Commercial floor has to step to suit grade  
 Need stairs & Elevator



View of Site Looking SE



View of Site Looking NE



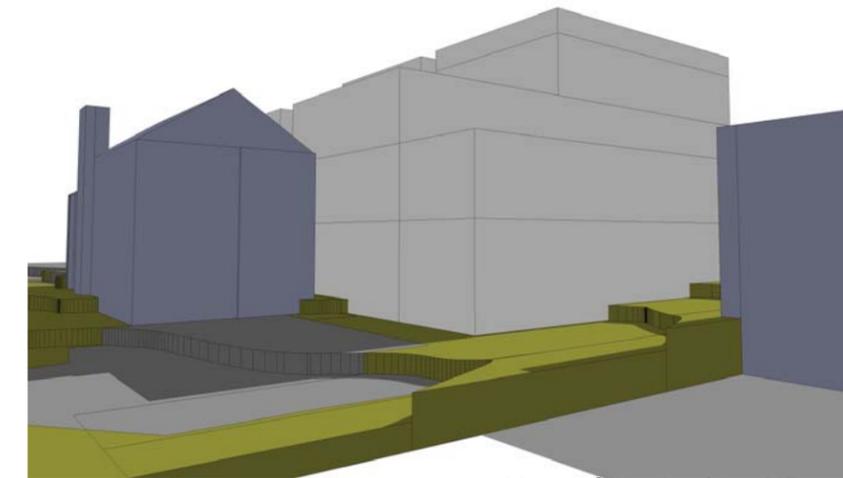
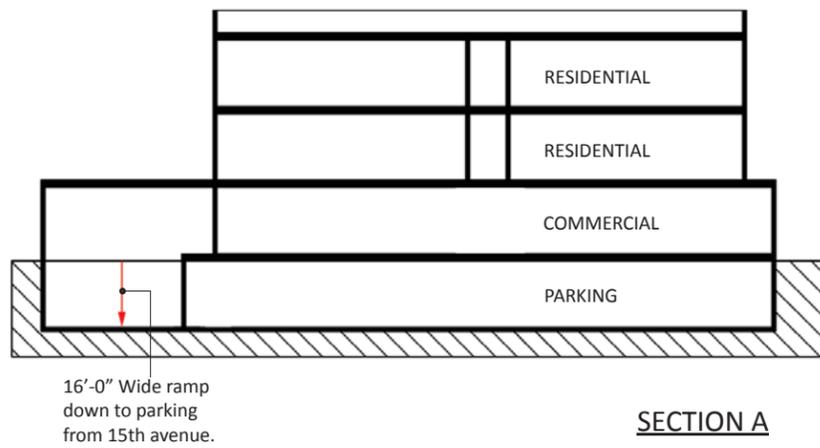
## ALTERNATIVE B

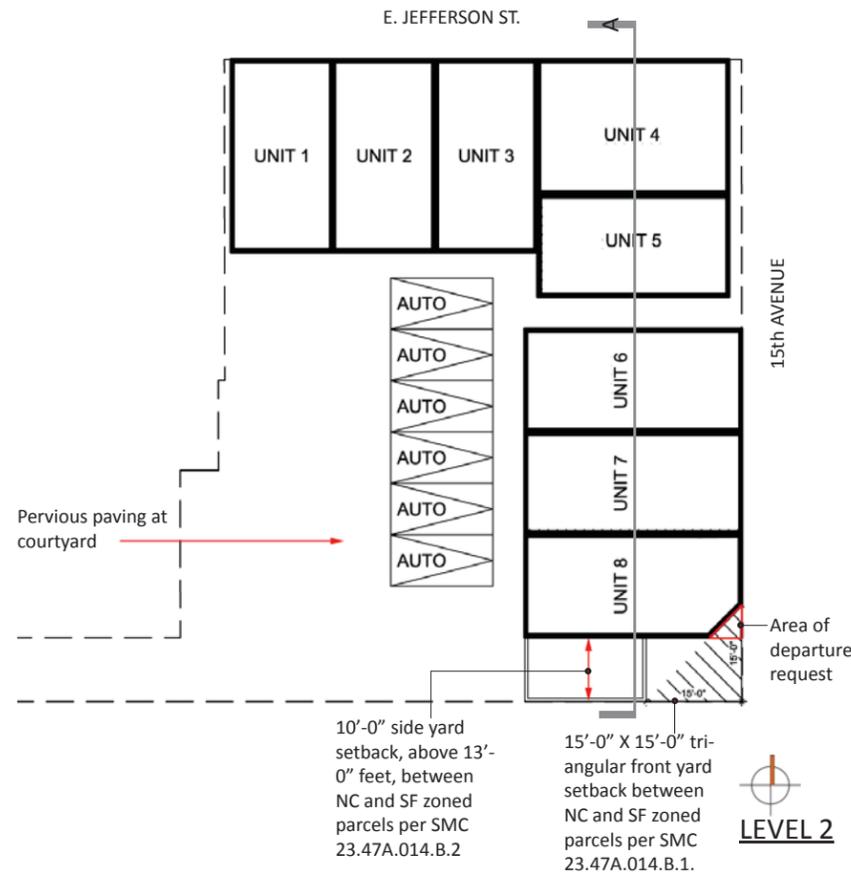
### Advantages

- Holds the corner of 15th Avenue and East Jefferson Street.
- Maximum number of residential units (+/- 20)
- O.K. square footage Non-Residential space (+/- 8600 SF)
- Moves bulk of upper stories away from single family zone

### Disadvantages

- Requires underground parking
- Access parking from 15th Avenue
- Maximum impervious surface (100%)
- Will lose units on upper floor to conform to height limit.
- Commercial floor has to step to suit grade
- Need stairs and elevator





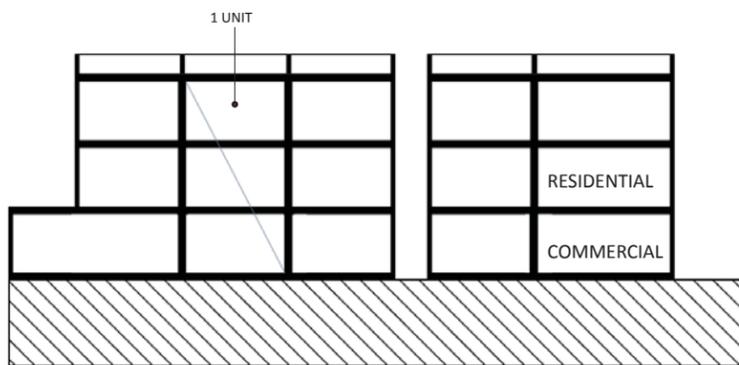
### ALTERNATIVE C - PREFERRED SCHEME

#### Advantages

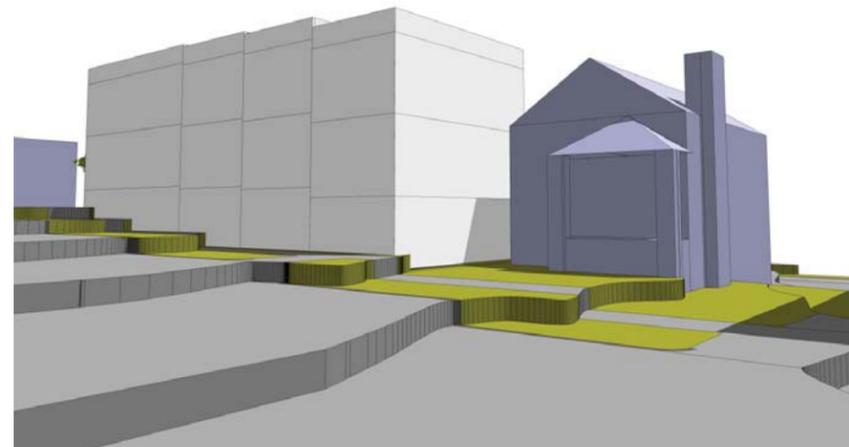
- Holds the corner of 15th Avenue and East Jefferson Street.
- Allows multiple scales to mediate between zones (MIO 65, NC40, NC3 + SF 5000)
- Minimum impervious surface (<50%) (Pervious pavers for courtyard)
- No underground parking
- Access parking through existing 10'-0" driveway from alley
- Units step with grade along E. Jefferson St.
- Minimum number of vehicles on site (8)
- Live/Work units provide fine Retail/Commercial Opportunities
- Individual doors | stoops on street frontage
- No common stairs, no elevator

#### Disadvantages

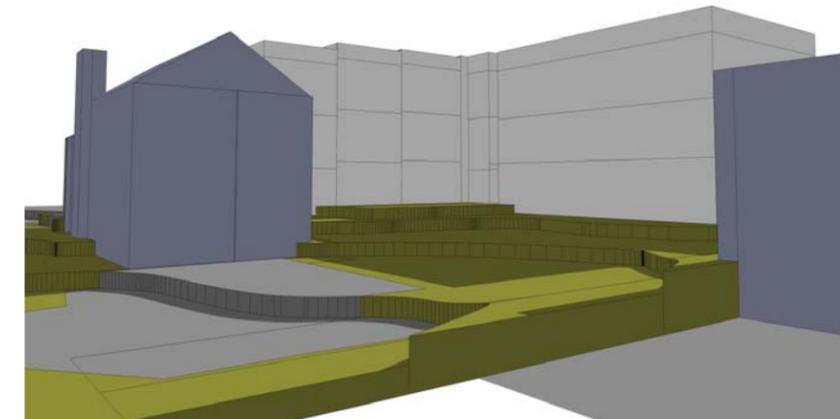
- Lowest number of residential units (+/- 8)
- Lowest area for non-residential space (<4000 SF)



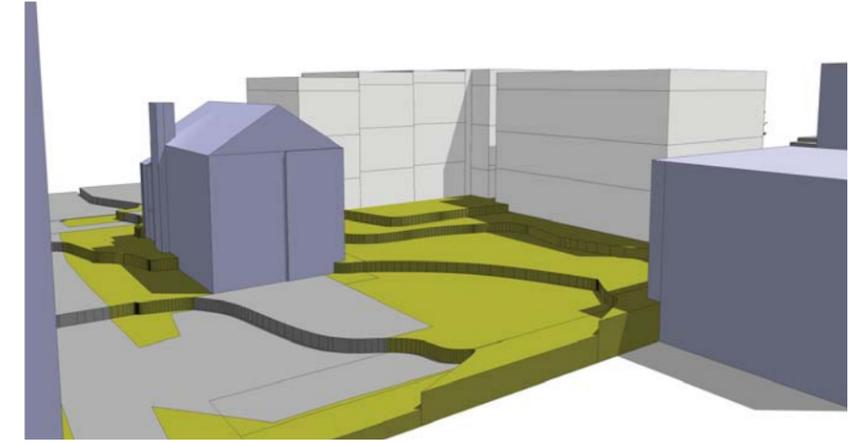
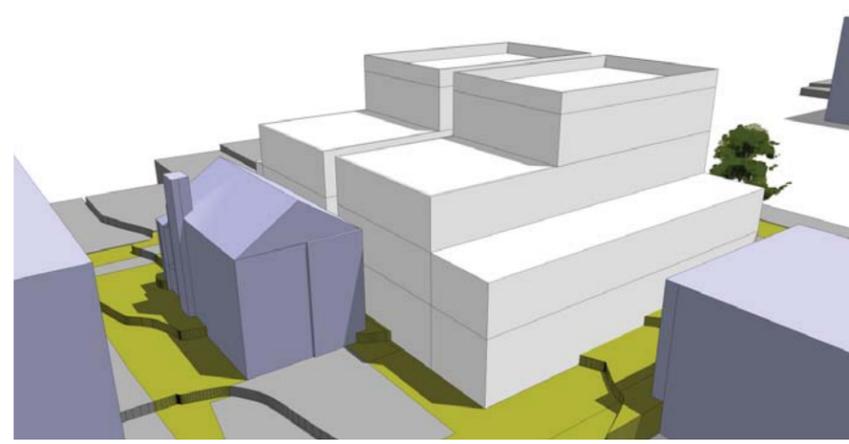
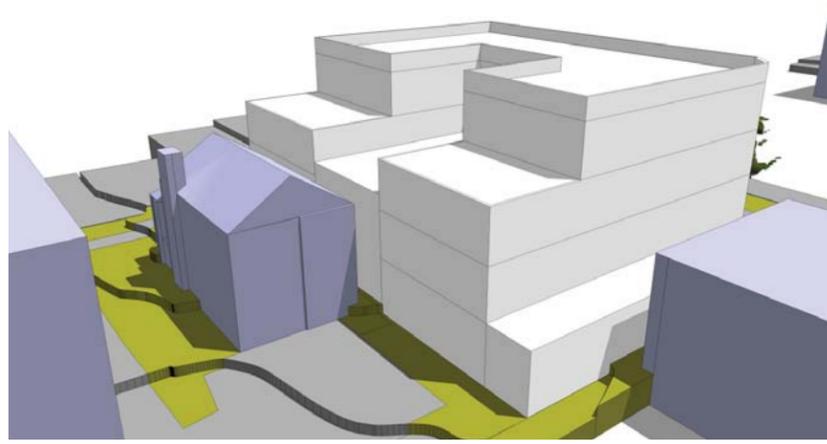
SECTION A



View of Site Looking SE



View of Site Looking NE



### ALTERNATIVE A - CODE COMPLIANT SCHEME

#### Advantages

- Holds the corner of 15th Avenue and East Jefferson Street.
- Maximum number of residential units (+/- 20) Flats.
- Maximizes non-residential square footage (+/- 8600 SF)

#### Disadvantages

- Bulk: Adjacent to SF zone.
- Requires underground parking.
- Access Parking from 15th Avenue
- Maximum impervious surface (100%)
- Will lose units on upper floors to conform to height limit.
- Commercial floor has to step to suit grade
- Requires common stair, elevator

### ALTERNATIVE B

#### Advantages

- Holds the corner of 15th Avenue and East Jefferson Street.
- Maximum number of residential units (+/- 20)
- O.K. square footage Non-Residential space (+/- 8600 SF)
- Moves bulk of upper stories away from single family zone

#### Disadvantages

- Requires underground parking
- Access parking from 15th Avenue
- Maximum impervious surface (100%)
- Will lose units on upper floor to conform to height limit.
- Commercial floor has to step to suit grade
- Requires common stair, elevator

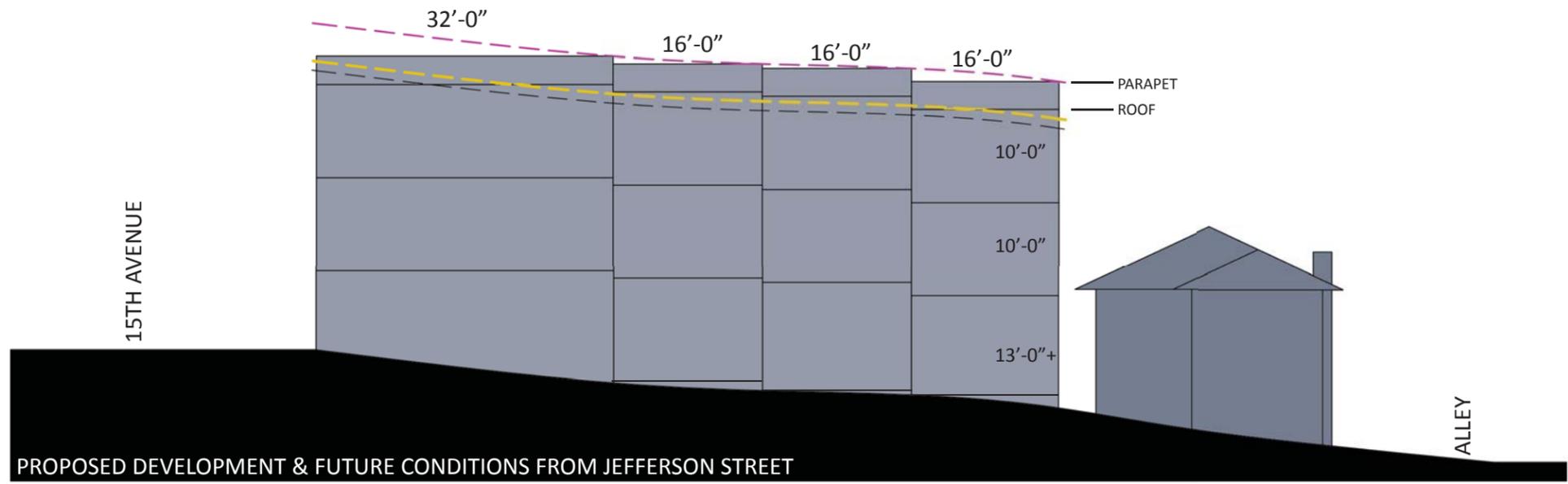
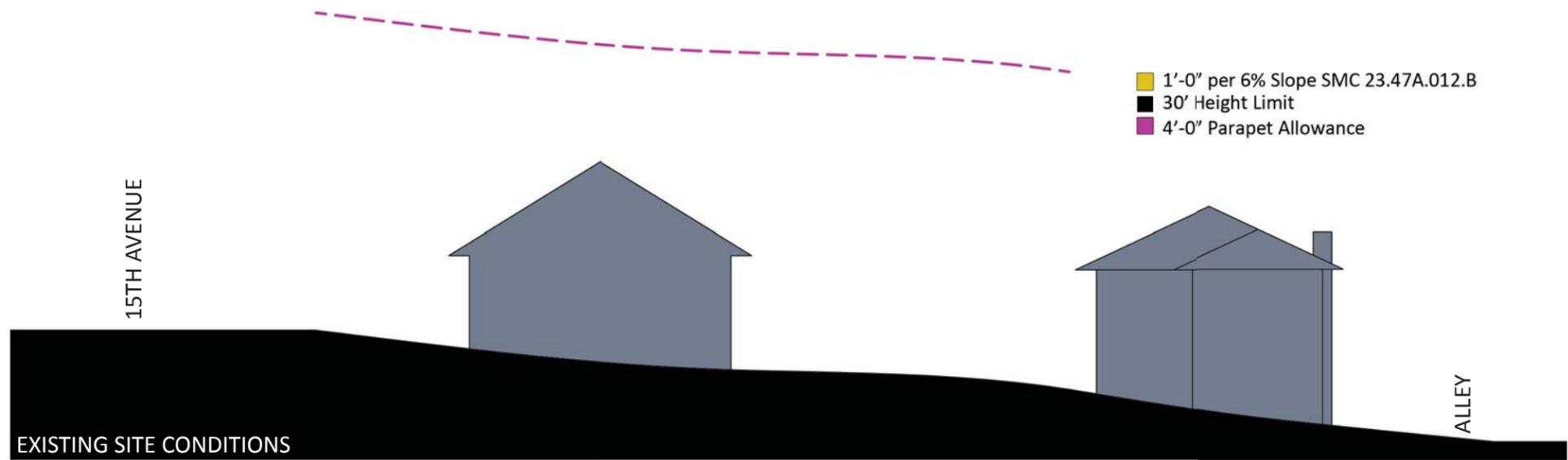
### ALTERNATIVE C - PREFERRED SCHEME

#### Advantages

- Holds the corner of 15th Avenue and East Jefferson Street.
- Allows multiple scales to mediate between zones (MIO 65, NC40, NC3 + SF 5000)
- Minimum impervious surface (<50%) (Pervious pavers for court yard)
- No underground parking
- Access parking through existing 10'-0" driveway from alley
- Minimum number of vehicles on site (8)
- Live/Work units provide fine Retail/Commercial Opportunities
- Individual doors | stoops on street frontage
- Units step with grade (at E. Jefferson Street)

#### Disadvantages

- Lowest number of residential units (+/- 8)
- Lowest area for non-residential space (<4000 SF)





14TH AVE. TOWNHOMES



PEA PATCH TOWNHOMES



STERLING RESIDENCE



PEA PATCH TOWNHOMES



NORTHSHORE TOWNHOMES

Pb Elemental is a design and development firm that focuses on contemporary residential and commercial projects. Pb Elemental consists of a dynamic team of architects, engineers and development professionals who create a bold, cohesive aesthetic while maintaining a clear commitment to the community and sustainability. The use of simple forms, clean lines and rich materials combine to produce an architecture that is modern, consistent and challenges traditional assumptions applied to residential development.