PROJECT INFORMATION

PROJECT ADDRESS1501 10TH AVE. E
SEATTLE, WA 98102

PROPERTY OWNER SAINT MARK'S EPISCOPAL CATHEDRAL

1245 10TH AVE. E. SEATTLE, WA 98102 CONTACT: EMILY MEEKS (206) 323-0300

APN: 202504-9051, 202504-9052

LEGAL DESCRIPTION PARCEL 2:

BEG ON E LN OF LAKEVIEW BLVD 194.23 FT N OF S LN OF SEC TH N 89-14-15 E 248 FT TH N 66-00-00 E 38.02 FT TH N 89-14-15 E TO W LN OF 10TH AVE N TH SLY ON SD W LN TO PT 139 FT N OF S LN OF SEC TH W 100 FT TH S 58-20-00 W 113.65 FT TH W TO E LN OF LAKEVIEW BLVD TH NLY ON SD E LN TO BEG LESS POR TO C OF S CA 359242

PARCEL 1:

BEG 285.56 FT E OF S 1/4 COR TH E TO W LN OF 10TH AVE N TH NLY ON SD W LN TO A PT 139 FT N OF S LN OF SEC TH W 100 FT TH S 58-20-00 W 113.65 FT TH W TO PT N OF BEG TH S 80 FT TO BEG

JURISDICTION: CITY OF SEATTLE

PROJECT DESCRIPTION +/- 109 UNITS OF MULTI-FAMILY AFFORDABLE HOUSING CONSISTING OF A COMBINATION OF BOTH NEW CONSTRUCTION AND ADAPTIVE

RE-USE OF THE HISTORIC ST. NICHOLAS SCHOOL.

DESIGNATIONS HISTORIC SITE, LANDMARKS PRESERVATION BOARD # LPB-223/81

CONSERVATION EASEMENT KING COUNTY RECORDING NO. 9708261293

ESTIMATED CONST VALUE: \$50,000,000

APPLICABLE BUILDING CODES: SEATTLE BUILDING CODE (SBC) 2021
SEATTLE MUNICIPAL CODE. TITLE 23 - I

SEATTLE MUNICIPAL CODE, TITLE 23 - LAND USE 2021 WASHINGTON STATE ENERGY CODE

LAND USE INFORMATION

ZONING DESIGNATION: NEIGHBORHOOD RESIDENTIAL (NR3)

LOT AREA: 106,093 SF

BUILDING AREA: EXISTING: 38,988 SF
NEW AND ADDITION: 61,279 SF

BELOW GRADE: 14,526 SF TOTAL: 114,793 SF CHARGABLE FAR: 100,267 SF (0.95) LOT COVERAGE: 27,625 SF (26%)

BUILDING USE: CURRENT: (B) COLLEGE - 17,175 SF; (B) ADMIN - 11,320 SF; (E-1) PRIVATE ELEMENTARY - 12,316 SF; (E-3) PRESCHOOL

/ DAYCARE - 1,202 SF NEW: (R-2) MULTI-FAMILY RESIDENTIAL - 100,267 SF

INITS: EXISTING: NONE PROPOSED NEW: +/- 109

PARKING: EXISTING: ON-SITE (40) OFF-SITE (78) PROPOSED: (34)

BUILDING CODE INFORMATION

BUILDING 1:

CONSTRUCTION TYPE: III-A

NUMBER OF STORES ABOVE GRADE: EXISTING: 3 PROPOSED: 4

BUILDING AREA: EXISTING: 38,988 SF

PROPOSED: 48,901 SF

TYPE OF OCCUPANCY: EXISTING:

BSMT: (B) BUILDING SERVICES - 2,092 SF

LVL 1: (B) (E-1) (E-3) COLLEGE, ADMIN, ELEM. SCHOOL, PRESCHOOL - 12,221 SF LVL 2: (B) (E-1) (E-3) COLLEGE, ADMIN, ELEM. SCHOOL - 6,314 SF

ENLARGED PRELIMINARY SITE PLAN
20' = 1"

LVL 3: (B) COLLEGÉ - 9,972 SF PROPOSED: BSMT: (R-2) 4,437 SF LVL 1: (R-2) 14 519 SF

LVL 1: (R-2) 14,519 SF LVL 2: (R-2) 14,613 SF LVL 3: (R-2) 9,334 SF LVL 4: (R-2) 5,998 SF

SPRINKLER SYSTEM: YES

BUILDING 2:

CONSTRUCTION TYPE: III-A

NUMBER OF STORES ABOVE GRADE: 4

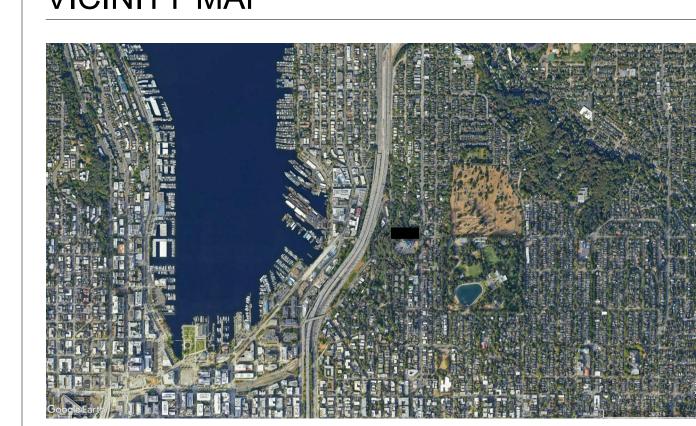
BUILDING AREA: 51,288 SF

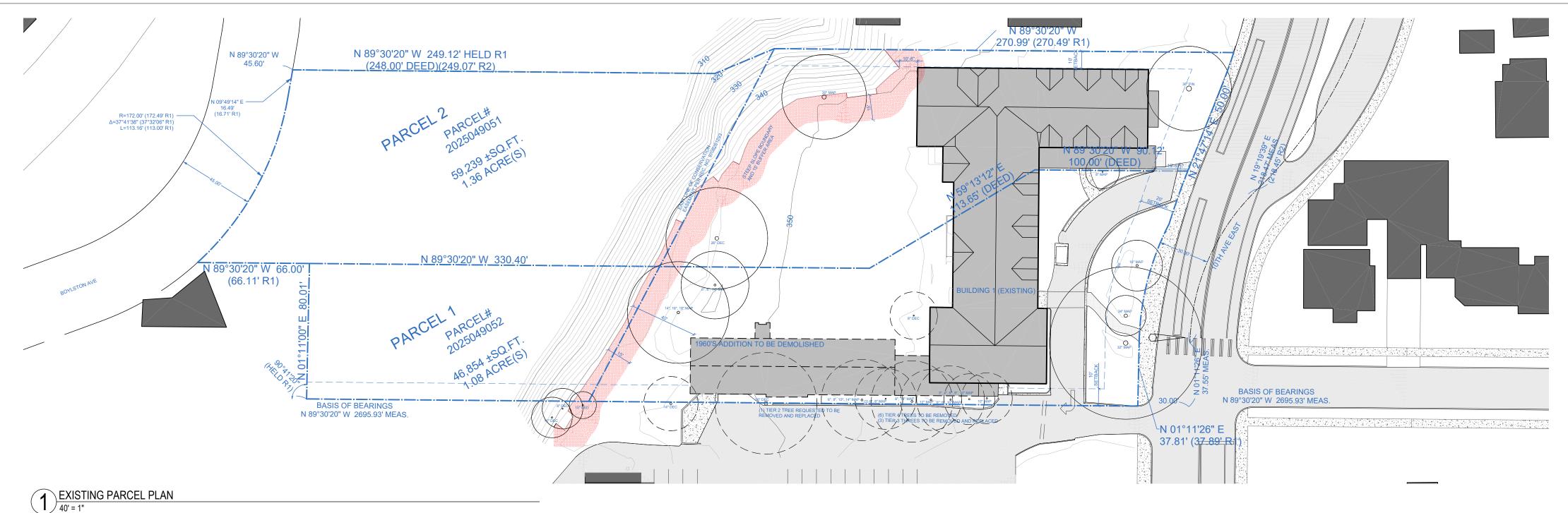
TYPE OF OCCUPANCY: BSMT: (S-2) PARKING 14,526 SF

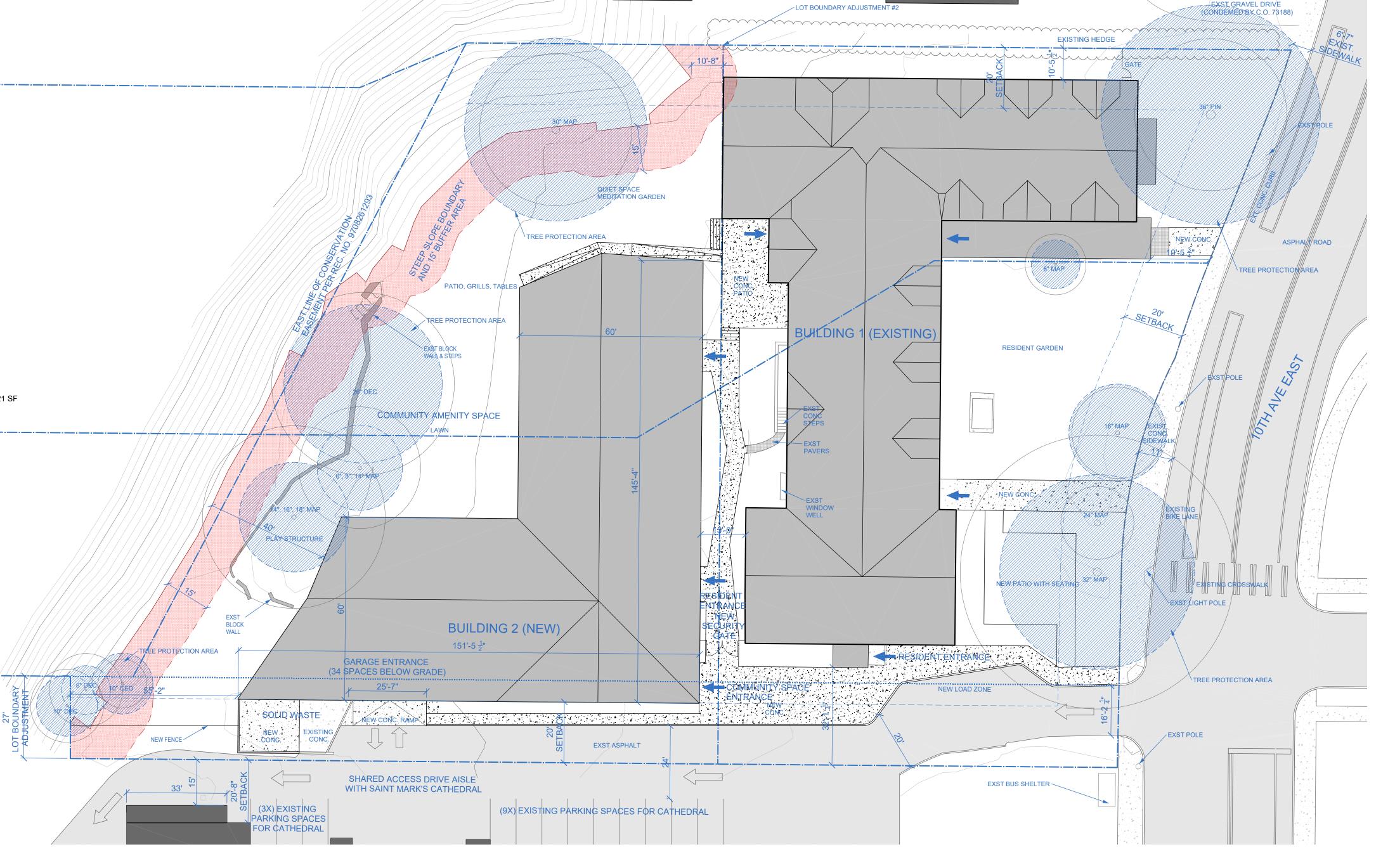
LVL 1: (R-2) 12,223 SF LVL 2: (R-2) 13,021 SF LVL 3: (R-2) 13,021 SF LVL 4: (R-2) 13,021 SF

SPRINKLER SYSTEM: YES

VICINITY MAP









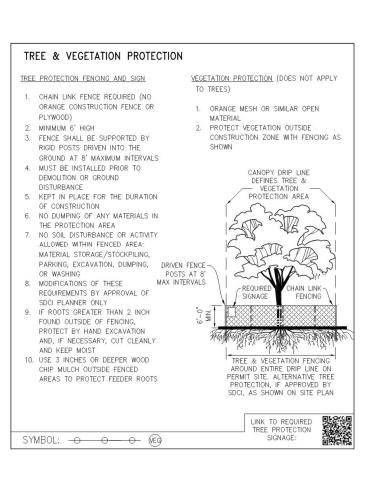
Architect

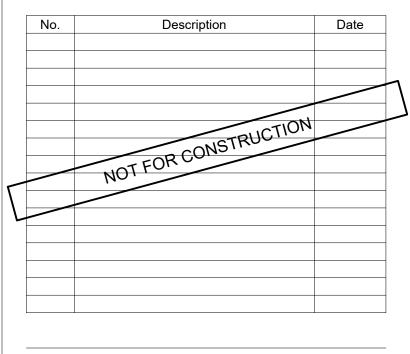


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Saint Mark's Episcopal Cathedral Tory Laughlin Taylor 1245 10th Avenue East Tel: (206) 779-8679 Seattle, WA 98102 Tel: (206) 323-0300

Owner's Rep





Saint Mark's

Affordable Housing

Preliminary Site Plan

A0.1

2024.03.06
Pre-Application
2024.03.06