

# Streamlined Early Design Guidance Application



OWNER:  
SHALINA HOMES  
PO BOX 15508  
Seattle, WA 98115

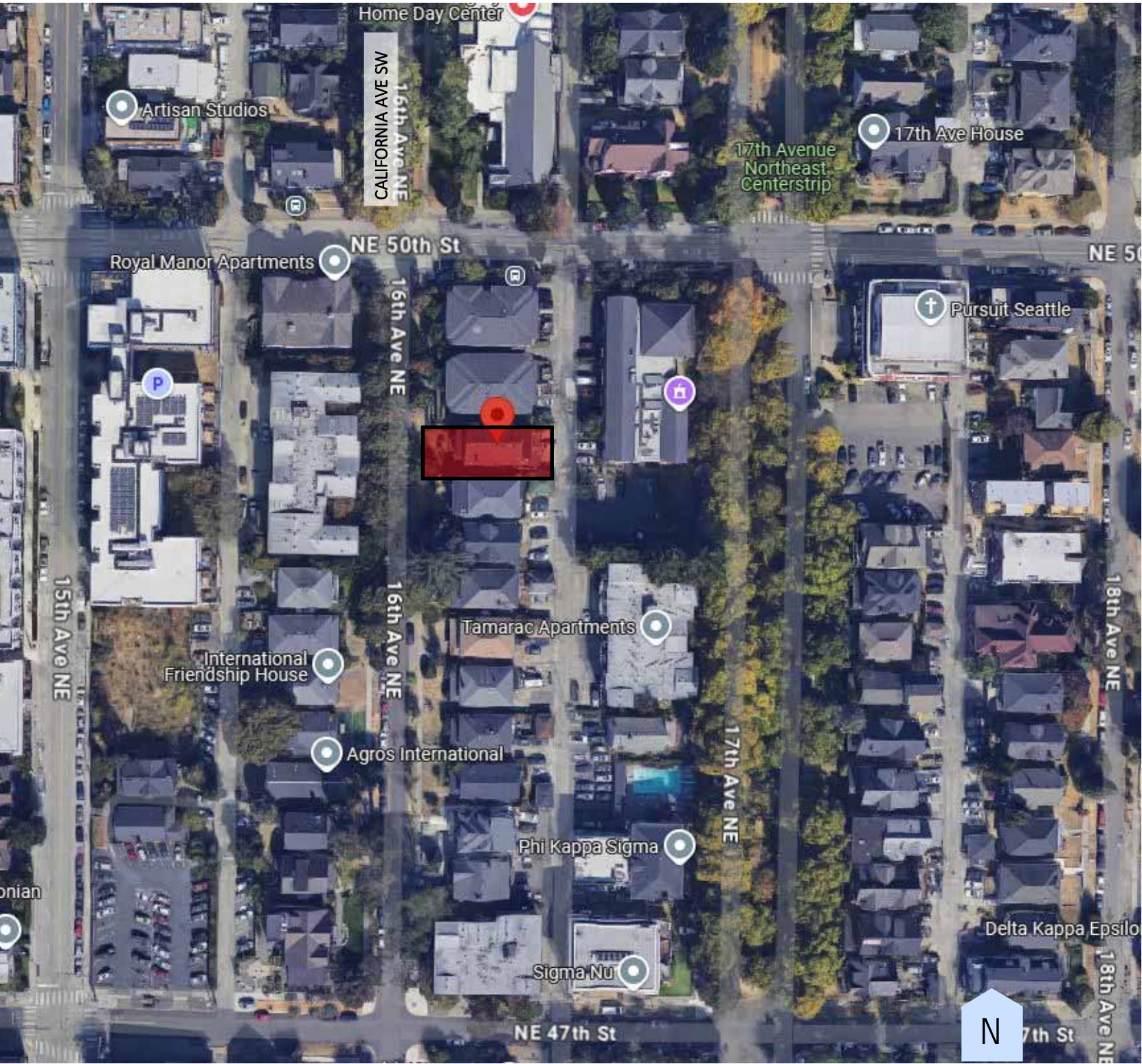
PROJECT:  
3041946-EG  
4746 16TH AVE NE  
Seattle, WA 98105

ARCHITECT: Novion Group Inc.  
8634B 3rd Ave NW  
Seattle, WA 98117  
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# DEVELOPMENT OBJECTIVES

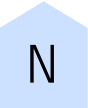
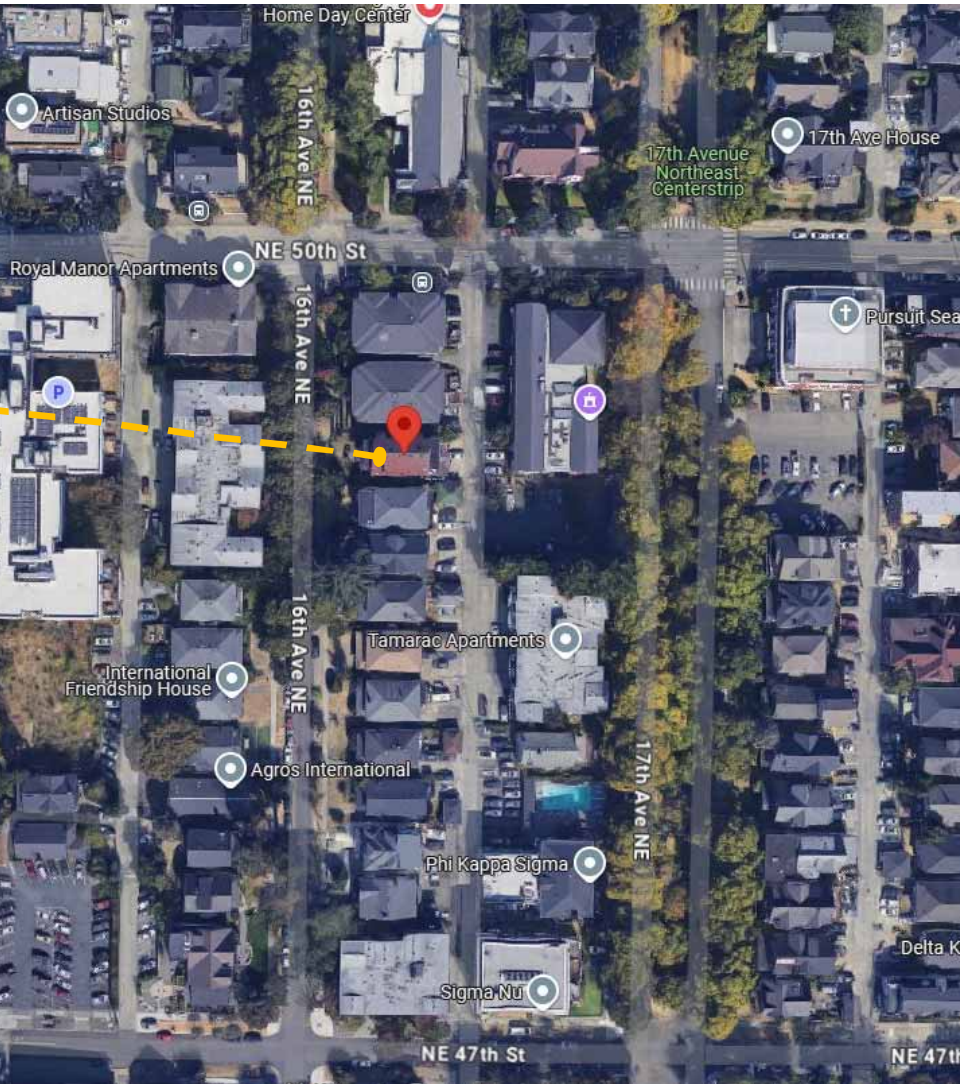
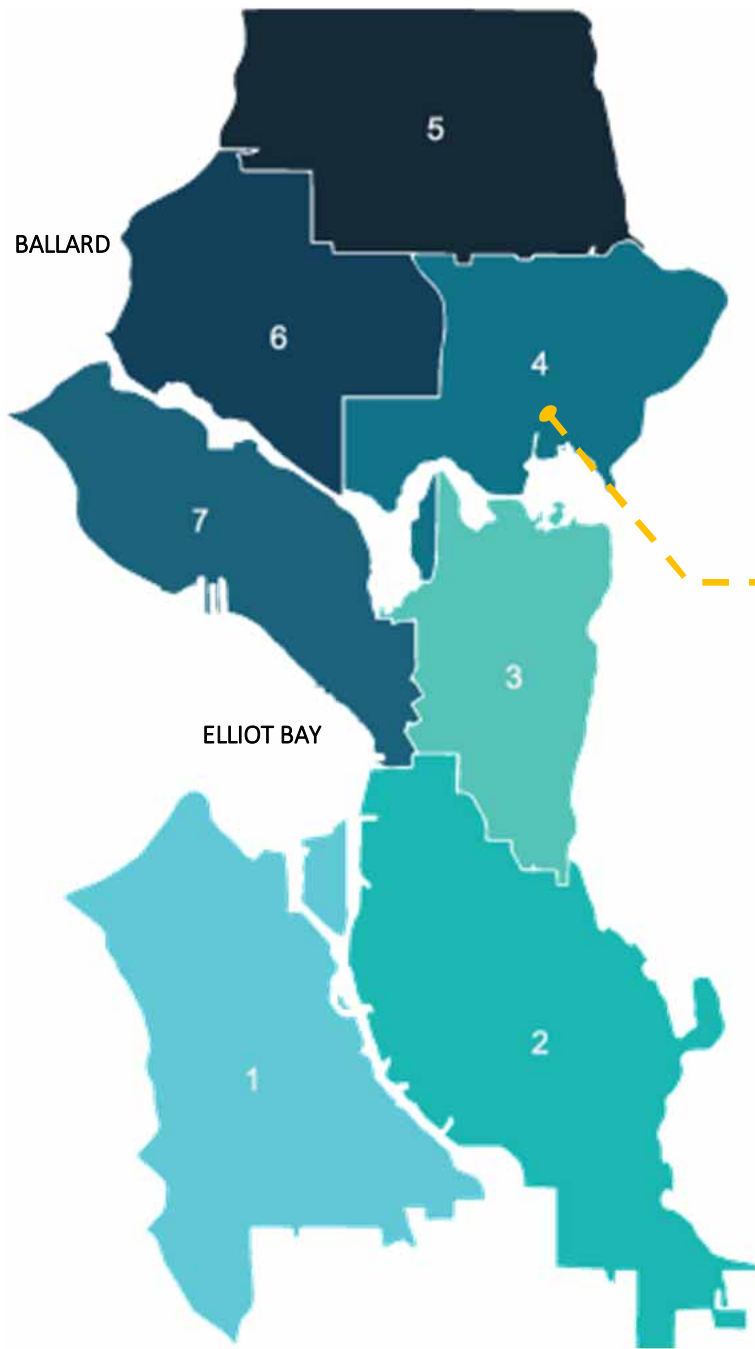
## PROJECT TEAM

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 #3042946-EG  
Contact: , Joe Hurley- Land Use Planner

Existing Site:  
Address: 4745 16TH AVE NE.  
Location: The Site is in the University district.  
Site Area: 4,317 sf  
Existing Development: 5 unit. Apartment buildings

Project Proposal: New apartment building  
Number of Residential Units: 12 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 12 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.



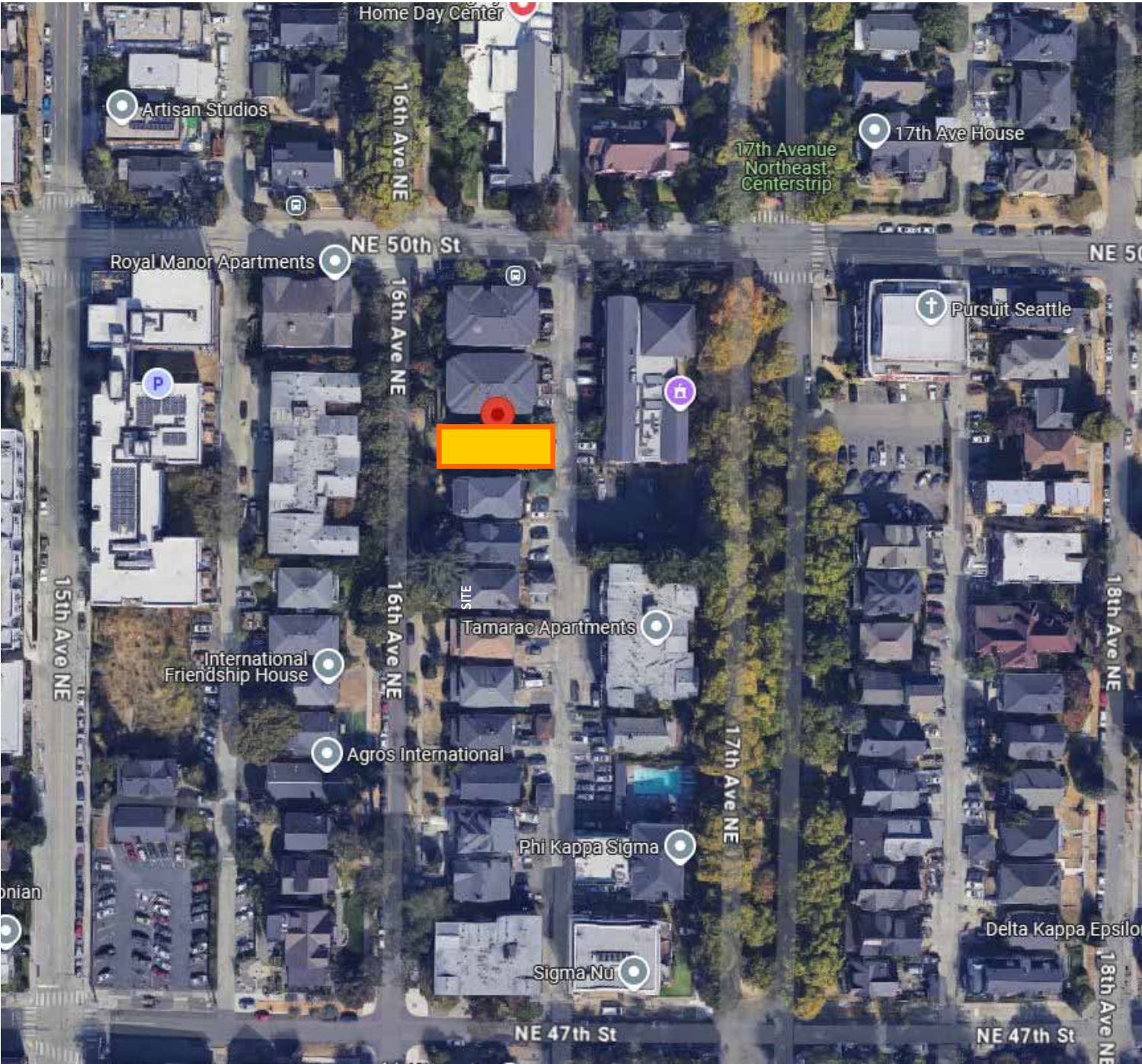


# PROJECT DESCRIPTION

- 1. The site is located on the Northeast AREA of the University District Urban Center.  
The site fronts on 16th 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 across 16th Ave NE are zone LR3(M). The properties across the alley are also LR3 (M) zone .
- 3. Neighboring uses vary but are primarily apartments, congregate housing and rooming houses.
- 4. Development objectives are to utilize the site for its zoned multi-family use. Current plans are for 12 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:                  | 8823902025                   |
| Comprehensive Plan Land Use: | URBAN CENTER                 |
| Neighborhood Planning Area:  | UNIVERSITY                   |
| Urban Center/Village:        | University Hub Urban Village |

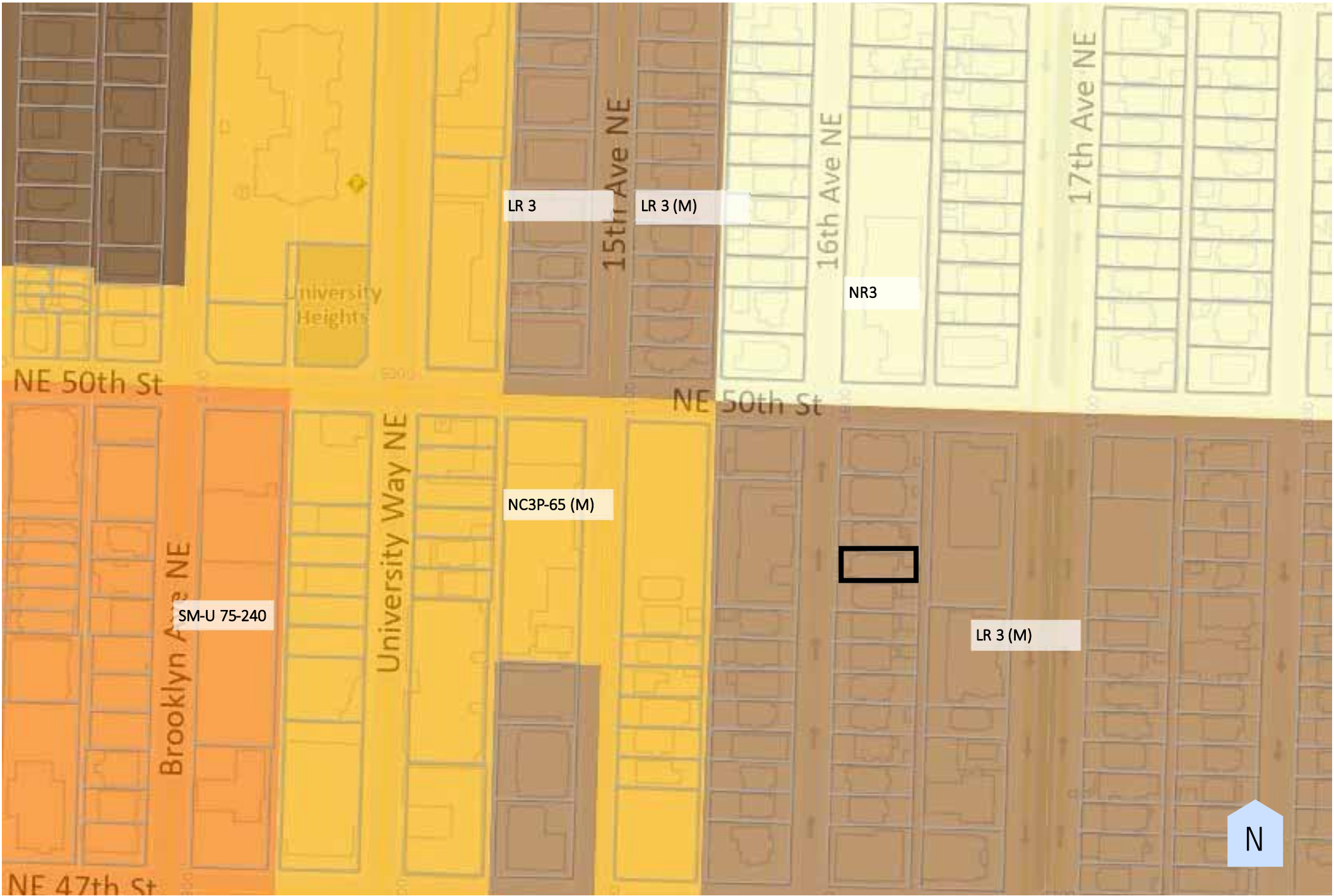




# ZONING MAP

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

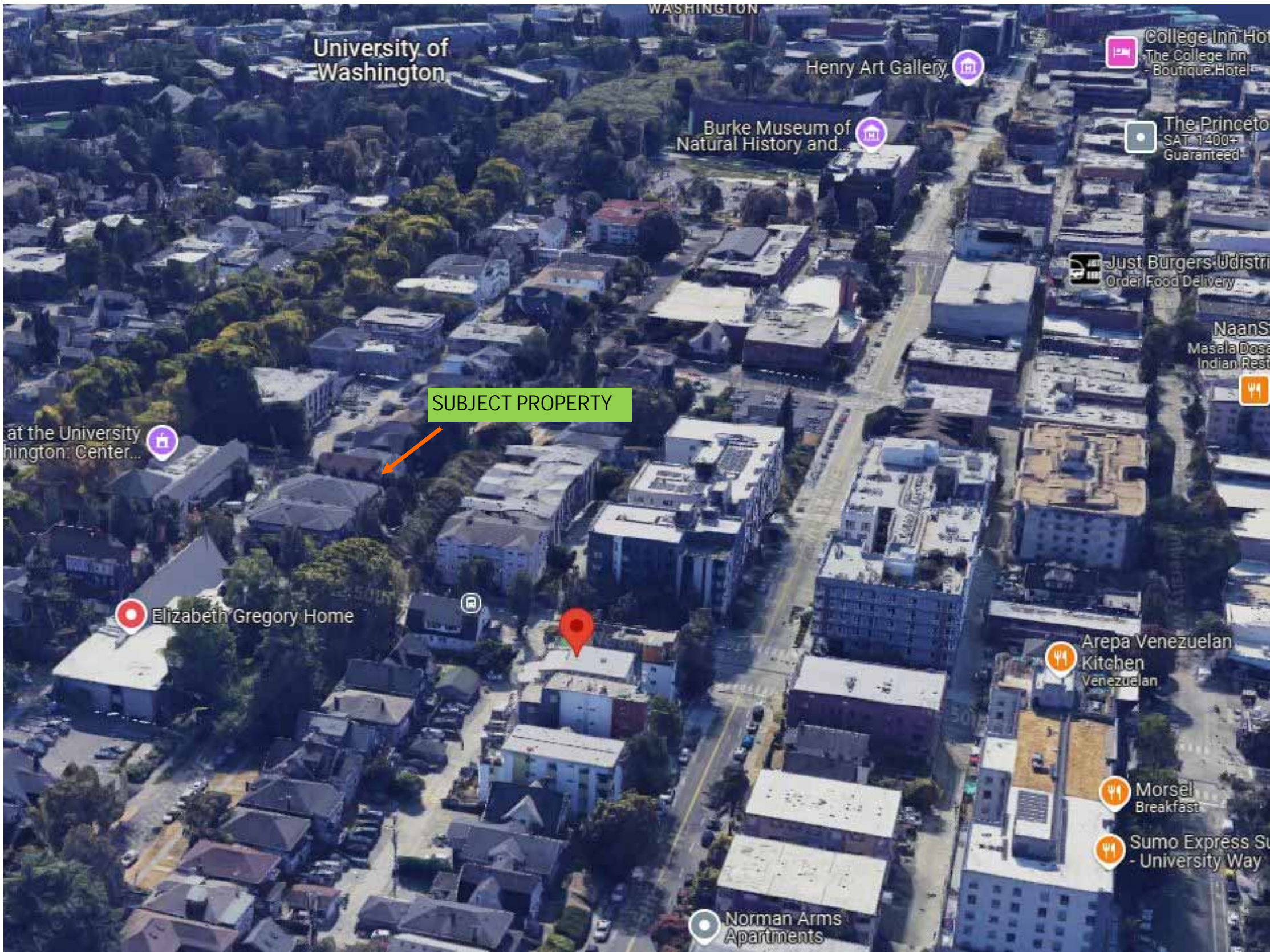
|                 |                                    |
|-----------------|------------------------------------|
| NR3             | SINGLE FAMILY                      |
| NC3P-65 (M)     | NEIGHBORHOOD COMMERCIAL 3-65-P (M) |
| LR3 (M)         | LOWRISE 3 (M)                      |
| LR3             | 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 WEST ON 15TH AVE NE . 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 16TH BLOCK FRONT HAS THE NEWER CONSTRUCTION IN THE 1990'S. THESE ARE WOOD AND STUCCO SIDING. THERE ARE A LARGE NUMBER OF SINGLE FAMILY STRUCTURES FROM THE 1920'S WHICH AR ALL WOOD SIDED. THE SITE FRONTS ON 16TH AVE NE, ONE BLOCK FROM ARTERIALS. 15TH NE TO THE WESTIS 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. NE 50TH ST IS AN ARTERIAL THAT CAN PROVIDE CONNECTIONS TO I-5 TO THE WEST. THERE IS BUS SERVICE ON 15TH AVE NE. AND NE 50TH ST. 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.





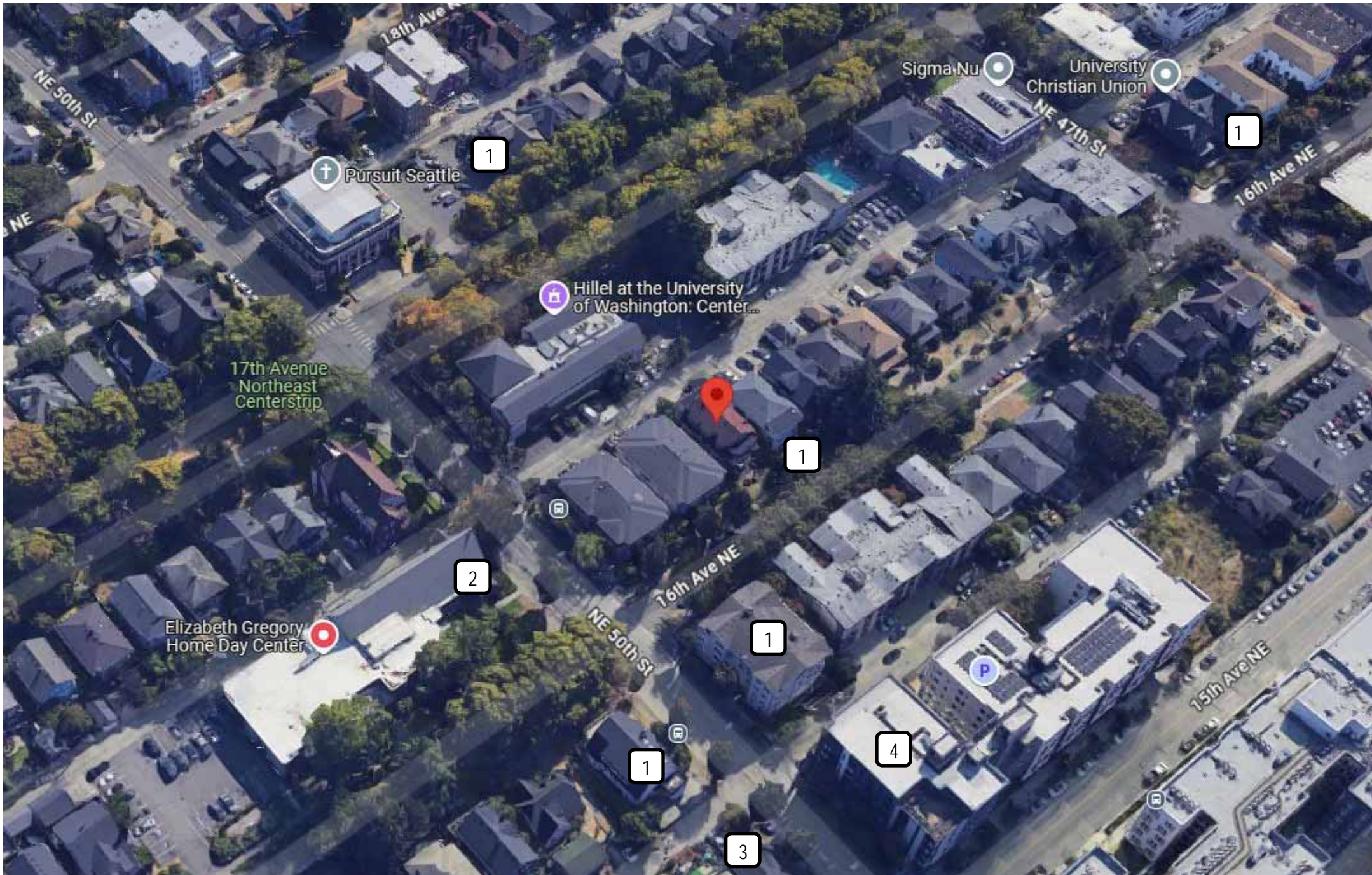
# EXISTING BUILDINGS IN IMMEDIATE CONTEXT

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.

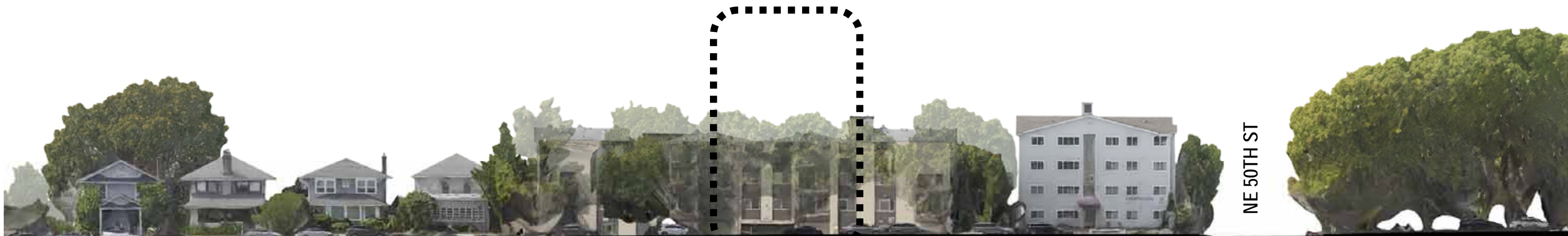






SUBJECT SITE

STREET VIEW LOOKING EAST

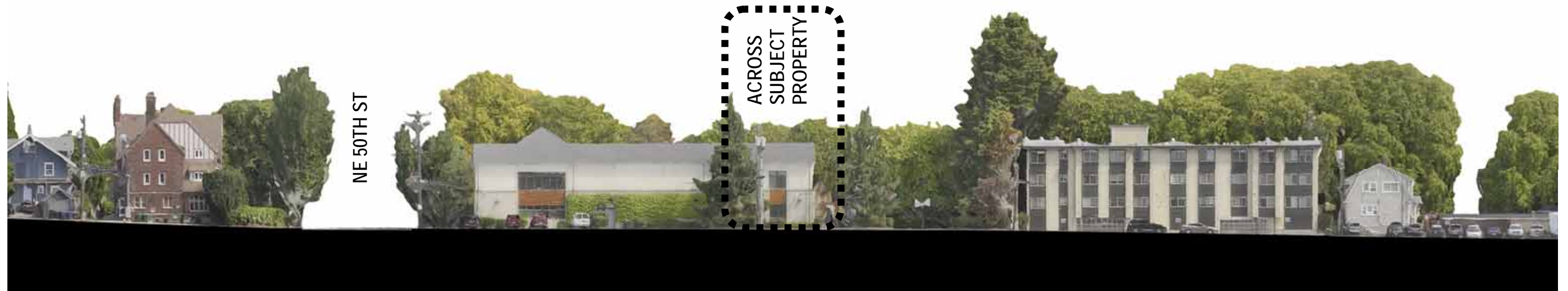


ACROSS SUBJECT SITE

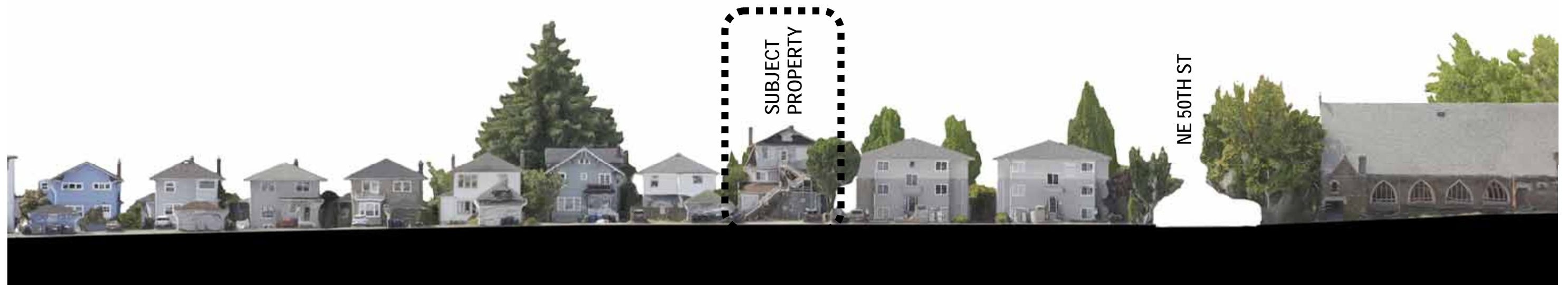
STREET VIEW LOOKING WEST







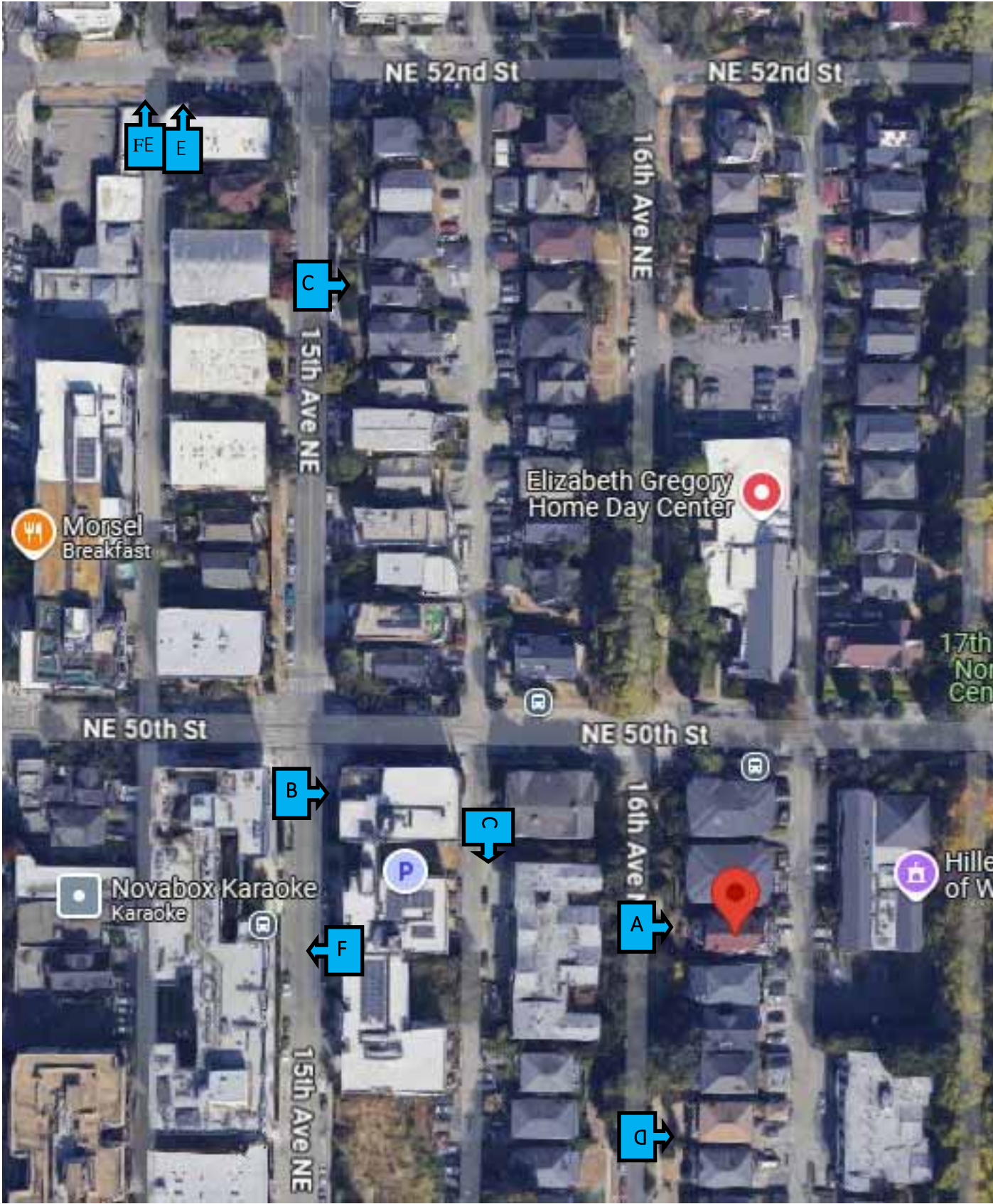
ALLEY VIEW LOOKING EAST



ALLEY VIEW LOOKING WEST



EXISTING NEIGHBORHOOD STYLE AND CONTEXT



A—4746 16th AVE NE-SUBJECT



B—4754 16TH AVE NE



C—5020 15TH AVE NE



D—4721 16TH 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



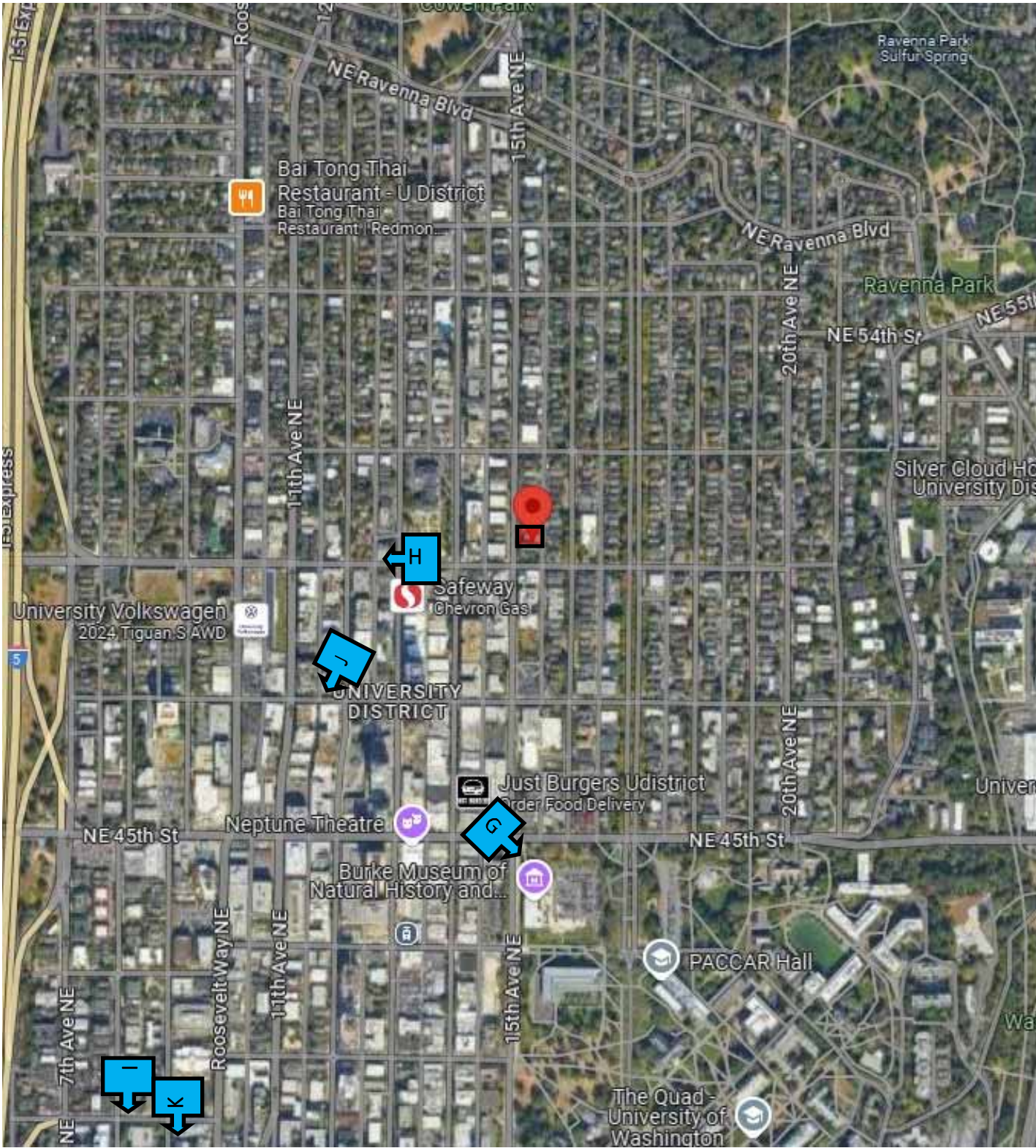
J—SOUTH WEST AERIAL



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.



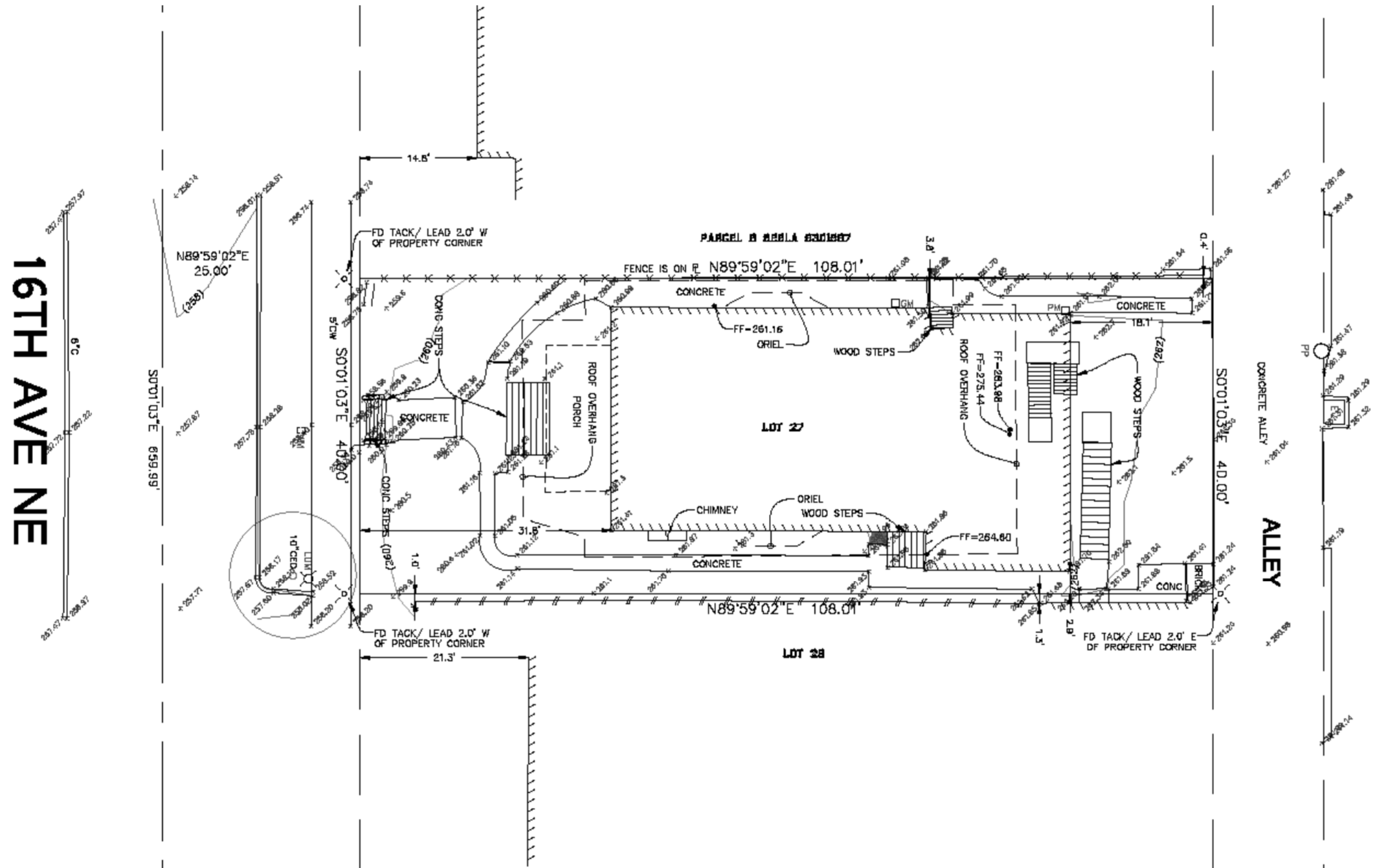
BAYS, MATERIAL CHANGE TO REDUCE VERTICAL MASSING.



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              | 4,317 sf  |
| COMPLIANCE SUMMARY    |   |
| Requirement           | Permitted Uses — SMC 23.45.504 Table A<br><br>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<br><br>The maximum permitted FAR for apartment is 2.3x4,317= 9,930.1gsf  |
| Provided              | The proposed FAR will be 9755 GSF   |
| Requirement           | Density — SMC 23.45.512 Table A<br><br>There is no density limit for apartments.  |
| Provided              | 12 residential units  |
| Requirement           | Structure Height — SMC 23.45.514 Table A<br><br>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<br><br>The Required setbacks for Apartment:<br>Front— 5' Minimum<br>Rear— 15' Minimum– with no alley<br>Side— 5' Min. for facades less than 40'<br>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<br><br>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.<br>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<br><br>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<br>There is a maximum structure width for apartments inside urban village of 150'<br>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<br><br>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        | <b>Required Parking — SMC 23.54.015 Table B &amp; D</b>   |
|                    | 1 parking stall per unit is required.<br>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.<br>The required bicycle parking is proposed in the structure.   |
| Requirement        | <b>Solid Waste &amp; Recycle — SMC 23.54.040</b>  |
|                    | 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  | PRTY | NOTES   | RESPONSE   |
|--|------|---|--|
| <div>A) ENERGY USE</div> <div>B) SUNLIGHT AND NATURAL VENT</div> <div>C) TOPOGRAPHY</div> <div>UNIVERSITY DISTRICT SUPPLEMENTAL</div>  |      |   | <p>The project will use high insulation, air tightness, high efficiency windows and systems, solar panel system.</p> <p>The preferred option provides the most exterior wall for maximizing unit’s exposure to light, air and solar.</p>   |
| CS2 Urban Pattern & Form   |      | NOTES   | RESPONSE   |
| <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> | X    | <p>Respond to architectural character of the existing context. (CS3-A)</p> <p>Provide scale-mitigating massing and modulation strategies in response to existing lower intensity development. (CS2-D-1)</p> | <p>The proposal is located in the University Neighborhood midblock site fronting 16Th Ave NE.</p> <p>The sites to the north are developed with 3.5 story over basement-multistory apartment buildings. The property to the west is a larger multi family building(s), 3.5 to 4 stories.</p> <p>Developments to the south are mostly single family, two story structures built in the 1920’s and converted to rooming houses. These appear ready for redevelopment.</p> <p>The proposal is consistent with the new developments in the vicinity and the new development codes. Upper floors are stepped back to reduce scale and massing from the street and alley views.</p> |



| CS3 Architectural Context & Character   | PRTY | NOTES   | RESPONSE  |
|---|------|---|---|
| <b>A. Emphasizing Positive Neighborhood Attributes</b><br>2. Contemporary Design<br>4. Evolving Neighborhoods<br>UNIVERSITY DISTRICT SUPPLEMENTAL | X    | This is an area that is rapidly evolving; this project should establish a positive and desirable context for others to build upon in the future.  | This is an evolving block with new proposals to the South. The proposal is modern and will use modern materials to be in line with the newer developments.  |
| PL1 Connectivity  |      | NOTES   | RESPONSE  |
| <b>A. NETWORK OF OPEN SPACES</b><br><br>1. Enhancing Open Space:<br><br><b>C. OUTDOOR USES AND ACTIVITIES</b><br>UNIVERSITY DISTRICT SUPPLEMENTAL |      | <i>PL1-1-d. Alleyways: Treat all alleyways as potential pedestrian routes: Incorporate windows, entries, art, lighting, and active uses on alley-facing facades to activate and improve safety in alleys.</i> | Alley way shall be treated as a potential pedestrian route. The biggest challenge is the requirement for the solid waste storage and pick up from the alley. The rear of the property offers open space for the residents. A central court is proposed for additional gathering. Windows are incorporated in the building's alley side. |



DESIGN GUIDANCE PRIORITIES

| PL2 WALKABILITY   | PRTY   | NOTES  | RESPONSE  |
|---|--------|--|---|
| A. ACCESSIBILITY<br>B. SAFETY AZND SECURITY<br>C. WEATHER PROTECTION<br>D. WAYFINDING<br><br>UNIVERSITY DISTRICT SUPPLEMENTAL | X      | Many of the units will have entries not visible from the street. Use architectural and landscape elements as well as signage to identify the threshold and path to those units.<br><i>PL3-A. Entries</i> | Access to site and building provided visibly in the front. All building areas and yards are accessible.<br><br>Units facing the street will provide eyes on the street through windows and balconies. |
| PL3 Street-Level Interaction  |        | NOTES  | RESPONSE  |
| A. ENTRIES<br>B. RETAIL EDGES<br>C. RESIDENTIAL EDGES<br>UNIVERSITY DISTRICT SUPPLEMENTAL                                     | X<br>X | Make a strong connection to the street <i>PL3 Street-Level Interaction</i> ,   | Principal entry faces the street and is well defined.   |
| PL4 Active Transportation   |        | NOTES  | RESPONSE  |
| B. PLANNING AHEAD FOR BICYCLISTS<br>UNIVERSITY DISTRICT SUPPLEMENTAL  |        |  |   |



| DC1 Project Uses and Activities  | PRTY        | NOTES  | RESPONSE   |
|--|-------------|--|--|
| A. ARRANGEMENT OF INTERIOR USES<br>B. VEHICULAR ACCESS AND CIRC.   | X           | Principal entry is visible from street.<br>Services are accessible from the alley.<br>Bicycle parking, solid waste.  |  |
| DC2 Architectural Concept  |             | NOTES  | RESPONSE   |
| A. MASSING<br>B. ARCHITECTURAL AND FAÇADE COM POSITION<br>D. SCALE AND TEXTURE<br>E. FORM AND FUNCTION<br><br>UNIVERSITY DISTRICT SUPPLEMENTAL | X<br>X<br>X | Changes in cladding material type or color require plane changes of appropriate scale to be architecturally legible and avoid the appearance of a two-dimensional pattern applied to a surface.<br>(DC2 Architectural Concept) | Cladding materials and colors are varied to provide a sense of scale.      |
| DC3 Open Space Concept   |             | NOTES  | RESPONSE   |
| A. BUILDING-OPEN SPACE RELATIONSHIP<br>B. OPEN SPACE USES AND ACTIVITIES<br>C. DESIGN<br>UNIVERSITY DISTRICT SUPPLEMENTAL                      |             | Open space on site and at the alley edge should be designed to be active <u>and to foster human interaction.</u>   | Open space is provided at the front, central courts and at the Alley edge. |



DESIGN GUIDANCE PRIORITIES

| DC4 EXTERIOR ELEMENTS AND FINISHES  | NOTES   | RESPONSE   |
|---|---|--|
| <div>A. EXTEROR ELEMENTS AND FINISHES</div> <div>B. SIGNAGE</div> <div>C. LIGHTING</div> <div>D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS</div> <div>UNIVERSITY DISTRICT SUPPLEMENTAL</div> | U.D. Neighborhood Guidelines are more specific than Citywide, see DC41, including <i>DC4-1-a. Durable &amp; Permanent: Use materials that provide and evoke durability and permanence: Avoid thin materials that do not age well in Seattle’s climate, including those that deform or warp, weather quickly, or require <u>paint as a finish.</u></i> | Cladding materials and colors are varied to provide a sense of scale.<br>The materials proposed are durable. The colors are “pre” painted, pre finished. |

|    | Site Reconnaissance   | Notes   | RESPONSE  |
|----|---|---|---|
| 1. | ROW Improvements (See PAR)  | <i>Design the area between property line and sidewalk to enhance the public right of way and as part of an entry sequence for both the commercial and residential uses.</i> | Cladding materials and colors are varied to provide a sense of scale. |
|    | Curb, gutter, sidewalk on site?<br>Roadway improvements, alley?   |   |   |
| 2. | For all trees on site, identify tree genus, species and size.<br>An arborist report may be required, with SDCI Tree review. | <i>Include in application packet</i>  |   |
|    |   |   |   |
|    |   |   |   |
|    |   |   |   |







|  |                              |                                |             |
|--|------------------------------|--------------------------------|-------------|
| SMC 23.45.522-AMENITY AREA REQUIREMENT |                              |                                |             |
| REQUIRED AMENITY AREA:                 | 25% OF THE LOT AREA          | 4,317 SFx25% =                 | 1,079.25 SF |
|  | 50% REQUIRED AT GROUND LEVEL | 1079x.5=                       | 539.62 SF   |
| PROPOSED COMMON AMENITY AREA:          |                              |                                |             |
|  | GROUND LEVEL                 | 478SF + 274SF + 274SF + 264SF= | 1,290.0 SF  |
|  | ROOF                         |                                | SF          |
| TOTAL:                                 |                              |                                | 1,290.0 SF  |

5. COMMON AMENITY AREAS FOR ROWHOUSE AND TOWNHOUSE DEVELOPMENTS AND APARTMENTS SHALL MEET THE FOLLOWING CONDITIONS:  
A. NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN AREA, AND COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET.  
B.COMMON AMENITY AREAS SHALL BE IMPROVED AS FOLLOWS:  
1)AT LEAST 50 PERCENT OF A COMMON AMENITY AREA PROVIDED AT GROUND LEVEL SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, BUSHES, BIORETENTION FACILITIES, AND/OR TREES.  
2)ELEMENTS THAT ENHANCE THE USABILITY AND LIVABILITY OF THE SPACE FOR RESIDENTS, SUCH AS SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION, ART, OR OTHER SIMILAR FEATURES, SHALL BE PROVIDED.  
C.THE COMMON AMENITY AREA REQUIRED AT GROUND LEVEL FOR APARTMENTS SHALL BE ACCESSIBLE TO ALL APARTMENT UNITS.

2)ELEMENTS THAT ENHANCE THE USABILITY AND LIVABILITY OF THE SPACE FOR RESIDENTS, SUCH AS SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION, ART, OR OTHER SIMILAR FEATURES, SHALL BE PROVIDED.  
PROPOSED SEATING, OUTDOOR LIGHTING AND PARTIAL WEATHER PROTECTION.  
REFER TO A-1.1.0 & A-1.1.1

BICYCLE PARKING NOTES:

SMC 23.54.015 – Required parking and maximum parking limits

- K. Bicycle parking. The minimum number of off-street parking spaces for bicycles required for specified uses is set forth in Table D for 23.54.015. Long-term parking for bicycles shall be for bicycles parked four or more hours.
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.
- a. Provide secure locations and arrangements of long-term bicycle parking, with features such as locked rooms or cages and bicycle lockers. The bicycle parking should be installed in a manner that avoids creating conflicts with automobile accesses and driveways.
- b. Provide pedestrian and bicycle access to long-term bicycle parking that is separate from other vehicular entry and egress points.
- c. Provide adequate lighting in the bicycle parking area and access routes to it.
- e. Long-term bicycle parking shall be located where bicyclists are not required to carry bicycles on stairs to access the parking.
- g. Install bicycle parking hardware so that it can perform to its manufacturer's specifications and any design criteria promulgated by the Director of the Seattle Department of Transportation, allowing adequate clearance for bicycles and their riders.
- h. Provide full weather protection for all required long-term bicycle parking.
3. Bicycle parking required for residential uses shall be located on-site.
9. Bicycle parking spaces within dwelling units, other than a private garage, or on balconies do not count toward the bicycle parking requirement.

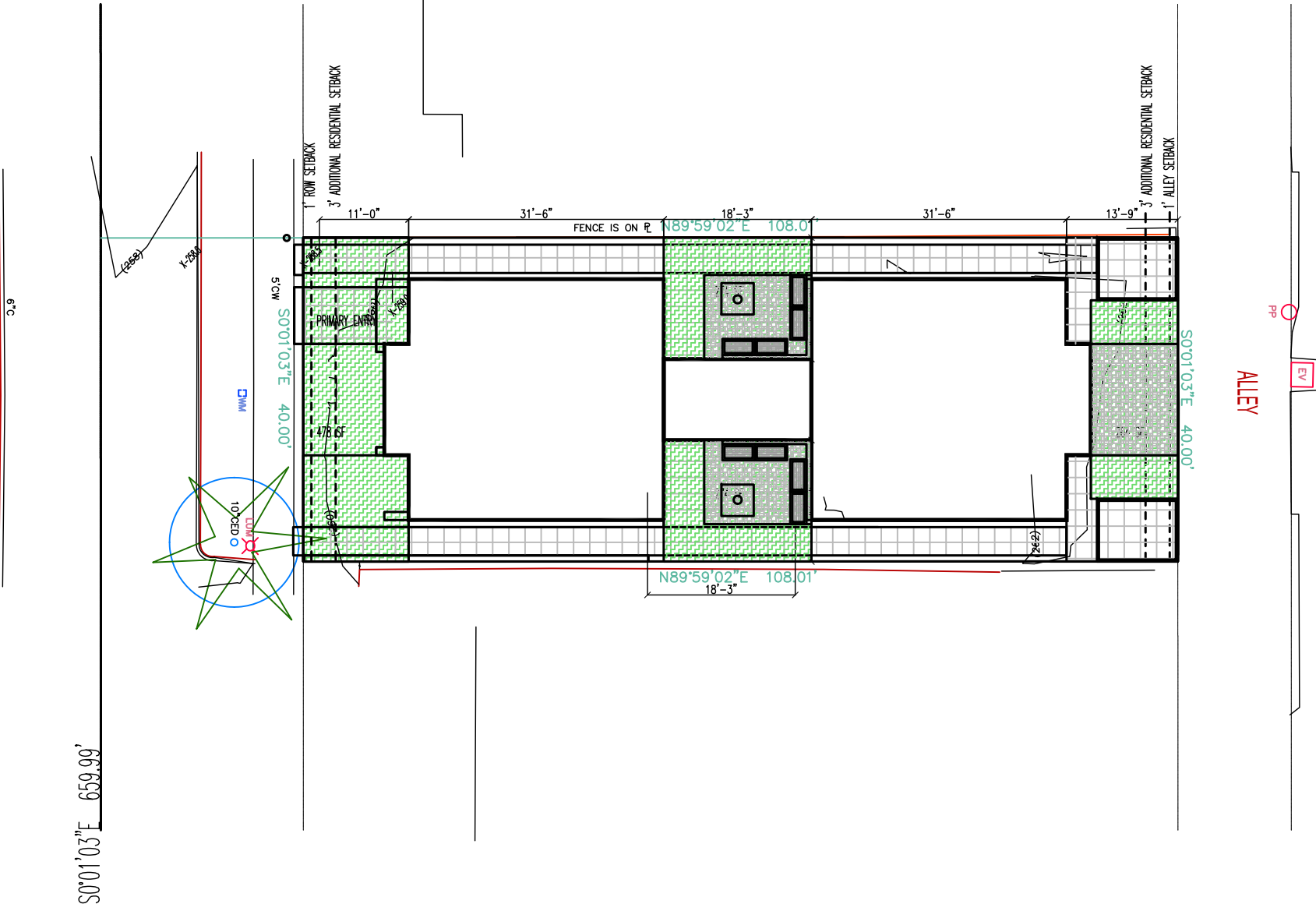
SOLID WASTE & RECYCLING STORAGE REQUIREMENTS PER SMC 23.54.040:

- MINIMUM AREA: 9-15 UNITS- 150SF MIN  
-PROPOSED: (20'x20') AREAS = 400 SF MIN.  
-ACCESS FOR PICK-UP FROM ALLEY
- STORAGE DESIGN & ACCESS STANDARDS:
- DEVELOPMENTS W/ 9 OR MORE UNITS REQUIRE A MINIMUM HORIZONTAL DIMENSION OF 12'  
-FLOOR OF THE STORAGE SPACE SHALL BE LEVEL & HARD SURFACED  
-STORAGE SPACE SHALL BE SCREENED FROM PUBLIC VIEW AS WELL AS MINIMIZE LIGHT & GLARE IMPACTS.  
-STORAGE SPACE SHALL BE LOCATED ON THE LOT OF THE STRUCTURE FOR WHICH IT SERVES AND NOT LOCATED BETWEEN THE STREET FACING FACADE OF A STRUCTURE AND THE STREET.  
-STORAGE SPACE SHALL NOT BE LOCATED IN REQUIRED DRIVEWAYS, PARKING AISLES OR PARKING SPACES.  
-STORAGE SPACE SHALL NOT BLOCK OR IMPEDE ANY FIRE EXITS, ANY PUBLIC RIGHT OF WAYS, OR PEDESTRIAN & VEHICULAR ACCESS.  
-STORAGE SPACE SHALL MEET CONTRACTOR SAFETY STANDARDS PROMULGATED BY THE DIRECTOR OF SPU.  
-ACCESS FOR SERVICE PROVIDERS SHALL NOT BE MORE THAN 50 FEET FROM COLLECTION AREA.

23.45.534 – LIGHT AND GLARE STANDARDS

- A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.  
B. INTERIOR LIGHTING IN PARKING GARAGES SHALL BE SHIELDED TO MINIMIZE NIGHTTIME GLARE ON ADJACENT PROPERTIES.  
C. TO PREVENT VEHICLE LIGHTS FROM AFFECTING ADJACENT PROPERTIES, DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO VEHICLES SHALL BE SCREENED FROM ADJUTING PROPERTIES BY A FENCE OR WALL BETWEEN 5 FEET AND 6 FEET IN HEIGHT, OR A SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST 5 FEET IN HEIGHT. IF THE ELEVATION OF THE LOT LINE IS DIFFERENT FROM THE FINISHED ELEVATION OF THE DRIVEWAY OR PARKING SURFACE, THE DIFFERENCE IN ELEVATION MAY BE MEASURED AS A PORTION OF THE REQUIRED HEIGHT OF THE SCREEN SO LONG AS THE SCREEN ITSELF IS A MINIMUM OF 3 FEET IN HEIGHT. THE DIRECTOR MAY WAIVE THE REQUIREMENT FOR THE SCREENING IF IT IS NOT NEEDED DUE TO CHANGES IN TOPOGRAPHY, AGREEMENTS TO MAINTAIN AN EXISTING FENCE, OR THE NATURE AND LOCATION OF ADJACENT USES.

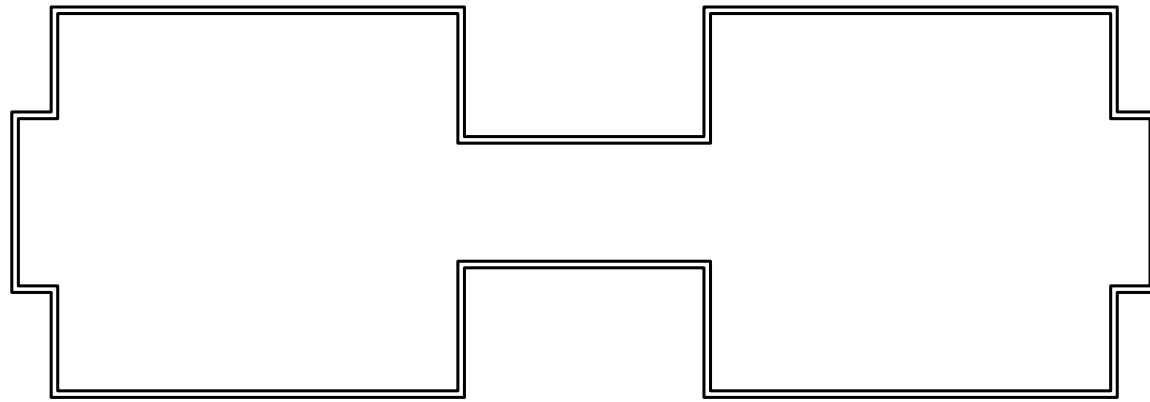
16th AVE NE



AMENITY AREA PLAN

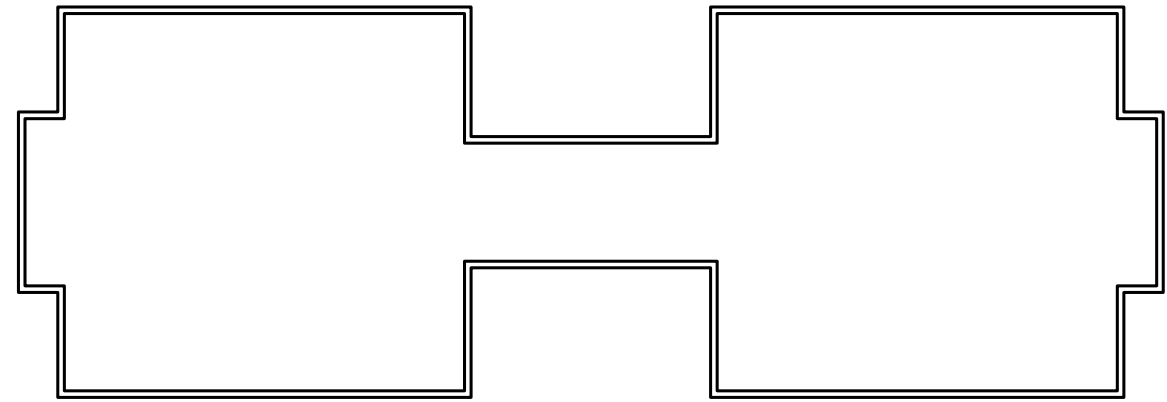






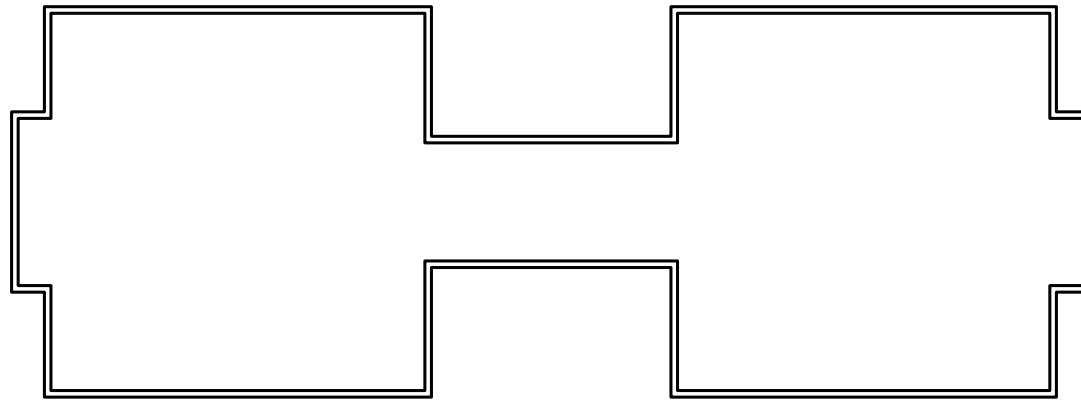
GROSS FLOOR- 2,003.5 GSF  
FLOOR AREA - 2,139.25 SF

FOURTH FLOOR PLAN



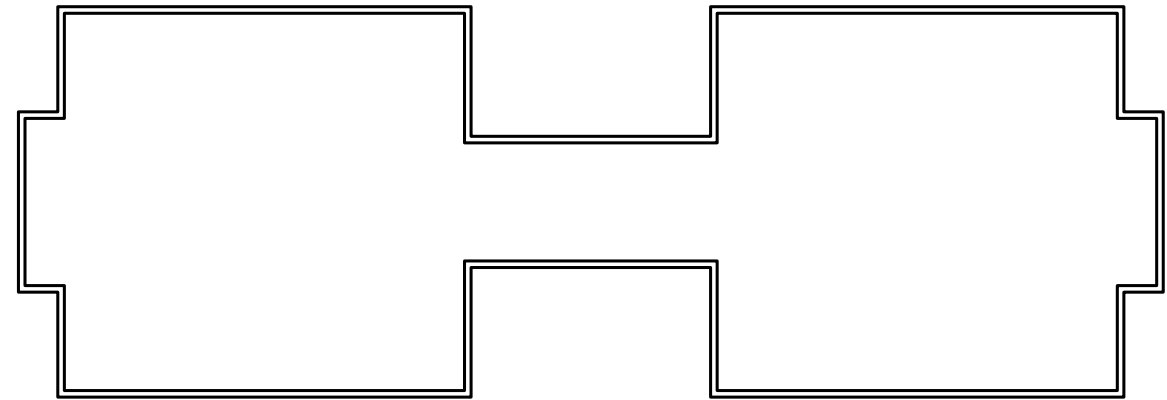
GROSS FLOOR- 2,003.5 GSF  
FLOOR AREA - 2,139.25 SF

FIRST FLOOR PLAN



GROSS FLOOR- 1,872.25 GSF  
FLOOR AREA - 2,002.75 SF

FIFTH FLOOR PLAN

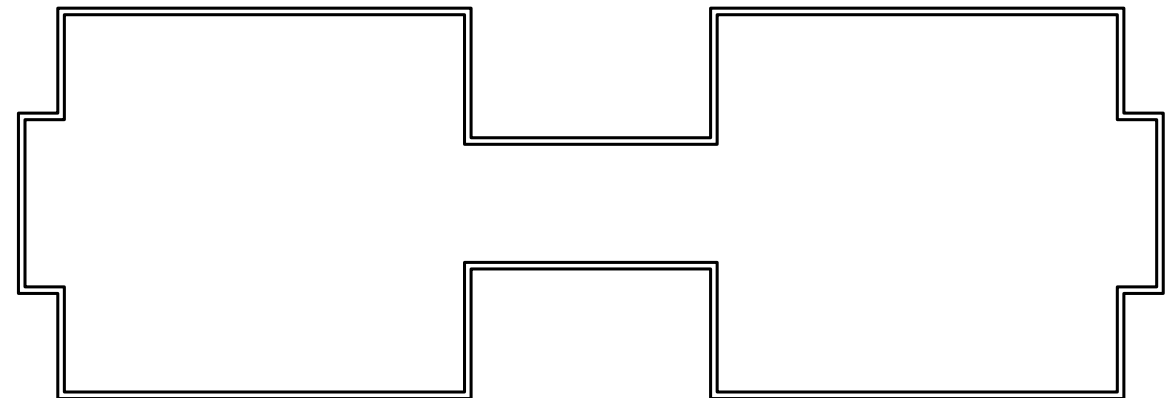


GROSS FLOOR- 2,003.5 GSF  
FLOOR AREA - 2,139.25 SF

SECOND FLOOR PLAN

| FLOOR    | AREA         | GROSS        | FAR          |
|----------|--------------|--------------|--------------|
| BASEMENT | SF           | GSF          |              |
| 1ST FLR  | 2,139.25 SF  | 2,003.5 GSF  | 2,003.5 GSF  |
| 2ND FLR  | 2,139.25 SF  | 2,003.5 GSF  | 2,003.5 GSF  |
| 3RD FLR  | 2,139.25 SF  | 2,003.5 GSF  | 2,003.5 GSF  |
| 4TH FLR  | 2,139.25 SF  | 2,003.5 GSF  | 2,003.5 GSF  |
| 5TH FLR  | 2,002.75 SF  | 1872.25 GSF  | 1872.25 GSF  |
| ROOF     |              |              |              |
| TOTAL    | 10,559.75 SF | 9,886.25 GSF | 9,886.25 GSF |

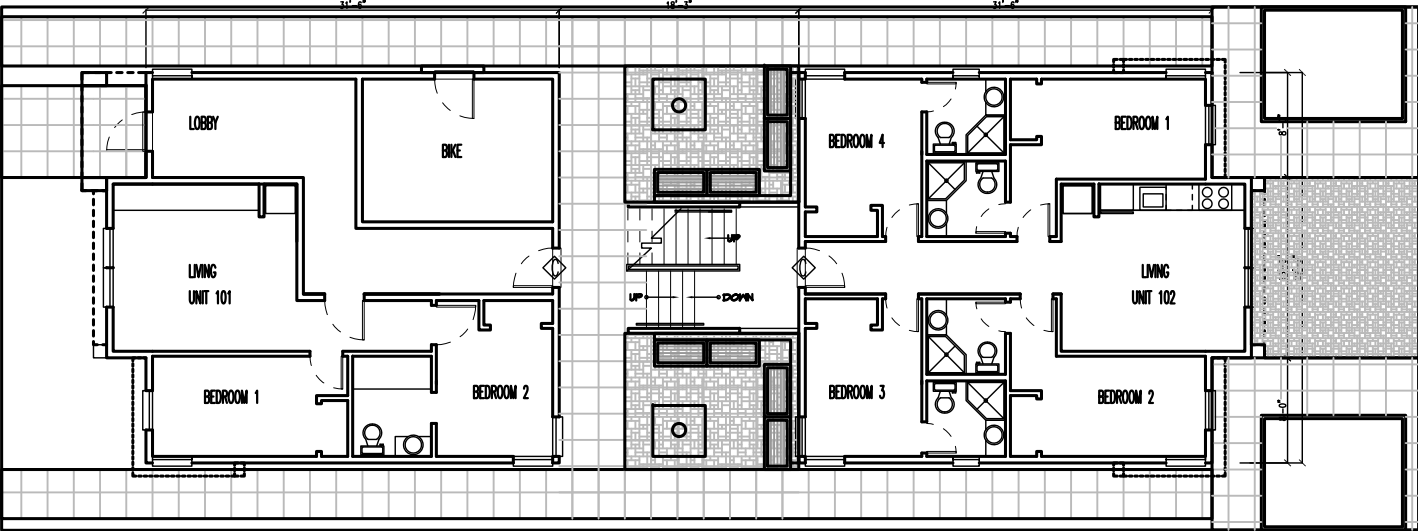
\*FAR EXEMPT PER 23.45.510 D. 1-4



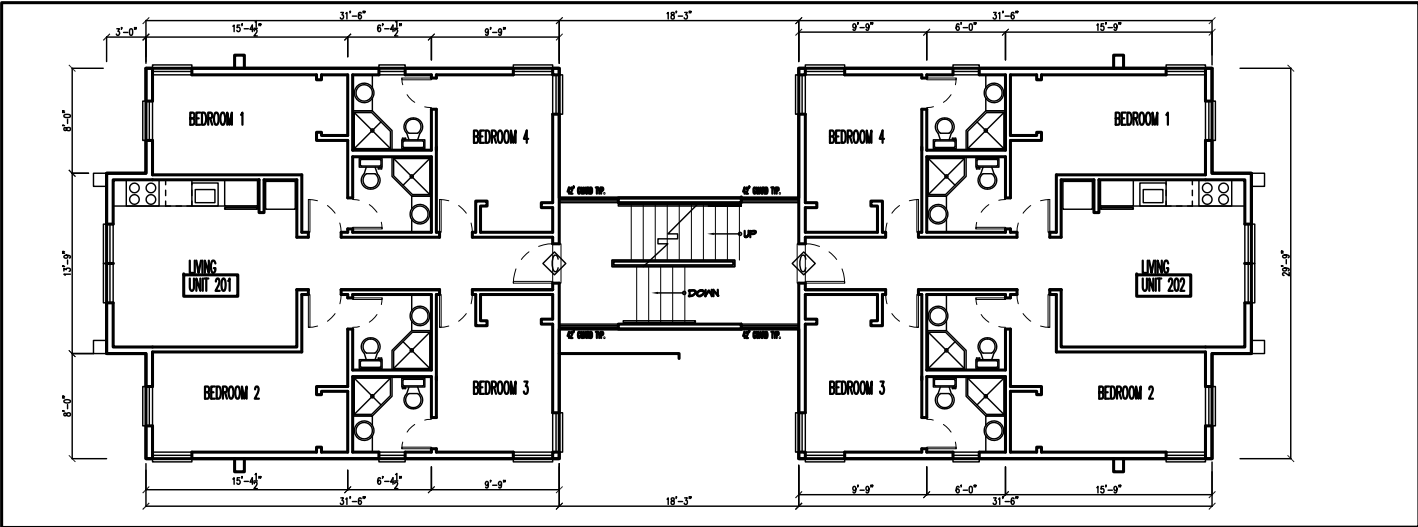
GROSS FLOOR- 2,003.5 GSF  
FLOOR AREA - 2,139.25 SF

THIRD FLOOR PLAN

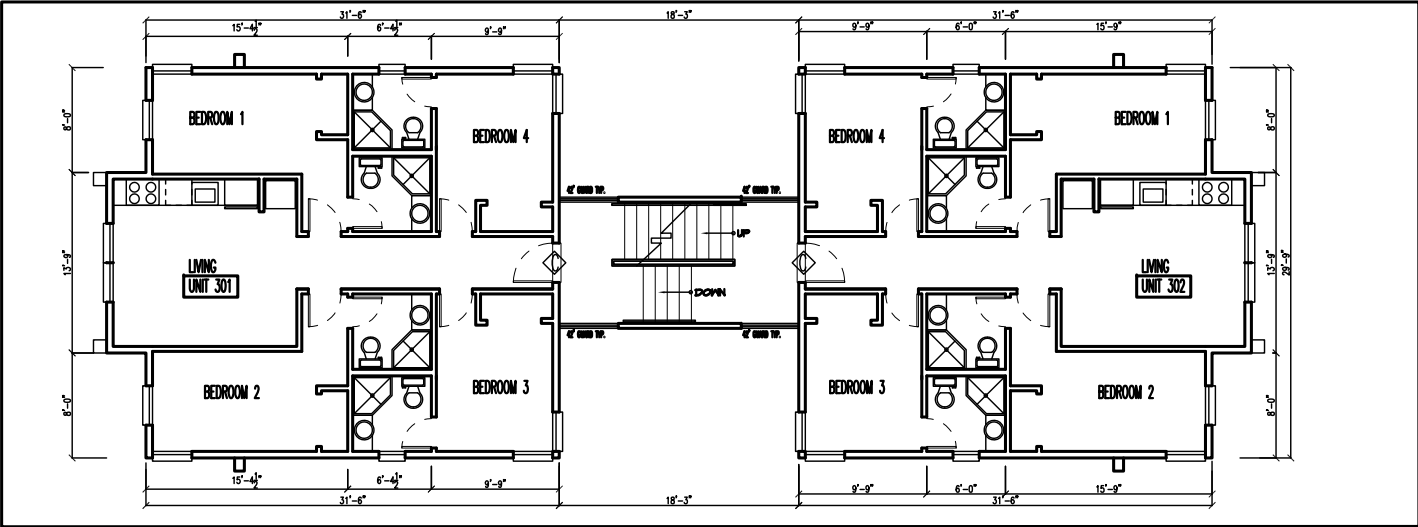




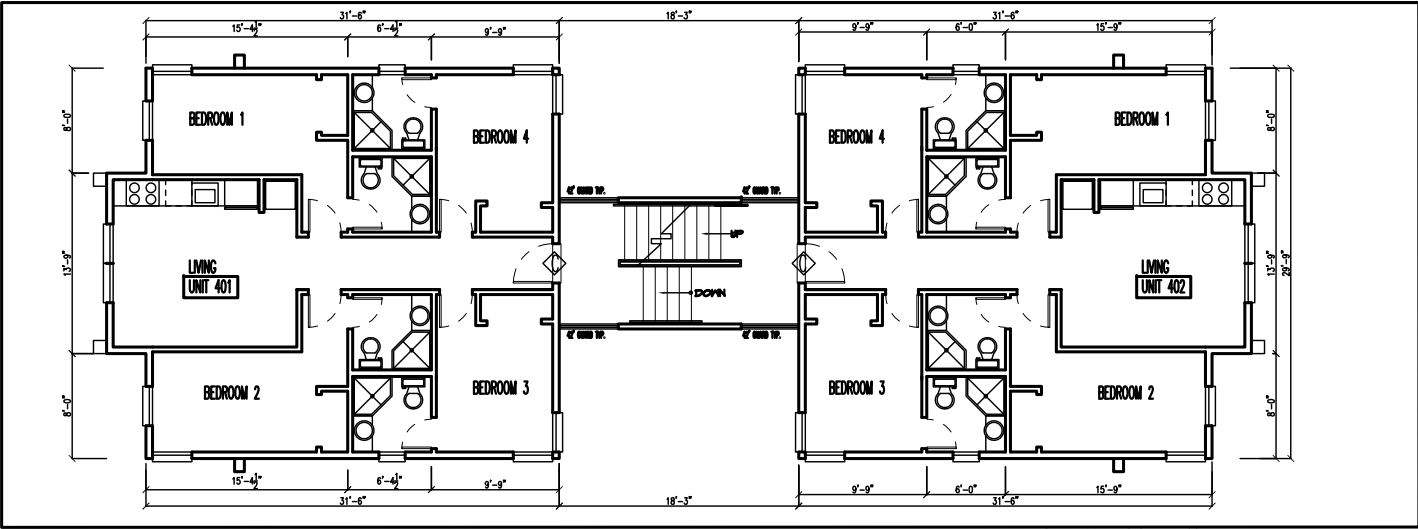
FIRST FLOOR PLAN



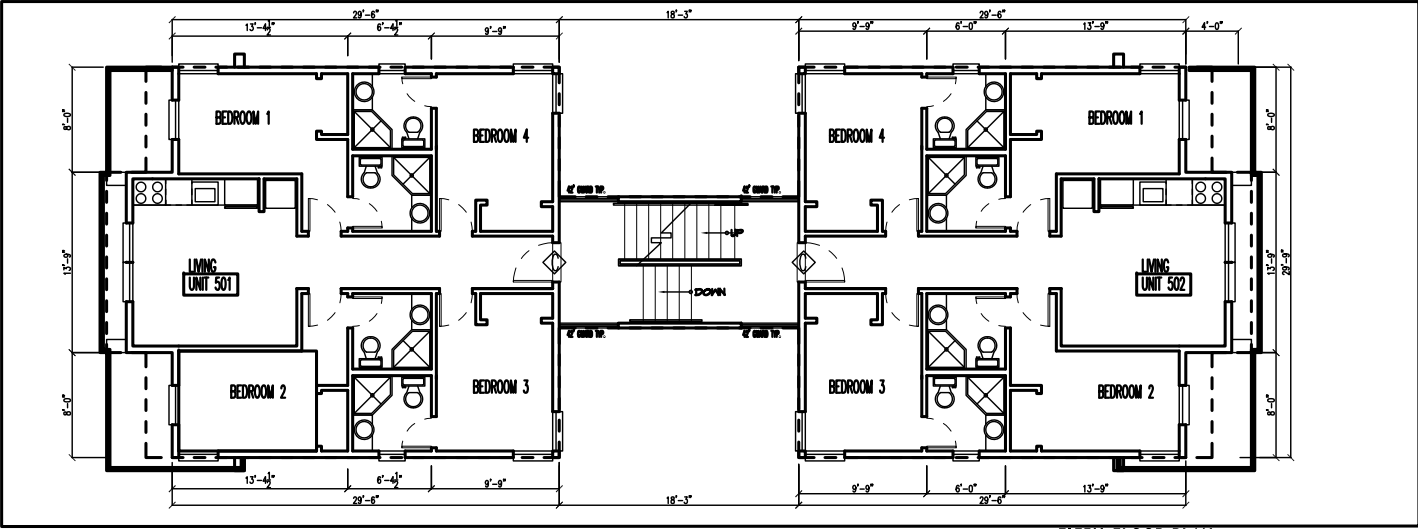
SECOND FLOOR PLAN



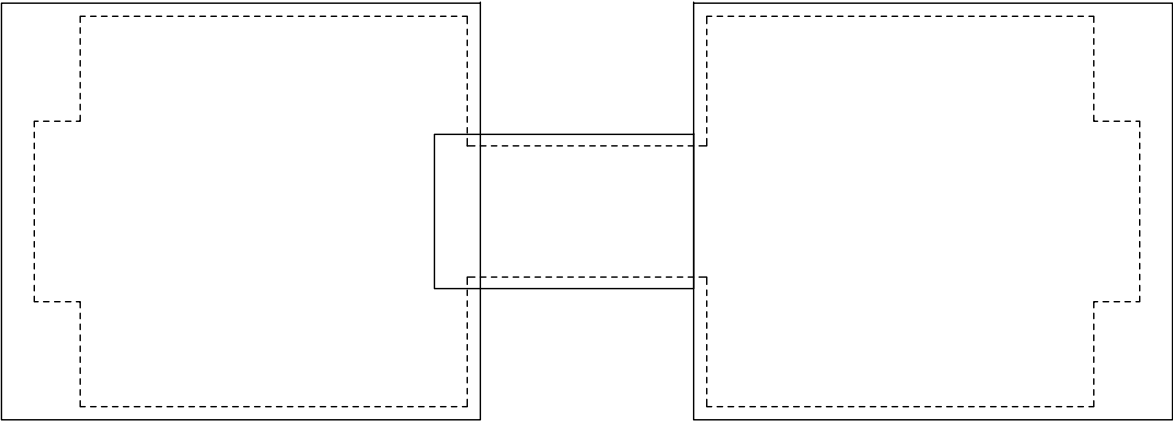
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



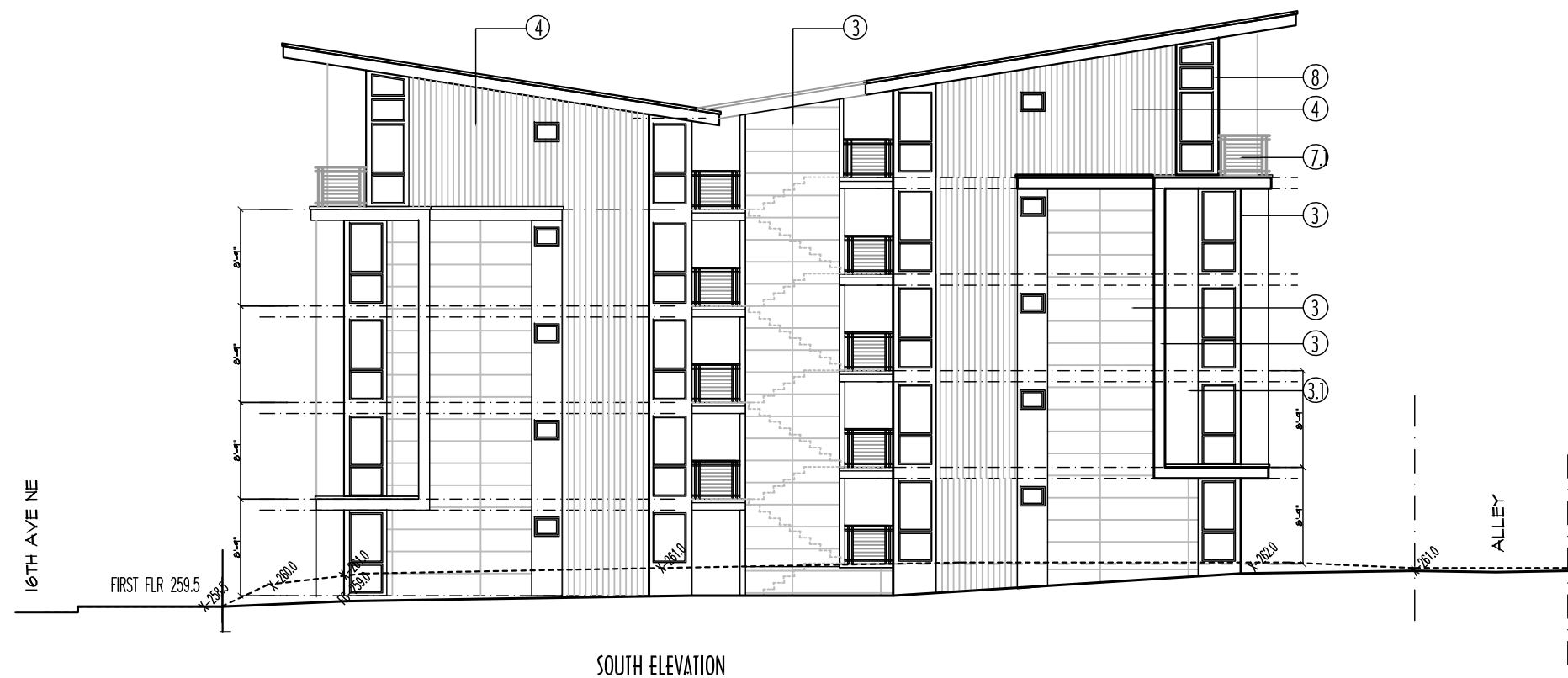
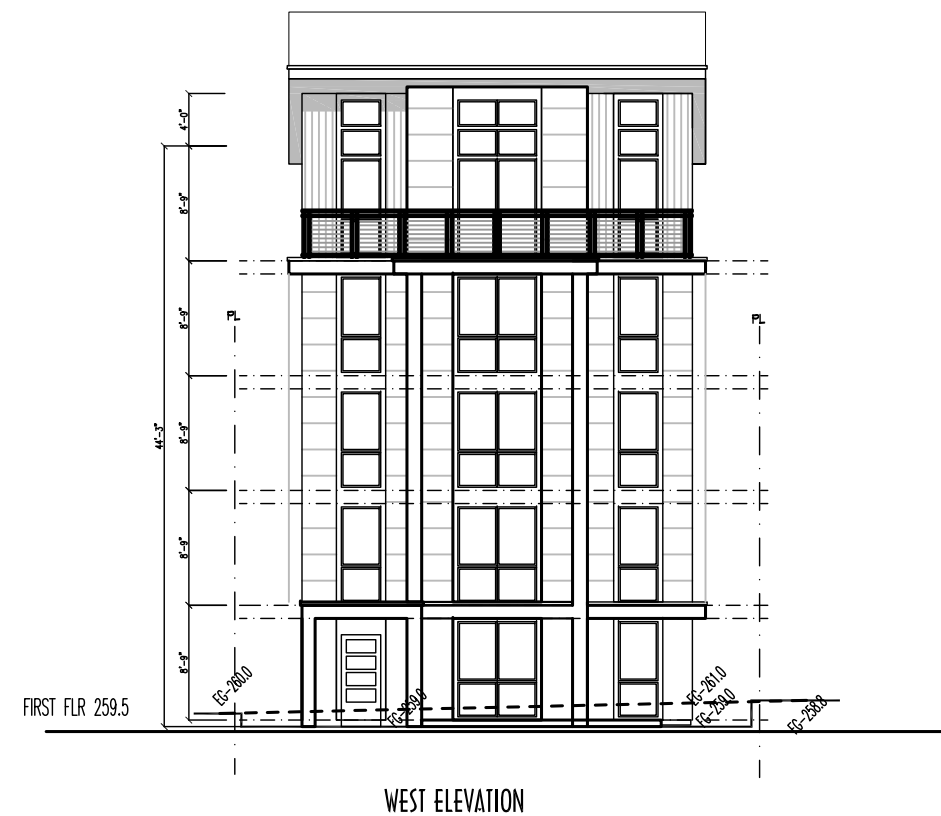
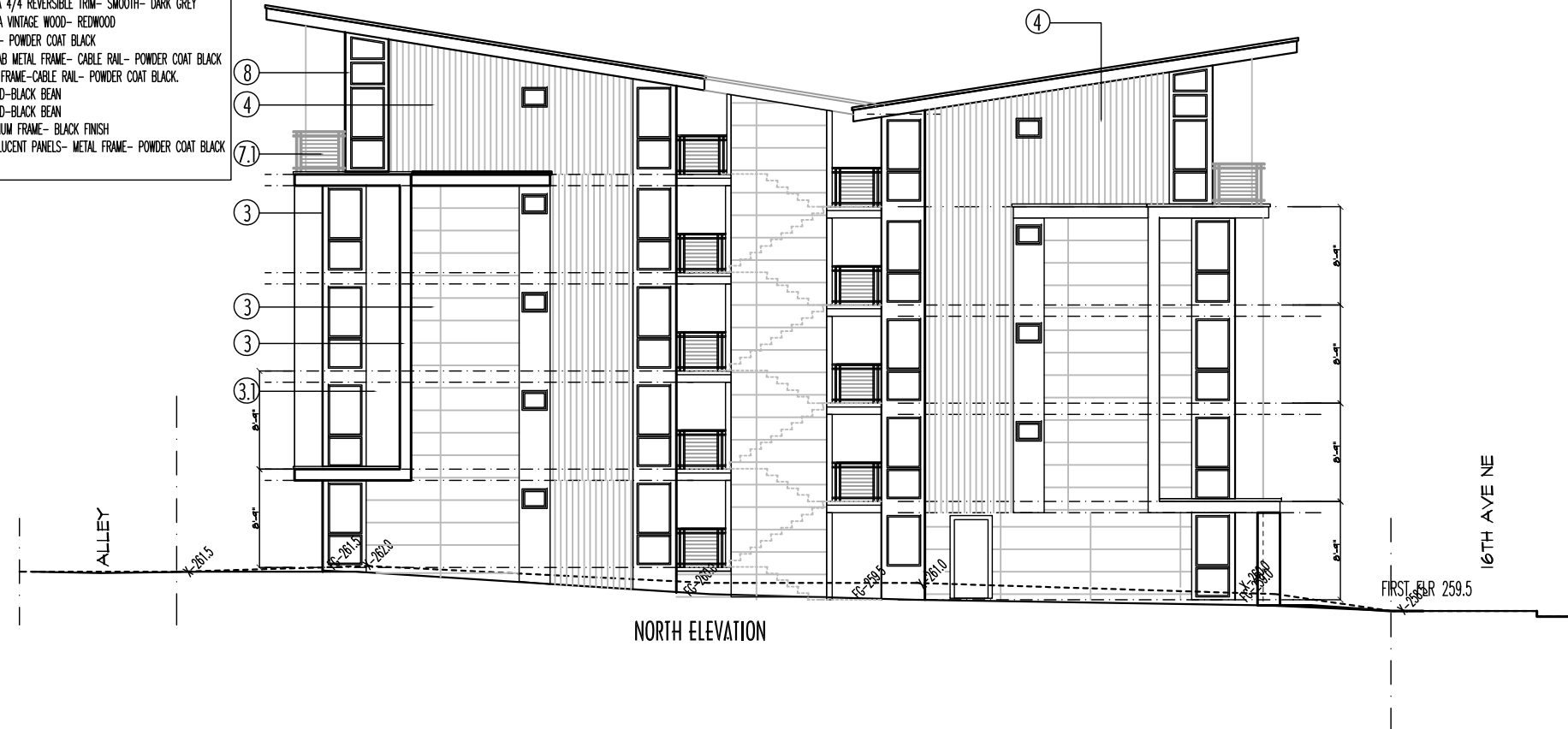
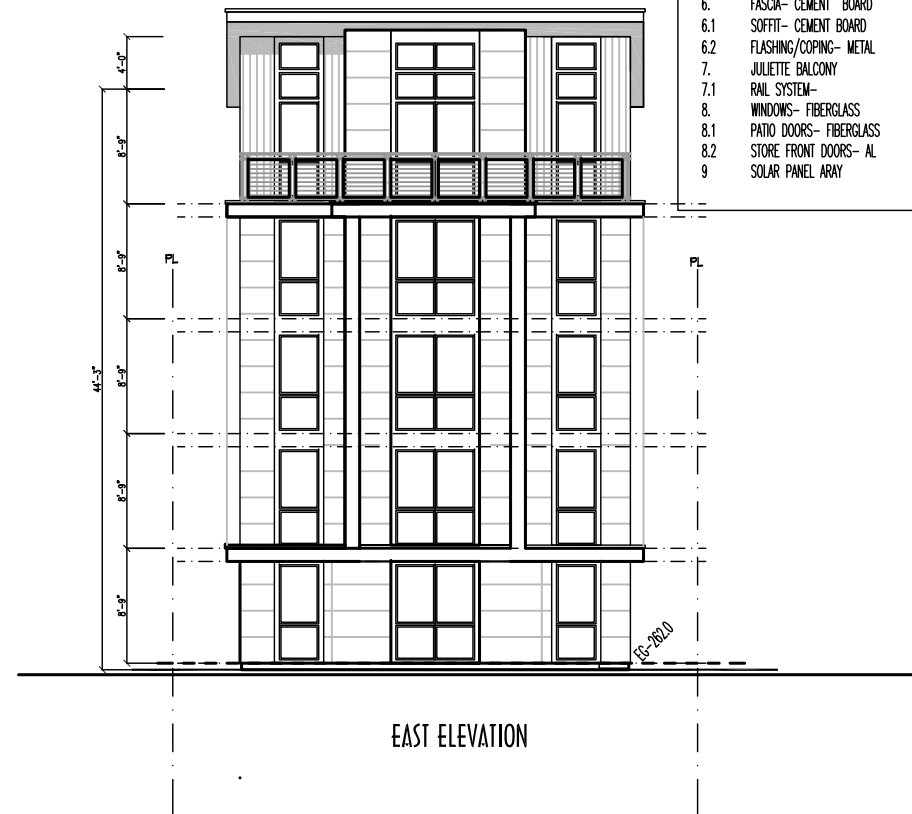
FIFTH FLOOR PLAN

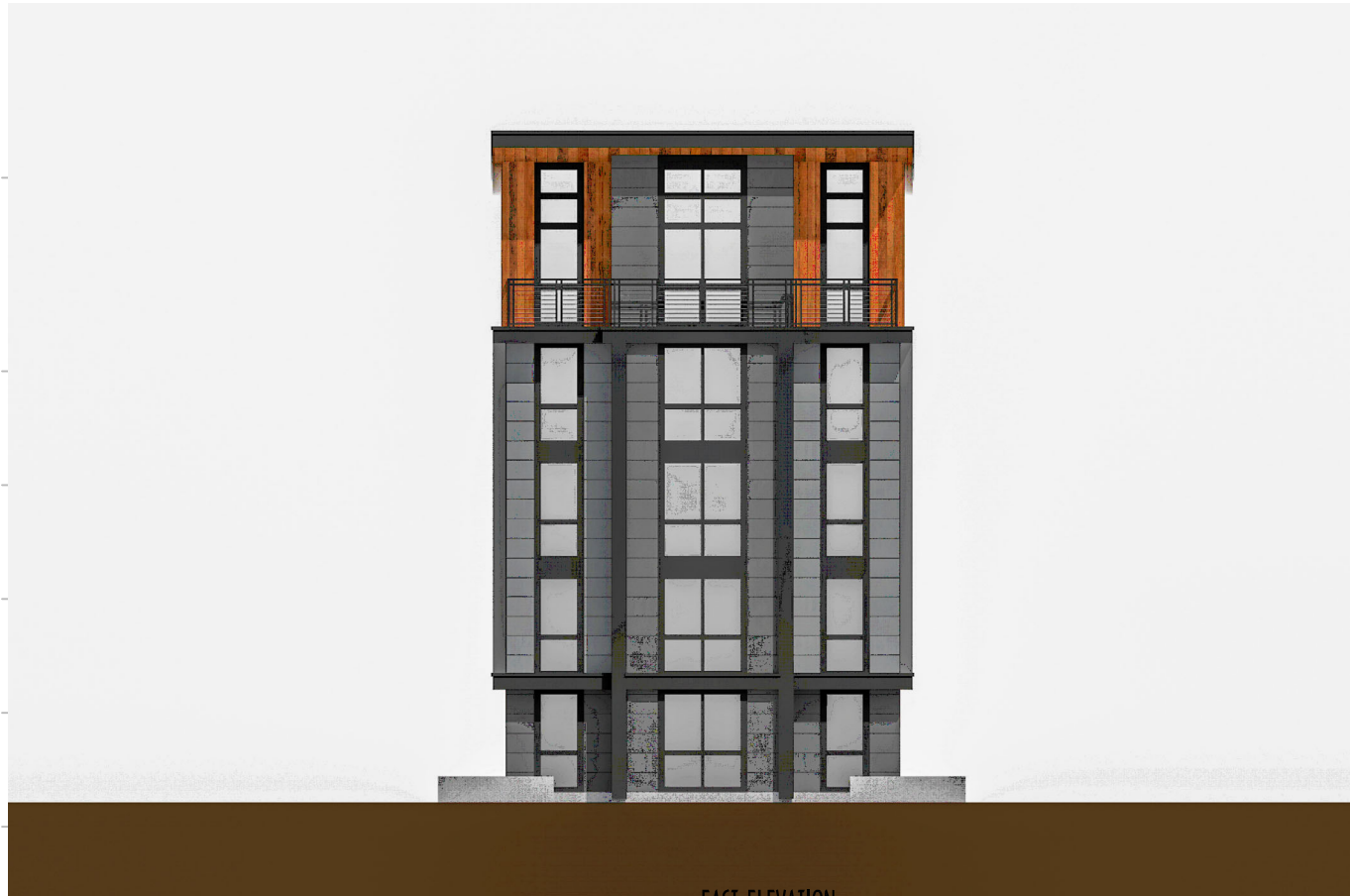


ROOF PLAN



|     |                               |  |
|-----|-------------------------------|--|
| 1   | BRICK - STANDARD RUNNING BOND | MUTUAL MATERIALS COLUMBIA RED                      |
| 2   | BRICK - HEADER BOND           | MUTUAL MATERIALS COLUMBIA RED                      |
| 3   | ARCH WALL PANEL               | NICHHA STOCK ILLUMINATION-RAVEN                    |
| 3.1 | ARCH WALL PANEL               | NICHHA STOCK ILLUMINATION-NICKEL                   |
| 4   | ARCH WALL PANEL               | NICHHA RIBBED DIMENSION SERIES- INDIGO             |
| 5   | SIDING- METAL                 | AEP SPAN-FLEX SERIES- METALLIC COPPER              |
| 6.  | FASCIA- CEMENT BOARD          | ALLURA 4/4 REVERSIBLE TRIM- SMOOTH- DARK GREY      |
| 6.1 | SOFFIT- CEMENT BOARD          | NICHHA VINTAGE WOOD- REDWOOD                       |
| 6.2 | FLASHING/COPING- METAL        | ZOCA - POWDER COAT BLACK                           |
| 7.  | JULIETTE BALCONY              | PRE FAB METAL FRAME- CABLE RAIL- POWDER COAT BLACK |
| 7.1 | RAIL SYSTEM-                  | METAL FRAME-CABLE RAIL- POWDER COAT BLACK.         |
| 8.  | WINDOWS- FIBERGLASS           | MILGARD-BLACK BEAN                                 |
| 8.1 | PATIO DOORS- FIBERGLASS       | MILGARD-BLACK BEAN                                 |
| 8.2 | STORE FRONT DOORS- AL         | ALUMINUM FRAME- BLACK FINISH                       |
| 9   | SOLAR PANEL ARAY              | TRANSLUCENT PANELS- METAL FRAME- POWDER COAT BLACK |





EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

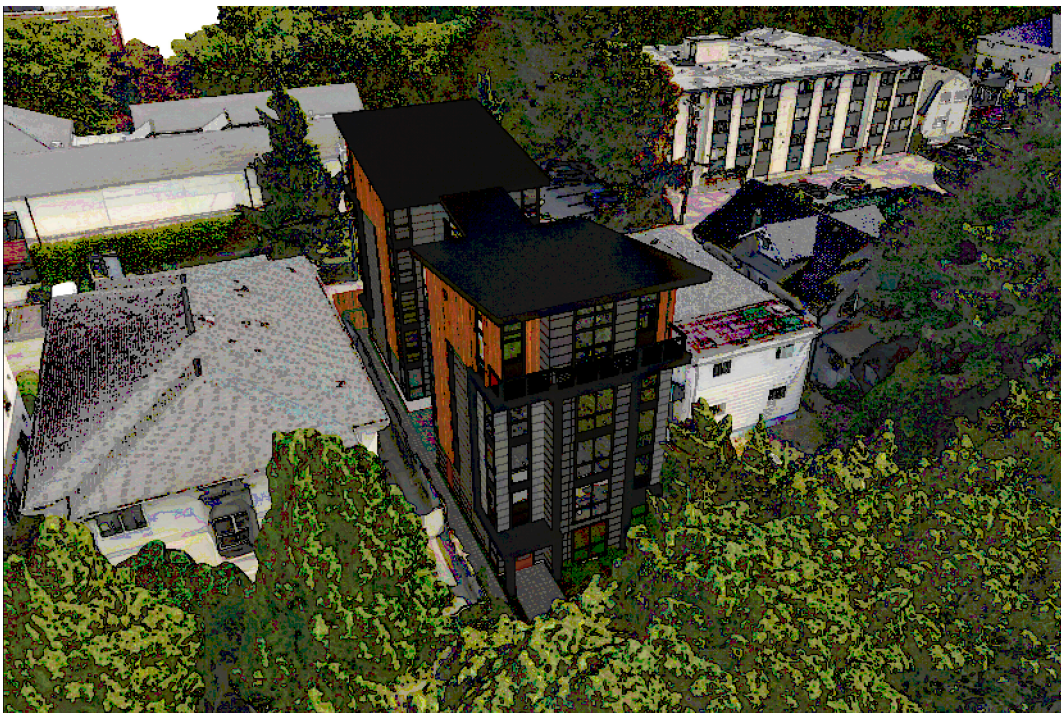


SOUTH ELEVATION





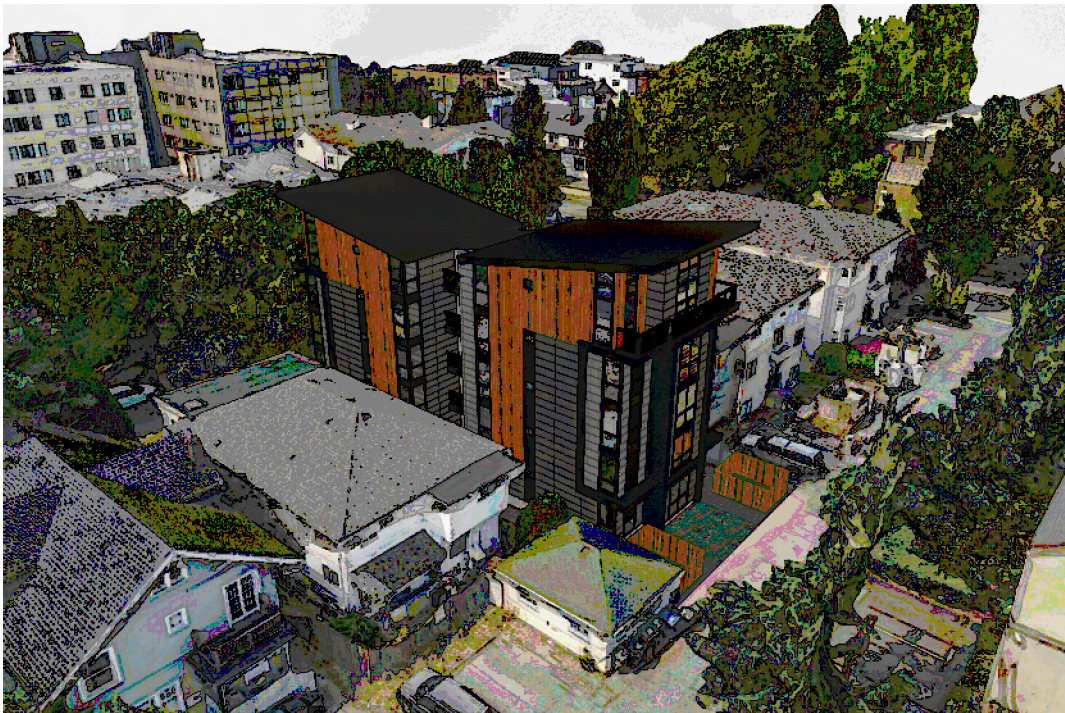




AERIAL NW VIEW



AERIAL SW VIEW



AERIAL NE VIEW



STREET VIEW







COMMUNITY OUTREACH MATERIALS

Documentation of Compliance with the Community Outreach Plan

Project Address: 4746 16TH AVE NE, Seattle, WA  
SDCI Record Number: 001367-24PA, 3041946-EG  
Project Description: Demolish existing congregate housing structure at 4746 16<sup>th</sup> Ave NE.  
Construct two new apartment buildings, 38-units total.

Our approved plan consisted of methods;

- 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/4746-16th-ave-ne> )
- 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, June 12<sup>th</sup> 2024 from 6:30 PM – 7:30 PM.

To meet equity area outreach requirements all printed & digital media (mailers, website, emails) will contain information translated into;

- Traditional Chinese
- Spanish
- Vietnamese
- Korean

The community groups, found in the email from DON, (attached Neighborhood Snapshot and ethnic media outlets) will be included in all appropriate outreach efforts.

Community Outreach Plan timeline and additional documentation included on the following sheets.

COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW  
[4746 16<sup>TH</sup> AVE NE, SEATTLE, WA 98105]  
[University Library, 06/12/2024 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

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](mailto: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>

Early Outreach Documentation

Synopsis of the feedback generated from the mailer, and Online survey from The temporary website

Early Outreach Documentation

Your early outreach documentation has been reviewed and approved, and your Early Outreach requirements are complete.

Synopsis of the feedback generated from the mailer, and Online survey from The temporary website

Meeting Notes – The were Zero attendees at outreach meeting.  
The were Zero comments submitted for this project.



MODERN DESIGNS BY ARCHITECTURAL FIRM

