

5020 APARTMENT HOMES

DPD Project #3024341

Studio 77

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Project Information

Project Addresss: 5020 15th Ave NE, Seattle WA 98105
Parcel #: 882090-0970
Property Owner: CLD Properties Investment LLC
Architect/Contact: Qi Qi

Land Use Code Summary:

Zoning: LR-3
Urban Village Overlay: University District Northwest (Urban Center Village)
Green Building Standard: Built Green 4-Star Rating
Maximum FAR allowed: 2.0
Density Limit: No.
Building Height: 40'
Building Setbacks: Front: 8'-6" (Arterial ROW)
Rear: 10' (With Alley)
Side: 5' min. / 7' Average
(For building is 40' or more in length)

Program Summary

Site Area: 4,320 S.F.
Site Topography: Most part of the is flat except approx. 6' drop near western lot line toward the street.
Number of Proposed Unit: BSMT: 5 (1 TYPE A, 4 TYPE B PER 1107.5.4 ACCESSIBLE DWELLING UNITS)
1st Floor: 7; 2nd Floor: 7; 3rd Floor: 7; 4th Floor: 5
TOTAL:31
Number of Parking Stalls: 0
Gross Floor Area: 8,137 S.F.
Max. Gross SF: 8,640 S.F.
Proposed Building Height: 40' (4 stories with basement)

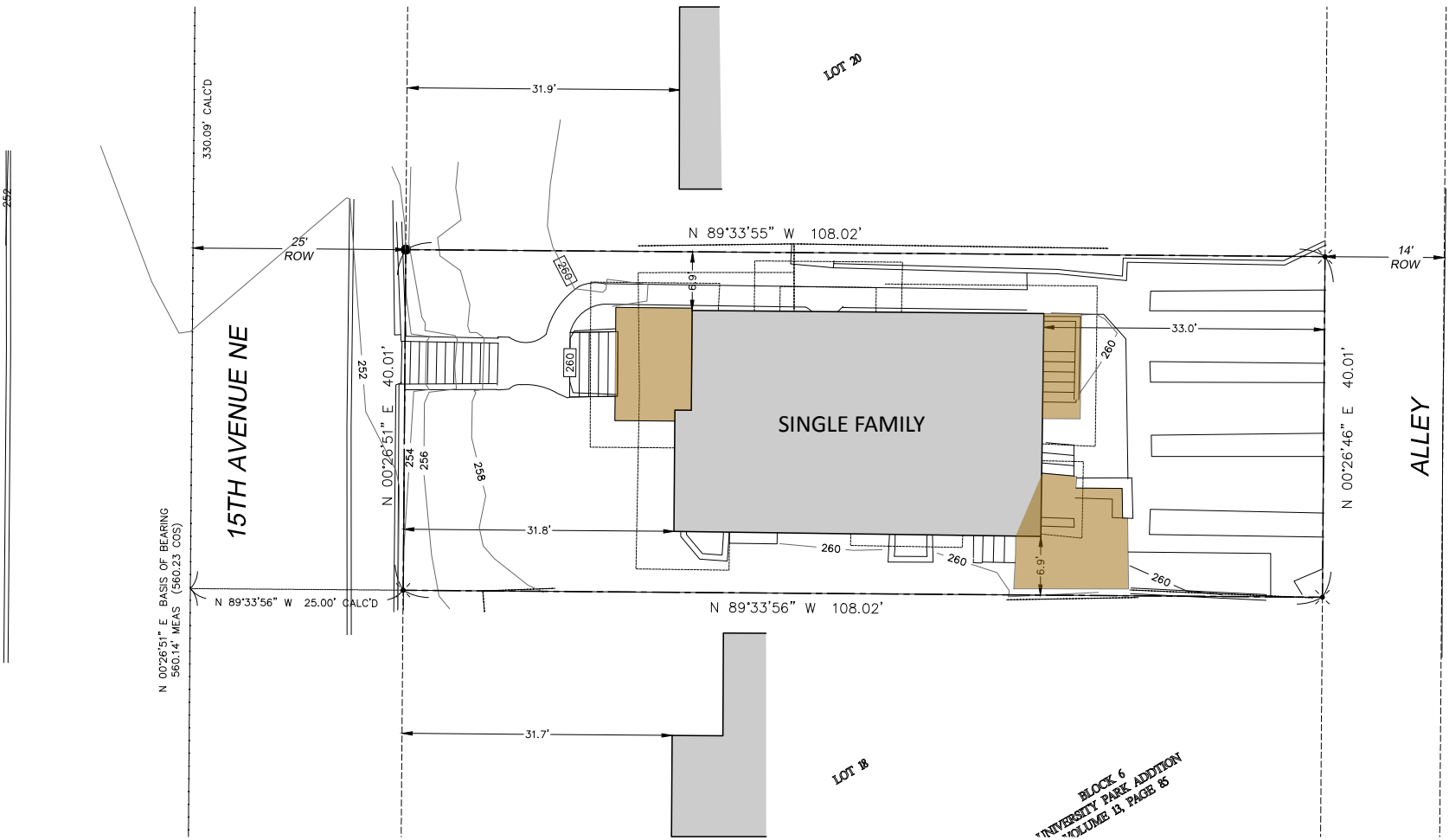
Design Departures

No design departure is requested on any design options.

General Description

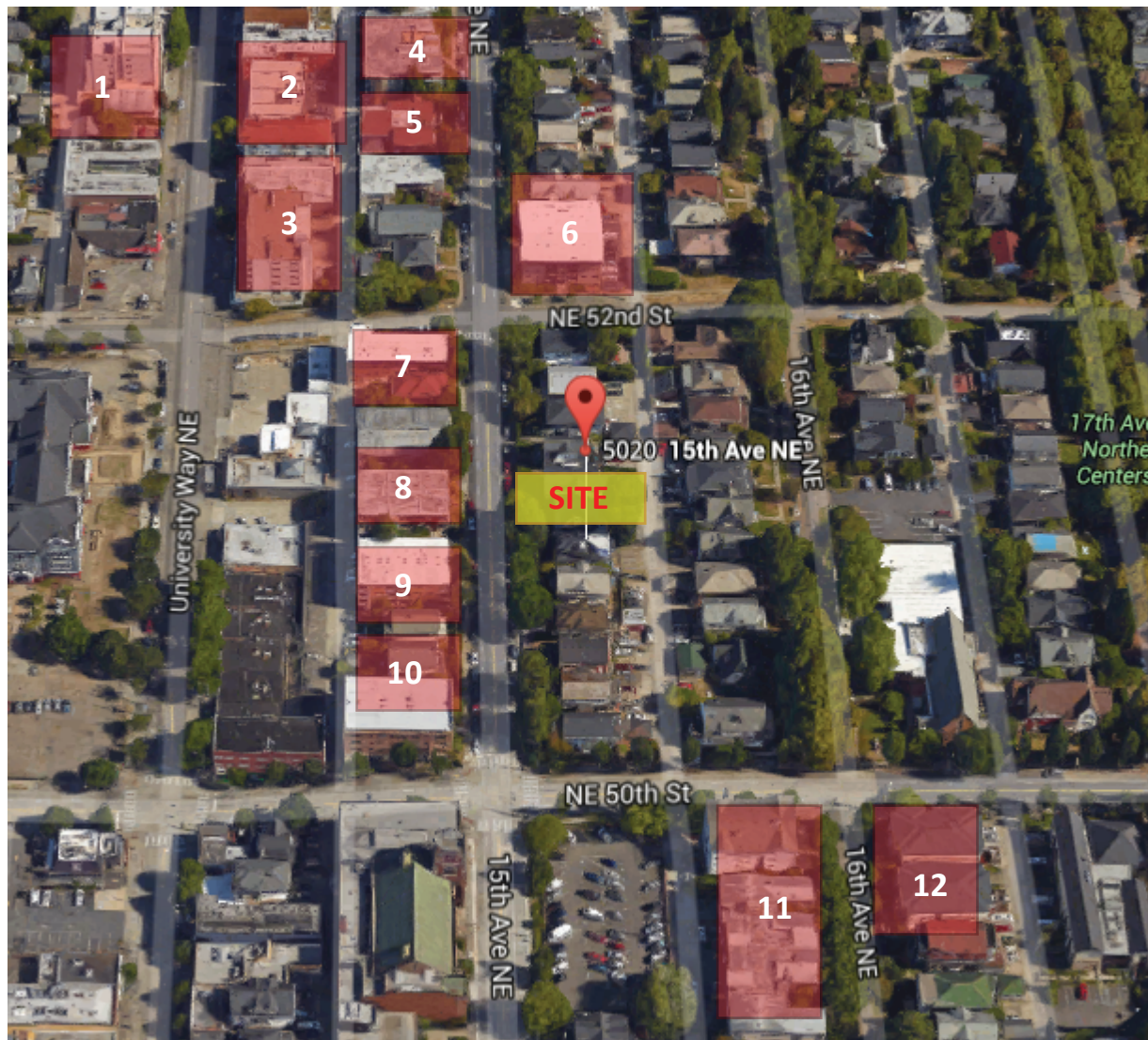
The proposed project is to construct a new apartment building with small efficiency dwelling units. The project is intending to provide students and young professionals good quality accommodations with:

- 1) Affordable rent
- 2) Multi-functional dwelling units (sleeping /cooking / bathing / studying)
- 3) `Green' design for healthier living and energy saving



EXISTING SITE PLAN

URBAN DESIGN ANALYSIS



Nine Block Area

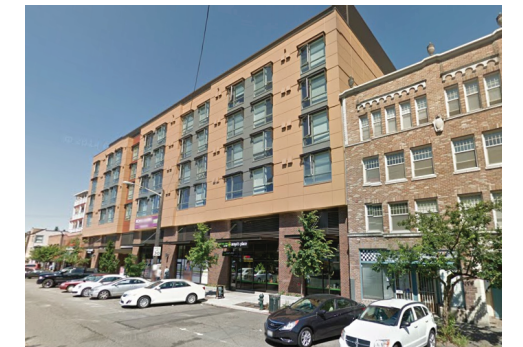
East of the project site is single family zoning, and single family houses also exist on the same block as the project site. Significant amounts of 4 to 6-story multi-family buildings are around the adjacent blocks in Multi-family zone. Commercial zone is two blocks away to west along University Way NE which provides variety of commercial activities.



1. Apartments



2. Apartments



3. Apartments



4. Apartments



5. Apartments



6. Apartments



7. Apartments



8. Apartments



9. Apartments



10. Apartments



11. Apartments



12. Apartments



Streetscape

Mostly single family houses occupy the same block as the project site. Many multi-family buildings are present on the other side of the street.

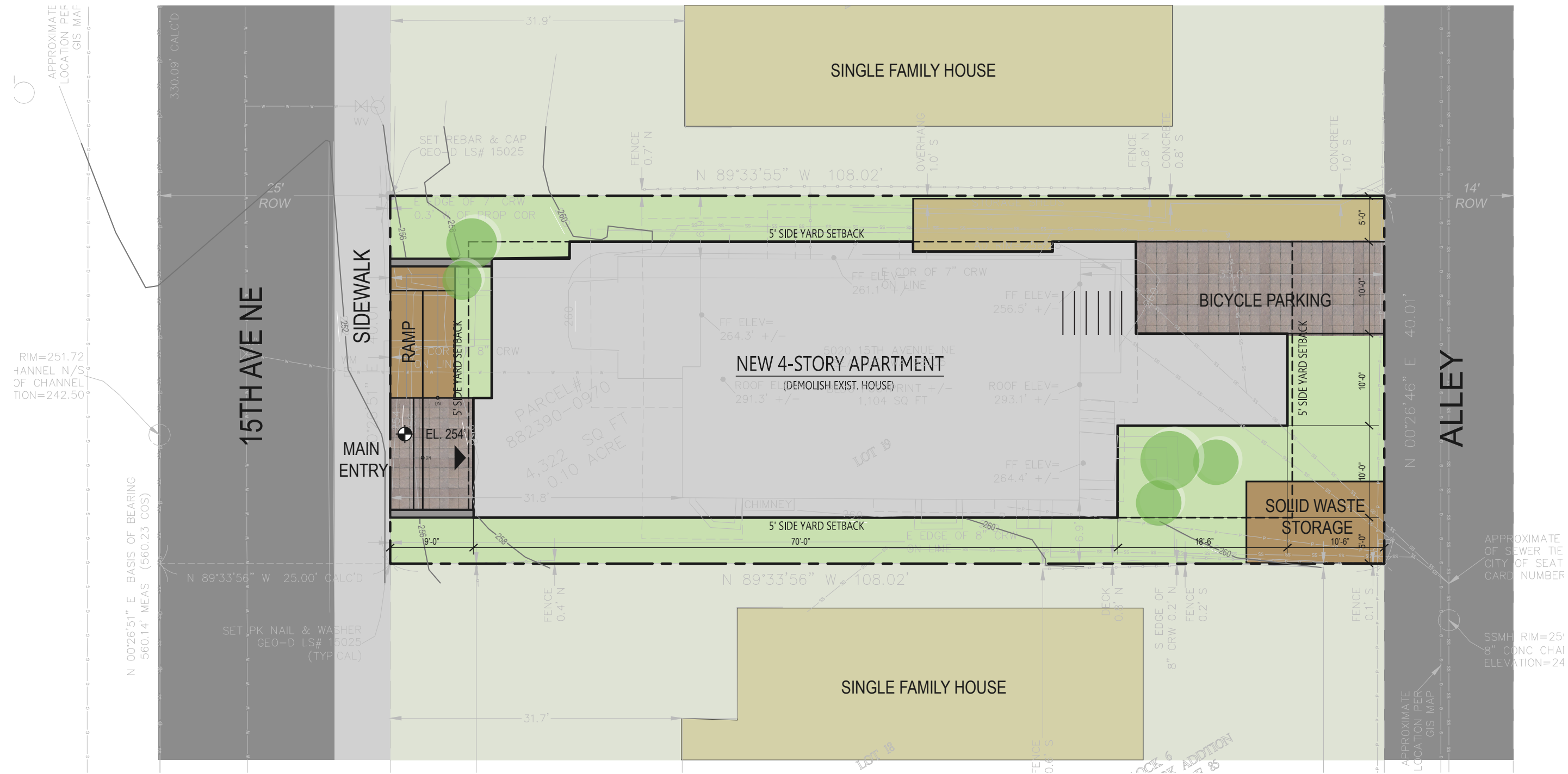


A. 15TH AVE NE (Looking West)



B. 15TH AVE NE (Looking East)

SITE PLAN



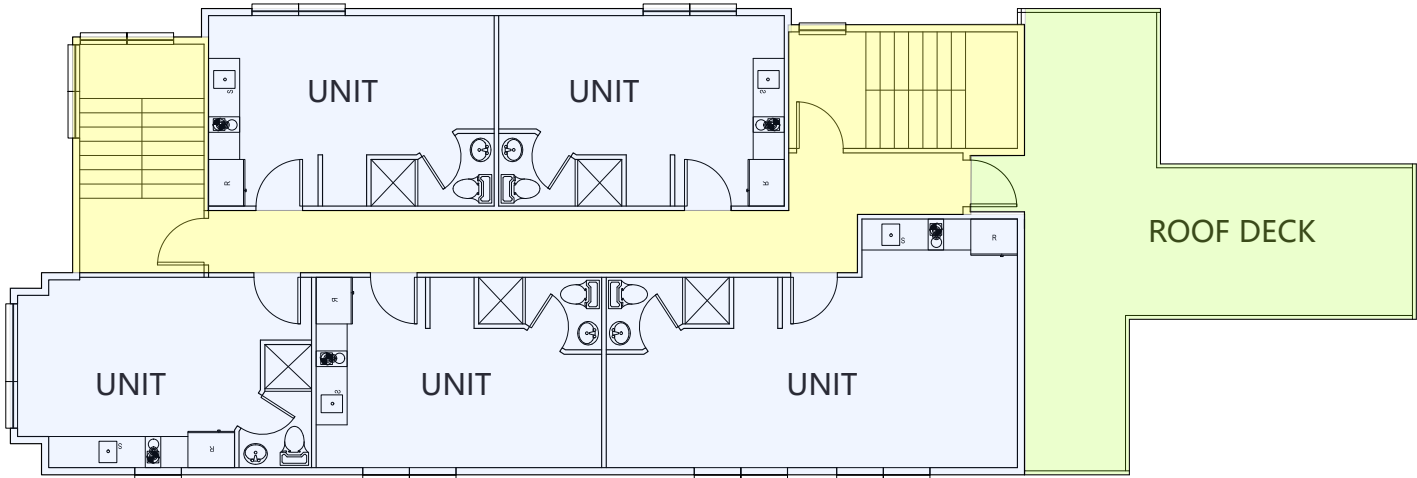
SITE PLAN



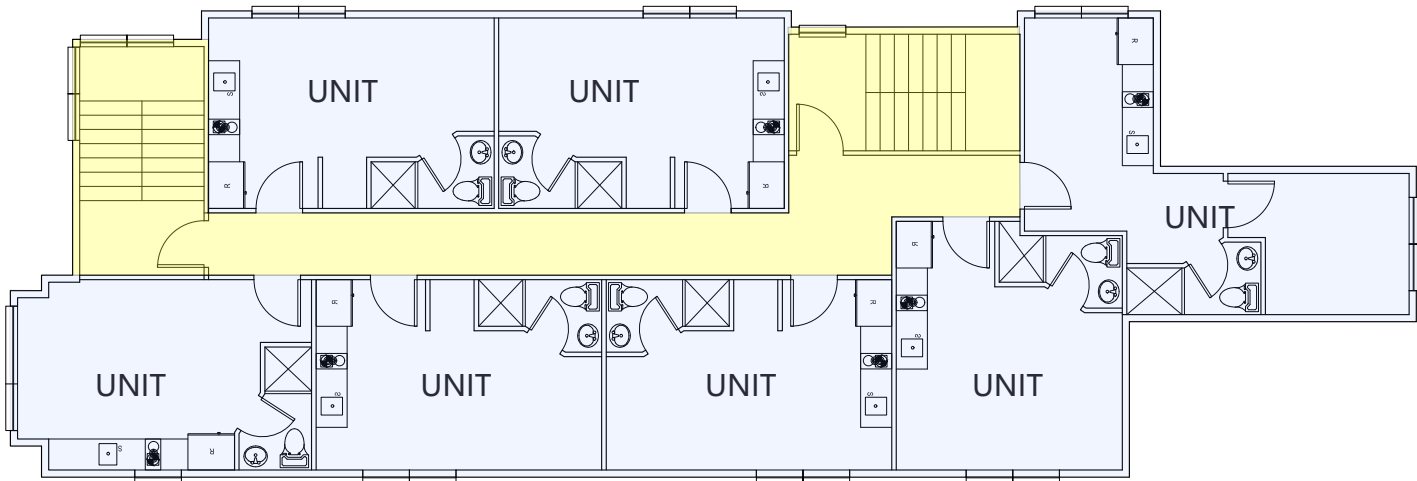
FLOOR PLAN

- Public Area
- Private Area
- Amenity Area

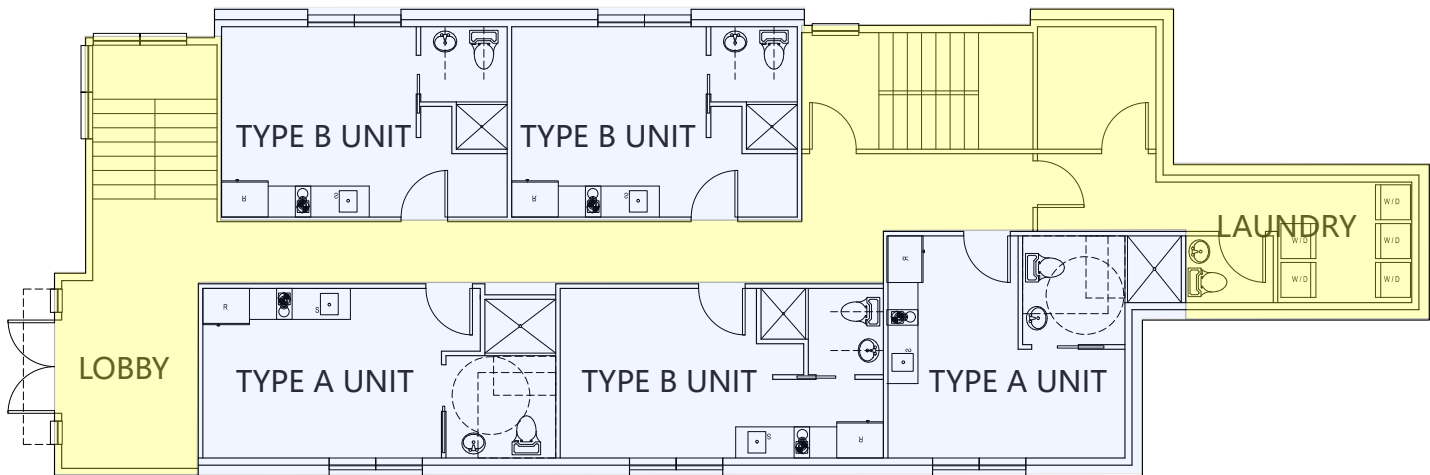
4TH FLOOR PLAN



1ST - 3RD FLOOR PLAN



BASEMENT PLAN



Context and Site

CS1. Natural Systems and Site Features

B. Sunlight and Natural Ventilation

The proposed building has longer walls facing north and south which has only 5' side yard setback. Considering sufficient daylight, ventilation, and privacy, the window size is about 12% of unit area, which is more the code required 8%.

CS2. Urban Pattern and Form

B. Adjacent Sites, Streets, and Open Spaces

The main entry is approximately 24" above sidewalk level to make a better connection to the street while remaining certain residential privacy. Vegetation will be planted to fit with adjacent properties.

D. Height, Bulk, and Scale

The height at eastern portion of the building is dropped by one story facing adjacent single family zone, and the dropped roof deck is used as amenity area to decrease bulky volume.

CS3. Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

Large windows at corners avoids strong contrast between completely solid tall walls and adjacent houses.

Public Life

PL3. Street Level Interaction

A. Entries

Entry is emphasized by elevated platform with large glazing entry door and sidelites, and metal sunshade above.

PL4. Active Transit

A. Entry locations and Relationships

Bike racks are located at rear yard with easy access from alley.

Design Concept

DC2. Architectural Concept

B. Architectural and Facade Composition

Front facade is composed of entry, one dwelling unit, and stair, which are distinguished by extruded and recessive walls and also by various materials.

C. Secondary Architectural Features

Sun shades at stair windows and entry add horizontal elements to vertical mass of the building.

D. Scale and Textures

Architectural details will be added for a fine-grained scale.

DC3. Open Space Concept

A. Building-Open Space Relationship

Common open space is located at rear yard with well-designed landscaping to encourage residents' use. The roof deck at 4th floor provides private gathering area with easy access from inside of the building.

DC4. Exterior Elements and Materials

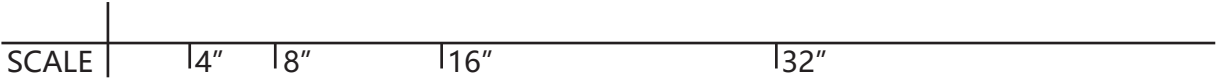
A. Exterior Elements and Finishes

Fiber-cement panel is used as the main exterior material for its durable and maintainable character. On the front facade, clear cedar siding with gaps in between presents some western pacific style. Modern brick veneer at entry adds residential elements of some historic houses.

WEST ELEVATION



- FIBER- CEMENT PANEL
- 6" CLEAR CEDAR SIDING w/ 3/4" GAP IN BETWEEN & 1 1/2" AWAY FROM WALL SHEATHING
- FIBER- CEMENT PANEL
- VINYL WINDOW
- BRICK VENEER
- CONCRETE COLUMN



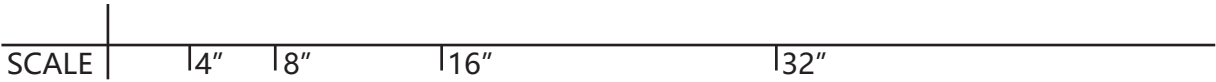
EAST ELEVATION



FIBER- CEMENT PANEL

FIBER- CEMENT PANEL

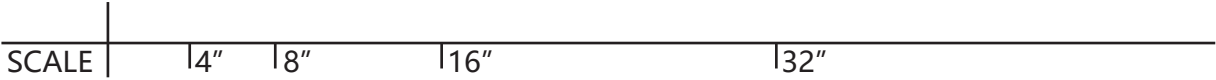
VINYL WINDOW



SOUTH ELEVATION



- FIBER- CEMENT PANEL
- 6" CLEAR CEDAR SIDING w/ 3/4" GAP IN BETWEEN & 1 1/2" AWAY FROM WALL SHEATHING
- FIBER- CEMENT PANEL
- VINYL WINDOW



WEST ELEVATION



- FIBER- CEMENT PANEL
- 6" CLEAR CEDAR SIDING w/ 3/4" GAP I N BETWEEN & 1 1/2" AWAY FROM WALL SHEATHING
- FIBER- CEMENT PANEL
- VINYL WINDOW

