

# 5228 15TH AVE NE



**ARCHITECT** | SKIDMORE JANETTE ARCHITECTURE PLANNING & DESIGN

**OWNER** | STERLING LAND ACQUISITIONS, LLC.

**MASTER USE PERMIT #** | 3032284-EG

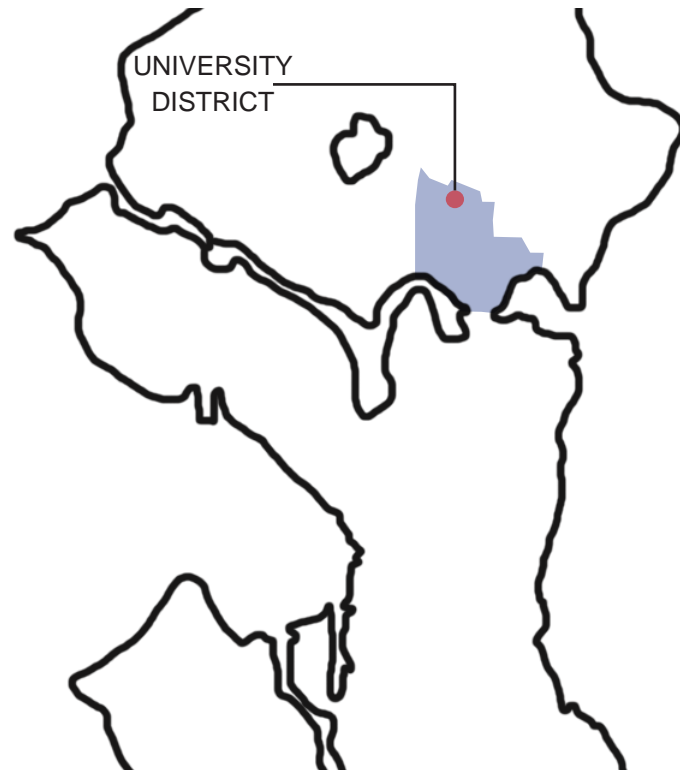
**EARLY DESIGN GUIDANCE** | **NORTHEAST DESIGN BOARD** | **OCT 29TH, 2018**

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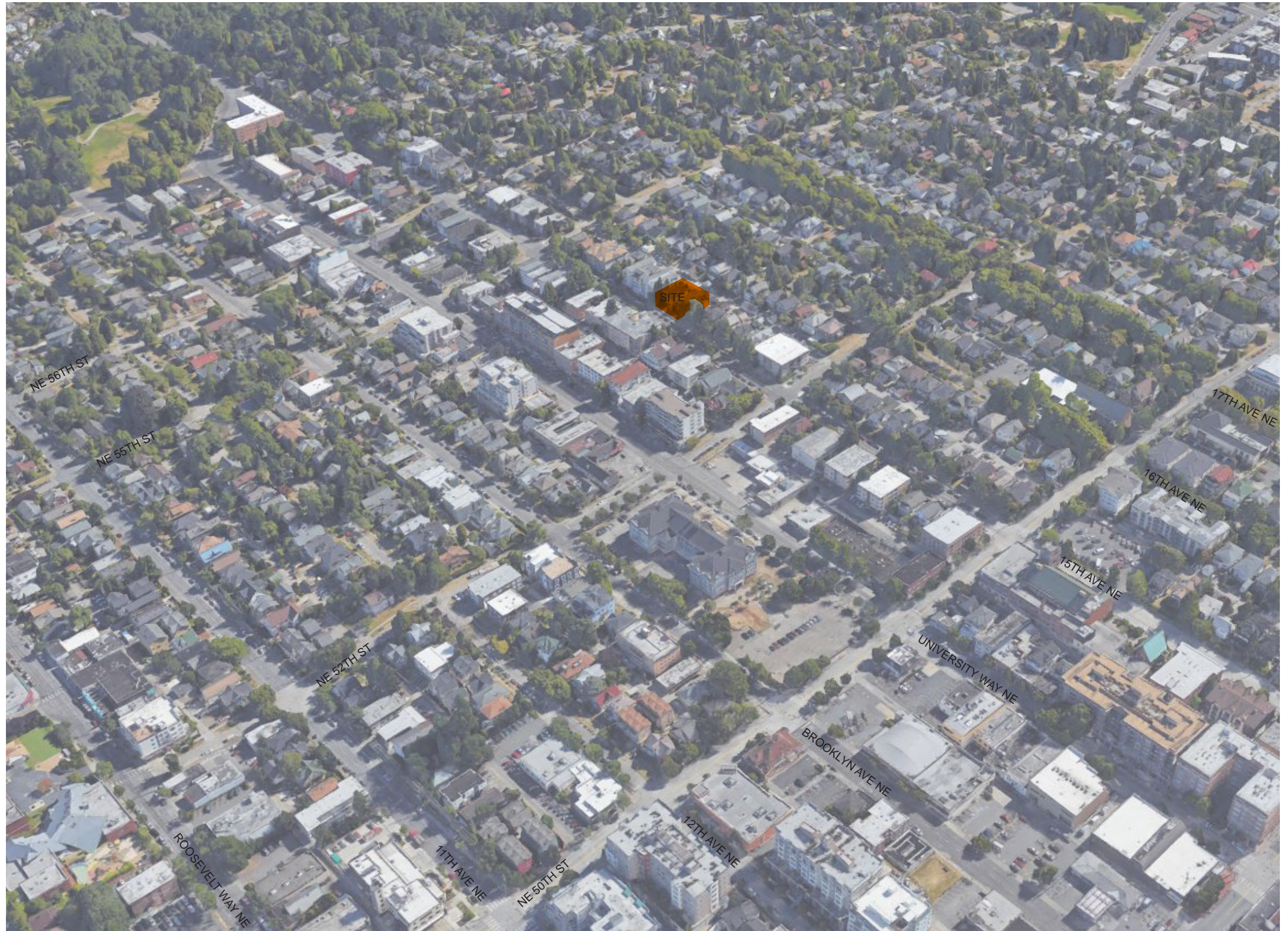
**VICINITY MAP**

**OVERVIEW**

Address | 5228 15th AVE NE  
 Site Area | 8,634 SF  
 Zone | LR3, Contract Rezone to LR3 (M) w/ MHA  
 Overlays | University District Northwest  
 Urban Village Center  
 Maximum FAR | 2.30 w/ MHA (Contract Rezone)  
 Maximum Height | 50' w/ MHA (Contract Rezone)  
 Proposed # of Dwelling Units | 52 - 57  
 Proposed Parking | None, not required

**OBJECTIVES**







- Provide a quality, affordable workforce housing opportunity within the neighborhood, allowing residents to live where they work and/or attend school.
- Produce housing within close proximity to transit, neighborhood services, and open spaces
- Preserve on-site features, such as large trees, where possible
- Create a positive contribution to the neighborhood, through high-quality materials and thoughtful design that is considerate of the surrounding context



**AERIAL MAP**

# CIRCULATION, TRANSIT, & ENVIRONMENTAL ANALYSIS

## KEY

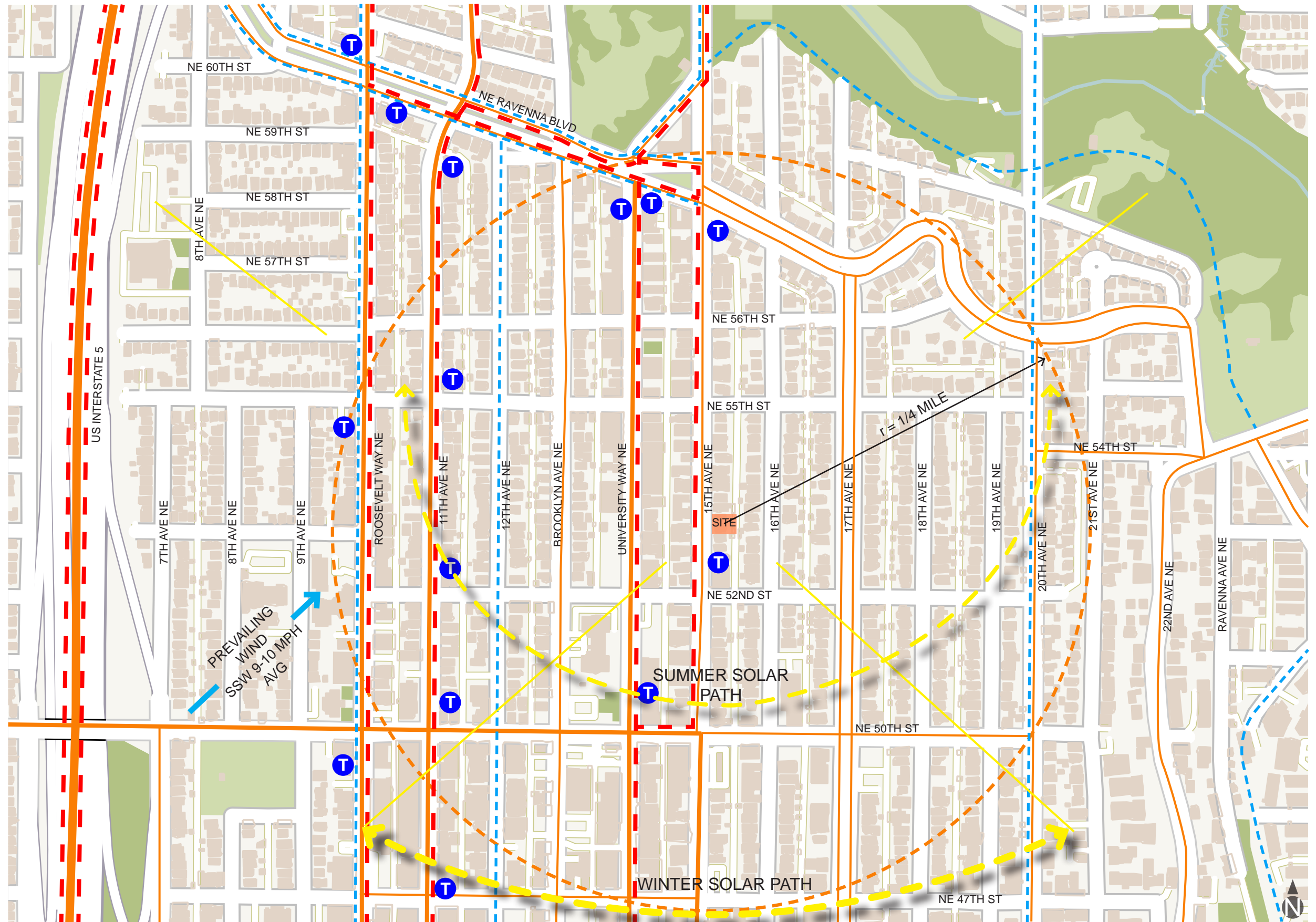
-  INTERSTATE
-  MAIN ARTERIAL
-  SECONDARY ARTERIAL
-  BIKE ROUTE / LANES
-  NEARBY TRANSIT STOP
-  TRANSIT ROUTE

## ANALYSIS |

The site is well served by transit, with bus routes on both 15th and University Way. 50th is a primary arterial providing easy access west towards the freeway, green lake, and northwest Seattle. 15th & University Way provide access north (to Roosevelt and Northgate) and south (to the university district).

## CONCLUSION |

The site is an ideal location for workforce housing, with ample access to transit opportunities. There is easy access via transit or walking to local destinations (services, restaurants, University of Washington) and to the city at large (direct connections to Downtown, Northgate, northwest Seattle).



## OPEN SPACE & AMENITIES



1 JET CITY IMPROV



2 SHIGA'S GARDEN



3 UNIVERSITY DISTRICT FARMERS MARKET



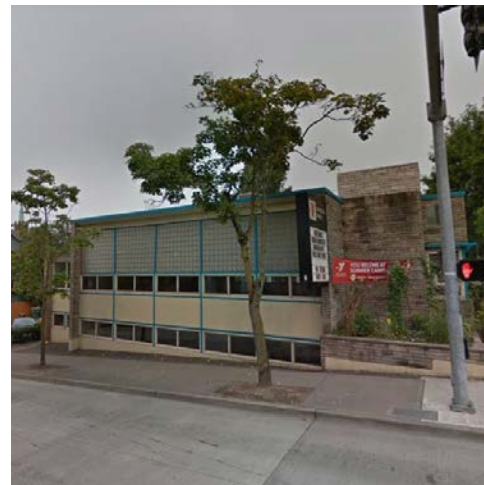
4 SEATTLE UNIVERSITY CHRISTIAN CHURCH



5 UNIVERSITY DISTRICT SAFEWAY



6 COWEN PARK



7 UNIVERSITY DISTRICT YMCA



8 "THE AVE" (RESTAURANTS, BARS, SHOPPING). 0.5 MILES

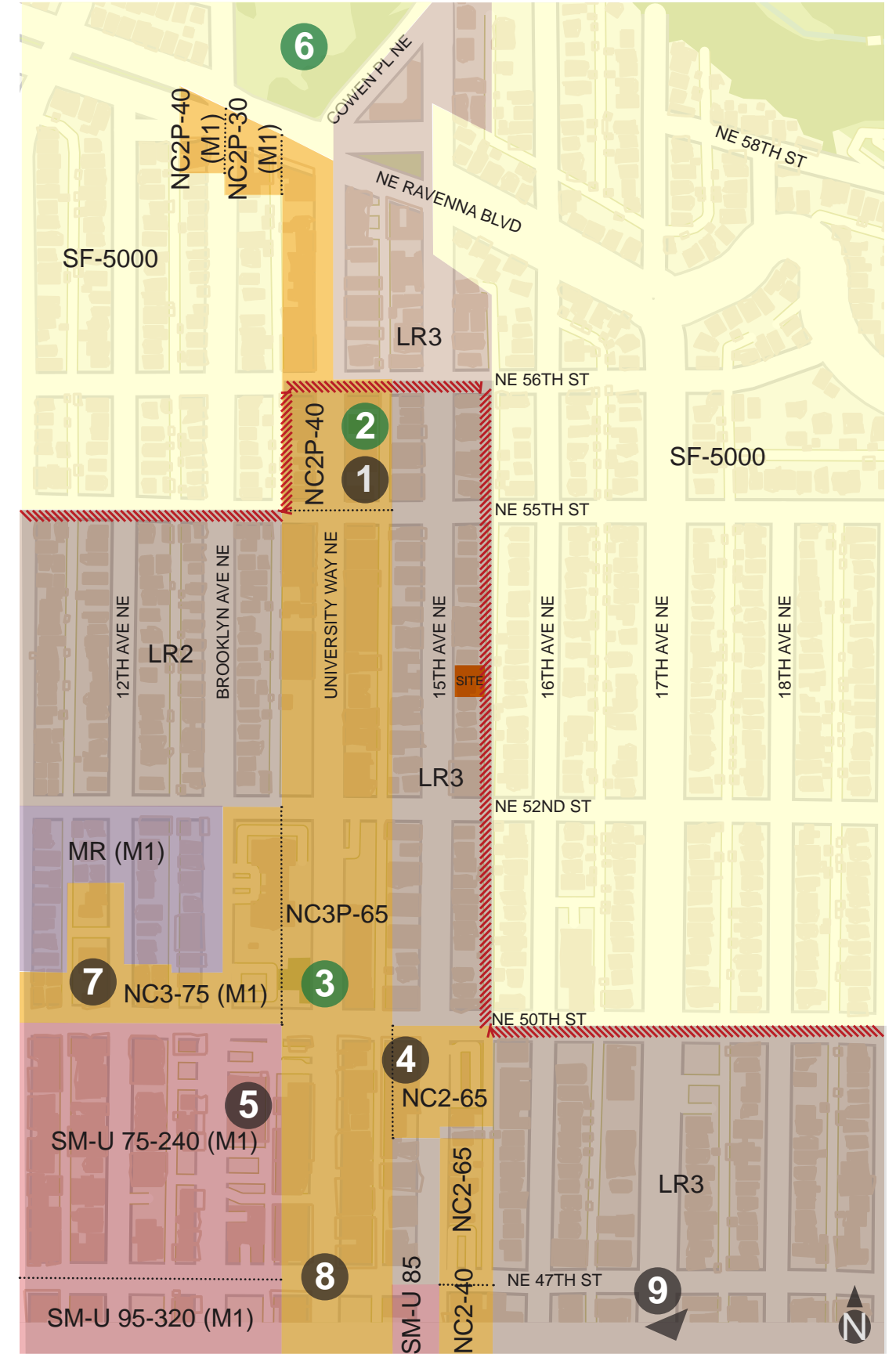


9 UNIVERSITY OF WASHINGTON, MAIN CAMPUS. 0.5 MILES

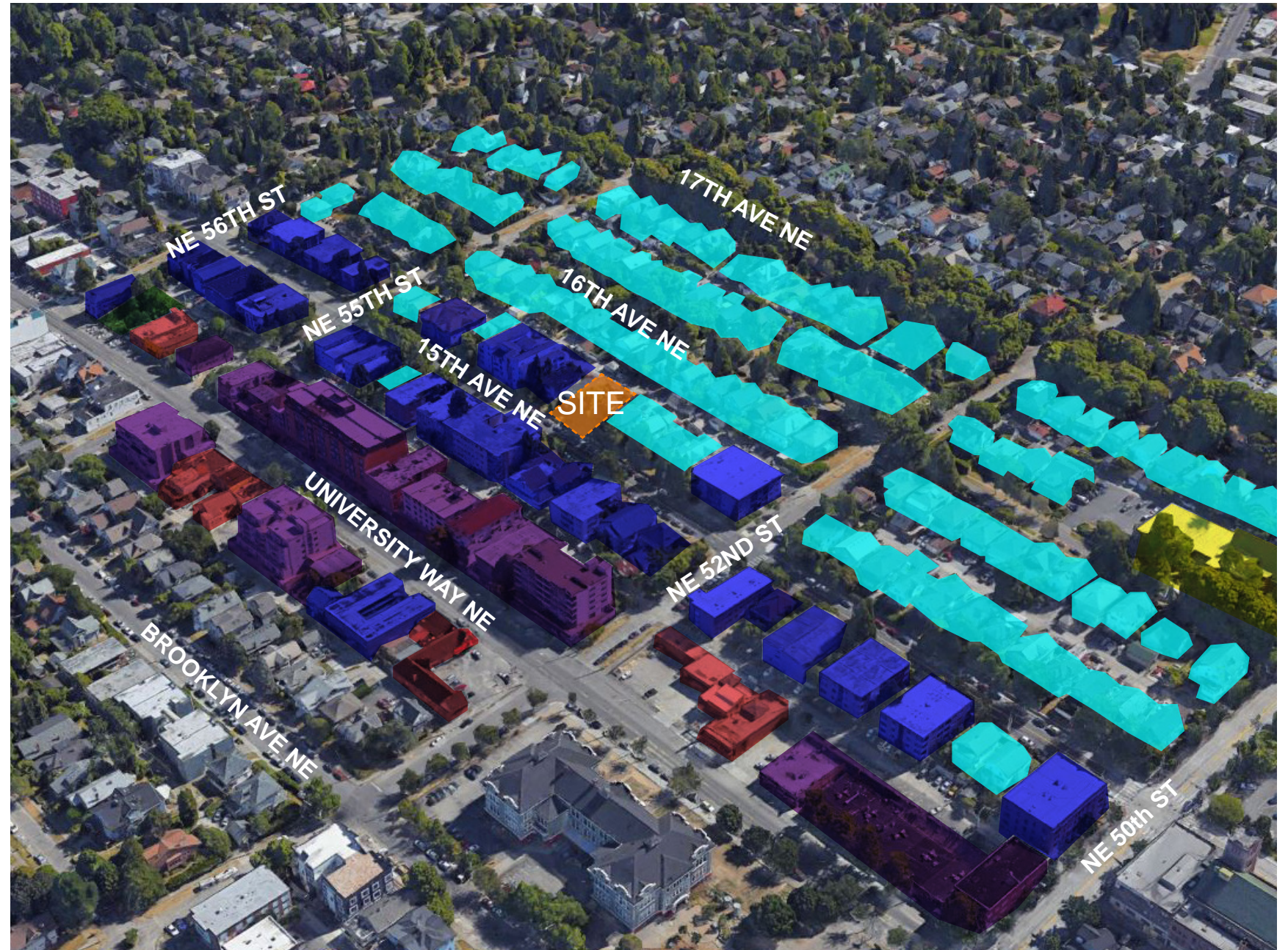
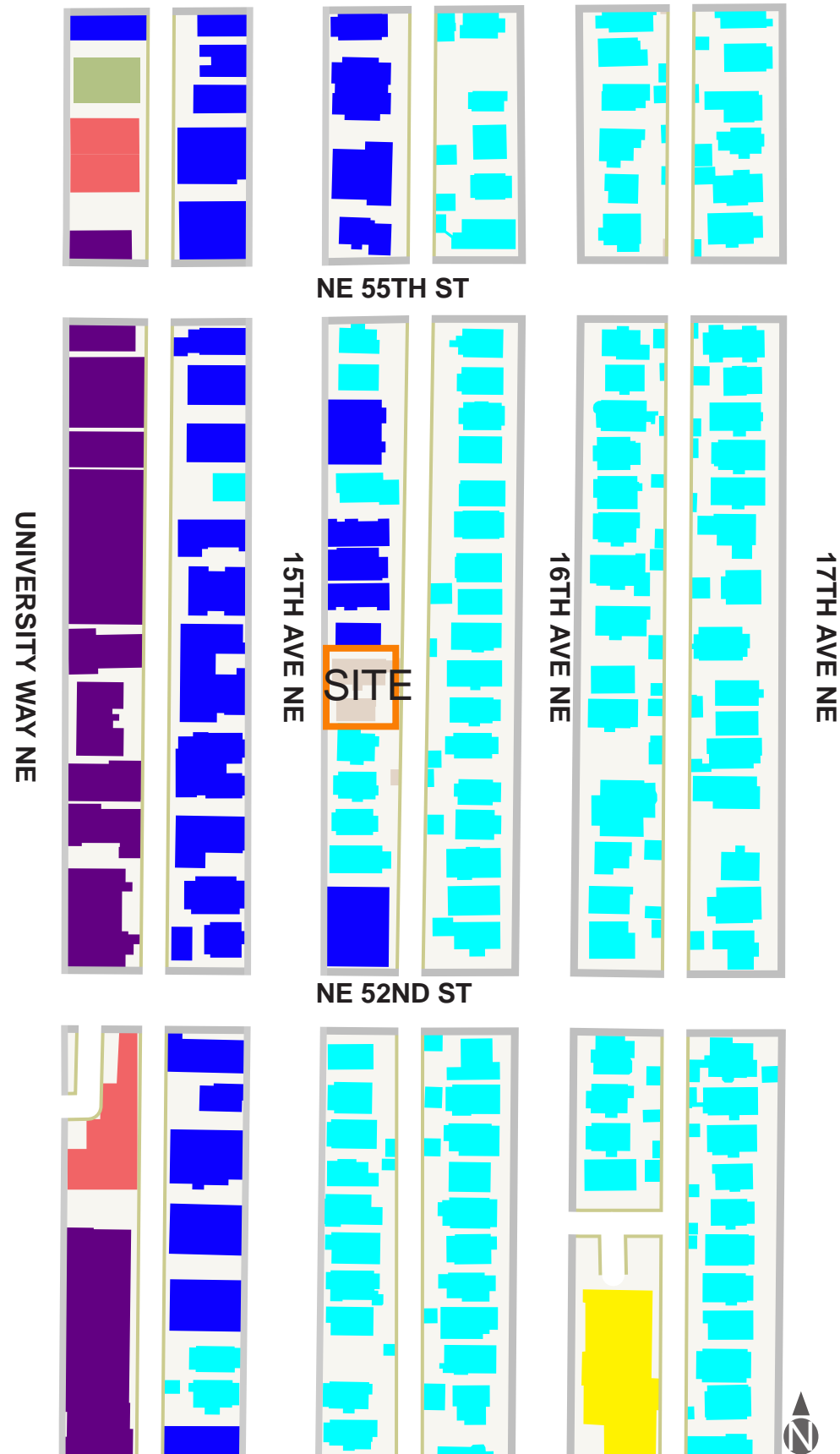
## ZONING MAP

### KEY

- SF-5000
- LR ZONES
- NC ZONES
- SM-U
- MR
- BOUNDARIES BETWEEN ZONING
- UNIVERSITY DISTRICT NORTHWEST BOUNDARY
- AMENITY
- OPEN SPACE



ADJACENT USES - PLAN



KEY

- MIXED USE
- MULTI FAMILY
- SINGLE FAMILY
- PARK / OPEN SPACE
- INSTITUTIONAL
- COMMERCIAL

ANALYSIS |

The project is immediately adjacent to other multi-family apartment buildings, with single family to the east, and multi-family and mixed use to the west.

CONCLUSIONS |

The proposed use (multi-family apartment building) is appropriate, given the surrounding context, and is compatible with the overall transition from commercial core to single family.

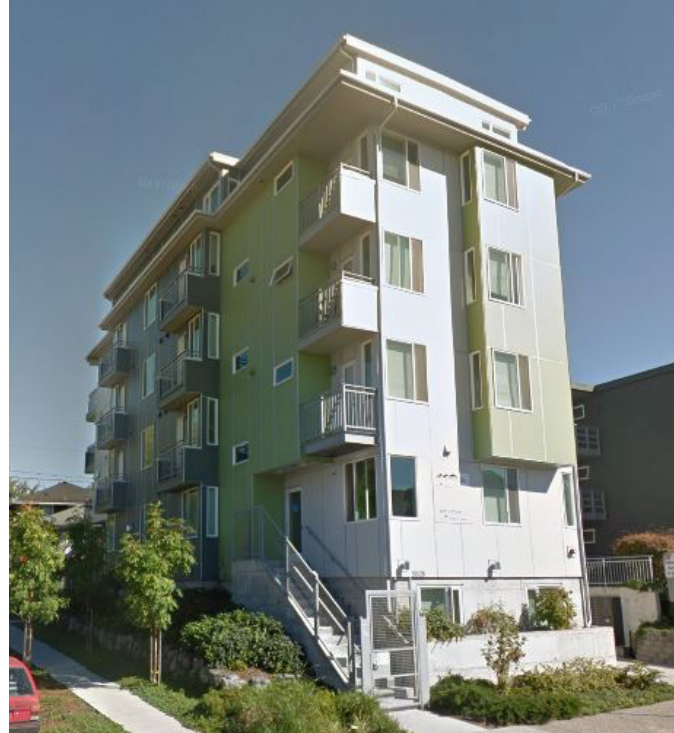
**EXISTING OR PROPOSED ARCHITECTURE | UNIVERSITY DISTRICT**

5001 BROOKLYN AVE NE



- LARGE WINDOWS
- UNIQUE MASSING VOLUMES
- HIGH QUALITY MATERIALS

5528 15TH AVE NE



- CLEAR MASSING VOLUMES
- BAY MODULATION

5260 UNIVERSITY WAY NE



- RIGOROUS FENESTRATION PATTERN
- BALCONIES PROVIDE RESIDENTIAL EXPRESSION
- HIGH QUALITY MATERIALS

1213 NE 52ND ST



- CLEAR MASSING VOLUMES
- EXPRESSED WINDOWS
- UNIQUE MODULATED ROOFLINE

5216 BROOKLYN AVE NE



- LARGE WINDOWS
- BAY MODULATION
- HIGH QUALITY MATERIALS

5520 15TH AVE NE



- LARGE WINDOWS
- SIMPLE MASSINGS
- ACCENT COLOR HIGHLIGHTING ENTRY

900 NE 65TH ST



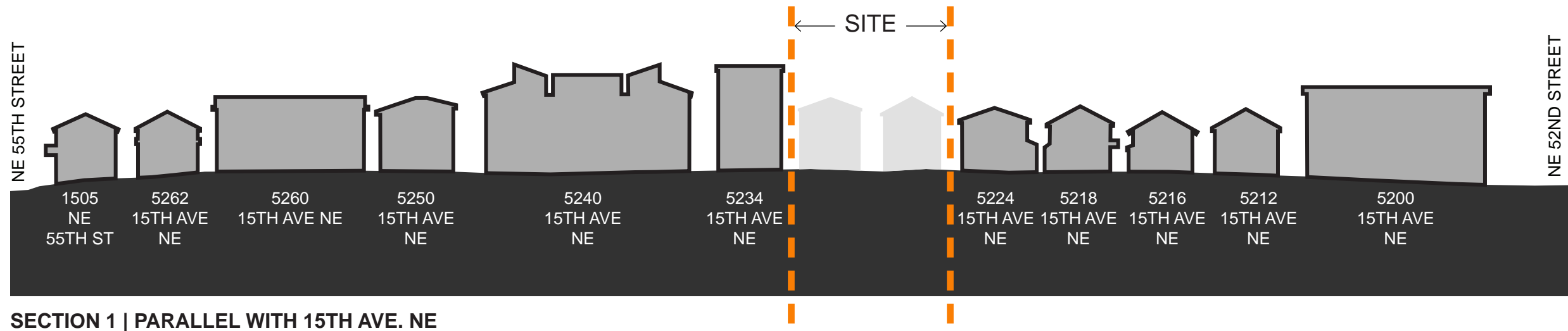
- SIMPLE MASSING VOLUMES
- CORNER WINDOWS
- HIGH QUALITY MATERIALS

5000 UNIVERSITY WAY NE

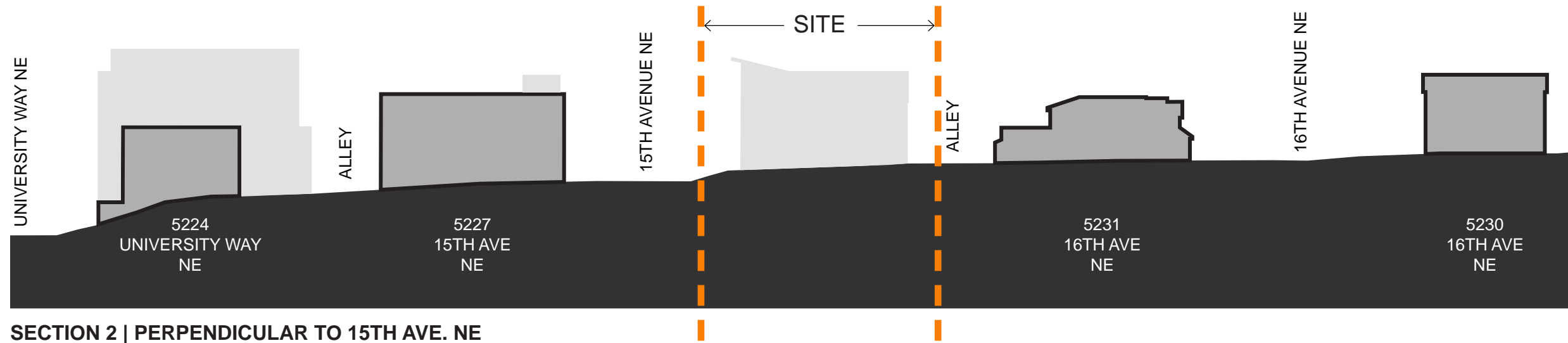


- CLEAR, SIMPLE MASSING VOLUMES, DEFINED BY MATERIAL AND COLOR
- LARGE WINDOWS

NEIGHBORHOOD SECTIONS



SECTION 1 | PARALLEL WITH 15TH AVE. NE

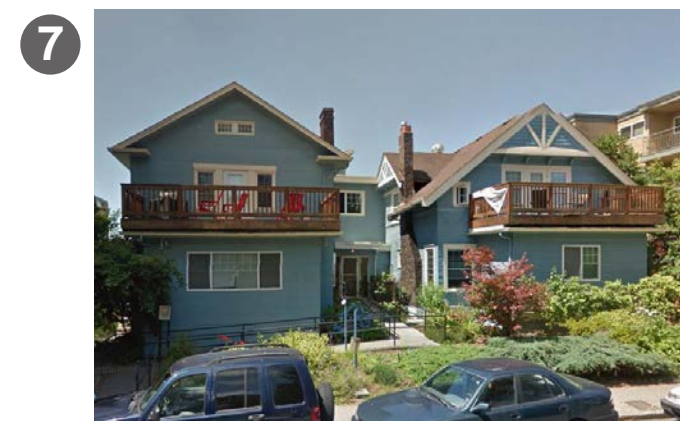


SECTION 2 | PERPENDICULAR TO 15TH AVE. NE

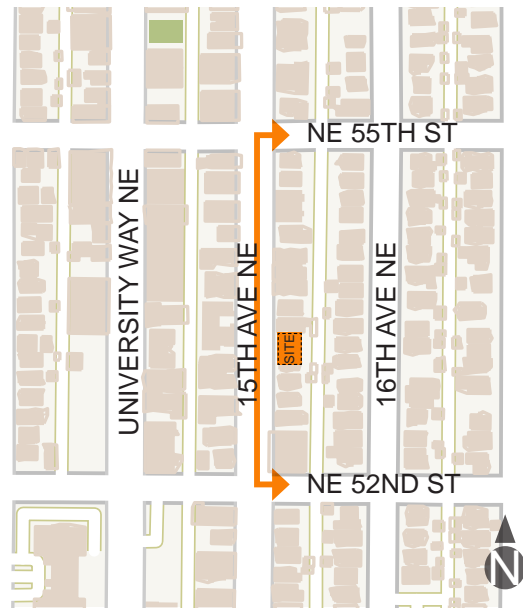




EXISTING OR PROPOSED ARCHITECTURE | IMMEDIATE VICINITY



EAST CONTEXT ON 15TH AVE NE

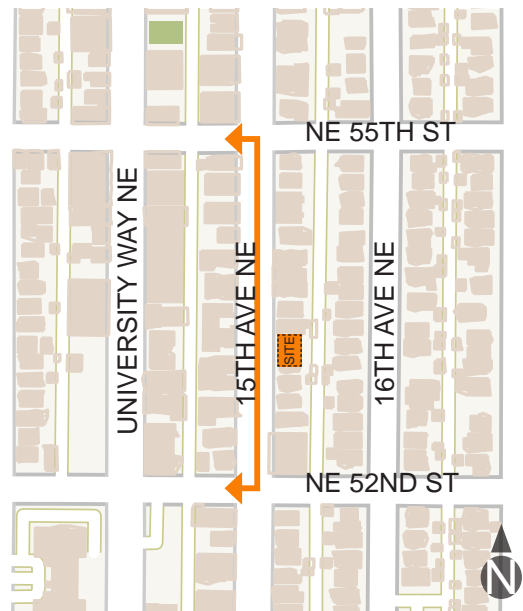


NE 55TH STREET



EAST SIDE OF 15TH

WEST CONTEXT ON 15TH AVE NE



NE 52ND STREET

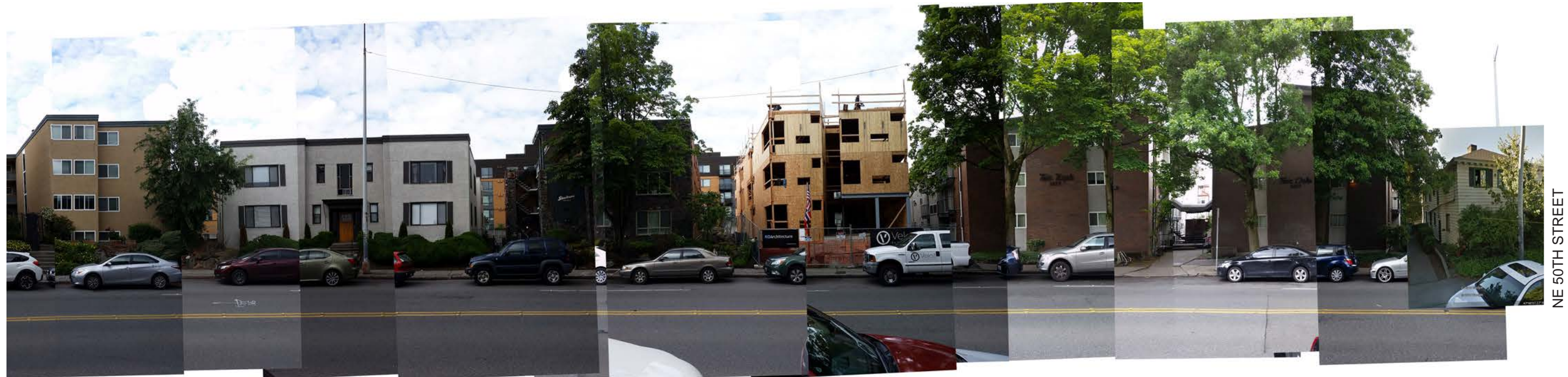


WEST SIDE OF 15TH

OPPOSITE OF SITE

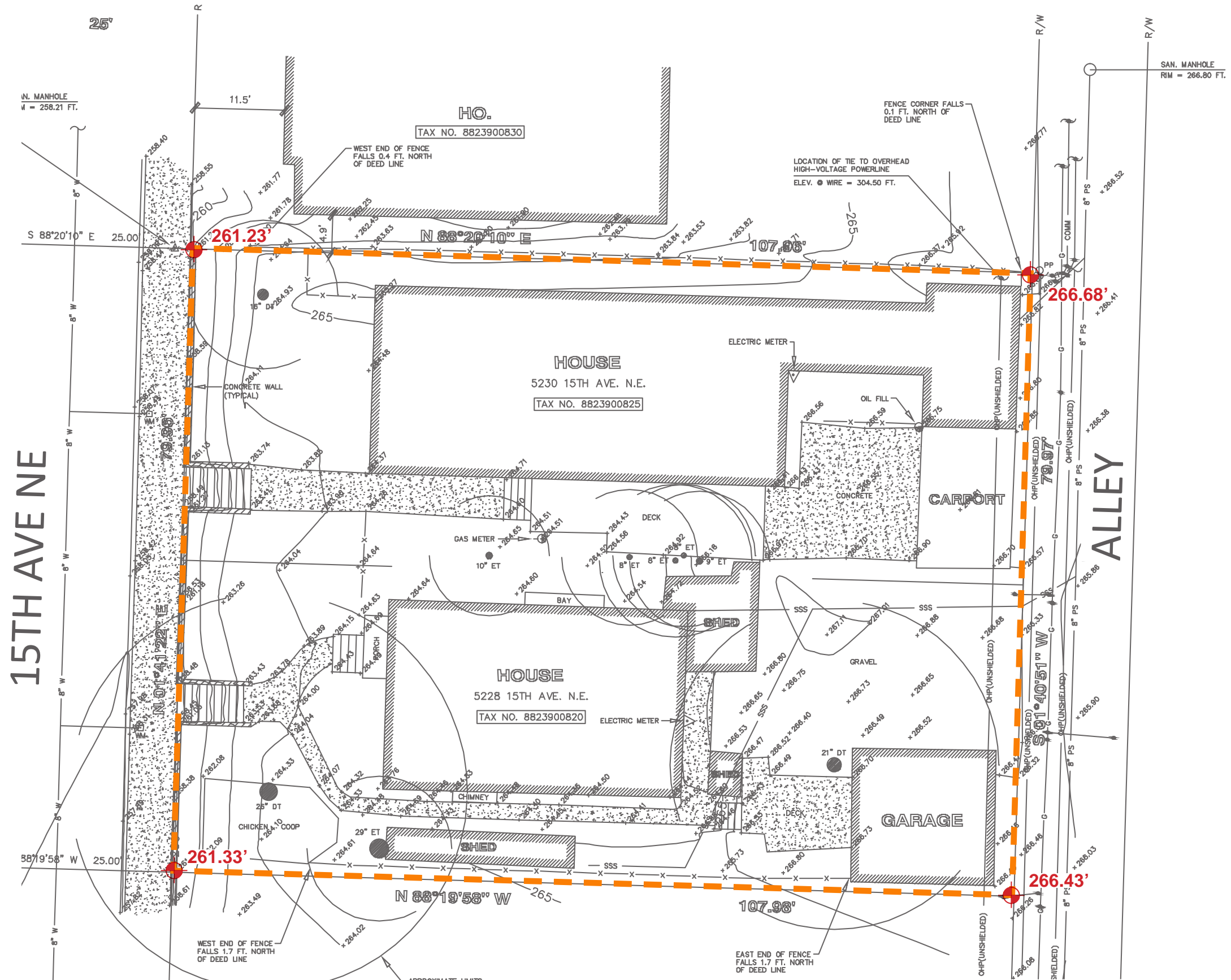


EAST SIDE OF 15TH



WEST SIDE OF 15TH

SITE SURVEY



## EXISTING SITE CONDITIONS

**SIZE |**  
8,634 SF 80'-0" X 108'-0"

### RIGHT OF WAYS / STREETS |

The site has 80'-0" of frontage along 15th Ave NE to the west. The site is adjacent to an alley to the east of the site.

### TOPOGRAPHY |

There is approximately 8'-0" of rise from 15th Ave NE to the west to the alley elevation at the east edge of the site.

### ADJACENT BUILDINGS / USES |

Along 15th Ave on the 5200 block is a mixture of multi-family apartment building and single family homes. To the west the area trends towards multi-family and commercial / mixed use along University Way NE. To the east the zoning and uses transitions to SF 5000 and single family homes.

### SETBACKS / POWERLINES |

6'-6" required setback along 15th Ave NE (for right-of-way improvements, superceding 5'-0" land use required setback), 10'-0" rear setback w/ alley. 5'-0" minimum, 7'-0" average side setbacks for facades over 40'-0" in length.

MHA requires 12'-0" upper level setbacks above 40'-0" for both front and side lot lines.

High voltage powerlines run along the alley, and the building will need to be setback at upper levels to accommodate the required Seattle City Light clearances.

### TREES |

There are two exceptional trees located on the southern portion of the site that will be retained and protected. A cypress in the SW corner and a Japanese Maple in the SE corner. Additionally, a large White Oak is located in the SW corner of the site, but does not meet the size thresholds to be deemed exceptional.

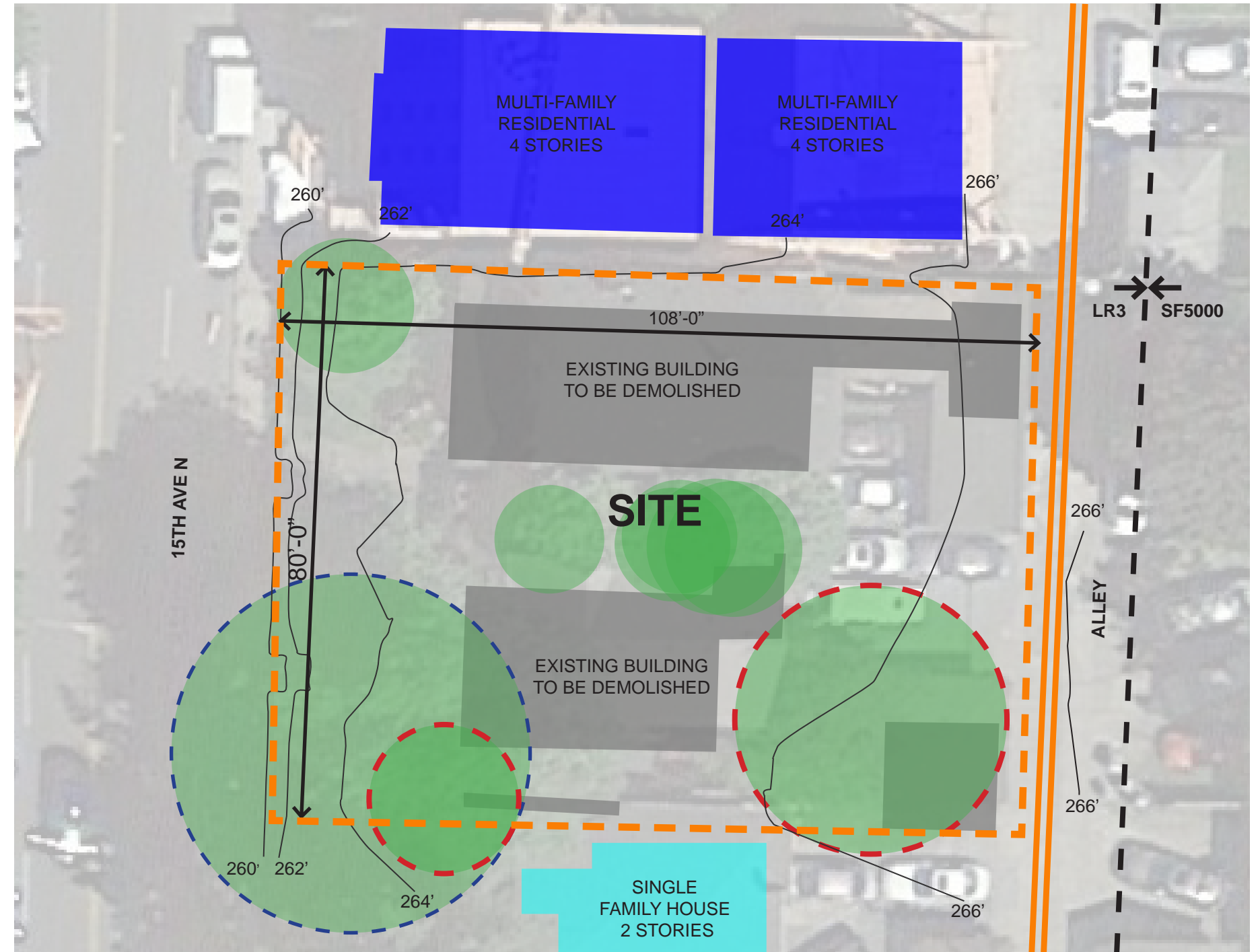
### LEGAL DESCRIPTION |

TAX PARCEL NO. 8823900820

LOT 26 BLOCK 5, UNIVERSITY PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 85, RECORDS OF KING COUNTY, WA.

TAX PARCEL NO. 8823900825

LOT 27 BLOCK 5, UNIVERSITY PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 85, RECORDS OF KING COUNTY, WA.



**KEY** 0' 5' 10'

PROPERTY LINE

EXISTING TREES (EXCEPTIONAL)

EXISTING TREES (NON-EXCEPTIONAL)

EXISTING LOW VOLTAGE POWER LINES

# TREES

## SHOFFNER CONSULTING

6741 NE 182nd St. Unit C401 Kenmore, WA 98028 Mobile:(206)755-2871

June 1st, 2018

Jeff Wegener  
Northwest Builders Finance  
13555 SE 36th St. Suite 320  
Bellevue, WA  
98006

RE: Tree Inventory - 5228 & 5230 15th Ave. NE, Seattle, WA.

Jeff:

This report is provided to address the trees on the properties at the addresses of 5228 and 5230 15th Ave. NE. in Seattle. I first visited the properties in February of this year to gather information on the trees on these properties and did again recently to confirm the information on the survey. Please see the accompanying Tree Inventory Map for reference to this report.

### 1.0 Existing Conditions and Proposed Development

The properties are currently developed with single family residences in a neighborhood of properties developed with single and multi-family residences, businesses and offices.

The proposed development is to remove the existing buildings and redevelop the lots.

### 2.0 Tree Inventory and Condition Assessments

I conducted visual evaluations of the tree according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed the tree up close to inspect conditions of the trunk and from afar to inspect conditions in the crown. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual (Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lily. 2013. Tree Risk Assessment Manual. Champaign, Illinois: International Society of Arboriculture) and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The City of Seattle's tree classification requirements and methods are specified in Seattle DPD Director's Rule 16-2008. I conducted visual condition assessments of the trees on the property and just off-site with driplines that extend onto the property.

There are three trees on the southern property at the address of 5228. On the northern property, there are five English Laurels (*Prunus laurocerasus*), which are more a large shrub and also, due to their ability to spread by seed dissemination by birds, Following is the information on these trees:

#	Species	Dsh Spread	Condition and status
1	White oak ( <i>Quercus alba</i> )	27" 55'	Good condition and health. Located inside a chicken coop. Does not meet the threshold diameter to be classified as exceptional. To be removed.
2	Lawson's cypress ( <i>Chamaecyparis lawsoniana</i> )	36" 18'	Fair condition and health. Multi-trunked at 6 feet. Meets the threshold diameter to be classified as exceptional. To be retained. See protection requirements below.
3	Japanese maple ( <i>Acer japonicum</i> )	14.5" 32'	Good condition and health. Meets the threshold diameter to be classified as exceptional. To be retained. See protection requirements below.

The required protection limits impacts within the outer root zone, the outer half of the dripline radius, to no more than 1/3 of the total ORZ area. Within the inner root zone, no impacts are allowed. The following protection measures are required for trees #2 and #3:

- Prior to beginning development, including demolition of the existing residences, tree protection fencing in the type required by the City of Seattle is to be erected at the required location at or just outside the dripline of each tree. In some locations adjacent to these trees where existing structures, such as the house and a deck, are within the driplines of these trees, it won't be possible to put up the protection fencing prior to demolition. It will have to be installed after demolition.
- All demolition is to be done from outside the drip lines.
- Any features within the driplines to be removed that can be done so by hand are to be removed that way.
- There are existing below ground features within the driplines, such as foundations, that are to be removed. There are certainly roots of tree #2 against the foundation and likely also roots of #3. Removal of the foundation portions adjacent to these trees is to be done carefully so as to reduce the amount of root disturbance resulting from the work. Following removal of the foundation, all exposed roots are to be covered immediately with either several layers of burlap which will need to be kept moist or with native soil.
- I recommend that the work within the driplines is monitored by the project consulting arborist at the time of the demolition. This resulting conditions following demolition are to be photographed and presented in a report for verification of protection of the trees and to note any damage.
- Tree protection fencing is only to be removed upon completion of the project.

### 3.0 Use of This Report

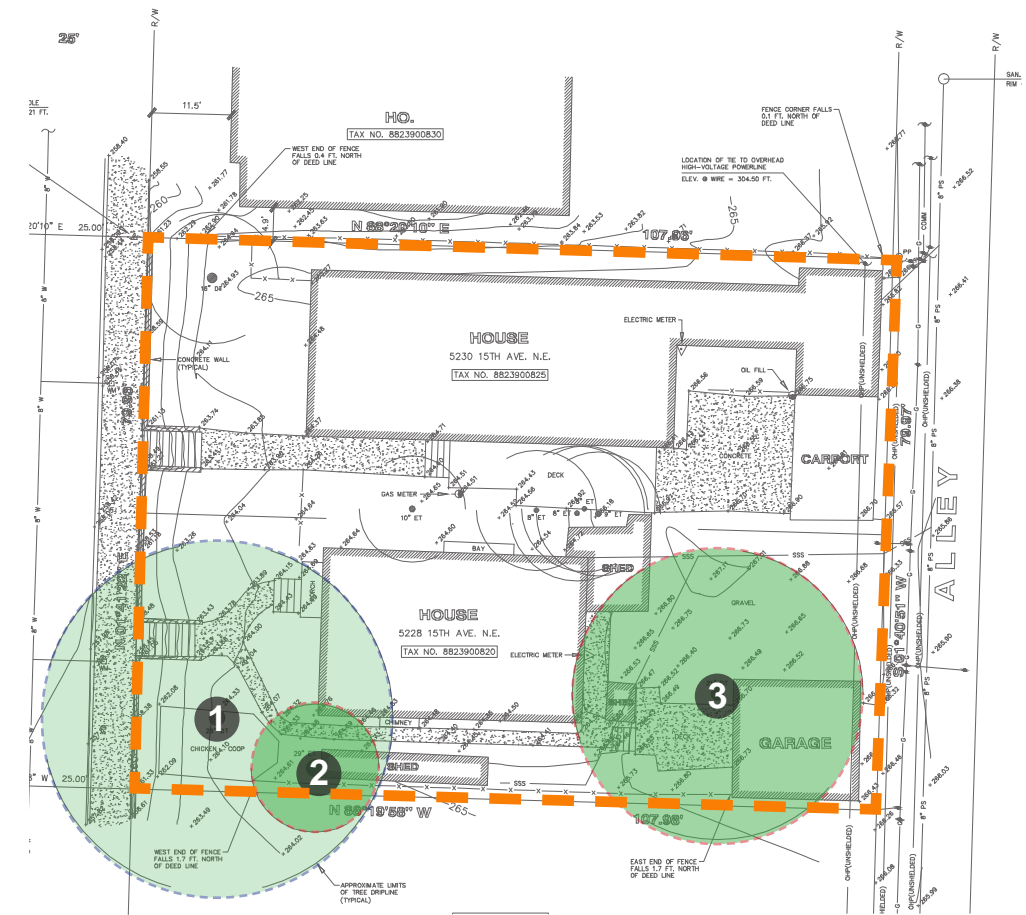
This report is provided to Northwest Builders Finance as a means of providing an inventory of the tree on site and just off-site of these properties, and to provide construction tree protection measures for these trees. This report addresses only those trees on the project site and just off-site. Shoffner Consulting cannot be held liable for the failure of any retained trees.

Please call if you have any additional questions.

Cordially,



Tony Shoffner  
ISA Certified Arborist #PN-0909A  
CTRA/TRAQ #1759



## SITE CONTEXT PHOTOS



SITE VICINITY MAP

### SITE CONTEXT | SUMMARY

- The existing site has two single family homes, (5228 15th Ave NE & 5230 15th AVE NE) to be demolished.
- Directly to the north is a newly constructed 4-story multi-family building (A)
- To the south is a two story single family home (B)
- West of the site, across 15th Ave NE is a 4-story apartment building. (C)
- To the east, across the alley are 2-story single family homes. (D)



01. LOOKING SOUTHEAST FROM 15TH AVE NE



02. SITE FRONTAGE ALONG 15TH AVE NE



03. LOOKING NORTHEAST FROM 15TH AVE NE



04. LOOKING NORTHWEST FROM REAR ALLEY



05. SITE FRONTAGE ALONG ALLEY



06. LOOKING SOUTHWEST FROM REAR ALLEY

# VICINITY STREET FRONTAGE ANALYSIS

## ANALYSIS |

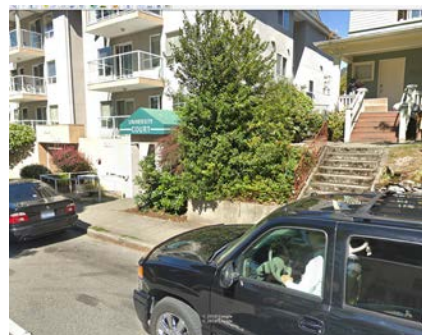
The east side of the block has a distinct pattern for how the properties meet the sidewalk. The larger multi-family buildings have eliminated the retaining wall and stair at the sidewalk edge in favor of increased engagement with the sidewalk and a more ADA compliant access strategy. Most examples of the retaining wall and stair street access are found in adjacent existing single family homes.

## CONCLUSION |

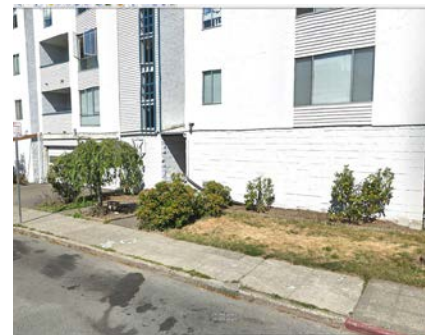
As the proposed structure is a multi-family structure, it is appropriate for the entry to meet the sidewalk grade, both to improve the connection between the entry / lobby and the public realm, as well as to provide an accessible front entry without an additional ramp that reduces the opportunities for landscape and green space.

## KEY

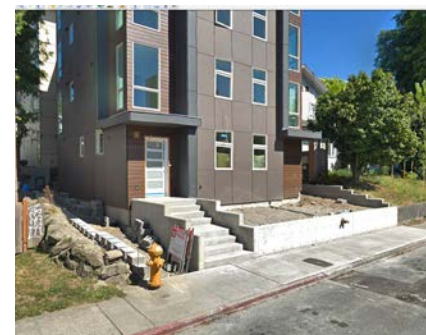
- STREET FRONTAGES WITH NO RETAINING WALL + STAIR ADA ACCESS COMPLIANT
- AREAS W/ RETAINING WALL + STAIR CONDITION NO ADA ACCESS
- AREAS W/ RETAINING WALL + STAIR CONDITION ADA ACCESS COMPLIANT (RAMP)



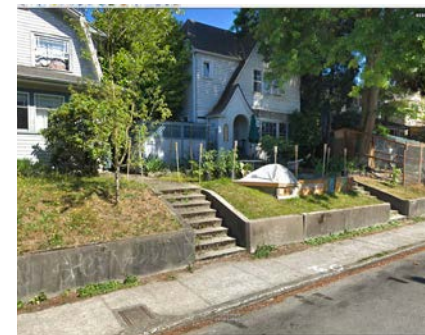
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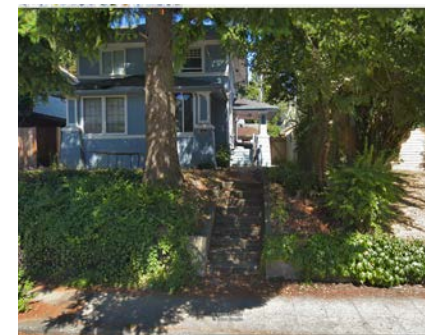
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# ZONING / LAND USE SUMMARY

## LR-3 | MULTIFAMILY ZONING (SMC 23.45) WITHIN UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE

### 23.45.504 | PERMITTED USES

Residential use (apartments) are permitted outright, per table A 23.45.504

### 23.45.510 | FAR LIMITS

FAR limit for apartments in an LR-3 zone within an urban village is **2.30** (with MHA), when meeting the conditions of SMC 23.45.510.C, per Table B 23.45.510.

Applicable FAR exemptions are:

- All underground stories
- Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.

### 23.45.512 | DENSITY LIMITS

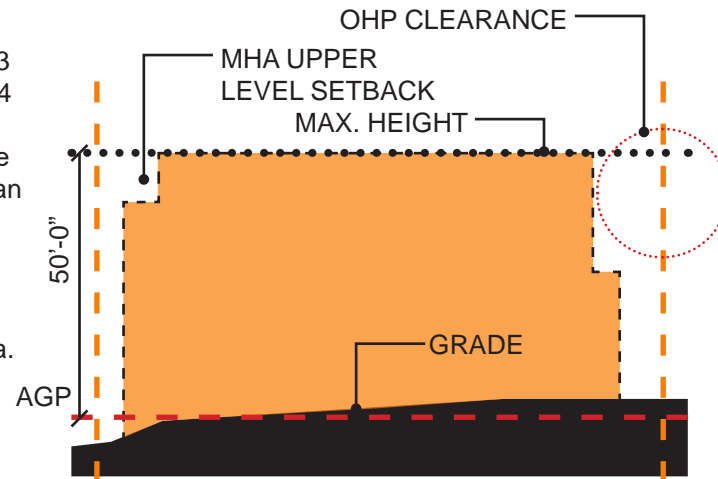
For apartments in the LR-3 zone and meeting the requirements of SMC 23.45.510.C there are **no density limits**, per table A 23.45.512

### 23.45.514 | STRUCTURE HEIGHT

The maximum permitted structure height for apartments in an LR3 zone within an urban village is **40 feet**, per table A SMC 23.45.514

Applicable height exceptions are:

- The high side of a shed or butterfly roof may extend 3 feet above the height limit, provided the low side of the roof is no higher than the height limit.
- Stair penthouses may extend 10 feet above the height limit, provided they are no more than 15% of the roof area
- Elevator penthouses may extend up to 16 feet above the height limit, provided they are no more than 15% of the roof area.
- Solar collectors, planters, clerestories, and sun & wind screens may extend up to 4' above the height limit.



### 23.45.518 | SETBACKS & SEPARATIONS

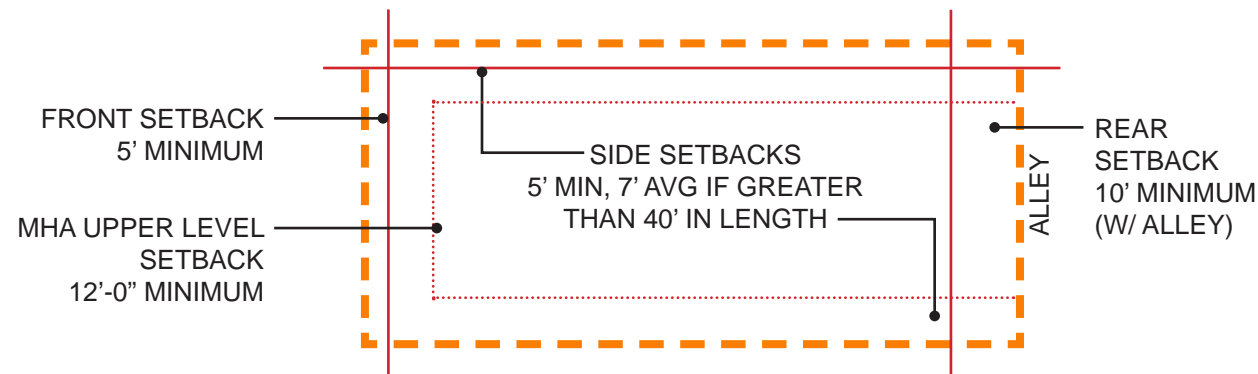
Setbacks for apartments in LR zones, per table A SMC 23.45.518

Front : **5 foot minimum**

Side, less than 40' facade length : **5 foot minimum**

Rear : **10 foot minimum (with alley)**

Side, greater than 40' facade length : **5 foot minimum, 7 foot average**



Applicable projections permitted in the required setback include:

- Cornices, eaves, roofs, and other forms of weather projection may project up to 4 feet into required setbacks if no closer than 3 feet to any lot line.
- Bay windows may project up to 2 feet into required setbacks if they are no closer than 5 feet to any lot line, no more than 10 feet in width, and combined with other bays, make up no greater than 30% of the area of the facade.
- Unenclosed decks or patios up to 18" above existing or finished grade, whichever is lower
- Unclosed decks or balconies may project up to 4 feet into required setbacks if they are no closer than 5 feet to any lot line, no more than 20 feet in width, and separated from other decks or balconies by a distance equal to or greater than 1/2 their length.

### 23.45.522 | AMENITY AREA

Apartments in LR-3 zones shall have amenity area equal to 25% of the lot area. 50% of required amenity area shall be common amenity provided at ground level.

Lot size : 8,634 SF Required Amenity : **2,159 SF** Required Common Amenity @ Ground Floor : **1,080 SF**

Required common area amenity dimensions : 250 SF min, no horizontal dimension less than 10 feet.

### 23.45.524 | LANDSCAPE STANDARDS

Green Factor of **0.6 or greater** is required

Street trees are required, in consultation with SDOT.

### 23.45.527 | STRUCTURE WIDTH AND FACADE LENGTH LIMITS

Maximum structure width for apartments in an LR-3 zone within an urban village is **150 feet**, per Table A SMC 23.45.527

Maximum facade length is 65% of length of the side lot, for all portions of the building within 15 feet of the side lot line  
65% of 108.5 feet = 70.5 feet.

### 23.45.529 | DESIGN STANDARDS

**Not required** for projects undergoing any type of design review, per SMC 23.45.529.B.

### 23.45.534 | LIGHT AND GLARE STANDARDS

Exterior lighting shall be shielded and directed away from adjacent properties.

### 23.54.015 | PARKING REQUIREMENTS

Per table B SMC 23.54.015 Item M, there is **no minimum parking requirement** for residential uses in multifamily zones within urban villages if the residential use is located within 1,320 ft of a street with frequent transit service.

Bicycle parking requirements :

**Long term: 1 per dwelling unit and/or SEDU**, per table D SMC 23.54.015 item D.2.

**Short term: 1 per 20 dwelling units and/or SEDUs**, per table D SMC 23.54.015 D.2

Required bicycle parking shall be provided in a safe, accessible, and convenient location. Bicycle parking hardware shall be installed so that it can perform to its manufacturer's specifications and any design criteria promulgated by the Director of Transportation, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed when bike parking facilities are not clearly visible from the street or sidewalk.

Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units or congregate residence sleeping rooms, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio (FAR) limits. Covered bicycle parking that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

### 23.54.040 | SOLID WASTE AND RECYCLABLES

A minimum required square footage of **375 SF + 4 SF for each additional unit over 50** shall be provided for solid waste and recycling storage, per table A, SMC 23.54.040.

For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.

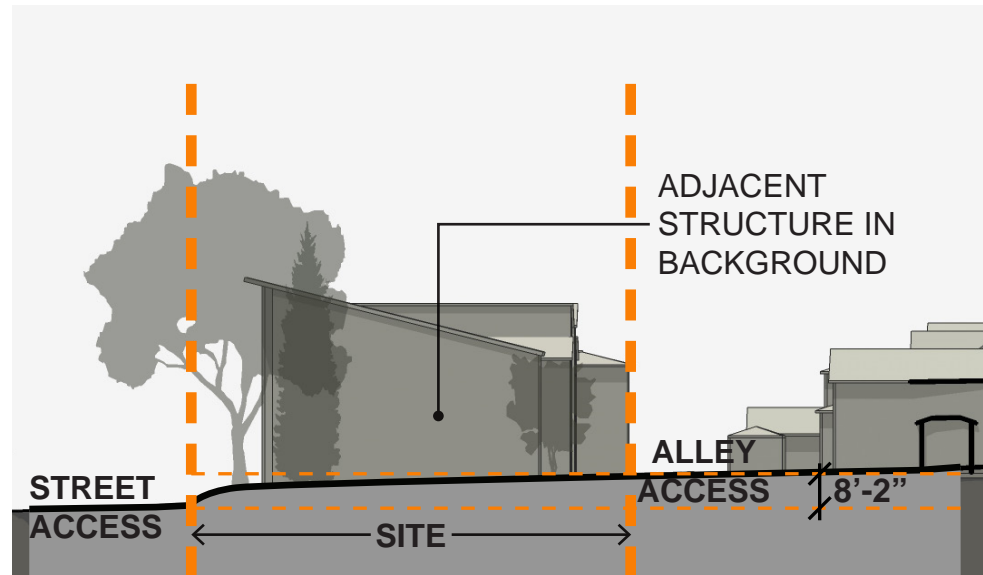
The floor of the storage space shall be level and hard-surfaced.

If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

The storage space shall not be located between a street facing facade of the structure and the street.

Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location.

## DESIGN GUIDELINES - CONTEXT & SITE



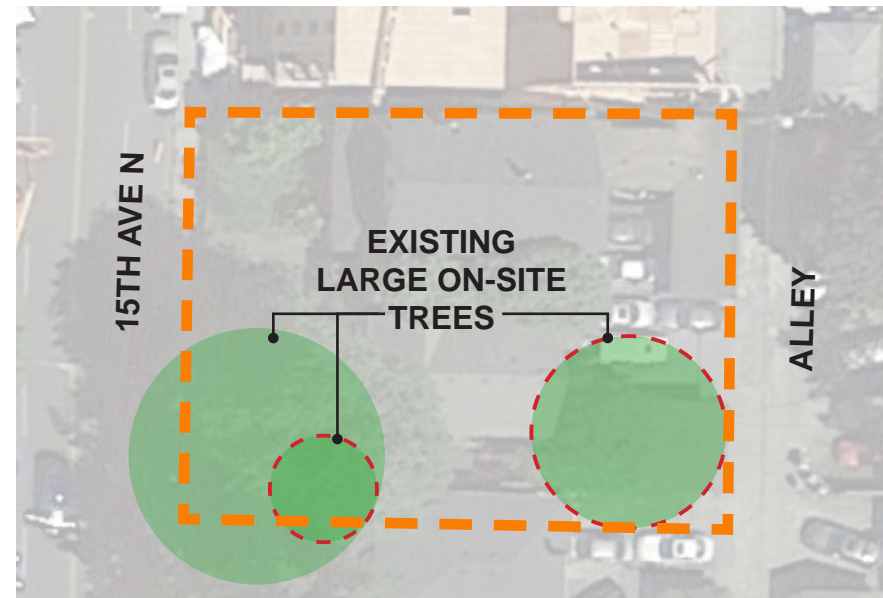
### CS1.C.1 & CS1.C.2 | TOPOGRAPHY:

**CS1.C.1 | LAND FORM:** Use the natural topography and/or other desirable land forms or features to inform the project design.

**CS1.C.2 | ELEVATION CHANGES:** Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

### RESPONSE |

*There is approximately 8 feet, or one-story, of rise between the sidewalk grade on 15th to the west, and the alley grade to the east. This creates an opportunity for the first story of the proposed structure to meet the sidewalk along 15th, with access to the alley and common amenity at grade accessed via level 2 to the east.*



### CS1.D.1 | ON-SITE FEATURES:

Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

#### UNIVERSITY CSI.II | RETENTION OF EXISTING TREES

Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village. The Board is encouraged to consider design departures that allow retention of significant trees. Where a tree is unavoidably removed, it should be replaced with another tree of appropriate species, 2 ½ inch caliper minimum size for deciduous trees, or minimum size of 4' height for evergreen trees.

### RESPONSE |

*The site has three large trees on the southern portion of the site, All proposed massing schemes preserve at least two of the trees, with both the preferred scheme and options B preserving all three, and integrating them into the overall siting and design of the building. By utilizing the space underneath the trees as common amenity, and making them visible from the sidewalk, it allows both the neighborhood and residents to continue enjoying the benefits from the trees.*



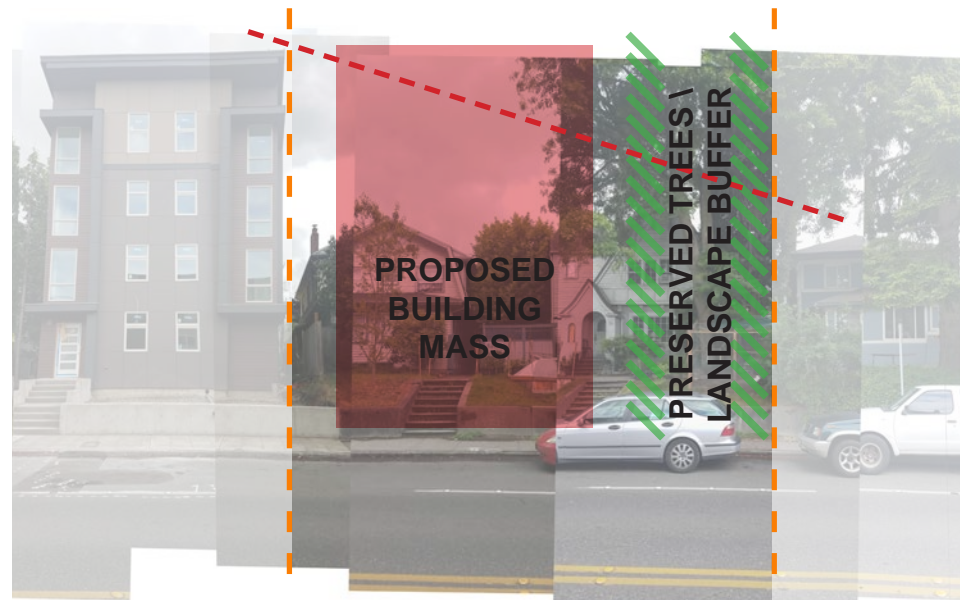
### CS2.B.2 | CONNECTION TO THE STREET

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

### RESPONSE |

*Primary building access has been focused near the center of the building on the west facade facing 15th Ave NE; giving more privacy to adjacent single family neighbors, and providing residents with convenient access from the street. A courtyard amenity space tucked onto the SE corner of the property serves as a transitional use to the adjacent single family lot.*

## DESIGN GUIDELINES - CONTEXT & SITE, PUBLIC LIFE



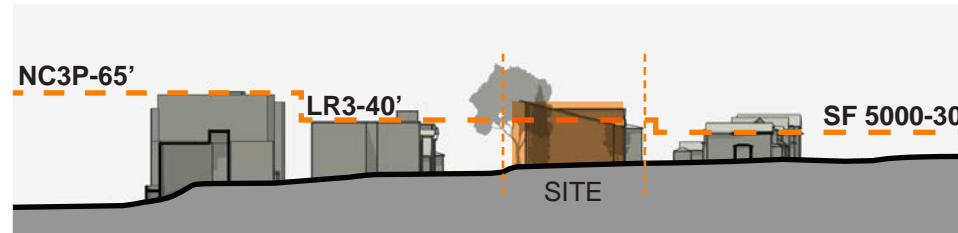
### CS2.C.2 & CS2.D.5 | MID-BLOCK SITES & RESPECT FOR ADJACENT SITES

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

#### RESPONSE |

The proposed massing schemes shift the bulk of the building height and mass towards the adjacent four-story multi-family building to the north and away from the neighboring existing single family homes to the south, creating a more compatible connection with the newer structure of similar size and scale while respecting the existing single family structure. Additionally, by preserving the trees and allowing the “grove” to extend from 15th Ave to the alley to the east, it maintains the trees as an additional buffer and integral part of the block’s streetscape.



### CS2.D.3 & CS2.D.4 | ZONE TRANSITIONS & MASSING CHOICES

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

Factors to consider:

- Distance to the edge of a less (or more) intensive zone;
- Differences in development standards between abutting zones;
- The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
- Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
- Shading to or from neighboring properties.

Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

#### RESPONSE |

The project site is located at the edge of both the LR3 zone, and the urban village. As such it serves an important role as a transition between the higher density NC3-65' zoning to the west and the lower density single family zoning to the east. All proposed schemes set back from the alley and have a narrower footprint to the east, minimizing the bulk and scale of the project across the alley from the single family zoning.



### PL3.A.1 & PL3.A.2: STREET LEVEL INTERACTION

**PL3.A.1 | DESIGN OBJECTIVES:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

- Retail entries** should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
- Common entries to multi-story residential buildings** need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**PL3.A.2 | ENSEMBLE OF ELEMENTS:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- overhead shelter: canopies, porches, building extensions;
- transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- ground surface: seating walls; special paving, landscaping, trees, lighting; and
- building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

#### RESPONSE |

On all three proposed options, the building is setback from the sidewalk, but the entry and ground floor match grades with the sidewalk, creating an opportunity to engage the pedestrian realm. Open hardscape and landscape create a transition between the sidewalk and lobby. The lobby itself will be high transparency to allow visual reciprocity between the interior and exterior common space. Wayfinding elements such as signage, overhead weather protection, and high visibility glass will provide visual cues and reinforce the connection between the entry and sidewalk.

## DESIGN GUIDELINES - DESIGN CONCEPT



### DC2.B.1 | FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

### UNIVERSITY DC2.IV.ii | ARCHITECTURAL ELEMENTS AND MATERIALS

Buildings in Lowrise zones should provide a “fine-grained” architectural character. The fine grain may be established by using building modulation, articulation and/or details which may refer to the modulation, articulation and/or details of adjacent buildings. To better relate to any established architectural character encountered within the community, consider the following building features:

- a. Pitched roof;
- b. Covered front porch;
- c. Vertically proportioned windows;
- d. Window trim and eave boards;
- e. Elements typical of common house forms.

### RESPONSE |

*The overall facade design and composition will reflect the characteristics of the neighborhood by incorporating high quality materials and detailing to provide visual interest and break down the building’s height, bulk, and scale to relate to both the proposed newer zoning and existing structures.*



### DC3.B.3 | OPEN SPACE DESIGN

**Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.

**Amenities and Features:** Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

**Support Natural Areas:** Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development of other public or private projects.

### RESPONSE |

*Since the large trees are all located on the southern portion of the site a “grove” expression already exists. Utilizing the space underneath the trees as common amenity fulfills many of the open space goals. By preserving the trees and open space around them the project is maintaining the existing open space patterns on the block. The trees provide amenities for the common space, as well as the adjacent properties, such as shade and privacy.*



### DC4.A.1 | EXTERIOR FINISH MATERIALS

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

### UNIVERSITY DC4.I.i.d,f,III.b | EXTERIOR FINISH MATERIALS

d. Stucco and stucco-like panels, if they feature an even surface and properly trimmed joints and edging around doors and windows. Heavily textured finishes with obvious trowel marks are not generally appropriate. Stucco should be avoided in areas that are susceptible to vandalism and graffiti. Stucco and stucco-like panels must be detailed and finished to avoid water staining and envelope failure. Overhangs and protective trim are encouraged to increase weather resistance.

f. Wood, especially appropriate for residential structures  
III.b. Metal siding. If metal siding is used as a siding material over more than 25% of a building’s façade, the metal siding should have a matted finish in a neutral or earth tone, such as buff, gray, beige, tan, cream, white, or a dulled color such as barn-red, blue-gray, burgundy, or ocher. If metal siding is used over 25% of the building façade, then the building design should include visible window and door trim painted or finished in a complementary color and corner and edge trim that covers exposed edges of the sheet metal panels.

### RESPONSE |

*The materials chosen will be high quality, durable, and relate to the material and color palette of the project’s immediate vicinity and the university district as a whole. Care and attention will be given to the treatment of the materials, and how they interact with openings, modulation, and other materials.*

## PUBLIC OUTREACH

A public site walk was held on September 25th, 2018 with members of the public invited to learn about and discuss the project, meet with the design team, and provide feedback.

### Comments provided at the meeting included:

- Appreciated the effort to save the large trees on site.
- Supportive of providing workforce housing, rather than targeting only the student demographic.
- In favor of unit diversity within projects - providing units for families, couples, etc.. beyond student housing.
- Urged consideration of the importance of lighting for security, particularly at the alley and service / bicycle parking entrances.
- Preferred more varied / interesting modulation over strict, rigorous facades.
- Encouraged modulation at roof line for visual interest, with varied pitches, slopes, etc...
- Discussed that traffic noise, both from cars and buses, should be taken into account when considering balconies on the street-facing facade.
- A public attendee had participated in public workshops about the neighborhood design guidelines for the university district. They shared a few items that participating members identified as priorities:
  - Referencing materials and ideas from existing architecture in the neighborhood, without being required to “be a slave to them” or recreate them exactly.
  - Support of “stoops / porches” as a way to encourage neighbor-to-neighbor interaction.
  - Encouraged collaboration with the creative community for art opportunities on new projects.



Join us for a site walk to learn more about the **5228 & 5230 15th Ave NE Project**.

The project will be a five or six story apartment building that includes approximately 52-57 units. The site is zoned LR3 and inside the University District Northwest Urban Center Village. The units will be mix of SEDUs and standard dwelling units and are in close proximity to the University of Washington.

**What:** Join the project team to discuss the vision and approach for this new residential project. Coffee and pastries will be provided. All are welcome. RSVP not required.

**Time:** Event begins promptly at 6p.m. and will end around 7:30 p.m. (rain or shine)

**Date:** Tuesday, September 25th, 2018

**Where:** Meet at the site (5228 15th Ave NE)

**Project Address:**  
5228 15th Ave NE  
Seattle, WA 98105

**Contact:** Natalie Quick

**Seattle Services Portal:**  
More project information available using the Seattle Services Portal, using the project number 3031699

**Applicant:**  
Sterling Land Acquisitions

**Project Hotline & Email:**  
(206) 693-4130  
15thAveNEProject@gmail.com

**Note:** Calls and emails are returned within two business days. Calls and emails are subject to City of Seattle public disclosure laws.

skidmore  
janette | architecture  
planning  
design

**CONCEPTUAL DESIGN OPTIONS**

**DESIGN CONCEPTS I  
OVERVIEW**



**OPTION A  
PREFERRED**

FAR | 2.29  
UNITS | 57

REQUIRED DEPARTURE:  
Maximum Facade Length (SMC 23.45.527.B1)

**PROS**

- Preserves both exceptional trees, and significant White Oak tree
- Smaller building footprint increases open space / ground floor amenity opportunities

**CONS**

- None



**OPTION B**

FAR | 2.30  
UNITS | 53

REQUIRED DEPARTURE:  
Maximum Facade Length (SMC 23.45.527.B1)

**PROS**

- Preserves both exceptional trees, and significant White Oak tree
- Stepped massing at alley reduces perceived height, bulk, and scale

**CONS**

- Larger footprint locates portion of building adjacent to single family home to south
- Smaller alley setback



**OPTION C**

FAR | 2.30  
UNITS | 52

REQUIRED DEPARTURE:  
None, Code Compliant

**PROS**

- Code Compliant, No Departures Required
- Longer street facing facade results in more units facing street

**CONS**

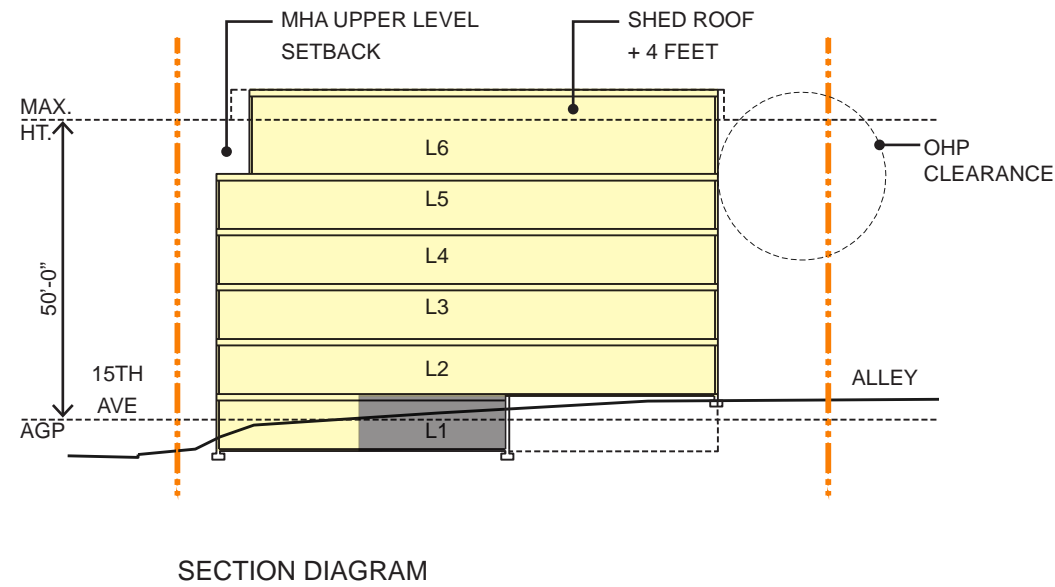
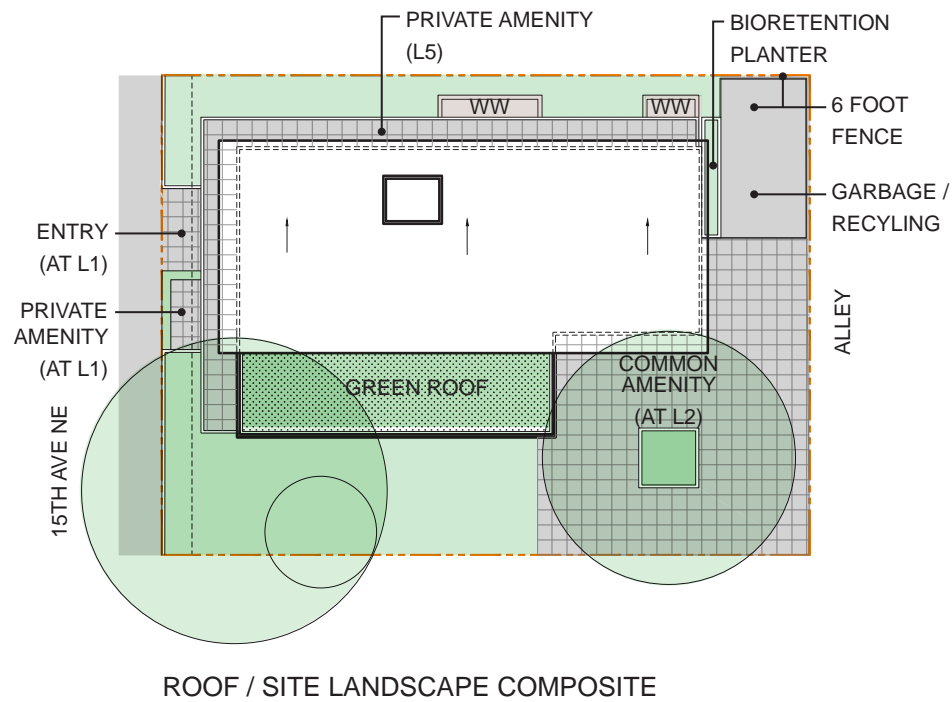
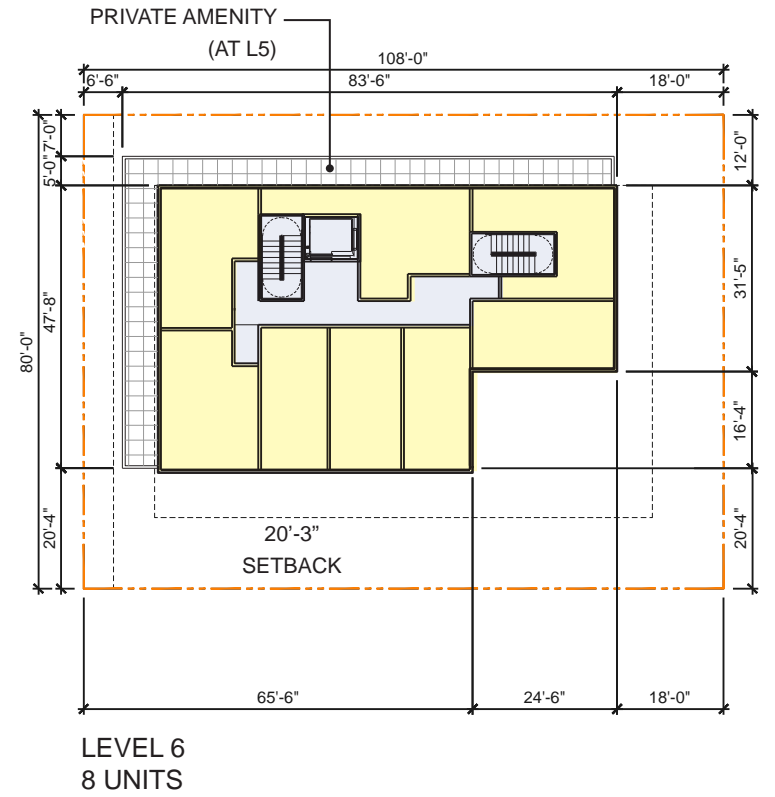
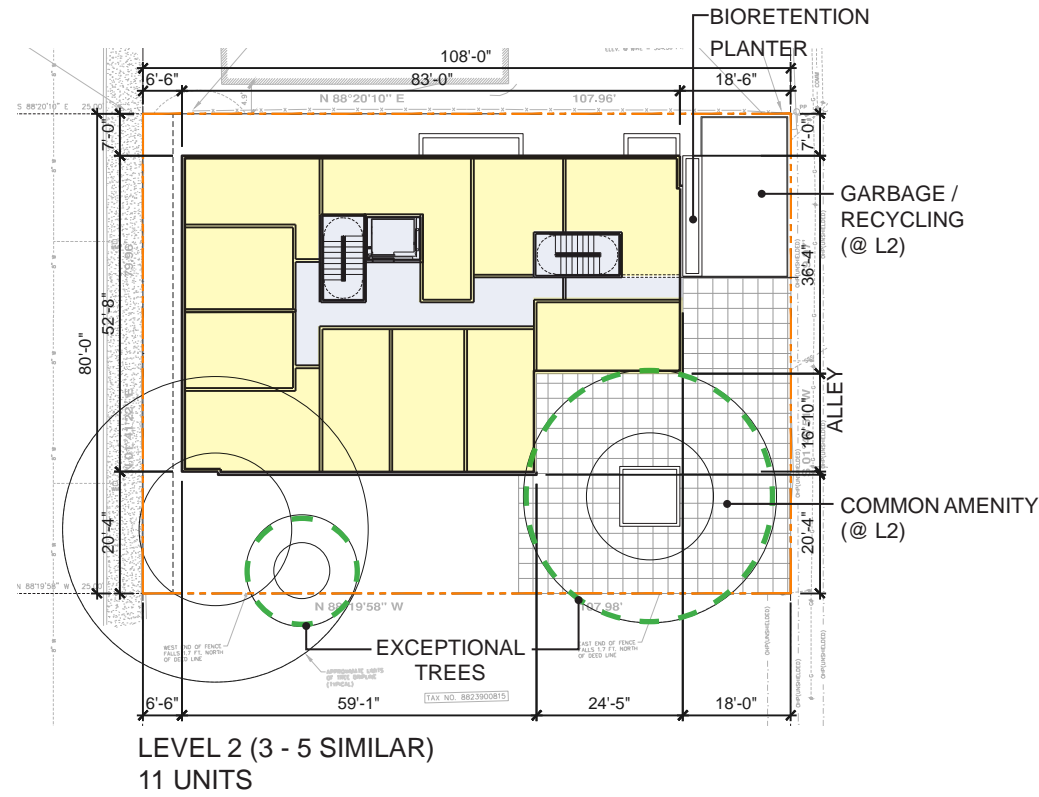
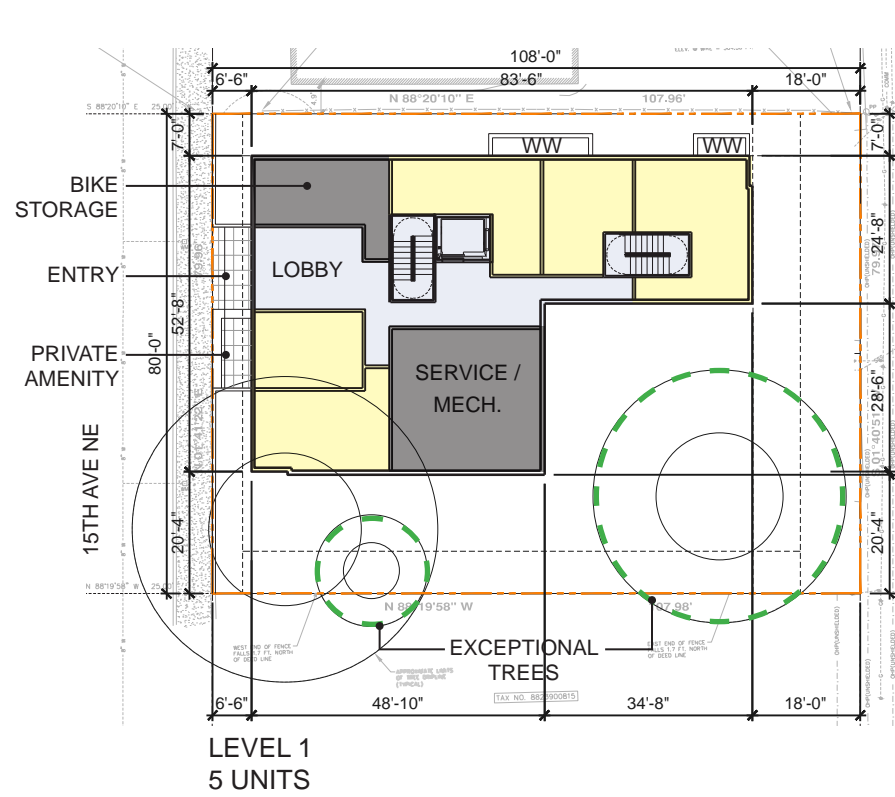
- Preserves both exceptional trees, but not significant White Oak
- Larger footprint locates portion of building adjacent to single family home to south

**OPTION A | PREFERRED**



**OPTION A | PREFERRED PLANS**

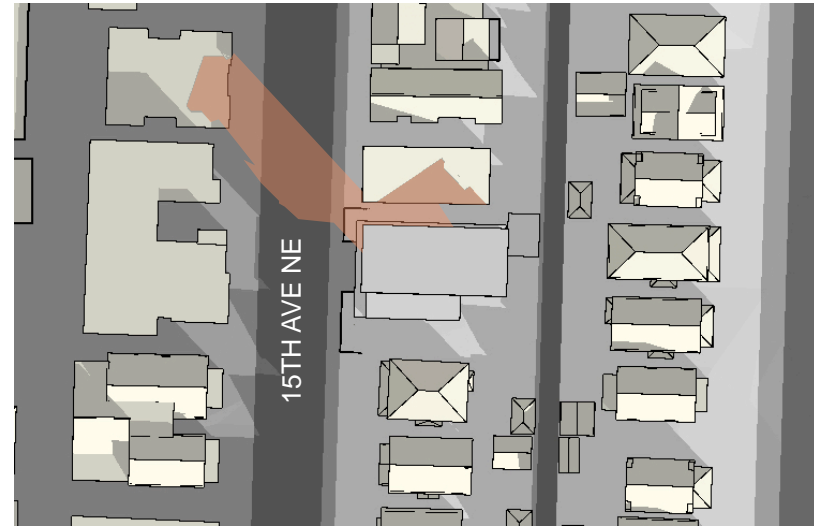
FAR | 19,750 SF (2.29 FAR)  
 UNITS | 57 SEDUS  
 STORIES | 6 STORIES



**KEY**

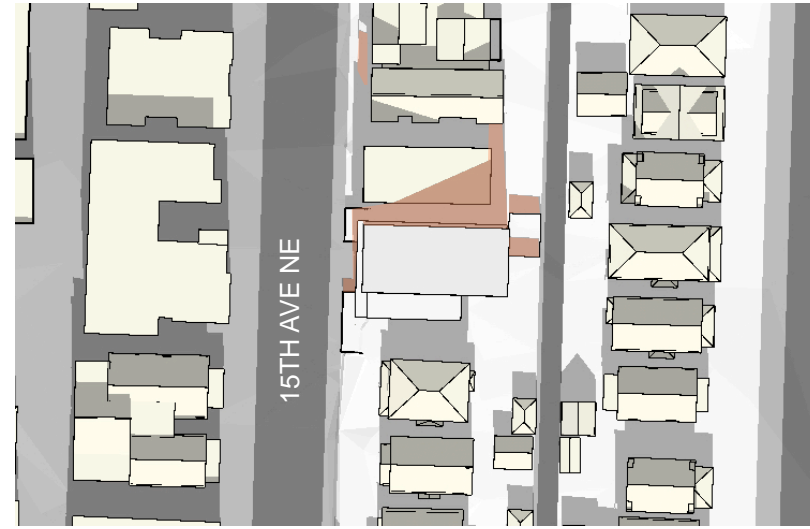
- RESIDENTIAL
- COMMON / CIRCULATION
- SERVICE
- LANDSCAPE / GREEN ROOF / AMENITY
- PROPERTY LINE
- EXCEPTIONAL TREE

WINTER SOLSTICE



OPTION A | 12/21

9 AM



OPTION A | 12/21

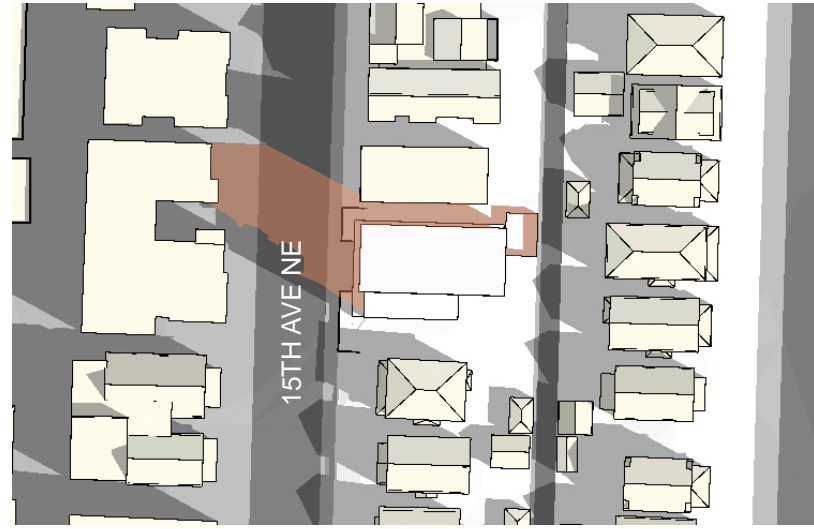
12 PM



OPTION A | 12/21

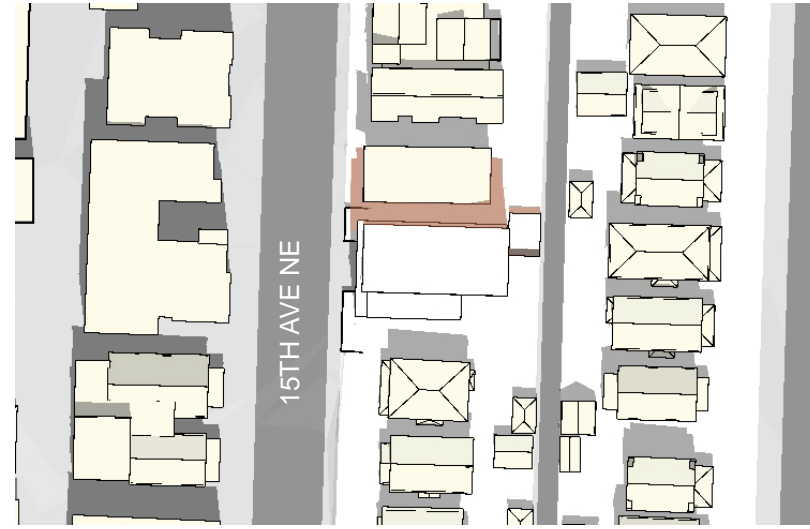
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FALL/SPRING EQUINOX



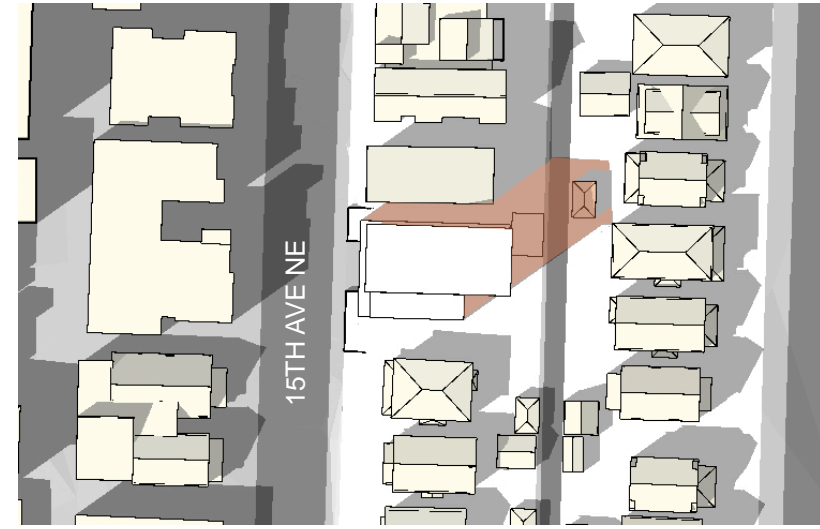
OPTION A | 3/21 + 9/21

9 AM



OPTION A | 3/21 + 9/21

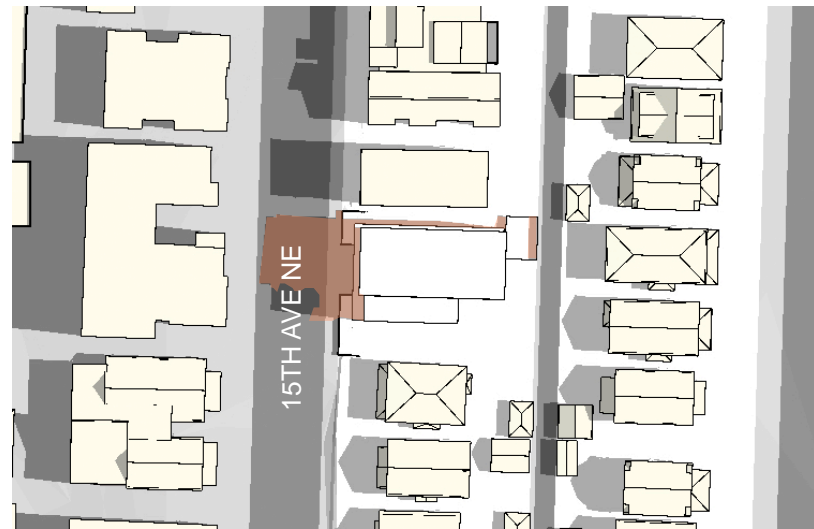
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OPTION A | 3/21 + 9/21

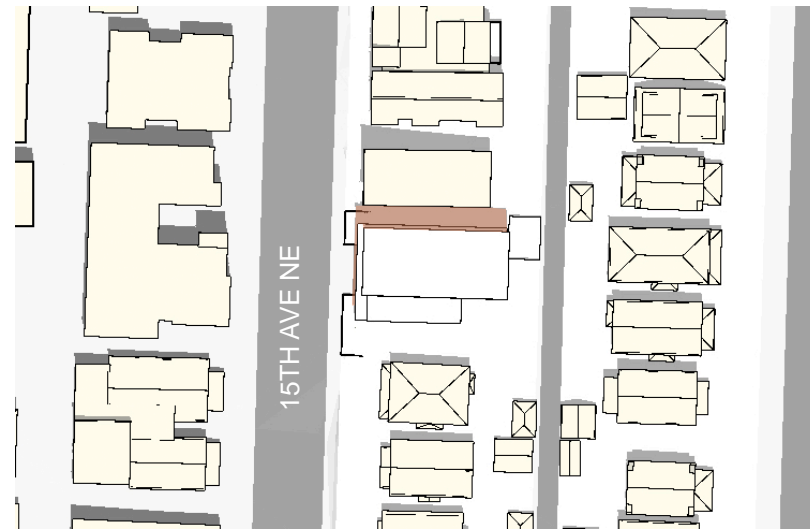
3 PM

SUMMER SOLSTICE



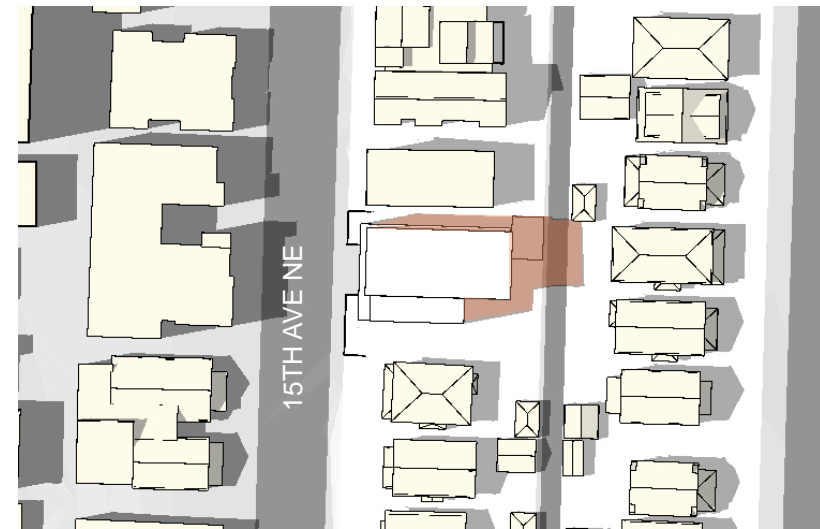
OPTION A | 6/21

9 AM



OPTION A | 6/21

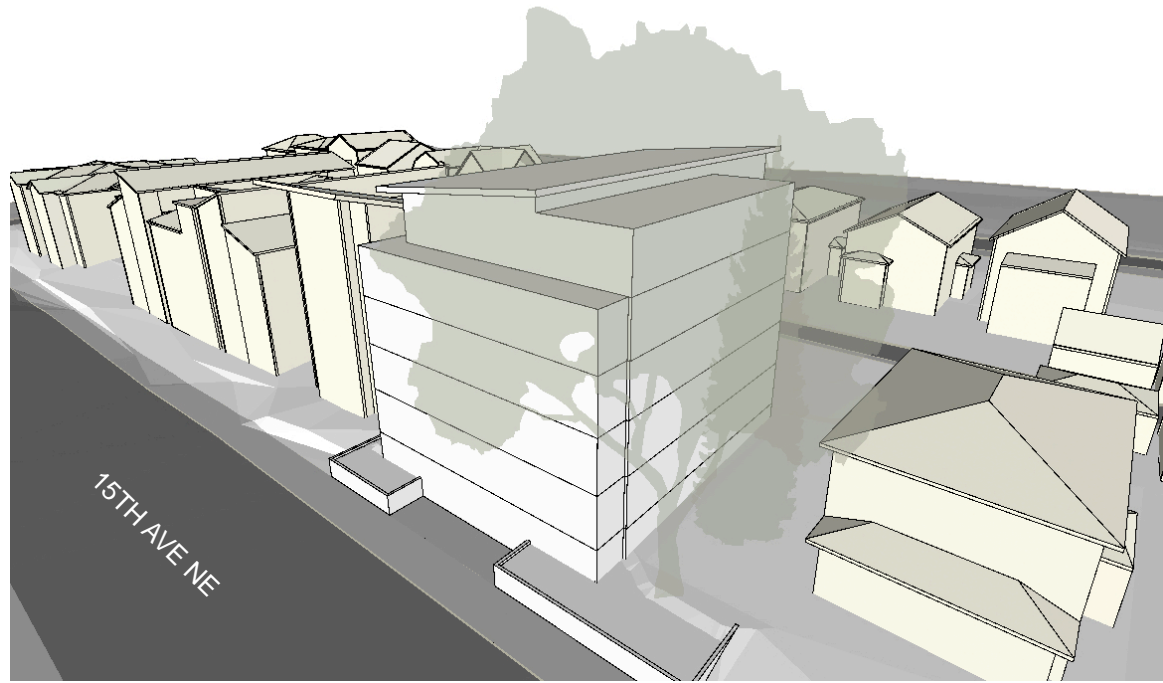
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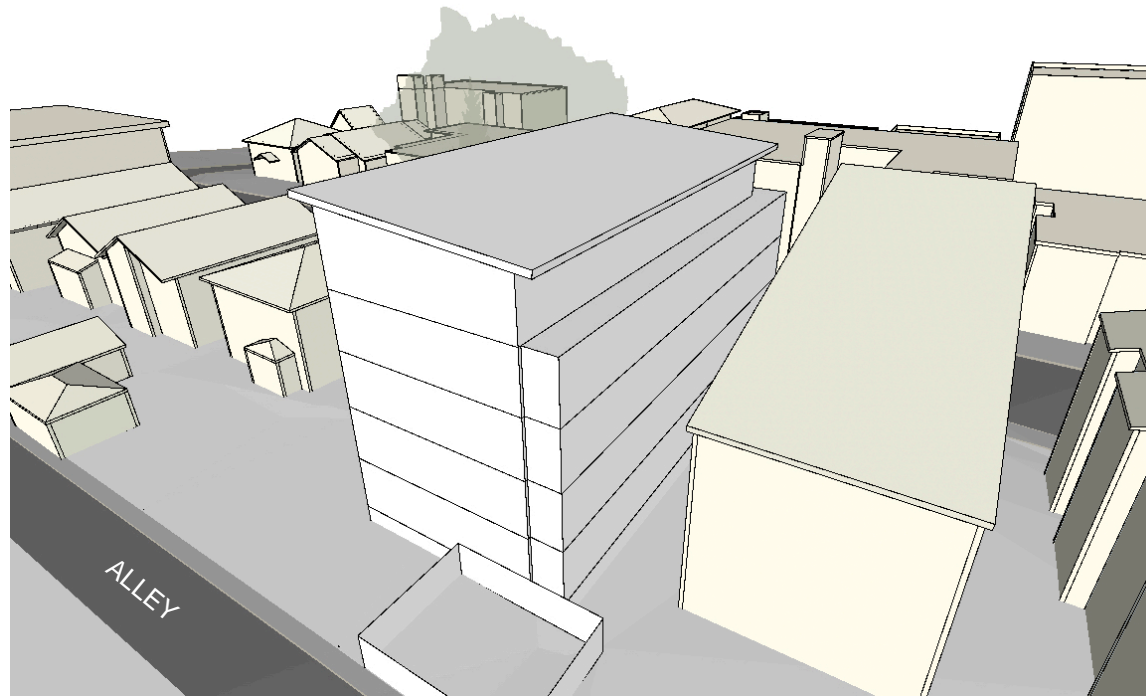
OPTION A | 6/21

3 PM

OPTION A **PREFERRED** | MASSING



AERIAL - LOOKING NE



AERIAL - LOOKING SW



STREET VIEW - LOOKING SE



STREET VIEW - LOOKING NE

REQUESTED DEPARTURES |

SMC 23.45.527.B1  
Maximum Facade Length @ North property line

PROS |

- Preserves both exceptional trees, and significant White Oak tree
- Stepped massing at alley reduces perceived height, bulk, and scale

CONS |

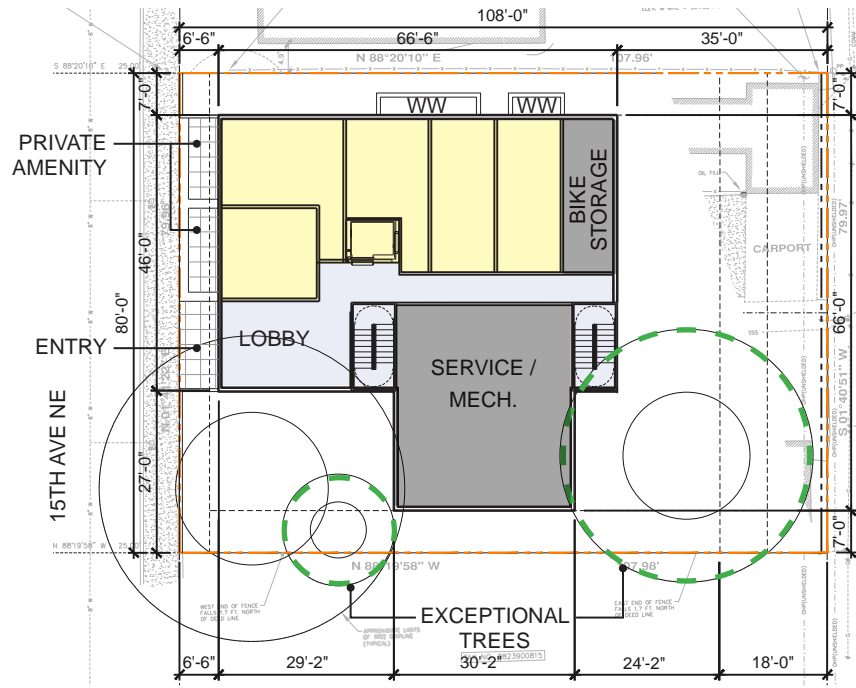
- Larger footprint locates portion of building adjacent to single family home to south
- Smaller alley setback

B

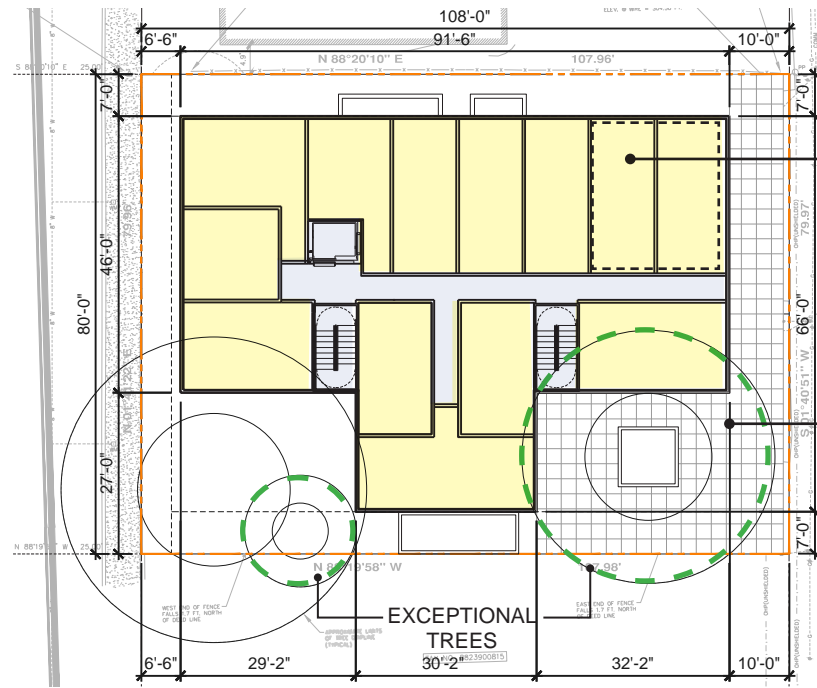
**OPTION B**

**OPTION B | PLANS**

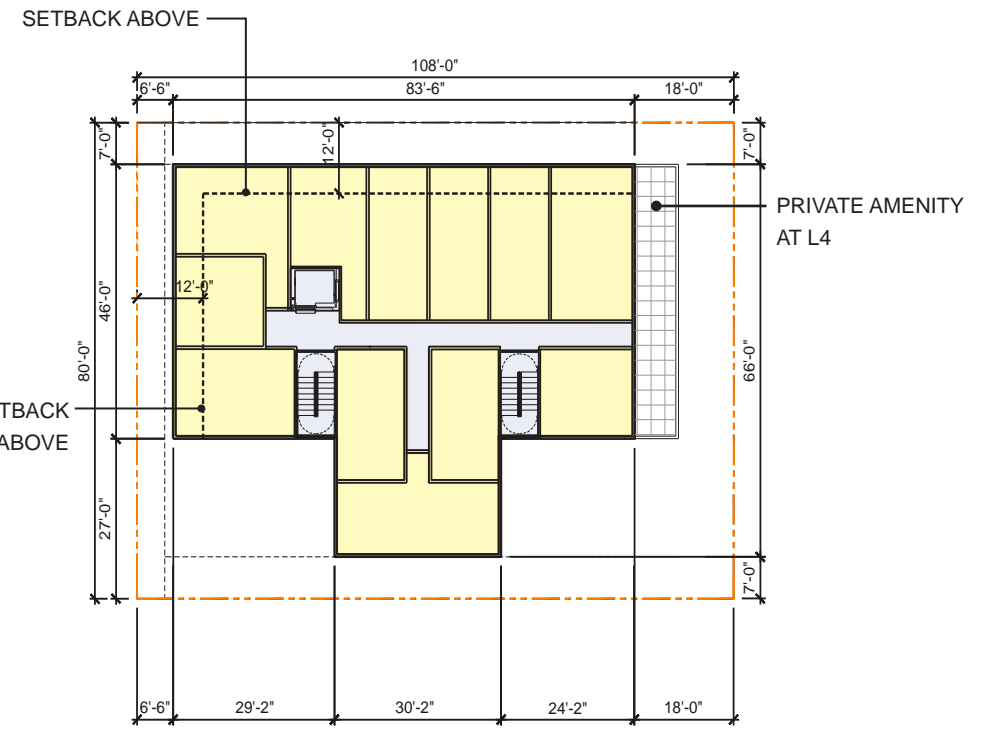
FAR | 19,858 SF (2.30 FAR)  
 UNITS | 53 SEDUS  
 STORIES | 5 STORIES + MEZZANINE



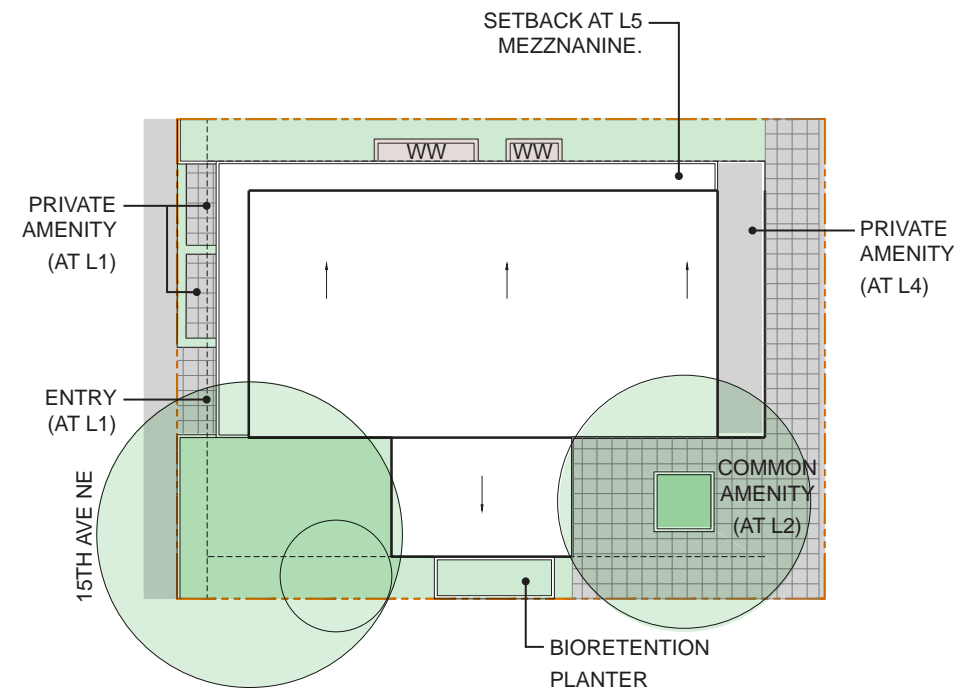
LEVEL 1  
5 UNITS



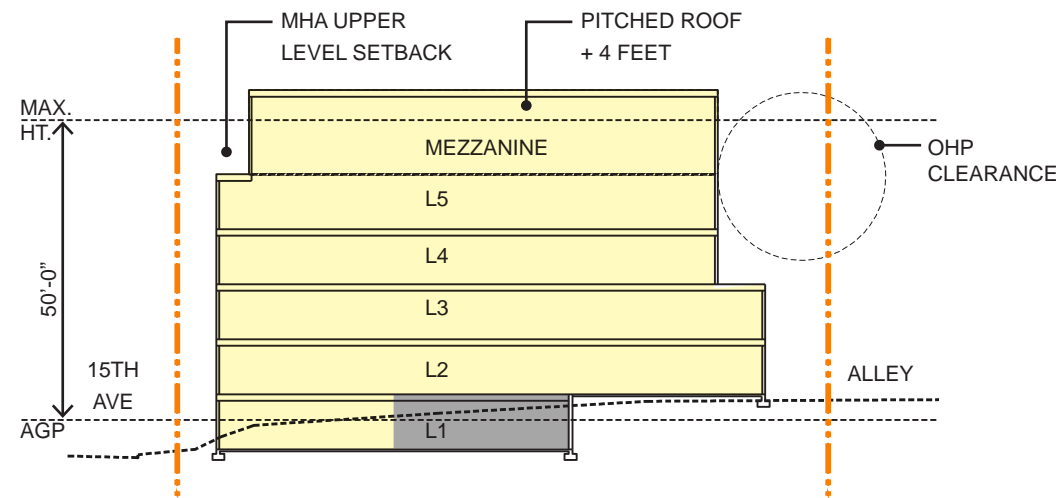
LEVEL 2 (3 SIMILAR)  
11 UNITS (13 UNITS L3)



LEVELS 4 - 5  
12 UNITS



ROOF / SITE LANDSCAPE COMPOSITE



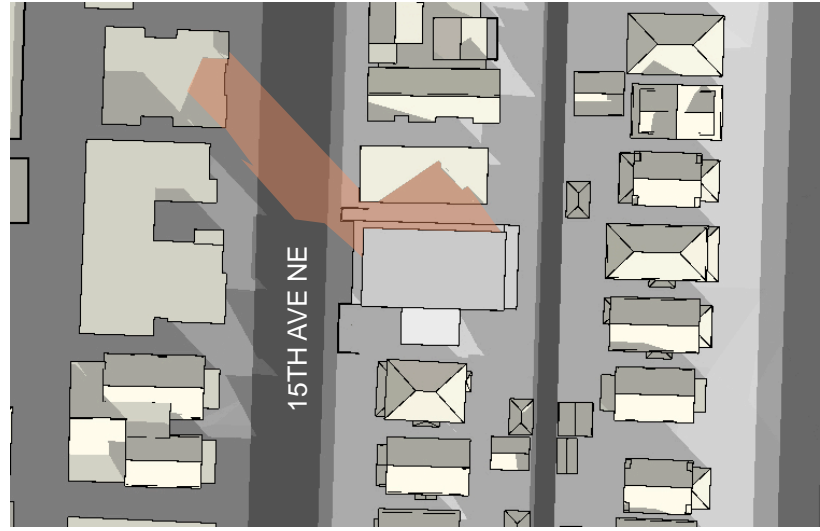
SECTION DIAGRAM

**KEY**

- RESIDENTIAL
- COMMON / CIRCULATION
- SERVICE
- LANDSCAPE / GREEN ROOF / AMENITY
- PROPERTY LINE
- EXCEPTIONAL TREE

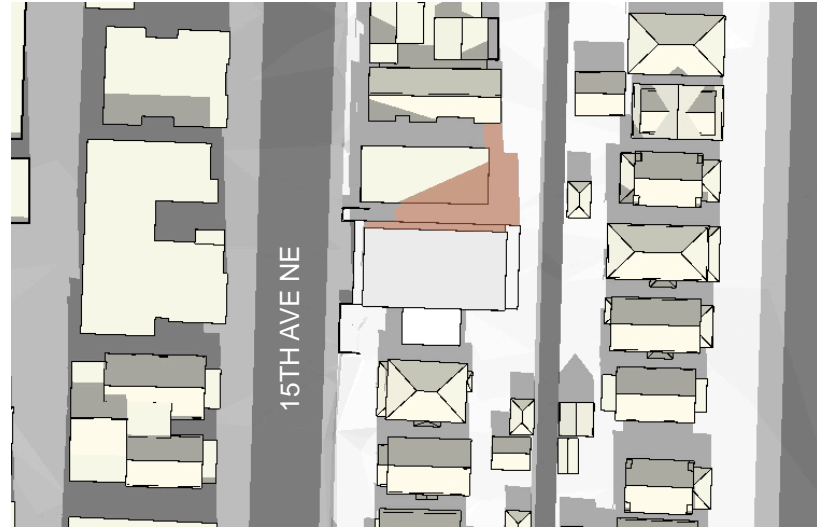
OPTION B | SHADOW ANALYSIS

WINTER SOLSTICE



OPTION B | 12/21

9 AM



OPTION B | 12/21

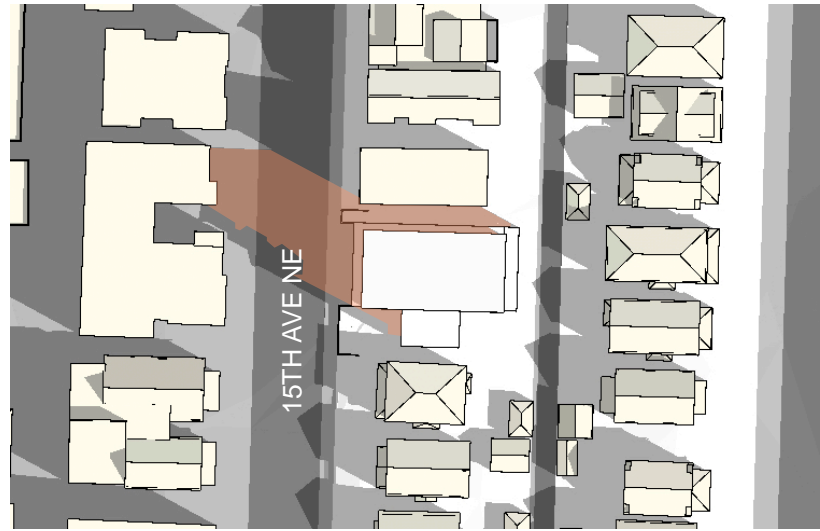
12 PM



OPTION B | 12/21

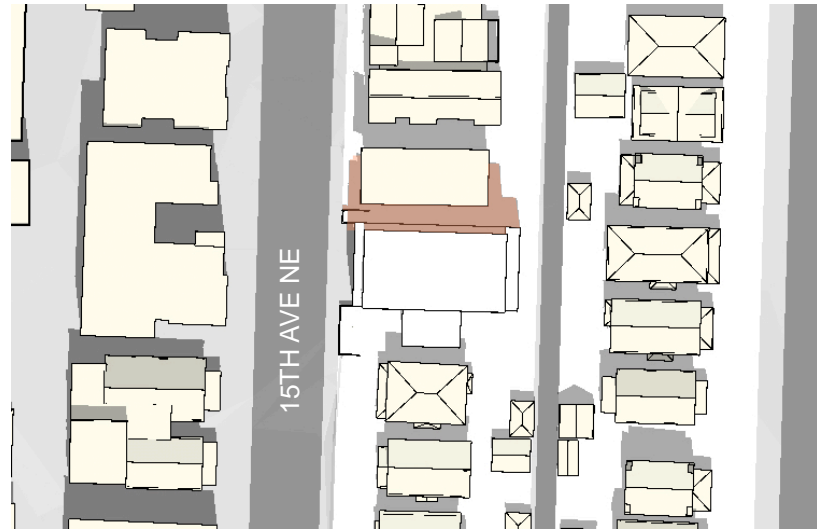
3 PM

FALL/SPRING EQUINOX



OPTION B | 3/21 + 9/21

9 AM



OPTION B | 3/21 + 9/21

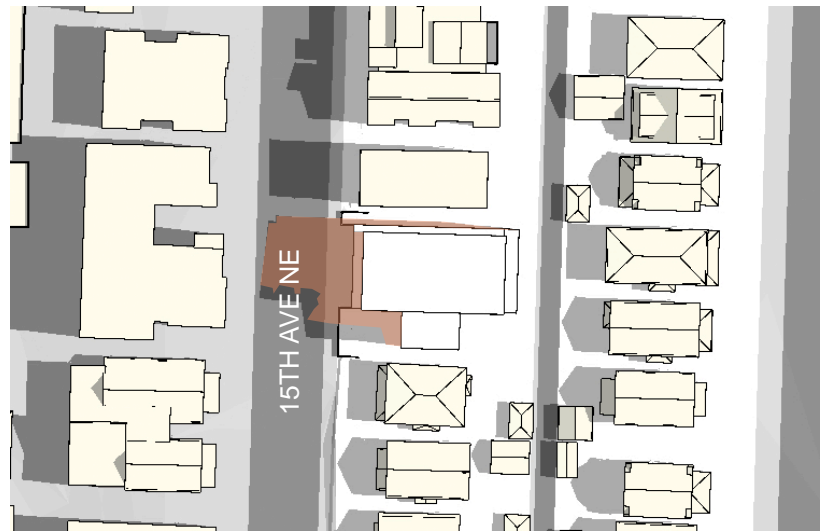
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OPTION B | 3/21 + 9/21

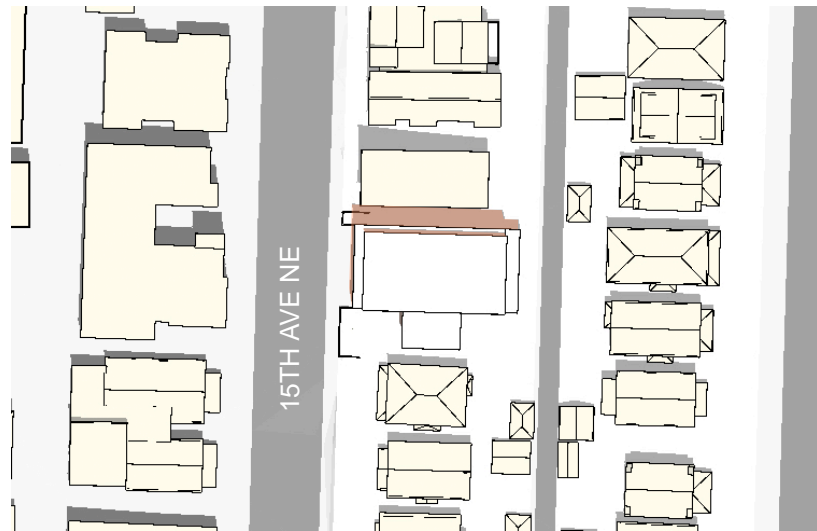
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SUMMER SOLSTICE



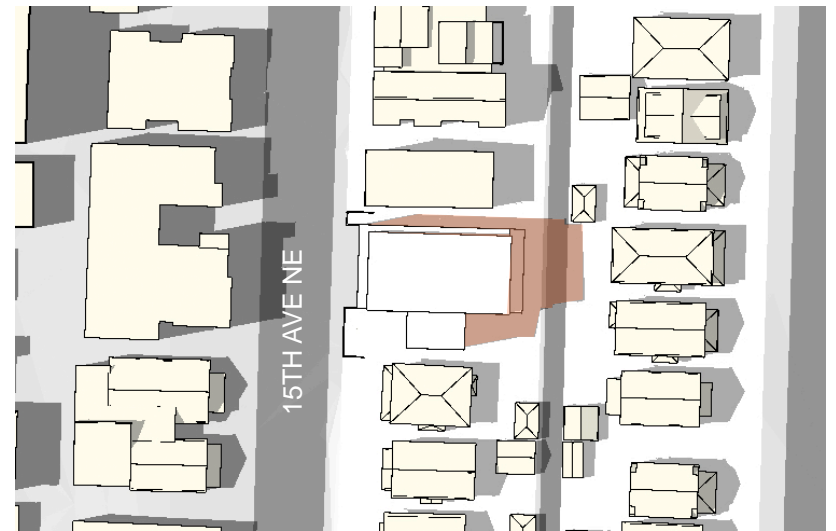
OPTION B | 6/21

9 AM



OPTION B | 6/21

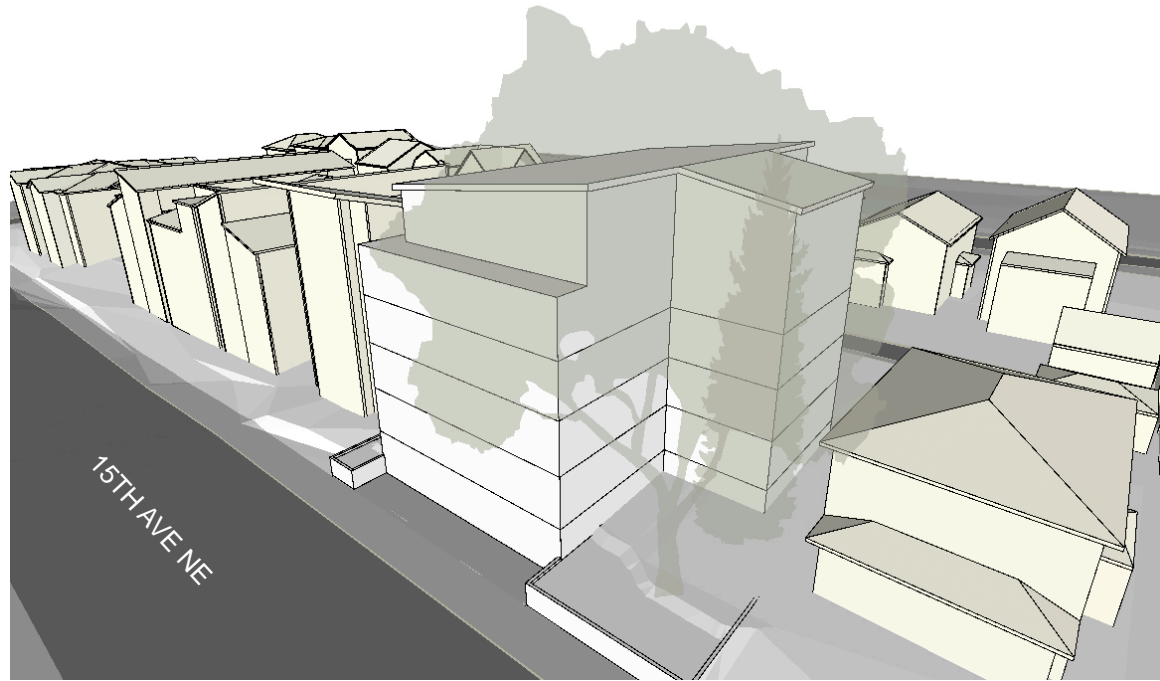
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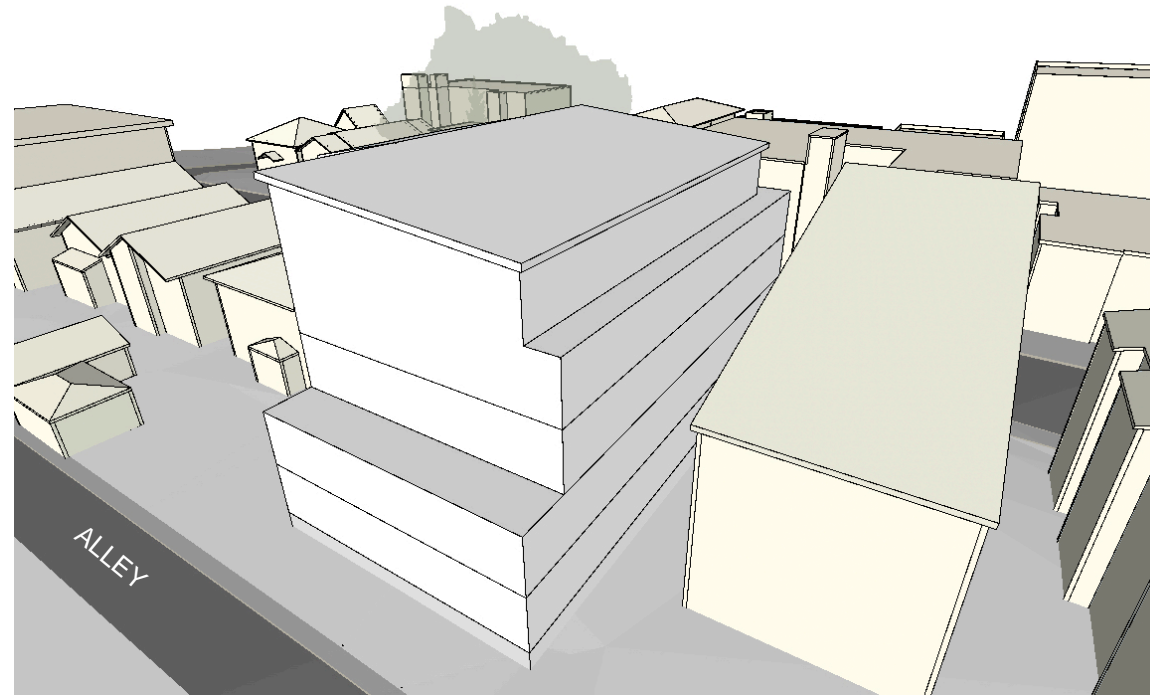
OPTION B | 6/21

3 PM

**OPTION B | MASSING**



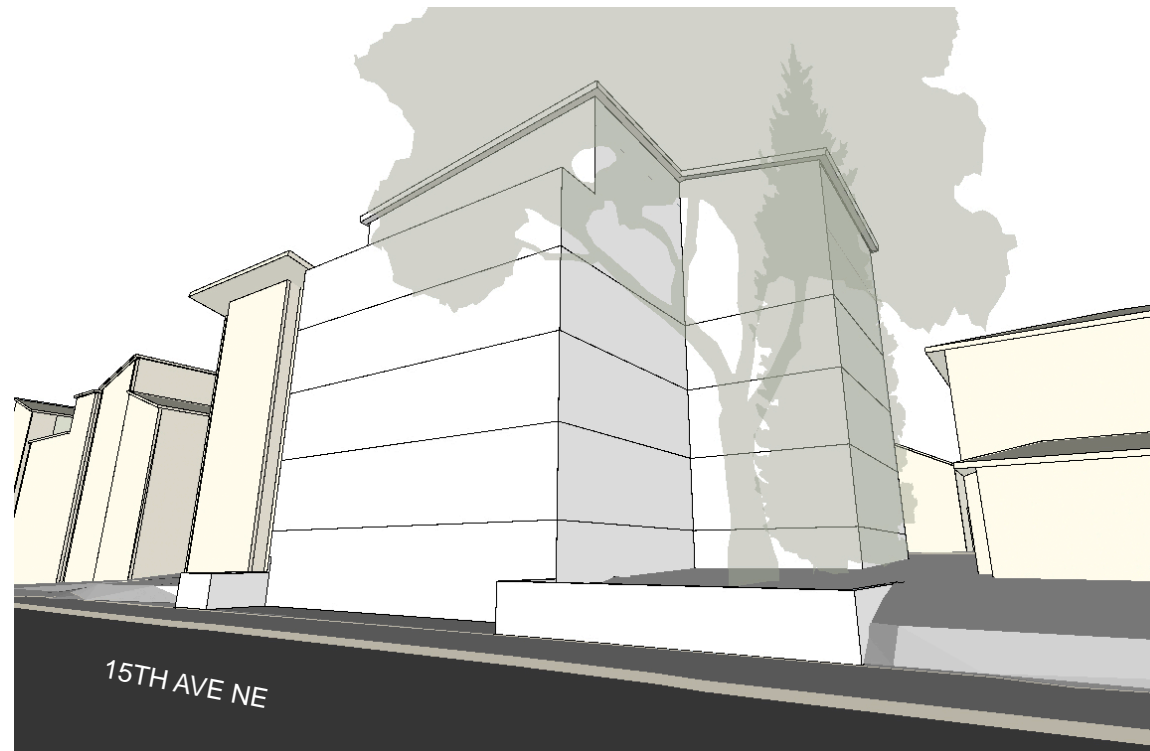
AERIAL - LOOKING NE



AERIAL - LOOKING SW



STREET VIEW - LOOKING SE



STREET VIEW - LOOKING NE

REQUESTED DEPARTURES |

SMC 23.45.527.B1  
Maximum Facade Length @ North property line

PROS |

- Preserves both exceptional trees, and significant White Oak tree
- Stepped massing at alley reduces perceived height, bulk, and scale

CONS |

- Larger footprint locates portion of building adjacent to single family home to south
- Smaller alley setback

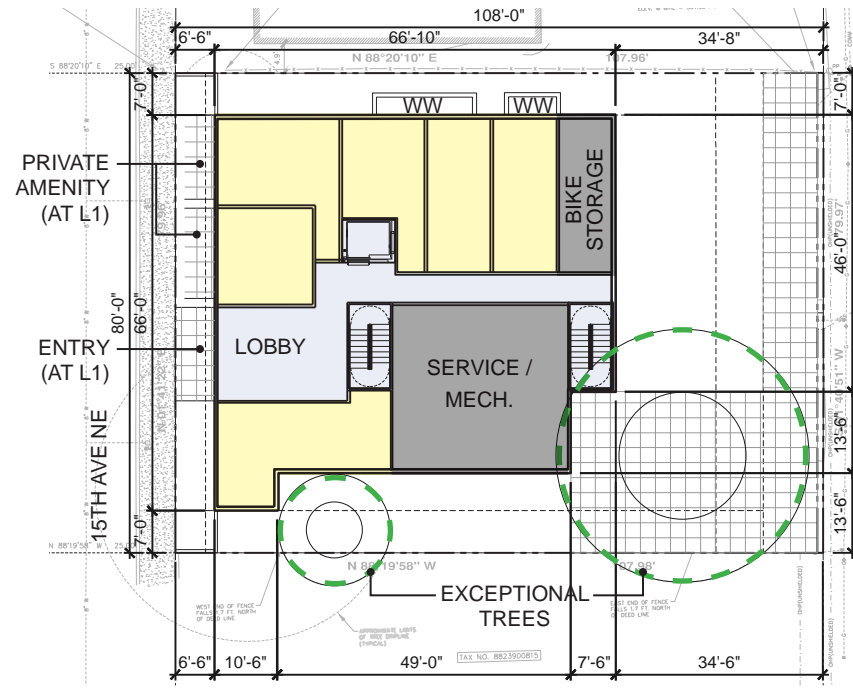
B

**OPTION C**

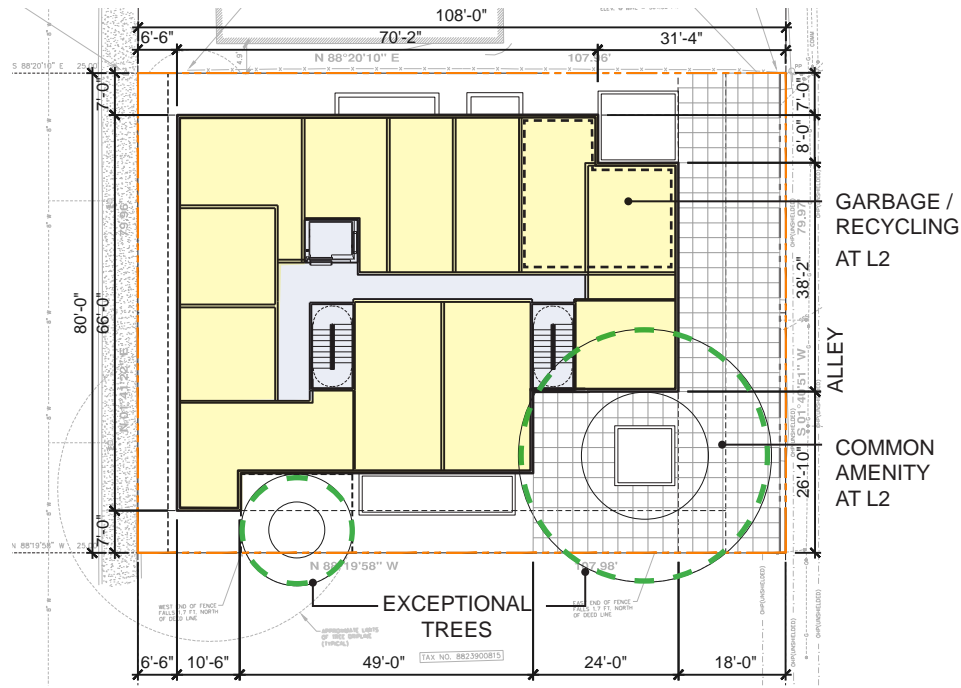


**OPTION C | PLANS**

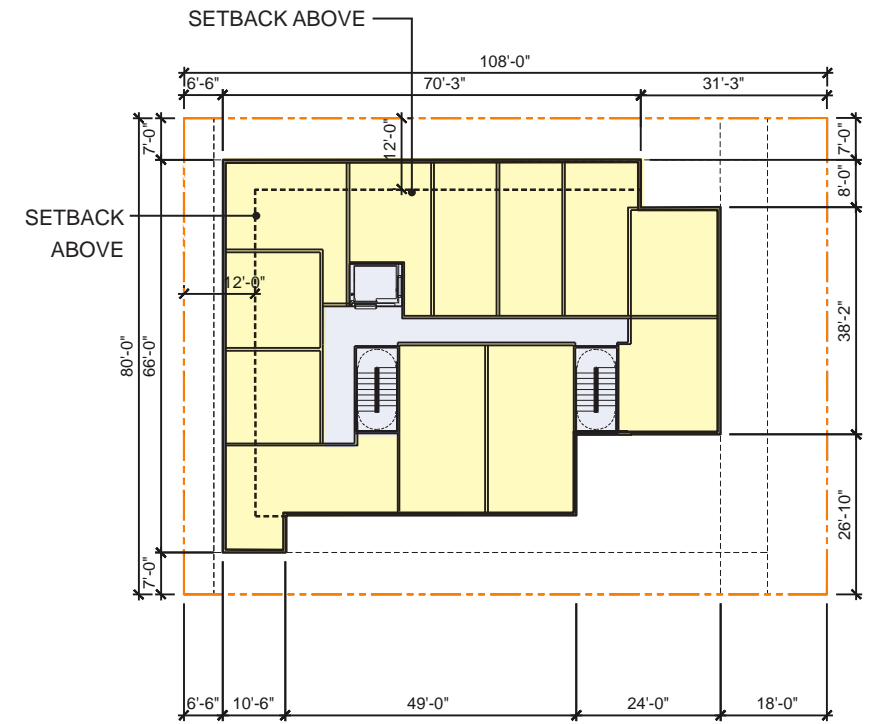
FAR | 19,839 SF (2.30 FAR)  
 UNITS | 52 SEDUS  
 STORIES | 5 STORIES + MEZZANINE



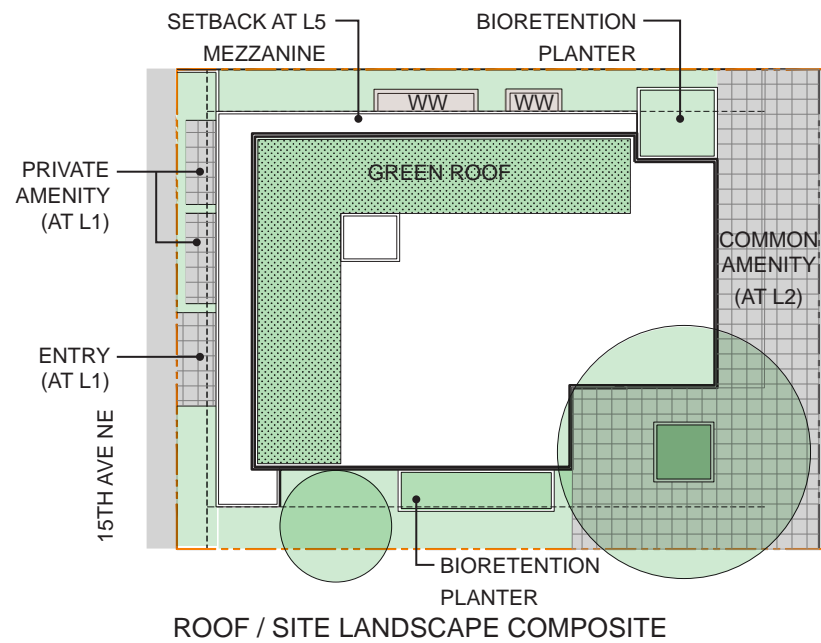
LEVEL 1  
6 UNITS



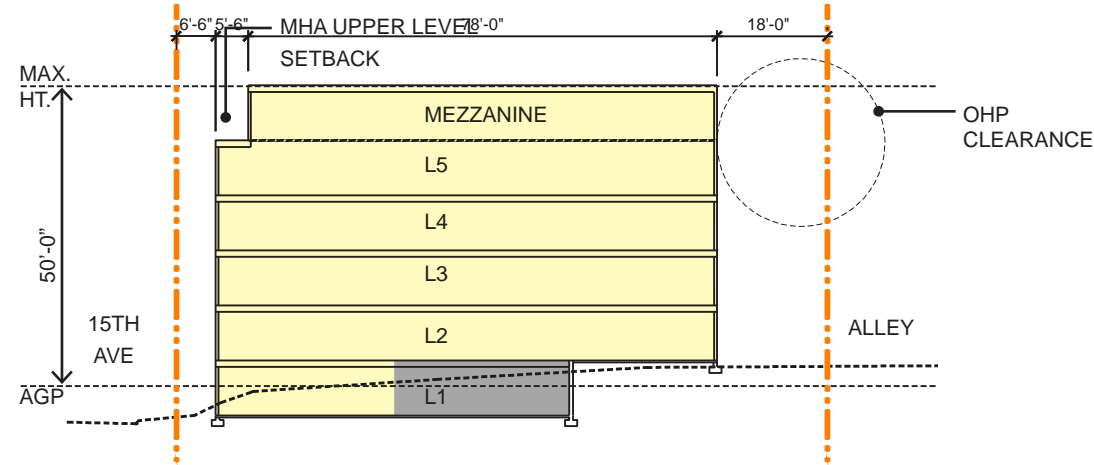
LEVEL 2 (3 SIMILAR)  
10 UNITS (12 UNITS L3)



LEVELS 4 - 5  
12 UNITS



ROOF / SITE LANDSCAPE COMPOSITE



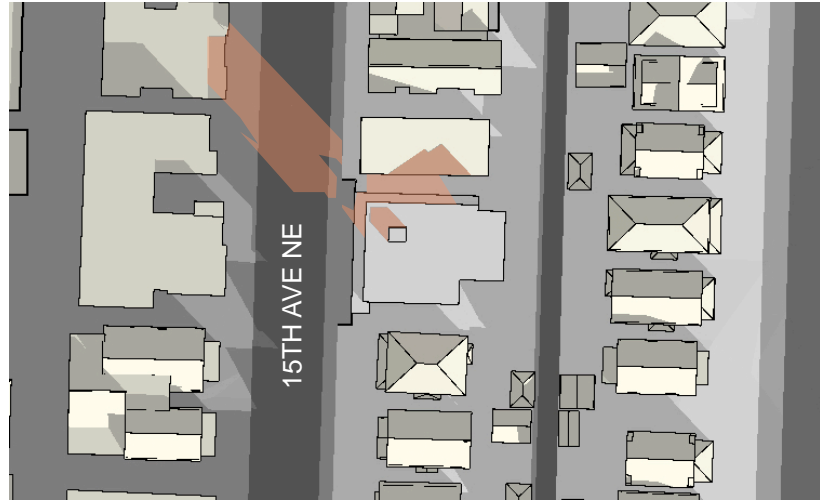
SECTION DIAGRAM

**KEY**

- RESIDENTIAL
- COMMON / CIRCULATION
- SERVICE
- LANDSCAPE / GREEN ROOF / AMENITY
- PROPERTY LINE
- EXCEPTIONAL TREE

OPTION C | SHADOW ANALYSIS

WINTER SOLSTICE



OPTION C | 12/21

9 AM



OPTION C | 12/21

12 PM



OPTION C | 12/21

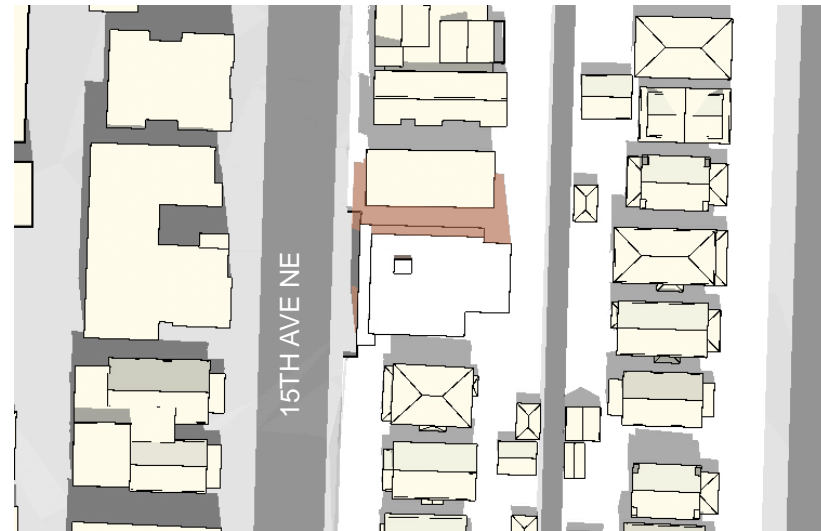
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FALL/SPRING EQUINOX



OPTION C | 3/21 + 9/21

9 AM



OPTION C | 3/21 + 9/21

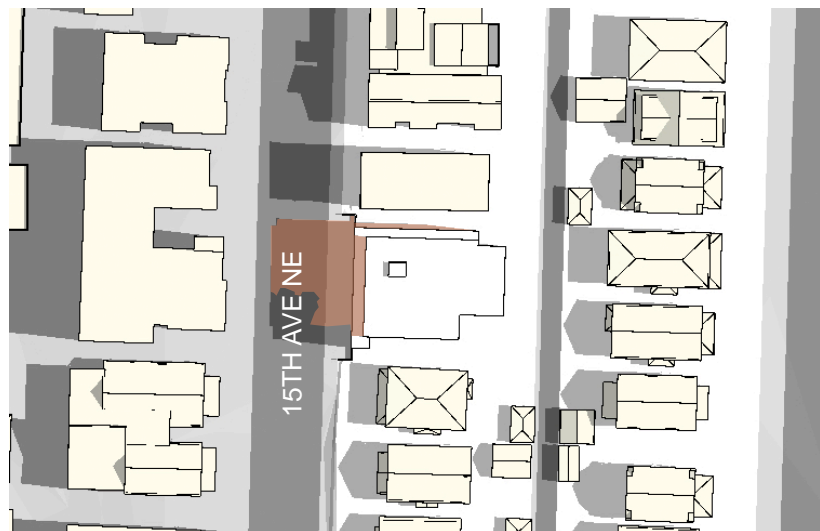
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OPTION C | 3/21 + 9/21

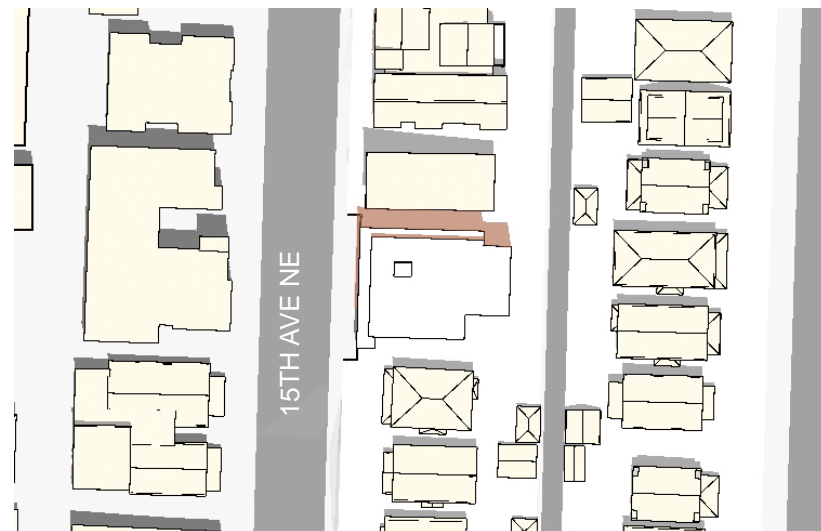
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SUMMER SOLSTICE



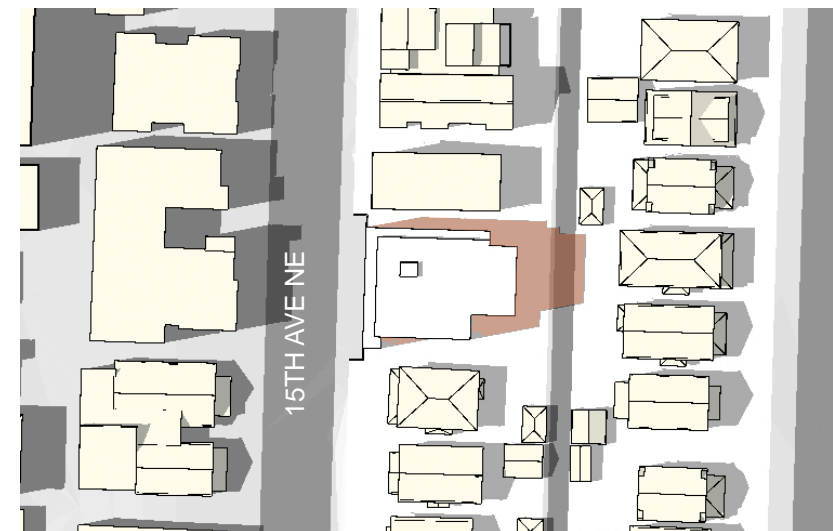
OPTION C | 6/21

9 AM



OPTION C | 6/21

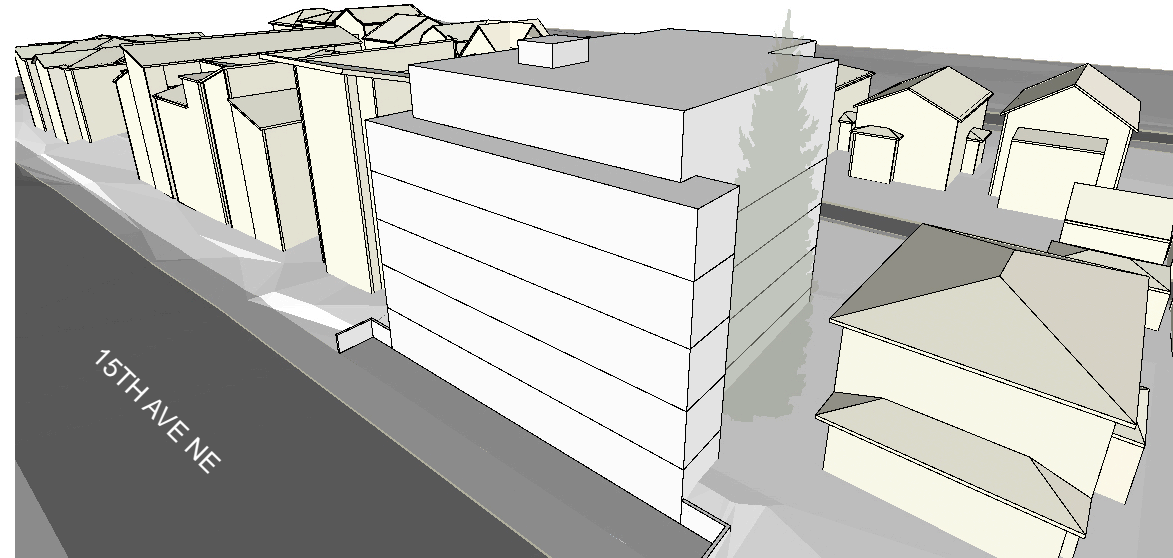
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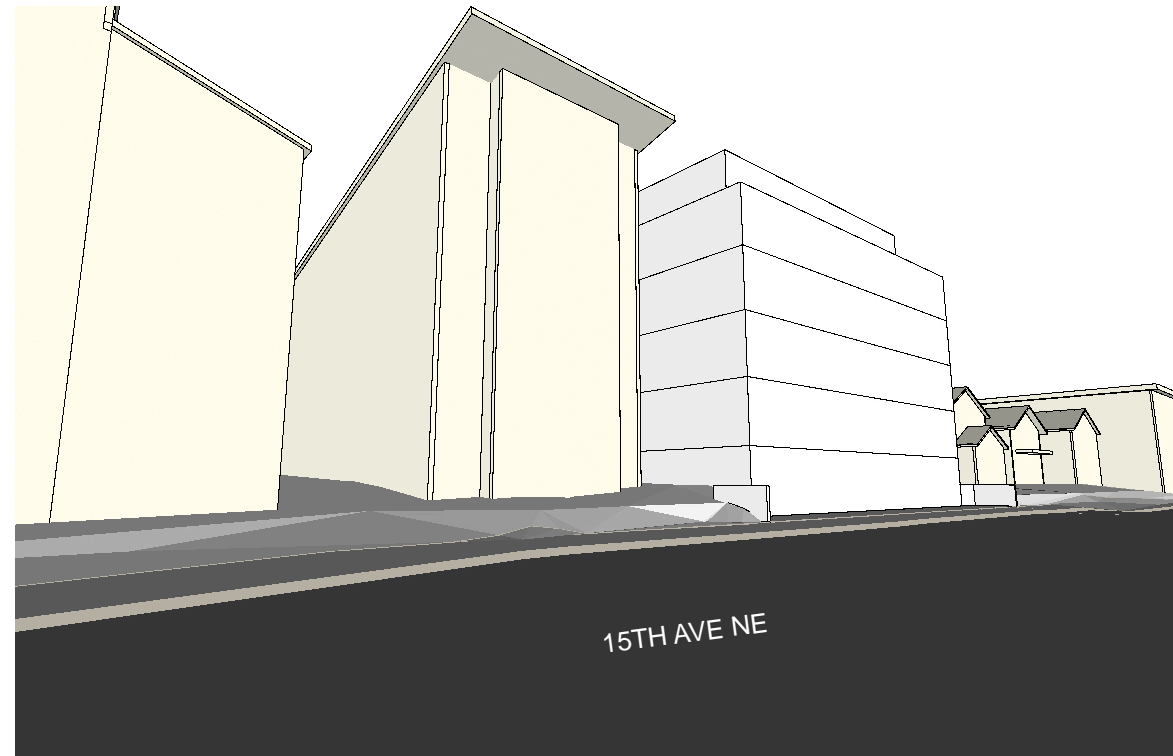
OPTION C | 6/21

3 PM

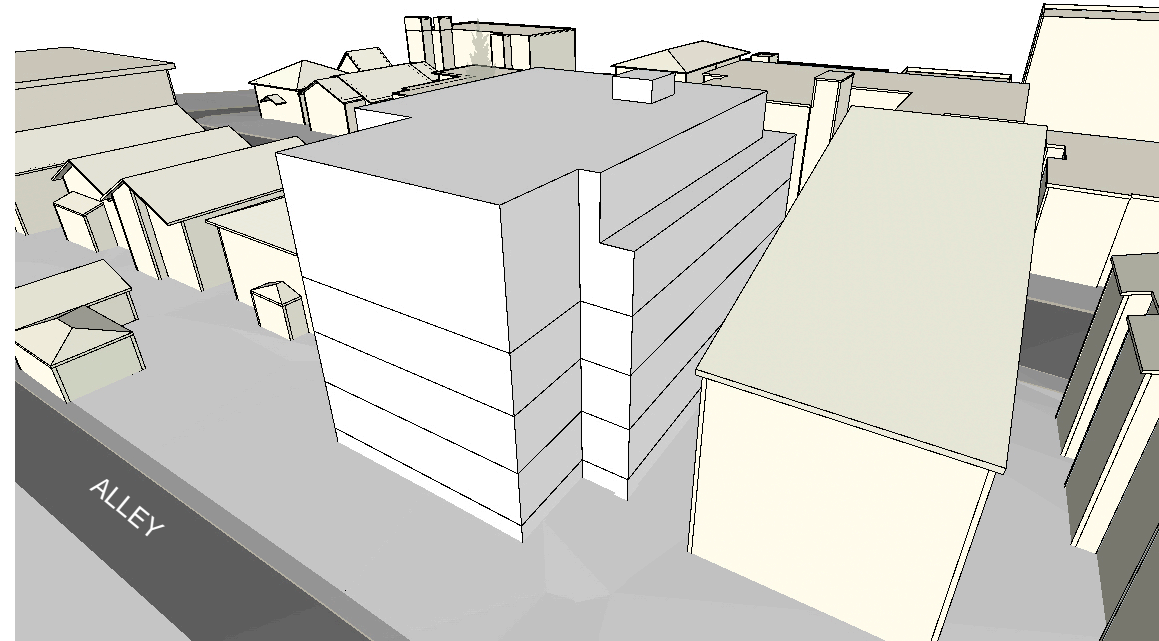
OPTION C | MASSING



AERIAL - LOOKING NE



STREET VIEW - LOOKING SE



AERIAL - LOOKING SW



STREET VIEW - LOOKING NE

REQUESTED DEPARTURES |

None, Code Compliant

PROS |

- Code Compliant, No Departures Required
- Longer street facing facade results in more units facing street

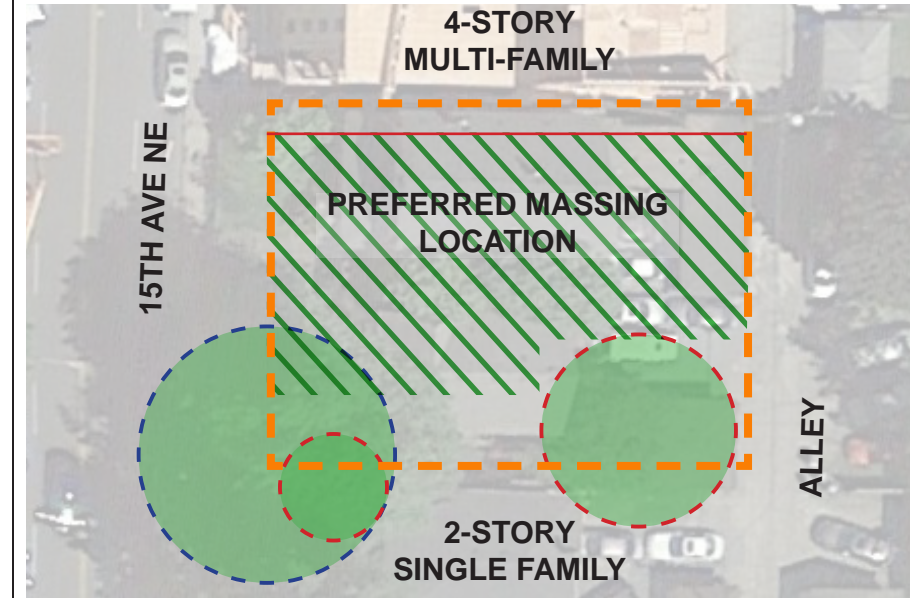
CONS |

- Preserves both exceptional trees, but not significant White Oak
- Larger footprint locates portion of building adjacent to single family home to south

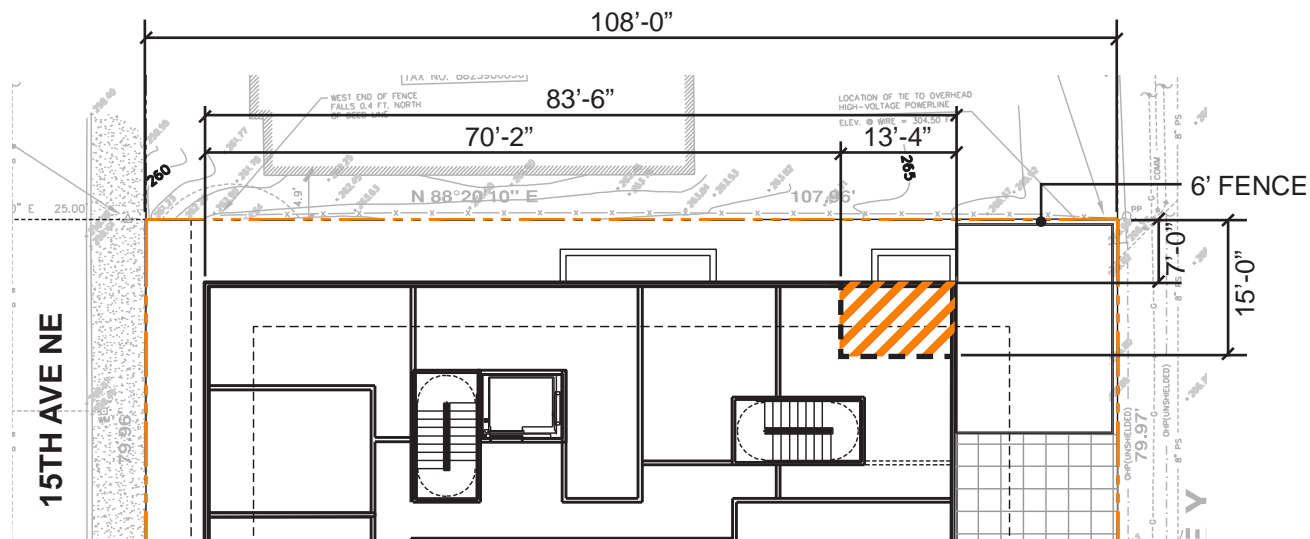
**PROPOSED DEPARTURE**

**MAXIMUM FAÇADE LENGTH | SMC 23.45.527.B.1**

REQUIREMENT	LOCATION	REQUEST	JUSTIFICATION	APPLICABLE DESIGN GUIDELINES
<p>1 ) THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THAT LOT LINE.</p> <p>65% OF 108'-0" = 70'-2" MAXIMUM</p>	NORTH PROPERTY LINE	PREFERRED OPTION HAS A 83'-6" LONG FAÇADE (EXCEEDING THE 70'-2" MAXIMUM) WITH A 7'-0" SETBACK FROM THE NORTH PROPERTY LINE.	<p>THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF THE APPLICABLE DESIGN GUIDELINES:</p> <p>THE SITE HAS THREE TREES (TWO EXCEPTIONAL, ONE LARGE, NON-EXCEPTIONAL) LOCATED ON THE SOUTH HALF OF THE SITE. THE PREFERRED DESIGN IS LOCATED ON THE NORTH HALF OF THE SITE, AVOIDING THE CRITICAL ROOT ZONE OF THE TREES, AS WELL AS ALLOWING FOR ADDITIONAL LIGHT AND AIR FOR THE TREES. <b>(CS1.D1, UNIVERSITY CSI.II)</b> THE SPACES NEAR THE TREE ARE UTILIZED AS GROUND FLOOR COMMON AMENITY SPACE, TAKING ADVANTAGE OF THE NATURAL SHADE &amp; BEAUTY OF THE TREES <b>(DC3.B4)</b> THE MASSING SHIFT TO THE NORTH ALSO PUSHES THE BUILDING AWAY FROM THE ADJACENT SINGLE-FAMILY HOME TO THE SOUTH, <b>(CS2.D5)</b> INSTEAD LOCATING IT NEXT TO THE NEW, FOUR-STORY MULTI-FAMILY BUILDING, WHICH IS MORE SIMILAR IN MASSING AND PERCEIVED HEIGHT, BULK, AND SCALE. <b>(DC2.A1)</b></p>	<ul style="list-style-type: none"> <li>CS1.D1 – ON-SITE FEATURES</li> <li>UNIVERSITY CSI.II - PRESERVATION OF EXISTING TREES</li> <li>CS2.D5 – RESPECT FOR ADJACENT SITES</li> <li>DC2.A1 – SITE CHARACTERISTICS AND USES</li> <li>DC3.B4 – MULTIFAMILY OPEN SPACE</li> </ul>

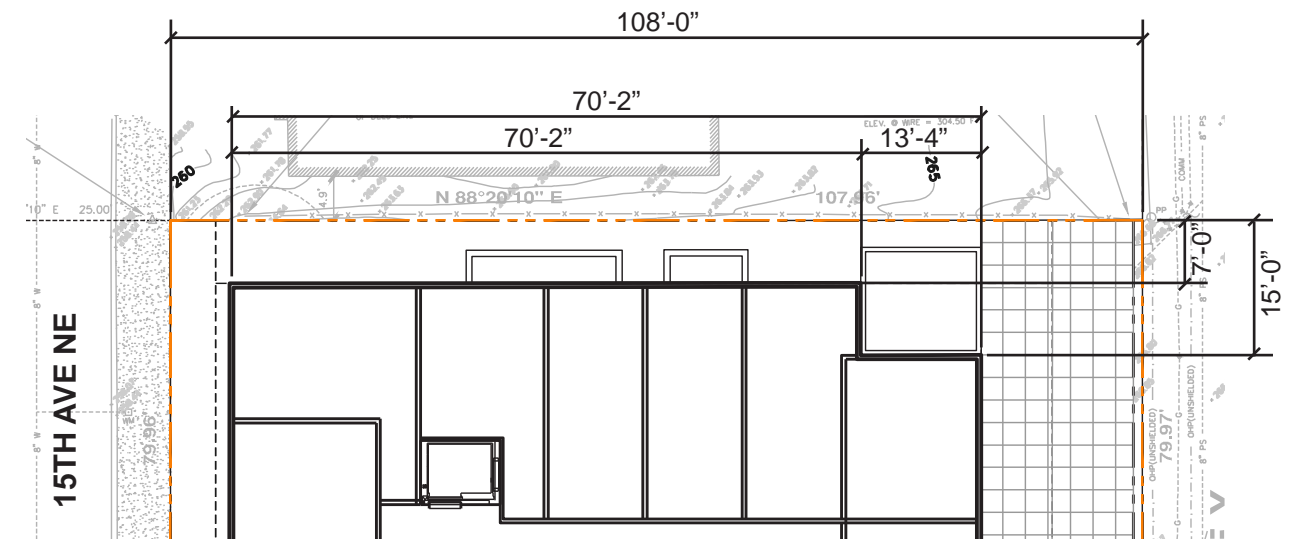


SITE DIAGRAM



OPTION A | PREFERRED

AREA OF ADDITIONAL FACADE LENGTH

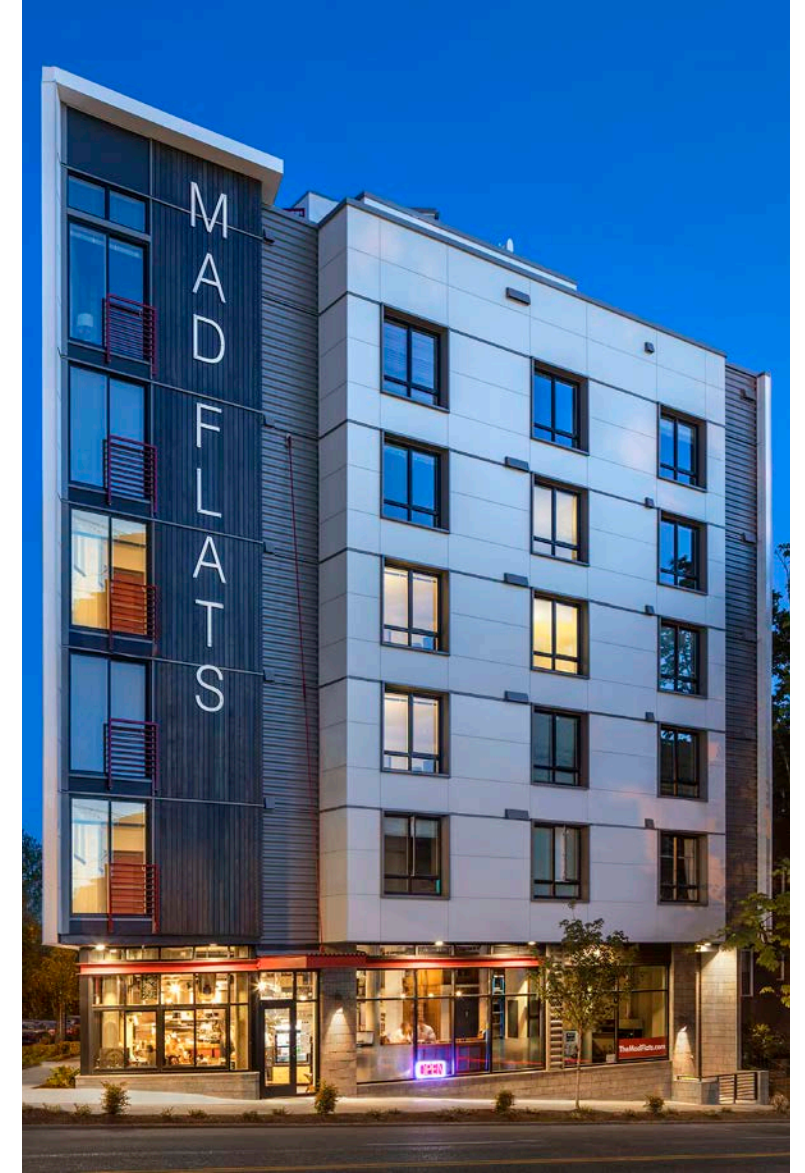


OPTION C | CODE COMPLIANT

APPLICANT WORK SAMPLES



SKIDMORE JANETTE APD



STERLING LAND ACQUISITIONS, LLC

skidmore janette architecture planning design

5228 15TH AVE NE

EARLY DESIGN GUIDANCE 10/29/2018 #3032284-EG

WORK SAMPLES SKIDMORE JANETTE APD