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207 affordable units planned in North Seattle

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The land hasn't yet sold for an entirely affordable housing project at [14343 15th Ave. N.E.](#), but the city recently accepted its land use application from SRM Development. Architect Olson Projects has filed detailed plans for the 207-unit building, which will rise to seven and eight stories on a sloping site.

The 1-acre property is just east of Jackson Park Golf Course, and just south of the city line. It's now got one vacant old retail structure, in an area some might call Olympic Hills or, more generally, the west side of Lake City.

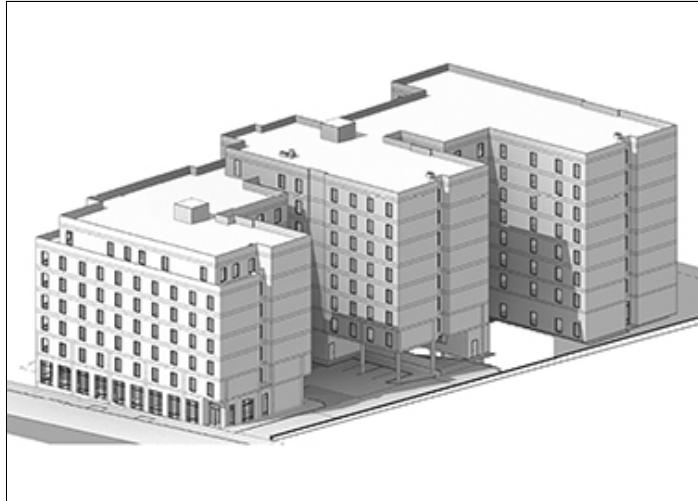
No design review is required for the project, where all units are intended to be affordable to households earning 60% of area median income. Those units will range from studios to three-bedrooms, running from about 422 to 1,126 square feet. SRM says that 20% of the units will be three-bedrooms for families.

Per its usual custom, SRM will build the project, with an anticipated start date in July. Construction would last about two years. The team also includes Fazio Associates, landscape architect; Terracon, geotechnical engineer; PES Environmental, SEPA consultant; and PacLand, civil engineer and surveyor.

Total project size is listed at 197,793 square feet. That includes amenity rooms, outdoor plazas, bike parking with 102 stalls and 32 vehicular stalls, to be partly below grade.

The building footprint will have an E-shape, with its two courtyards facing north. No commercial space is planned for 15th. East across that street is a QFC, and there are bus stops on the same block.

The plan is listed with a nominal value of \$80 million. Funding sources will include the Washington State Housing Finance Commission, which has evidently approved a \$43 million bond issue for the project.



Rendering by Olson Projects [\[enlarge\]](#)

The project might break ground this summer.

