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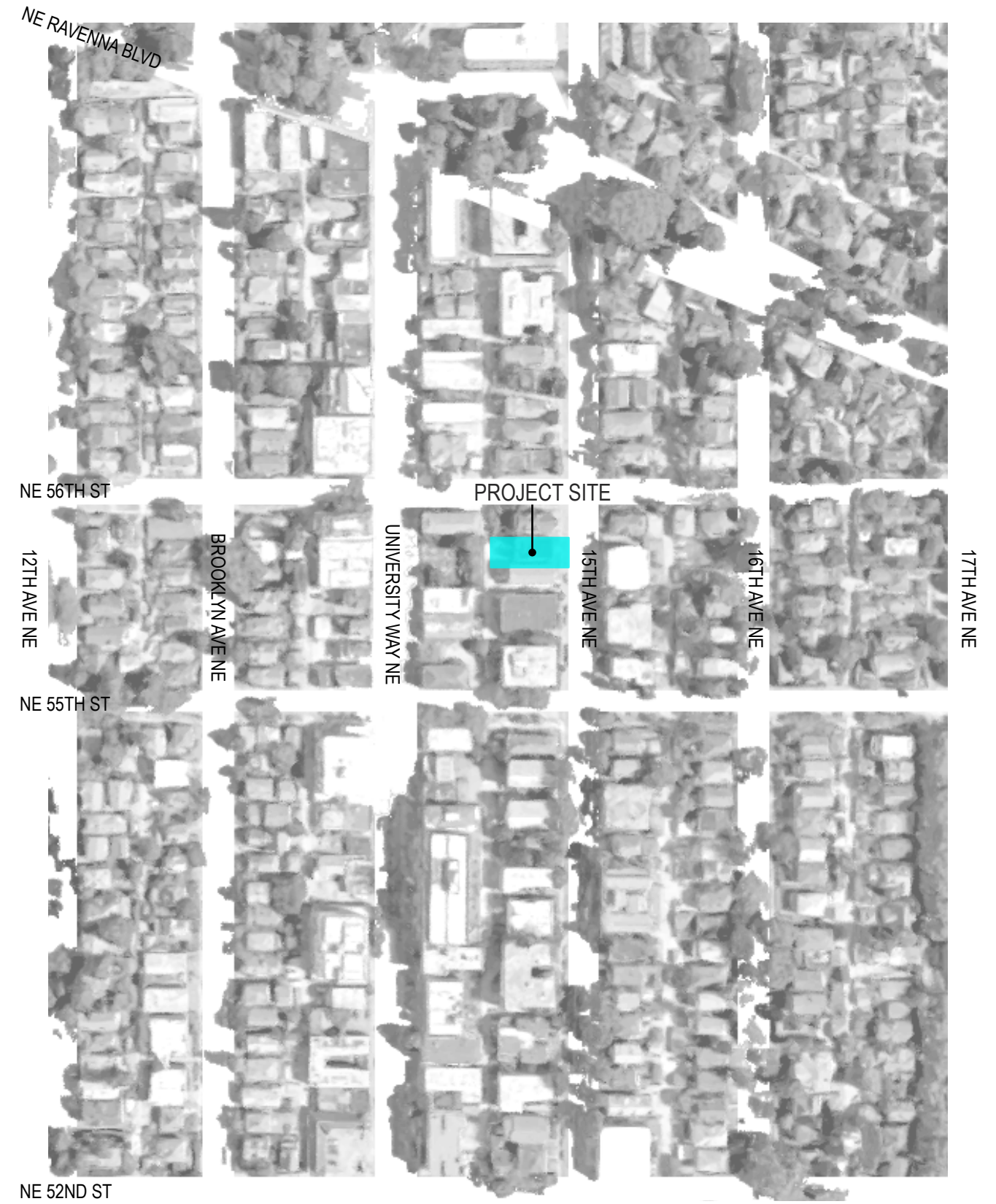
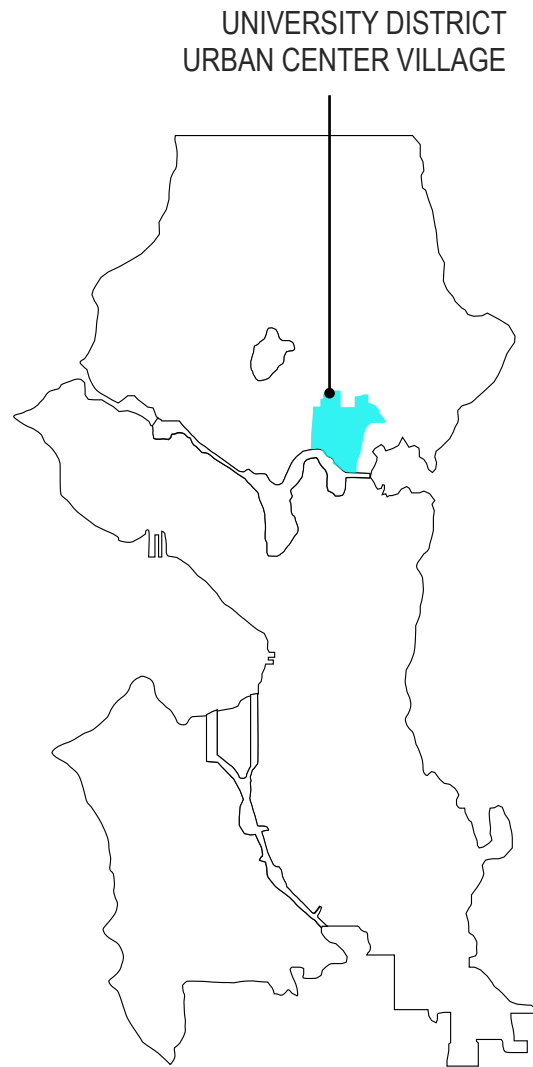
5521 15TH AVE NE
STREAMLINED DESIGN REVIEW

 **NEIMAN TABER**
ARCHITECTURE FOR THE NORTHWEST

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UNIVERSITY DISTRICT NORTHWEST CONTEXT



PROJECT INFORMATION

SITE ADDRESS	5521 15th Ave NE
PARCEL NUMBER	8714600030
SDCI #	3028790
APPLICANT	Neiman Taber Architects 1421 34th Avenue, Suite 100 Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	LR3
LOT SIZE	4,126 SF
F.A.R. PROVIDED	1.97
GROSS FLOOR AREA	9,848 SF
PROPOSED UNITS	18
PROPOSED PARKING	0
FREQUENT TRANSIT	Yes

PROJECT TEAM

OWNER	Ronald Danz
ARCHITECT	Neiman Taber Architects 1421 34th Ave, Suite 100 Seattle, WA 98122 (206) 760-5550
GEOTECHNICAL	Geotechnical Consultants Inc.
CIVIL	Sitewise Desgn PLLC
SURVEYOR	Chadwick & Winters
LANDSCAPE	The Philbin Group
STRUCTURAL	Malsam Tsang Structural Engineering

PROPOSAL

The project proposes to remove the existing 2 story, 4-unit residential structure and replace it with a 3 story apartment building containing 18 residential units. The project is located within the Unirveristy District Northwest Urban Center Village and thus does not provide parking.

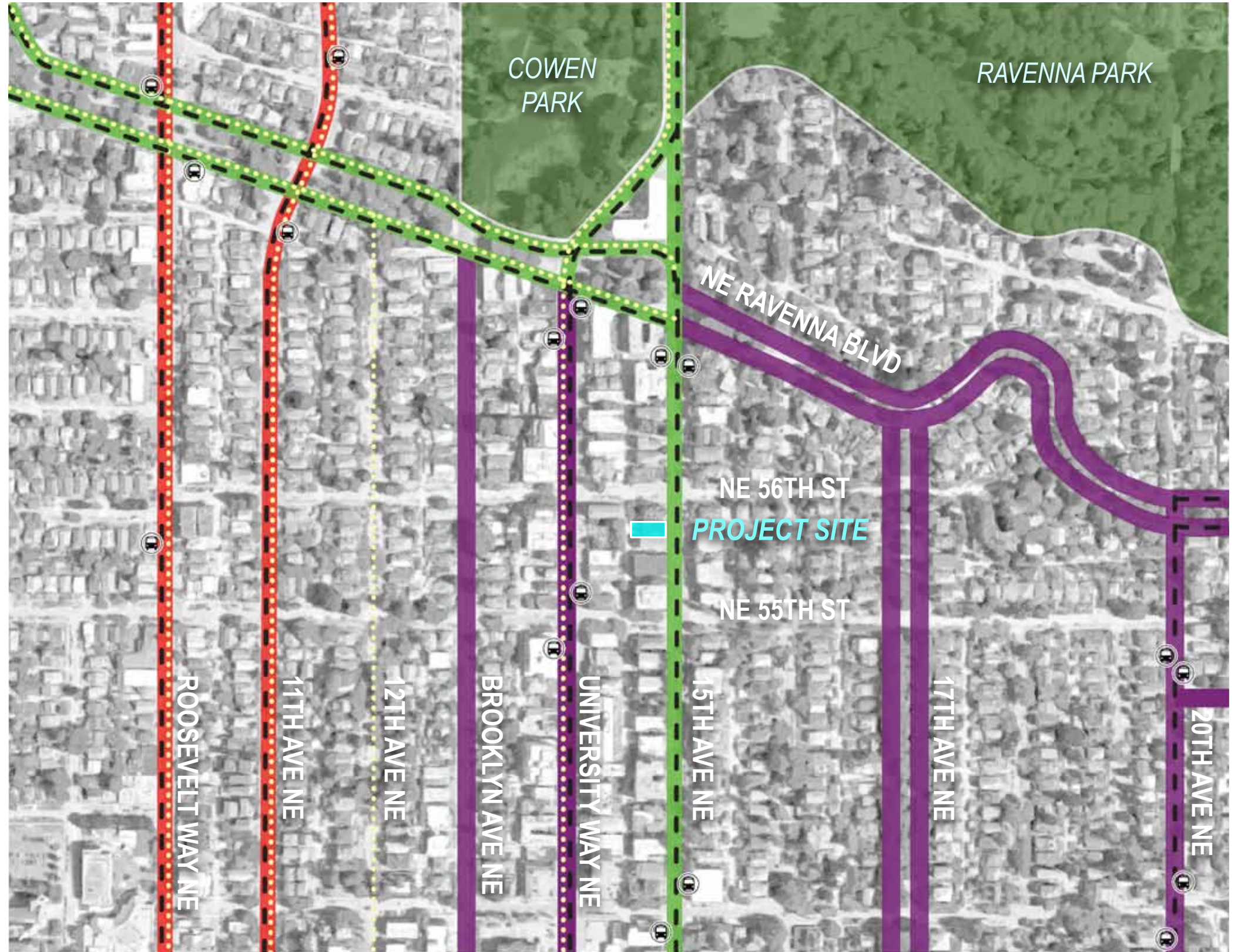
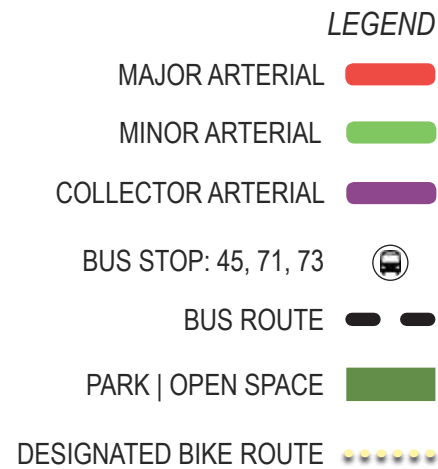
PROJECT GOALS

1. Provide a contemporary interpretation of Seattle's historic wood-sided residences that establishes a new development precedent for its immediate context.
2. Create an affordable infill project in a central neighborhood with access to plentiful services and excellent transportation.
3. Create high-quality, accessible housing with excellent daylighting, views, and connectivity to outdoor amenities.

URBAN DESIGN ANALYSIS

ANALYSIS OF CONTEXT

The proposal site is located in the University District Northwest Urban Center Village on the west side of 15th Ave NE, a minor arterial, between NE 55th St and NE 56th St. It is currently occupied by a 2-story, 4 unit apartment building to be demolished. The project site is approximately a quarter mile south of Cowen Park and Ravenna Park. Bus lines #45, #71, and #73 connect the site to the University of Washington light rail station to the south and to Loyal Heights, Wedgewood, and Jackson Park, respectively. Protected bike lanes are provided along NE Ravenna Blvd and Roosevelt Way NE. 12th Ave NE is an existing neighborhood greenway which features a safer, calmer residential street where walking and biking is the priority.



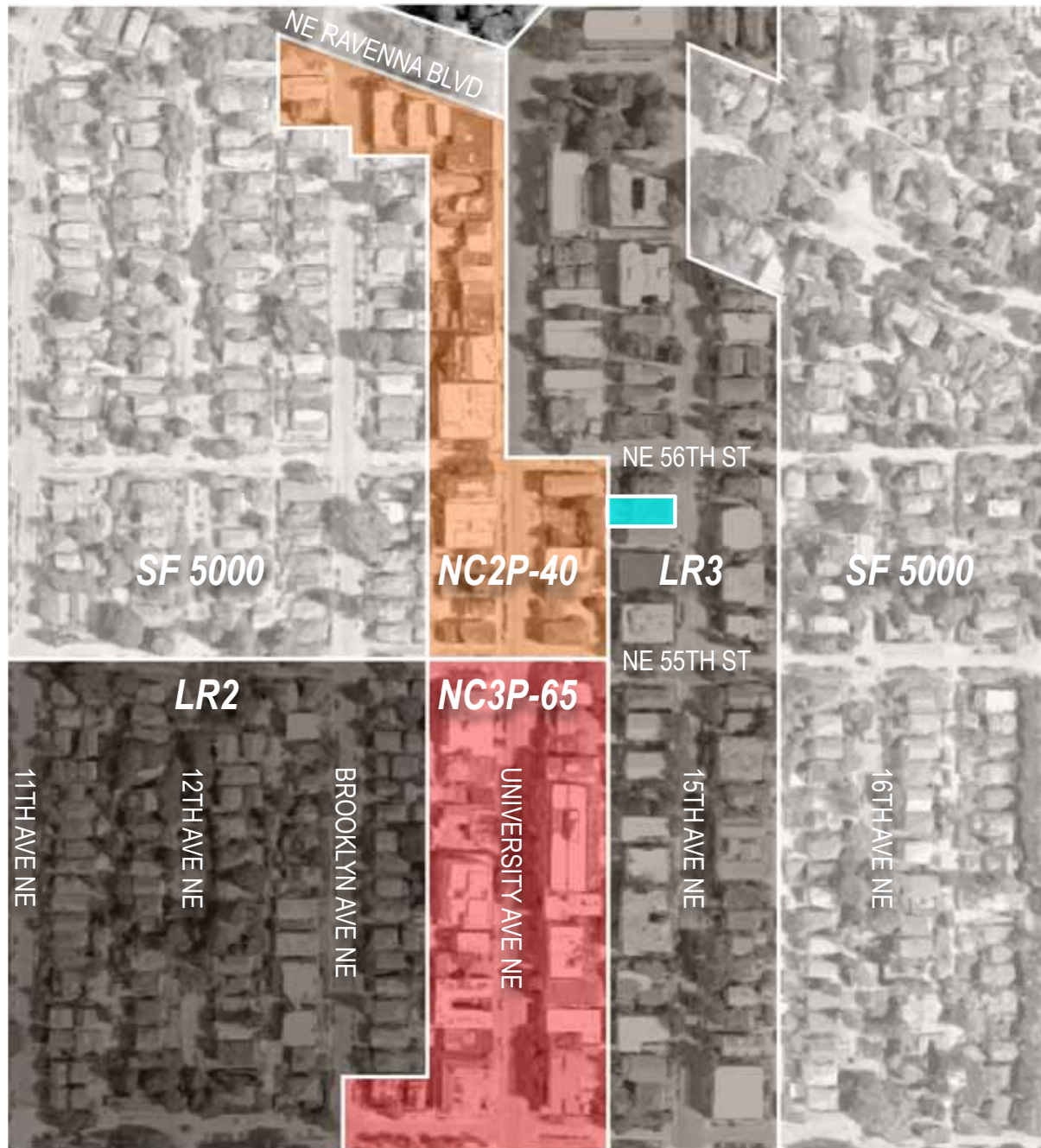
CIRCULATION PATTERNS



URBAN DESIGN ANALYSIS

ANALYSIS OF CONTEXT

The proposal is sited on the west boundary of an LR3 zone. Along University Ave NE (west of the project site) is a Neighborhood/Commercial zone, where north of NE 55th St is more specifically NC2P-40 and south of NE 55th St is NC3P-65. East of 15th Ave NE is a large area of SF 5000 zoning. West of University Way NE and north of NE 55th St is also zoned as SF 5000. South of NE 55th St is an LR2 zone. The majority of buildings along 15th Ave NE are utilized as multi-family. Reflective of its zoning, structures along University Way NE feature both mixed-use and commercial uses. Single family residences border the LR3 and Neighborhood/Commercial zones.



ZONING MAP LEGEND

- PROJECT SITE
- SF 5000
- LR2
- LR3
- NC2P-40
- NC3P-65

ZONING MAP



USE MAP LEGEND

- PROJECT SITE
- MULTI-FAMILY
- SINGLE-FAMILY
- COMMERCIAL
- MIXED-USE

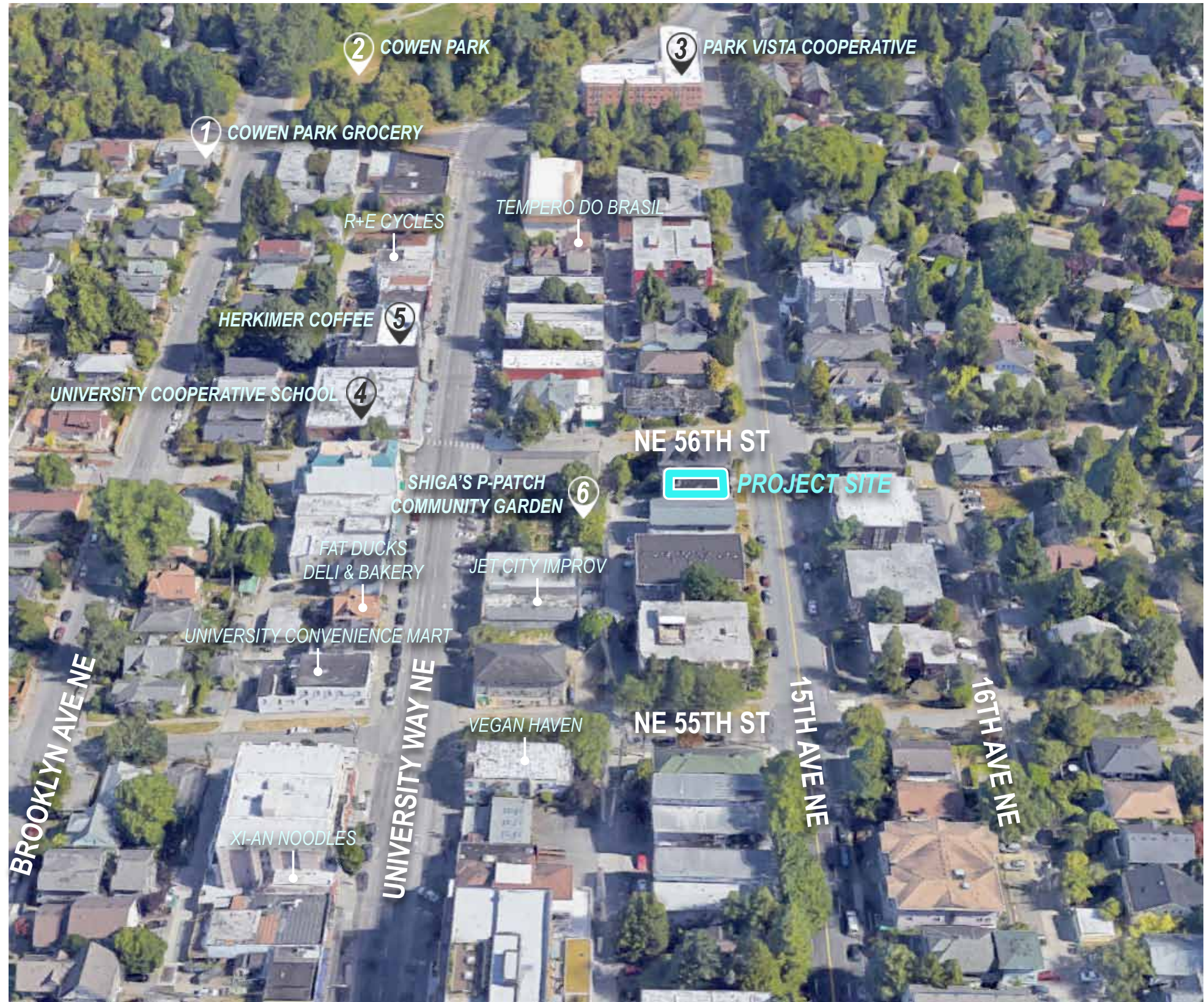
USE MAP

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: EXISTING BUILDINGS

COMMUNITY NODES AND LANDMARKS

A majority of the community nodes are located west of the project site in the Neighborhood/Commercial zone along University Way NE. These include a variety of restaurants and cafes such as Herkimer Coffee, Tempero Do Brasil, Xi'an Noodles, and more. Across the alley from the project site is Shiga's P-Patch Community Garden. Approximately two blocks north is Cowen Park and Ravenna Park.



AERIAL PERSPECTIVE LOOKING NORTH



1. COWEN PARK GROCERY



2. COWEN PARK



3. PARK VISTA COOPERATIVE



4. UNIVERSITY COOPERATIVE SCHOOL



5. HERKIMER COFFEE (PARK MODERN)



6. SHIGA'S P-PATCH COMMUNITY GARDEN

EXISTING SITE CONDITIONS

SITE PHOTOS

15TH AVE NE: LOOKING WEST - PROJECT SITE



15TH AVE NE: LOOKING EAST - OPPOSITE PROJECT SITE



ALLEY: LOOKING EAST - PROJECT SITE



ALLEY: LOOKING WEST - OPPOSITE PROJECT SITE



SITE ANALYSIS

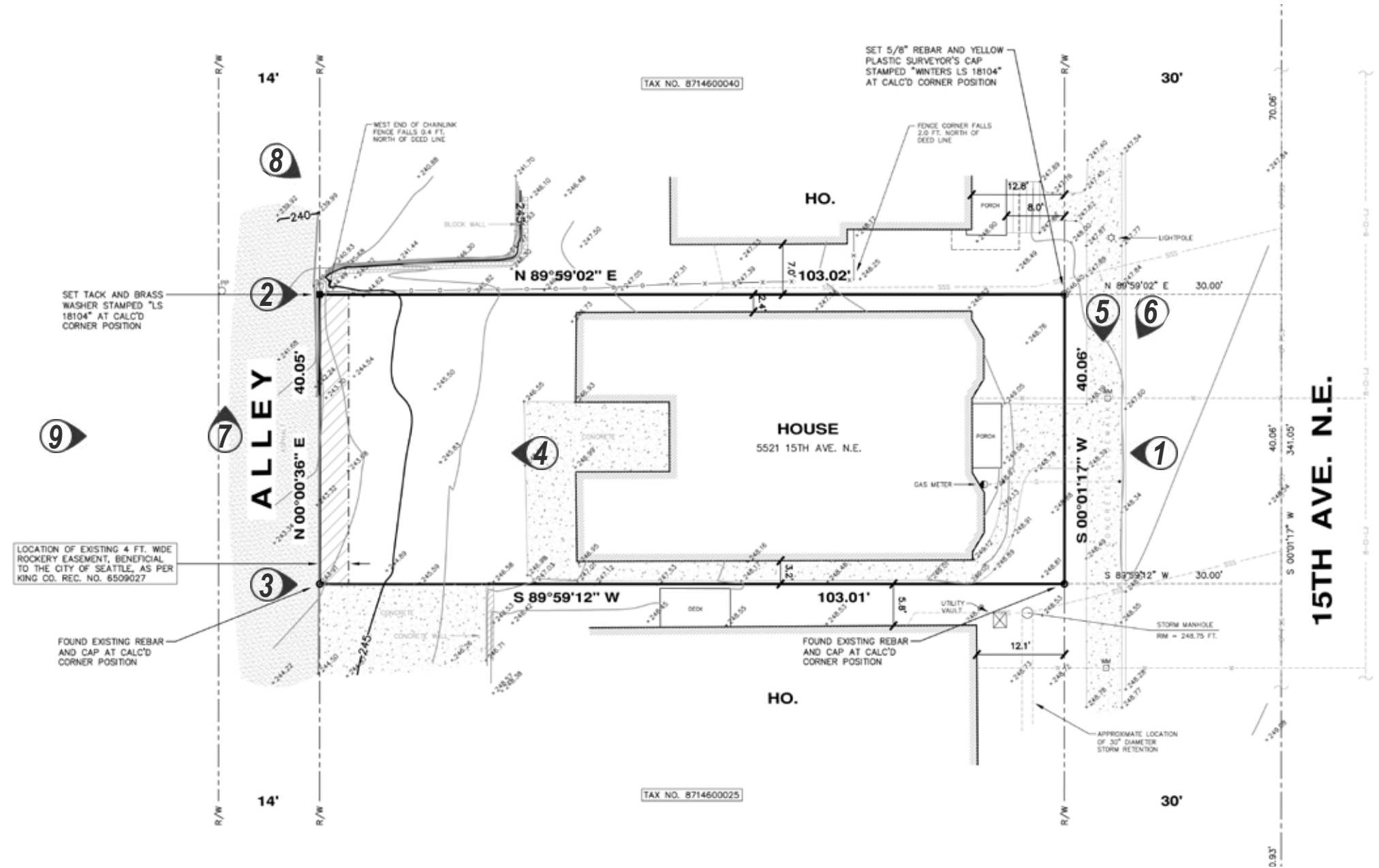
SURVEY + SITE FEATURES

SURVEY

The site is mid-block and roughly 40' x 100'. It is currently occupied by a two story 4-plex that will be demolished. The topography is relatively flat across most of the site and drops about 4 feet at the western third of the lot. Just across the west portion of the north property line is a block wall which retains about 4 1/2 feet of soil. At the west property line is an existing 4 ft wide rocky easement, beneficial to the City of Seattle, as per King Co. Rec. No. 6509027. There is one tree on the property of the north neighbor and two trees on the property of the south neighbor.

Legal Description:

Lot 6, Block 1, H.S. Turner and Co.'s University Addition to the City of Seattle, according to the Plat thereof recorded in Volume 11 of Plats, page 27, Records of King County, WA.



1. EAST PROPERTY LINE



2. NORTH PROPERTY LINE



3. SOUTH PROPERTY LINE



4. WEST PROPERTY LINE



5. EXISTING SIDEWALK AT STREET-FRONT



6. CONSISTENT STREET-FRONT SETBACK



7. POWER LINES AT ALLEY



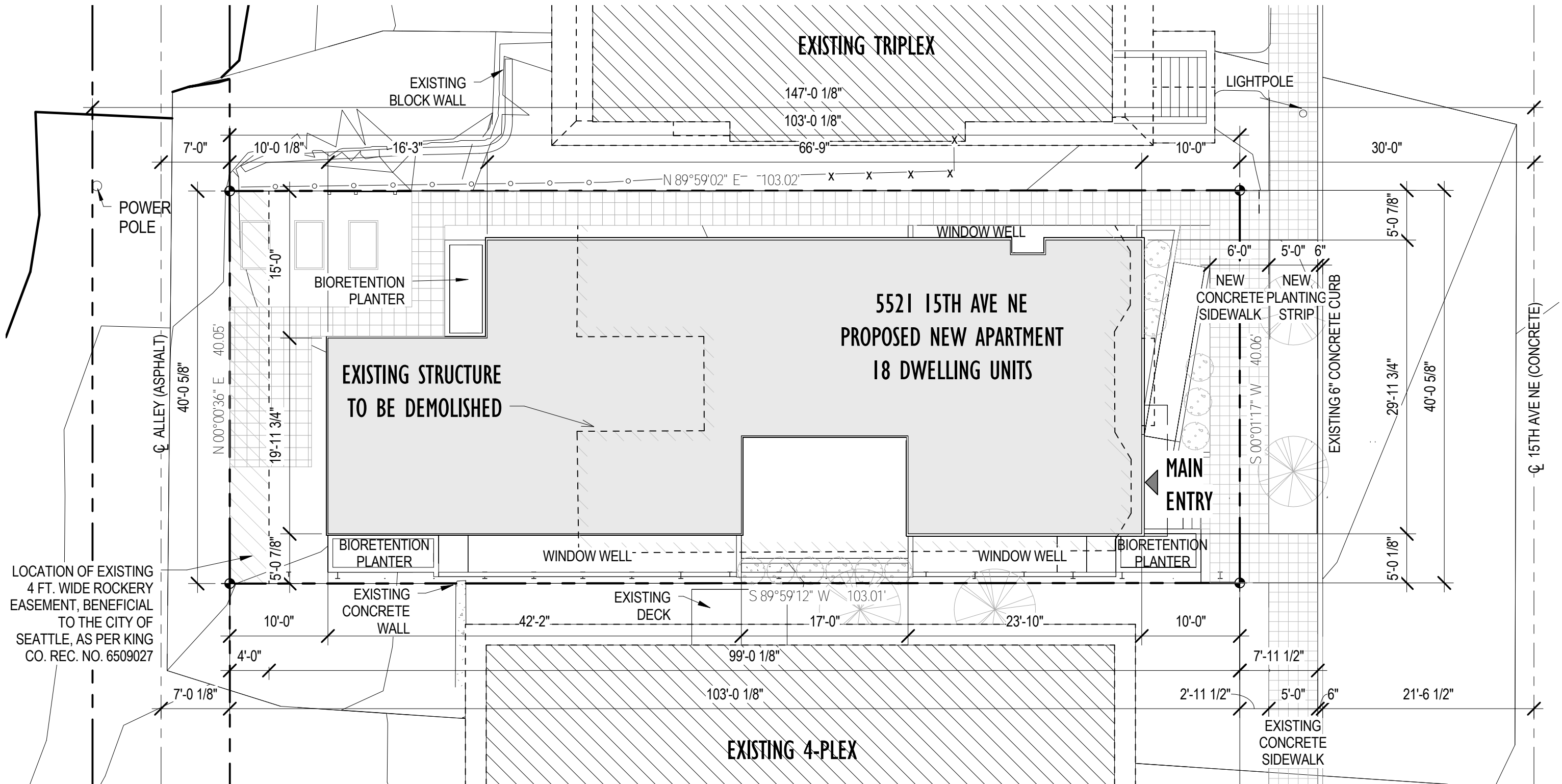
8. DROP IN GRADE NORTHWEST OF PROPERTY LINE



9. PROPERTY TO THE WEST CURRENTLY USED AS A COMMUNITY GARDEN P-PATCH

ZONING DATA

APPLICABLE ZONING	REQUIREMENT	NOTES
23.45.510 TABLE A FLOOR AREA RATIO LIMITS	2.0 max. if project meets the standards of 23.45.510.C.	1.97 is provided.
23.58D.002 GREEN BUILDING STANDARD	Proposal shall meet the green building standard when qualifying for extra floor area.	Built Green 4 Star
23.45.514 STRUCTURE HEIGHT	40' max. base; 4' max. bonus. Parapets may extend 4' above max. height limit.	44'
23.45.518 TABLE A SETBACKS AND SEPARATIONS	Front: 5' min.; Rear: 10' min. w/ alley; Side: 5' min. if < 40' facade length, 7' average (5' min.) otherwise.	Front: 10'; Rear: 10'; Sides: 7' average (north), 7' average (south).
23.45.522 AMENITY AREA	25% of lot area (1031.49 SF). Min. 50% of amenity area at ground level (515.75 SF).	1213.7 SF
23.45.524.A.2 GREEN FACTOR REQUIREMENT	0.6 or greater.	0.6 Green Factor
23.45.527 TABLE A STRUCTURE WIDTH	150'	83'-0"
23.45.527.B.1 MAXIMUM FACADE LENGTH	Max. combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of length of lot line.	64.6%; 64.1%
23.54.015 TABLE B PARKING FOR RESIDENTIAL USES	No minimum requirement.	None
23.54.015 TABLE D PARKING FOR BICYCLES	1 per 4 dwelling units or 0.75 per small efficiency dwelling unit.	8 dwelling units x 0.25 = 2 bike parking 10 SEDUs x 0.75 = 8 bike parking = 10 total bike parking



PROPOSED DESIGN
MATERIALS + PRECEDENT



1. James Hardie Artisan V-Groove Siding; 2. Tongue & Groove Cedar Clear Coat Finish; 3. VPI Black Vinyl Windows



Design precedent: Coleman Triplex by Workshop AD



Wood siding elements within the existing neighborhood context.

PROPOSED DESIGN
BUILDING PERSPECTIVE



Building perspective looking northwest.



PROPOSED DESIGN

PRIORITY GUIDELINES

STREET-LEVEL INTERACTION

1. (PL3.A-1) Entries: Multi-story Residential Building

The doorway into the project is recessed into the building mass to provide an obvious, identifiable, and distinctive entrance. A canopy accentuates the depth of the entry and helps to demarcate the entrance. The entrance is accessed by stairs or ramp since it is raised 18" above street grade. A material transition to tongue and groove cedar adds warmth to the sheltered entrance.

ARCHITECTURAL CONCEPT

2. (DC2.IV-ii) Architectural Elements and Materials

The interior finish of the building vestibule, and lobby features a wood-clad accent wall. The wood provides warmth and a fine-grain texture for residents entering and exiting the building.

OPEN SPACE CONCEPT

3. (DC3.B-3) Open Space Uses and Activities

The exterior courtyard is located adjacent to the building lobby. Large, floor to ceiling windows and a glazed double door connect the entrance and stair lobby to the courtyard. During fair weather, the doors can be propped opened to allow for one seamless outdoor/indoor amenity area.

NATURAL SYSTEMS AND SITE FEATURES

4. (CS1.B-2) Daylight and Shading

The building mass is knotted approximately at the center of the southern elevation. The subtracted volume allows southern light and air to penetrate into the units, corridor, and lobby.



Building section perspective looking northwest.

PROPOSED DESIGN PRIORITY GUIDELINES

ARCHITECTURAL CONCEPT

5. (DC2.A-1) Site Characteristics + Uses

The building entrance is oriented to the southeast corner as a gesture to the University of Washington. Most pedestrian traffic is expected to approach the apartment from the south.

EXTERIOR ELEMENTS + FINISHES

6. (DC4.A-1) Exterior Finish Materials

The proposed design utilizes fiber-cement board siding that expresses as v-groove wood siding. It references the wood-siding that is commonly found on many Seattle residences in the surrounding neighborhood. The width of the siding module is 7" and provides the building with a fine-grain texture.

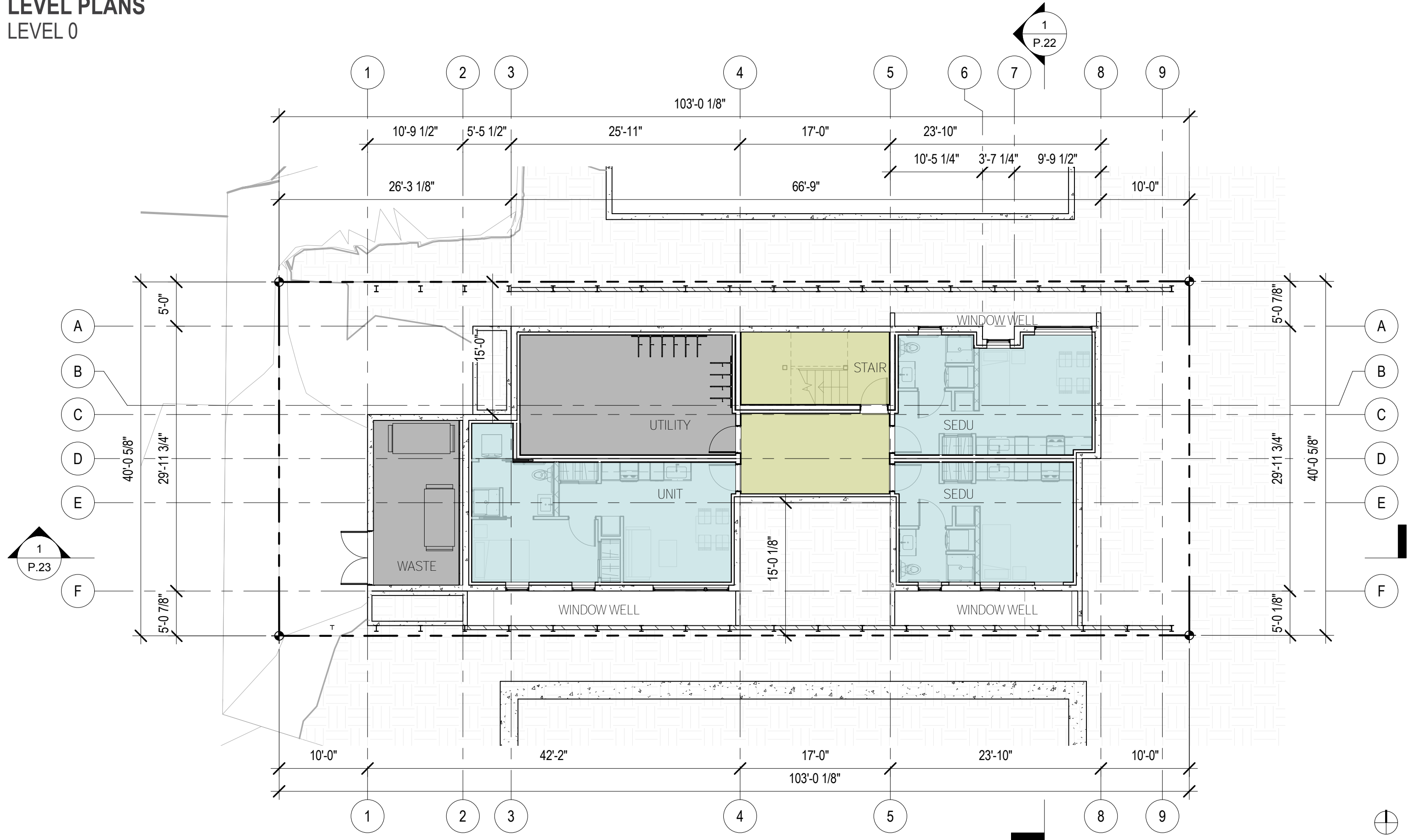
7. (PL3.B-2) Ground Level Residential

Residential units at ground level are buffered from the sidewalk by an accessible ramp. The ramp is angled away from the building, resulting in an area for a planting bed. These plants help to provide further separation from the right of way.

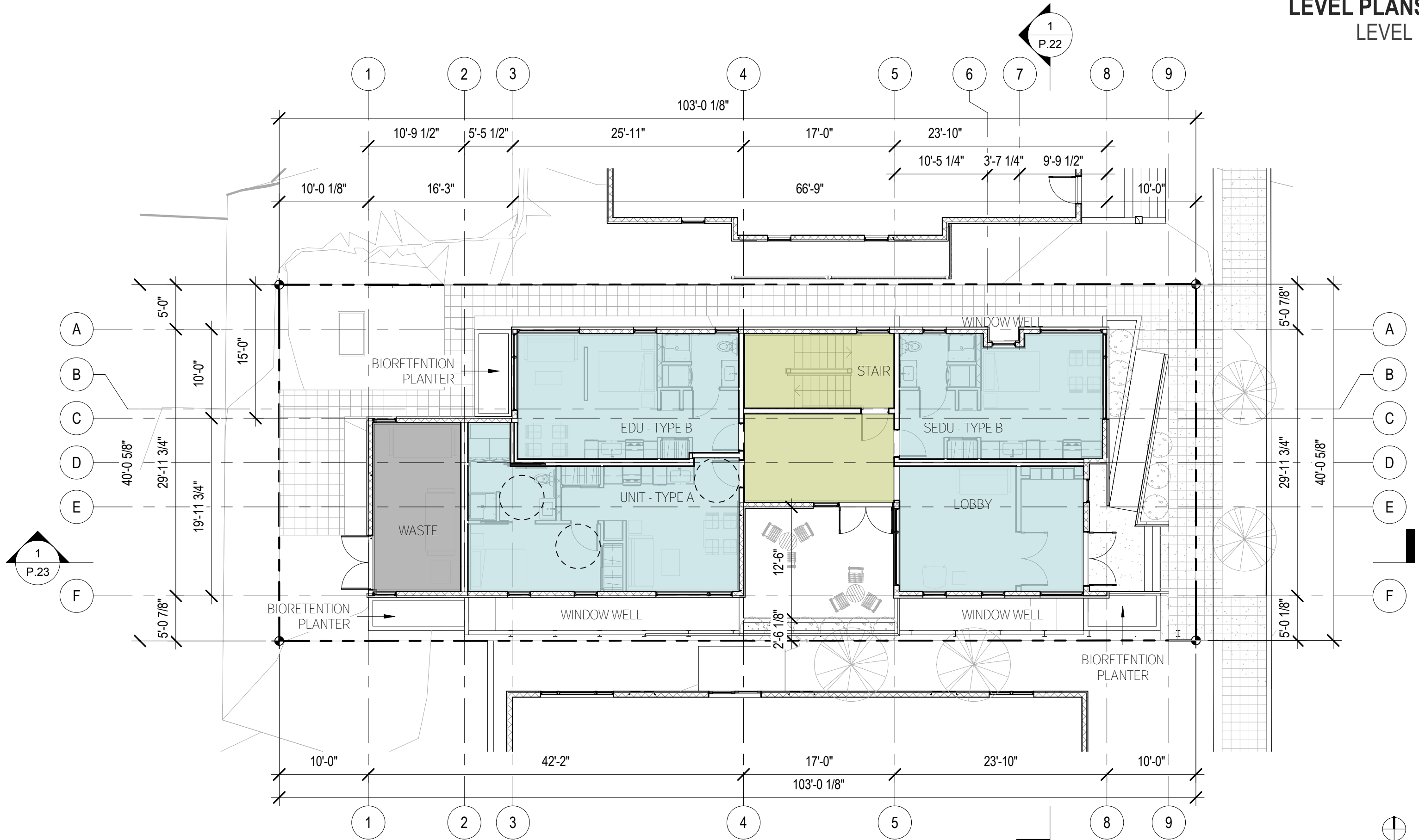


Building entrance perspective

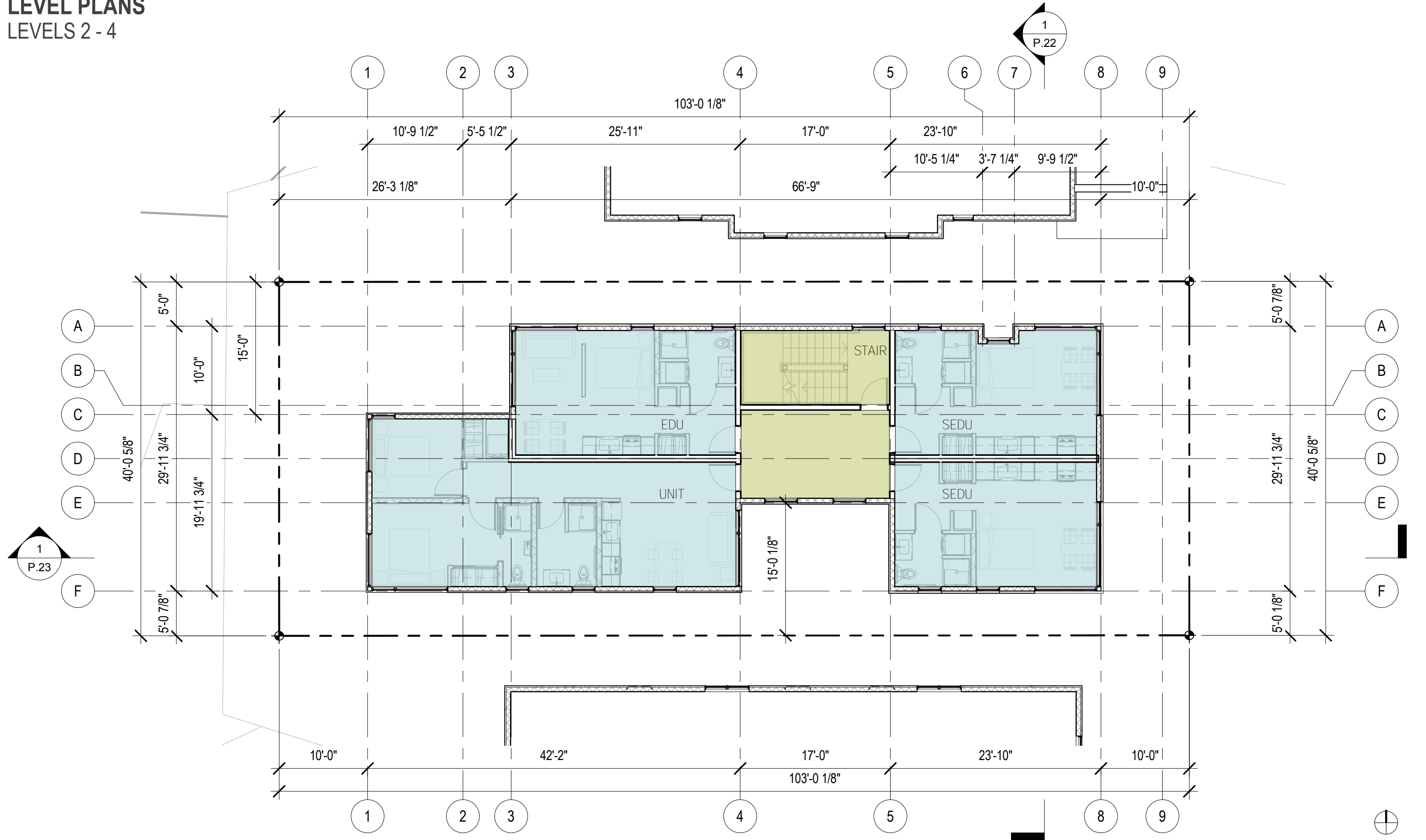
LEVEL PLANS
LEVEL 0



LEVEL PLANS
LEVEL 1

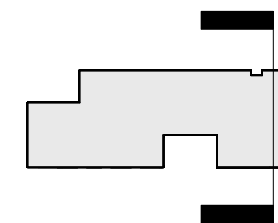
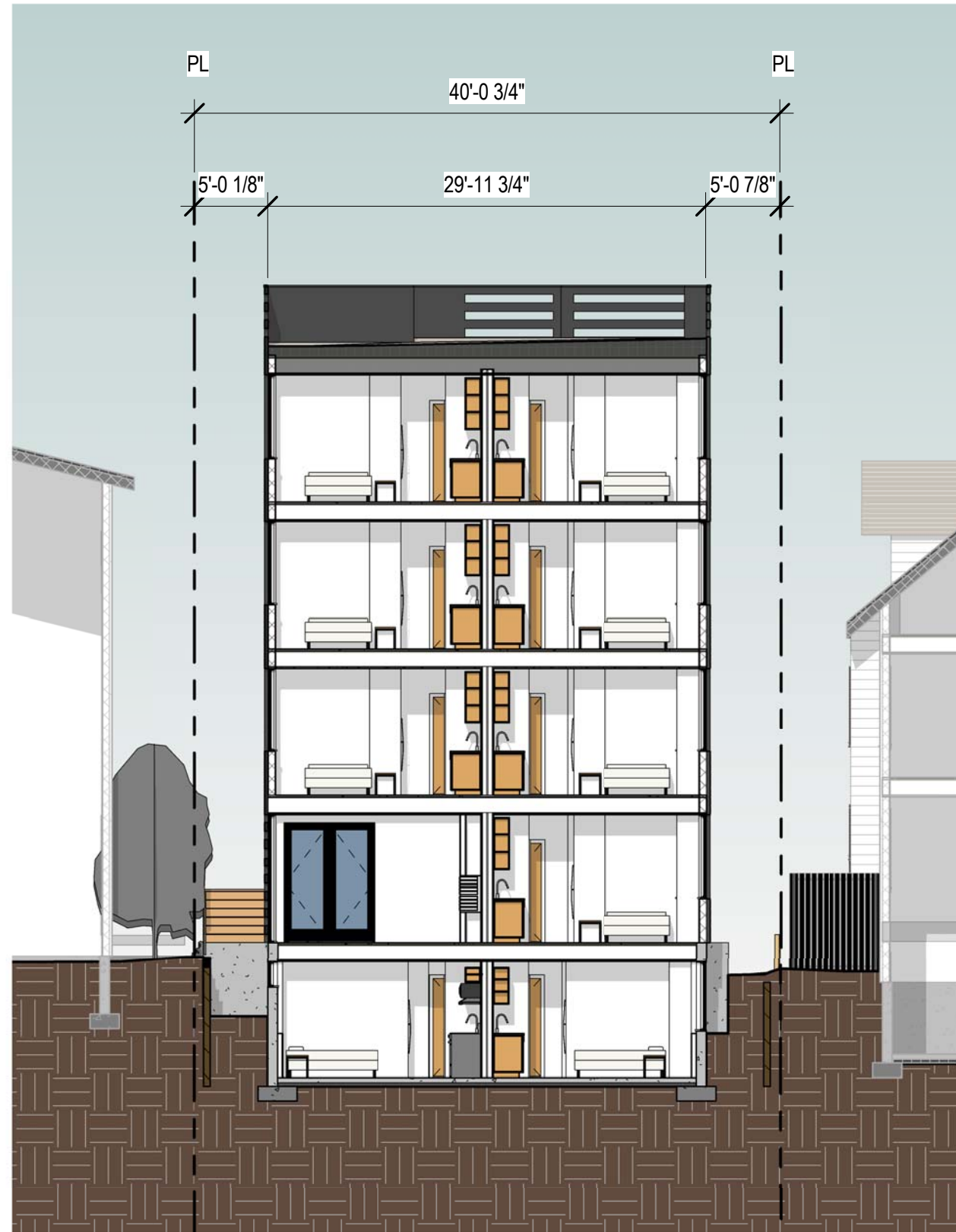


LEVEL PLANS
LEVELS 2 - 4



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BUILDING SECTION
CROSS SECTION @ SEDUs



BUILDING SECTIONS LONGITUDINAL SECTION

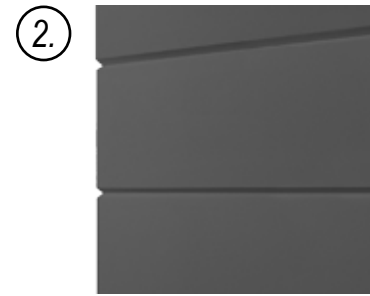


BUILDING ELEVATIONS

EAST ELEVATION



Cement Board Panel - Painted Black



Artisan V-Groove Siding - Painted Dark Gray



T+G Cedar Siding - Clear Coat

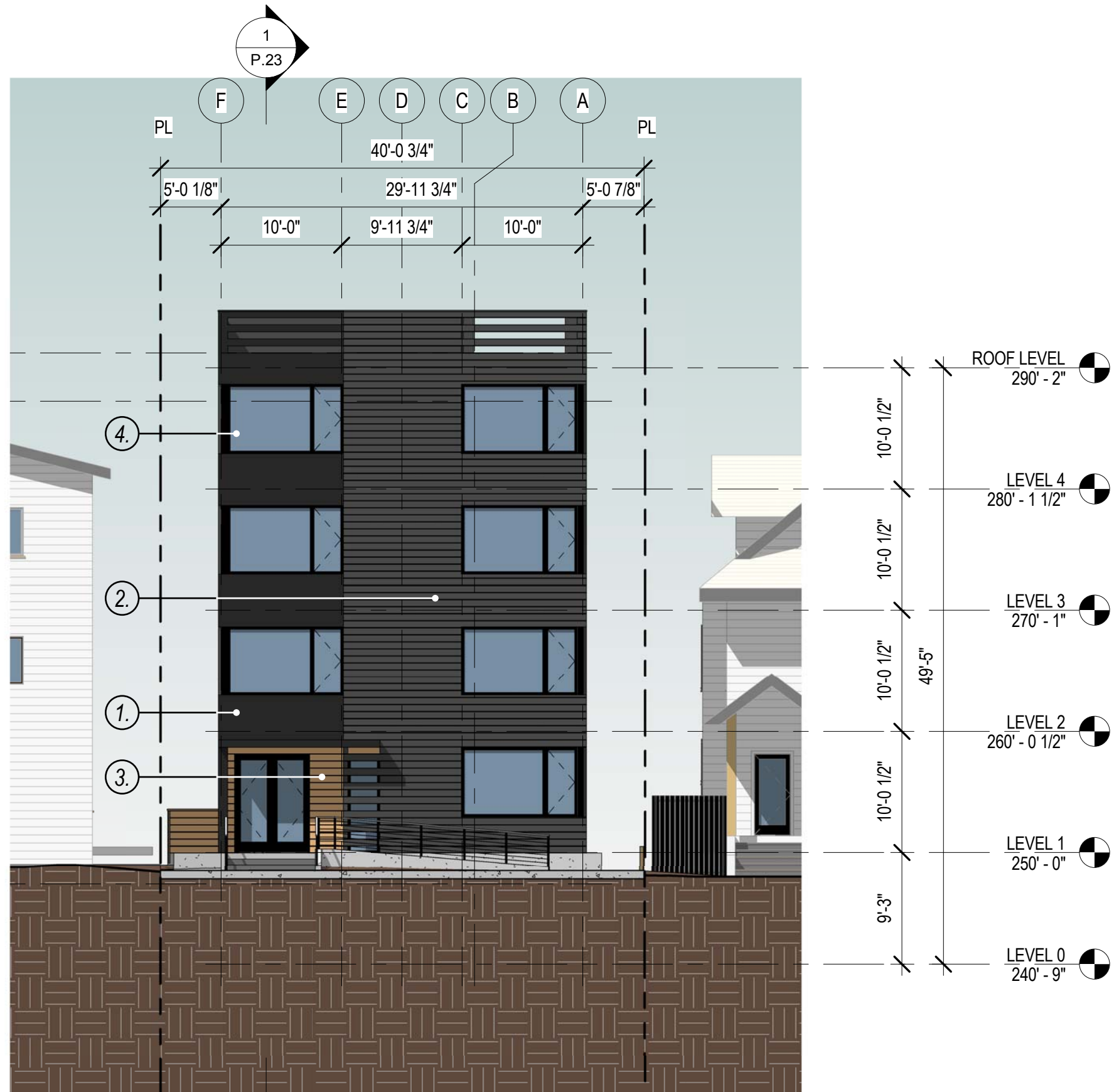


VPI Vinyl Window - Black

HT. LIMIT BONUS
291' - 4 13/16"

HT. LIMIT
287' - 4 13/16"

AVG. GRADE
247' - 4 13/16"



BUILDING ELEVATIONS SOUTH ELEVATION

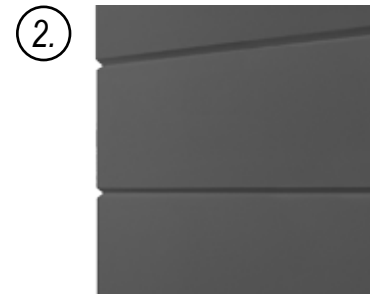


BUILDING ELEVATIONS

WEST ELEVATION



Cement Board Panel - Painted Black



Artisan V-Groove Siding - Painted Dark Gray



T+G Cedar Siding - Clear Coat

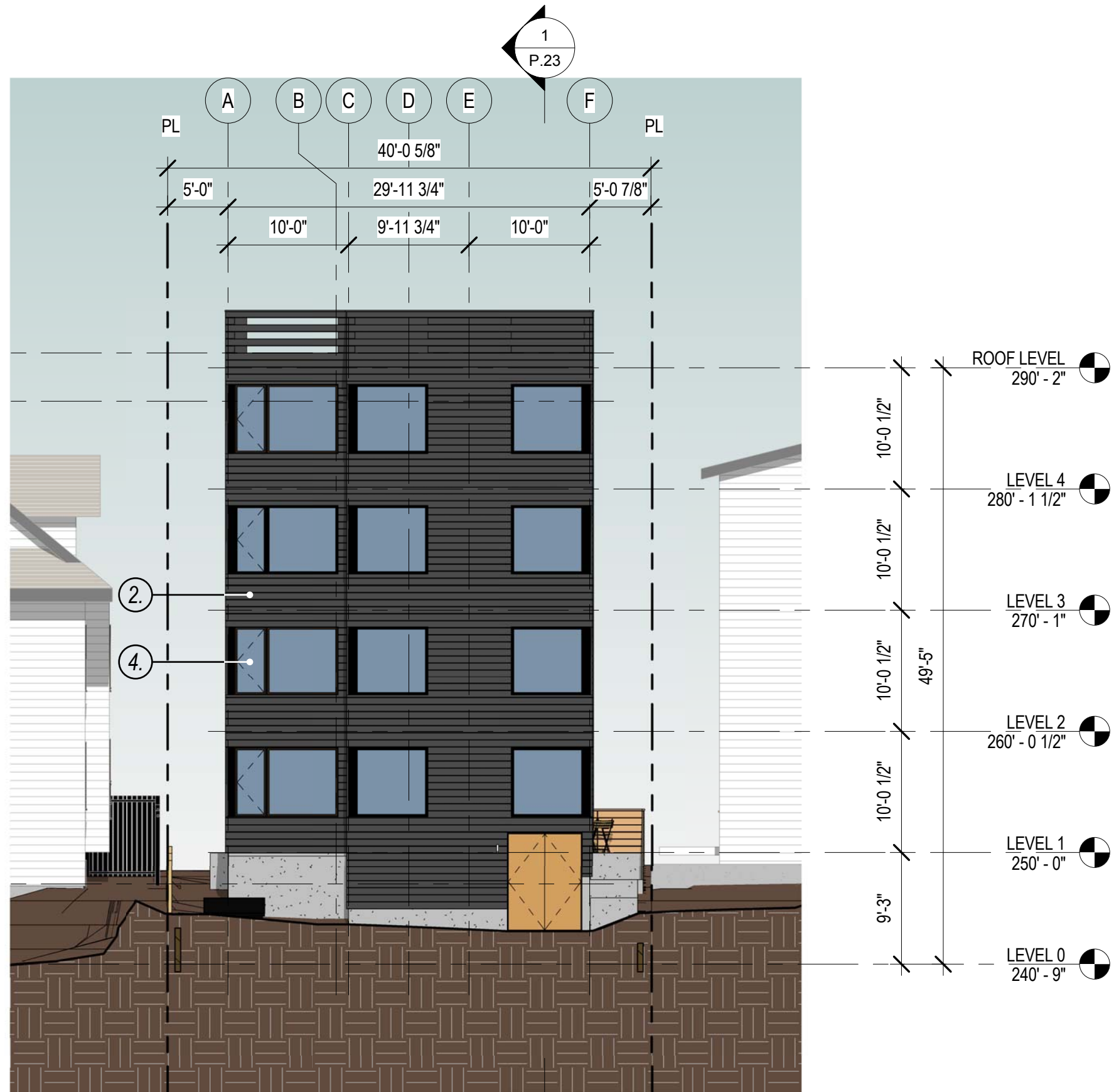


VPI Vinyl Window - Black

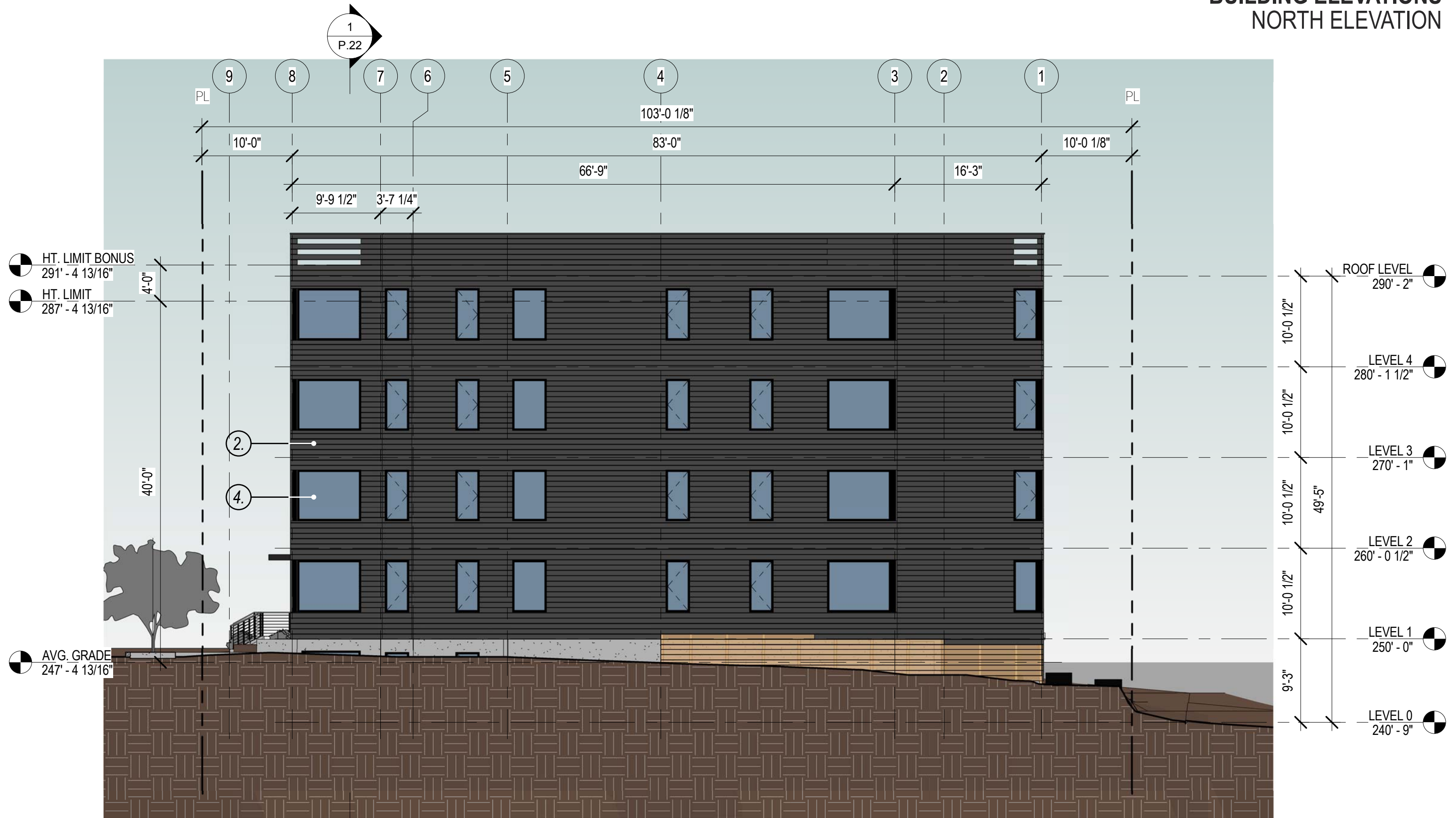
HT. LIMIT BONUS
291' - 4 13/16"

HT. LIMIT
287' - 4 13/16"

AVG. GRADE
247' - 4 13/16"



BUILDING ELEVATIONS NORTH ELEVATION



BUILDING PERSPECTIVES



Southeast Perspective



Northeast Perspective



Northeast Perspective



Northwest Perspective

SITE LIGHTING PLAN



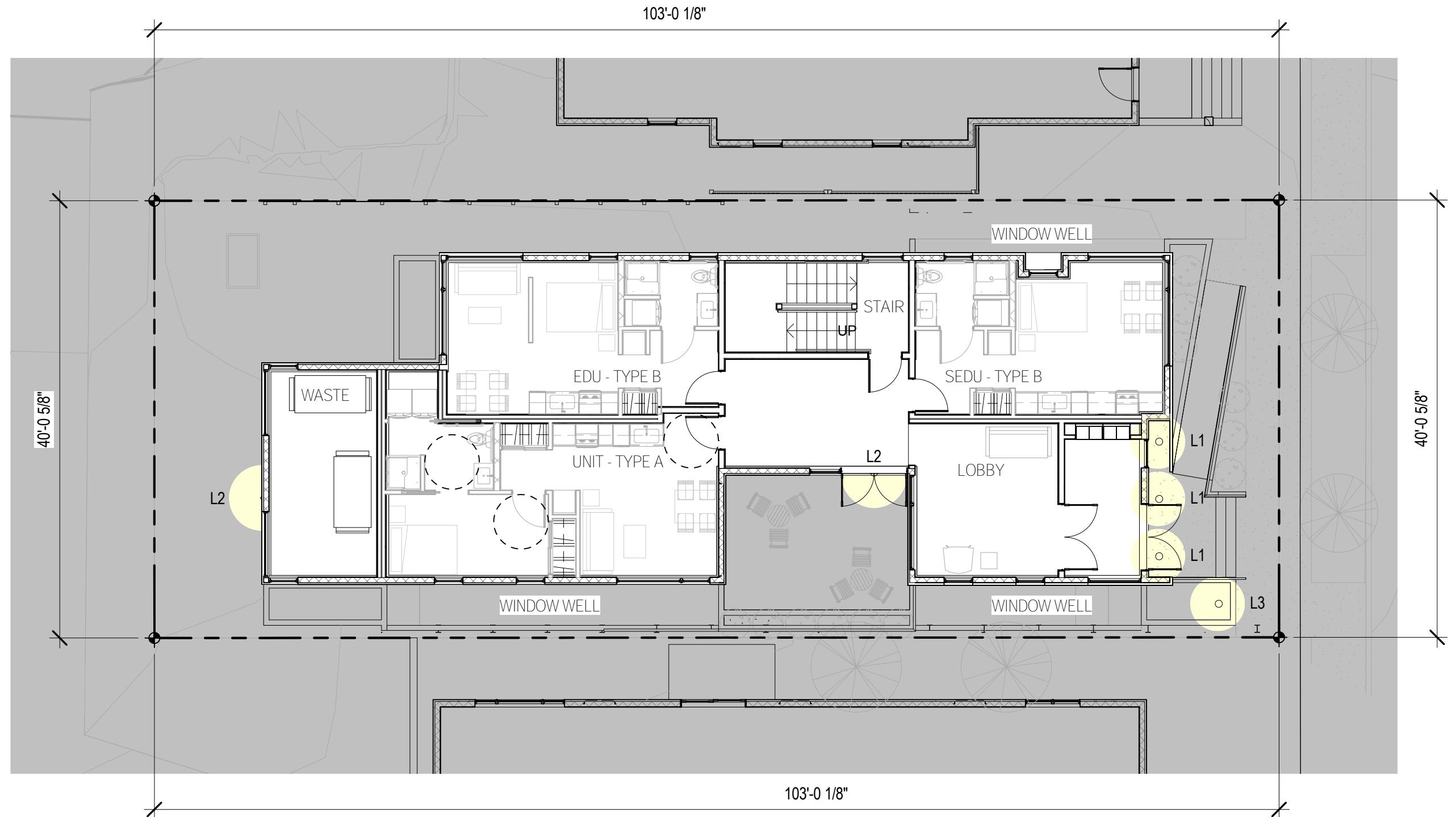
L1: Recessed Downlight



L2: Wall Lantern



L3: Accent Light



LANDSCAPE PLAN



LANDSCAPE PLAN PLANT SCHEDULE

SHRUBS



BOTANICAL NAME / COMMON NAME	SIZE	QTY
<i>Abelia x grandiflora</i> `Rose Creek` / Rose Creek Abelia GF Plant List, DT, +24", Meets SDOT 30" Req.	2 gal	9
<i>Athyrium filix-femina</i> / Common Lady Fern GF Plant List, DT, +24"	1 gal	13
<i>Buxus sempervirens</i> `Suffruticosa` / True Dwarf Boxwood GF Plant List, DT, +24"	1 gal	38
<i>Carex obnupta</i> / Slough Sedge GF Plant List, Native, +24"	1 gal	42
<i>Deschampsia cespitosa</i> / Tufted Hair Grass GF Plant List, Native, +24"	1 gal	17
<i>Hemerocallis x `Red Velvet`</i> / Red Daylily GF Plant List, DT, +24"	1 gal	29
<i>Hydrangea quercifolia</i> `Pee Wee` / Oakleaf Hydrangea GF Plant List, DT, +24"	2 gal	4
<i>Lavandula x intermedia</i> `Phenomenal` / Lavender GF Plant List, DT, +24", Meets SDOT 30" Req.	1 gal	39
<i>Lonicera ciliosa</i> / Orange Honeysuckle GF Plant List, DT, +24"	1 gal	4
<i>Pittosporum tobira</i> `Wheeler`'s Dwarf` / Dwarf Pittosporum GF Plant List, DT, +24"	1 gal	13
<i>Polystichum munitum</i> / Western Sword Fern GF Plant List, DT, 24"+	1 gal	11
<i>Rosmarinus officinalis</i> `Salem` / Rosemary GF Plant List, DT, +24"	2 gal	3
<i>Vaccinium corymbosum</i> `Bluejay` / Highbush Blueberry +24"	2 gal	7
<i>Vaccinium ovatum</i> / Evergreen Huckleberry GF Plant List, DT, +24"	2 gal	25
<i>Vaccinium vitis-idaea</i> / Lingonberry	1 gal	26



Rose Creek Abelia



Common Lady Fern



'Salem' Rosemary



True Dwarf Boxwood



Slough Sedge



Highbush Blueberry



Tufted Hair Grass



Red Daylily



Evergreen Huckleberry



Oakleaf Hydrangea



'Phenomenal' Lavender



Orange Honeysuckle



Dwarf Pittosporum



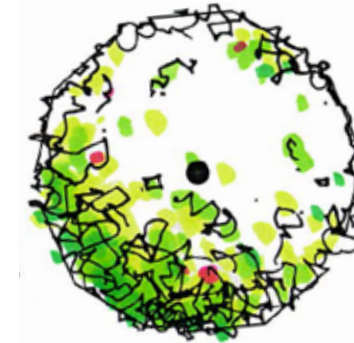
Western Sword Fern



Lingonberry

TREES

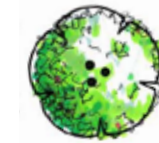
BOTANICAL NAME / COMMON NAME	SIZE	QTY
<i>Ulmus parvifolia</i> `Emer II` / `Emer II` Allee Elm SDOT Med/Large Tree, GF Large Tree	2"-2.5" Cal	2



Acer circinatum / Vine Maple

5 gal

8



'Emer II' Allee Elm



Vine Maple



Planting boxes for community gardening

PRIVACY STUDIES

SOUTH ELEVATION

Elevations were drawn to study privacy conflicts between the proposed design and the neighboring buildings to the north and south. There are two existing trees located on the property of the south neighbor. These trees currently screen the level 1 windows between the proposed lobby and neighbor. The bathroom window on level 2 and remaining conflicting windows on level 1 will be screened for privacy. The overlap of glazing on levels 2 and 3 are not of major concern since they are located in the corridor and not an occupied unit.



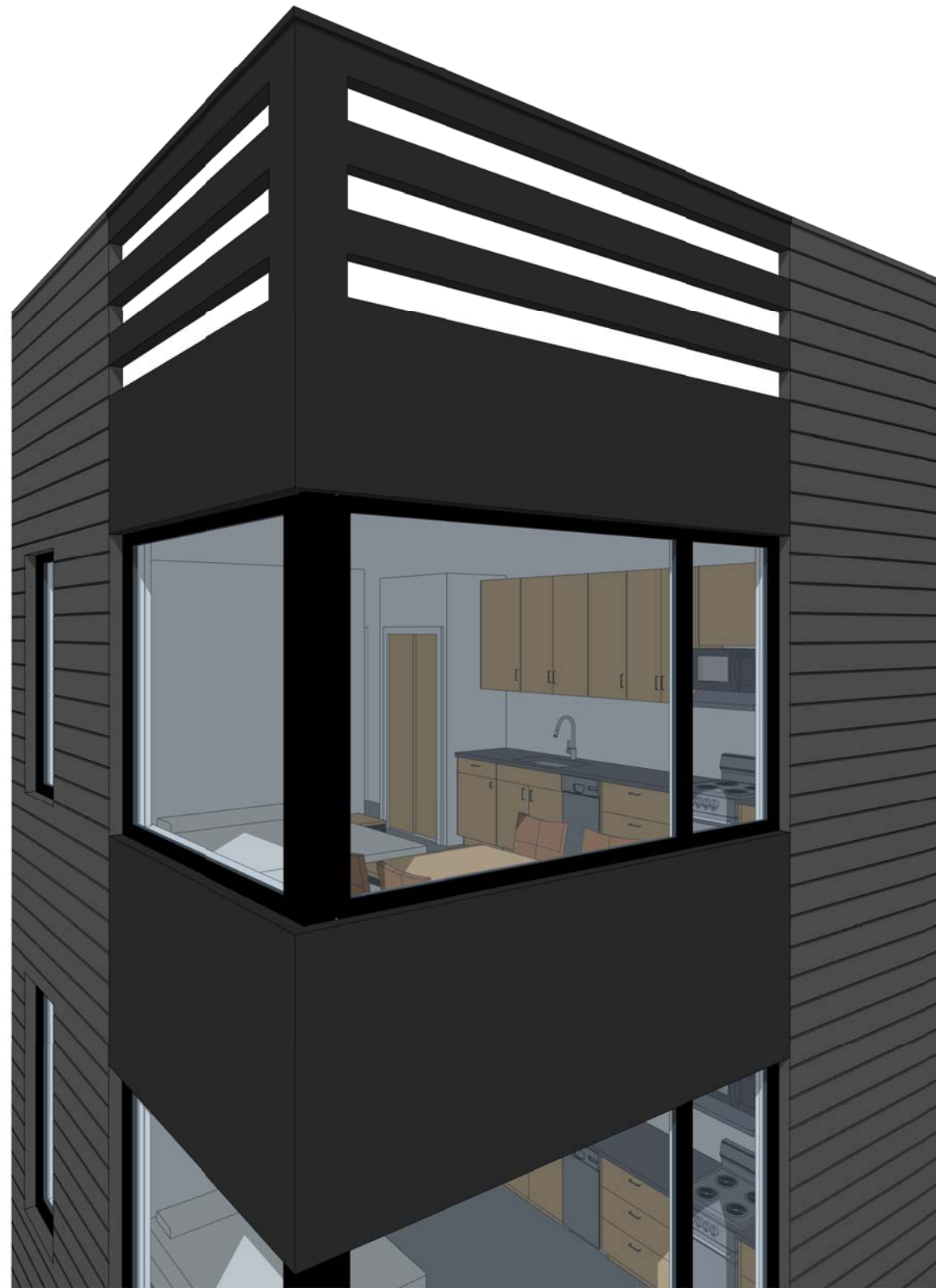
PRIVACY STUDY NORTH ELEVATION

The bathroom window on level 3 will be screened for privacy. The overlap of glazing on level 3 is not of major concern since it is located within the stairwell and not an occupied unit.

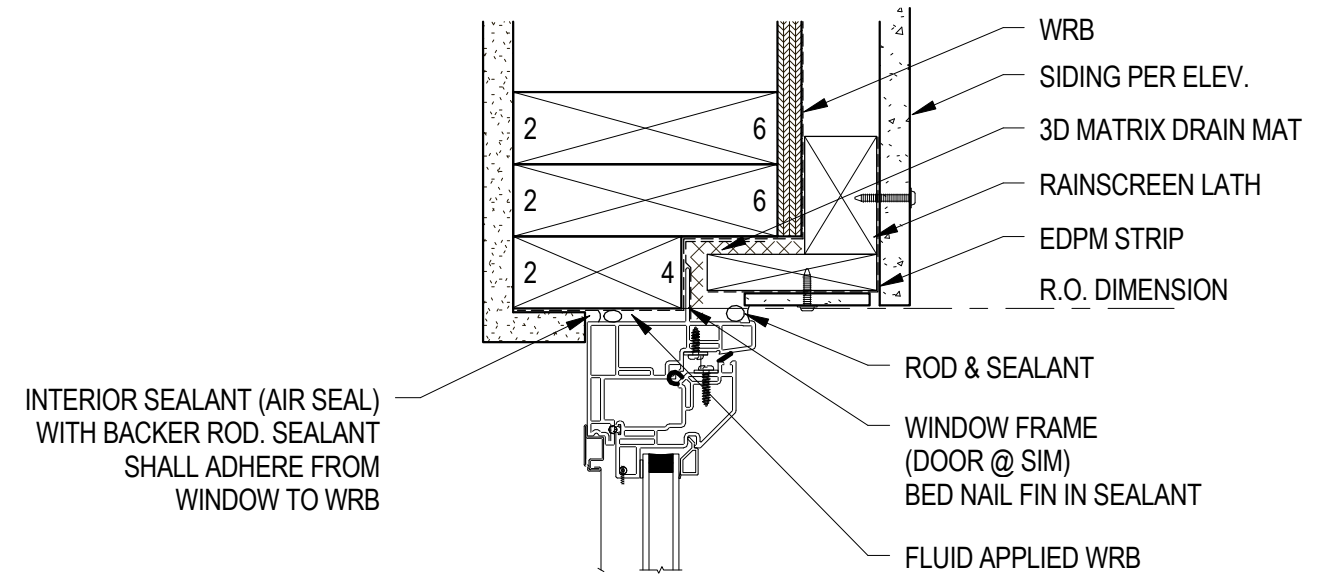


CONSTRUCTION DETAILS

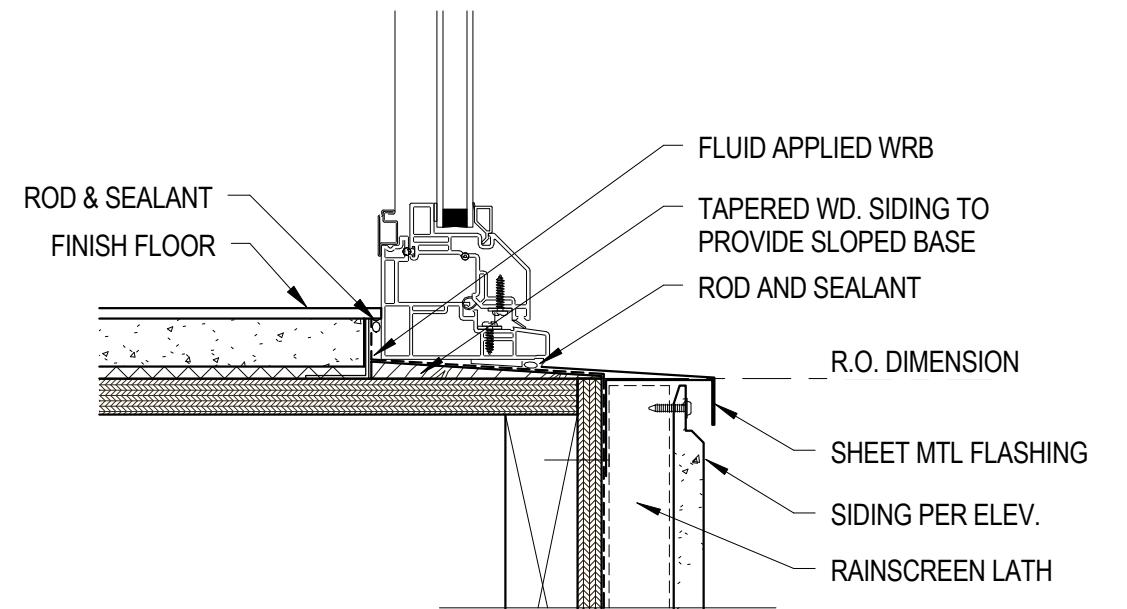
WINDOW DETAILS



Perspective at parapet

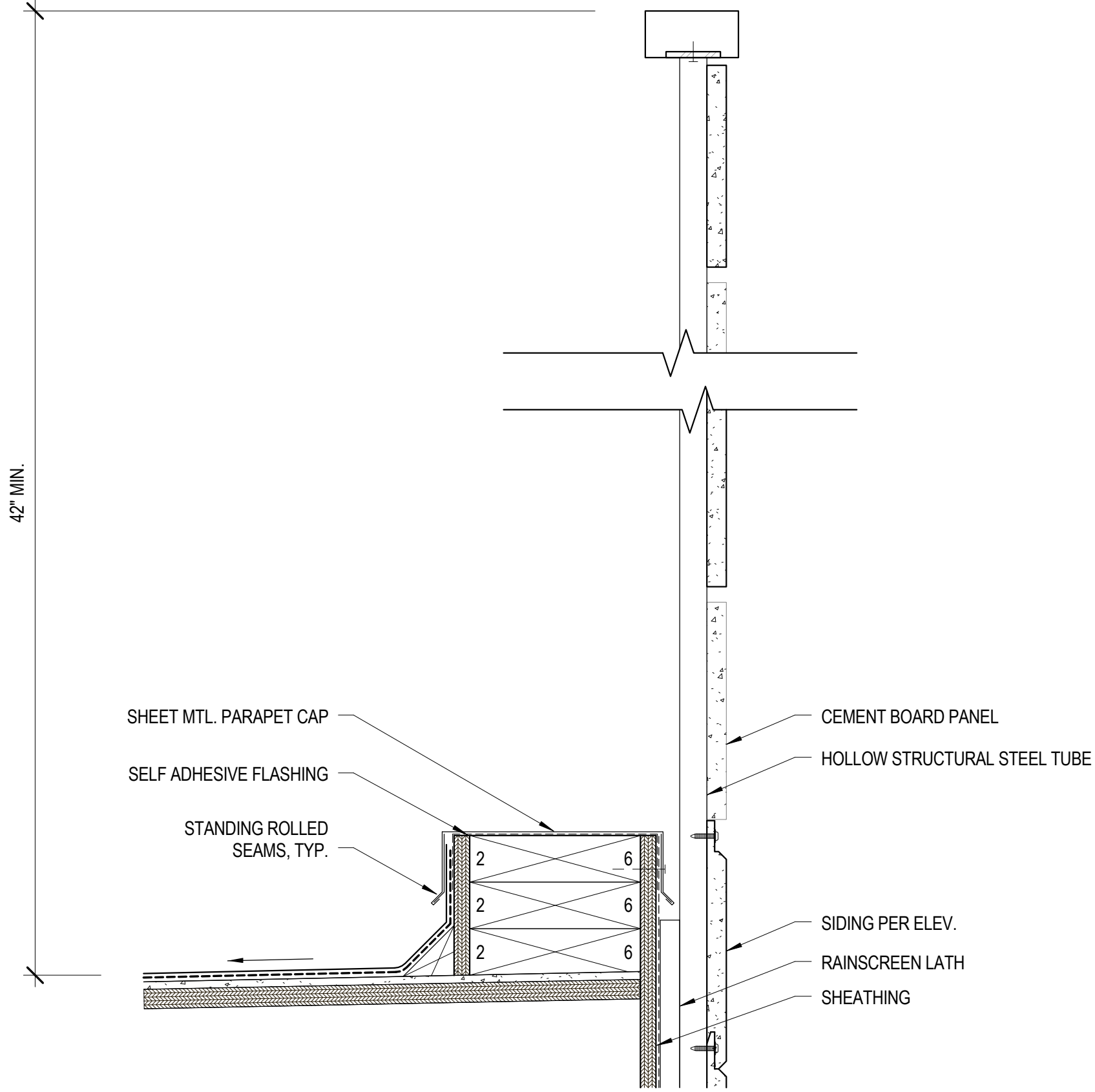


① WINDOW JAMB @ PANEL SIDING
3" = 1'-0"



② WINDOW SILL @ WOOD FRAME FLOOR
3" = 1'-0"

CONSTRUCTION DETAILS
PARAPET DETAIL



42" MIN.

SHEET MTL. PARAPET CAP

SELF ADHESIVE FLASHING

STANDING ROLLED SEAMS, TYP.

CEMENT BOARD PANEL

HOLLOW STRUCTURAL STEEL TUBE

SIDING PER ELEV.

RAINSCREEN LATH

SHEATHING

① CEMENT BOARD @ TOP OF PARAPET
 3" = 1'-0"

SETBACK ADJUSTMENT REQUEST

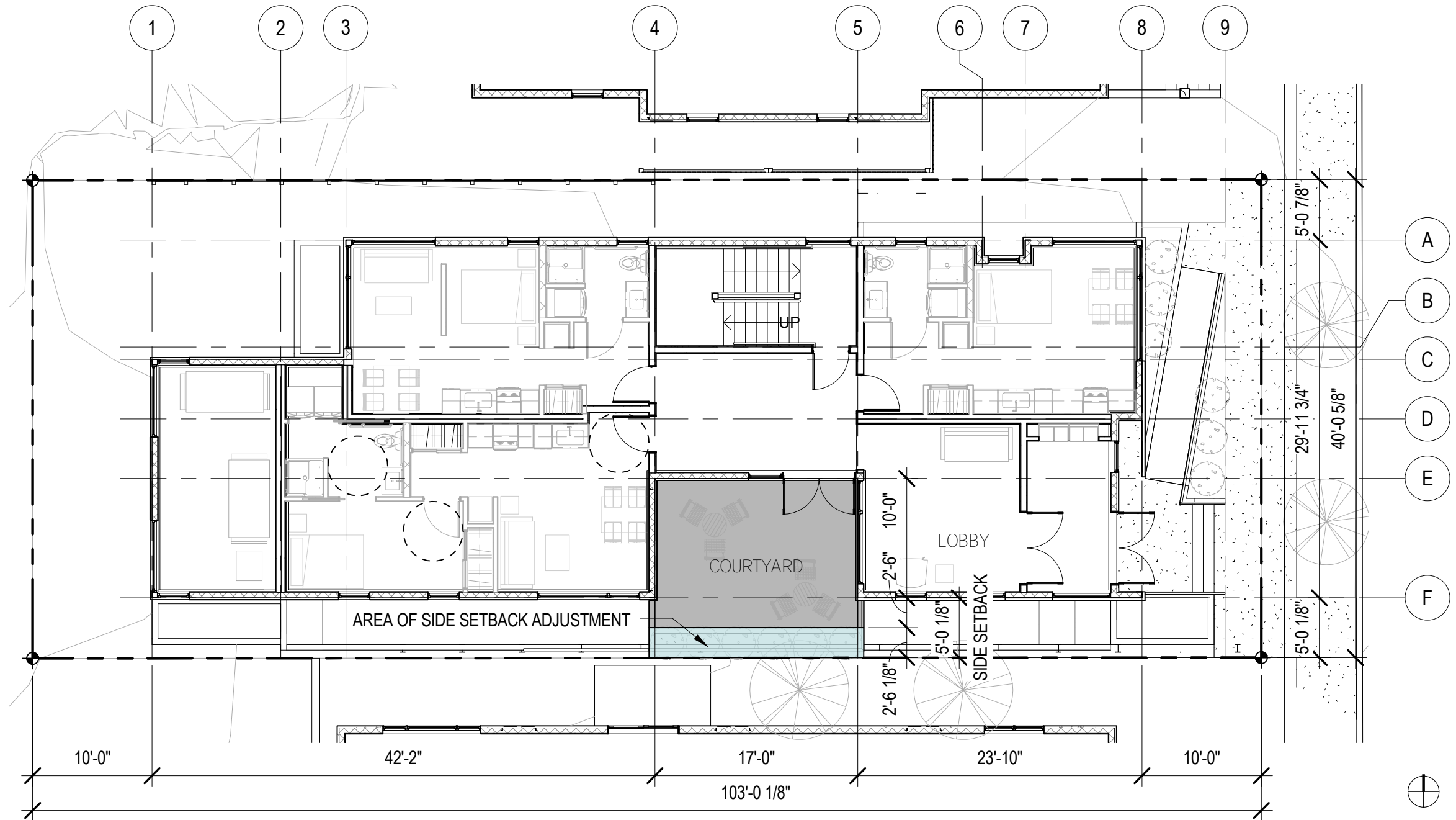
Code Citation: SMC 23.45.518

Code Requirement: Table A - 5' minimum side setback for facades 40 feet or less in length is required for apartments. SDR allows adjustments to decrease the setbacks and separations by 50 percent.

Corresponding Design Guideline: PL1.1-i - Residential Open Space; DC3.B-3 - Open Space Uses and Activities

Proposed Design Adjustment: Building imposes into 5' side setback by 2'-6" or $2.5'/5' = 50\%$ setback adjustment requested.

Rationale: The portion of the structure that imposes into the setback allows the courtyard to be better utilized for seating and gathering. It increases the depth of the courtyard from 10' to 12.5'. A planting buffer helps to separate the amenity area from the south neighbor. A fence will be installed for privacy and as a guard. The total height of the planting buffer and fence is less than 6'-0" from grade and therefore is not considered a structure.





Section perspective at the courtyard looking east.