

5228 15TH AVE NE

ARCHITECT | SKIDMORE JANETTE ARCHITECTURE PLANNING & DESIGN

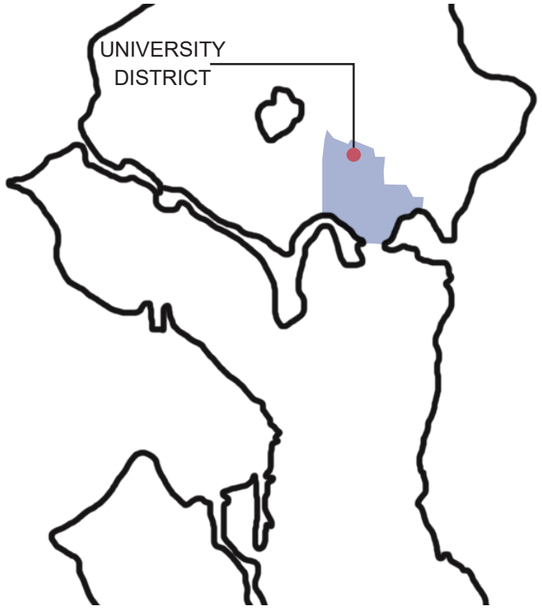
OWNER | STERLING LAND ACQUISITIONS, LLC.

MASTER USE PERMIT # | 3032245-LU

RECOMMENDATION | ADMINISTRATIVE DESIGN REVIEW | MAY 19, 2020

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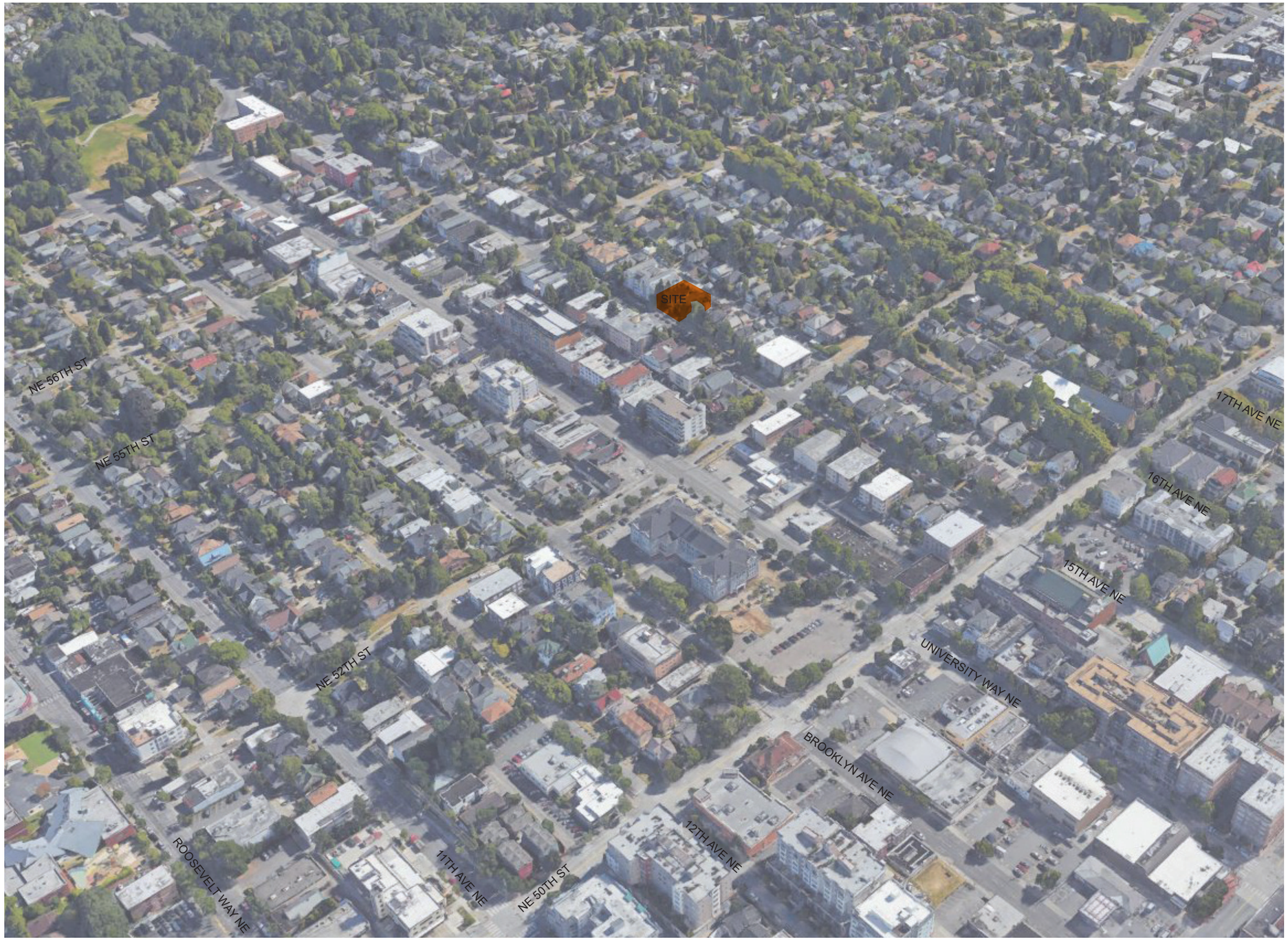
VICINITY MAP

OVERVIEW

Address | 5228 15th AVE NE
Site Area | 8,634 SF
Zone | LR3 (M)
Overlays | University District Northwest
Urban Village Center
Maximum FAR | 2.30
Maximum Height | 50 FEET
Proposed # of Dwelling Units | 58
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

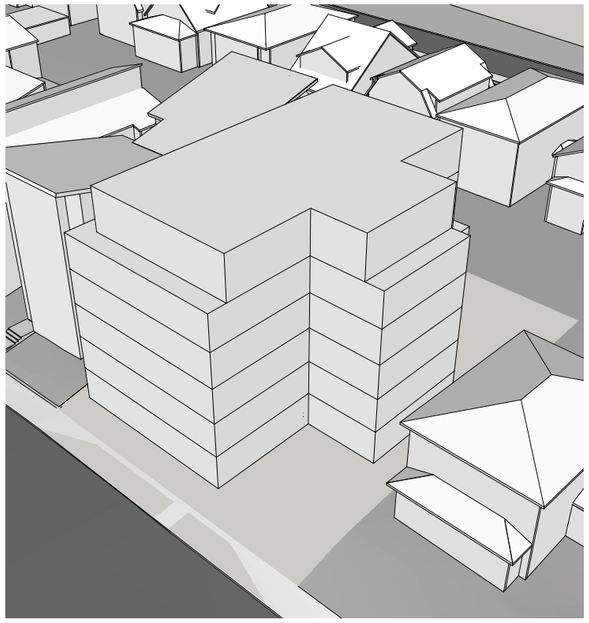
EARLY DESIGN GUIDANCE RESPONSES

BOARD GUIDANCE: MASSING:

a. After much discussion the Board favored Option B because the massing is more in line with a building at a zone transition boundary, including the stepped massing at the alley, the shed roof form allowing for the creation of an upper attic level, and the street-level uses along 15th Ave NE. The Board preferred the massing of Option B over that of Option A, noting that Option B was more responsive to the landscape and that the massing felt like a building “shaped by the landscape.” The Board agreed Option C was less compelling a design, both because the large White Oak tree at the southwest corner of the site is not preserved and the larger footprint is not as sensitive to the adjacent buildings.
b. The Board directed the applicant to further explore how the massing could continue to be broken down or dissolved, especially at the upper story, for Option B. The Board recommended the applicant consider doing more building mass sculpting in response to site constraints and to further reduce the height, bulk, and scale of the project. This includes more modulation / articulation in response to site constraints (two Exceptional Trees) and stepping back the top floor to lower the perceived height of the building and reduce the impact of the roof expression. The Board also directed the applicant to 2 of 3 create a welcoming entry, with an ensemble of elements, that creates a sense of arrival to building and to provide a strong building base.

APPLICANT RESPONSE:

The proposed design represents an evolution of Option B presented at the early design guidance meeting. The building’s massing is primarily pushed to the northern portion of the site, with a portion of the building that projects to the south, between the two exceptional trees. The east façade of the building is terraced, with a substantial setback at level 3, stepping down to respond to the zoning height of the SF 5000 zoning and reducing the height, bulk, and scale adjacent to this adjacency. At the north, west, and south facades the top story is set back, further reducing the structure’s proposed height, bulk, and scale.



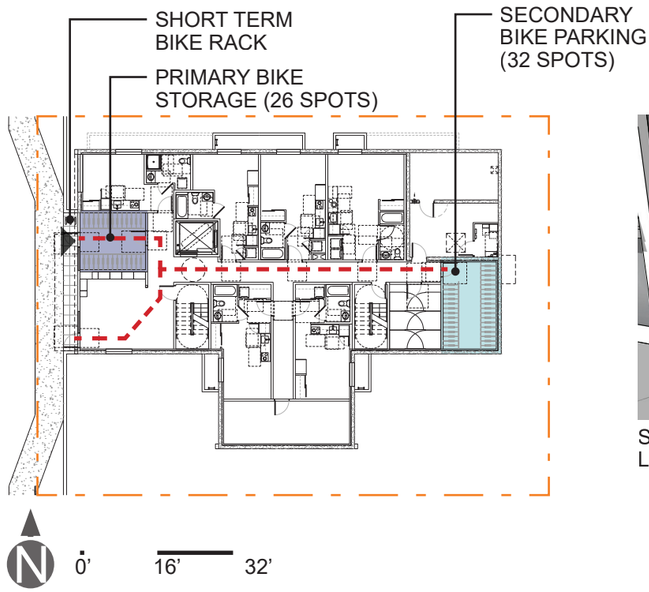


BOARD GUIDANCE: STREETSCAPE:

a. The Board discussed the proposed location of the bike storage area off of the alley and suggested it would be more appropriate to move the bike storage to the front of the building, on the north side of the lobby entrance. The Board noted that a more thorough study of the bike storage area is warranted to determine the appropriate location.
b. The Board noted the entrance to the building and its relationship to pedestrian travel is an important feature and recommended the applicant explore the street side amenity space and how it can be created to resemble a “front porch” condition commonly found on adjacent properties. This porch condition should provide a relationship between the entry lobby, the street, landscaping and open space along the street front to create a welcoming entry and sense of arrival to building.
c. The Board appreciated the applicant’s efforts in retaining the two Exceptional Trees on the site (Lawson’s cypress near the southwest corner and Japanese maple near the southeast corner). The Board also appreciated the continued use of the retaining wall along the sidewalk edge, as it helps to preserve the root zone of the White Oak tree at the southwest corner of the site.

APPLICANT RESPONSE:

a. The proposed design has two separate locations for bike storage – one that is convenient and visible off of 15th Ave NE, adjacent to the lobby and with direct access to the street frontage along the street. For those looking for a more “private” option for storing their bike, or who use their bike more rarely, a second bike storage is provided in the basement. It is still on the same level as the primary entry, with easy access, however it is located further back within the building.
b & c. A 37 foot long portion of the site’s frontage has been lowered to meet the sidewalk, creating an open aperture and usable entry plaza for the lobby and bicycle parking access engaging directly with the street. To the north of the main entry, a site stair has been added leading to an elevated patio space overlooking the street. This open space provides additional exterior space for residents and allows them to interact with the neighborhood directly. The elevated nature of the patio and adjacent landscaping maintains the established neighborhood pattern of elevated front yards adjacent to the street. A more secluded amenity patio is provided in the SE corner of the site and has a meandering path that connects the street-facing patio to a larger, weaving among the grove of new and existing trees on the south portion of the site. Due to SDOT right of way improvement requirements, the retaining wall was required to shift and the White Oak required to be moved, however new trees have been added, and the neighborhood pattern of a retaining wall adjacent to the sidewalk has persisted.





STREET FACING AMENITY PATIO AND ADJACENT LANDSCAPING

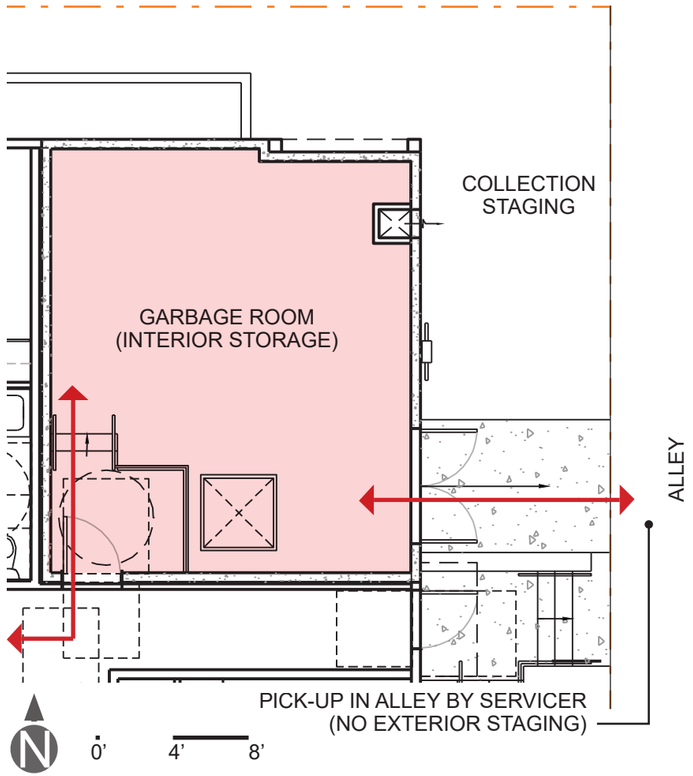
EARLY DESIGN GUIDANCE RESPONSES

BOARD GUIDANCE: ADJACENT USES:

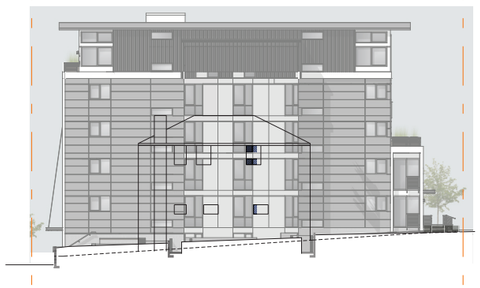
The Board acknowledged the public comment provided at the meeting and noted that the relationship between the proposed structure and adjacent buildings needs to be considered when constructing the final building design. With that in mind, the Board noted that Option B's design seems to better respond to the scale of neighboring 3 of 3 buildings on the block. The alley condition of Option B, with terracing and its alley
a. The interior location of the garbage and recycling was also discussed. The Board recommended the Option B interior garbage and recycling room location continues to be in the same location in the final design, based on public comments regarding the narrow alley and difficulty in navigating the alley in a vehicle if large dumpsters are permitted outside
b. The Board directed the applicant to provide a privacy study for the adjacent buildings and to the houses located in the adjacent single-family zoning across the alley. Based on the privacy study, the Board recommended the applicant incorporate a thoughtful system for window articulation considering privacy, exposure, and quality of light for units in the building.

APPLICANT RESPONSE:

a. The proposed internal garbage room has remained in the same location, with easy access for the service provider via the alley. The dumpsters will be stored inside and brought out and staged in a designated area on the property for collection. The dumpsters will never be staged within the alley right-of-way, maintaining access for vehicles through the alley.
b. A privacy study showing the windows as adjacent to both the single-family homes to the south and east, as well as the multi-family building to the north, are provided on pages 22 & 23 of this packet which show that the windows have been located to minimize the amount of visual overlap between the project and adjacent structures.







PRIVACY STUDIES
REFER TO PG's 14-15

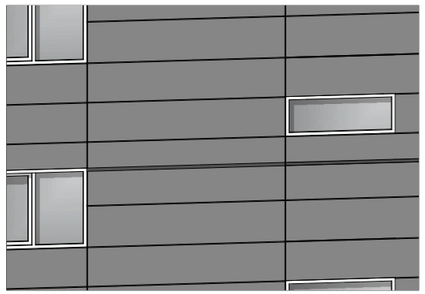
BOARD GUIDANCE: MATERIALS:

a. The Board recommended the applicant use high quality materials to all four sides of the building, paying close attention to material details closer to the ground levels. Careful consideration of the types of exterior materials and their distribution, with an emphasis on the scale and detailing of the materials, was a primary concern of the Board. (DC4.A)
b. The Board discussed the application of materials and window placement on the building they would like to see in the recommendation packet. The Board recommended the applicant develop a design concept with "rules" for the fenestration patterns and the distribution of the different exterior materials, to achieve a building design which makes all the building's elevations cohesive.

APPLICANT RESPONSE:

The structure's massing was carefully sculpted in relation to the site's conditions (preserved trees, adjacencies, and powerlines). The massing parti was organized to establish three primary goals.
1) Respond to the boards guidance of allowing the structure to reside "amongst the trees vs. setting back from the trees";
2) Establish a base massing that is representative of the current LR3 zone height and the upper story, allowed under the MHA provisions, to retreat and mitigate the overall mass;
3) Maximize transparency and "eyes on the street" for the West and East facades where adjacencies are less sensitive.
The north and south facades are more restrained in the amount of windows facing the adjacent lot lines to respect the privacy of both the on site residents and existing neighbors.
The materials facing the street and alley are more durable pre-finished metal siding with large window apertures. The north and south facades respond with a more "residential" horizontal siding pattern with high quality fiber cement and careful detailing providing visual interest and a site appropriate response.





"RESIDENTIAL" WINDOWS

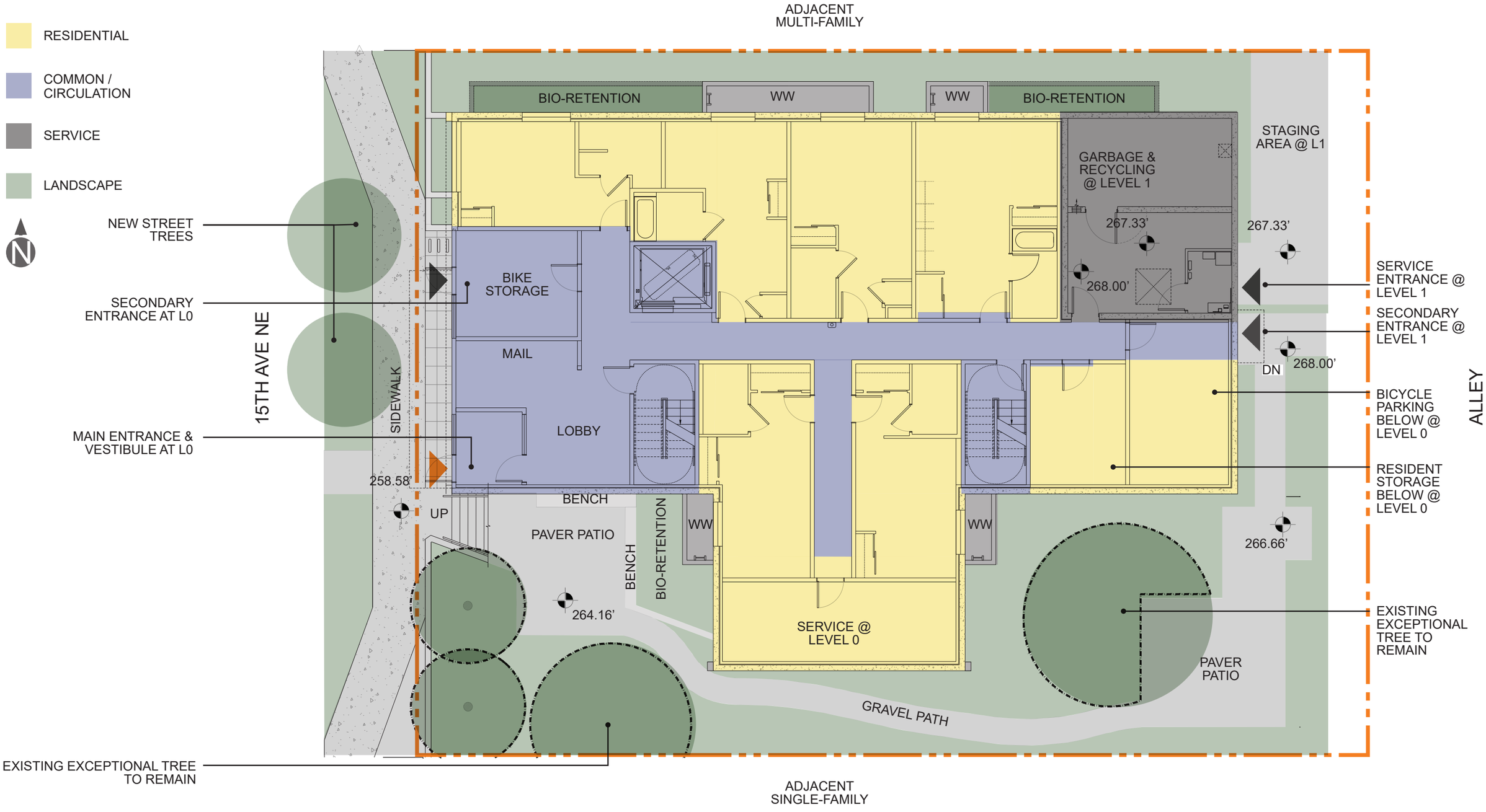


CONTEMPORARY JULIET WINDOWS

SITE PLAN

KEY

- RESIDENTIAL
- COMMON / CIRCULATION
- SERVICE
- LANDSCAPE



AERIAL VIEWS



VIEW LOOKING NE ALONG 15TH AVE NE



VIEW LOOKING SE ALONG 15TH AVE NE



VIEW LOOKING SW AT ALLEY



VIEW LOOKING NW AT ALLEY

STREET VIEWS



VIEW LOOKING SE ALONG 15TH AVE NE



VIEW LOOKING SE ALONG 15TH AVE NE



VIEW LOOKING NE ALONG 15TH AVE NE



VIEW LOOKING N AT ALLEY

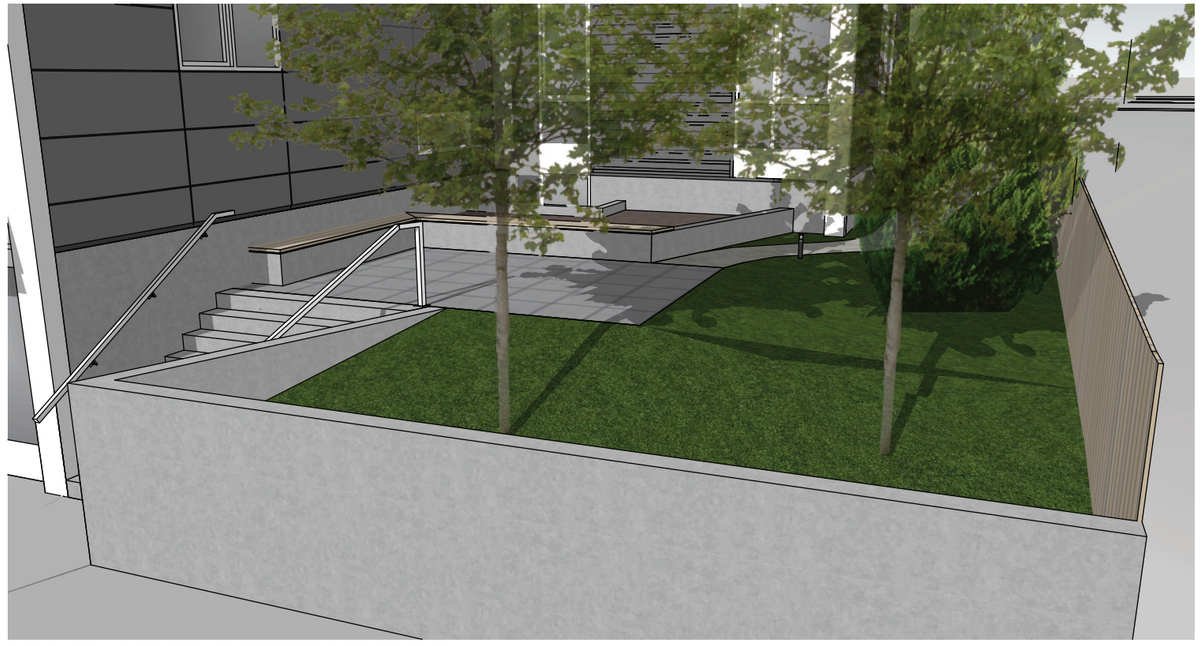
AMENITY VIEWS



PRIVATE AMENITY DECK AT L5 - VIEW LOOKING SE



PRIVATE AMENITY DECK AT L5 - VIEW LOOKING E



COMMON AMENITY AT FRONT YARD SPACE



BIKE PARKING ENTRANCE ALONG 15TH AVE NE



COMMON AMENITY AT REAR YARD - VIEW LOOKING SW

FLOOR PLANS

KEY

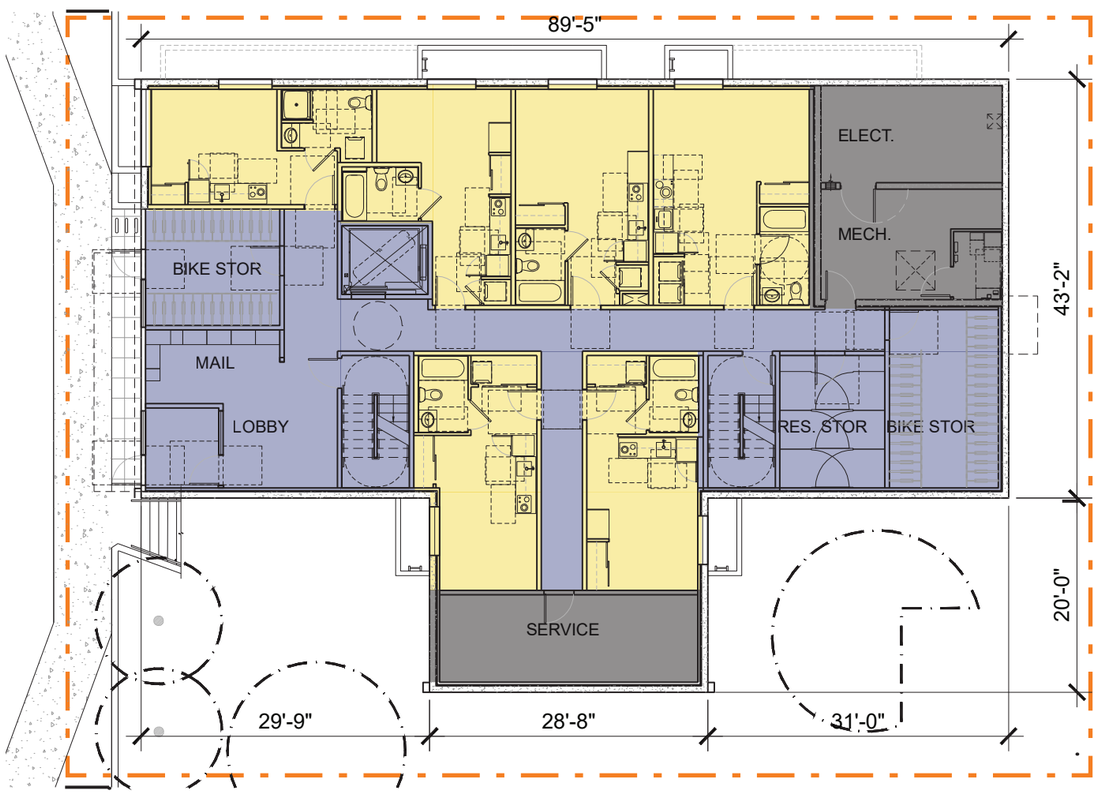
RESIDENTIAL

COMMON / CIRCULATION

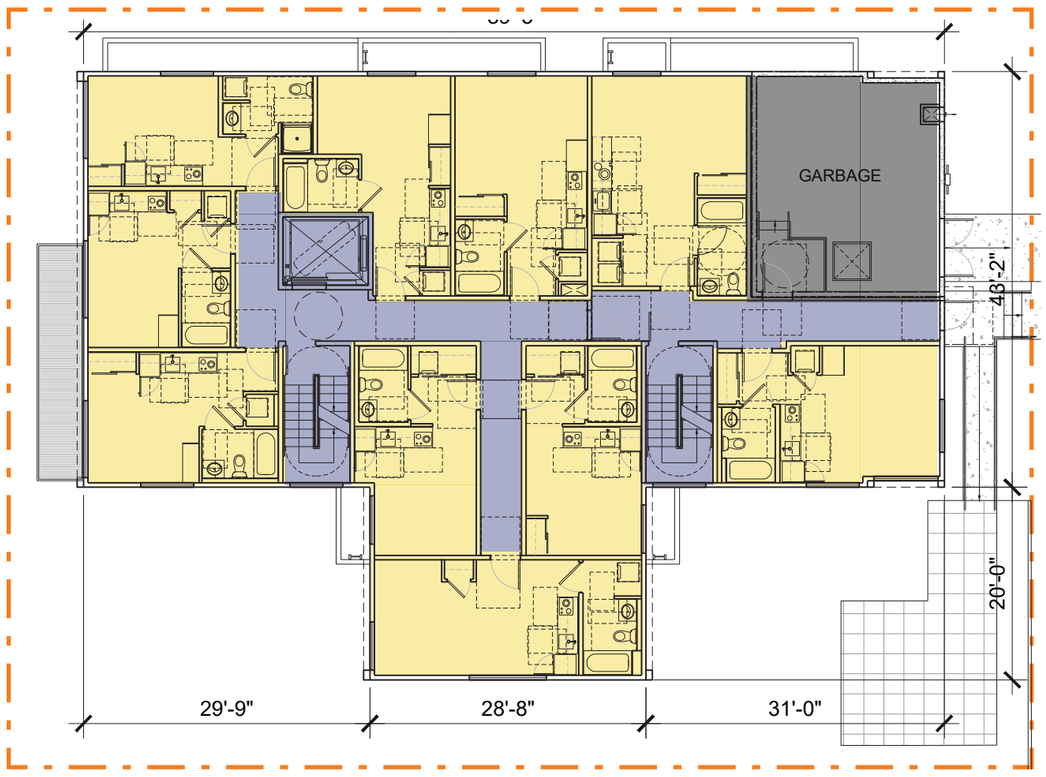
SERVICE

LANDSCAPE

N 0’ 8’ 16’



BASEMENT FLOOR PLAN | 6 UNITS



FIRST FLOOR PLAN | 10 UNITS

FLOOR PLANS

KEY

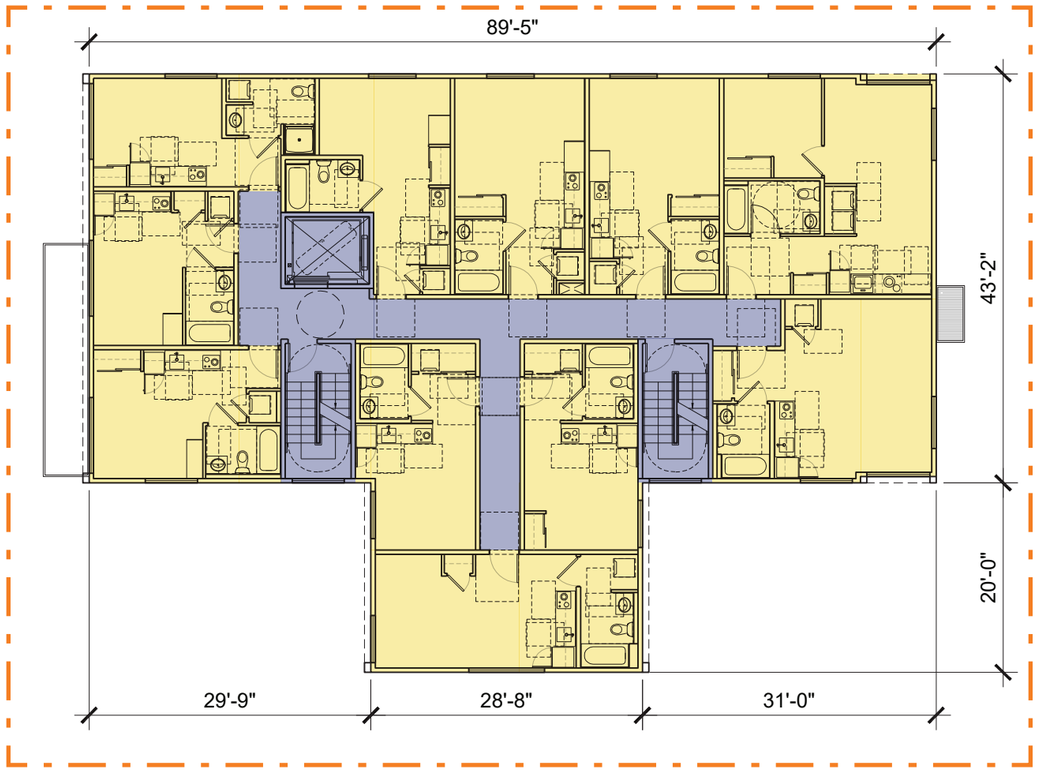
RESIDENTIAL

COMMON / CIRCULATION

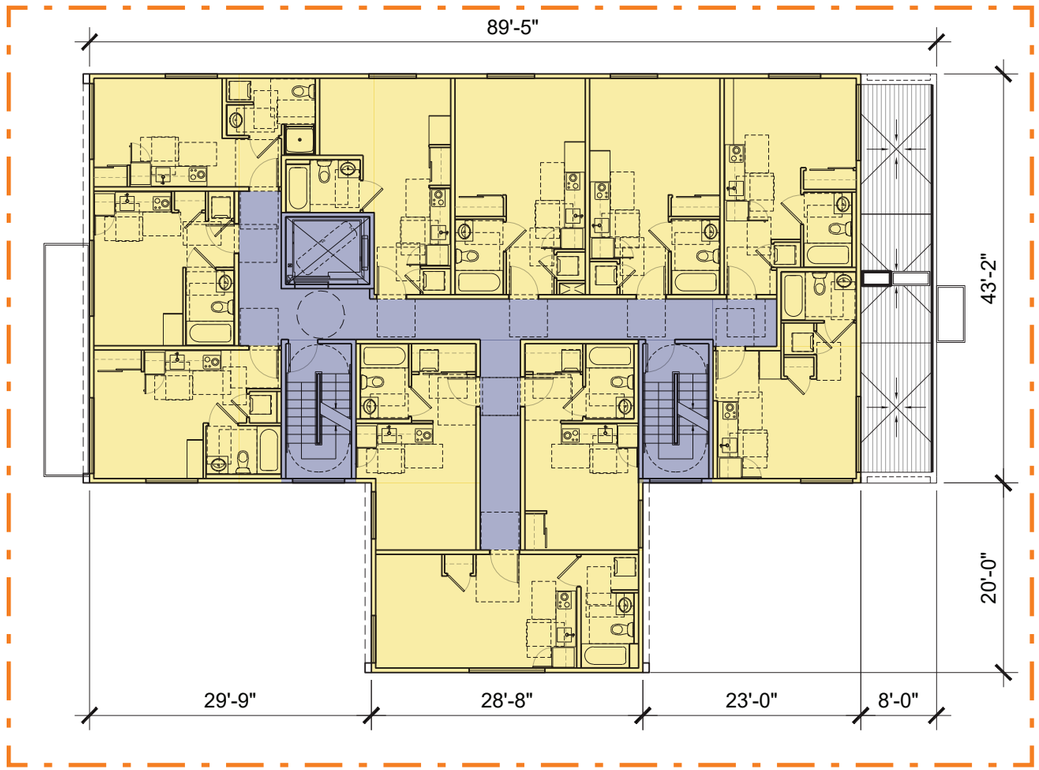
SERVICE

LANDSCAPE

N 0’ 8’ 16’



SECOND FLOOR PLAN



FLOOR PLANS 3-4

FLOOR PLANS

KEY

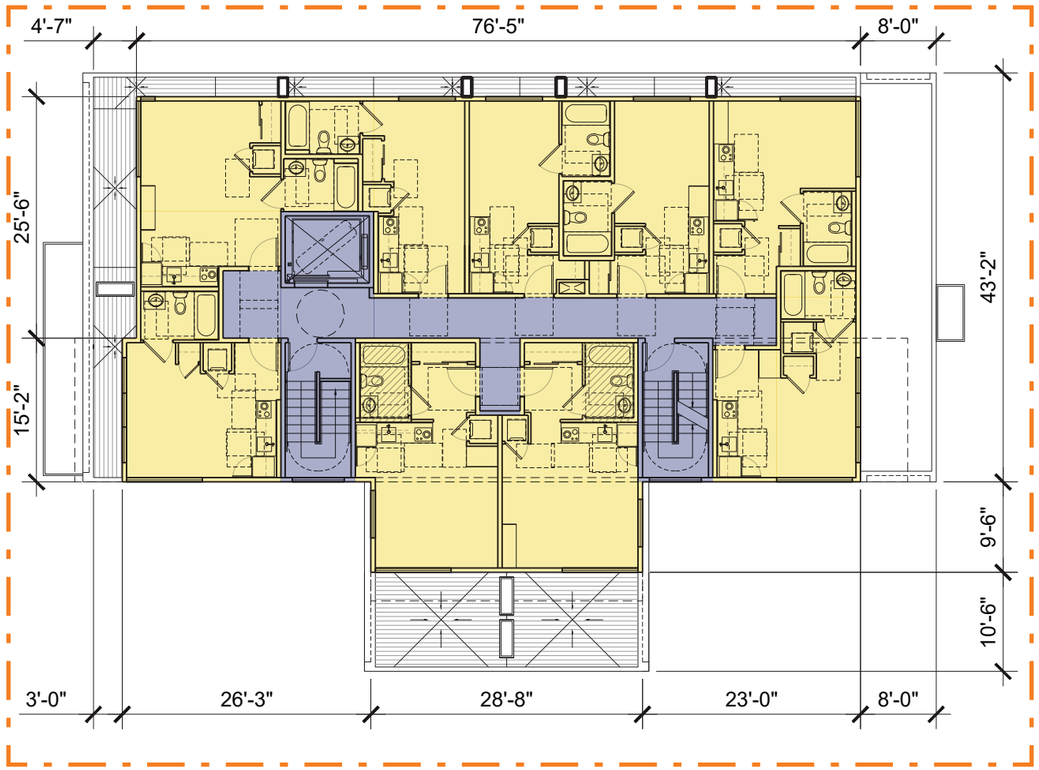
RESIDENTIAL

COMMON / CIRCULATION

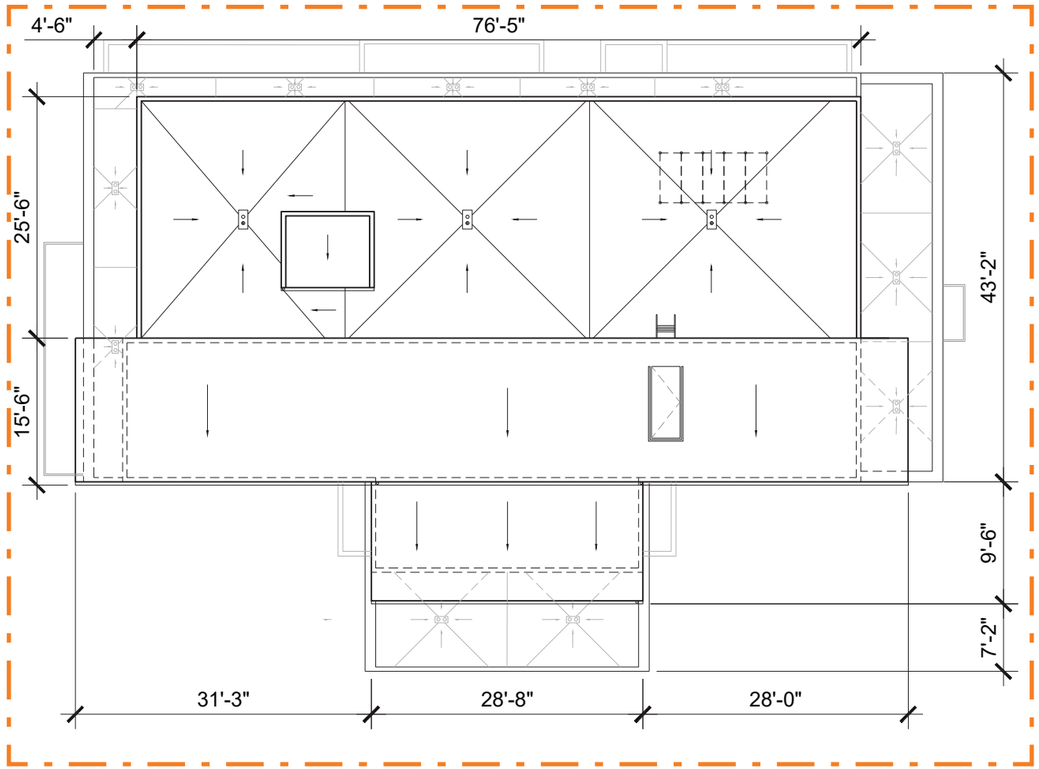
SERVICE

LANDSCAPE

N 0’ 8’ 16’



FIRTH FLOOR PLAN



ROOF PLAN

ELEVATION | WEST

KEY

1. CONCRETE I CAST IN PLACE
2. BOX RIB METAL SIDING | DARK GRAY
3. FIBER CEMENT PANEL SIDING | WHITE
4. FIBER CEMENT PANEL SIDING | GRAY
5. FIBER CEMENT PANEL SIDING | DARK GRAY
6. SOFFIT | WOOD FINISH
7. METAL TRIM / FLASHING | MATCH TO ADJACENT
8. METAL TRIM / FLASHING | DARK GRAY
9. METAL ACCENT | WHITE
10. METAL ACCENT | DARK GRAY
11. STOREFRONT | WHITE
12. VINYL WINDOWS | WHITE



SCALE | 3/32” = 1’-0”

ELEVATION | SOUTH

KEY

1. CONCRETE I CAST IN PLACE
2. BOX RIB METAL SIDING | DARK GRAY
3. FIBER CEMENT PANEL SIDING | WHITE
4. FIBER CEMENT PANEL SIDING | GRAY
5. FIBER CEMENT PANEL SIDING | DARK GRAY
6. SOFFIT | WOOD FINISH
7. METAL TRIM / FLASHING | MATCH TO ADJACENT
8. METAL TRIM / FLASHING | DARK GRAY
9. METAL ACCENT | WHITE
10. METAL ACCENT | DARK GRAY
11. STOREFRONT | WHITE
12. VINYL WINDOWS | WHITE



SCALE | 3/32” = 1’-0”

ELEVATION | EAST

KEY

1. CONCRETE I CAST IN PLACE
2. BOX RIB METAL SIDING | DARK GRAY
3. FIBER CEMENT PANEL SIDING | WHITE
4. FIBER CEMENT PANEL SIDING | GRAY
5. FIBER CEMENT PANEL SIDING | DARK GRAY
6. SOFFIT | WOOD FINISH
7. METAL TRIM / FLASHING | MATCH TO ADJACENT
8. METAL TRIM / FLASHING | DARK GRAY
9. METAL ACCENT | WHITE
10. METAL ACCENT | DARK GRAY
11. STOREFRONT | WHITE
12. VINYL WINDOWS | WHITE



SCALE | 3/32” = 1’-0”

ELEVATION | NORTH

KEY

1. CONCRETE I CAST IN PLACE
2. BOX RIB METAL SIDING | DARK GRAY
3. FIBER CEMENT PANEL SIDING | WHITE
4. FIBER CEMENT PANEL SIDING | GRAY
5. FIBER CEMENT PANEL SIDING | DARK GRAY
6. SOFFIT | WOOD FINISH
7. METAL TRIM / FLASHING | MATCH TO ADJACENT
8. METAL TRIM / FLASHING | DARK GRAY
9. METAL ACCENT | WHITE
10. METAL ACCENT | DARK GRAY
11. STOREFRONT | WHITE
12. VINYL WINDOWS | WHITE



SCALE | 3/32” = 1’-0”

MATERIALS



01 CONCRETE
CAST IN PLACE



02 BOX RIB METAL SIDING
DARK GRAY

03 FIBER CEMENT PANEL SIDING
WHITE



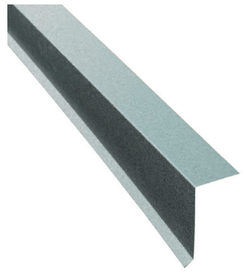
04 FIBER CEMENT PANEL SIDING
GRAY



05 FIBER CEMENT PANEL SIDING
DARK GRAY



06 SOFFIT
WOOD FINISH

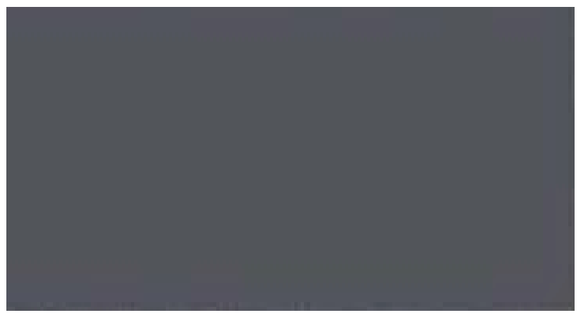


07 METAL TRIM / FLASHING
MATCH TO ADJACENT



08 METAL TRIM / FLASHING
DARK GRAY

09 METAL ACCENT
WHITE



10 METAL ACCENT
DARK GRAY



11 ALUMINUM STOREFRONT
WHITE



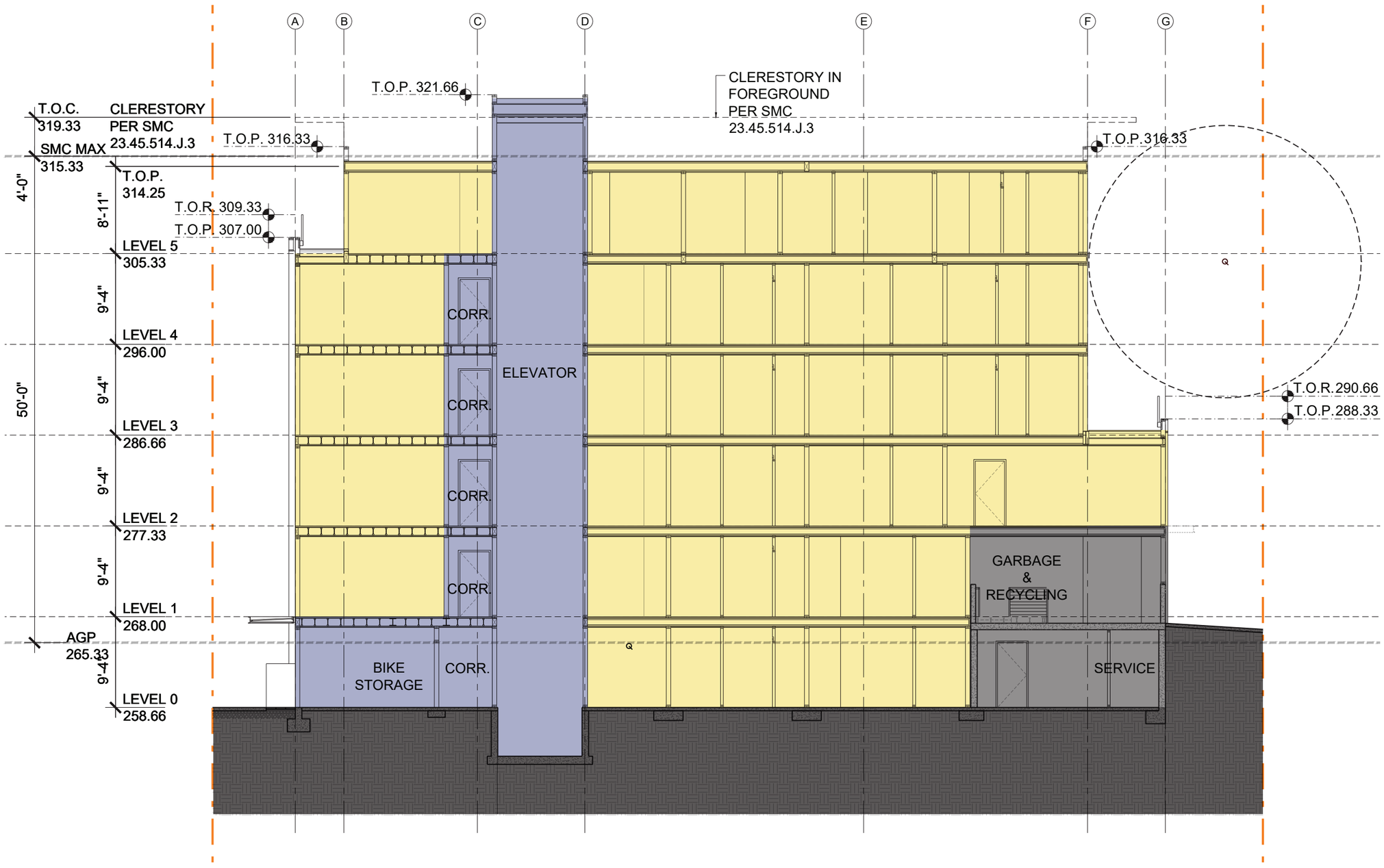
12 VINYL WINDOWS
WHITE

SECTION | EAST

KEY

- RESIDENTIAL
- COMMON / CIRCULATION
- SERVICE

SCALE | 3/32" = 1'-0"



SECTION | NORTH

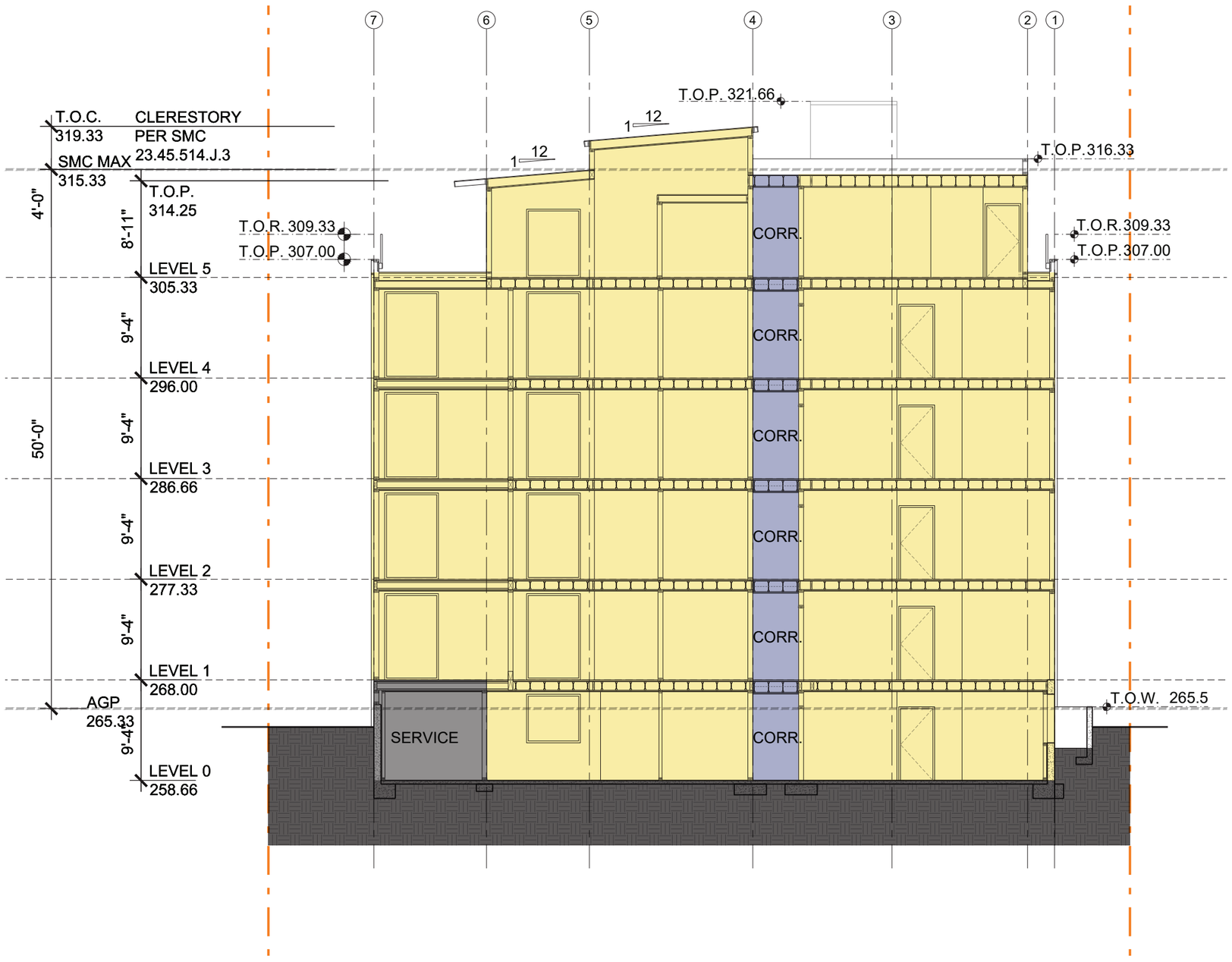
KEY

RESIDENTIAL

COMMON / CIRCULATION

SERVICE

SCALE | 3/32" = 1'-0"



PRIVACY STUDY | NORTH FACADE

KEY

WINDOWS 12’ FROM ADJACENT FACADE

ANALYSIS |

Care has been taken to organize the north facing fenestration in a way that is both responsive to the composition and organization of the proposed structure, as well as the design of the adjacent structure. The adjacent multi-family building is divided into two volumes connected by an exterior stair. As such the primary unit windows are located at the east and west ends of the structure. The proposed facade design complements this, with the primary windows in the center of the structure to avoid adjacent windows.

CONCLUSION |

There is minimal overlap between the proposed windows and openings on the adjacent structure. Where the windows do overlap they are largely offset with only small vertical slivers of shared visual reciprocity. The impact to privacy, for both structures, is negligible.



SCALE | 3/32” = 1’-0”

PRIVACY STUDY | SOUTH FACADE

KEY

WINDOWS 12’ FROM ADJACENT FACADE

ANALYSIS |

There majority of units face east, west and north, so the number of windows on the south facade is limited, however, where windows do occur they largely do not overlap with windows on the adjacent two-story structure. The preserved trees will provide additional visual privacy.

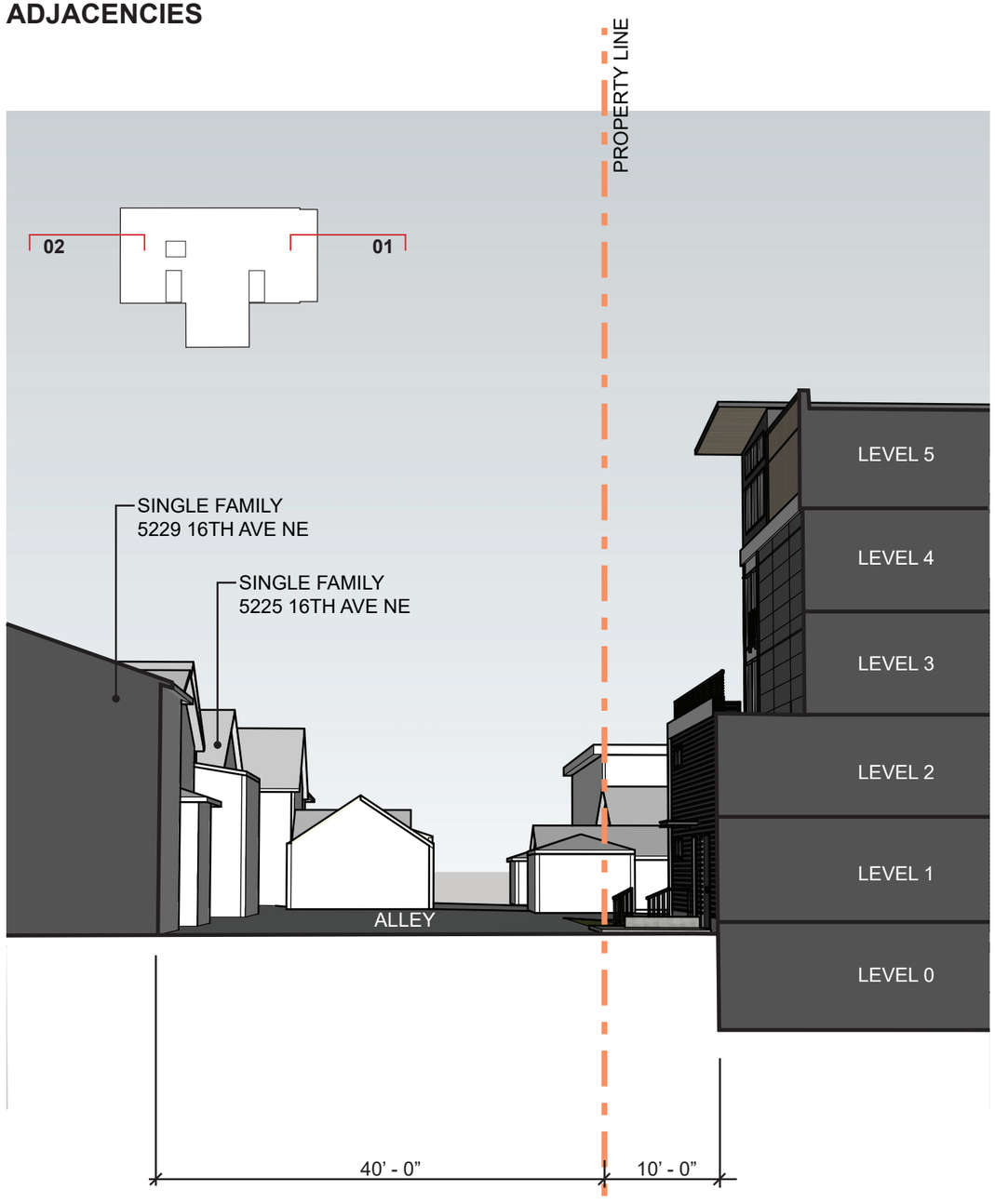
CONCLUSION |

Between the retention of existing trees, relatively small amount of windows, and proposed locations, there will be minimal visual impact to the privacy of the adjacent structure to the south.

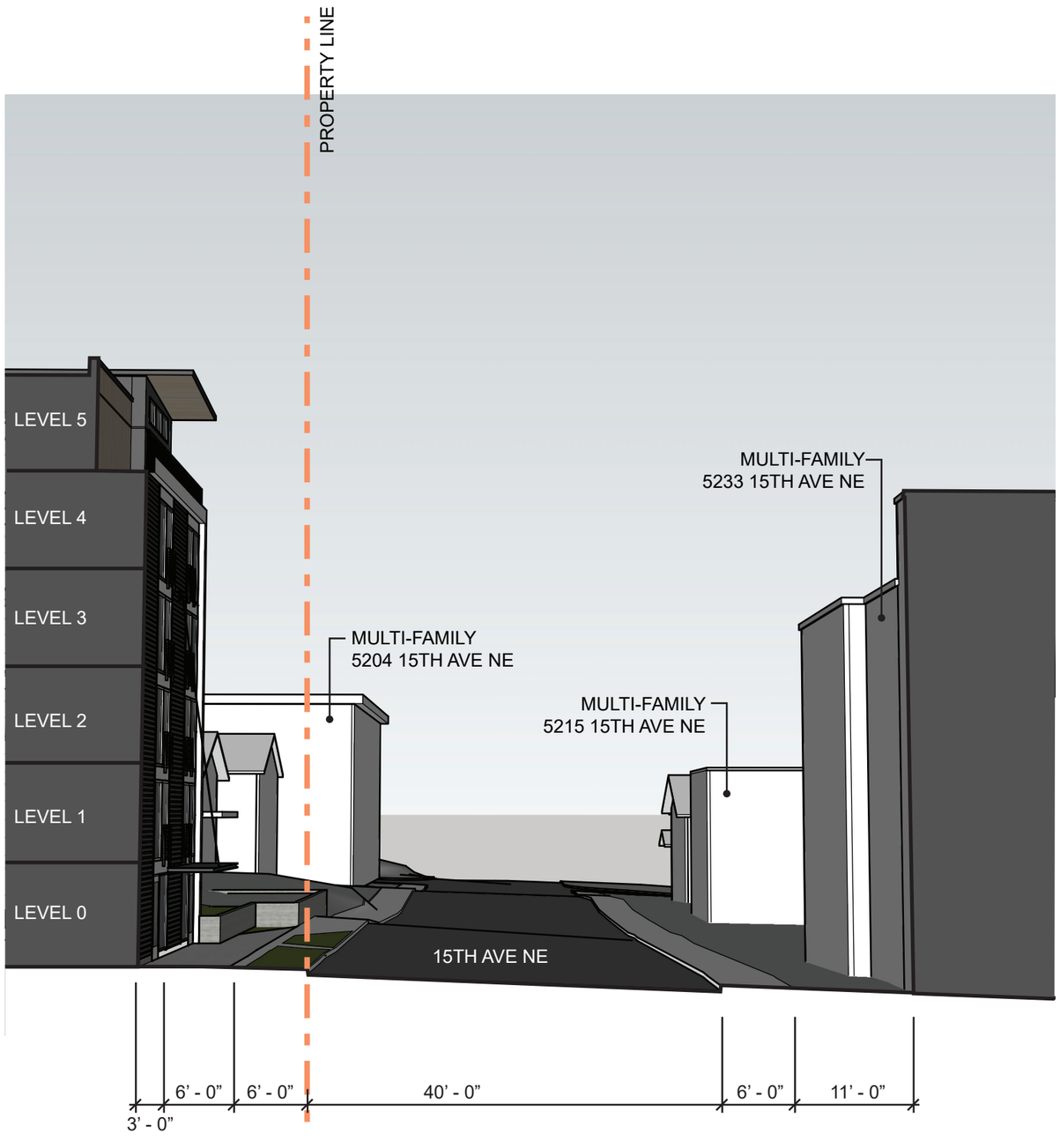


SCALE | 3/32” = 1’-0”

ADJACENCIES



01 EAST ADJACENCY

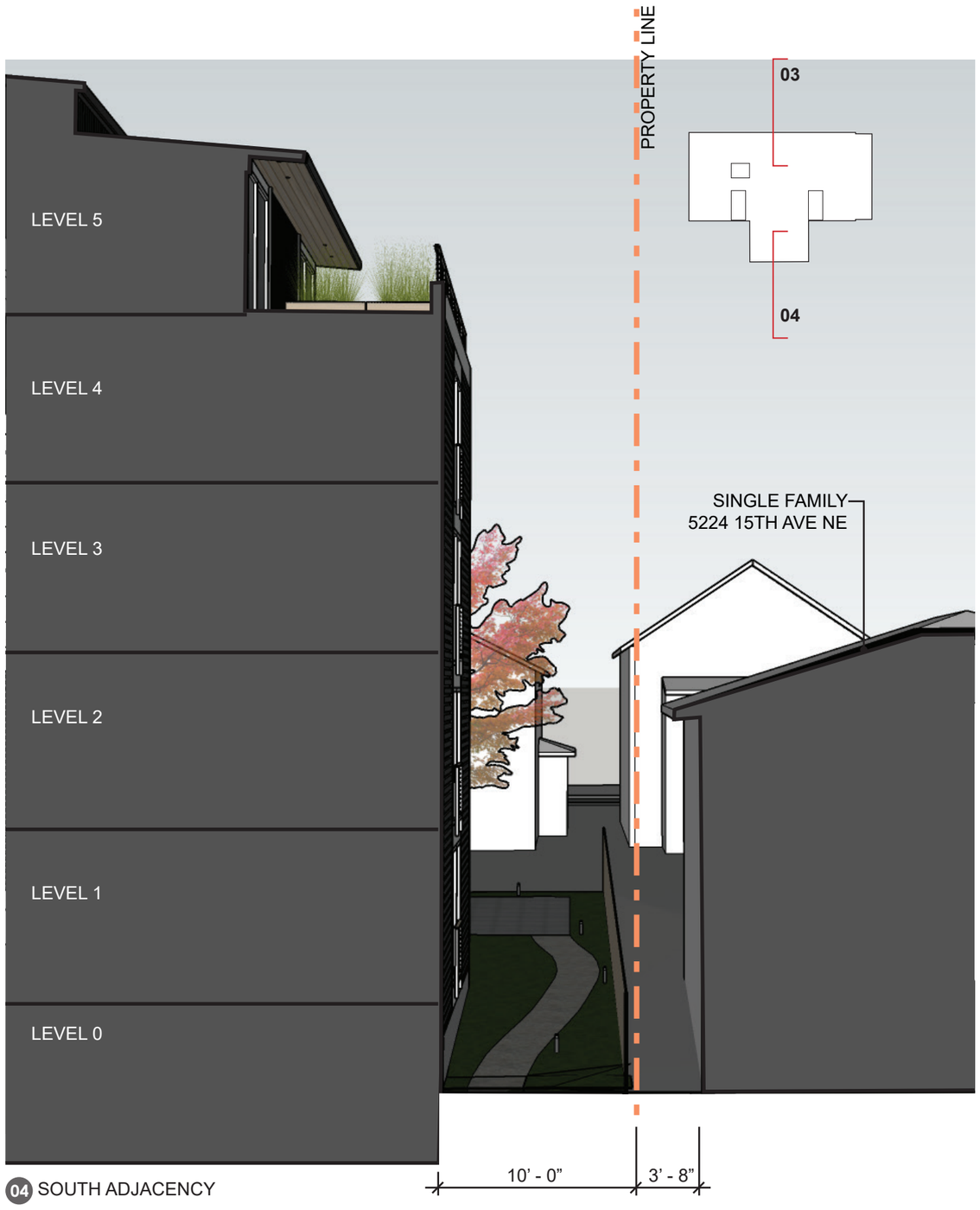


01 WEST ADJACENCY

ADJACENCIES



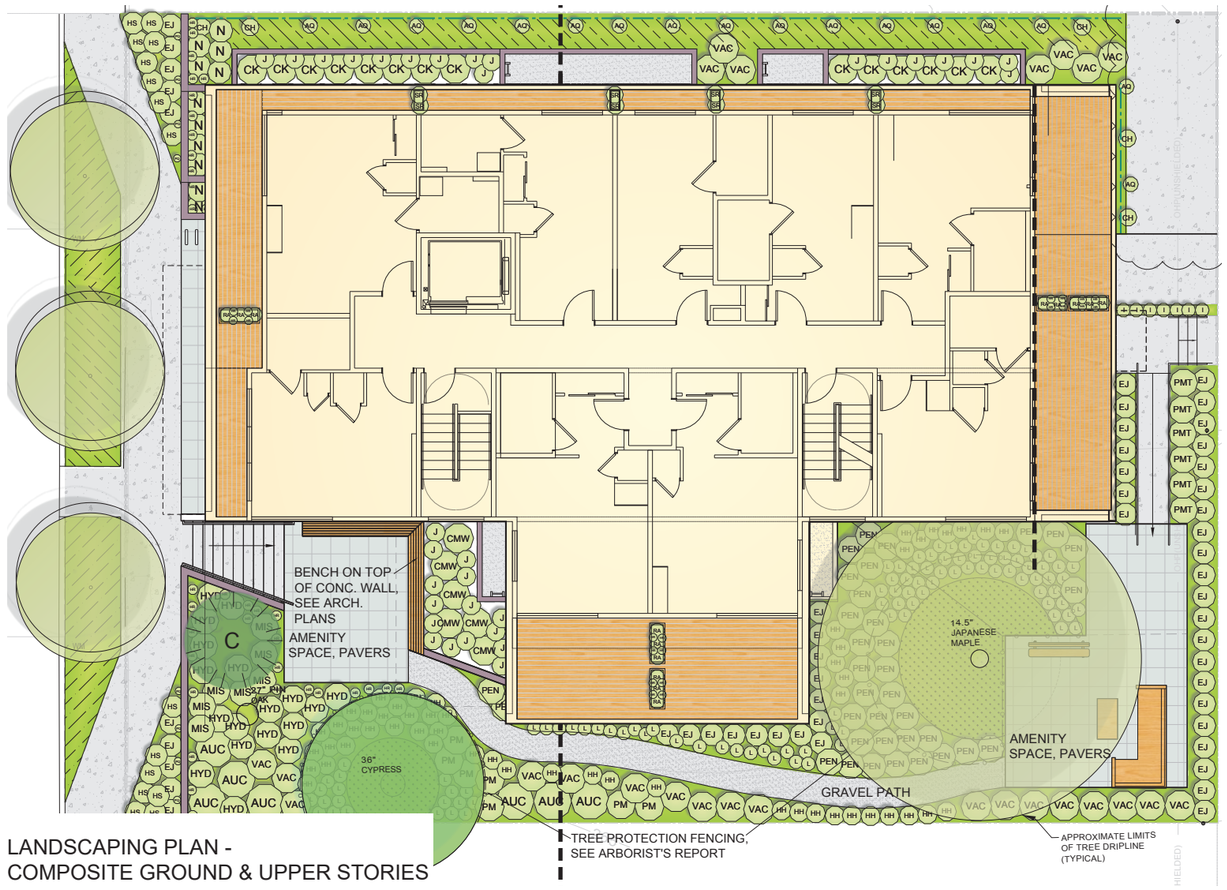
03 NORTH ADJACENCY



04 SOUTH ADJACENCY

LANDSCAPE

The landscape design prioritizes the exceptional trees and adjacent open spaces on the south side of the building. A gathering space at the southeast corner and southwest corner are connected by a gravel path and flanked by greenery, with an emphasis on hardy, native plantings. New street trees in the right of way help soften the building edge, establish a buffer between pedestrians and fast moving traffic on 15th, and will provide shade to the west facing units as they grow .



LANDSCAPING PLAN -
COMPOSITE GROUND & UPPER STORIES



COMPACT STRAWBERRY BUSH



DWARF REDTWIG DOGWOOD



MIDWINTER FIRE REDTWIG DOGWOOD



'GREEN SPIRE' EUONYMUS



BLUE OAT GRASS



DAY LILY HAPPY RETURNS



CITY SLICKER BIRCH



SLENDER HINOKI CYPRESS



HONEYBELLS HOSTA



DWARF OAKLEAF HYDRANGEA



SKY PENCIL JAPANESE HOLLY



BLUE ARROWS RUSH



‘SILVER DRAGON’ MONDO GRASS



SEMI DWARF MAIDEN GRASS



MOONBAY COMPACT HEAVENLY BAMBOO



DWARF FOUNTAIN GRASS



SWORD FERN



MANGO TANGO POTENTILLA



ARP ROSEMARY



TALL SARCOCOCCA



EVERGREEN HUCKLEBERRY



VARIGATED FIVE LEAF AKEBIA



WHITE FLOWERING CLEMATIS



STAR SHOWERS© VIRGINIA CREEPER



KINNIKINNICK MASSACHUSETTS

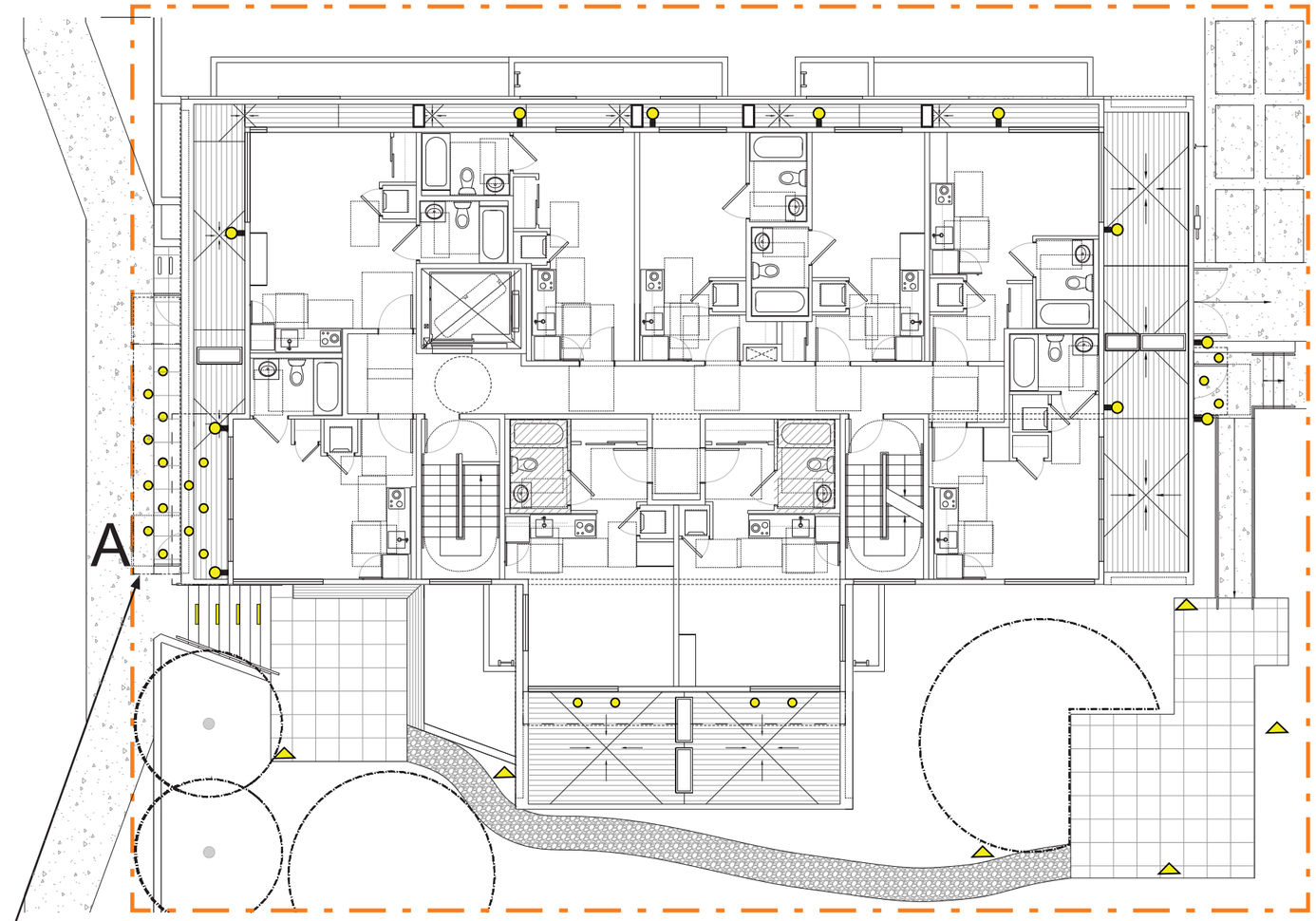


TALL SARCOCOCCA

The plant palette is diverse with a variety of colors, textures, and patterns that will change throughout the seasons, but maintain a verdant greenscape year round. The plants are chosen with an emphasis on hardy, native plantings that once established will flourish and become a true amenity for both residents and the neighborhood.

LIGHTING / SIGNAGE

The proposed lighting is simple and restrained. Small, downlit sconces are provided at the alley service entry for safety and at upper level patios. Simple step lights and bollards provide adequate lighting to the south amenity area, but are low to minimize light spill onto the adjacent properties to the south. Small elegant down lights in the underside of the entry canopies and clerestory eave provide a playful counterpoint to the clean, machined facades of the structure. All proposed lighting is downlit and shielded from upward glare, minimizing light spill into the night sky and towards neighboring properties.



ADDRESS SIGNAGE

LOCATION : FRONT OF OVERHEAD AWNING OVER ENTRY

MATERIAL : NATURAL STEEL

LED WALL LIGHT | BLACK

MANUFACTURER:
WAC LIGHTING

DIMENSIONS: 5” W X 3” H

LOCATION(S):
PRIVATE PATIOS, GARBAGE DOOR, REAR ENTRY



LED STEP LIGHT | BLACK

MANUFACTURER:
WAC LIGHTING

DIMENSIONS: 5” W X 3” H

LOCATION(S):
SOUTH SITE STAIRS



LED BOLLARD | BLACK

MANUFACTURER:
RAB

DIMENSIONS: 6.5” W X 42” H

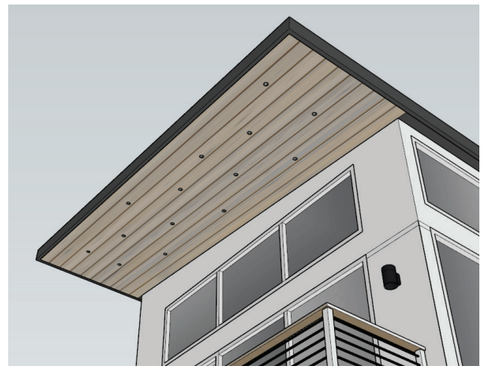
LOCATION(S):
SOUTH SIDE AMENITY SPACES AND GRAVEL PATH



SOFFIT DOWNLIGHT | BLACK

MANUFACTURER:
TBD

LOCATION(S):
PRIVATE PATIOS, FRONT AND REAR ENTRY



A

DOWNLIGHT | BLACK

MANUFACTURER:
KICHLER LIGHTING

DIMENSIONS: 8.0” W X 7.3” H

LOCATION(S):
MAIN ENTRY



SHADOW STUDY

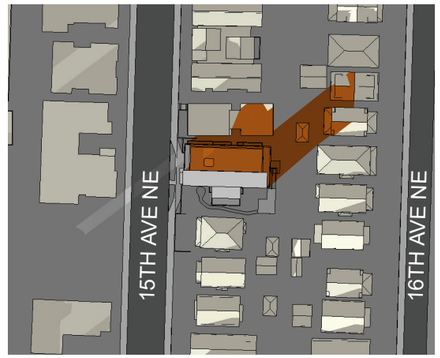
WINTER SOLSTICE



WINTER SOLSTICE | 9AM



WINTER SOLSTICE | 12PM



WINTER SOLSTICE | 3PM

FALL/SPRING EQUINOX



FALL/SPRING EQUINOX | 9AM



FALL/SPRING EQUINOX | 12PM



FALL/SPRING EQUINOX | 3PM

SUMMER SOLSTICE



SUMMER SOLSTICE | 9AM



SUMMER SOLSTICE | 12PM



SUMMER SOLSTICE | 3PM

ANALYSIS |

The study reveals that the proposed project's shadow to the north is largely limited to the space between it and the newly constructed adjacent structure. Upper level setbacks, and locating the clerestory to the south of the structure, reduce the project's shadow impact on adjacent properties to the east and west, and only in winter and later in the evenings does the shadow extend beyond the street or alley right of ways.

CONCLUSION |

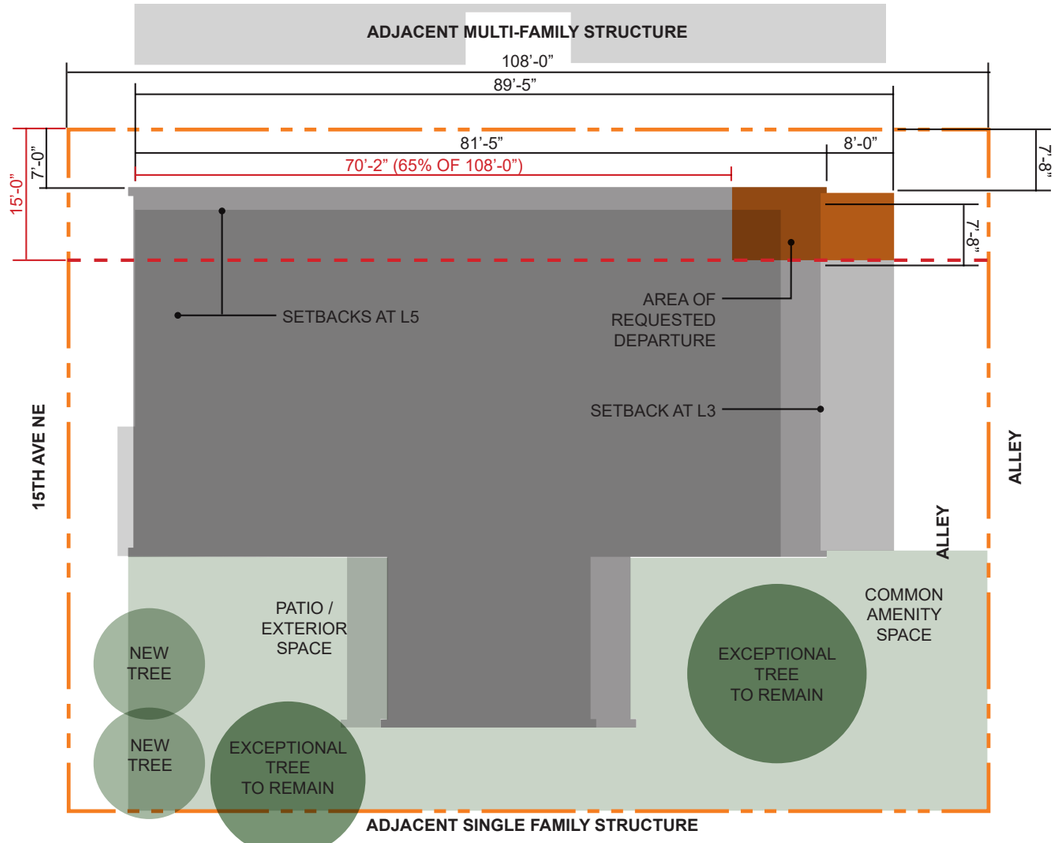
The building's location on the site is pushed to the north to avoid the trees, which does increase the project's impact to the north, however a recently constructed structure of similar scale means the project's impact is relatively limited. Other sculpting and massing moves, such as upper level setbacks, terracing at the east facade, and the lack of a roof deck and accompanying tall elevator and stair overruns all reduce the project's solar impact on adjacent properties.

REQUESTED DEPARTURE #1

MAXIMUM FAÇADE LENGTH | SMC 23.45.527.B.1

REQUIREMENT	*LOCATION*	*REQUEST*
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 65% OF 108'-0" – 70'-2" MAXIMUM	NORTH PROPERTY LINE	89'-5" LONG FAÇADE, 82.8%, (EXCEEDING THE 70'-2" LENGTH, 65% MAXIMUM) WITH A 7'-0" SETBACK FOR 81'-5", AND A 7'-8" SETBACK FOR 8'-0" ALONG THE NORTH PROPERTY LINE.

JUSTIFICATION	*APPLICABLE DESIGN GUIDELINES*
THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES: THE SITE HAS TWO LARGE EXCEPTIONAL TREES LOCATED ON THE SOUTH HALF OF THE SITE. THE PROPOSED DESIGN IS LOCATED PRIMARILY ON THE NORTH HALF OF THE SITE, AVOIDING THE CRITICAL ROOT ZONES OF THE TREES, AS WELL AS ALLOWING FOR ADDITIONAL LIGHT AND AIR FOR THE TREES. ***(CS1.D1, UNIVERSITY CSI.II)*** THE SPACES NEAR THE TREES ARE UTILIZED AS GROUND FLOOR COMMON AMENITY SPACE, TAKING ADVANTAGE OF THE NATURAL SHADE & BEAUTY OF THE TREES. ***(DC3.B4)*** THE MASSING SHIFT TO THE NORTH ALSO PUSHES THE MAJORITY OF THE BUILDING'S MASS AWAY FROM THE ADJACENT SINGLE-FAMILY HOME TO THE SOUTH, ***(CS2.D5)*** INSTEAD LOCATING IT NEXT TO THE NEW FOUR-STORY MULTI-FAMILY BUILDING TO THE NORTH, WHICH IS MORE SIMILAR IN MASSING AND PRECEIVED HEIGHT, BULK, AND SCALE. ***(DC2.A1)*** THE NE PORTION OF THE BUILDING IS INTERIOR GARBAGE TO BE STAGED INTERNALLY AND LOCATED NEAR THE ALLEY MITIGATING ITS IMPACT ON ADJACENT PROPERTY. ***(DC1.A4)***	• CS1.D1 ON-SITE FEATURES • UNIVERSITY CSI.II PRESERVATION OF EXISTING TREES • DC3.B4 MULTIFAMILY OPEN SPACE • CS2.D5 RESPECT FOR ADJACENT SITES • DC2.A1 SITE CHARACTERISTICS AND USES • DC1.C4 SERVICE USES



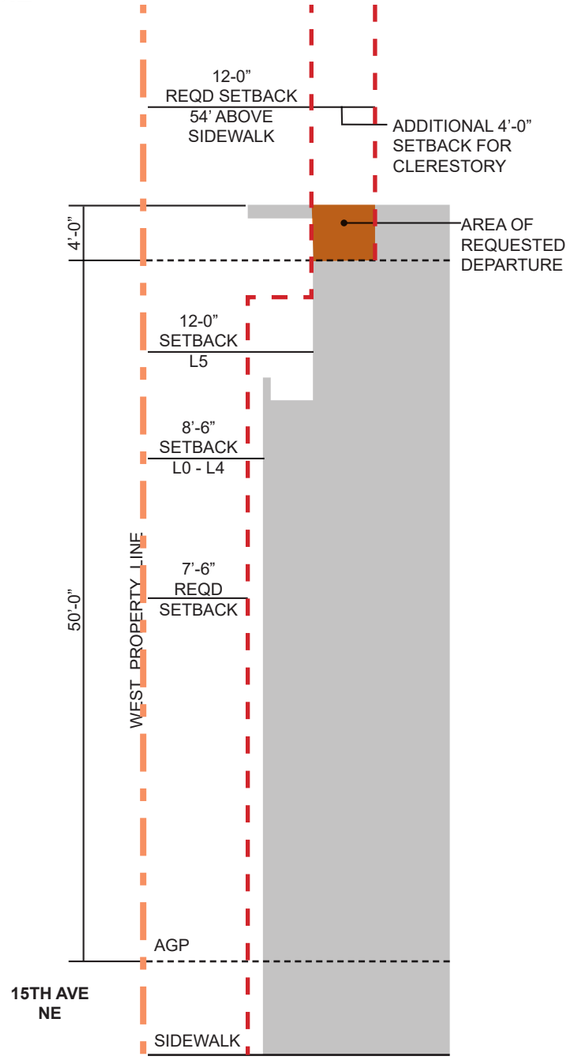


REQUESTED DEPARTURE #2

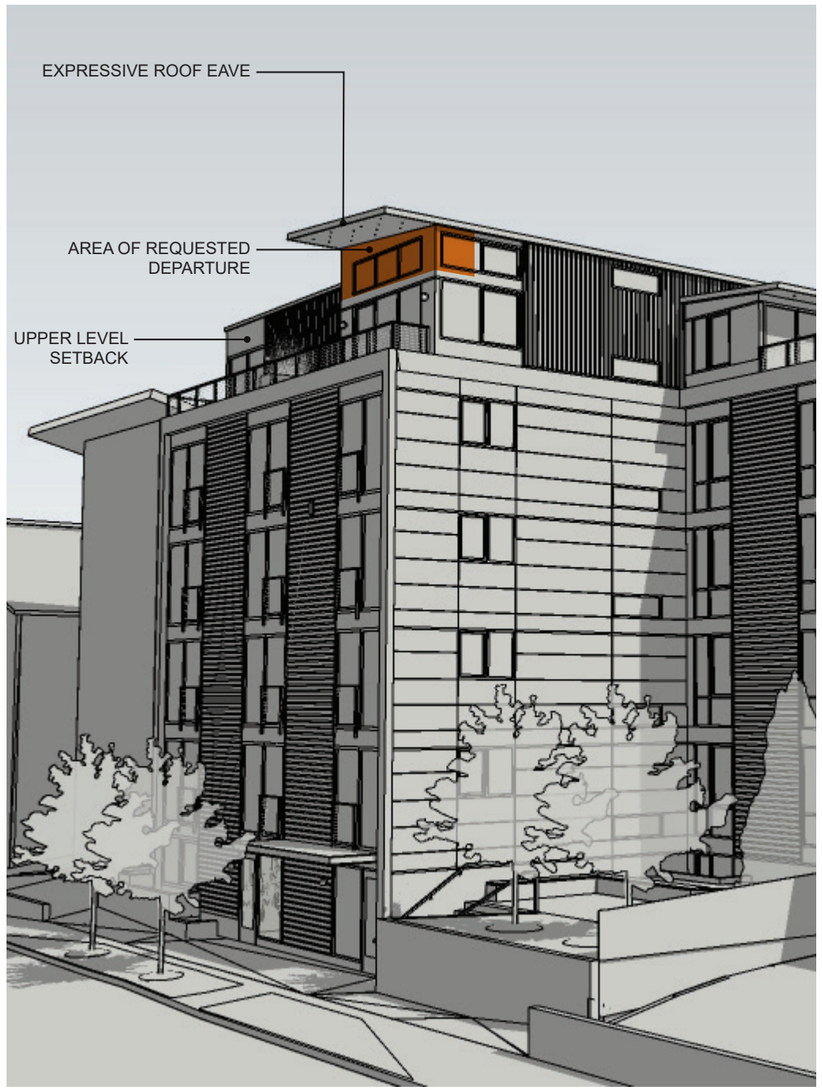
ROOFTOP FEATURES - CLERESTORY SETBACK | SMC 23.45.514.I.3.b.2

REQUIREMENT	*LOCATION*	*REQUEST*
ARCHITECTURAL PROJECTIONS THAT RESULT IN ADDITIONAL INTERIOR SPACE, SUCH AS CLERESTORIES, MAY EXTEND 4 FEET ABOVE THE MAXIMUM HEIGHT LIMIT IF THE PROJECTIONS ARE SET BACK AT LEAST 4 FEET FROM ANY STREET FACING FAÇADE	WEST PROPERTY LINE, FACING 15TH AVE	CLERESTORY ALIGNS W/ THE LEVEL 5 FAÇADE BELOW (ZERO SETBACK) LEVEL 5 FAÇADE IS SETBACK 5'-0" FROM REST OF STREET-FACING FAÇADE.

JUSTIFICATION	*APPLICABLE DESIGN GUIDELINES*
THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES: AS THE ENTIRE TOP STORY (LEVEL 5) IS SET BACK FROM THE REST OF THE STREET-FACING FAÇADE, THE DESIGN IS ALREADY ACHIEVING THE INTENDED GOALS OF THE REQUIRED SETBACK BY REDUCING THE PERCEIVED HEIGHT, BULK, AND SCALE ALONG THE STREET FACING FAÇADE AS WELL AS CREATING A UNIFIED UPPER LEVEL FAÇADE. ***(CS2.D4, DC2.B1)*** ADDITIONALLY, THE PROPOSED CLERESTORY IS ATOP ONLY A SMALL PORTION (15'-2" OR 24%) OF THE STREET-FACING FAÇADE, AND ADDS VISUAL INTEREST THROUGH DYNAMIC ROOFLINES AND PITCHED ROOFS THAT RELATE TO THE EXISTING RESIDENTIAL CONTEXT ***(CS3.A1, DC2.C1, DC2.C3, UNIVERSITY DC2.IV.ii)***	• C32.D4 MASSING CHOICES • DC2.B1 FAÇADE COMPOSITION • CS3.A1 FITTING OLD AND NEW TOGETHER • DC2.C1 RESPECT FOR ADJACENT SITES • DC2.C3 FIT WITH NEIGHBORING BUILDINGS • UNIVERSITY DC2.IV.ii ARCHITECTURAL ELEMENTS AND MATERIALS



SECTION DIAGRAM



MODEL VIEW

APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD















APPENDIX

KEY

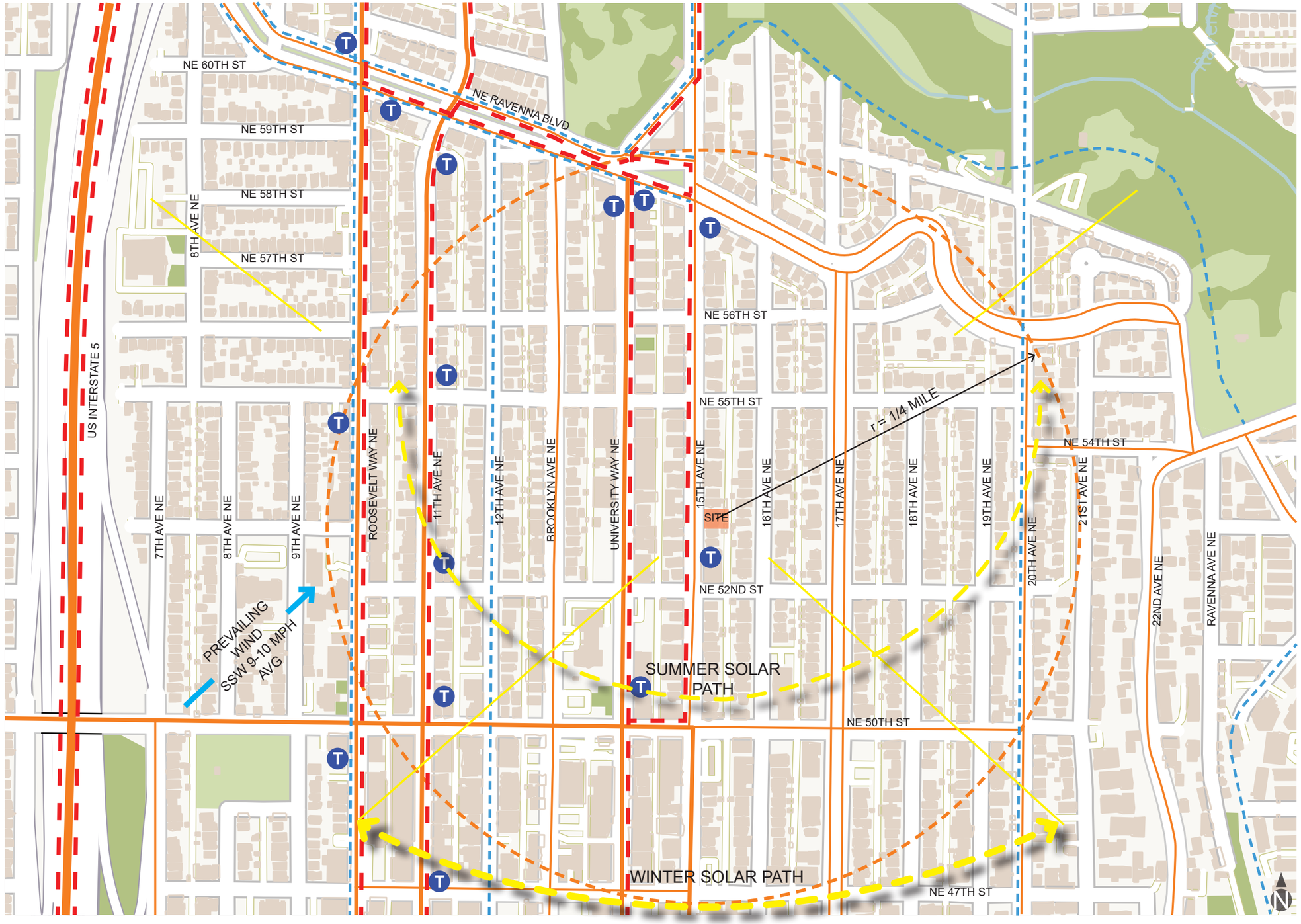
- INTERSTATE
- MAIN ARTERIAL
- SECONDARY ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE

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



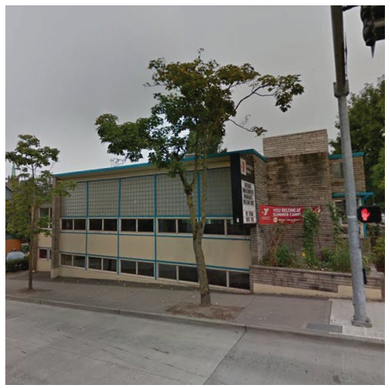
4 SEATTLE UNIVERSITY CHRISTIAN CHURCH



5 UNIVERSITY DISTRICT SAFEWAY



6 COWEN PARK



7 UNIVERSITY DISTRICT YMCA



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

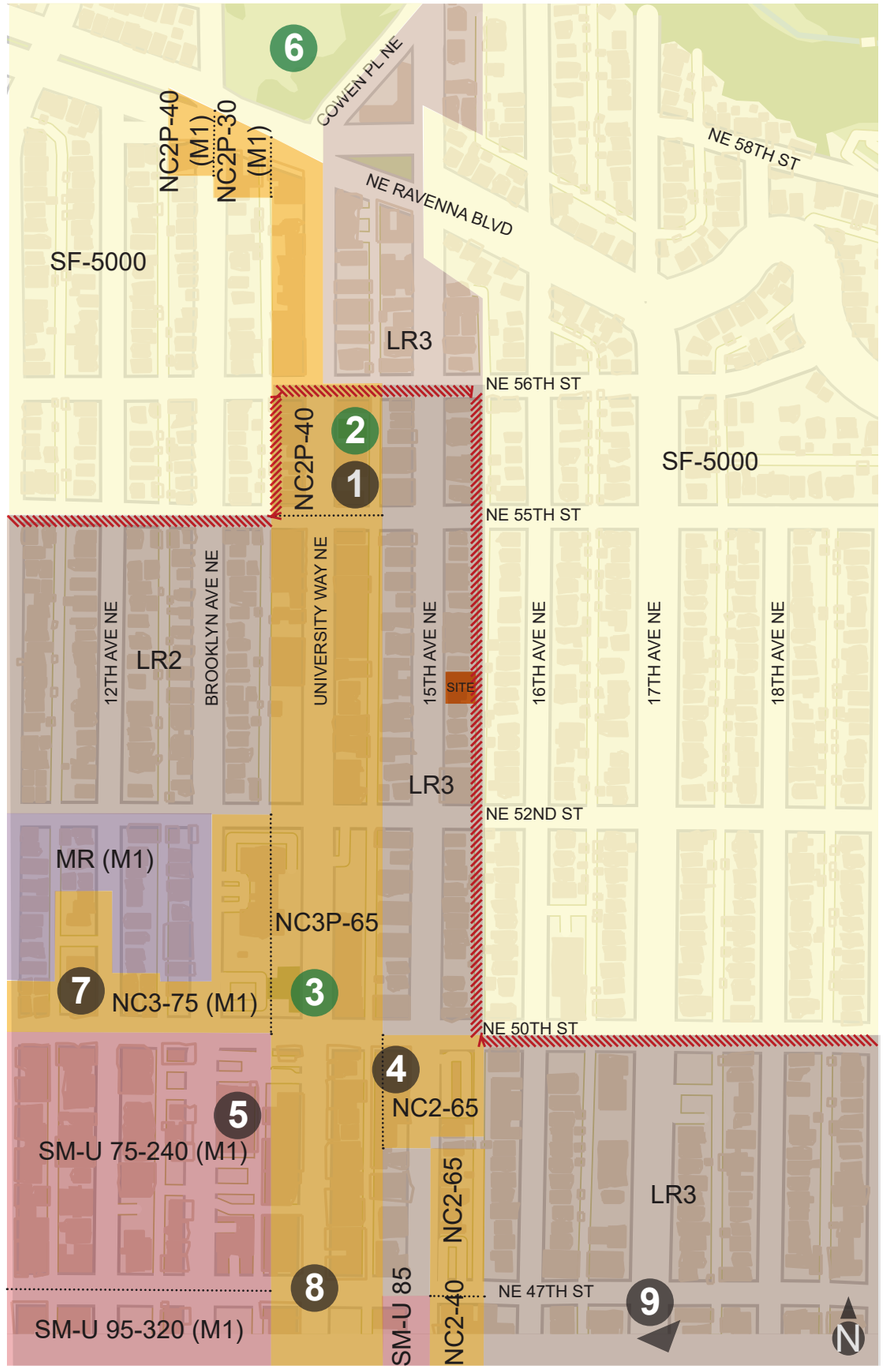


9 UNIVERSITY OF WASHINGTON, MAIN CAMPUS. 0.5 MILES

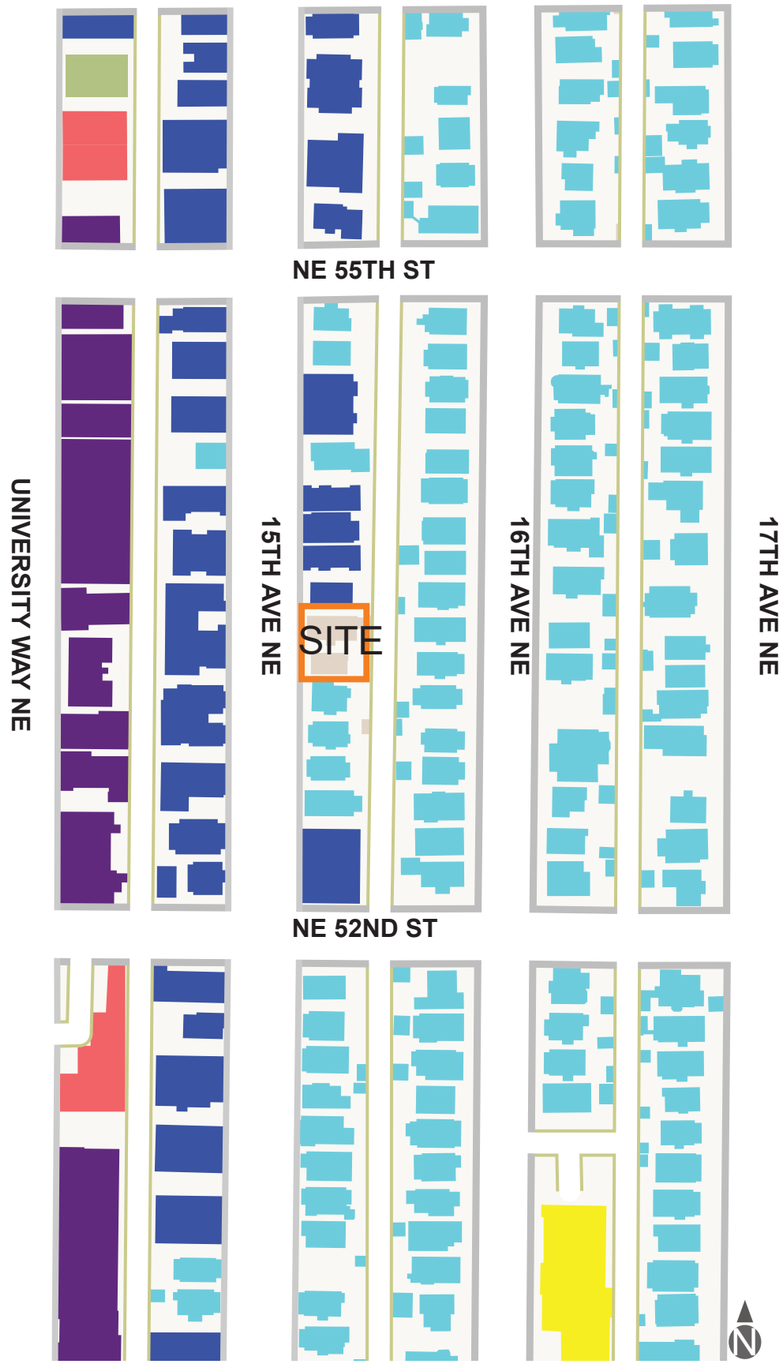
KEY

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

ZONING MAP



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.

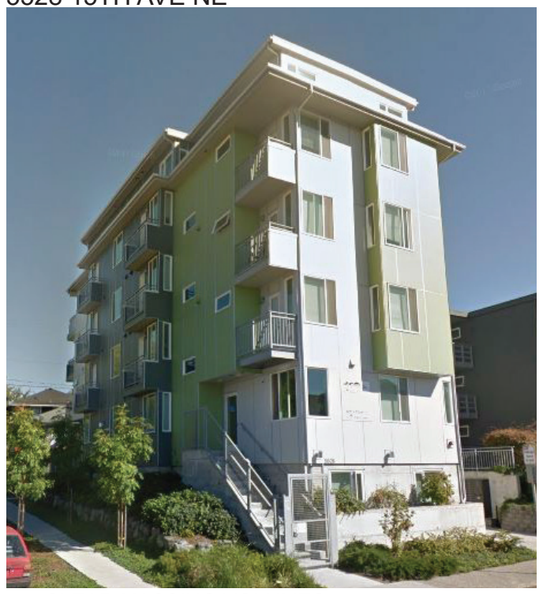
EXISTING OR PROPOSED ARCHITECTURE | UNIVERSITY DISTRICT

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



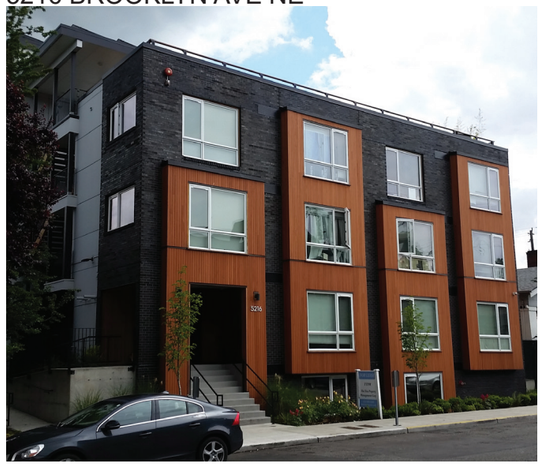
- RIGOROUS FENESTRATION PATTERN
- BALCONIES PROVIDE RESIDENTIAL EXPRESSION
- HIGH QUALITY MATERIALS

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



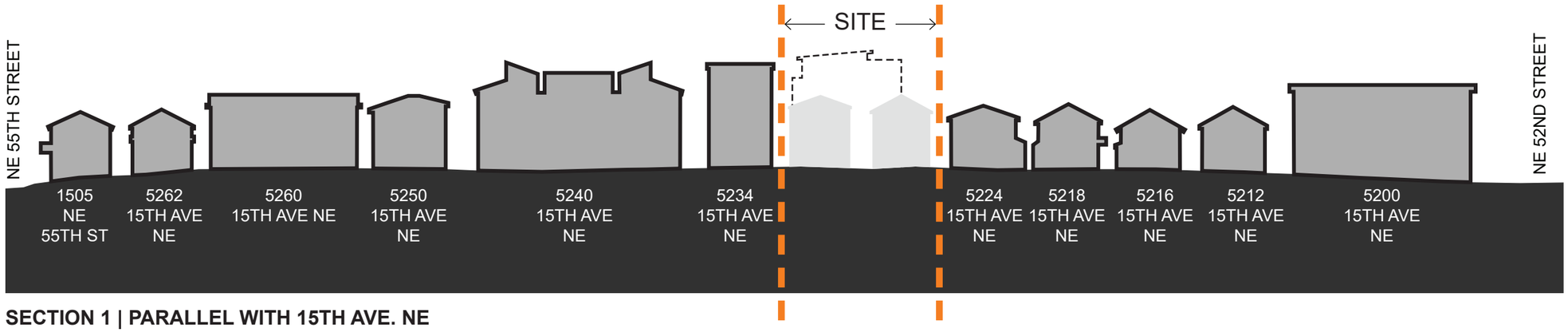
- SIMPLE MASSING VOLUMES
- CORNER WINDOWS
- HIGH QUALITY MATERIALS

5000 UNIVERSITY WAY NE



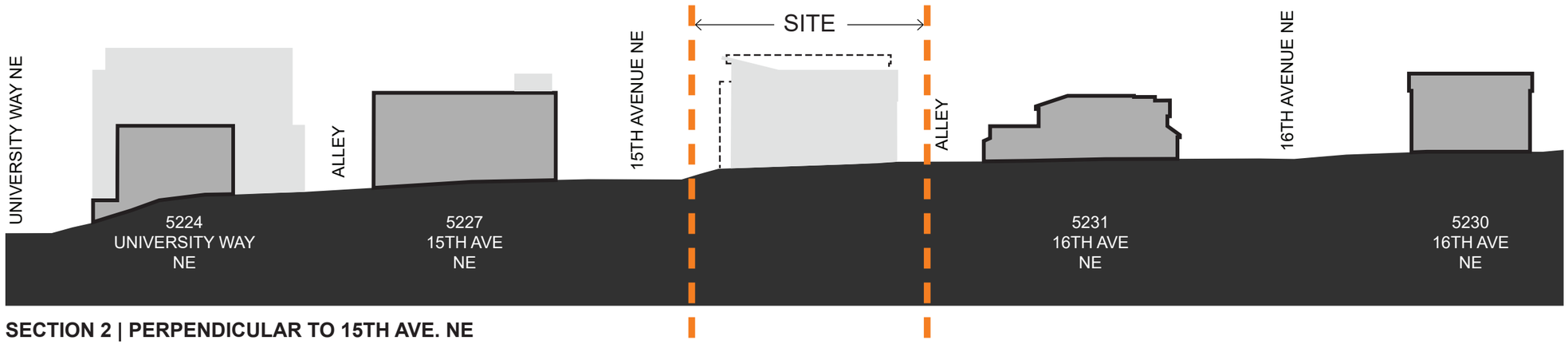
- CLEAR, SIMPLE MASSING VOLUMES, DEFINED BY MATERIAL AND COLOR
- LARGE WINDOWS

NEIGHBORHOOD SECTIONS





SECTION 1 | PARALLEL WITH 15TH AVE. NE





SECTION 2 | PERPENDICULAR TO 15TH AVE. NE

EXISTING OR PROPOSED ARCHITECTURE | IMMEDIATE VICINITY



1

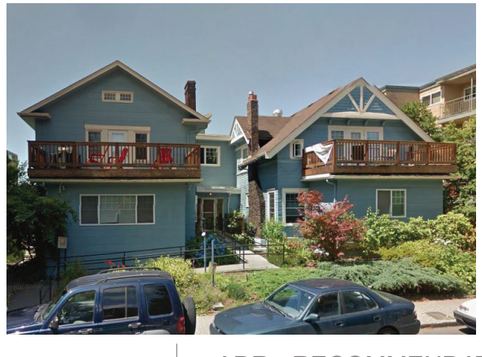

2

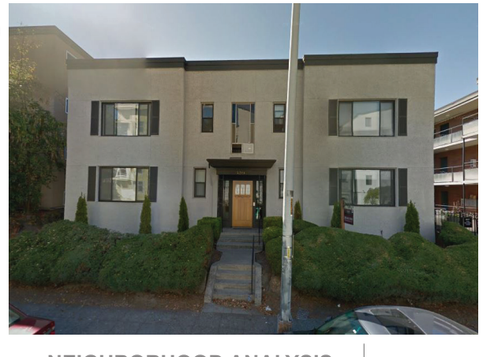

3


4


5


6


7


8


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



EAST SIDE OF 15TH



WEST SIDE OF 15TH

ZONING / LAND USE SUMMARY

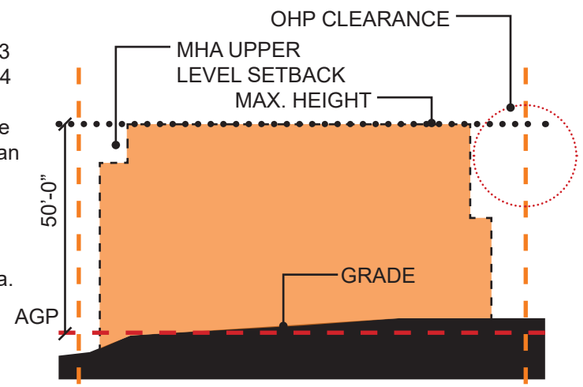
LR-3 | MULTIFAMILY ZONING (SMC 23.45) WITHIN UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE

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

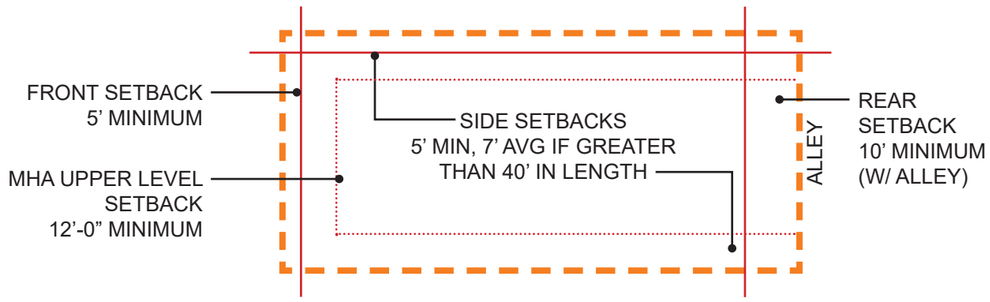
23.45.510 | FAR LIMITS
FAR limit for apartments in an LR-3 zone within an urban village is **2.30** (with MHA), when meeting the conditions of SMC 23.45.510.C, per Table B 23.45.510.
Applicable FAR exemptions are:
- All underground stories
- Portions of a story that extend no more than 4 feet above existing 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**
Rear : **10 foot minimum (with alley)**
Side, less than 40' facade length : **5 foot minimum**
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.

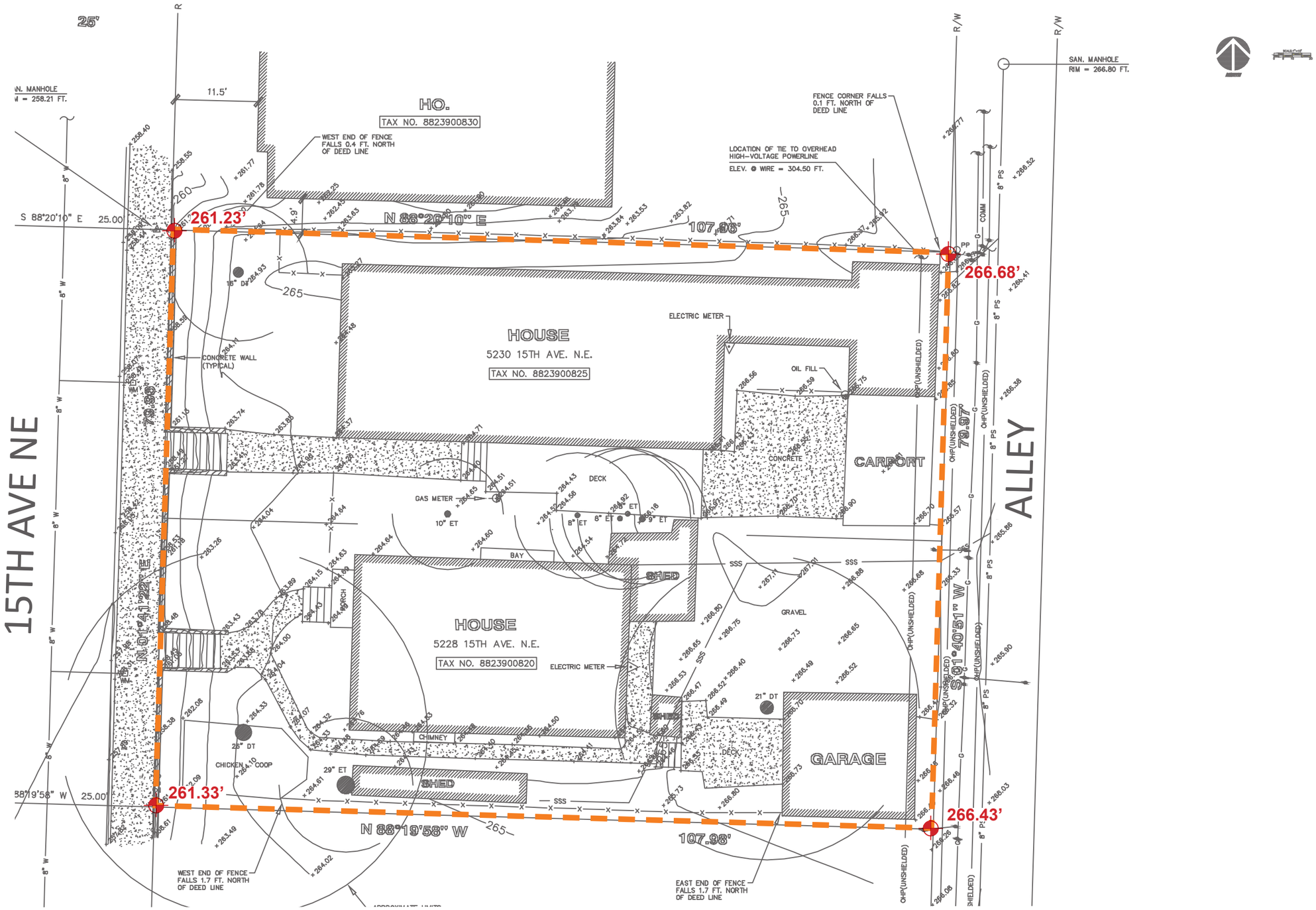
23.45.534 | LIGHT AND GLARE STANDARDS
Exterior lighting shall be shielded and directed away from adjacent properties.

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 it's 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.

SITE SURVEY


15TH AVE NE
ALLEY
HOUSE
5230 15TH AVE. N.E.
TAX NO. 8823900825
HOUSE
5228 15TH AVE. N.E.
TAX NO. 8823900820
HO.
TAX NO. 8823900830
261.23'
266.68'
261.33'
266.43'
N 88°20'10" E
107.86'
S 88°20'10" E 25.00
N 01°41'22" E
79.65'
S 01°40'51" W
79.97'
S 88°19'58" W 25.00
N 88°19'58" W
107.98'
WEST END OF FENCE FALLS 0.4 FT. NORTH OF DEED LINE
FENCE CORNER FALLS 0.1 FT. NORTH OF DEED LINE
LOCATION OF TIE TO OVERHEAD HIGH-VOLTAGE POWERLINE
ELEV. @ WIRE = 304.50 FT.
SAN. MANHOLE
RIM = 266.80 FT.
CONCRETE WALL (TYPICAL)
ELECTRIC METER
OIL FILL
CARPORT
CONCRETE
DECK
GAS METER
BAY
SHED
PORCH
CHIMNEY
CHICKEN COOP
GRAVEL
GARAGE
WEST END OF FENCE FALLS 1.7 FT. NORTH OF DEED LINE
EAST END OF FENCE FALLS 1.7 FT. NORTH OF DEED LINE
OHP(UNSHIELDED)
COMM
SSS
8" PS
8" W
R/W
11.5'
25'

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.

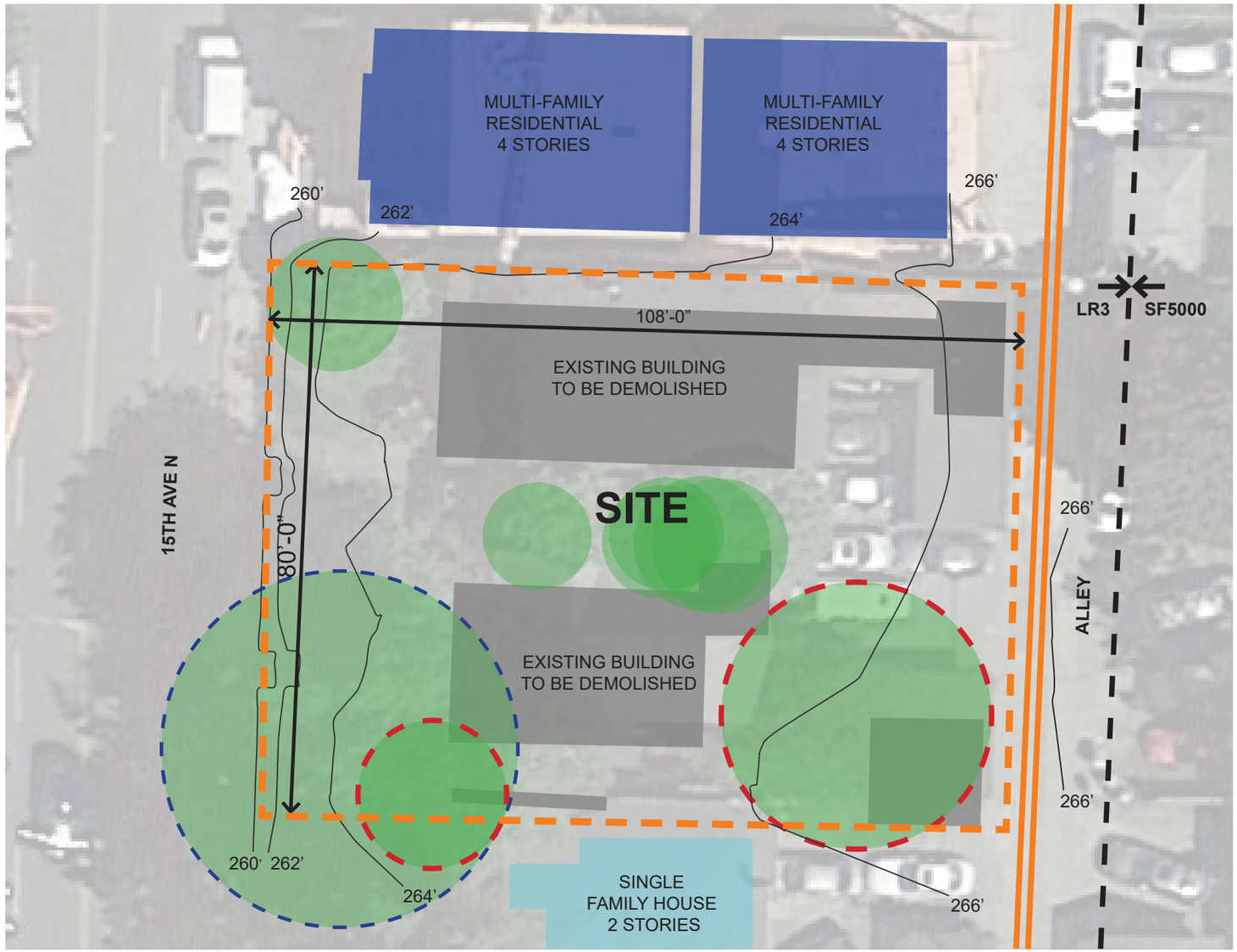
ADJACENT BUILDINGS / USES |
Along 15th Ave on the 5200 block is a mixture of multi-family apartment building and single family homes. To the west the area trends towards multi-family and commercial / mixed use along University Way NE. To the east the zoning and uses transitions to SF 5000 and single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



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

June1st, 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 oberserved 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 disemination by birds, Following is the information on these trees:

#	Species	Dsh	Spread	Condition and status
1	White oak (*Quercus alba*)	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 (*Chamaecyparis lawsoniana*)	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 (*Acer japonicum*)	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.

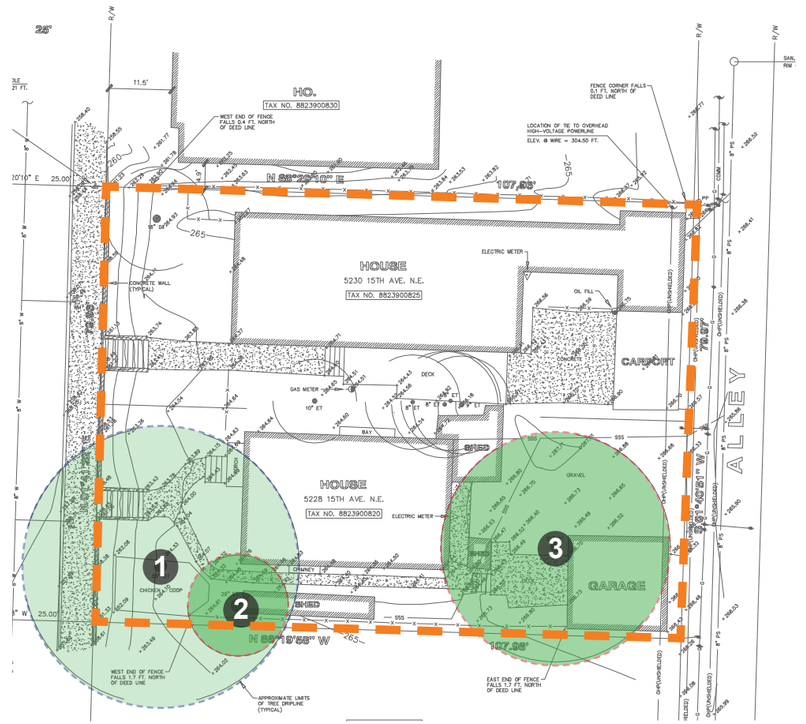
- I recommend that the work within the driplines is monitored by the project consulting arborist at the time of the demolition. This resulting conditions following demolition are to be photographed and presented in a report for verification of protection of the trees and to note any damage.
- Tree protection 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 |

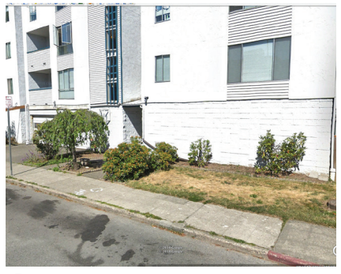
As the proposed structure is a multi-family structure, it is appropriate for the entry to meet the sidewalk grade, both to improve the connection between the entry / lobby and the public realm, as well as to provide an accessible front entry without an additional ramp that reduces the opportunities for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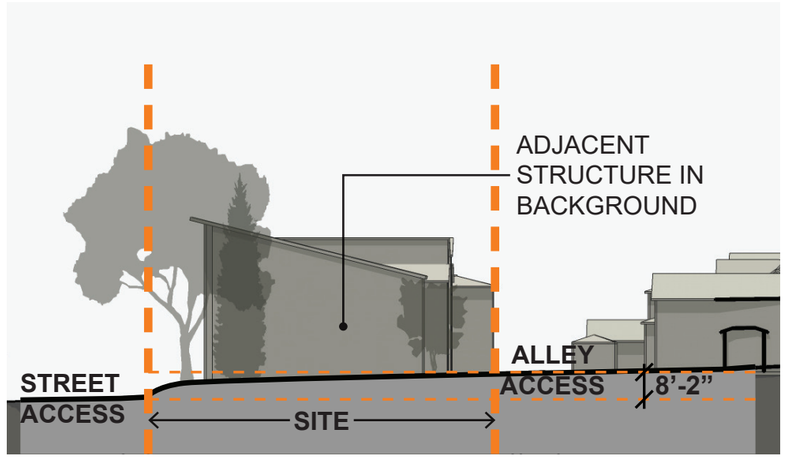

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DESIGN GUIDELINES - CONTEXT & SITE

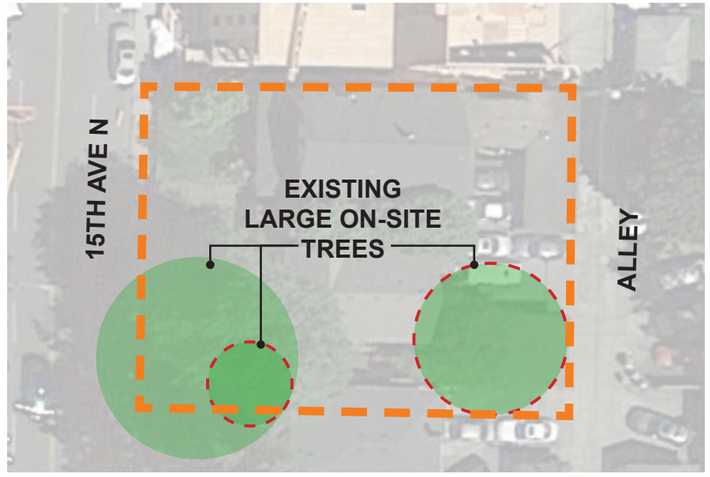


CS1.C.1 & CS1.C.2 | TOPOGRAPHY:

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.

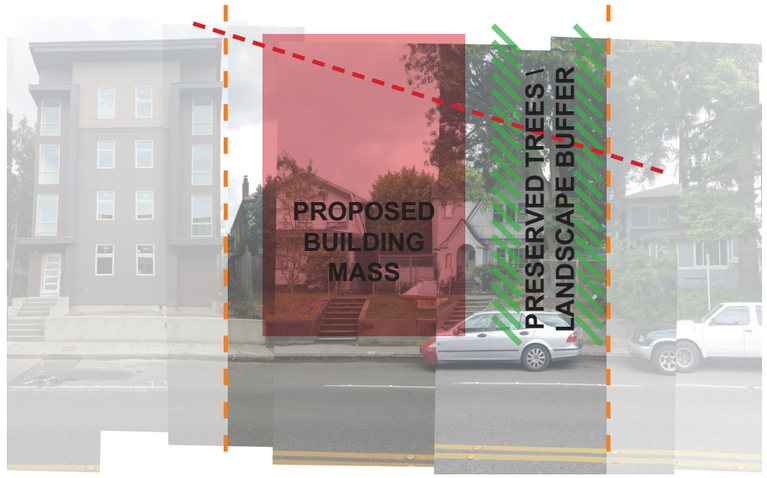


CS2.B.2 | CONNECTION TO THE STREET

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

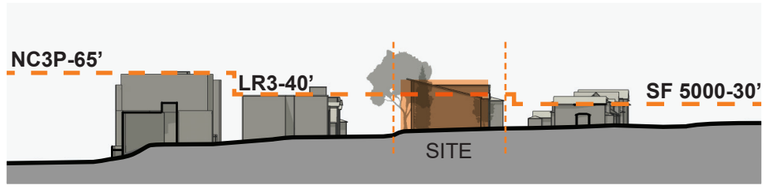


CS2.C.2 & CS2.D.5 | MID-BLOCK SITES & RESPECT FOR ADJACENT SITES

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:
a. Distance to the edge of a less (or more) intensive zone;
b. Differences in development standards between abutting zones;
c. 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);
d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
e. 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.

b. **Retail entries** should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
c. **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:
a. overhead shelter: canopies, porches, building extensions;
b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
c. ground surface: seating walls; special paving, landscaping, trees, lighting; and
d. 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.

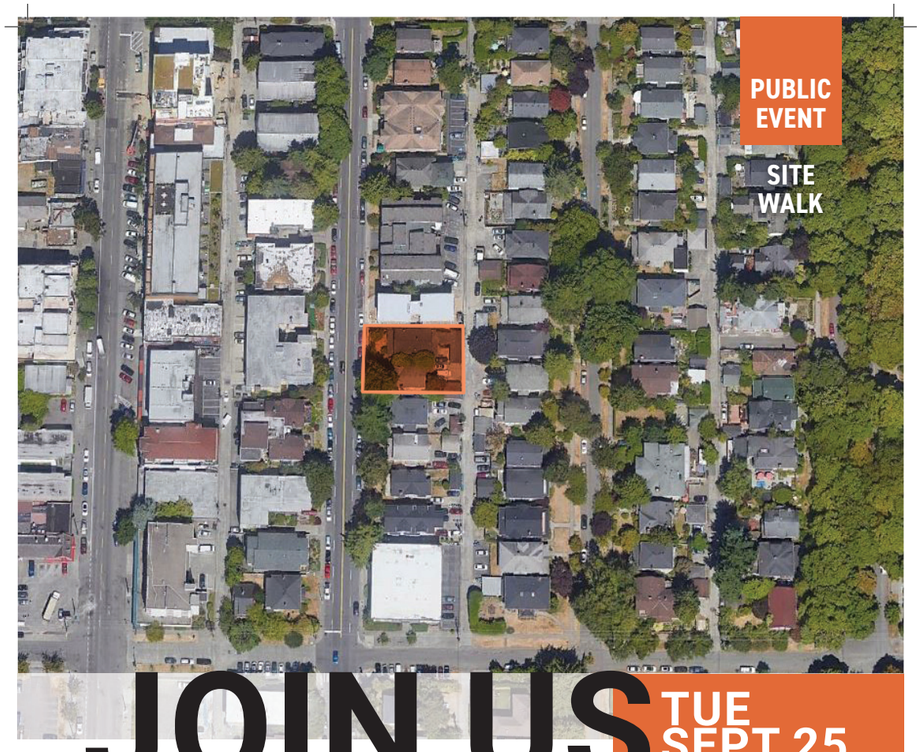
RESPONSE |
The materials chosen will be high quality, durable, and relate to the material and color palette of the project’s immediate vicinity and the university district as a whole. Care and attention will be given to the treatment of the materials, and how they interact with openings, modulation,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

PUBLIC OUTREACH

A public site walk was held on Septembers 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)

skidmore janette architecture planning design

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

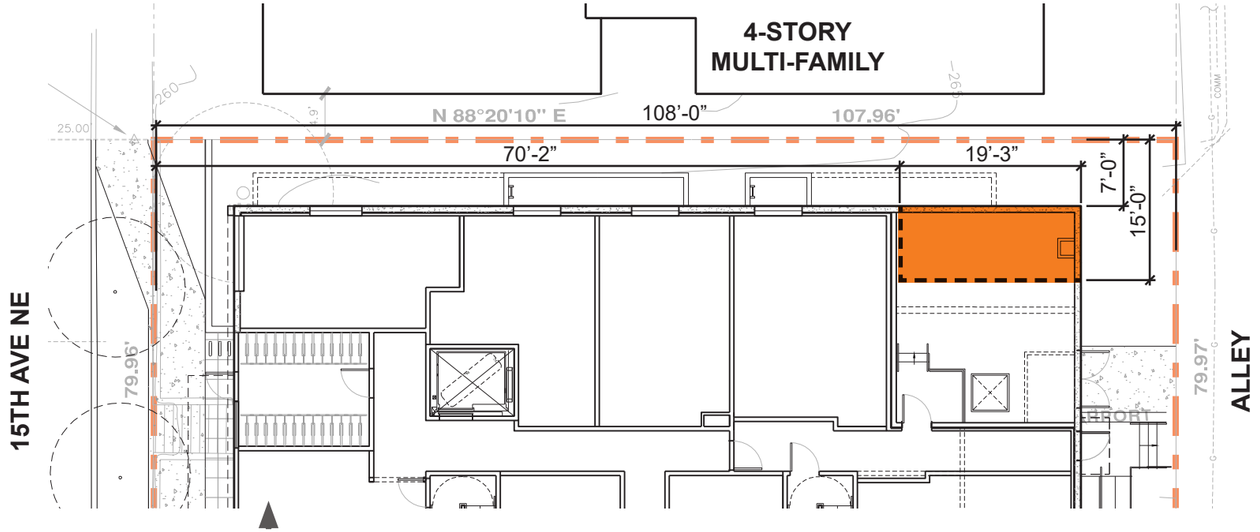
Project Hotline & Email:
(206) 693-4130
15thAveNEProject@gmail.com

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

PROPOSED DEPARTURE
DEPARTURE
MAXIMUM FAÇADE LENGTH | SMC 23.45.527.B.1

REQUIREMENT	*LOCATION*	*REQUEST*	*JUSTIFICATION*	*APPLICABLE DESIGN GUIDELINES*
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 65% OF 108'-0" – 70'-2" MAXIMUM	NORTH PROPERTY LINE	89'-5" LONG FAÇADE, 82.8%, (EXCEEDING THE 70'-2" LENGTH, 65% MAXIMUM) WITH A 7'-0" SETBACK FOR 81'-5", AND A 7'-8" SETBACK FOR 8'-0" ALONG THE NORTH PROPERTY LINE.	THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES: THE SITE HAS TWO LARGE EXCEPTIONAL TREES LOCATED ON THE SOUTH HALF OF THE SITE. THE PROPOSED DESIGN IS LOCATED PRIMARILY ON THE NORTH HALF OF THE SITE, AVOIDING THE CRITICAL ROOT ZONES OF THE TREES, AS WELL AS ALLOWING FOR ADDITIONAL LIGHT AND AIR FOR THE TREES. ***(CS1.D1, UNIVERSITY CSI.II)*** THE SPACES NEAR THE TREES ARE UTILIZED AS GROUND FLOOR COMMON AMENITY SPACE, TAKING ADVANTAGE OF THE NATURAL SHADE & BEAUTY OF THE TREES. ***(DC3.B4)*** THE MASSING SHIFT TO THE NORTH ALSO PUSHES THE MAJORITY OF THE BUILDING'S MASS AWAY FROM THE ADJACENT SINGLE-FAMILY HOME TO THE SOUTH, ***(CS2.D5)*** INSTEAD LOCATING IT NEXT TO THE NEW FOUR-STORY MULTI-FAMILY BUILDING TO THE NORTH, WHICH IS MORE SIMILAR IN MASSING AND PRECEIVED HEIGHT, BULK, AND SCALE. ***(DC2.A1)*** THE NE PORTION OF THE BUILDING IS INTERIOR GARBAGE TO BE STAGED INTERNALLY AND LOCATED NEAR THE ALLEY MITIGATING ITS IMPACT ON ADJACENT PROPERTY. ***(DC1.A4)***	• CS1.D1 ON-SITE FEATURES • UNIVERSITY CSI.II PRESERVATION OF EXISTING TREES • DC3.B4 MULTIFAMILY OPEN SPACE • CS2.D5 RESPECT FOR ADJACENT SITES • DC2.A1 SITE CHARACTERISTICS AND USES • DC1.C4 SERVICE USES

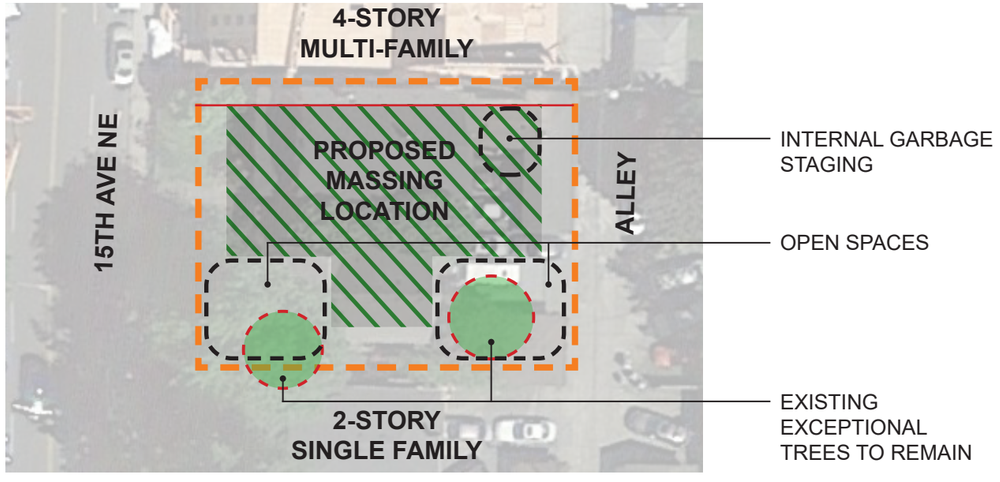




LEVEL 1 PLAN N 0' 8' 16'

AREA OF ADDITIONAL FACADE LENGTH

AREA OF ADDITIONAL FACADE LENGTH



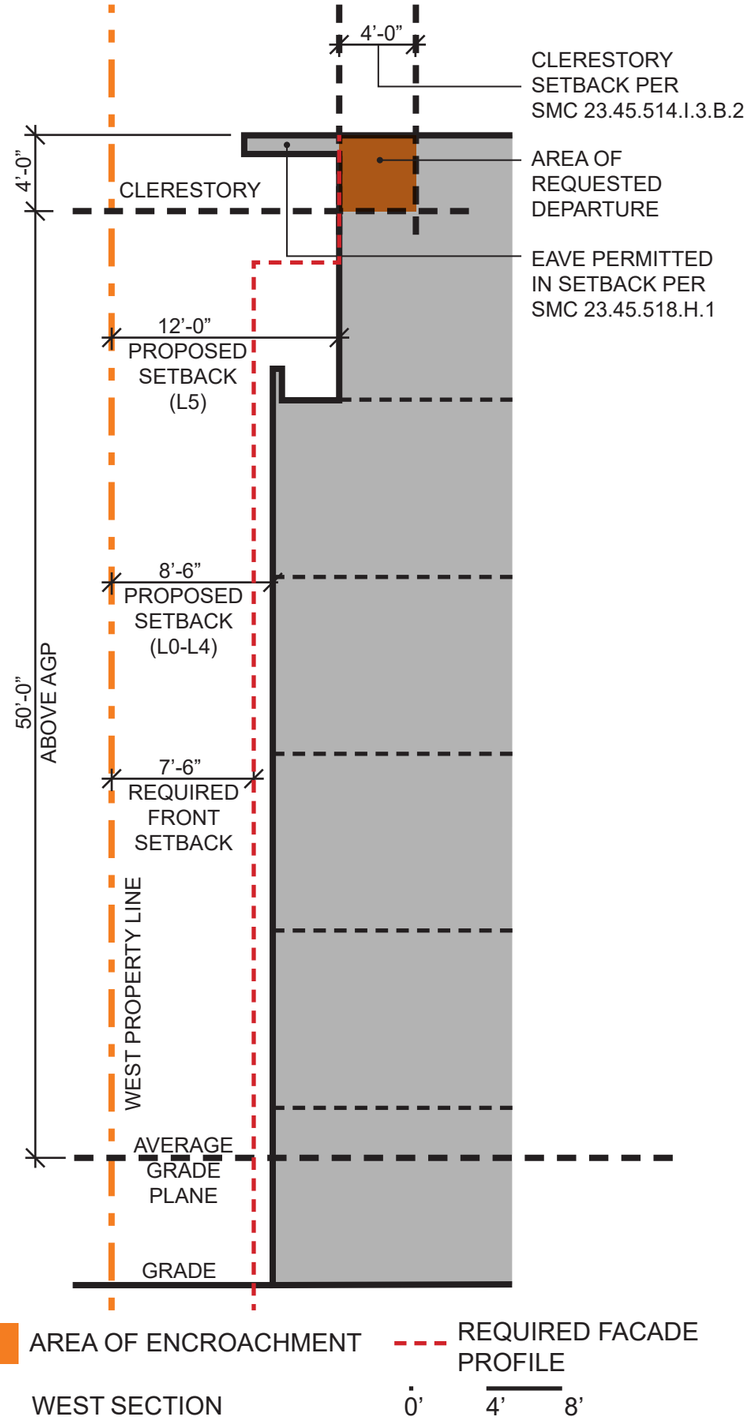
SITE DIAGRAM

PROPOSED DEPARTURE
DEPARTURE #2
ROOFTOP FEATURES - CLERESTORY SETBACK | SMC 23.45.514.I.3.b.2

REQUIREMENT	*LOCATION*	*REQUEST*	*JUSTIFICATION*	*APPLICABLE DESIGN GUIDELINES*
ARCHITECTURAL PROJECTIONS THAT RESULT IN ADDITIONAL INTERIOR SPACE, SUCH AS CLERESTORIES, MAY EXTEND 4 FEET ABOVE THE MAXIMUM HEIGHT LIMIT IF THE PROJECTIONS ARE SET BACK AT LEAST 4 FEET FROM ANY STREET FACING FAÇADE	WEST PROPERTY LINE, FACING 15TH AVE	CLERESTORY ALIGNS W/ THE LEVEL 5 FAÇADE BELOW (ZERO SETBACK) LEVEL 5 FAÇADE IS SETBACK 5'-0" FROM REST OF STREET-FACING FAÇADE.	THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES: AS THE ENTIRE TOP STORY (LEVEL 5) IS SET BACK FROM THE REST OF THE STREET-FACING FAÇADE, THE DESIGN IS ALREADY ACHIEVING THE INTENDED GOALS OF THE REQUIRED SETBACK BY REDUCING THE PERCEIVED HEIGHT, BULK, AND SCALE ALONG THE STREET FACING FAÇADE AS WELL AS CREATING A UNIFIED UPPER LEVEL FAÇADE. ***(CS2.D4, DC2.B1)*** ADDITIONALLY, THE PROPOSED CLERESTORY IS ATOP ONLY A SMALL PORTION (15'-2" OR 24%) OF THE STREET-FACING FAÇADE, AND ADDS VISUAL INTEREST THROUGH DYNAMIC ROOFLINES AND PITCHED ROOFS THAT RELATE TO THE EXISTING RESIDENTIAL CONTEXT ***(CS3.A1, DC2.C1, DC2.C3, UNIVERSITY DC2.IV.ii)***	• C32.D4 MASSING CHOICES • DC2.B1 FAÇADE COMPOSITION • CS3.A1 FITTING OLD AND NEW TOGETHER • DC2.C1 RESPECT FOR ADJACENT SITES • DC2.C3 FIT WITH NEIGHBORING BUILDINGS • UNIVERSITY DC2.IV.ii ARCHITECTURAL ELEMENTS AND MATERIALS

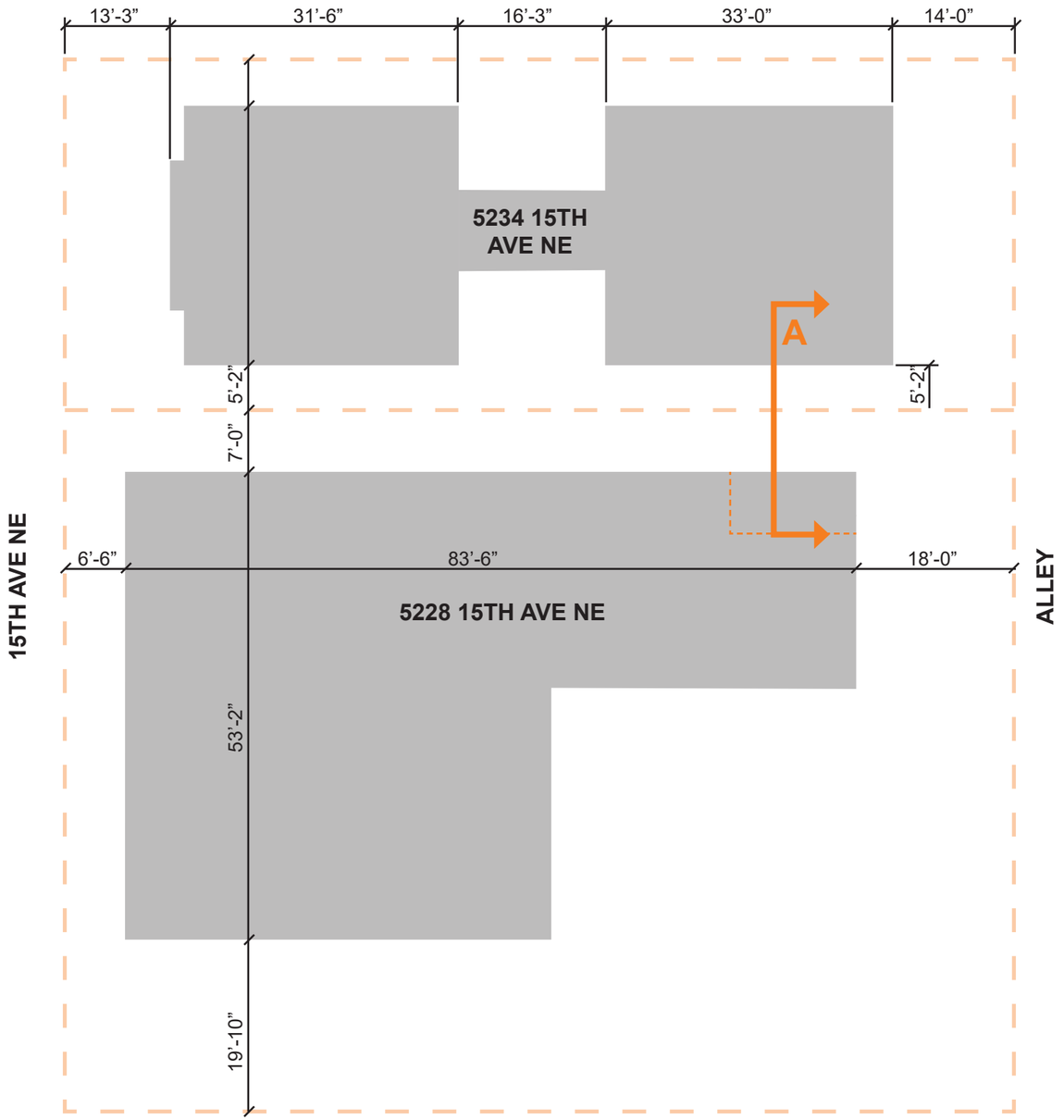


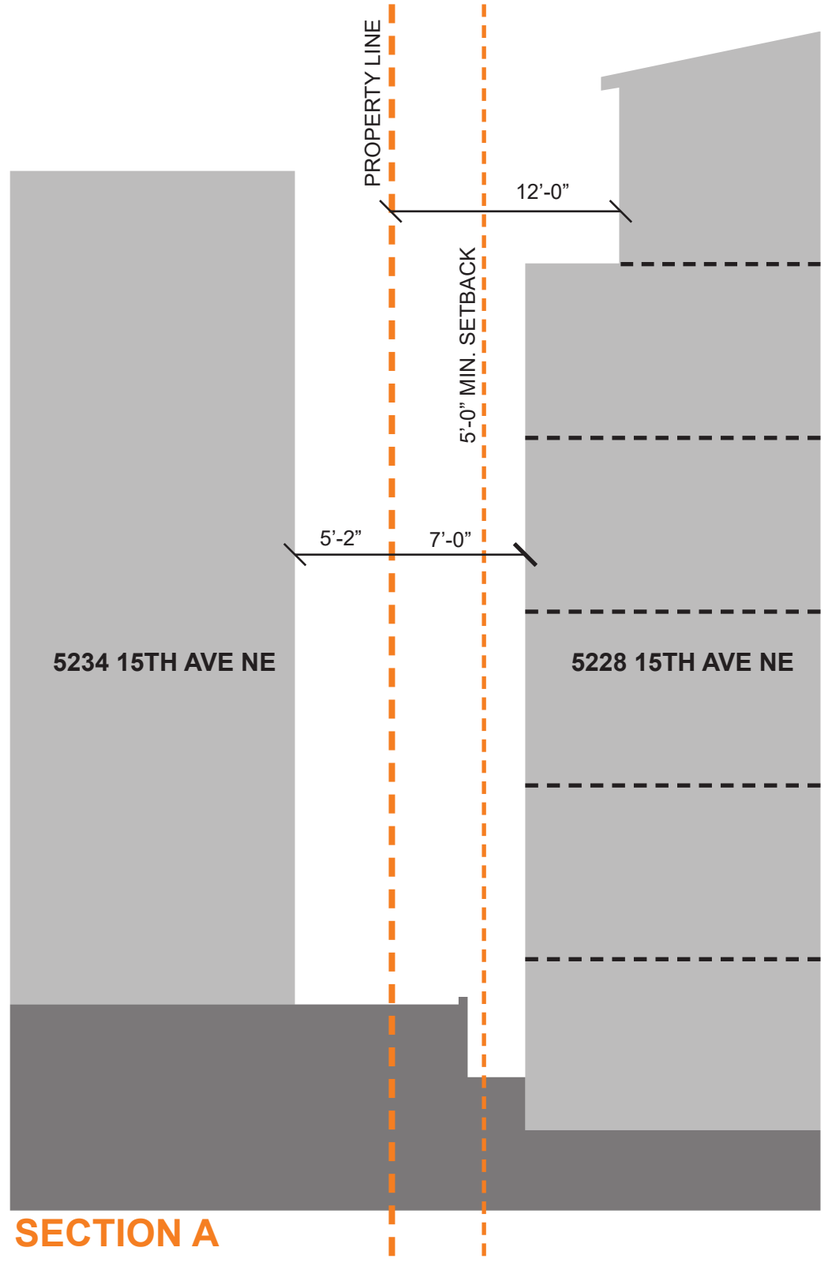
PERSPECTIVE



WEST SECTION

NORTH ADJACENCY STUDY





PRELIMINARY LANDSCAPE CONCEPTS



LANDSCAPE PLAN - GROUND LEVEL









GRASSES & NATIVE PLANTS



SEATING DECK CONCEPT