

Administrative Early Design Guidance Application



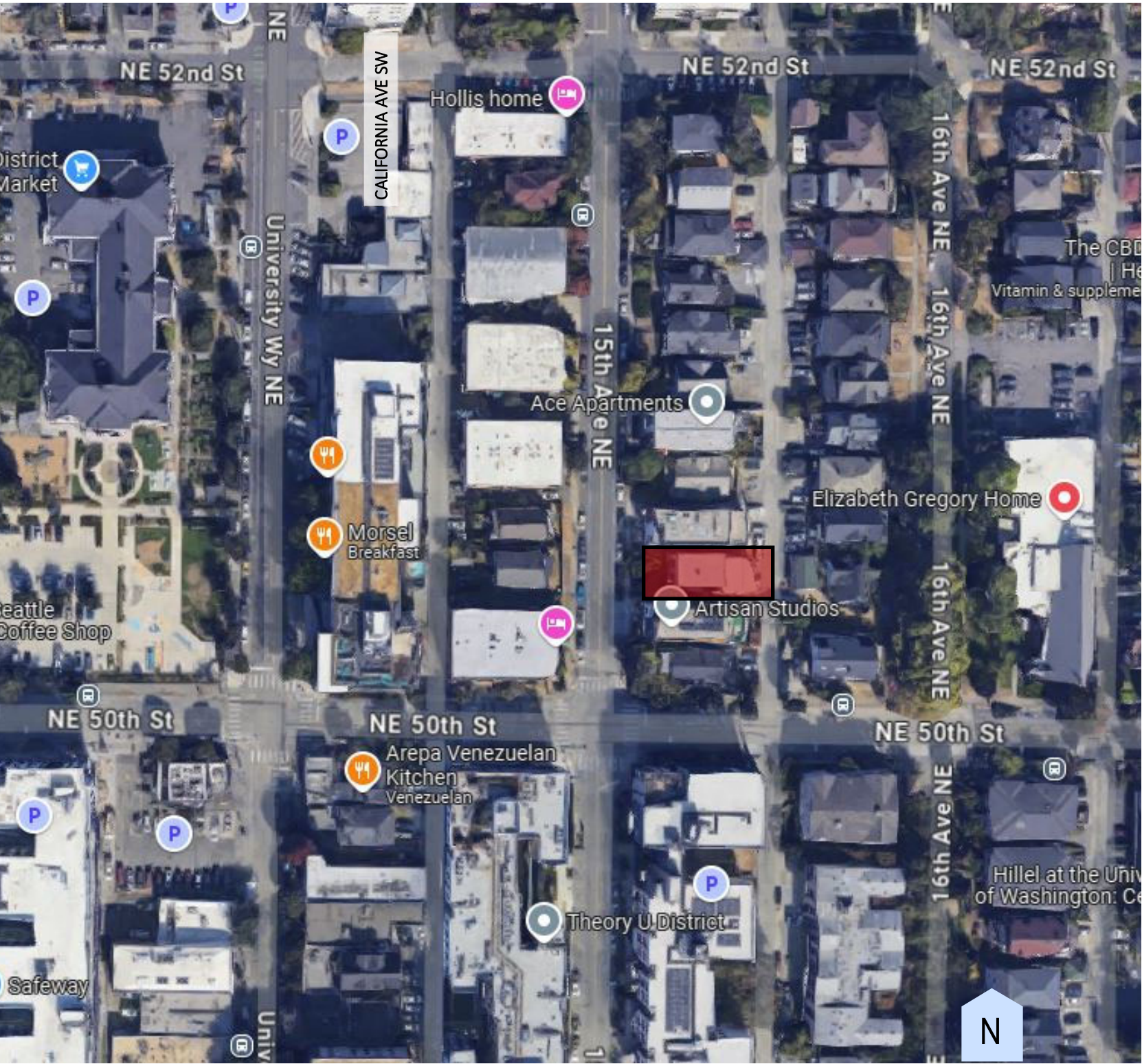
OWNER:
SHALINA HOMES
PO BOX 15508
Seattle, WA 98115

PROJECT:
3041918-EG
5010 15TH AVE NE
Seattle, WA 98105

ARCHITECT: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
rod@noviongroup.com (206.361.6133)

TABLE OF CONTENTS

1 COVER PAGE
2 TABLE OF CONTENTS
3 DEVELOPMENT OBJECTIVES
4 PROJECT DESCRIPTION
5 ZONING MAP
6 NEIGHBORHOOD ANALYSIS
7 EXIST BUILDING CONTEXT
8 STREET VIEWS
9-10 EXISTING BLDGS CONTEXT
11 DESIGN PRECEDENTS
12 SITE SURVEY
13-14 ZONING SYNOPSIS
15-17 SEATTLE+ UNIVERSITY DESIGN GUIDANCE PRIORITIES
18-23 DESIGN OPTION 1– PREFERRED OPTION
24-29 DESIGN OPTION 2
30-35 DESIGN OPTION 3
36 MASSING COMPARISON
37 COMMUNITY OUTREACH MATERIAL
38 MODERN DESIGNS BY ARCHITECT FIRM



DEVELOPMENT OBJECTIVES

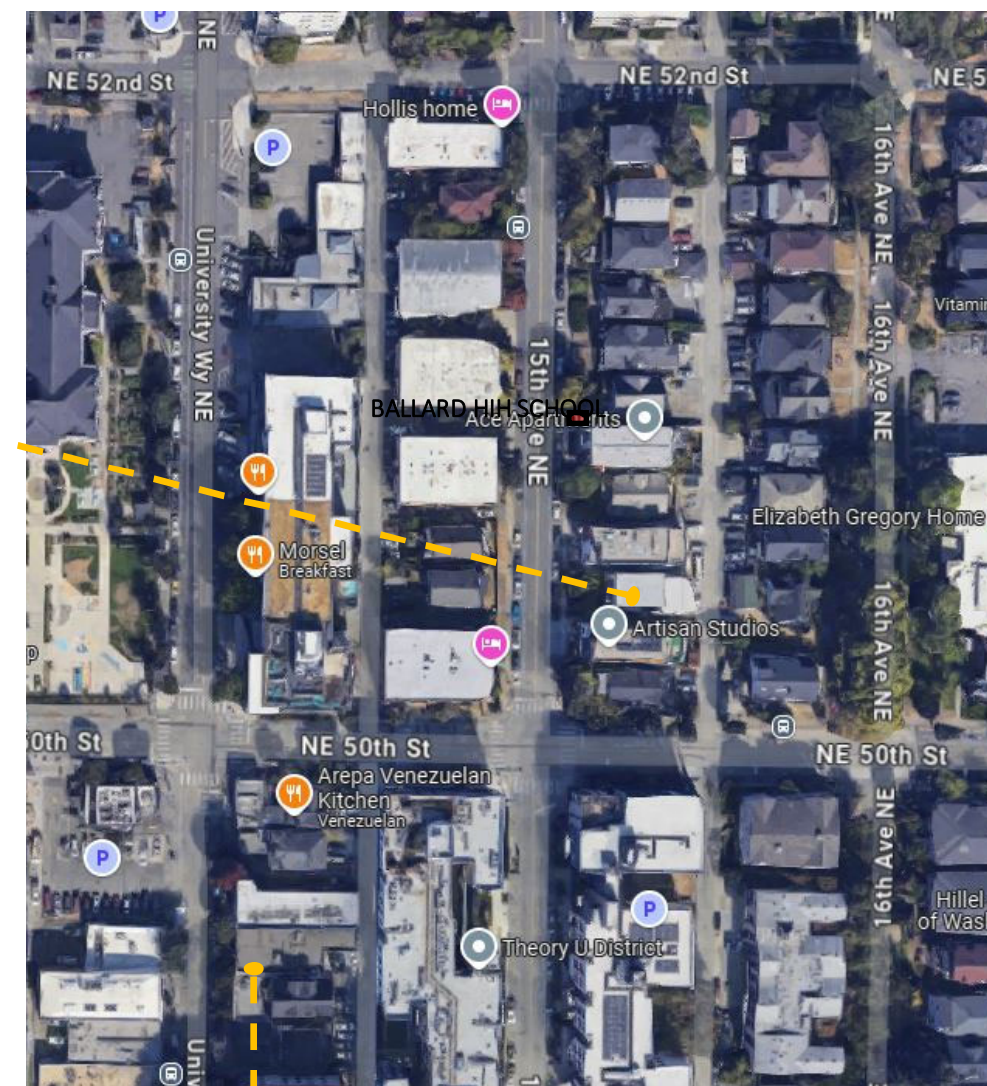
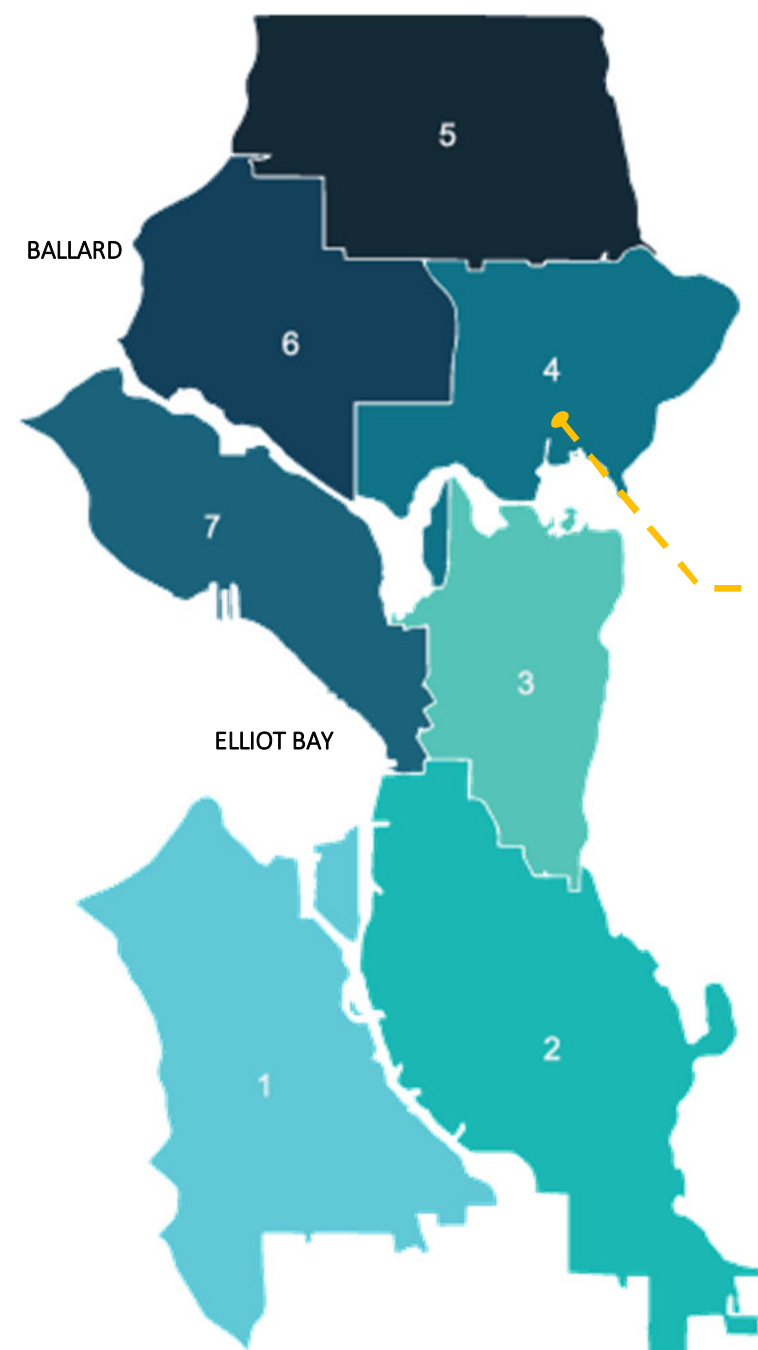
PROJECT TEAM

Owner: SHALINA HOMES
PO BOX 15508
Seattle, WA 98115
Contact: SHARIFAH SABAH
Architect & Applicant:
ROD NOVION, ARCHITECT, AIA
Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
Contact: Rod Novion
DCI Project #3042928-EG
Contact: , DAVID SACHS- Land Use Planner

Existing Site:
Address: 5010 15TH AVE NE.
Location: The Site is in the University district.
Site Area: 4,321 sf
Existing Development: 5 unit. Apartment buildings

Project Proposal: New apartment building
Number of Residential Units: 12 to 33 new residential units
Number of Parking Stalls: 0 stalls
Gross Floor Area of Residential Use: 11,673 gsf

Developmental Objective:
To provide increased multifamily housing in a high density area where the current configuration of the lot underutilizes the development potential.
The proposal is to provide up to 33 apartment units in a location where the residents will benefit from the easy connection to the university, neighborhood amenities and public transportation, as well as have access to many public sites that encourage community interaction.



15th AVE NW



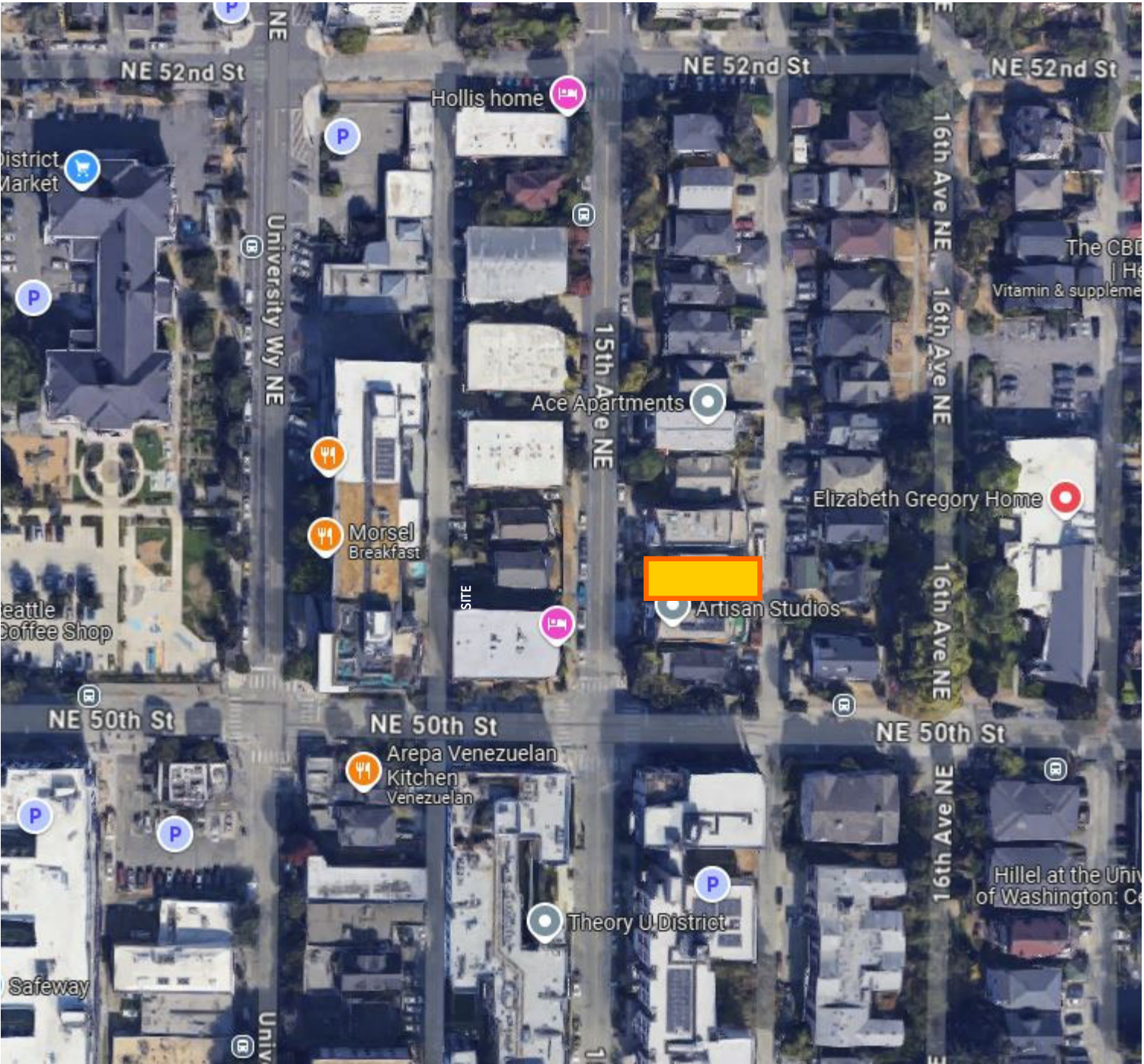
PROJECT DESCRIPTION

- 1. The site is located on the Northeast AREA of the University District Urban Center.
The site fronts on 15th Ave NE on the west side and an alley on the east side.
- 2. The subject property is zoned LR 3 (M). Properties to the West are a zone LR3. The properties across the alley are NR3 zone .
- 3. Neighboring uses vary but are primarily apartments, congregate housing and rooming houses. immediately north and south are new SEDU apartment buildings.
- 4. Development objectives are to utilize the site for its zoned multi-family use. Current plans are for 15 unit apartment, structure, 5 stories over a basement. The proposed structure will be designed to meet all of the development and Design Review standards.
The structure will meet green building performance standards by earning a built green 4-star rating of the Master Builders Association of King County and Snohomish County.

Site Information:

Jurisdiction: City of Seattle
Existing Zoning: LR3 (M)
Site Area: 4,320 sf
APN Number: 8823900955

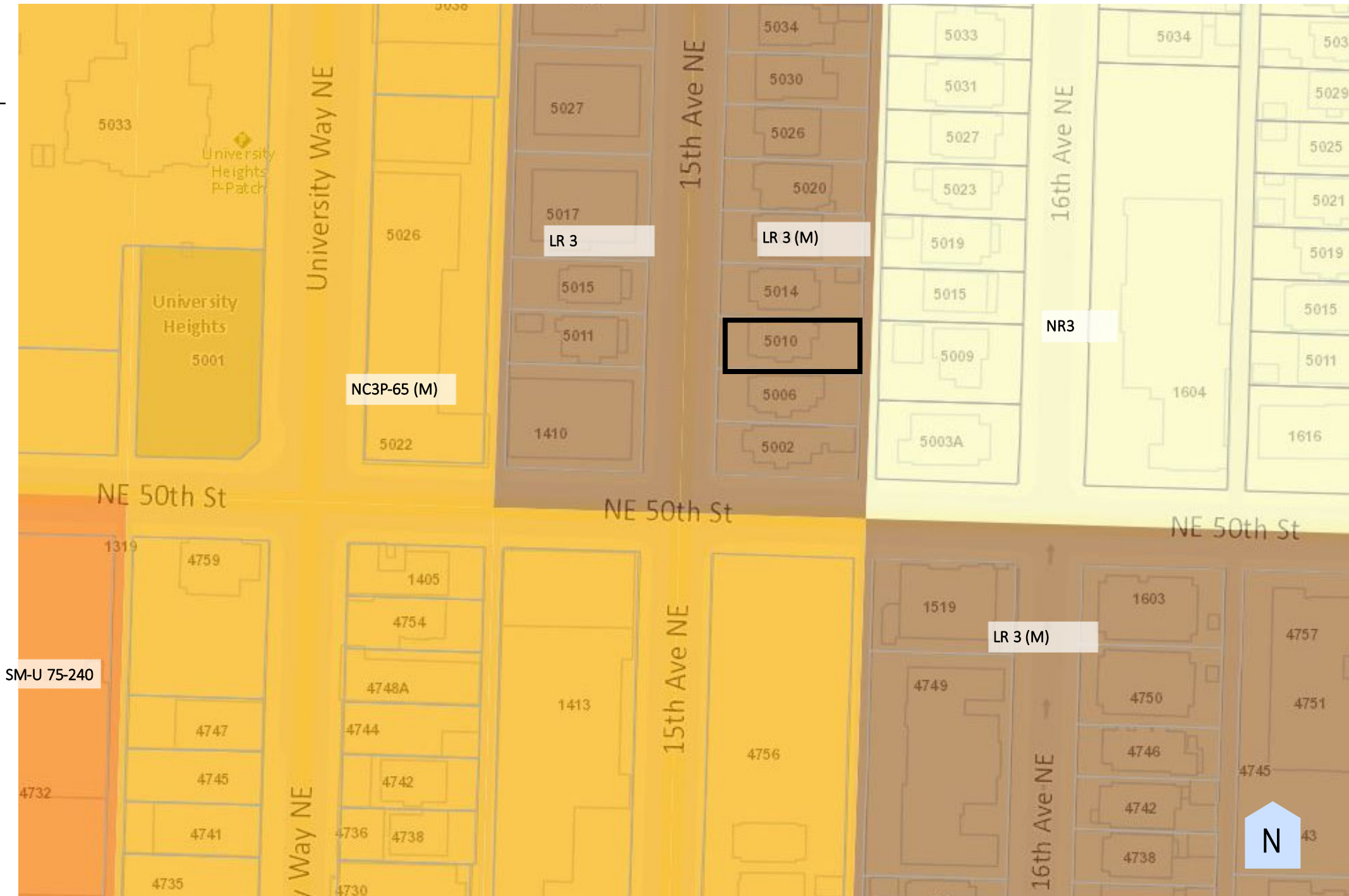
Comprehensive Plan Land Use: URBAN CENTER
Neighborhood Planning Area: UNIVERSITY
Urban Center/Village: University Hub Urban Village



ZONING MAP

15TH AVE NE CORRIDOR IS ZONED LR3(M) ON THE EASTERN SIDE
THE WESTERN FRONTAGE IS ZONED LR3.
TO THE EAST ACROSS THE ALLEY IS NR3

NR3	SINGLE FAMILY
NC3P-65 (M)	NEIGHBORHOOD COMMERCIAL 3-65-P (M)
LR3 (M)	LOWRISE 3 (M)
LR3	LOWRISE 3
SM-U 75-240(M1)	SEATTLE MIXED UNIVERSITY



NEIGHBORHOOD ANALYSIS

THE NEIGHBORHOOD IS A MIX OF MULTI-FAMILY RESIDENTIAL USES, FROM APARTMENT BUILDINGS, CONGREGATE REDIDENCES AND ROOMING HOUSES.

USES SOUTH OF NE 50th ST. ARE MIXED USE BUILDINGS.

THE STYLES ARE VARIED WITH THE NEWER CONSTRUCTIONS TENDING TOWARDS MODERN. BUILDING MATERIALS ARE MOSTLY WOOD FRAME BASE WITH SIDINGS RANGING FROM METAL, CEMENT PANELS TO MASONRY.

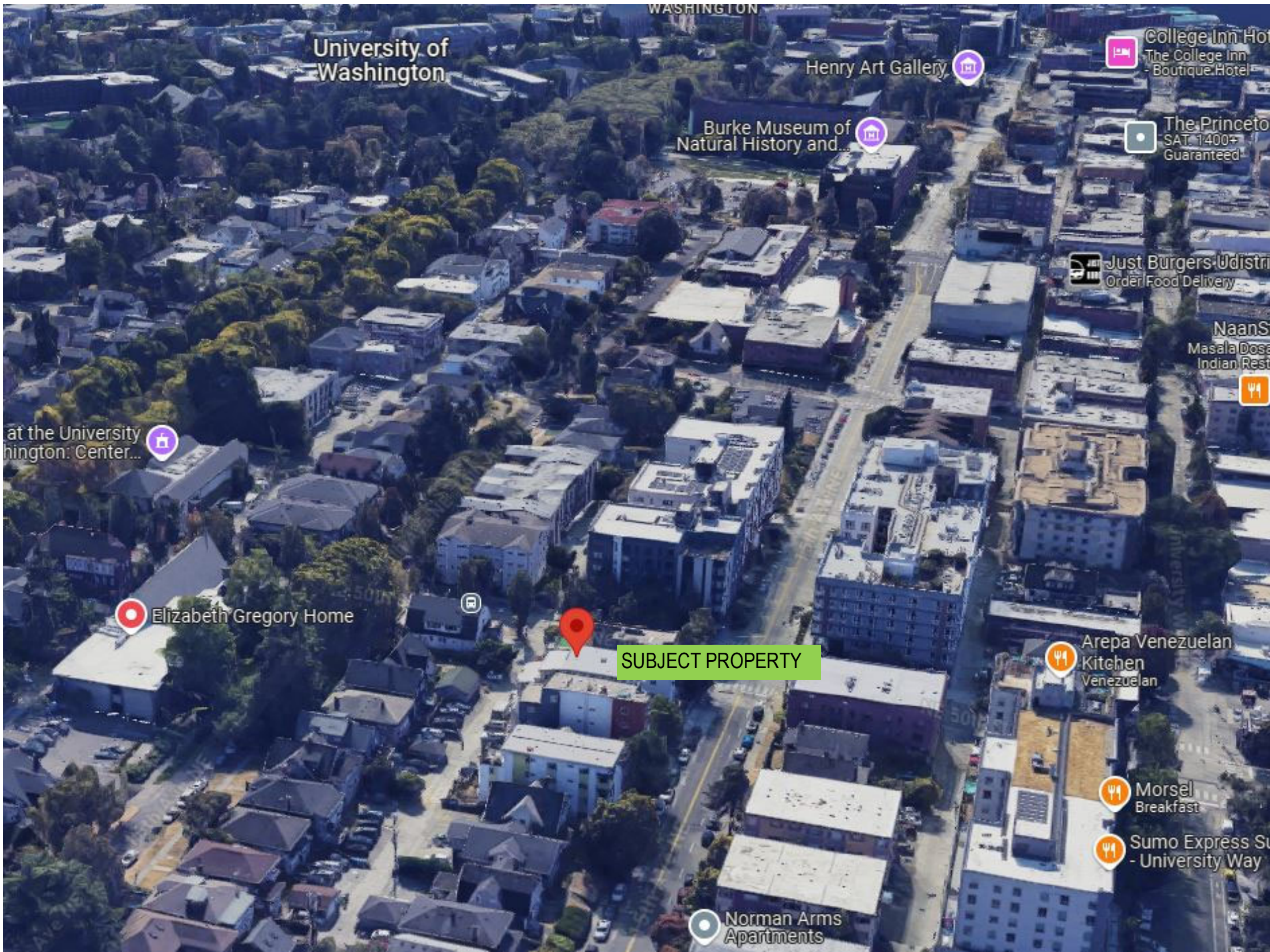
THE SITE FRONTS ON 15TH AVE NE. THIS IS AN ARTERIAL THAT WILL PROVIDE CONNECTIONS NORTH AND SOUTH DIRECTIONS WITH THE UNIVERSITY OF WASHINGTON CAMPUS BEING SOUTH A FEW BLOCKS.

NE 50TH STREET PROVIDES CONNECTON TO I 5 TO THE WEST.

THERE IS BUS SERVICE ON 15TH AVE NE.

BIKE TRAILS AND LANES ARE PRESENT CLOSE- UNIVERSITY WAY, BROOKLYN AVE NE, NE 45TH STREET.

THERE IS A SOUND TRANSIT LIGHT RAIL STATION IN A FEW BLOCKS, NE 43RD AND BROOKLYN AVE NE.



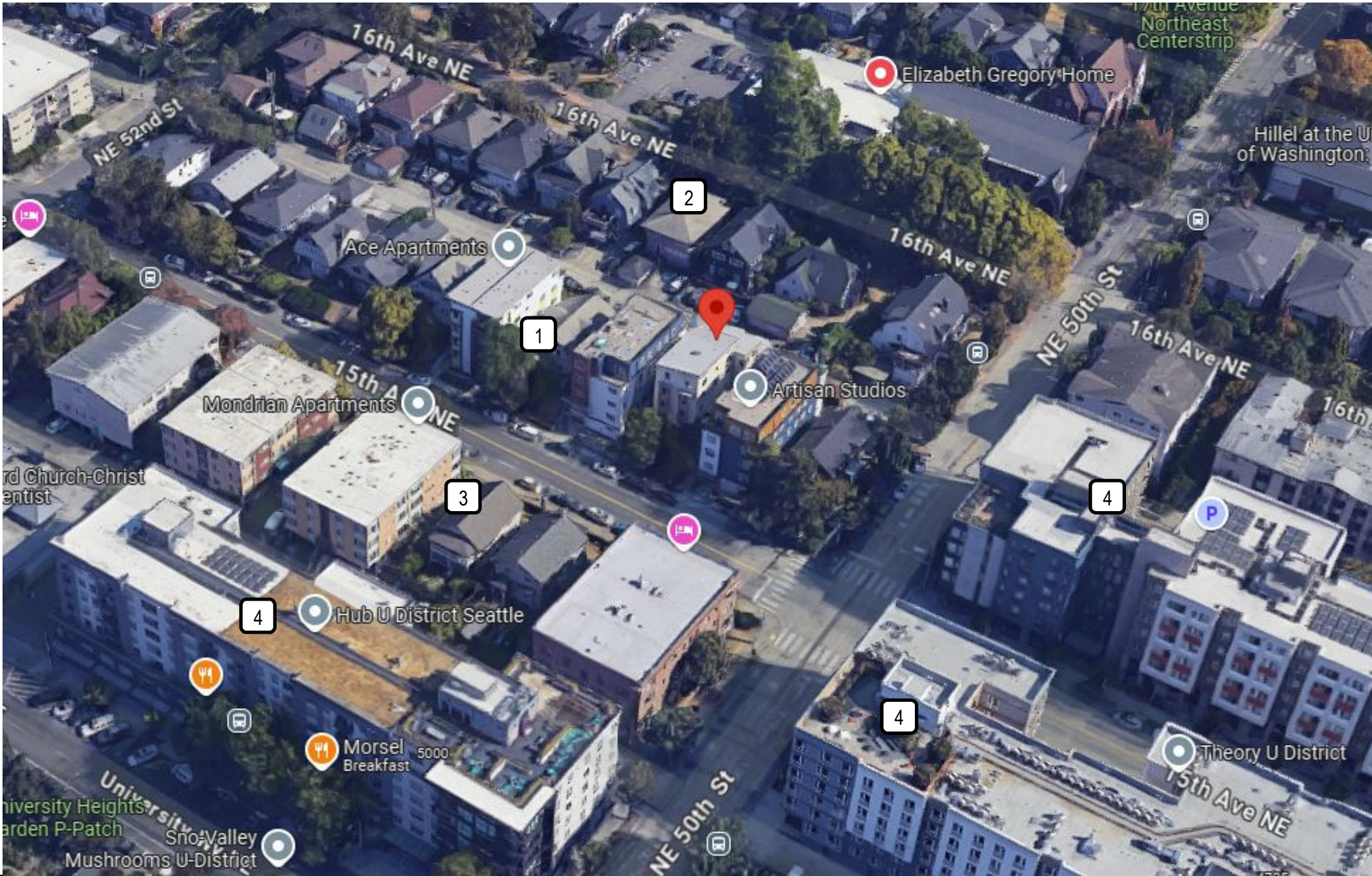
EXISTING BUILDINGS IN IMMEDIATE CONTEXT

1—LR3 (M) RESIDENTIAL— MULTI FAMILY
THE USE ON 15TH AVE NE IS PREDOMINANTLY MULTI FAMILY IN THIS BLOCK FRONT.

2—NR3 RESIDENTIAL— SINGLE FAMILY
THE USE EAST OF THE PROPERTY IS VARIED RESIDENTIAL FROM SINGLE FAMILY, DUPLEX, TRIPLEX, BOARDING HOUSE.

3— LR3 RESIDENTIAL.

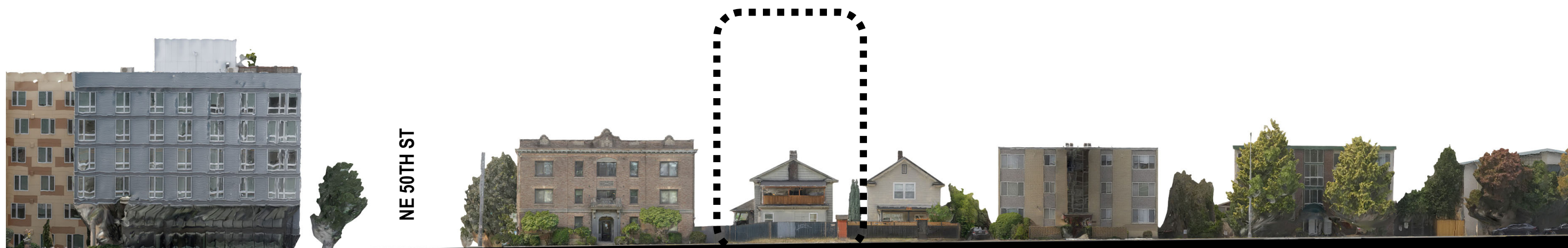
4— NC3P-65 COMMERCIAL
THE USE IN THIS ZONE IS VARIED— WITH LARGER MIXED USE BUILDINGS (NEWER BUILDS) TO SMALLER COMMERCIAL USES.





SUBJECT SITE

STREET VIEW LOOKING EAST

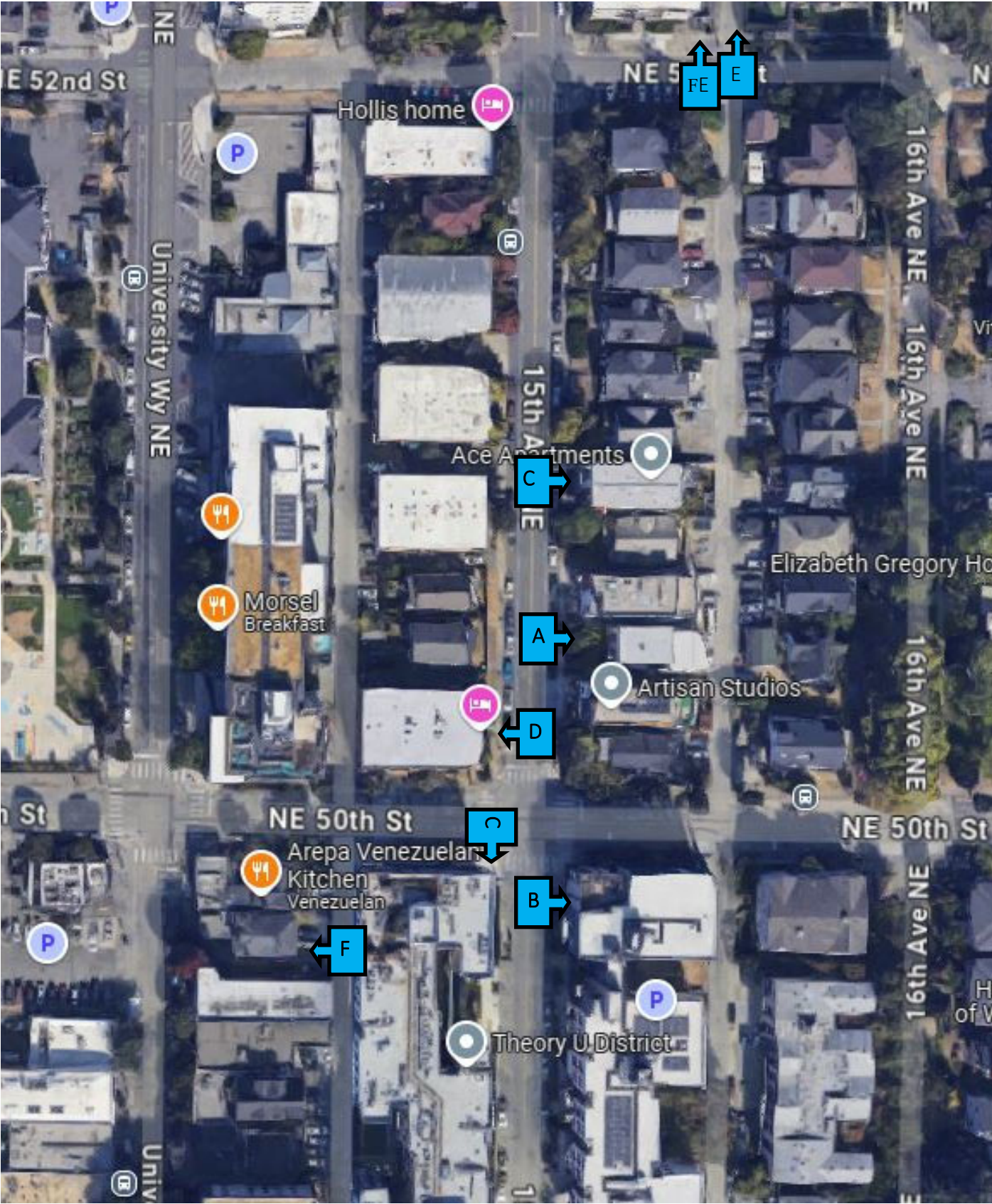


ACROSS SUBJECT SITE

STREET VIEW LOOKING WEST

N

EXISTING NEIGHBORHOOD STYLE AND CONTEXT



A—5014 15th AVE NE



B—4765 15TH AVE NE



C—5020 15TH AVE NE



D—5003 15TH AVE NE

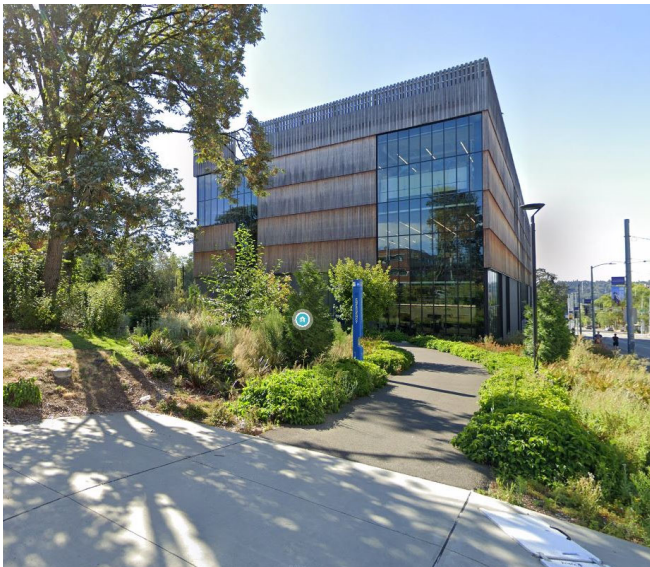


E—5228 15TH AVE NE- 3024352-LU



F—5253 15TH AVE NE

EXISTING NEIGHBORHOOD STYLE AND CONTEXT



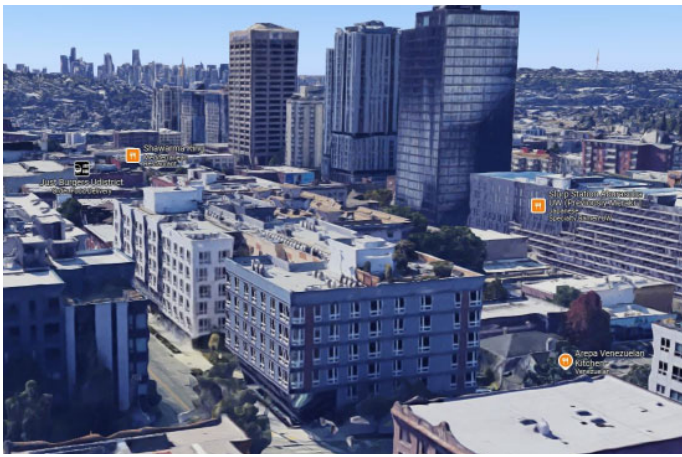
G—BURKE MUSEUM



H—5001 BROOKLYN AVE NE



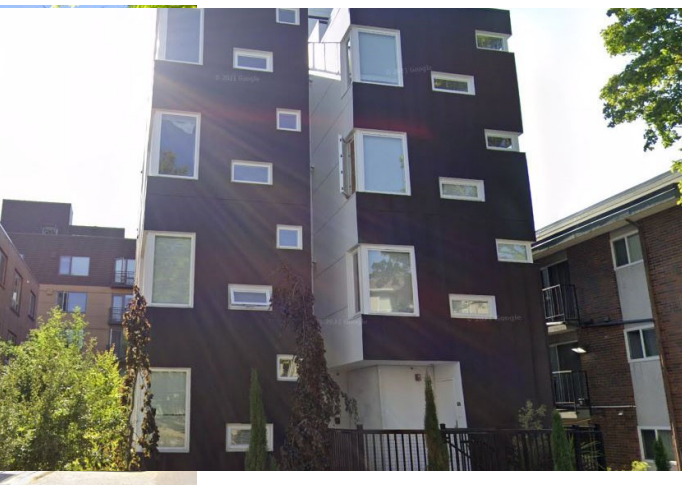
I—4035 8TH NE



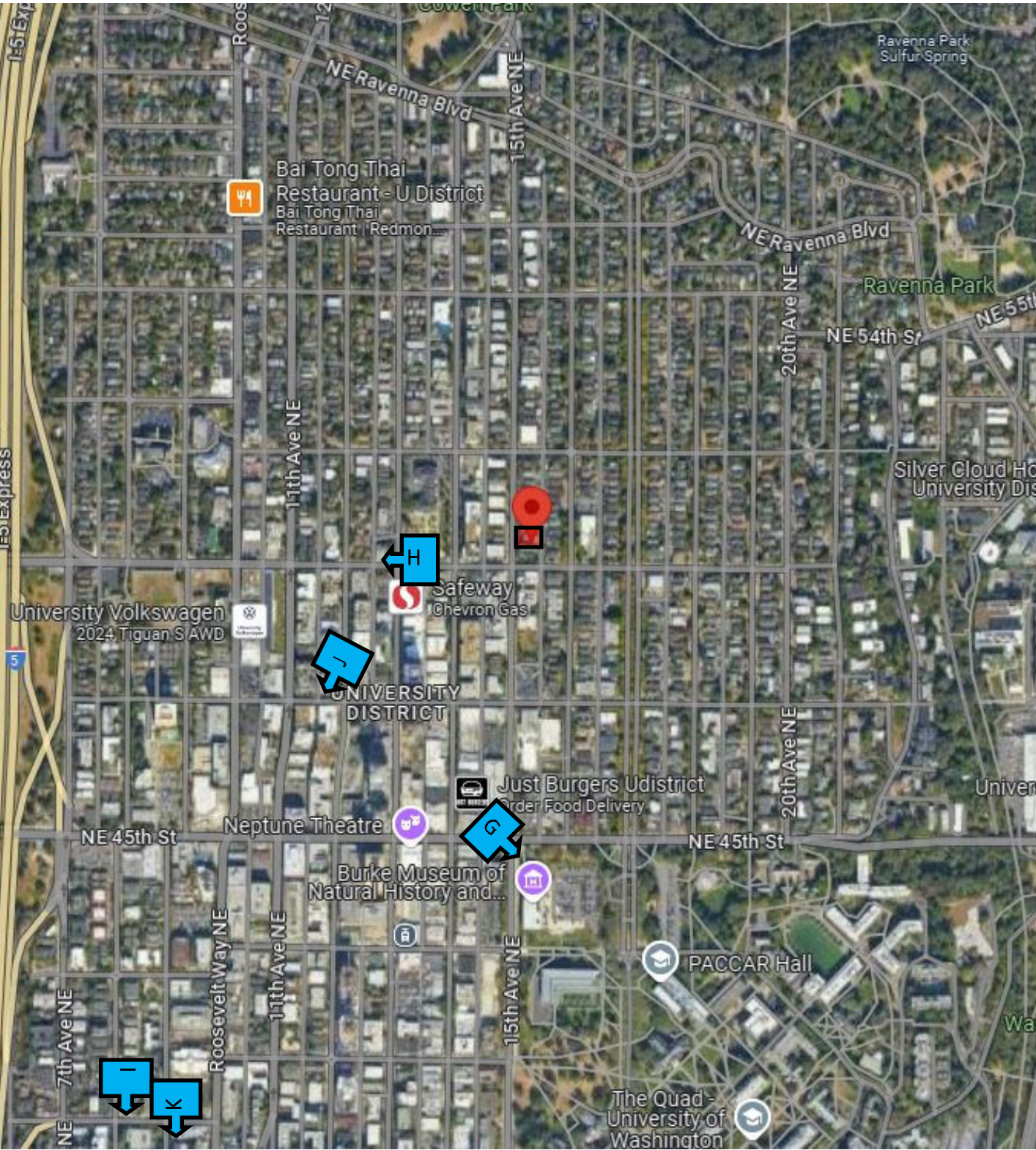
J—SOUTH WEST AERIAL



K—4215 9TH AVE NE



L—5235 15TH AVE NE



SUBJECT SITE

DESIGN PRECEDENTS



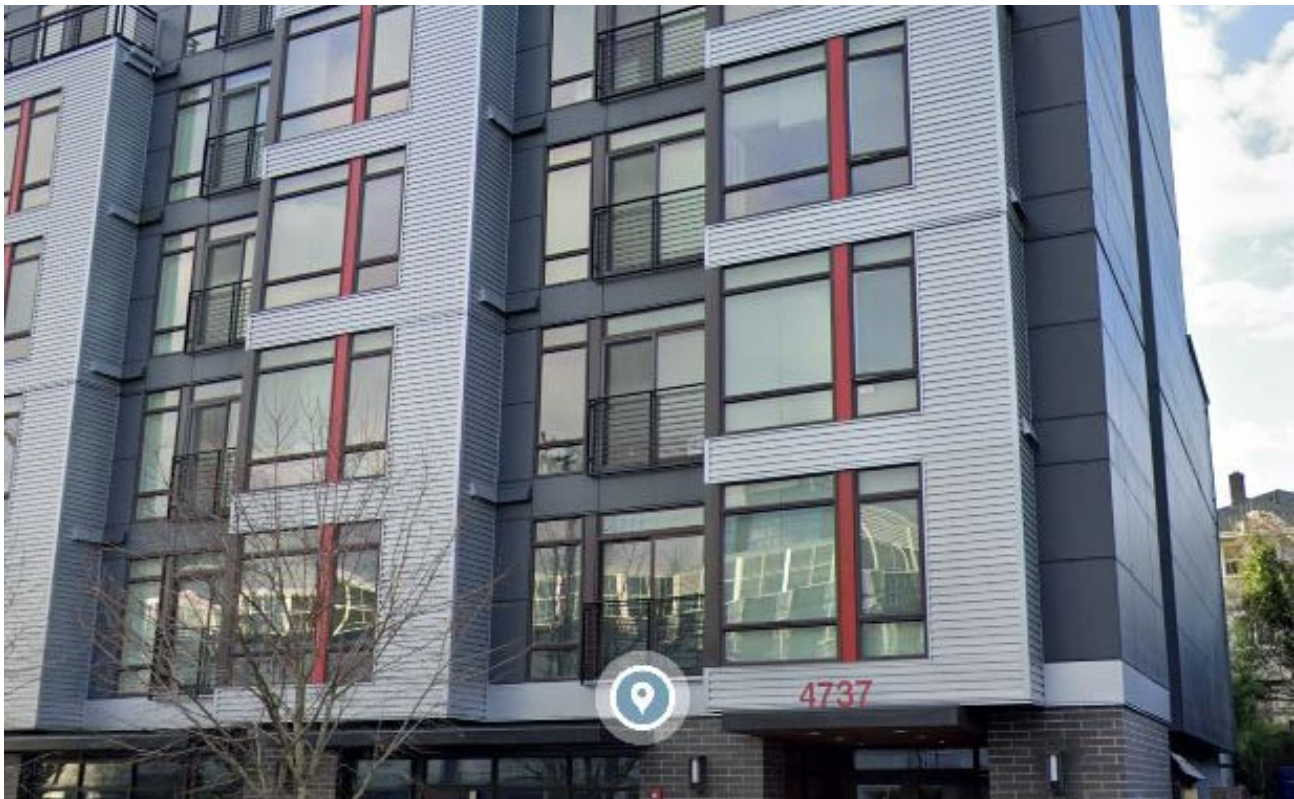
FAÇADE MODULATIONS REDUCE VERTICAL MASSING AND CREATE INTEREST



SECONDARY ARCHITECTURAL FEATURES.

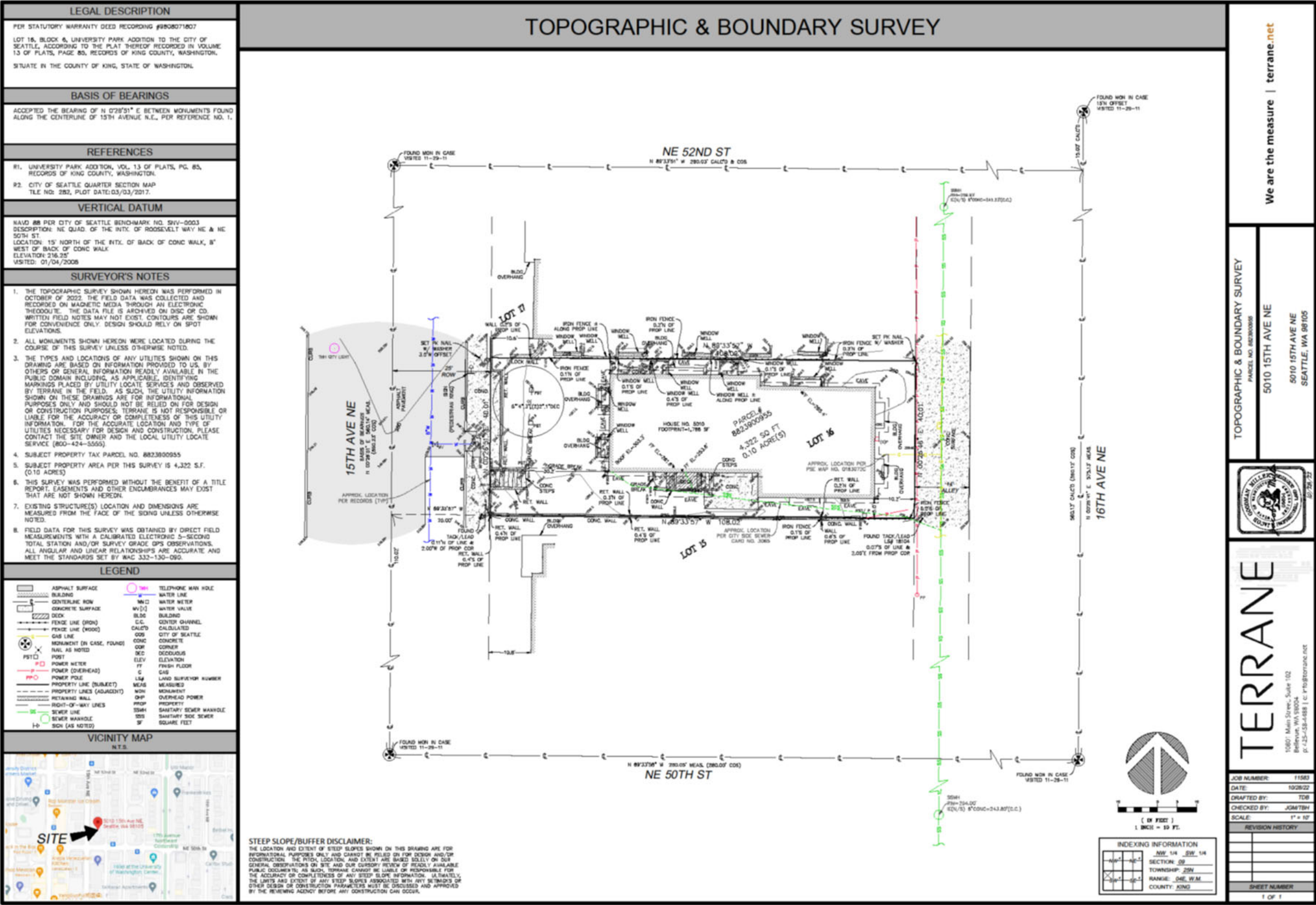


BAYS, MATERIAL CHANGE TO REDUCE VERTICAL MASSING.



MATERIAL CHANGE AND PLANE CHANGE TO REDUCE MASSING IMPACTS

SITE SURVEY



ZONING SUMMARY

SITE OVERVIEW	
Zoning	LR3 (M) —
URBAN VILLAGE Overlay	UNIVERSITY DISTRICT URBAN CENTER/VILLAGE
Lot Area	4,321 sf
COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.45.504 Table A Uses permitted include Residential, Institutions, Uses in existing or former schools, Parks and Playgrounds
Proposed	Residential apartment structure.
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A The maximum permitted FAR for apartment is 2.3x4,321.6= 9,939.45gsf
Provided	The proposed FAR for the preferred option will be 2.3
Requirement	Density — SMC 23.45.512 Table A There is no density limit for apartments.
Provided	15-33 residential units
Requirement	Structure Height — SMC 23.45.514 Table A The maximum permitted height limit for Apartments is 50' from Avg. grade (plus an additional 15' for stair & elevator penthouses)
Proposed	The proposed height limit is 46' to the top plate, 60' to the elevator pent-house, from AG.

COMPLIANCE SUMMARY	
Requirement	Setbacks — SMC 23.45.518 Table A The Required setbacks for Apartment: Front— 5' Minimum Rear— 15' Minimum— with no alley Side— 5' Min. for facades less than 40' 5' Min. 7' avg, for facades greater than 40'
Provided	All options meet or exceeds all the required setbacks
Requirement	Amenity Area — SMC 23.45.522 The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area Required at ground shall be common amenity area. All options propose ground level amenity areas as well as roof top deck, meeting the required area and dimensions.
Provided	
Requirement	Landscaping Standards — SMC 23.45.524 The required amount of landscaping shall meet a Green Factor of .6
Provided	All option proposes a Green Factor of .6 and uses new trees, new ground cover and shrubs, and permeable pavement surfaces
Requirement	Structure Width & Façade Length — SMC 23.45.527 There are is a maximum structure width for apartments inside urban vil-lage of 150' The maximum façade length for portions of structures within 15' of a side lot line is 65% of the length of the lot line
Provided	All options meet the width and length requirements.
Requirement	Design Standards — SMC 23.45.529 The required street facing façade standards include at least 20% of the street facing façade be transparent glass, and façade articulation is to be applied to certain sized facades. For rowhouses, additional standards apply including wayfinding, landscaping and architectural expression.
Provided	All options meet the required design standards for rowhouses.

ZONING SYNOPSIS

COMPLIANCE SUMMARY	
Requirement	Required Parking — SMC 23.54.015 Table B & D
	1 parking stall per unit is required. Due to location in an Urban Village and in a frequent transit corridor parking is reduced to 0 stalls.
Provided	Bicycle parking is required as follows– long term parking 1 per dwelling unit. Short term– 1 per 20 units.
	No vehicular parking is proposed. The required bicycle parking is proposed in the structure.
Requirement	Solid Waste & Recycle — SMC 23.54.040
	Storage requirements for 26-50 dwelling units shall be a minimum area of 375sf for shared storage area .
Provided	All options are proposing a shared solid waste storage area of at least the minimum required area, locate in the ground floor.

DESIGN GUIDANCE PRIORITIES

CS1 Natural Systems & Site Features	RESPONSE
<div><div>A) ENERGY USE</div><div>B) SUNLIGHT AND NATURAL VENTILATION</div><div>UNIVERSITY DISTRICT SUPPLEMENTAL</div></div>	<div>The project will use high insulation, air tightness, high efficiency windows and systems, solar panel system.</div> <div>The preferred option provides the most exterior wall for maximizing unit's exposure to light, air and solar.</div>
CS2 Urban Pattern & Form	RESPONSE
<div><div>A. LOCATION IN THE CITY AND NEIGHBORHOOD</div><div>B. ADJACENT SITES, STREETS, AND OPEN SPACES</div><div>C. RELATIONSHIP TO THE BLOCK</div><div>2. Mid-Block Sites:</div><div>3. Zone transitions</div><div>D) Height, Bulk, and Scale</div><div>1. Existing Development and Zoning:</div><div>5. Respect for adjacent Sites</div><div>UNIVERSITY DISTRICT SUPPLEMENTAL</div><div>2. NEIGHBORHOOD CONTEXT:</div><div>b. Provide zone transition</div></div>	<div>The proposal is located in the University Neighborhood midblock site fronting 15th Ave NE.</div> <div>The sites to the north and south are recently developed with multistory apartment buildings.</div> <div>The proposal appears consistent with the newer developments in the vicinity and development codes.</div> <div>The zone to the east across the alley is residential. The proposals have an increased rear setback due to high voltage wires, plus the alley width provides increased separation from the residential zone.</div>

CS3 Architectural Context & Character	RESPONSE
<div><div>A. Emphasizing Positive Neighborhood Attributes</div><div>2. Contemporary Design</div><div>4. Evolving Neighborhoods</div><div>UNIVERSITY DISTRICT SUPPLEMENTAL</div></div>	<div>This is an evolving block with new proposals to the north and South.</div> <div>The proposal is modern and will use modern materials to be in line with the newer developments.</div>
PL1 Connectivity	RESPONSE
<div><div>A. NETWORK OF OPEN SPACES</div><div>1. Enhancing Open Space:</div><div>C. OUTDOOR USES AND ACTIVITIES</div><div>UNIVERSITY DISTRICT SUPPLEMENTAL</div></div>	<div>Open space is provided at the street front to enhance the communication with the street, adjacent properties and neighborhood. The rear of the property offers open space for the residents. A central court is proposed for additional gathering.</div>

DESIGN GUIDANCE PRIORITIES

PL3 Street-Level Interaction	RESPONSE
<div>B. PLANNING AHEAD FOR BICYCLISTS</div> <div>c. common entries to multi-story residential buildings.</div> <div>UNIVERSITY DISTRICT SUPPLEMENTAL</div>	<div>Access to site and building provided visibly in the front. All building areas and yards are accessible.</div> <div>Units facing the street will provide eyes on the street through windows and balconies.</div>
PL4 Active Transportation	RESPONSE
<div>B. PLANNING AHEAD FOR BICYCLISTS</div> <div>UNIVERSITY DISTRICT SUPPLEMENTAL</div>	<div>Secure bicycle parking provided within the building</div>

DC1 Project Uses and Activities	RESPONSE
<div>A. ARRANGEMENT OF INTERIOR USES</div> <div>1. Visibility:</div>	<div>Principal entry is visible from street. Services are accessible from the alley. Bicycle parking, solid waste.</div>
DC2 Architectural Concept	RESPONSE
<div>A. MASSING</div> <div>B. ARCHITECTURAL AND FAÇADE COMPOSITION</div> <div>D. SCALE AND TEXTURE</div> <div>E. FORM AND FUNCTION</div> <div>UNIVERSITY DISTRICT SUPPLEMENTAL</div>	<div>The perceived massing is softened by secondary elements, windows, material and color change. Upper level setbacks and material changes will further reduce the massing.</div>
DC3 Open Space Concept	RESPONSE
<div>A. BUILDING-OPEN SPACE RELATIONSHIP</div> <div>B. OPEN SPACE USES AND ACTIVITIES</div> <div>C. DESIGN</div> <div>UNIVERSITY DISTRICT SUPPLEMENTAL</div>	<div>Open space is planned for the residents at front, middle court and rear.</div>

DESIGN GUIDANCE PRIORITIES

DC4 EXTERIOR ELEMENTS AND FINISHES	RESPONSE
<div>A. BUILDING MATERIALS</div> <div>C. LIGHTING</div> <div>D. TREES, LANDSCAPE AND HARDS CAPE MATERIALS</div> <div>UNIVERSITY DISTRICT SUPPLEMENTAL</div>	<div>Exterior materials shall be durable and maintainable materials that will be complementary for the emerging neighborhood.</div> <div>Lighting shall be used highlight the architecture, increase site safety while avoiding light pollution.</div>

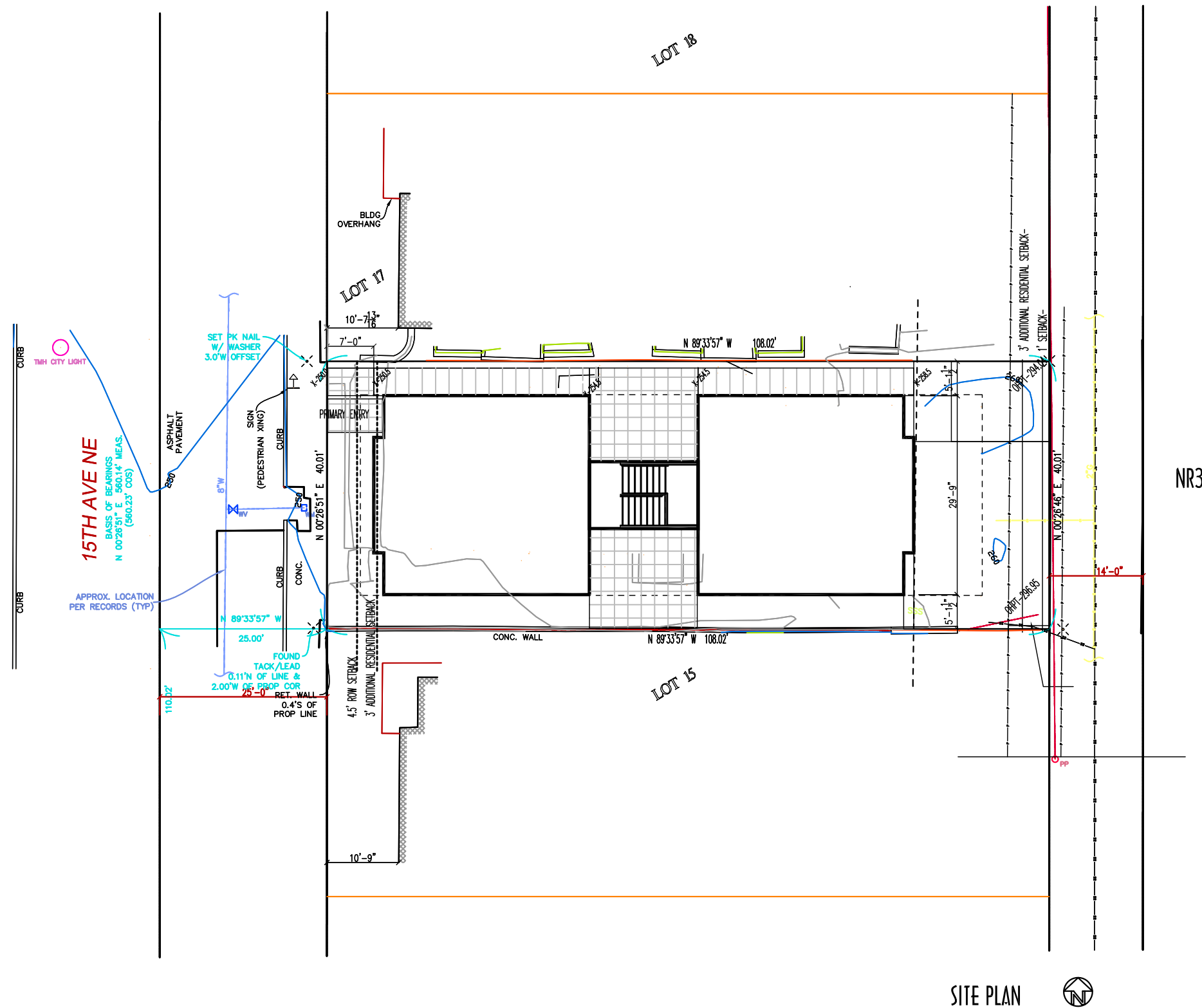
OPTION 1 -- PREFERRED OPTION

PROPOSAL:
5 STORY APARTMENT STRUCTURE OVER DAYLIGHT BASEMENT.
12 RESIDENTIAL UNITS -
PROPOSED FAR: 9,755 GSF

ADVANTAGES:
-FRONT, CENTER AND REAR COURTS HELPS REDUCE PERCEIVED MASS.
-CENTRAL COURT PROVIDES SPACE FOR TENANT INTERACTION
-INCREASED REAR SETBACK FOR A WELL LANDSCAPED USABLE SPACE.

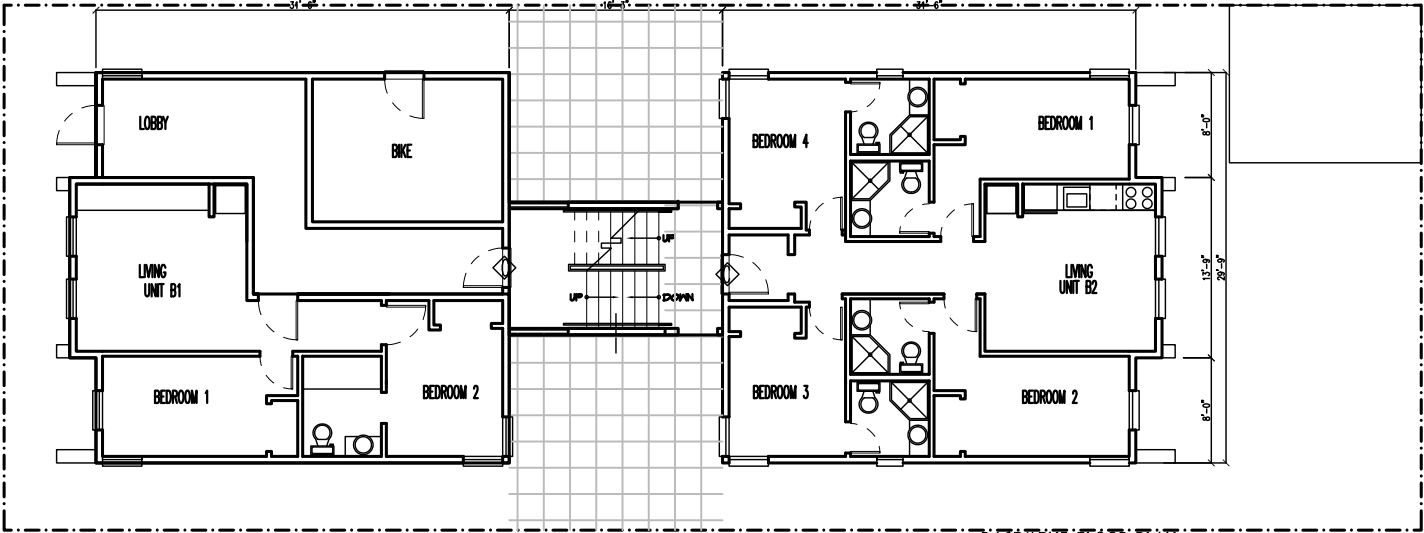
DISADVANTAGES:
-

DEPARTURES:
-NONE



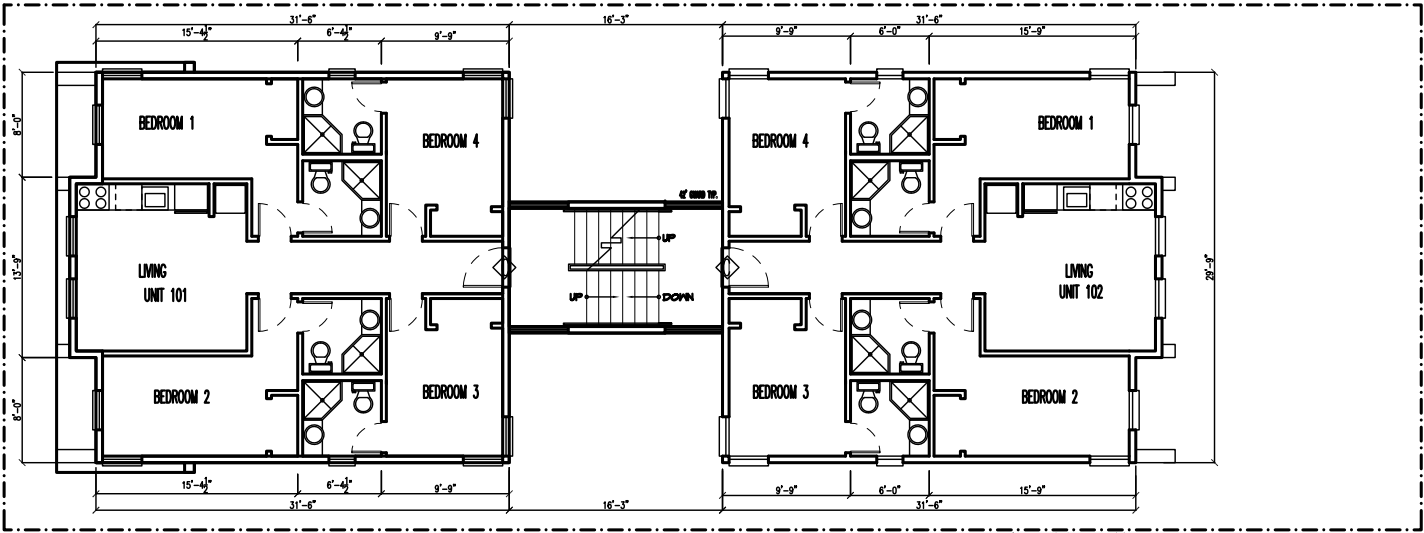
NR3

OPTION 1

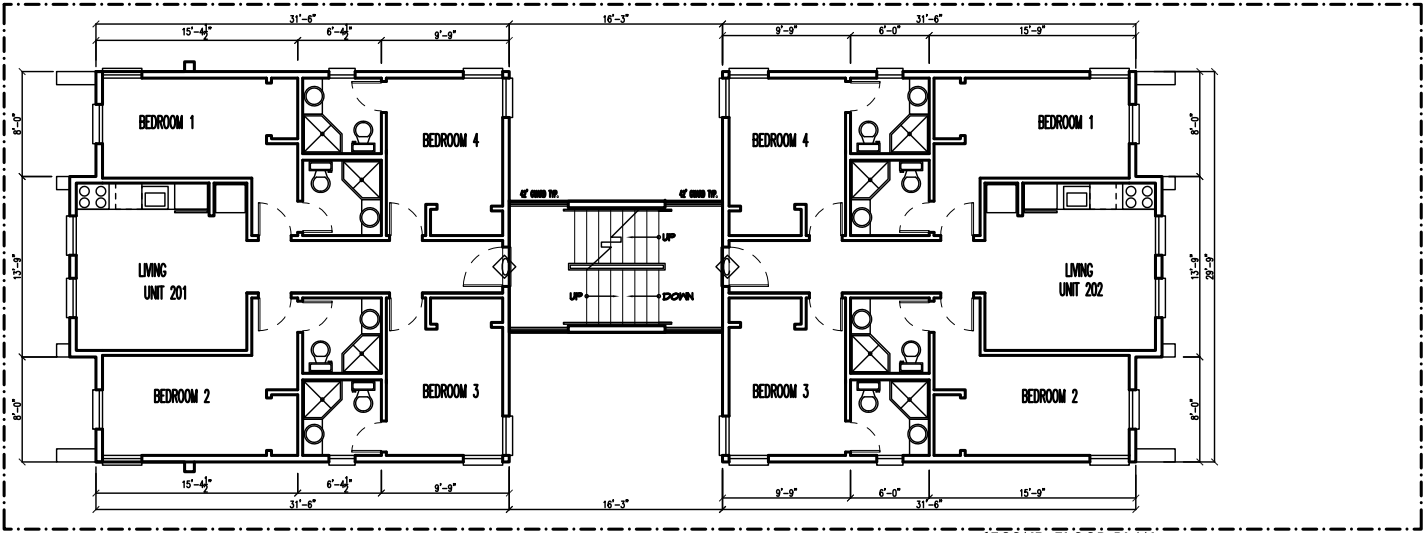


BASEMENT FLOOR PLAN

LEVEL	FAR	GROSS FLOOR	BLDG AREA	COMMON AREA	UNIT AREA	UNIT COUNT
BASEMENT	0 SF	1951SF	2092SF	590SF	1502SF	2
FIRST FLR	1951SF	1951SF	2092SF	162SF	1930SF	2
SECOND FLR	1951SF	1951SF	2092SF	162SF	1930SF	2
THIRD FLR	1951SF	1951SF	2092SF	162SF	1930SF	2
FOURTH FLR	1951SF	1951SF	2092SF	162SF	1930SF	2
FIFTH FLR	1951SF	1951SF	2092SF	162SF	1930SF	2
TOTAL	9,755SF	11,706SF	12,552SF	1,400SF	11,152SF	12

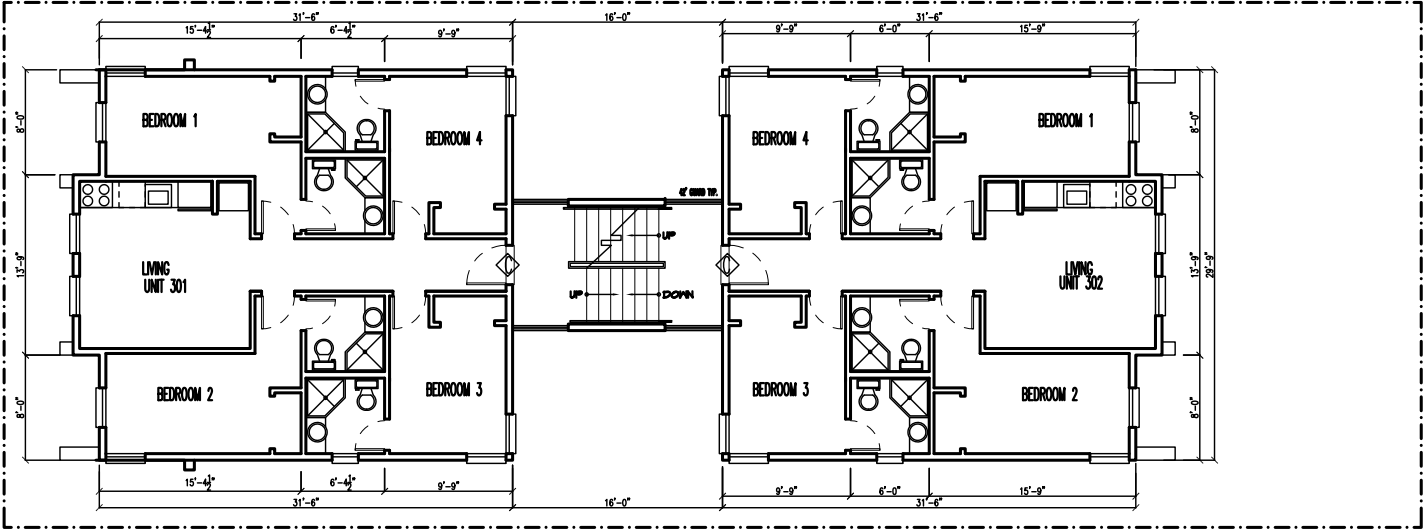


FIRST FLOOR PLAN

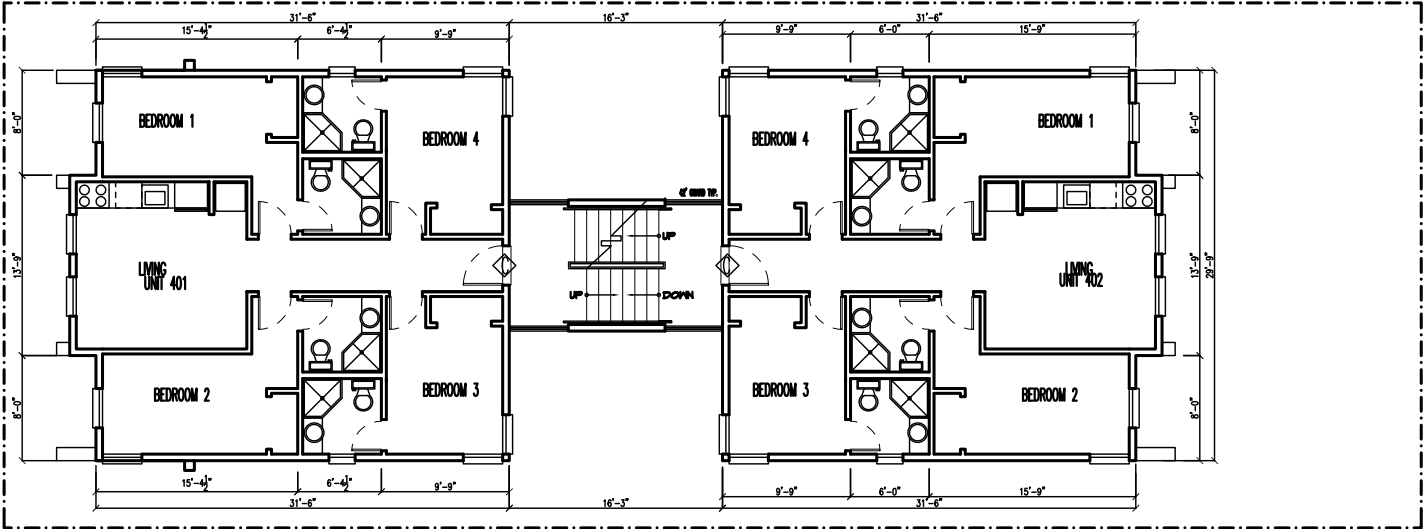


SECOND FLOOR PLAN

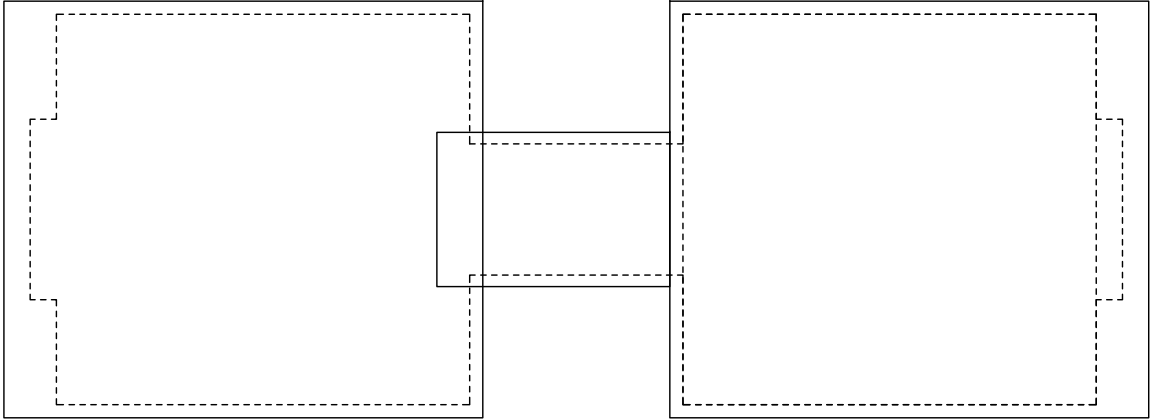
OPTION 1



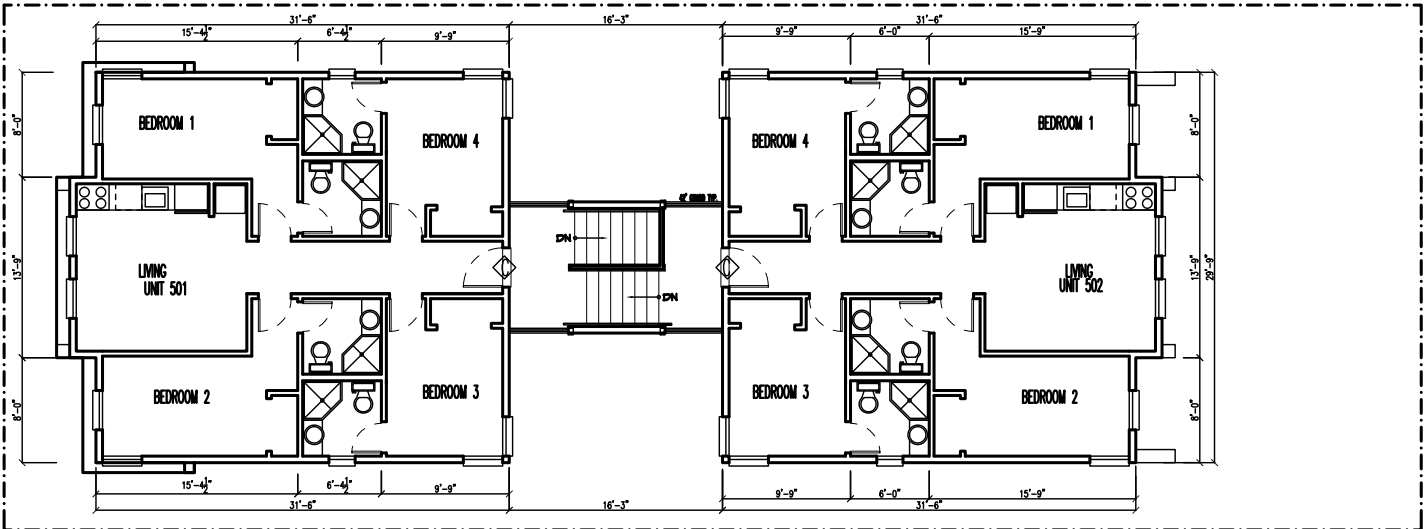
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



ROOF PLAN



FIFTH FLOOR PLAN

OPTION 1



MASSING STUDY



OPTION 1—MASSING STUDY (STREET VIEW) 2

OPTION 1—MASSING STUDY (REAR VIEW)

OPTION 1—SUN STUDY

Winter Solstice

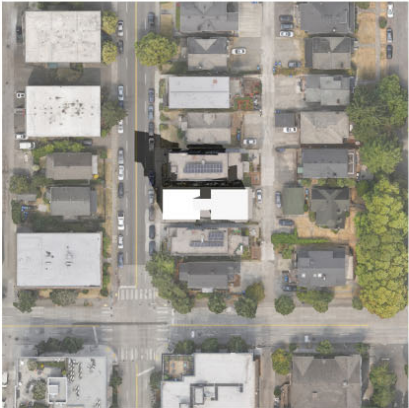
Spring Equinox

Summer Solstice

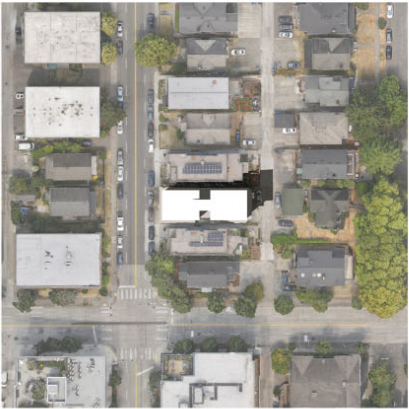
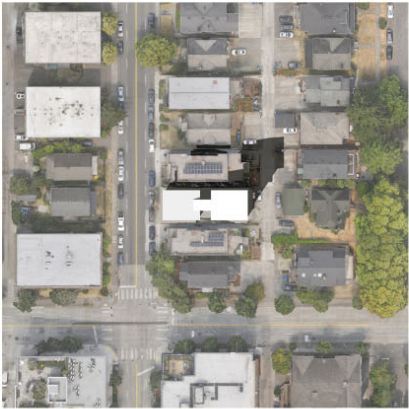
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1200



1500



DEPARTURES:
-NONE



OPTION 2

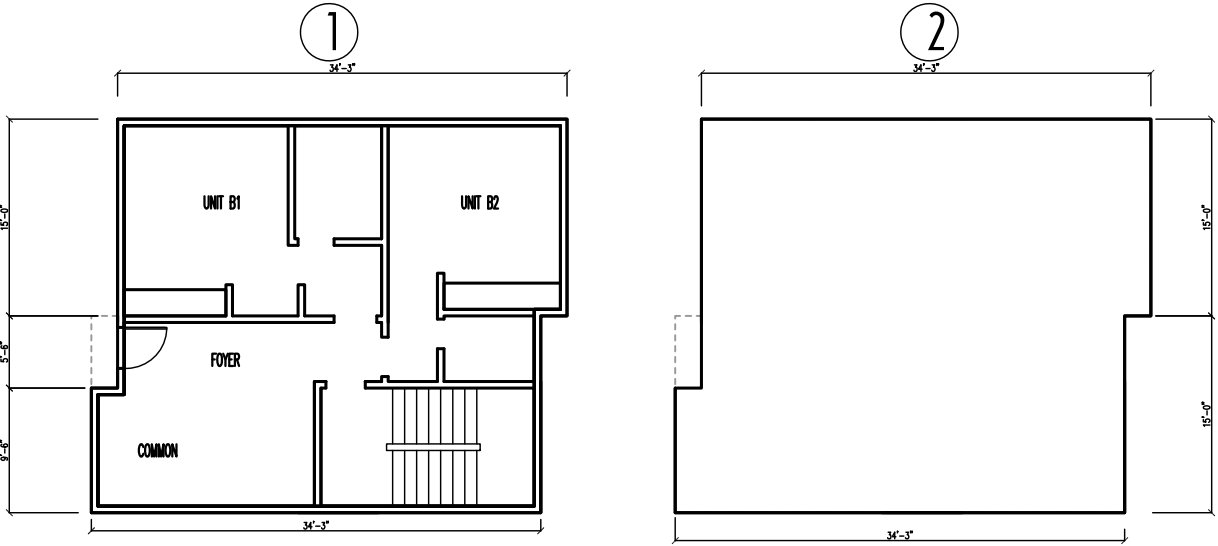
BLDG 1

LEVEL	FAR	GROSS FLOOR	BLDG AREA	COMMON AREA	UNIT AREA	UNIT COUNT
BASEMENT	0 SF	951SF	1016SF	422SF	594SF	2
FIRST FLR	962SF	962SF	1028SF	192SF	836SF	3
SECOND FLR	962SF	962SF	1028SF	192SF	836SF	3
THIRD FLR	962SF	962SF	1028SF	192SF	836SF	3
FOURTH FLR	962SF	962SF	1028SF	192SF	836SF	3
FIFTH FLR	962SF	962SF	1028SF	192SF	836SF	3
ROOF FLR	SF	SF	SF	SF		
TOTAL	4,810 SF	5,761SF	6,156SF	1,382SF	4,774SF	17

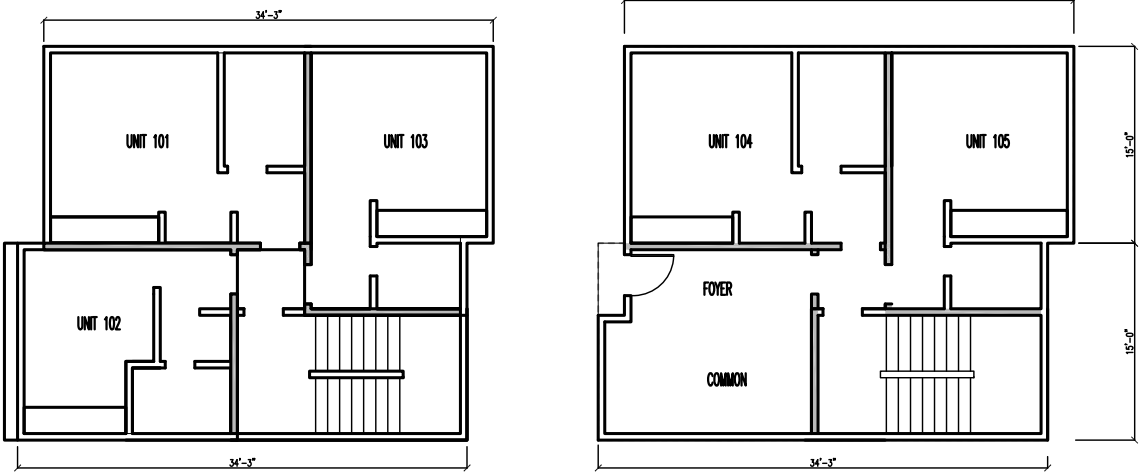
BLDG 2

LEVEL	FAR	GROSS FLOOR	BLDG AREA	COMMON AREA	UNIT AREA	UNIT COUNT
BASEMENT	0 SF	0SF	0SF	0SF	0SF	0
FIRST FLR	951SF	951SF	1016SF	422SF	594SF	2
SECOND FLR	962SF	962SF	1028SF	192SF	836SF	3
THIRD FLR	962SF	962SF	1028SF	192SF	836SF	3
FOURTH FLR	962SF	962SF	1028SF	192SF	836SF	3
FIFTH FLR	962SF	962SF	1028SF	192SF	836SF	3
ROOF FLR	SF	SF	SF	SF		
TOTAL	4,799SF	4,799SF	5,128SF	1,190SF	3,938SF	14

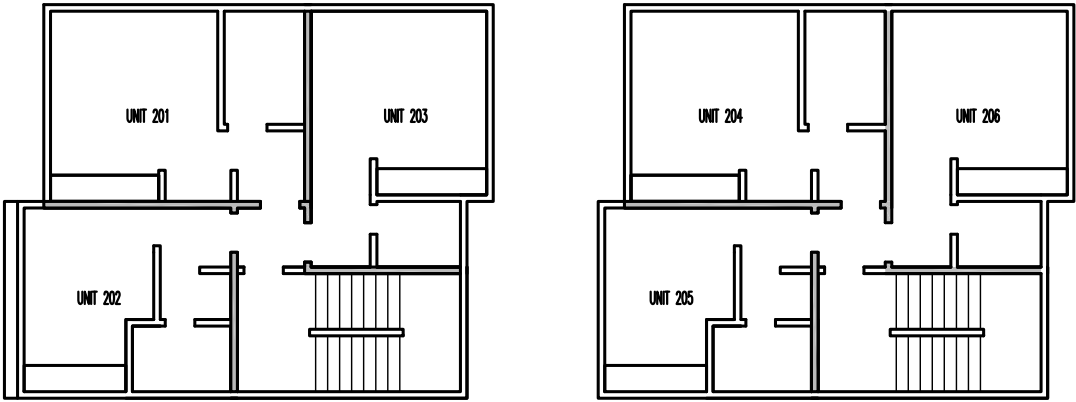
TOTAL BOTH BLDGS	9,609SF	10,560SF	11,284SF	2,572SF	8,712SF	31
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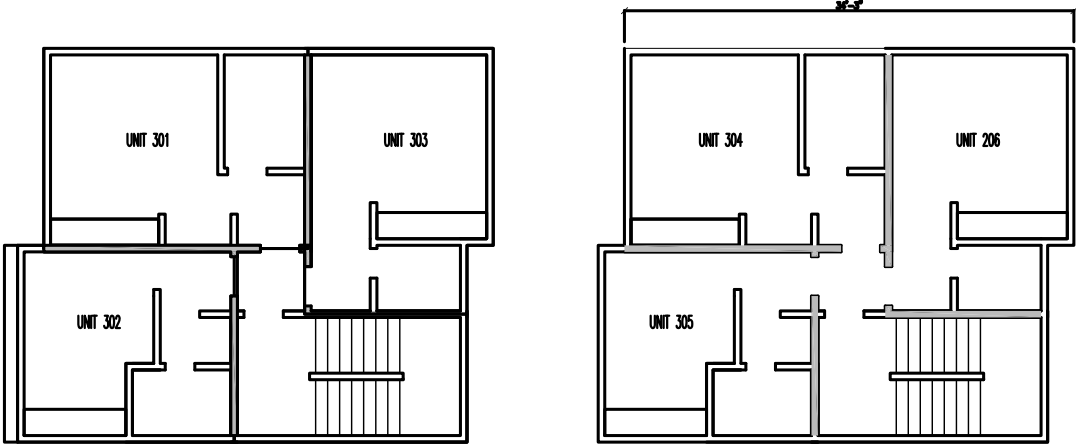
BASEMENT FLOOR PLAN



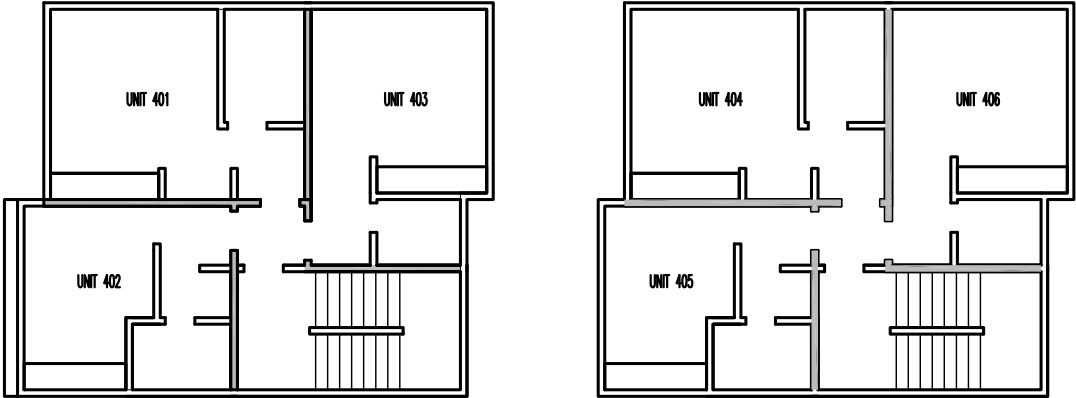
FIRST FLOOR PLAN



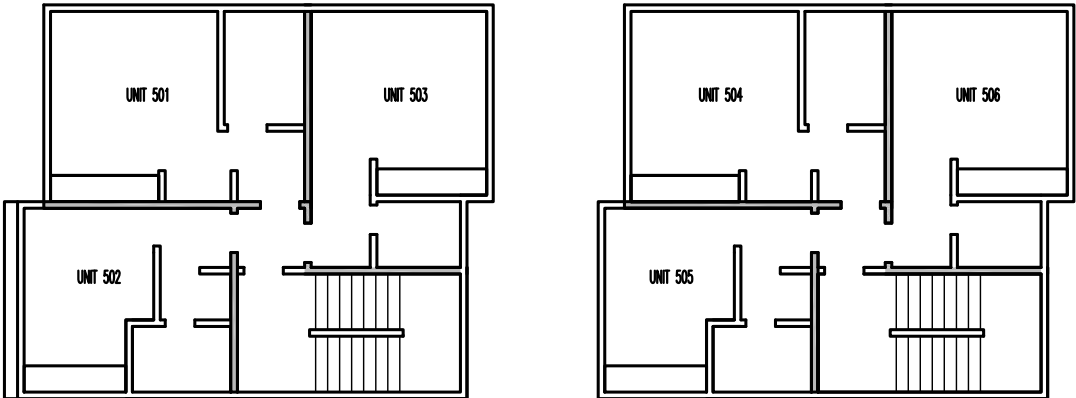
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

①

②

MASSING STUDY



OPTION 2—SOUTHEAST ORIENTATION

OPTION 2—STREET VIEW



OPTION 2—STREET VIEW 2

OPTION 2—REAR VIEW

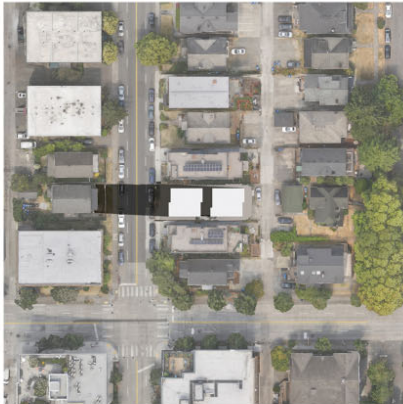
OPTION 2—SUN STUDY

Winter Solstice

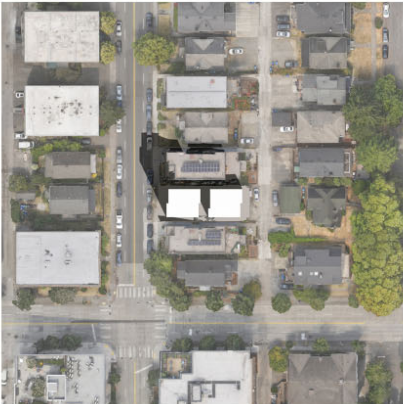
Spring Equinox

Summer Solstice

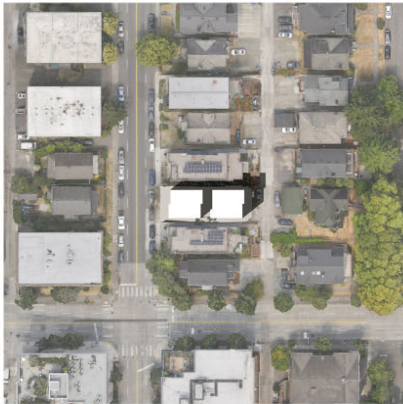
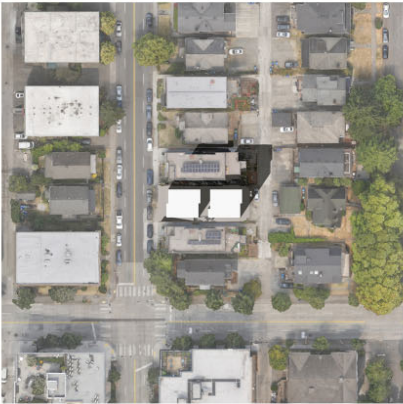
0900



1200



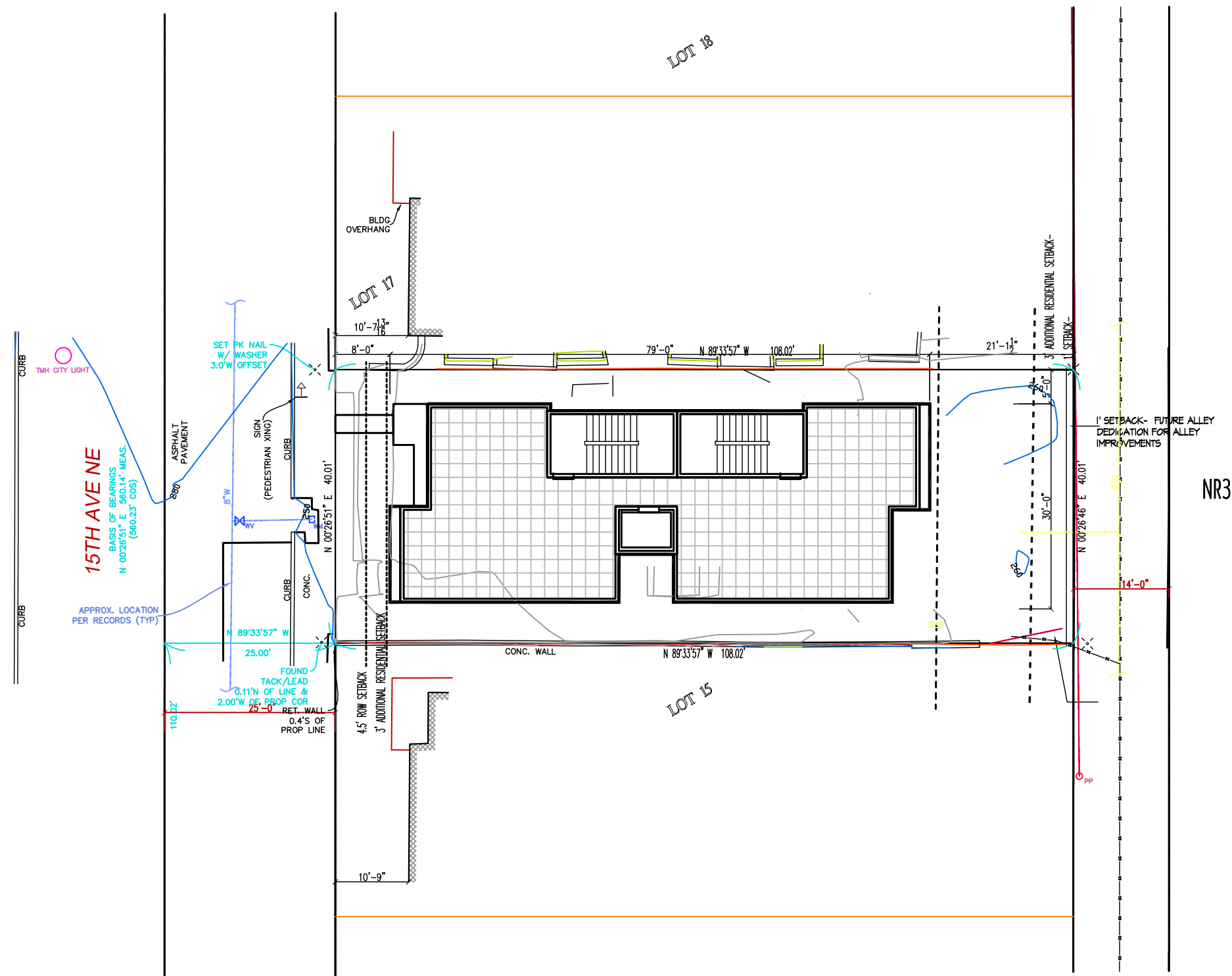
1500



OPTION 3 -
 PROPOSAL:
 5 STORY APARTMENT STRUCTURE OVER DAYLIGHT BASEMENT.
 33 RESIDENTIAL UNITS - SEDUS.
 PROPOSED FAR: 9,788 GSF

ADVANTAGES:
 -INCREASED SIDE SETBACKS DUE TO FACADE LENGTH
 -INCREASED FRONT AND REAR WIDTH.
 -ROOF TOP ACCESS/ AMENITY AREA
 DISADVANTAGES:
 -ONE LONGER STRUCTURE.

DEPARTURES:
 NONE

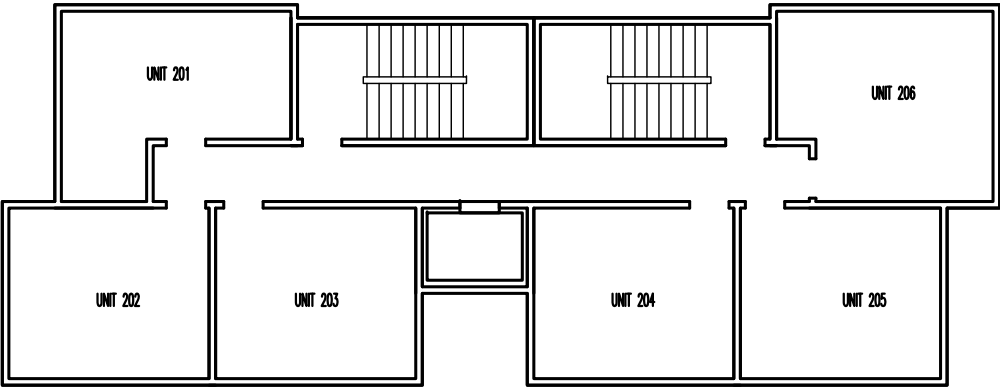
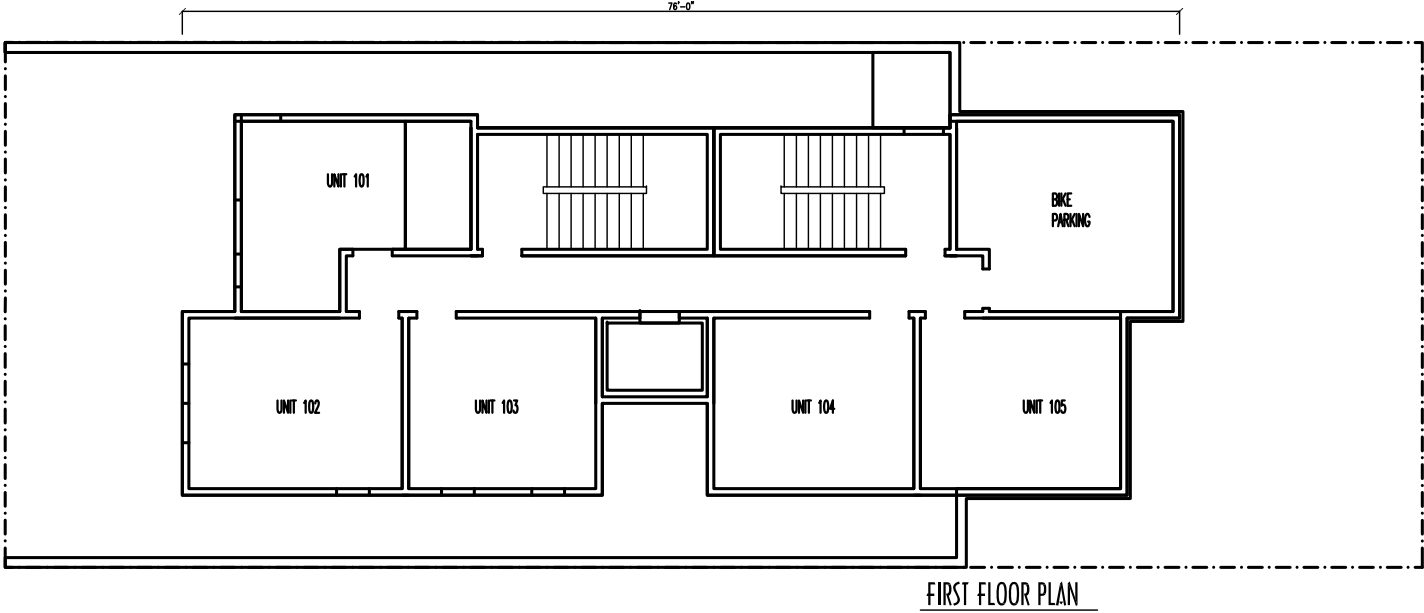
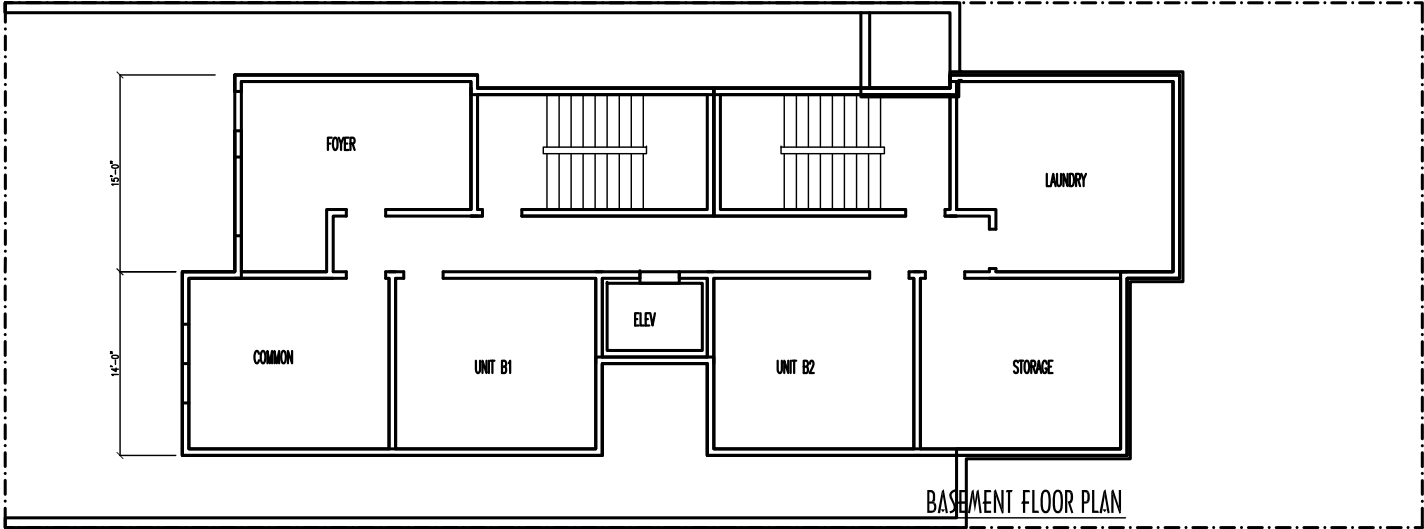


SITE PLAN

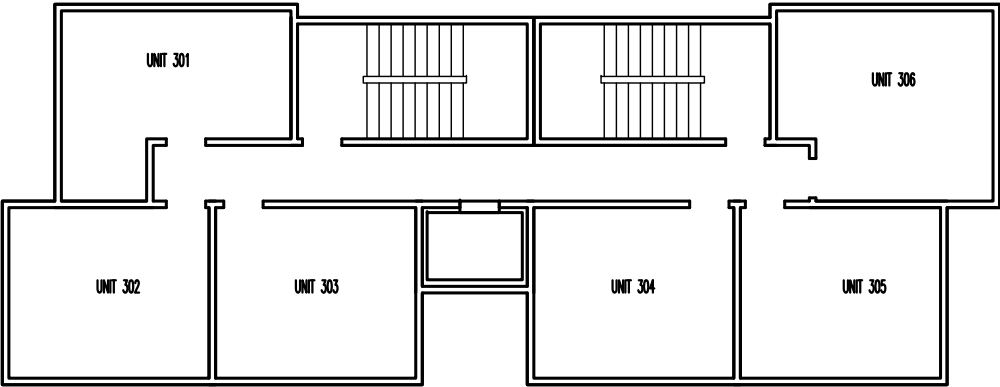


OPTION 3

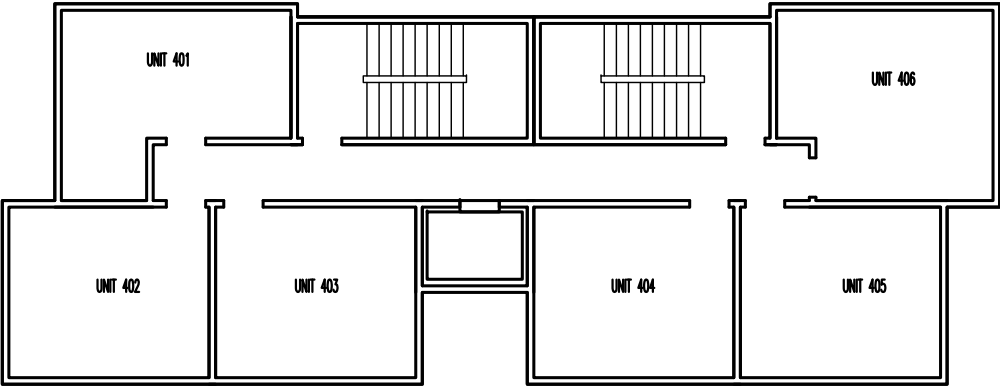
LEVEL	FAR	GROSS FLOOR	BLDG AREA	COMMON AREA	UNIT AREA	UNIT COUNT
BASEMENT	0 SF	1885SF	1998SF	1074SF	923SF	3
FIRST FLR	1885SF	1885SF	1998SF	628SF	1369SF	6
SECOND FLR	1885SF	1885SF	1998SF	628SF	1369SF	6
THIRD FLR	1885SF	1885SF	1998SF	628SF	1369SF	6
FOURTH FLR	1885SF	11885SF	1998SF	628SF	1369SF	6
FIFTH FLR	1885SF	1885SF	1998SF	628SF	1369SF	6
ROOF FLR	363SF	363SF	434SF	434SF		
TOTAL	9,788 SF	11,673SF	12,416SF	4,648SF	7768SF	33



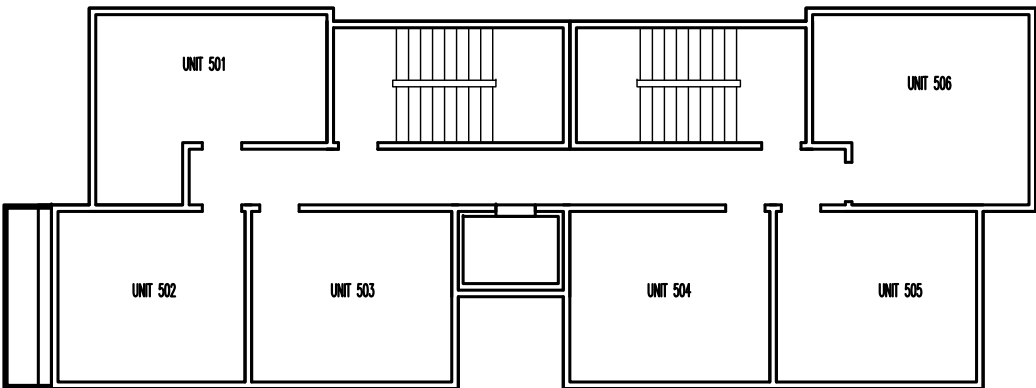
OPTION 3



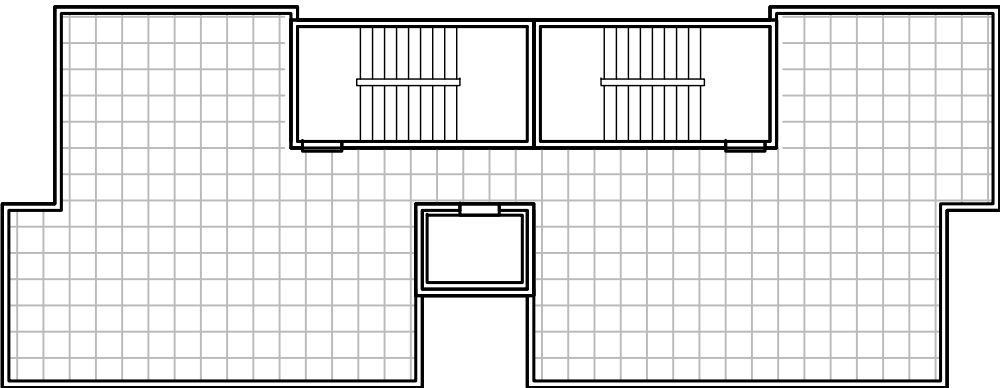
THIRD FLOOR PLAN



FOURTH FLOOR PLAN

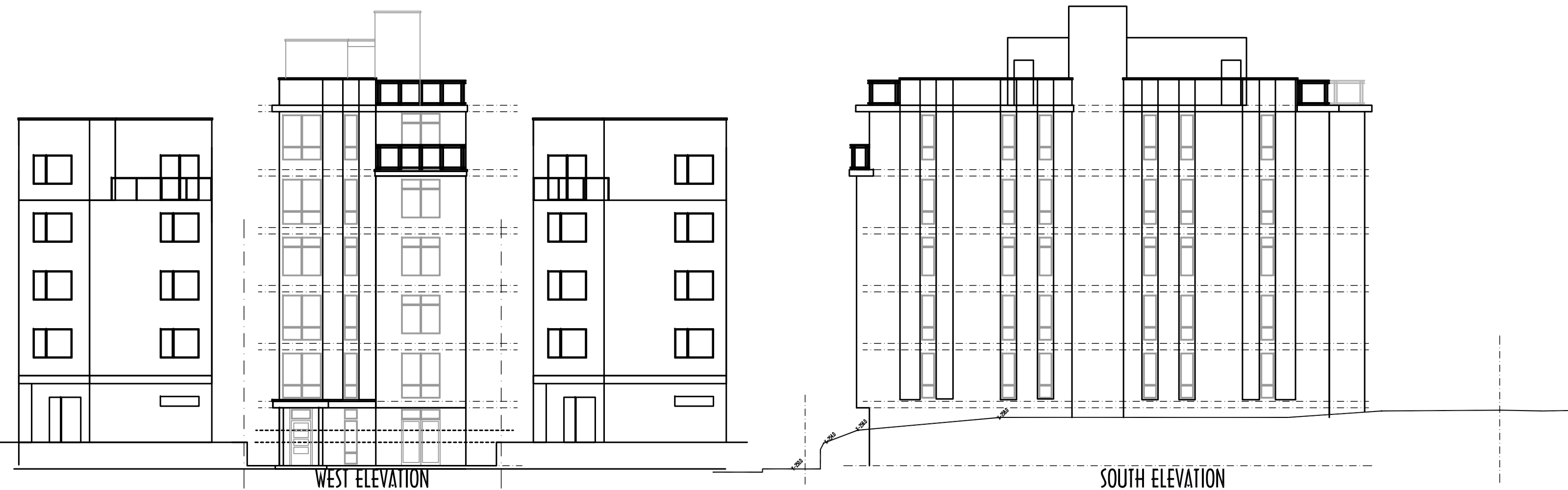


FIFTH FLOOR PLAN



ROOF PLAN

OPTION 3



OPTION 3

MASSING STUDY



OPTION 3—SOUTH EAST ORIENTATION

OPTION 3—STREET VIEW



OPTION 3—STREET VIEW 2

OPTION 3—REAR VIEW 2

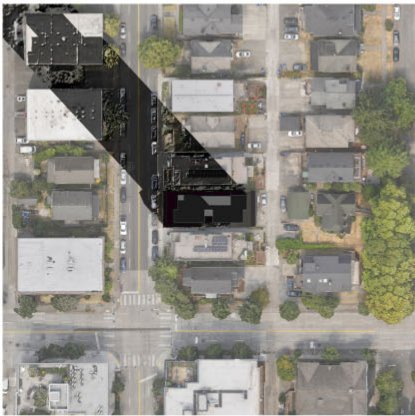
OPTION 3 SUN STUDY

Winter Solstice

Spring Equinox

Summer Solstice

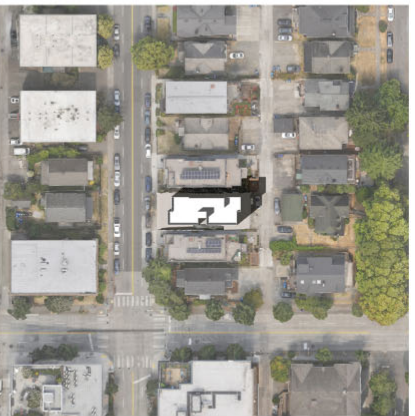
0900



1200



1500



MASSING STUDY OPTIONS



MASSING OPTION 1



MASSING OPTION 2



MASSING OPTION 3

COMMUNITY OUTREACH MATERIALS

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW

Documentation of Compliance with the Community Outreach Plan

Project Address: 5010 15TH AVE NE, Seattle, WA

SDCI Record Number: 001181-24PA

Project Description: Demolish existing congregate housing structure at 5010 15th Ave NE.

Construct a new, 35-unit apartment building.

Hopefully the following materials is sufficient to document compliance with our Community Outreach plan.

Our approved plan consisted of methods;

1. C: High-Impact Method:

Direct Mailing to residences and businesses within approximately 500 foot radius of site.

2. C: High-Impact Method:

Interactive website (with public commenting function).

(Still available online. <https://www.noviongroup.com/outreach/5010-15th-ave-ne>)

Also provided additional High-Impact Method a. Online Survey;

<https://form.typeform.com/to/pdK3nldm?typeform-source=www.noviongroup.com>

<https://form.typeform.com/to/pdK3nldm>

3. C: High-Impact Method:

Hosting a community meeting. The meeting was open to the public as well as the meeting information was included on the direct mailing letter and advertised on the website. The meeting was at the University Library on Wednesday, May 8th 2024 from 6:30 PM – 7:30 PM.

COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW

[5010 15TH AVE NE, SEATTLE, WA 98105]

[University Library, 05/08/2024 from 6:30 PM – 7:30 PM]

Welcome, Introduction, and Meeting Format

Brief Overview of Project

Q+A / Opportunity for Comment and / or Discussion

Closing Remarks

Adjourn

NOTICE: COMMENTS AND DATA SUBJECT TO PUBLIC DISCLOSURE!!!

Personal data is being collected on behalf of the City of Seattle, it may be subject to public records requests. The purpose of the Public Records Act is to provide transparency about government operations and the information collected about the public. This means that names, addresses, personal details and comments collected and submitted through the permitting process must be sent to anyone who submits a formal record request to the City for this information. For details, see the State of Washington Public Records Act ([RCW 42.56](#)).

Brief summary of the proposal;

Demolish existing congregate housing structure located at 5010 15th Ave NE.
Construct a new, 35-unit apartment building.

Project/Property Address: 5010 15th Ave NE, SEATTLE WA 98105

SDCI Project Number: 001181-24PA

Applicant/Contact Person: Andrew Novion – NOVION GROUP INC.

Website: <http://www.noviongroup.com>

Feedback can be submitted directly to the Applicant at the email address; office@noviongroup.com

Please label your emailed feedback and/or comments as “Feedback for 001181-24PA” in the subject line.

Feedback and Comments will be **accepted through May 10th, 2024**.

Additional information about the project can be found:

SDCI - Seattle Services Portal: <https://cosaccela.seattle.gov/portal/welcome.aspx>

Seattle Department of Neighborhood: <https://www.seattle.gov/neighborhoods>

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MODERN DESIGNS BY ARCHITECTURAL FIRM

