



**STREAMLINED DESIGN REVIEW**

**5011 15TH AVE NE  
Seattle, WA**

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**SDCI PROJECT NO.:**

3032992-EG

**MEETING DATE:**

10/10/18

**APPLICANT CONTACT:**

Marsha Mawer-Olson, Senior Project Manager  
Caron Architecture  
MarshaMawerOlson@caronarchitecture.com  
206.367.1382  
2505 3rd Ave Suite 300C Seattle 98121

**CARON**

CARON REF #2018.031



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**PROJECT TEAM**

**OWNER**  
Eddie Tsay  
Sandstone Development

**CARON ARCHITECTURE CONTACT**  
Marsha Mawer-Olson, Senior Project Manager  
Caron Architecture  
MarshaMawerOlson@caronarchitecture.com  
206.367.1382  
Caron Reference No.: 2018.031

**SITE INFORMATION**

**ADDRESS:**  
5011 15TH AVENUE NE

**SDCI PROJECT NO.:**  
3032993-LU

**PARCEL(S):**  
8816400415

**SITE AREA:**  
4,120 SF

**OVERLAY DESIGNATION:**  
UNIVERSITY DISTRICT NORTHWEST  
URBAN CENTER VILLAGE

**PARKING REQUIREMENT:**  
NONE

**DEVELOPMENT STATISTICS**

**ZONING:**  
LR3

**BUILDING HEIGHT:**  
44'

**RESIDENTIAL UNITS:**  
27

**PARKING STALLS:**  
0

**BIKE STALLS:**  
27 long-term  
2 short-term



3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

The proposed development will create a four-story building and one floor below grade consisting of twenty-seven (27) small efficiency dwelling units. The existing residential duplex will be demolished. Amenity space for residents will be provided on the ground level and rooftop deck. The main entry will be accessed from 15th Avenue NE with a secondary entry facing the alleyway. The design will be a modern addition to the busy and rapidly growing University District neighborhood, and will find balance between adjacent multifamily complexes and single-family residences.

The project site has proposed residential use and is within an Urban Center Village, and thus parking is not required.

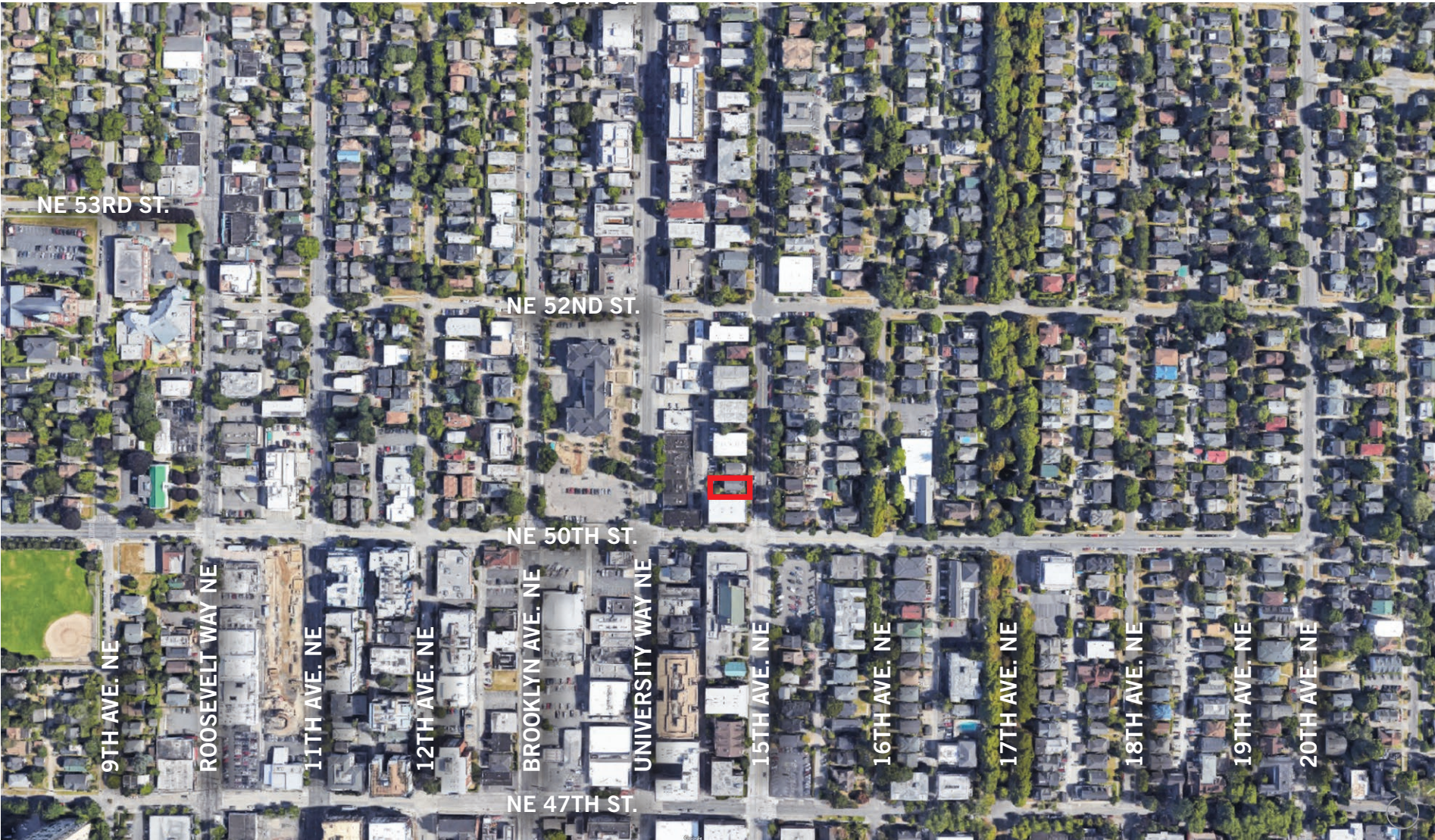
COMMUNITY OUTREACH SUMMARY

Below is a summary of the comments documented from a site tour and community meeting at a local community center.

- Concerns about height and not trying to “get around” code by asking for variances
- Wanted email of land use planner
- Suggested setting back windows on the building to give it more texture
- Suggested thinset brick on the facade
- One participant suggested applying sikkens onto natural wood as siding
- Recommended projects to take a look at: HUB on University Way and 50th, project on 50th and Brooklyn, and Burke Museum (as example of what not to do)
- Be mindful of how the exhaust from kitchen and bathrooms will look like
- Any exterior materials should be integrated into the building as opposed to “slapped on”
- Suggested wider metal coping to signify stronger transition between parts of the building
- Vegetation: use of coniferous trees to preserve NW character
- Explore parking passes for residents, ensuring that residents are bound by lease not to have a car
- More and larger windows, corner windows
- Make sure living quarters are livable conditions

DEVELOPMENT SUMMARY

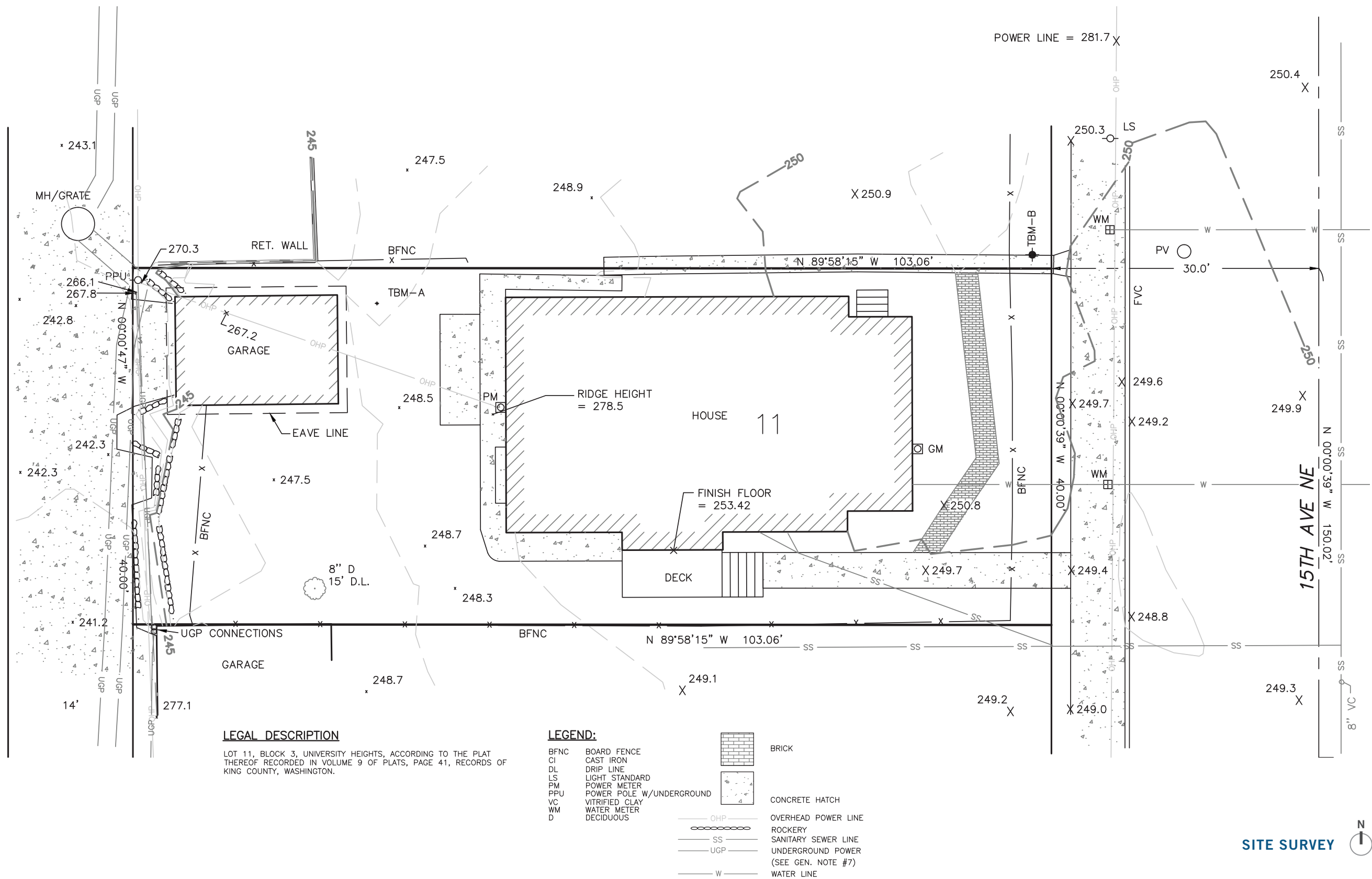
LEVEL	TOTAL GROSS SF	TOTAL FAR SF	RESIDENTIAL UNITS	USE
ROOF	303 SF	259 SF	0	Residential Amenity
4	2,183 SF	2,013 SF	6	Residential
3	2,183 SF	2,013 SF	6	Residential
2	2,183 SF	2,013 SF	6	Residential
1	2,134 SF	1,867 SF	5	Residential
B1	2,283 SF	80 SF	4	Residential
TOTAL	11,269 SF	8,235 SF	27 Units	



9-BLOCK AERIAL MAP

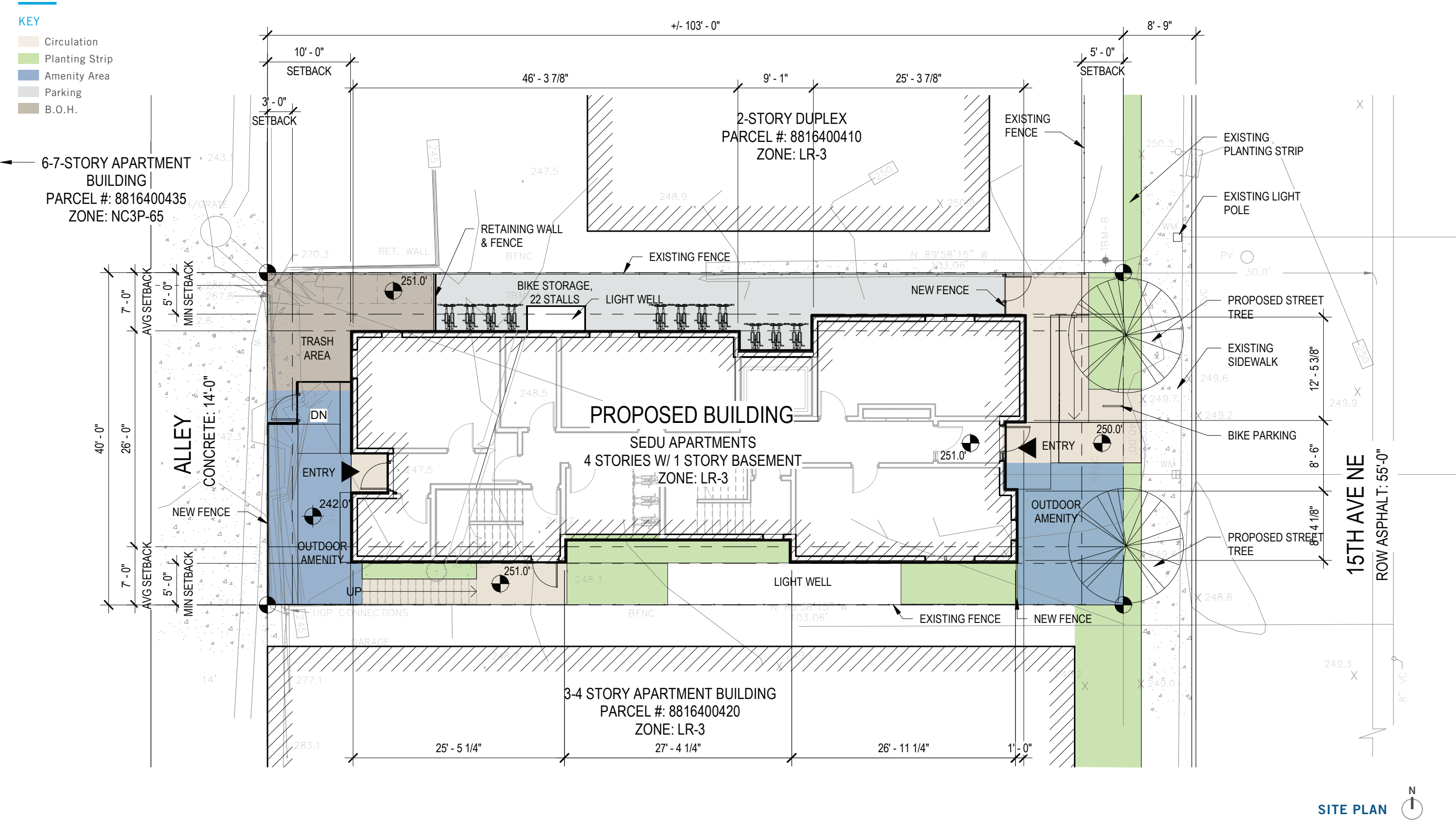


4.0 SURVEY / TREE SURVEY



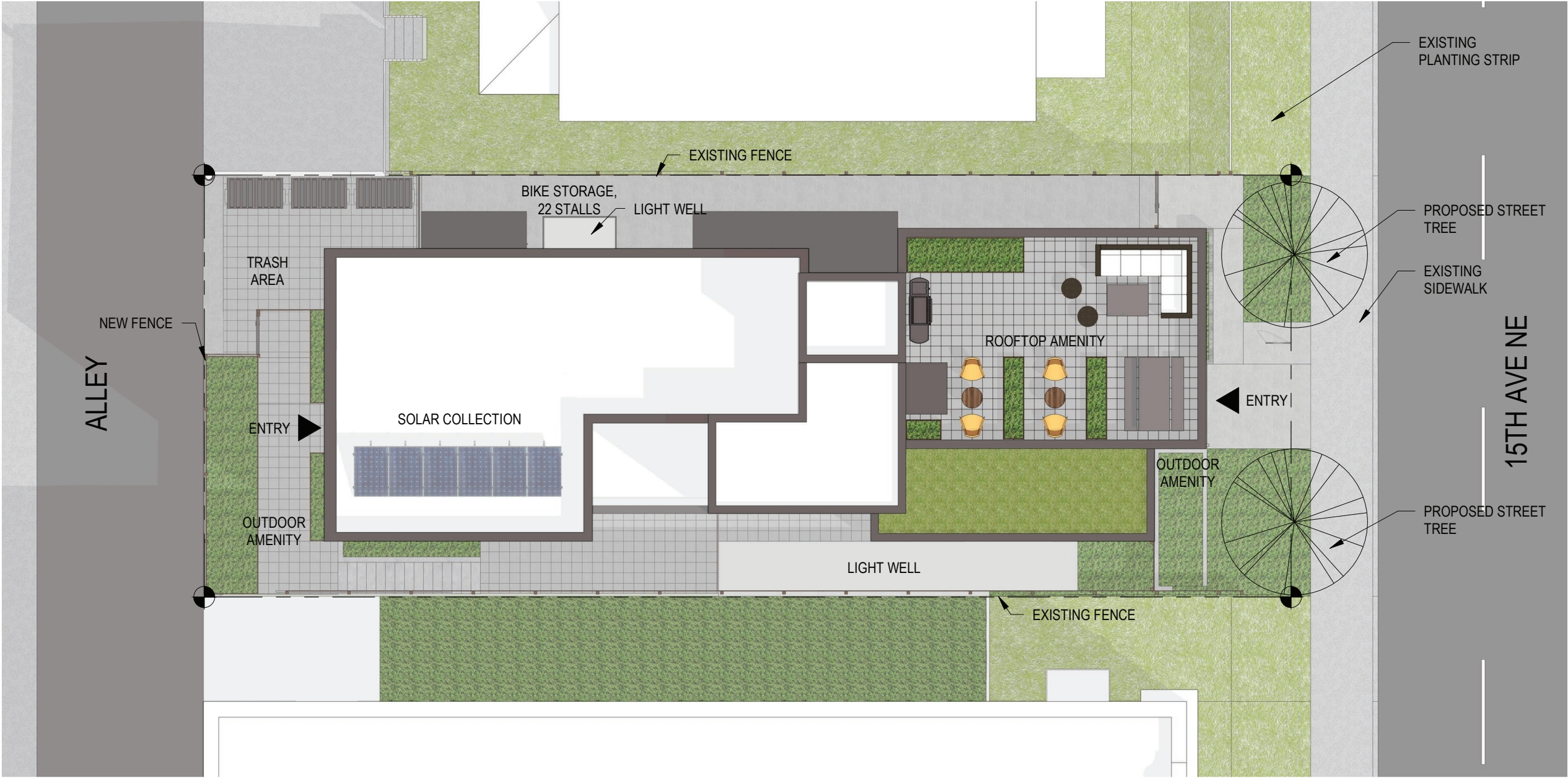


4.0 SITE PLAN





4.0 LANDSCAPE PLAN





5.0 SITE STREETSCAPES

1 15TH AVE NE LOOKING WEST



2 15TH AVE NE LOOKING EAST





5.0 SITE STREETSCAPES

1 ALLEY LOOKING EAST





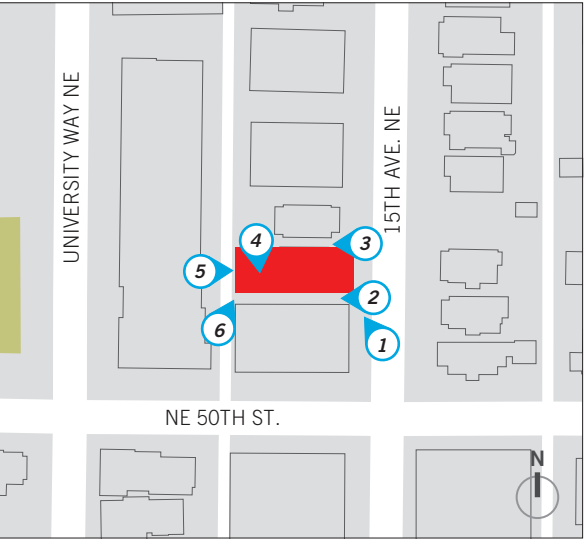
5.0 CONTEXT ANALYSIS

OPPORTUNITIES / CONSTRAINTS

The site slopes roughly three feet downward from 15th Avenue NE to the rear of the site with an additional four foot terrace near the alley side property line. Installing an internal elevator rather than a series of exterior ramps would reduce impact on the site and provide more room for landscaping.

The site's neighboring buildings are all residential, many of which are multifamily, and were built over various time periods. This is an opportunity to create a contemporary design that fits in well with the patchwork character of this neighborhood.

Due to the site's narrow space to the north and south, little room remains on either side of the building and is reserved for bike storage and light wells for lower-level dwellings. Remaining space facing the street and alleyway are reserved for outdoor amenity and trash storage.



- MAP KEY
- Project Site
  - View



1 SOUTHEAST CORNER OF SITE



2 VIEW LOOKING WEST ALONG SOUTH FACADE



3 VIEW LOOKING WEST ALONG NORTH FACADE



4 BACK CORNER OF SITE



5 SITE FROM ALLEY



6 VIEW OF SITE FROM ALLEY



5.0 CONTEXT ANALYSIS

NEIGHBORHOOD VICINITY

The neighborhood is heavily trafficked by vehicles and pedestrians and consists of a mix of multifamily complexes and single-family houses. Churches, university buildings, and fraternities are also near the site. Shopping corridors such as University Way and many public transit lines lie in close proximity to the site, making residency in the neighborhood both convenient and less reliant on personal conveyance.



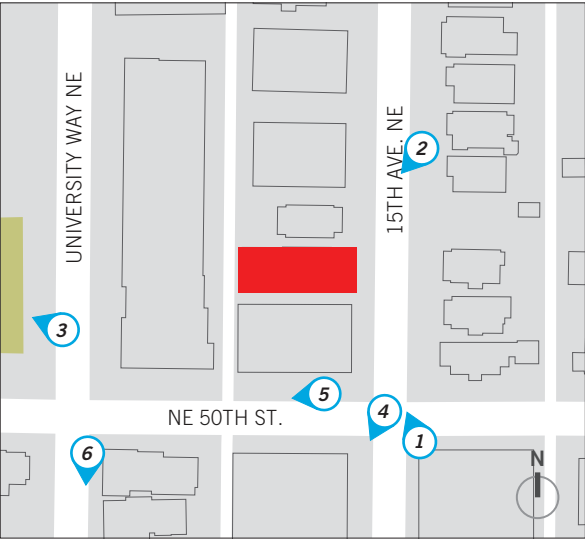
1 ADJACENT BRICK RESIDENTIAL BUILDING



2 TRAFFIC ALONG 15TH AVENUE NE



3 PUBLIC OPEN SPACES IN NEIGHBORHOOD



MAP KEY

- Project Site
- View



4 CHURCH ACROSS NE 50TH STREET



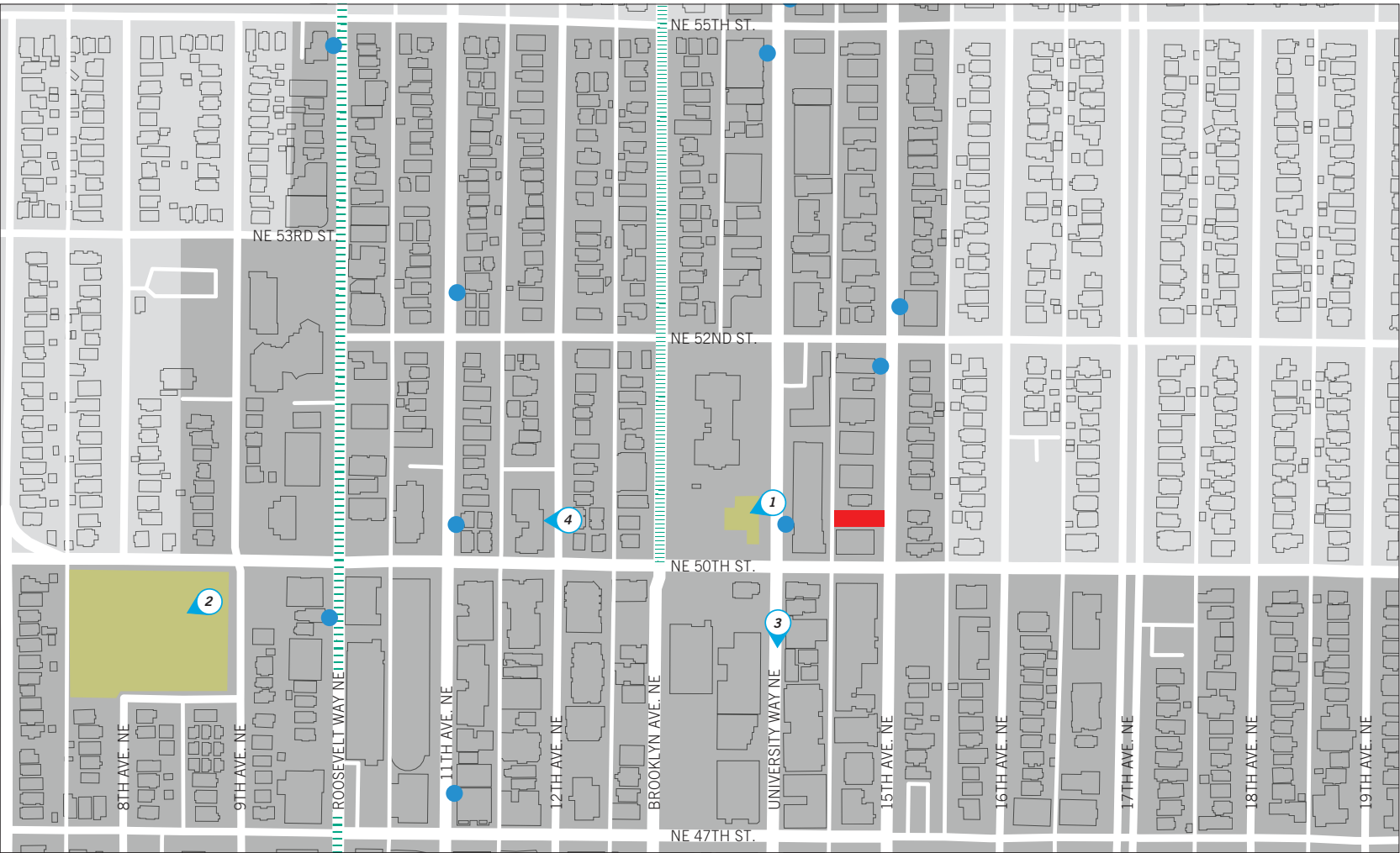
5 ADJACENCY TO LARGER DEVELOPMENT IN U DISTRICT



6 UNIVERSITY WAY



5.0 CONTEXT ANALYSIS



- VICINITY & WALKING MAP KEY
- Project Site
  - Park
  - Northwest Urban Center Village
  - Bus Stops
  - Dedicated Bike Lanes
  - View (ref. images)

COMMUNITY NODES



1 NEIGHBORHOOD PARK  
0.1 MILES FROM PROJECT SITE



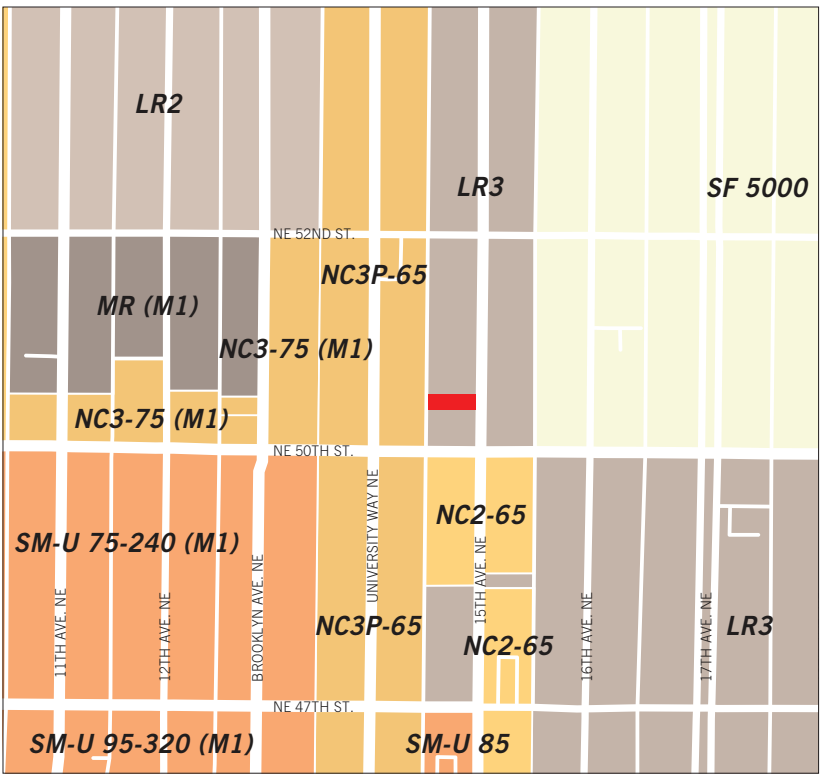
2 UNIVERSITY PLAYGROUND  
0.3 MILES FROM PROJECT SITE



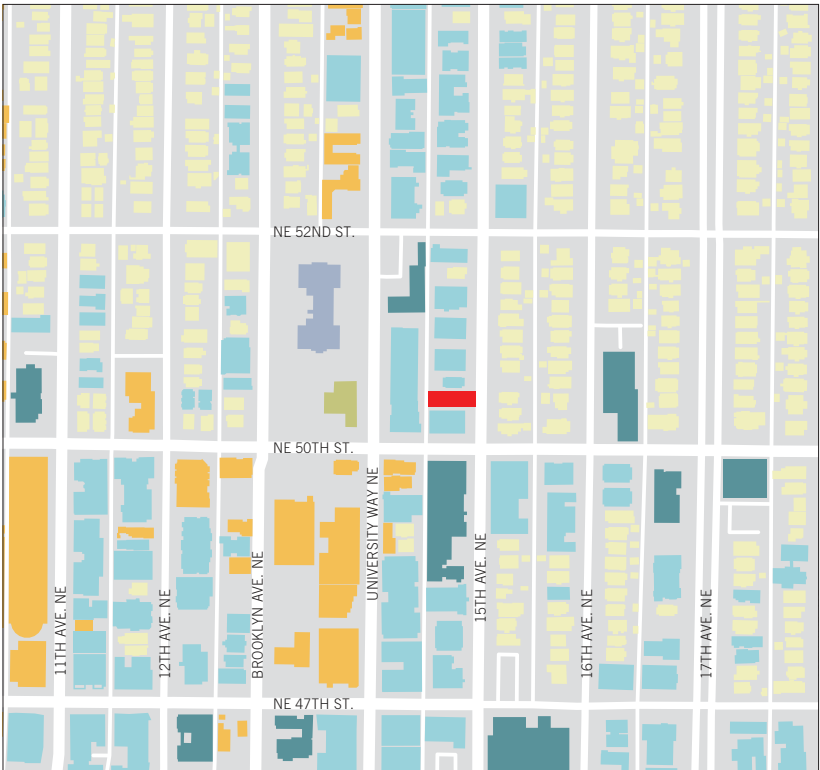
3 UNIVERSITY WAY  
0.1 MILES FROM PROJECT SITE



4 YMCA  
0.2 MILES FROM PROJECT SITE



- ZONING
- Project Site
  - SF 5000
  - LR2
  - LR3
  - MR
  - NC2
  - NC3
  - SM-U



- SURROUNDING USES
- Project Site
  - Multi-Family
  - Commercial
  - School
  - Service Building
  - Single Family



6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Uses in LR3 Zones	23.45.504	Residential uses are permitted	√
Extra Floor Area	23.45.510.C	1. The applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D (Green Building Standard)	√
FAR	23.45.510.E	The following are not chargeable floor area: 1) all underground stories or portions of stories. 2) Portions of a story that extend no more than 4' above existing or finished grade, whichever is lower.	√
	23.45.510 Table A	Max FAR = 1.5 or 2.0 for apartment developments inside urban centers; The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C.	√
Density Limits	23.45.512	Density Limit: 1/1,800 or no limit. For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones.	√
Structure Height	23.45.514.A. Table A	Maximum height is 40' for apartments inside urban centers.	√
Setbacks & Separations	23.45.518.A. Table A	Apartment developments: Front: 5' min. Rear: 10' min with alley. Side setback for facades greater than 40' in length: 7' avg, 5' min	√
Amenity Area	23.45.522.A	1. The required amount of amenity area for apartments in LR zones is equal to 25 percent of the lot area. 2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level.	√
Landscaping and screening standards	23.45.524.A.2	Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required	√
	23.45.524.B.1	Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal.	√
	23.45.524.B.3	If it is not feasible to plant street trees in a right-of-way planting strip, a 5 foot setback shall be planted with street trees along the street lot line, or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of the Seattle Department of Transportation. If, according to the Director of the Department of Transportation, a 5 foot setback or landscaped planting strip is not feasible, the Director may reduce or waive this requirement as a Type I decision.	√
Structure Width & Facade Length Limits in LR Zones	23.45.527.A.Table A	Max structure width: Apartment developments inside Urban Villages, Urban Centers, or Station Area Overlay Districts: 150'	√
Required Parking	Required Bicycle Parking	L) No vehicular parking required for residential use within urban centers.	√
Required Bicycle Parking	23.54.015 Table D	D.2) Long term: 1 per small efficiency dwelling unit Short term: 1 per 20 dwelling units	√
	23.54.015.K.2	Performance standards. Provide bicycle parking in a highly visible, safe, and convenient location, emphasizing user convenience and theft deterrence, based on rules promulgated by the Director of the Seattle Department of Transportation that address the considerations in this subsection 23.54.015.K.2.	√
	23.54.015.K.4	Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for full 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.	√
Solid Waste & Recyclable Materials Storage & Access	23.54.040 Table A	Residential development: 26-50 dwelling units: Minimum area for shared storage space: 254 square feet;	PENDING SPU APPROVAL



7.0 ARCHITECTURAL DESIGN RESPONSE

CS1. NATURAL SYSTEMS & SITE FEATURES

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

B. Sunlight & Natural Ventilation

B.1 Sun & Wind

Architect Response:

All units will have operable windows to allow natural ventilation in addition to prescribed whole house fans. The windows will include ventilation ports which allow fresh air to enter the units without fully opening the windows on cool days. No air conditioning will be provided for the project units.

B.2 Daylight and Shading

Architect Response:

The project attempts to maximize natural daylight into the private and interior spaces by providing large windows and doors in all units. Operable windows are also provided in most bathrooms to further reduce demand on artificial lighting and ventilation.

D. Plants and Habitat

D.1 On-Site Features

Architect Response:

Native and hardy plants will be incorporated around the site and roof deck

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDELINES

CS1-I. Streetscape Compatibility

Architect Response:

The proposed building will be set back from the street so that it is roughly aligned to its neighboring residences. Street trees are proposed between the sidewalk and site to provide a better pedestrian experience and to enhance the building entry. The elevator and stair penthouse is located further into the site so it doesn't dominate the front façade. Outdoor amenity space on grade and on the rooftop both face the street, helping to reinforce the building's connection with the neighborhood.

CS2. URBAN PATTERN & FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. Location in the City and Neighborhood

B.1 Site Characteristics

Architect Response:

The proposed building is meant to blend in with surrounding contemporary projects as well as fit well near more historic buildings such as the brick aparmnet complex to the the south. This is accomplished by using a muted material palette, human-scaled form, and residential pattern of windows.

B. Adjacent Sites, Streets, & Open Spaces

B.1 Site Characteristics

Architect Response:

The building massing is heavily modulated to break up the building's scale, simultaneously providing a large recess on upper floor along the south facade. The exposed building core is also moved towards the center of the site to better hide it from the street and to not perceptually dominate the front façade.

B.2 Connection to the Street

Architect Response:

The building design features a recessed and welcoming entry with weather protection, lighting, and signage. A raised stoop separates the entry from the right of way and is a subtle dividing line between public and private. Lastly, a secure fence is proposed on the north façade to secure outdoor bicycle storage.

B.3 Character of Open Space

Architect Response:

A recess for greater daylight is proposed between the proposed building and the neighboring property to the

south. Additional ground floor amenity space is also provided in the alleyway with plenty of planting area.

Lastly, amenity space is provided on the roof looking east, providing a visual connection to the street below.

C. Relationship to the Block

C.2 Mid-Block Sites

Architect Response:

The site is a mid-block site, seated between a larger apartment complex to the south and a smaller duplex to the north. Due to the site's narrow footprint, there is no through access proposed from 15th Avenue NE to the alley. This in turn makes for a quieter and more private space on either side lot line.

D. Height, Bulk, & Scale

D.1 Existing Development and Zoning

Architect Response:

The project respects the existing residential complex to the south by pulling away from a portion of the lot line and creating a recess on the upper floors. This helps to preserve privacy for adjacent windows and allows more light to enter the space.

D.4 Massing Choices

Architect Response:

The proposed project does not exceed the maximum height limit and it is comparable to other building heights in proximity. The building's mass is broken up into several intersecting boxes which helps to visually organize its various setbacks and overhangs. Each of these smaller masses also is given its own material to further delineate space.

D.5 Respect for Adjacent Sites

Architect Response:

The project respects the existing residential complex to the south by pulling away from a portion of the lot line and creating a small recess. To the north, similar modulations are granted. This helps to preserve privacy for adjacent windows and allows more light to enter the space. Additionally, no through access is granted on either side of the lot which makes each space quieter and more private.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDELINES

CS2-I. Responding to Site Characteristics

Architect Response:

The proposed building maintains a human-scaled residential character which fits in seamlessly with the existing neighborhood.

CS3. ARCHITECTURAL CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

A.1 Fitting Old and New Together

Architect Response:

The proposed design will fit in well with the neighborhood as many of the adjacent properties are already from various time periods and design styles. Newer developments are also being constructed in near proximity, so the project's presence will not seem out of place. Additionally, flashy colors and materials have been omitted from the project in replacement of more muted and more textural ones.

A.4 Evolving Neighborhoods

Architect Response:

As the U district neighborhood develops, more contemporary designs will become more commonplace. The proposed design is contemporary itself and its small scale will help bridge adjacent single-family residences with larger complexes on the block.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDELINES

CS3-I. Architectural Elements and Materials

Architect Response:



7.0 ARCHITECTURAL DESIGN RESPONSE

The proposed building will be a contemporary design and a respectable contribution to the growing and diversifying neighborhood. The buildings mass resembles a series of intersecting boxes, a pragmatic design driven by setbacks, and interior programming. This also helps, to break up the mass and scale of the building. Fiber cement paneling with a muted color palette is proposed for the facade for a contemporary look and low-maintenance performance. Large, yet residential-scale windows with operable elements are proposed to introduce plenty of light and fresh air into the building.

PL1. CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

- B. Walkways & Connections
  - B.1 Pedestrian Infrastructure

[Architect Response:](#)

The proposed design improves the pedestrian experience by providing two street trees along the sidewalk. Landscaping and plantings will also adorn the front yard and entry to the site.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDELINES

- PL1-I. Residential Open Space

[Architect Response:](#)

The front façade is largely recessed from the street, providing room for landscaping and a gracious entryway. Common amenity area is also found within the site and towards the alley, providing tenants a quiet place to recreate.

PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- A. Accessibility
  - A.1 Access for All

[Architect Response:](#)

Both the front and rear entries are accessible and all amenity spaces can be accessed by elevator.

- B. Safety & Security
  - B.1 Eyes on the Street

[Architect Response:](#)

The proposed design places many large windows on the street and alley sides of the building. Secure fencing at the front and rear of the site are also provided to deter trespassing while ground-floor amenity space is provided to keep more eyes on the alley.

- B.2 Lighting for Safety

[Architect Response:](#)

The proposed project will provide on-site lighting to illuminate pathways and entries for security and egress.

- B.3 Street-Level Transparency

[Architect Response:](#)

A large entryway with recessed lighting is proposed on the street-facing façade to welcome passersby.

- C. Weather Protection

- C.1 Locations and Coverage

[Architect Response:](#)

The main entry is recessed providing overhead weather protection with no need for a canopy. A canopy is provided however on the alley side entry.

- C.2 Design Integration

[Architect Response:](#)

Upper floors on the street-facing facade overhang the front entry, making a welcoming space that is protected from the weather. The rear entry is also recessed to aid in weather protection.

- C.3 People-Friendly Spaces

[Architect Response:](#)

Ample amenity space and vegetation is proposed around the site to help beautify the area and connect the project with the neighborhood.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDELINES

- PL2-I. Pedestrian Open Spaces and Entrances

[Architect Response:](#)

Ground-floor entrances are found on both the street-facing and alley-facing facades. Overhead weather protection is also implemented to further define a sense of entry.

PL3 STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to the building entries and edges.

- A. Entries

- A.1.c Common Entries to Multi-Story Residential Buildings

[Architect Response:](#)

A welcoming entry door with glazing and recessed lighting is provided on the street-facing entry. Side lot access is blocked via fencing for both security and for privacy.

- B. Residential Edges

- B.1 Security and Privacy

[Architect Response:](#)

The main floor is elevated one foot above the sidewalk to introduce a dividing line between private space and public space. Ample planting area is placed between the building and right of way to help emphasize this division.

- B.2 Ground-Level Residential

[Architect Response:](#)

Units provided on the ground floor have higher sill heights to aid in privacy. Light well outside of garden-level units are not accessible to the public for both privacy and security concerns.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDELINES

- PL3-I. Entrances Visible from the Street

[Architect Response:](#)

A recessed entryway with clear sense of wayfinding is proposed along the street. A wide walkway with lighting and signage connects the entry to the right of way. Proposed street trees on either side of the walkway help to further embrace the sense of entry.

DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

- B. Architectural and Facade Composition

- B.1 Facade Composition

[Architect Response:](#)

The proposed mass is broken up into smaller, intersecting boxes. The proposed façade paneling is oriented in a horizontal manner to reduce the perceived height of the building façade.

- B.2 Blank Walls

[Architect Response:](#)

All blank walls such as the elevator core are located in the middle of the site. Both stair wells have glazing to further reduce the amount of blank wall space.

8.0 ELEVATIONS



EAST ELEVATION

MATERIALS



FC1 Fiber Cement Panel - Concrete Gray



FC2 Fiber Cement Panel - Dark Gray



FC3 Fiber Cement Panel - White



CN1 Site-Cast Concrete



WD1 Wood Fencing



GL1 Architectural Glass - Clear



PT1 Paint - Black



8.0 ELEVATIONS



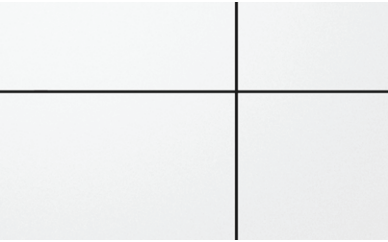
MATERIALS



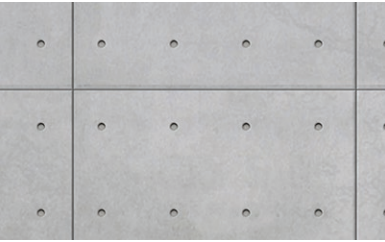
FC1 Fiber Cement Panel - Concrete Gray



FC2 Fiber Cement Panel - Dark Gray



FC3 Fiber Cement Panel - White



CN1 Site-Cast Concrete



WD1 Wood Fencing



GL1 Architectural Glass - Clear


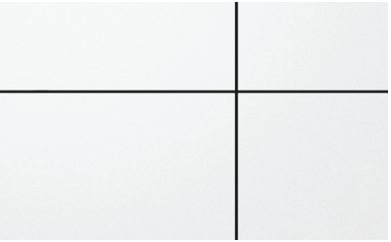
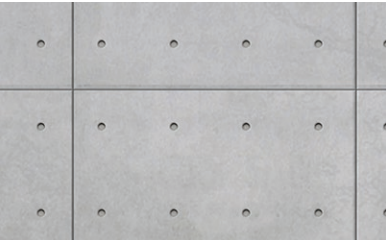





PT1 Paint - Black

8.0 ELEVATIONS

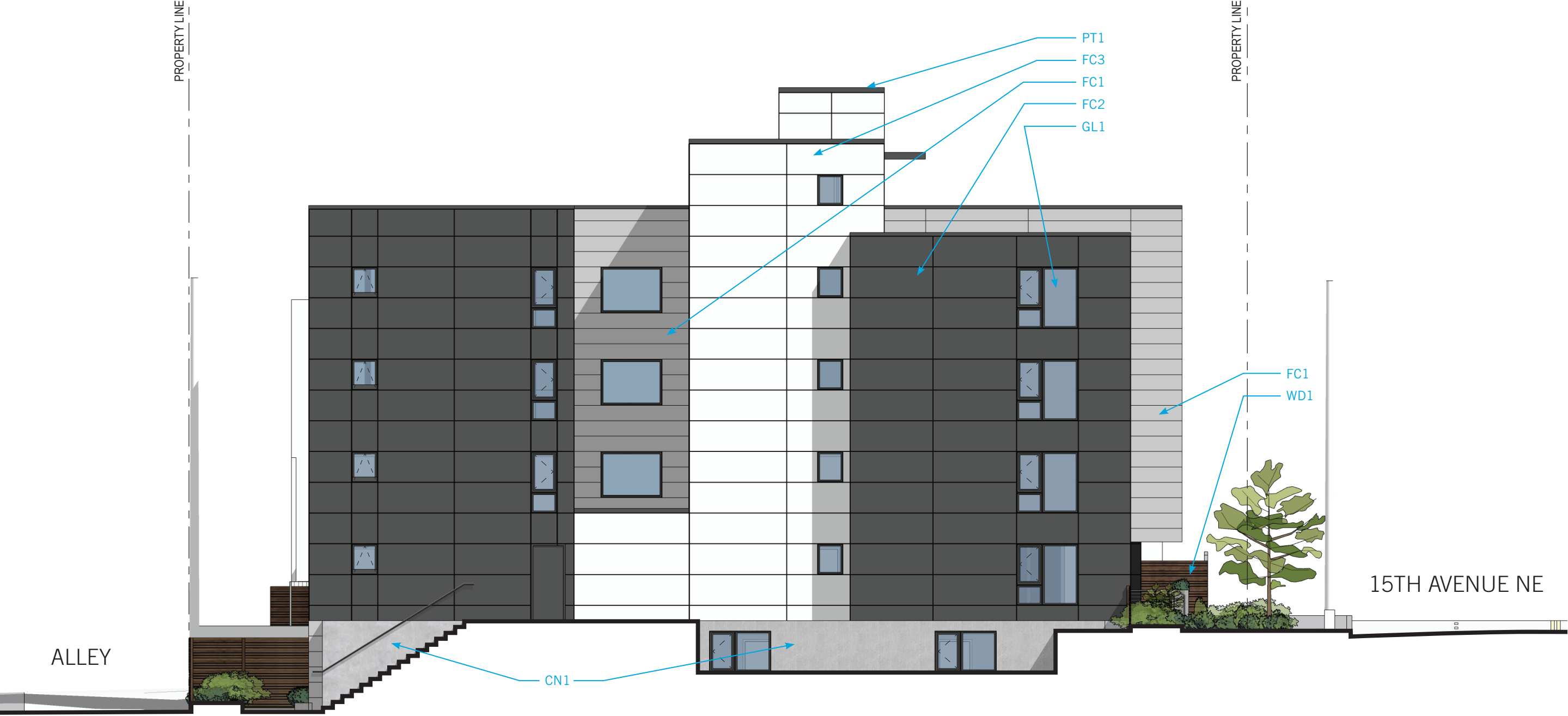


MATERIALS

						
FC1 Fiber Cement Panel - Concrete Gray	FC2 Fiber Cement Panel - Dark Gray	FC3 Fiber Cement Panel - White	CN1 Site-Cast Concrete	WD1 Wood Fencing	GL1 Architectural Glass - Clear	PT1 Paint - Black



8.0 ELEVATIONS



SOUTH ELEVATION

MATERIALS



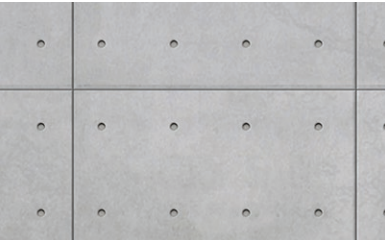
FC1 Fiber Cement Panel - Concrete Gray



FC2 Fiber Cement Panel - Dark Gray



FC3 Fiber Cement Panel - White



CN1 Site-Cast Concrete



WD1 Wood Fencing



GL1 Architectural Glass - Clear

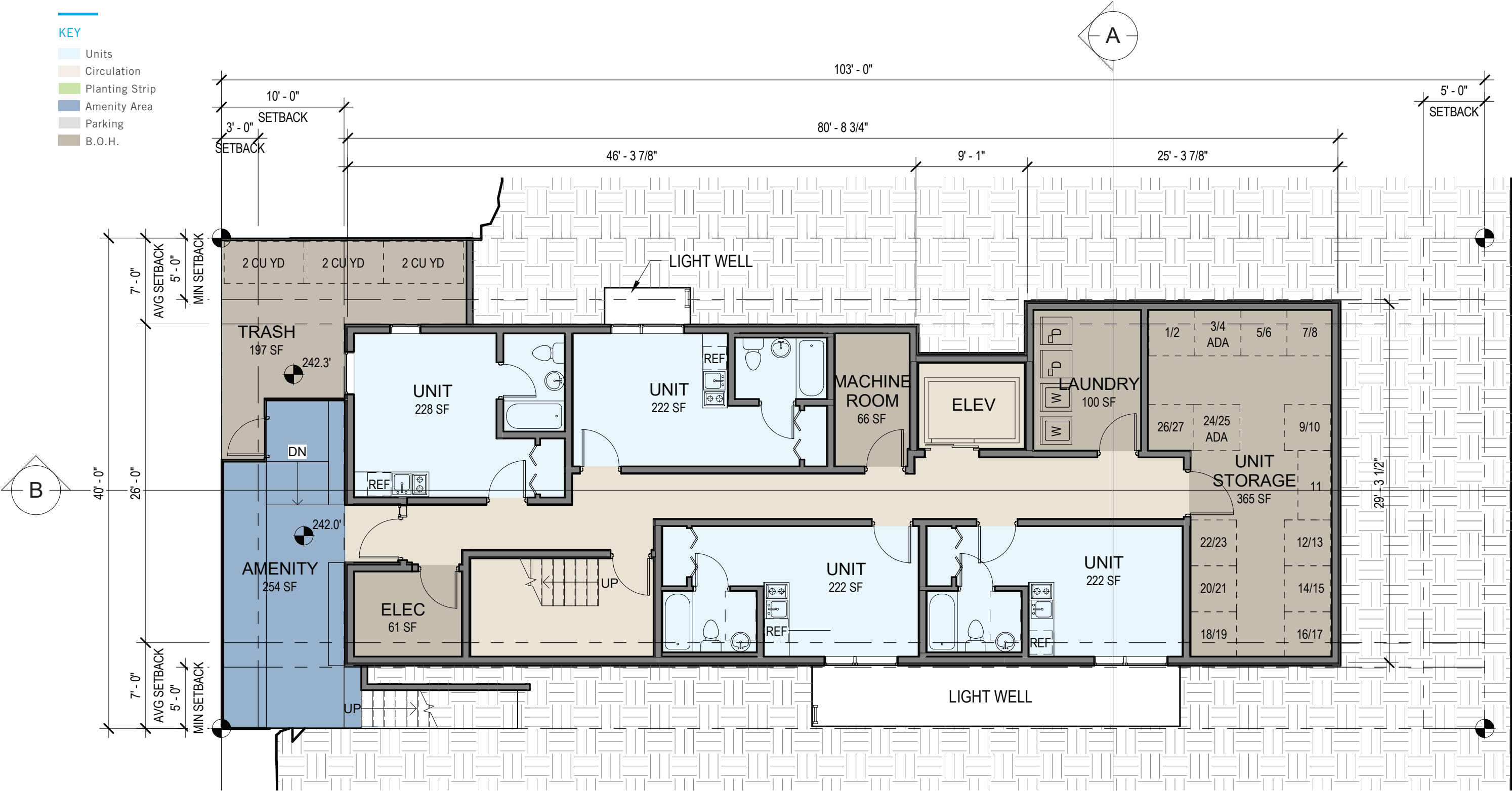


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8.0 FLOOR PLANS

KEY

- Units
- Circulation
- Planting Strip
- Amenity Area
- Parking
- B.O.H.



BASEMENT

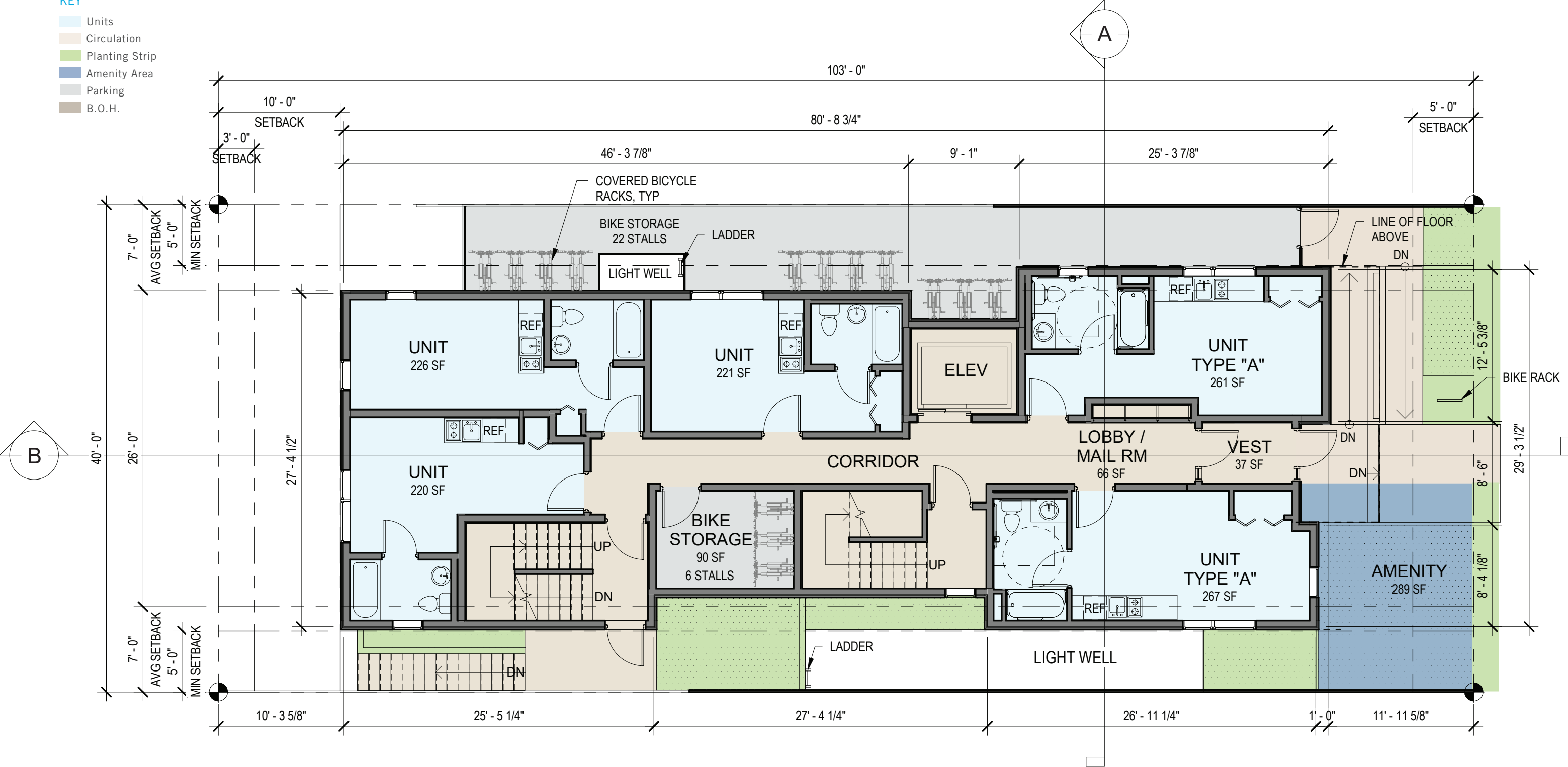




8.0 FLOOR PLANS

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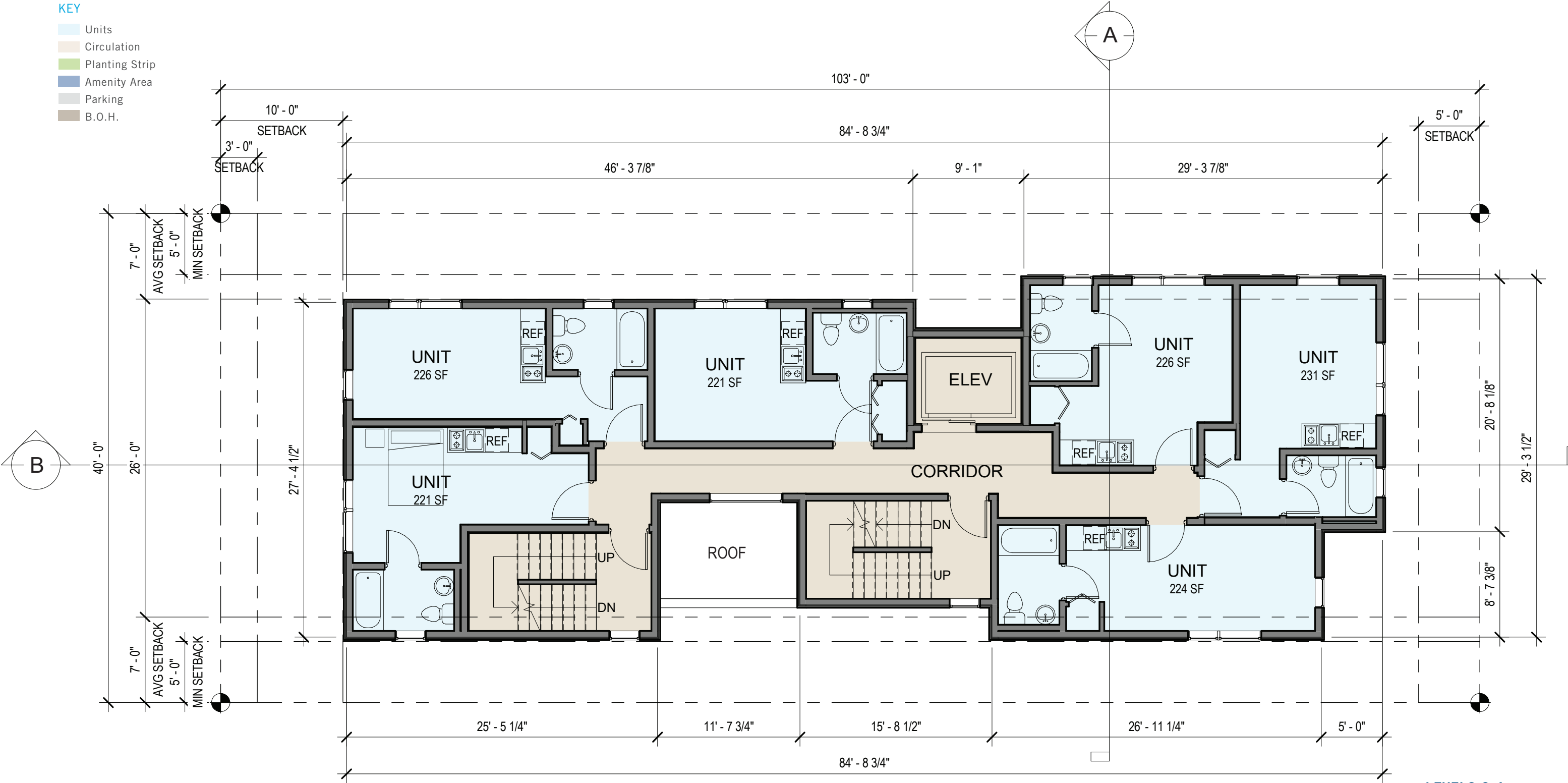
LEVEL 1





8.0 FLOOR PLANS

- KEY
- Units
  - Circulation
  - Planting Strip
  - Amenity Area
  - Parking
  - B.O.H.

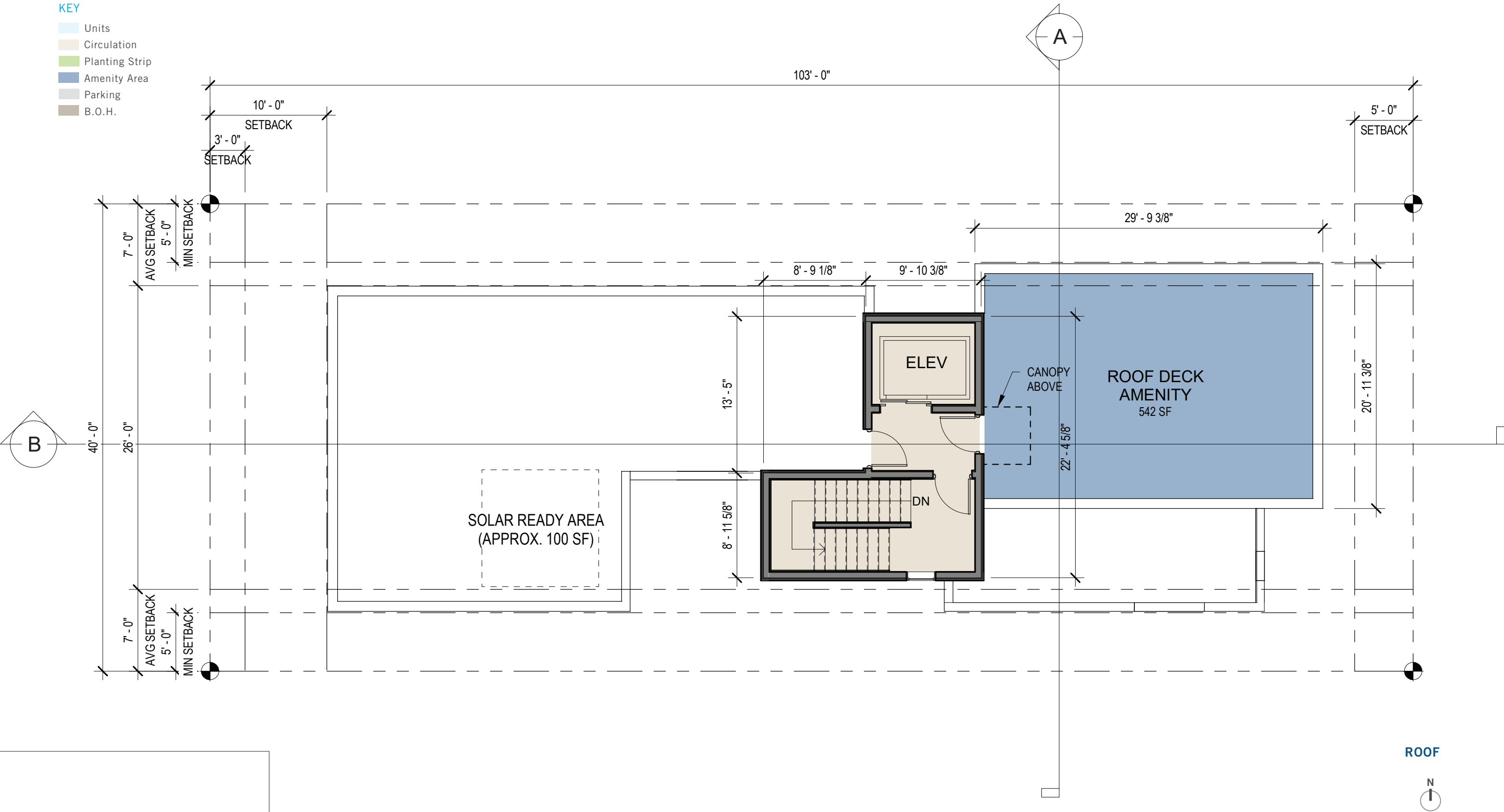


LEVELS 2-4



8.0 FLOOR PLANS

- KEY
- Units
  - Circulation
  - Planting Strip
  - Amenity Area
  - Parking
  - B.O.H.



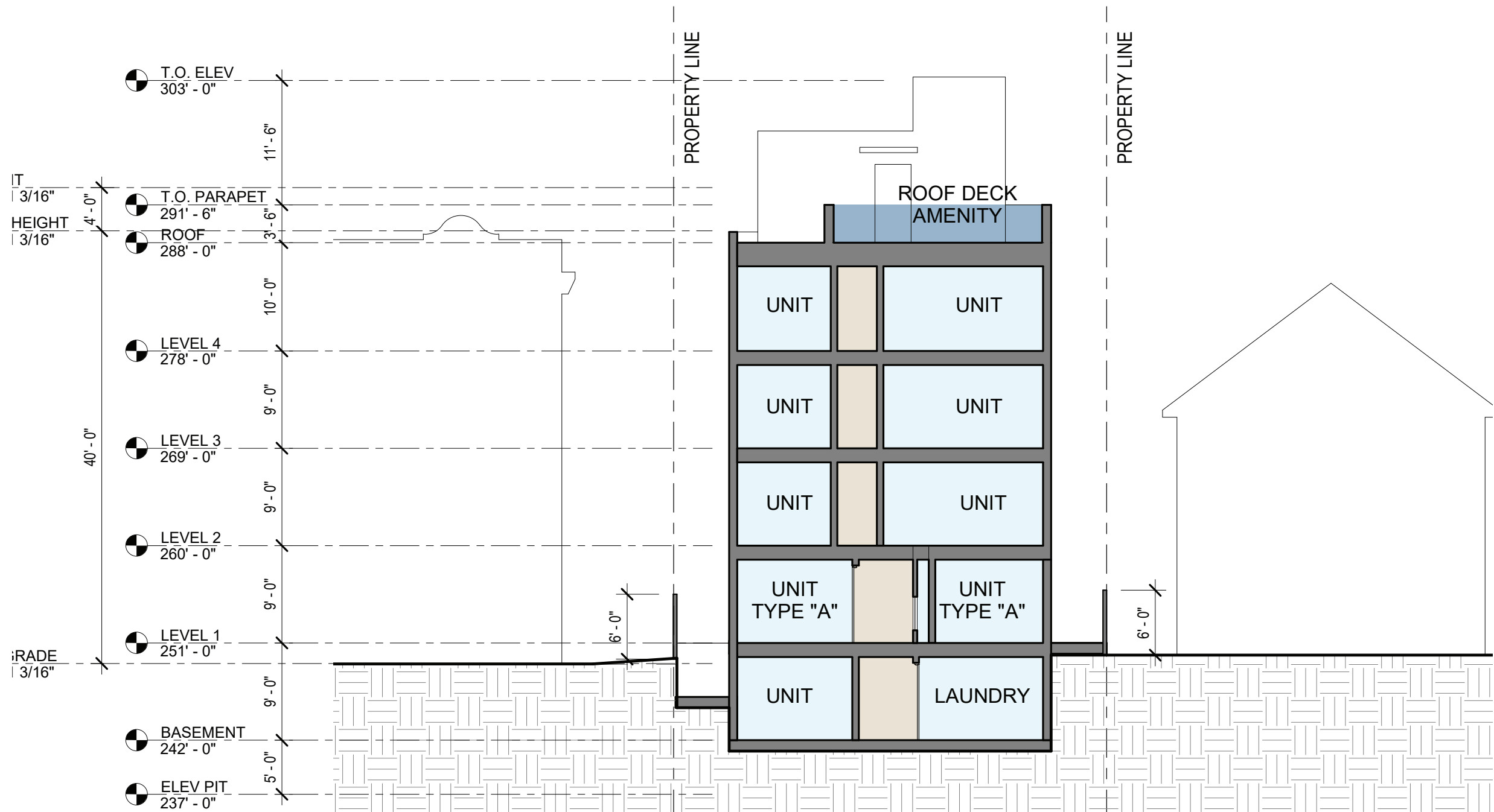
ROOF





8.0 BUILDING SECTION - A

- KEY
- Units
  - Circulation
  - Planting Strip
  - Amenity Area
  - Parking
  - B.O.H.

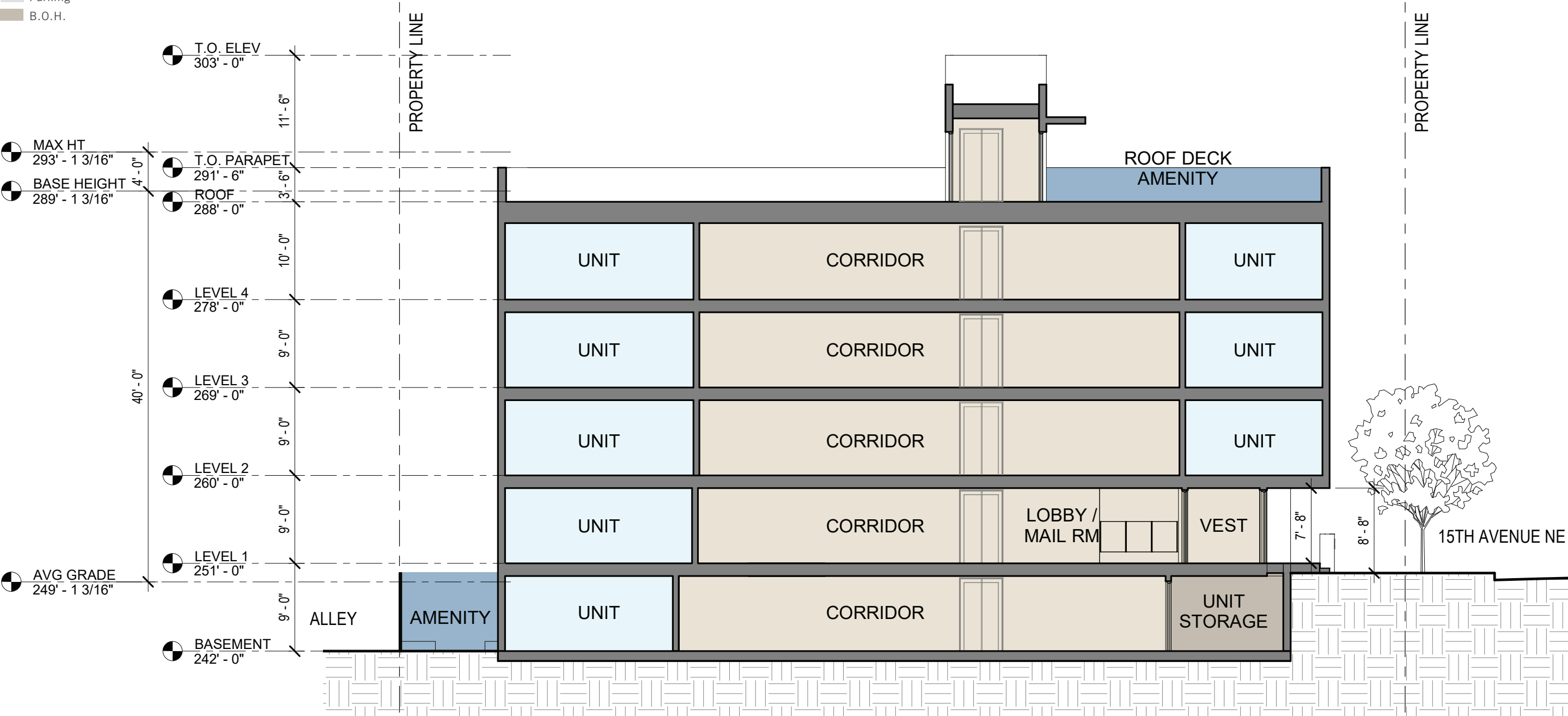


NORTH-SOUTH BUILDING SECTION

8.0 BUILDING SECTION - B

KEY

- Units
- Circulation
- Planting Strip
- Amenity Area
- Parking
- B.O.H.



EAST-WEST BUILDING SECTION



8.0 RENDERING



AERIAL VIEW



## 8.0 RENDERING



*SOUTHEAST VIEW FROM STREET*



8.0 RENDERING



NORTHEAST VIEW FROM STREET



8.0 RENDERING



*NORTHWEST VIEW FROM ALLEY*



8.0 RENDERING



SOUTHWEST VIEW FROM ALLEY