

125 STUDIOS

DPD PROJECT # 3028398
125 15TH AVE, SEATTLE, WA 98122



Studio 77

P.O. BOX 50281, BELLEVUE, 98015
PHONE: 425-985-7817
EMAIL: QIQI_686@MSN.COM

DEVELOPMENT OBJECTIVE

Project Information

Project Address: 125 15TH AVE 98122
 Parcel #: 000760-0124
 Property Owner: BIG 3 LLC
 Architect/Contact: Qi Qi

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

Program Summary

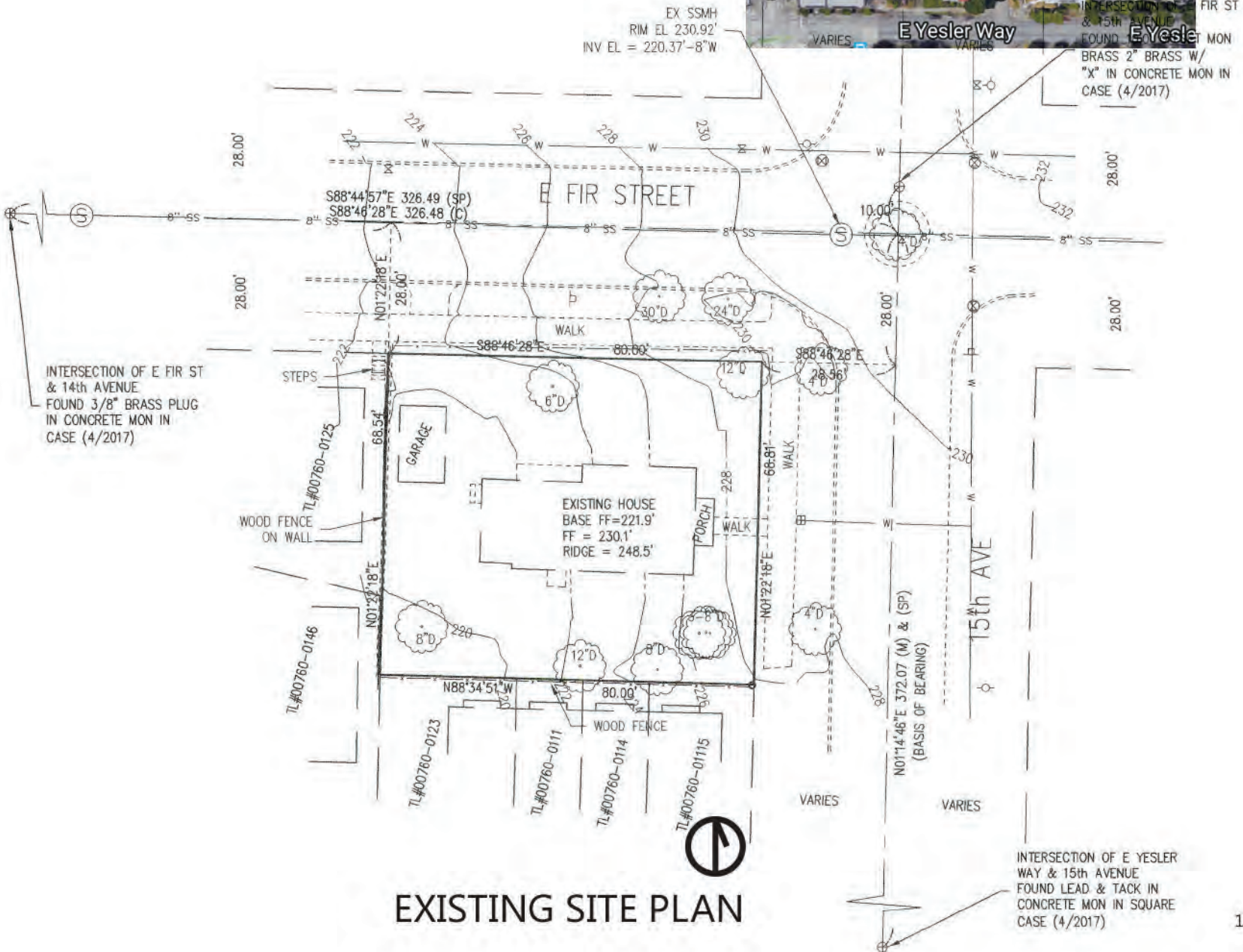
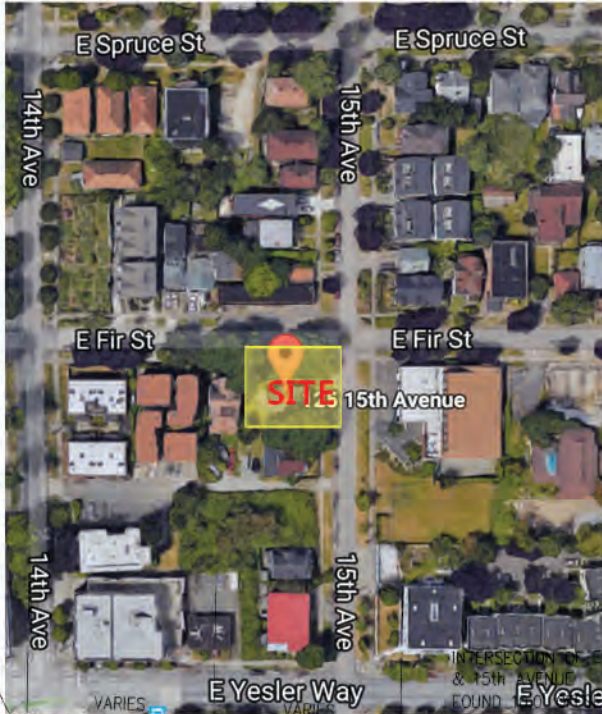
Site Area: 5,494 S.F.
 Site Topography: Gentle slope from west to east

Number of Proposed Unit: BSMT: 7 (3 TYPE A, 4 TYPE B PER 1107.5.4 ACCESSIBLE DWELLING UNITS)
 1st Floor: 8; 2nd Floor: 9; 3rd Floor: 9; 4th Floor: 9
 TOTAL: 42

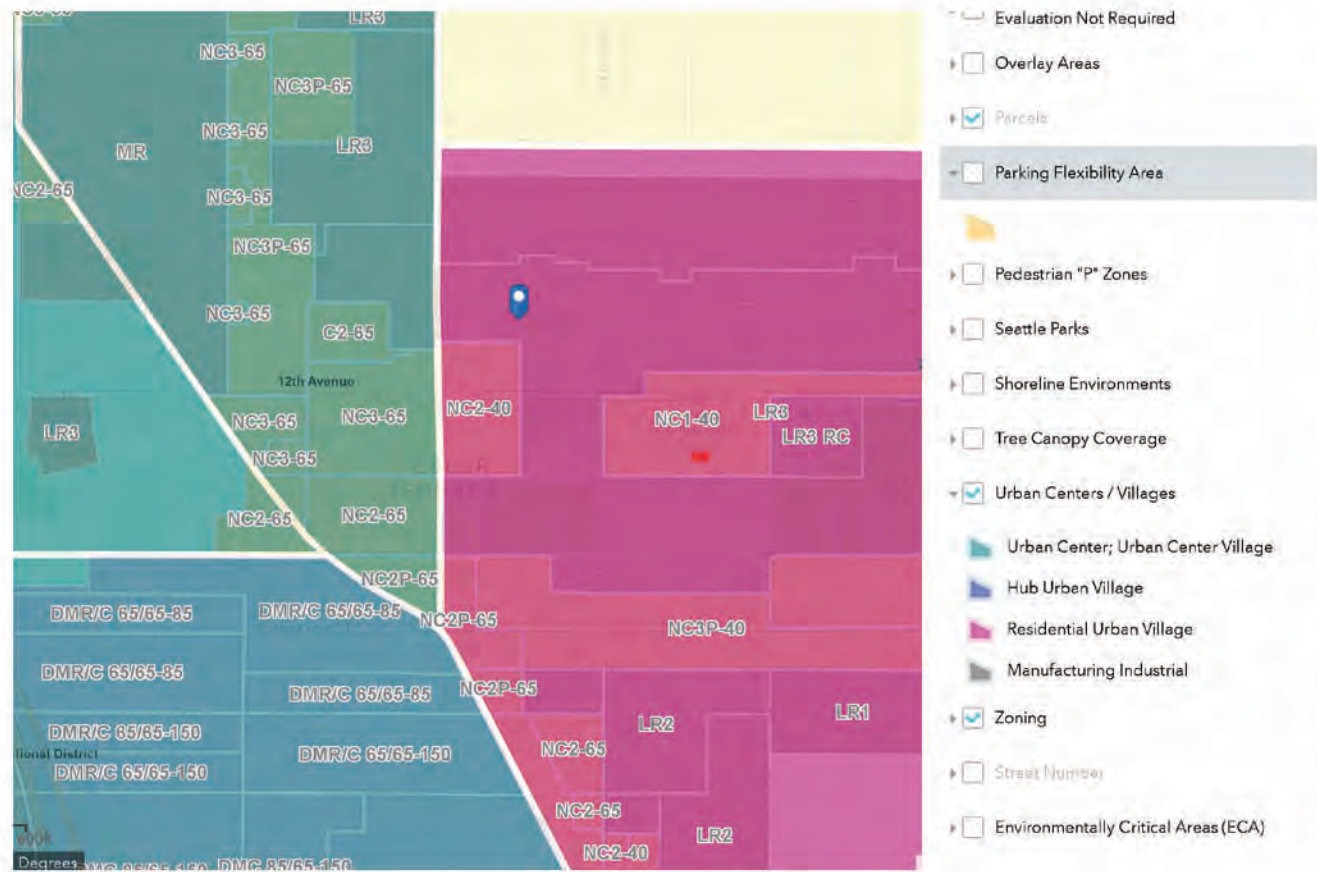
Number of Parking Stalls: 0 / 32 Bicycle Stalls
 Floor Area after FAR Exemptions: 10,779 S.F.
 Max. FAR Allowed: 10,988 S.F.
 Proposed Building Height: 40'
 4' BONUS FOR PARTIALLY BELOW GRADE STORY

Design Adjustment

No



EXISTING SITE PLAN



Zoning Map

The project site is zoned for 'LR3' within Residential Urban Village. NC2-40 zone is to the south-west, NC1-40 zone is at south-east.

Access Opportunities And Constrains

Vehicular Access

I-5 exists west, and the site is accessible through surrounding arterial streets.

Transit Access

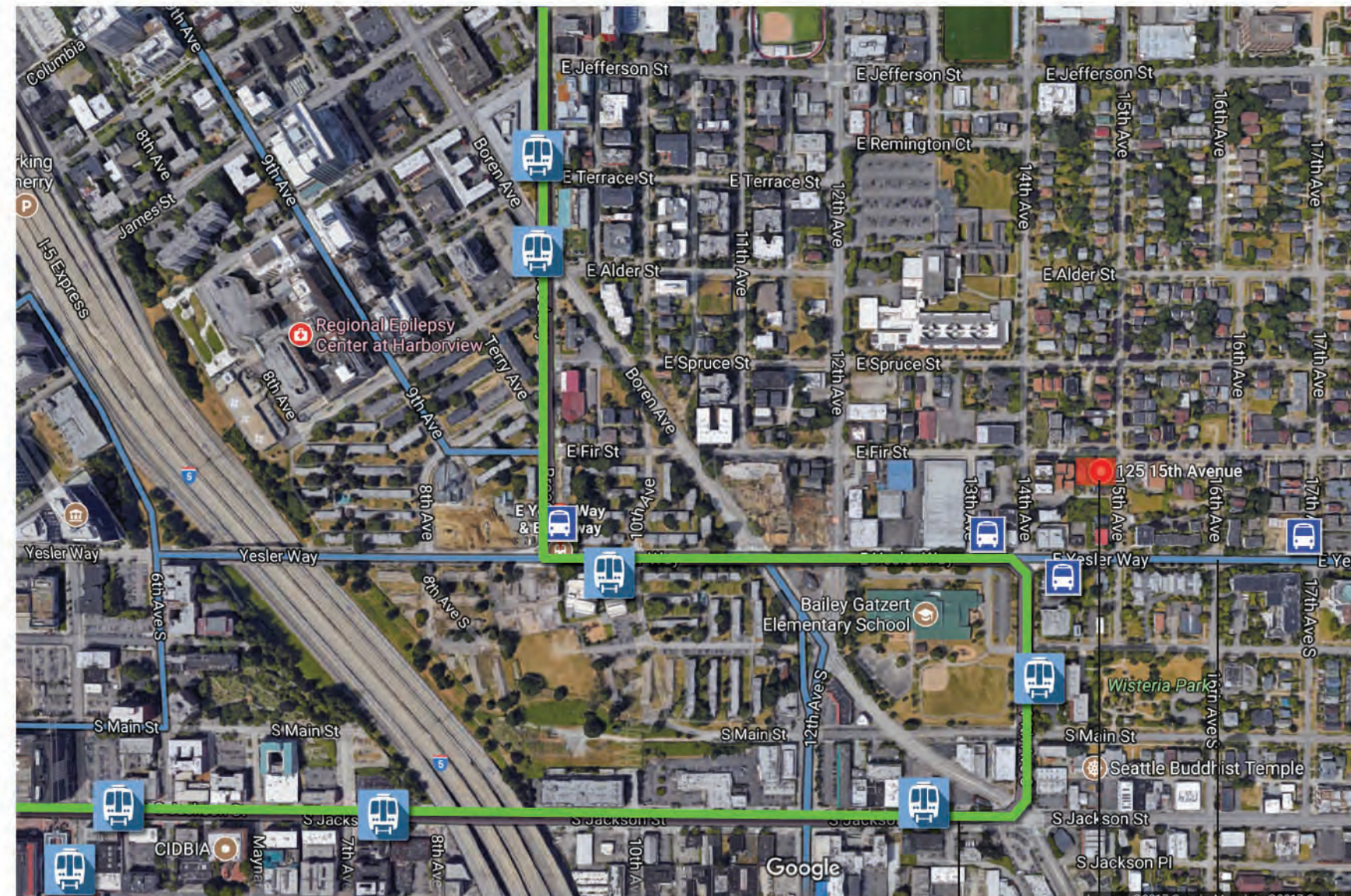
Bus stops connecting to Seattle metro area are very well distributed with 10-min. walking distance. FHS street car system is also within 10-min. walking.

Bicycle Access

E Yesler Way is half block away from the South, which has Bicycle Lane including buffered bike lanes and uphill-only lanes. Other streets are also commonly used by bicycles.

Pedestrian Access

10-min. walking distance to retails, restaurants, parks, and gathering places (churche and hall). Sidewalks are built on both sides of most streets. All grade slopes are gentle and easy for walking.



STCR FHS ROUTE SITE BUS ROUTE



Nine Block Area

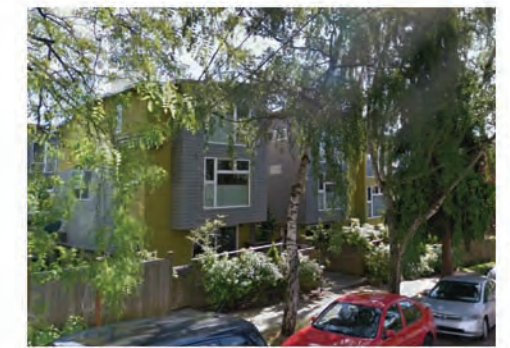
Significant amounts of modern townhouses and apartments are around the project site in Multi-family zone. Mixed-use, gathering places, P-patch parks in nearby commercial and Multi-family zone provide variety of activities.



1. Townhouses



2. Townhouses



3. Townhouses



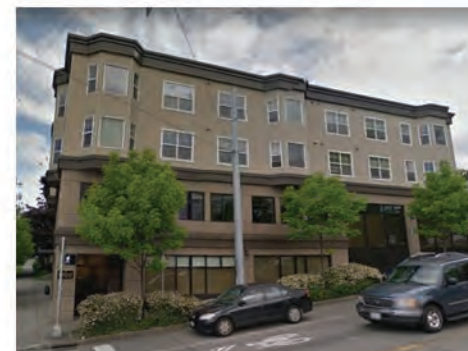
4. Townhouses



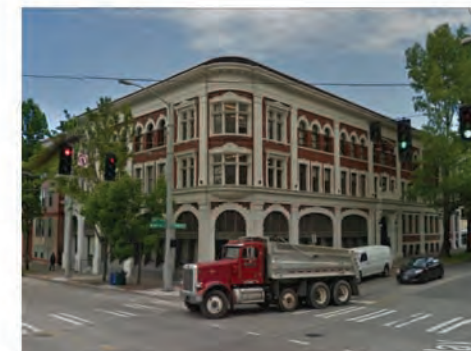
5. Apartments



6. Apartments



7. Mixed-use



8. Mixed-use



9. Elementary School



10. Church

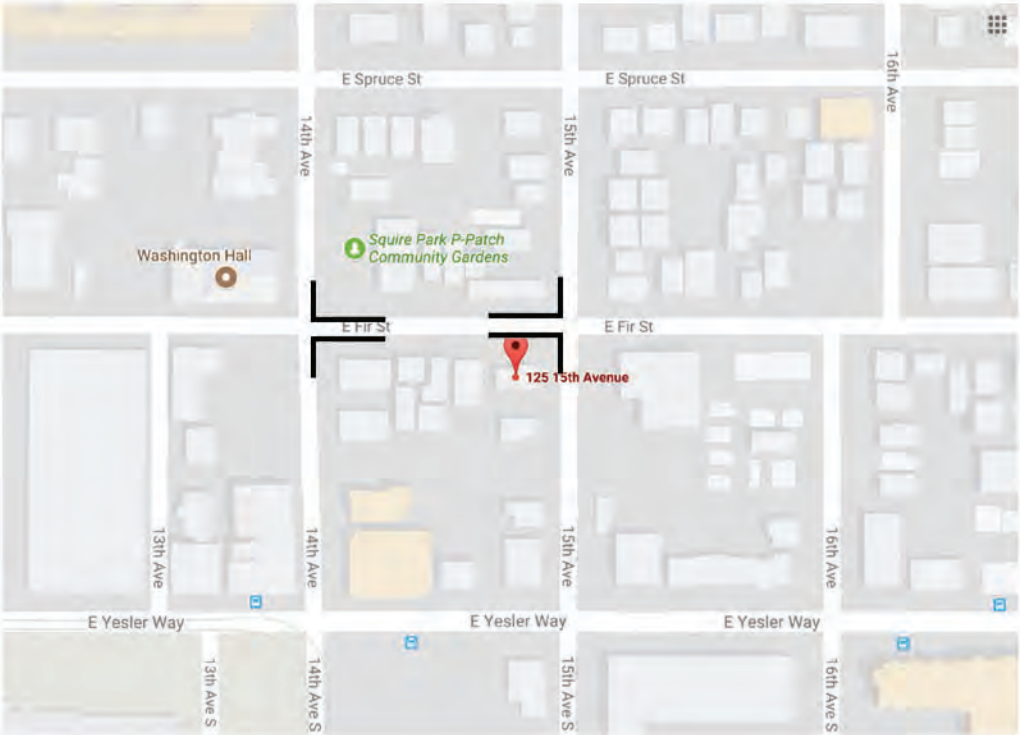


11. Squire Park P-Patch



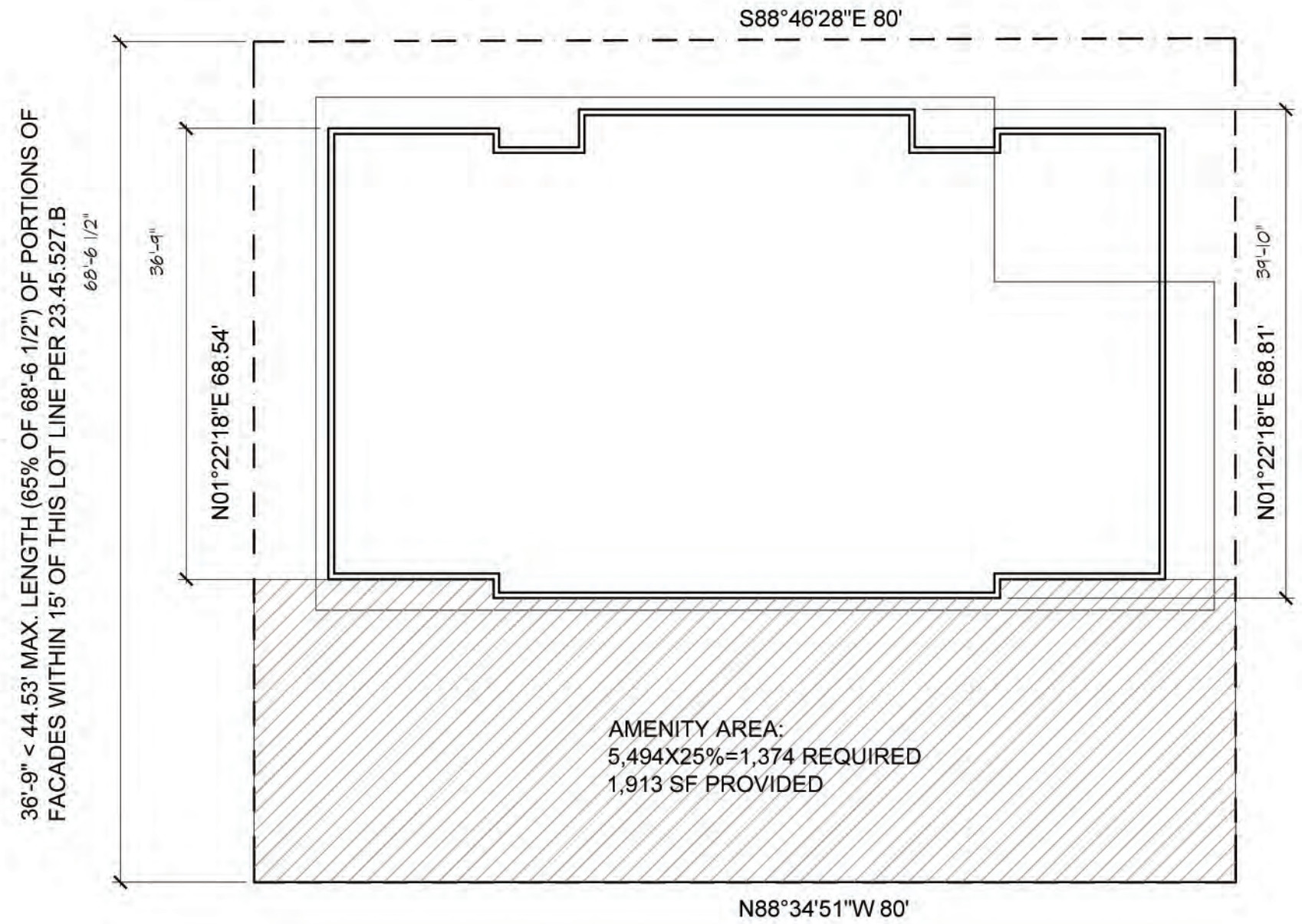
12. Washington Hall

URBAN DESIGN ANALYSIS



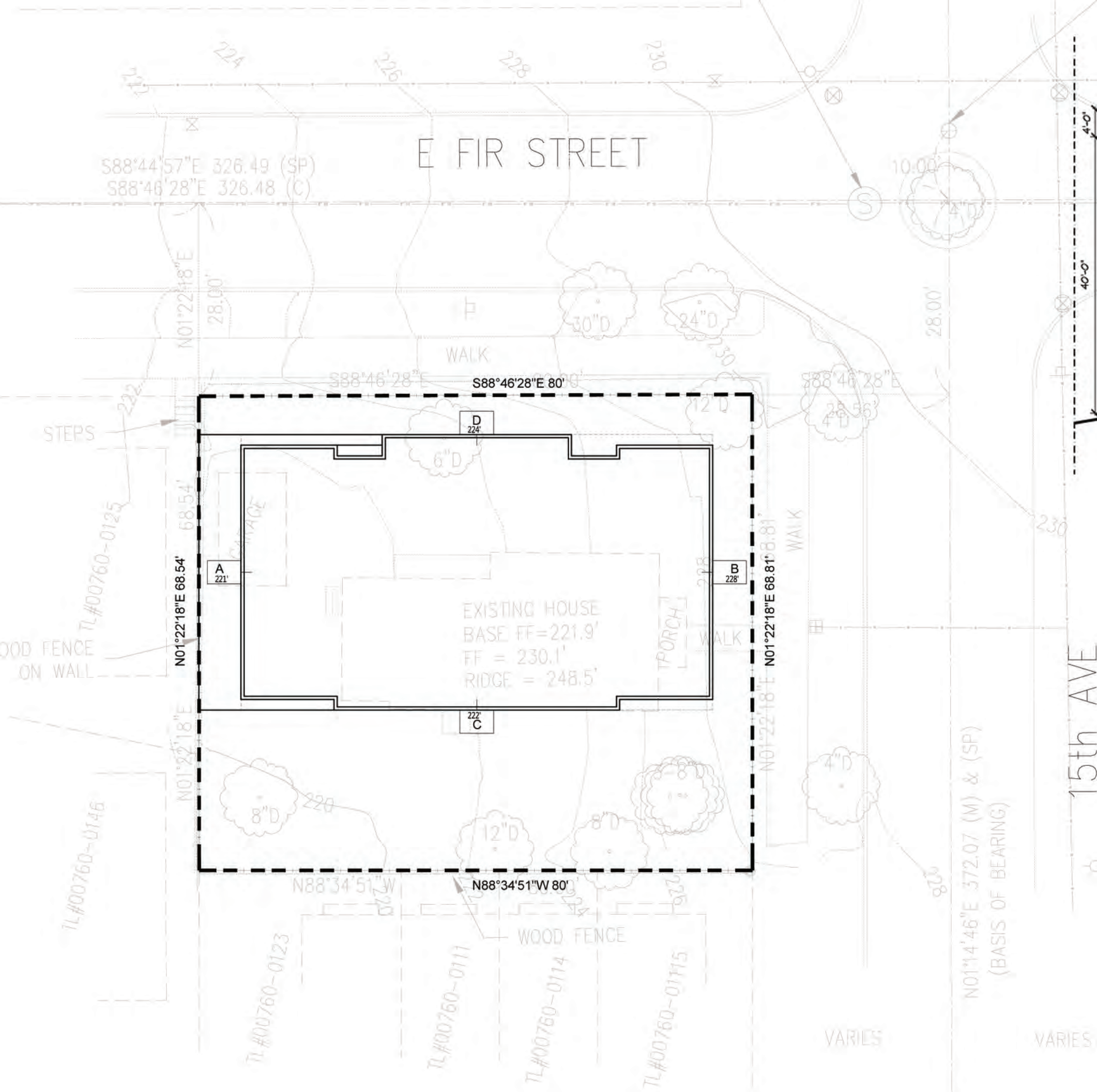
On the same block, from left to right are: our site, townhouses, townhouses and apartments. On the other side of the street, from left to right are: P-Patch, towhouses, single family houses and parking garages.



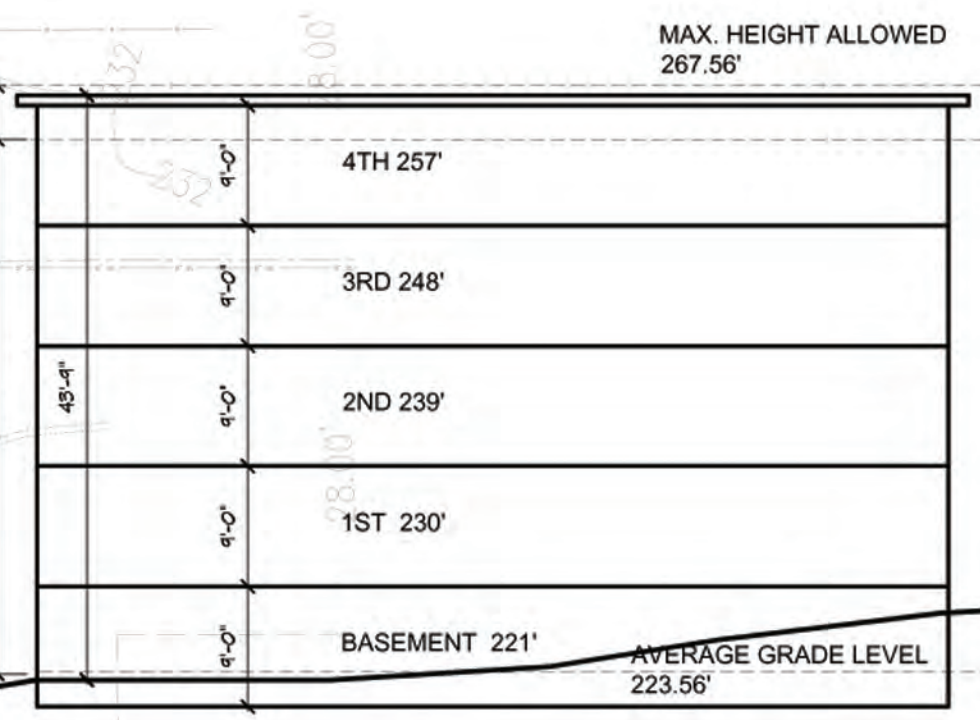
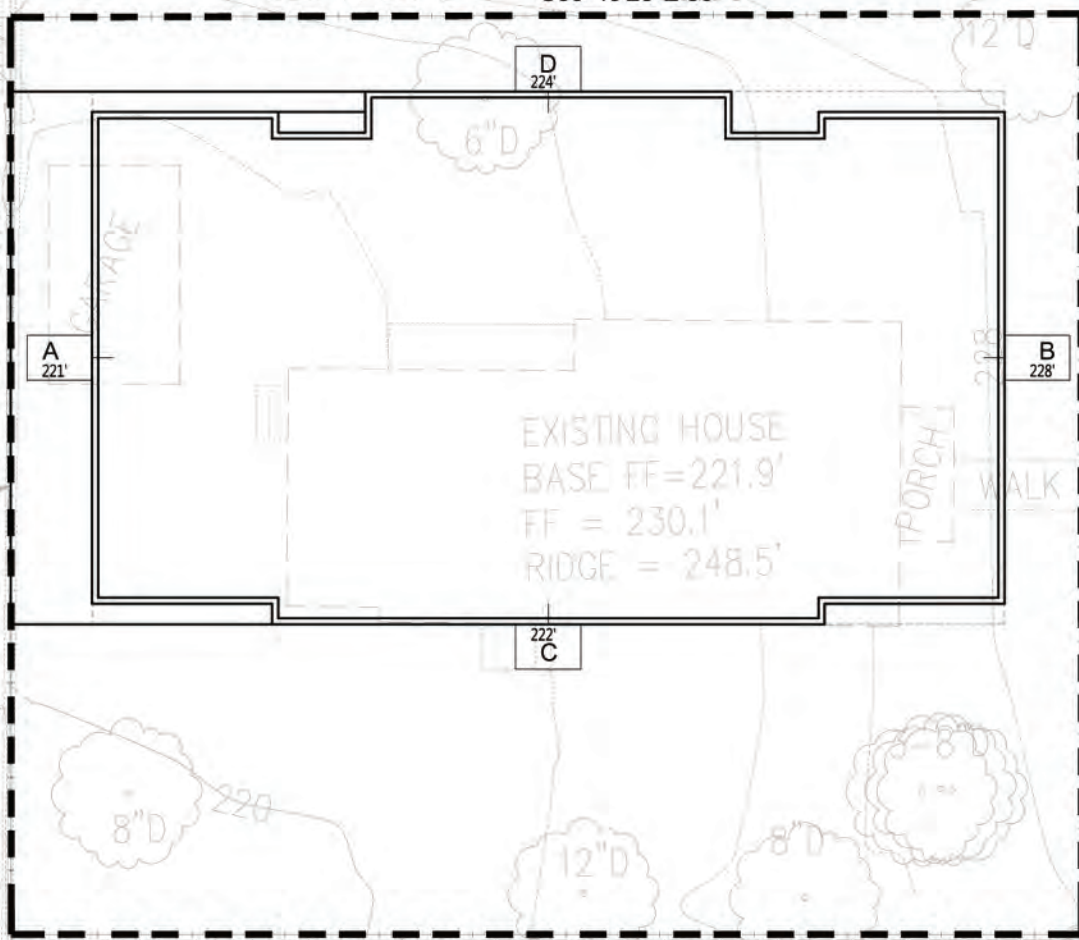


AMENITY AREA CALCULATION
& FACADE LENGTH ANALYSIS

STREET USE SETBACK REQUIREMENTS



E FIR STREET

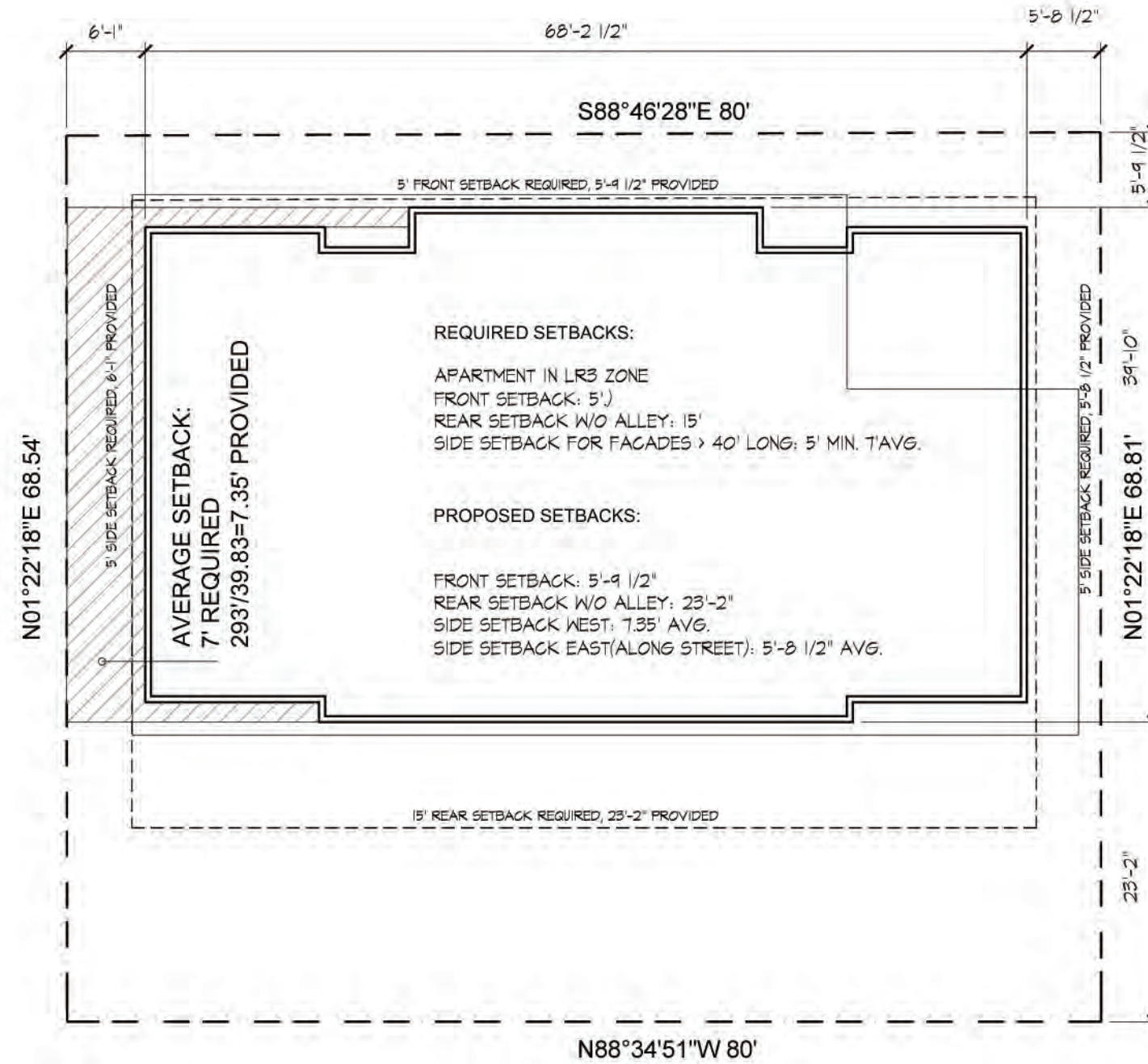


AVERAGE GRADE LEVEL CALC DIAGRAM

AVERAGE GRADE LEVEL CALC
FORMULA 2: ENCL. RECTANGLE

MARK	LENGTH (L)	ELEV. (E)	LXE
A	39'-10"	221'	8803.17
B	39'-10"	228'	9082
C	68'-2 1/2"	222'	15142.25
D	68'-2 1/2"	224'	15218.67
	228.25		48306.1

48306.1/216.08=223.56 AVG. GRADE LEVEL
 AVERAGE GRADE LEVEL: 223.56
 BASE HEIGHT LIMIT: 223.56+40=263.56
 4' BONUS FOR PARTIALLY BELOW GRADE STORY: 263.56+4=267.56
 STAIR PENTHOUSE HEIGHT: 267.56+10=277.56



BUILDING SETBACK ANALYSIS

DESIGN GUIDELINES

	Citywide Design Guidelines	Highest Priority (all guidelines apply)	Notes
Context and Site			
CS1. Natural Systems and Site Features	A. Energy Use		
	B. Sunlight and Natural Ventilation		
	C. Topography		
	D. Plants and Habitat		
	E. Water		
CS2. Urban Pattern and Form	A. Location in the City and Neighborhood		Project is a corner site, review design guidelines for corner sites
	B. Adjacent Sites, Streets, and Open Spaces		
	C. Relationship to the Block	X	
	D. Height, Bulk, and Scale		
CS3. Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes		
	B. Local History and Culture		
Public Life			
PL1. Open Space Connectivity	A. Network of Open Spaces		
	B. Walkways and Connections		
	C. Outdoor Uses and Activities		
PL2. Walkability	A. Accessibility		
	B. Safety and Security		
	C. Weather Protection		
	D. Wayfinding		
PL3. Street Level Interaction	A. Entries	X	Important to differentiate public/private interface along 15th Ave
	B. Retail Edges		
	C. Residential Edges	X	
PL4. Active Transit	A. Entry Locations and Relationships		
	B. Planning Ahead for Bicyclists	X	
	C. Planning Ahead for Transit		
Design Concept			
DC1. Project Uses and Activities	A. Arrangement of Interior Uses		
	B. Vehicular Access and Circulation		
	C. Parking and Service Uses		
DC2. Architectural Concept	A. Massing		
	B. Architectural and Façade Composition		
	C. Secondary Architectural Features	X	

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 two stairs are set @ north side, and most of the units are facing south. Also, the window size is about 12% of unit area, which is more the code required 8%.

There are four units in the basement have window wells, which are sized at 3 feet by 6 feet

There are nine existing non-exceptional trees on-site, we propose to keep two and remove seven; there are four existing trees on sidewalk, we propose to keep two and remove two, due to high risk of fall per Arborist Report. None of these trees are exceptional trees.

CS2. Urban Pattern and Form

C. Relationship to the Block

The corner of the building would be a "tower" like form to built out the E Fir St. to provide a strong urban edge at north facade; to setback 8.5' from 15th Ave to provide extra space for pedestrians and a generous entry.

D. Height, Bulk, and Scale

Respect adjacent properties with design and site planning by minimizing window overlapping with the neighbors. Window studies have been provided.

The seven units at ground level are well-screened by nice landscapes.

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. Contemporary design echoes with new developments nearby.

Public Life

PL1. Patio with seating at back yard provides places for activity areas, with southeast sunny exposure.

PL2. Maximize site visibility by sidewalks, stairs windows, ramps, patios with active activities. Lighting would be along sidewalks; at entrance with soffit lighting and address lighting, landscape lighting would also be provided.

PL3. Street Level Interaction

The entry to the apartment is a semi-private space by recessed 8.5' at ground level with 3.5' overhang from 2nd and above, the entry is elevated two feet from the public sidewalk with steps along 15th Ave.

PL4. Active Transit

Monkey Bar Bike racks are located on the sides wall of the masonry trash enclosure, with six-foot wide pathway and three-foot deep canopies. Bicyclers would access the bicycle racks through the metal gates along the sidewalk of 15th Ave.

DESIGN GUIDELINES

Design Concept			
DC1. Project Uses and Activities	A. Arrangement of Interior Uses		
	B. Vehicular Access and Circulation		
	C. Parking and Service Uses		
DC2. Architectural Concept	A. Massing		
	B. Architectural and Façade Composition		
	C. Secondary Architectural Features	X	
	D. Scale and Texture		
	E. Form and Function		

DC3. Open Space Concept	A. Building-Open Space Relationship		
	B. Open Spaces Uses and Activities		
	C. Design		
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	X	Look at surrounding buildings to provide guidance on the appropriate exterior building materials
	B. Signage		
	C. Lighting	X	
	D. Trees, Landscape and Hardscape Materials		

	Site Reconnaissance	Notes
1.	ROW Improvements (See PAR) Curb, gutter, sidewalk Roadway improvements, alley	
2.	Trees (large& significant trees, grove) For all trees on site, identify tree genus, species and size (dbh). <i>An arborist report may be required.</i>	X – arborist report needed
3.	Structures on site (to remain?)	
4.	Conditions effecting access: safety hazards, topography.	

Applicant Notes:

- The Design Guidance for this project must be completed by SDCI before you may submit any Master Use Permit or Building Permit applications. Your application must include a narrative response to the guidance provided in the report.
 - Use the design standards outlined in SMC 23.45.529 as parameters for your design concept.--- Per SMC 23.45.529B.
- Application of provisions. The provisions of this Section 23.45.529 apply to all residential uses that do not undergo any type of design review pursuant to Chapter 23.41, so it does not apply to our case.

DC1. Project uses and activities

Trash storage area will be enclosed by cedar fencing, and screened by trellis at top.

DC2. Architectural Concept

B. Architectural and Façade Composition

Front facade is composed of recessed entry, steps and landscape. Cedar material shows up at where people can touch and feel; light and brown hardie panels along with recessed lap siding add another level of interest to the building facade.

C. Secondary Architectural Features

Taller tower form at the building entry with Large roof overhang with cedar soffit at rest of the building break up the long roof lines.
Distinctive lobby entry patterned-glazing door adds detailing at the street level.
Address lighting with three vertical decorative lighting on east facade create detailing to the facade while lighting up the site during nights.

E. Forms and Function

The primary function- apartment units, recessed entry and stairwells could be readily determined from the exterior, making the building easy to access and understand.

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.

DC4. Exterior Elements and Materials

A. Exterior Elements and Finishes

Fiber-cement panel is the mostly commonly used material for the new developments nearby. It would be used as the main exterior material for its durable and maintainable character.
On the front facade, cedar siding at entry adds some western pacific style.
Dark grey lapping sidings at reveals lend themselves to a high quality of detailing with texture and pattern.

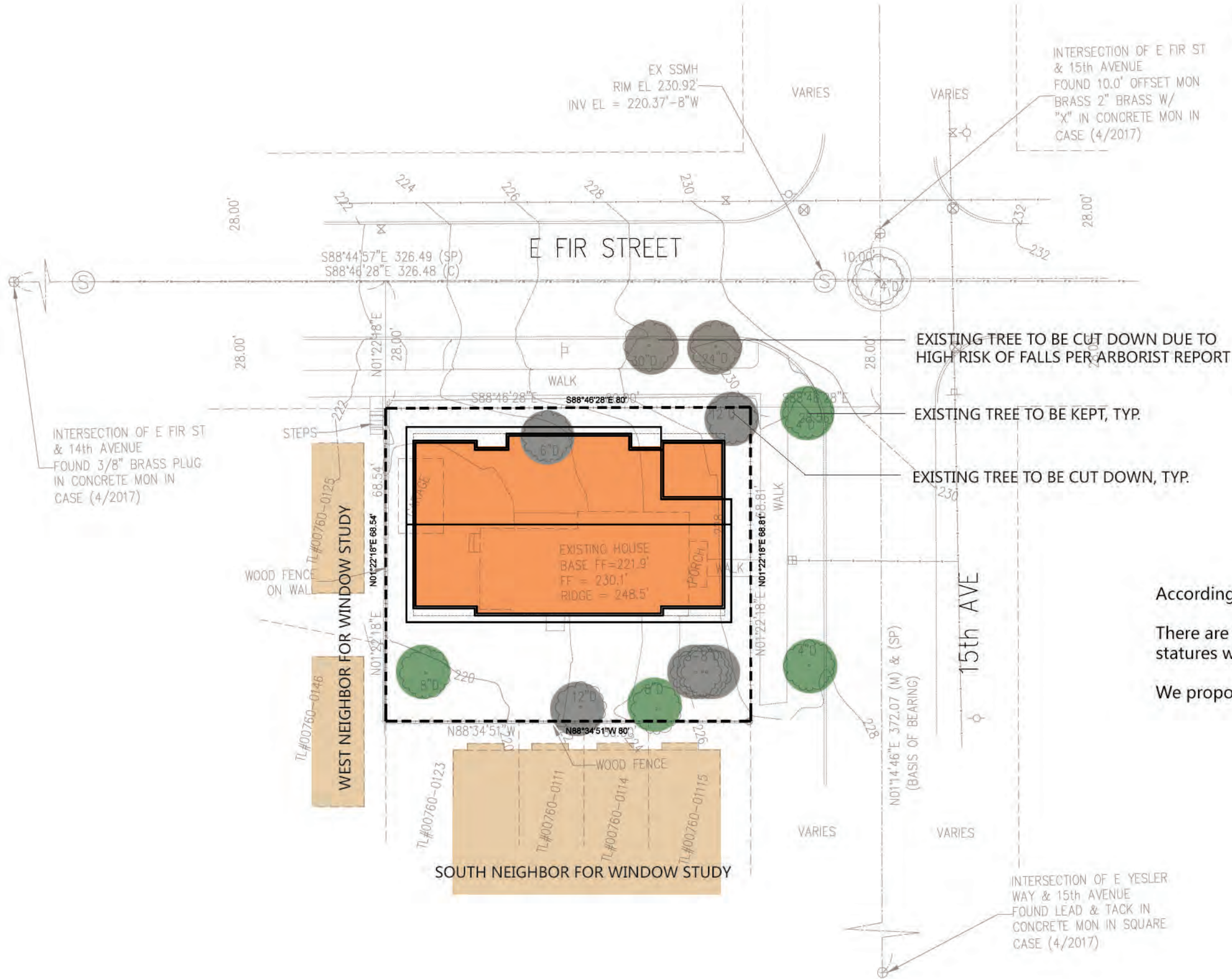
C. Lighting

Pathway lighting, landscape lighting, address lighting and entry soffit lighting would be provided to increase site safety in all locations used by pedestrians and to highlight architectural and landscape details and features.

Site Reconnaissance

Arborist Report has been provided, see the appendix of this Design Review Package.

WINDOW PLACEMENT



EXISTING TREE TO BE CUT DOWN DUE TO HIGH RISK OF FALLS PER ARBORIST REPORT

EXISTING TREE TO BE KEPT, TYP.

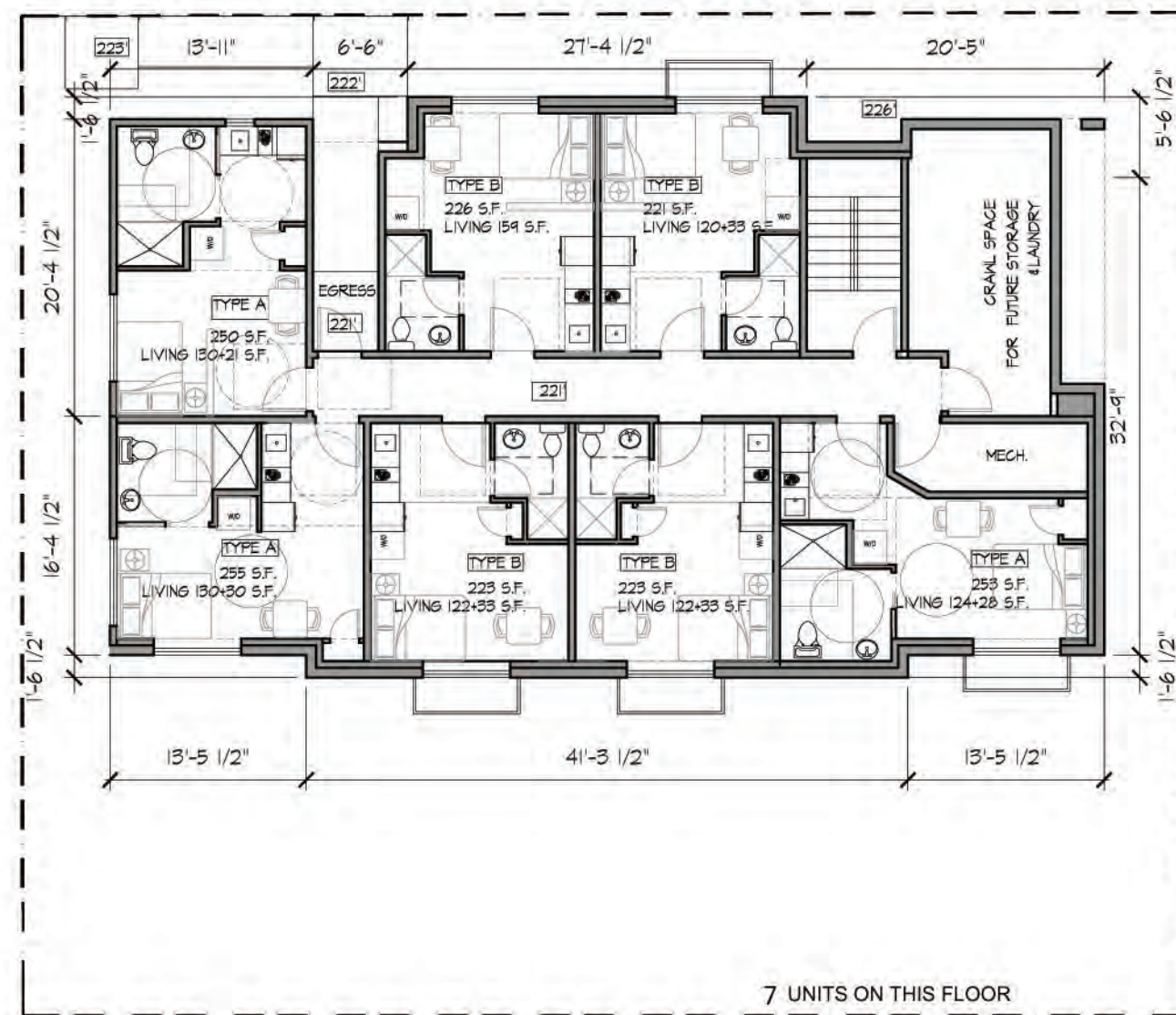
EXISTING TREE TO BE CUT DOWN, TYP.

According to Arborist Report:

There are five species of trees present on the site and none have statures which cause them to fall into the Exceptional Tree status.

We propose to keep six existing trees; and cut down seven existing trees.





BASEMENT FLOOR PLAN

	UNIT COUNT
BSMT	7 (3 TYPE A UNIT, 4 TYPE B UNIT PER 1107.5.4 ACCESSIBLE DWELLING UNITS.)
1ST	8
2ND	9
3RD	9
4TH	9
TOTAL	42

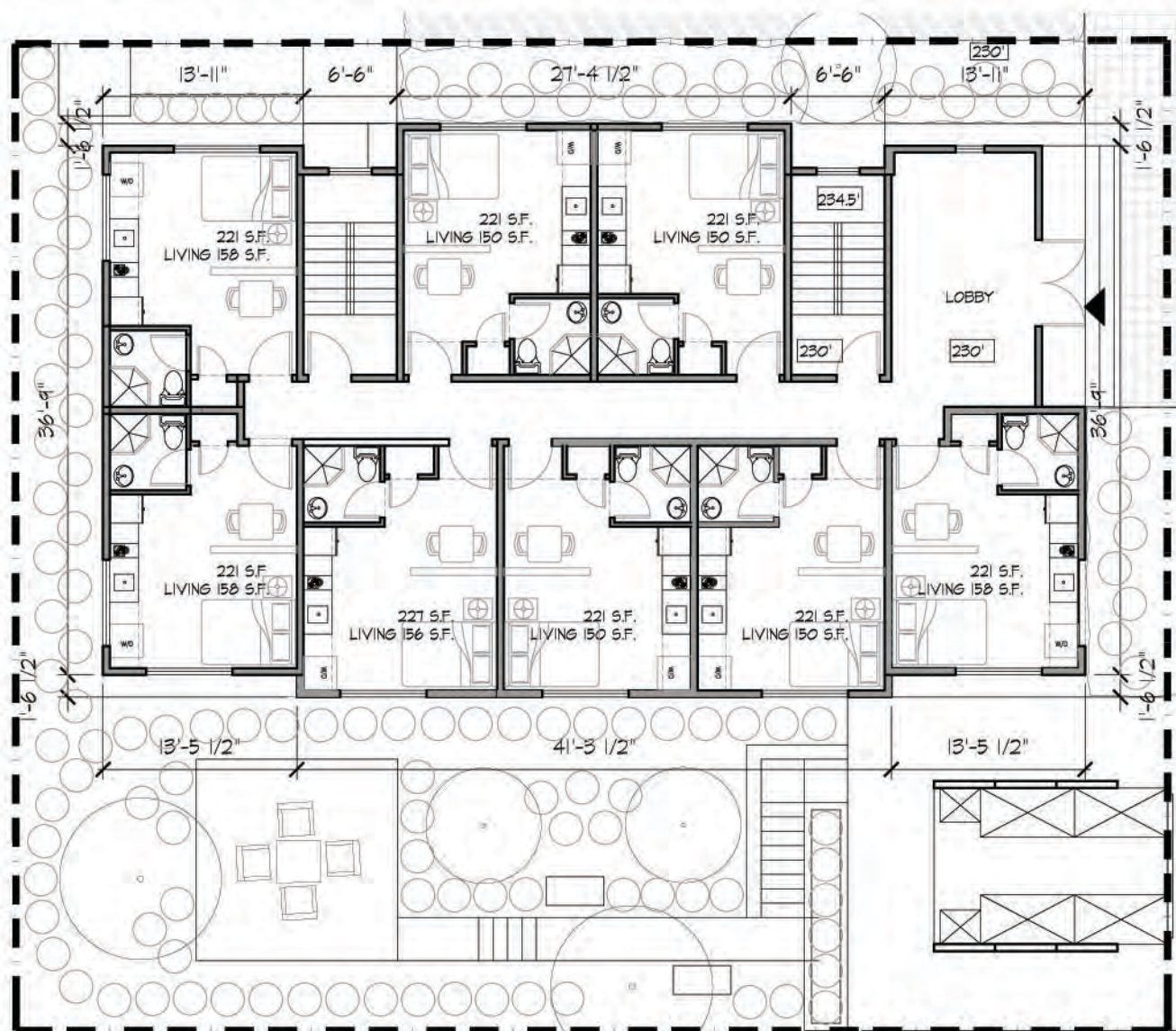
LOT SIZE: 5494 S.F.
 FAR RATIO ALLOWED: 2.0
 MAX. GROSS SF: 10,988 S.F.


FLOOR AREA (S.F.)	
BSMT	2068
1ST	2438
2ND	2491
3RD	2491
4TH	2491
TOTAL	11979

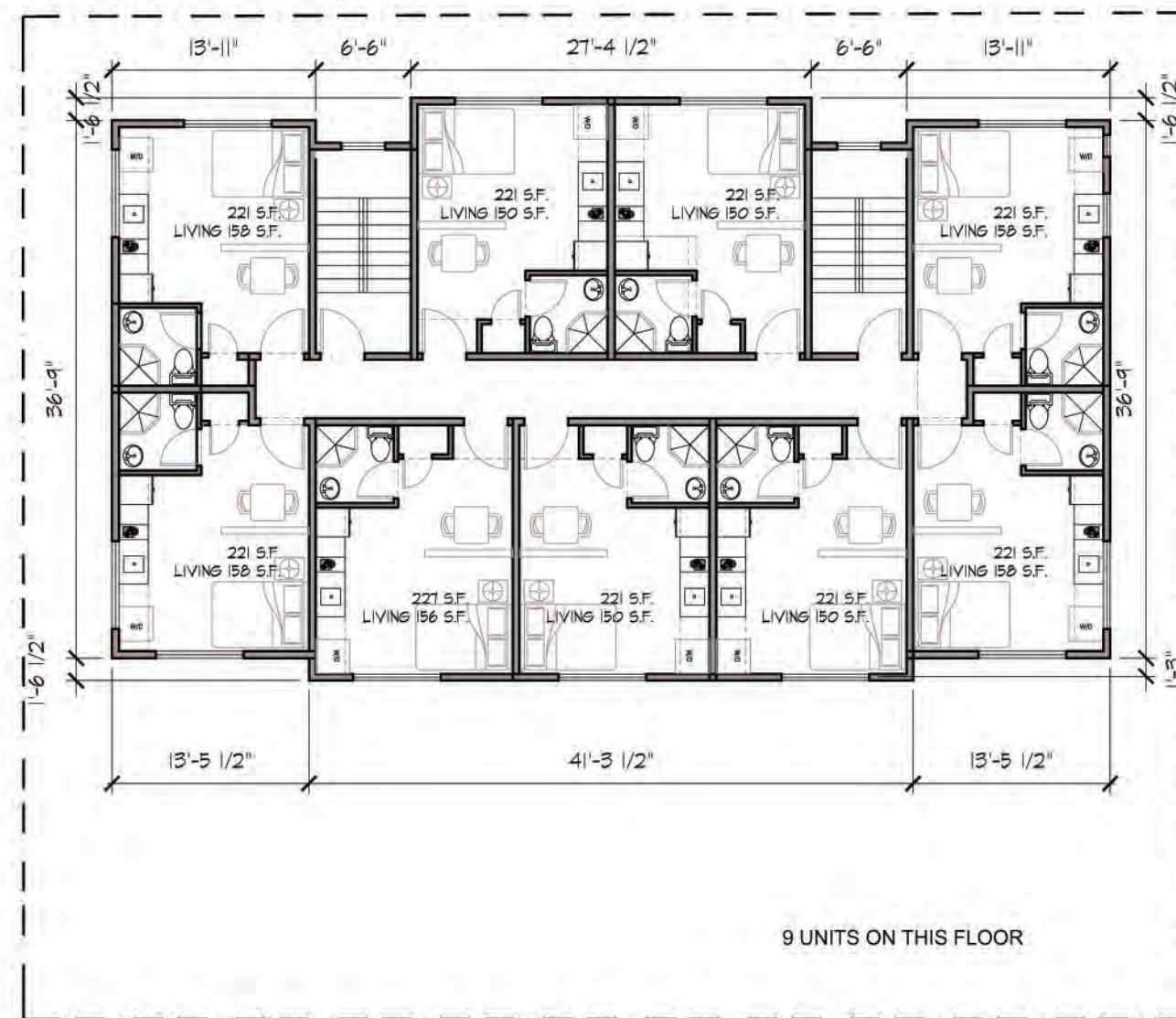
*PORTIONS OF A STORY THAT EXTEND
 NO MORE THAN 4 FEET ABOVE
 EXISTING OR FINISHED GRADE DOES
 NOT COUNT
 TOWARD FAR CALCULATION PER
 SMC 23.45.510. E. 4.

11979-1200=10,779 SF

PROPOSED GROSS FLOOR
 AREA(10,779) IS LESS
 THAN ALLOWED (10,988)



1ST FLOOR PLAN 



2ND-4TH FLOOR PLAN





EAST ELEVATION (STREET FACING -- 15TH AVE)

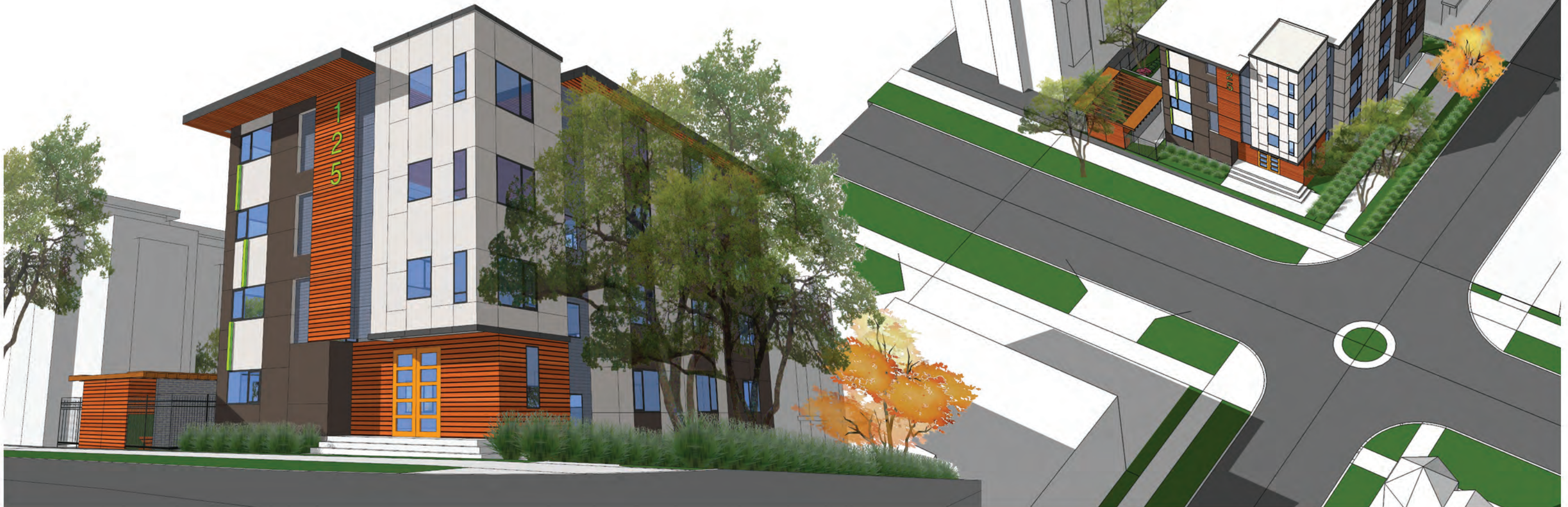


WEST ELEVATION (SIDE FACING)



SOUTH ELEVATION (BACKYARD FACING)







LANDSCAPE DESIGN PLAN



LANDSCAPE

PLANTS SELECTION

Shrubs



PJM Rhododendron



Feather Reed Grass



Oak leaf Hydrangea



heavenly Bamboo



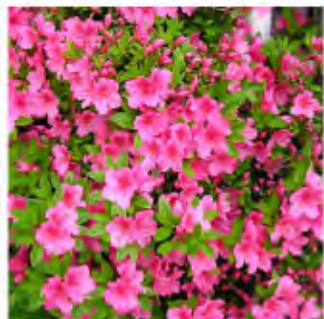
Hebe



Piers Japonica



Lavender



Azalea



Mexican Orange

Groundcover



Blue Fescue



Heather



Coral Bell



Hosta



Lily Turf



Fountain Grass

Trees



Southern Magonolia



Pink Dogwood





October 19, 2017

Project: Pre-construction assessment for lot development at 125 15th Avenue, Seattle, WA. Parcel number 000760-0124.

Contact: Ellis Kao – BIG 3, LLC c/o BIG Management 15621 SE 11th St, Bellevue, WA 98008
Phone – 425 698 9062 Email – ellisk@brocadeinvestmentgroup.com

Objectives: Identify existing trees and determine if any fall within the City of Seattle’s Exceptional Tree criteria – DR16-2008.

Description: There are five species of trees present on the site and none have statures which cause them to fall into the Exceptional Tree status.

Trees 1&2 Two Mountain Ash (*Sorbus americana*) stand in the planting strip on the east side of the lot (Figure 1). They both had diameters less than 6” when measured at the standard height of 54” above grade (DSH). They are both in less than average condition with limited new growth, die back, and poor color.

Trees 3&4 The majority of the larger trees are Black Locust (*Robinia pseudoacacia*) which are not listed in DR16-2008. All of them had diameters less than 30” which is the default standard for exceptional in Seattle. Two of these are standing in the planting strip on the north side of the lot and will be discussed below in greater detail. The other six are scattered across the south side of the lot as shown in Figures 2 and 3. The largest of the six was the 14” DSH tree at the west end. The other five were all below 10” DSH. They do not meet the criteria for being a grove under the definition.

Trees 5-10(fig 2,3)

Tree 11 A Portuguese laurel (*Prunus lusitanica*) stands in the NE corner of the lot. These trees are also not on the Director’s list. This one measured 19” caliper at 6” above grade. Laurels are typically kept as shrubs rather than trees and this one has been pruned to conform to the corner multiple times. It is not exceptional in any category.

Tree 12 fig 4 An English Hawthorn (*Crataegus laevigata*) stands west of center on the north side of the lot. It appears to be a stump sprout and is formed with four main stems each 4” or less in diameter (Figure 4). This places it below the threshold of 16” DSH listed in DR16-2008.

Tree 13 A fruiting pear (*Pyrus sp*) stands in the SW corner of the lot. It measured 9.5” DSH and is below threshold for being exceptional.

Because of the large number of noticeable faults present in the structures of the two large locusts in the north side planting strips they were assessed for risk. This was done under the authority of the arborist and was not requested by the client before the site visit.

Methods: Tree assessment is both an art and a science. To properly perform, an arborist must have an extensive background in biology, tree mechanics, and tree structure that is equal parts academic and field knowledge. It takes years of study to recognize and correctly diagnose the subtle signs trees exhibit before their failure, whether it be partial or total. The process begins with a visual inspection (visual tree assessment, VTA) which is followed up as necessary with soundings, core testing, and/or other detection means. Each tree is examined and evaluated according to several factors including species type, size, vigor, injuries present, root and grade disturbance, deadwood, location and extent of decay, stem taper, exposure, and targets that are at risk.

The International Society of Arboriculture (ISA) has recently published a Best Management Practices bulletin to aid in their tree risk assessment program. This methodology for risk matter assessment will take the place of the standard ISA model currently in use. While focusing on a qualitative analysis the program is still based on three aspects of tree risk; failure potential, size of part failing (potential of damage from impact), and target rating. The aspects are scaled as follows. Failure potential (FP) can be imminent, probable, possible, or improbable. Target rating (T) is based on frequency of occupancy and is listed as very low, low, medium, or high. Selections are made in each of the first two categories and a likelihood of target impact found. It can be rated as unlikely, somewhat likely, likely, or very likely (see Figure 5). Obviously a level of null risk does not exist if a tree is present. For practical purposes however, arborists assume that if there is no target, the tree poses little or no risk.

The consequences of the failure, usually a function of size of the failed part, are listed as negligible, minor, significant, or severe. Combining the likelihood of a tree failure event with the consequences of that event allows a trained arborist to assign a level of risk to a given tree's situation. There are four acceptable categories within the model; Low, Moderate, High, or Extreme. The highest level, extreme, can only be assigned when the likelihood of failure and impact is high (very likely) and the consequences are severe (see Figure 6).

Trees 3&4

Discussion: The two locusts each have multiple stems (Figure 7) and appear to have been topped and stubbed back at least once around the 14' level. The areas of old, large caliper pruning have advanced decay present at each point (Figures 8 and 9). The east side tree recently had a large caliper stem fail at one of these points on the street side (Figure 10). The west side tree has a large open area with visible decay between its stems (Figure 11). The two trees are roughly 55' tall and have close to 40' diameter spreads. They hang over the street, sidewalk, and existing house.

Because the two trees have multiple large, overweight, poorly attached stems have **probable** likelihoods of failure. They have **high** likelihoods of striking the existing house, the proposed new home and/or vehicles and pedestrians which use 15th Avenue... This categorizes the trees as **likely** to fail and impact. Black locust has a dense, heavy wood and the consequences of such an occurrence would be at least **significant** resulting in **high** risk ratings for these two trees.

Conclusions: While preserving green spaces and the resulting biological diversity is important, trees that pose threats to persons or property must be managed so that safety is the highest priority. The high risk ratings for the two locust trees analyzed warrant their immediate removal. Using corrective pruning to reduce the risk of the trees is not a viable option in this case. By the time the arborist finished working out the sections on the locusts there would be nothing but tall stubs left with perhaps a little fuzz on top.

None of the trees on the parcel or its boundaries rate as exceptional.

Columnar maples, hornbeams, Katsura, and even ginkos would make good deciduous replacement trees along the south side of the property. Weeping Alaska cedars, Weeping Sequoia, Dawn Redwoods, and Mountain hemlocks could be used if an evergreen replacement is desired. These will depend entirely on the suitability of the species to the locations chosen.

Waiver of Liability Because the science of tree risk assessment is constantly broadening its understanding, it cannot be said to be an exact science. Every tree is different and performing tree risk assessment is a continual learning process. Many variables beyond the control, or immediate knowledge, of the arborist involved may adversely affect a tree and cause its premature failure. Internal cracks and faults, undetectable root rot, unexposed construction damage, interior decay, and even nutrient deficiencies can be debilitating factors. Changes in circumstance and condition can also lead to a tree's rapid deterioration and resulting instability. All trees have a risk of failure. As they increase in stature and mass their risk of breakdown also increases, eventual failure is inevitable.

While every effort has been taken to provide the most thorough and accurate snapshot of the trees' health, it is just that, a snapshot, a frozen moment in time. These findings do not guarantee future safety nor are they predictions of imminent events. It is the responsibility of the property owner to adequately care for the tree(s) in question by utilizing the proper professionals and to schedule future assessments in a timely fashion.

This report and all attachments, enclosures, and references, are confidential and are for the use of Ellis Kao, BIG Management, BIG 3, LLC, and their representatives only. They may not be reproduced, used in any way, or disseminated in any form without the prior consent of the client concerned.

Anthony Moran
Certified Arborist
Qualified Tree Risk Assessor
ISA #PN-5847A

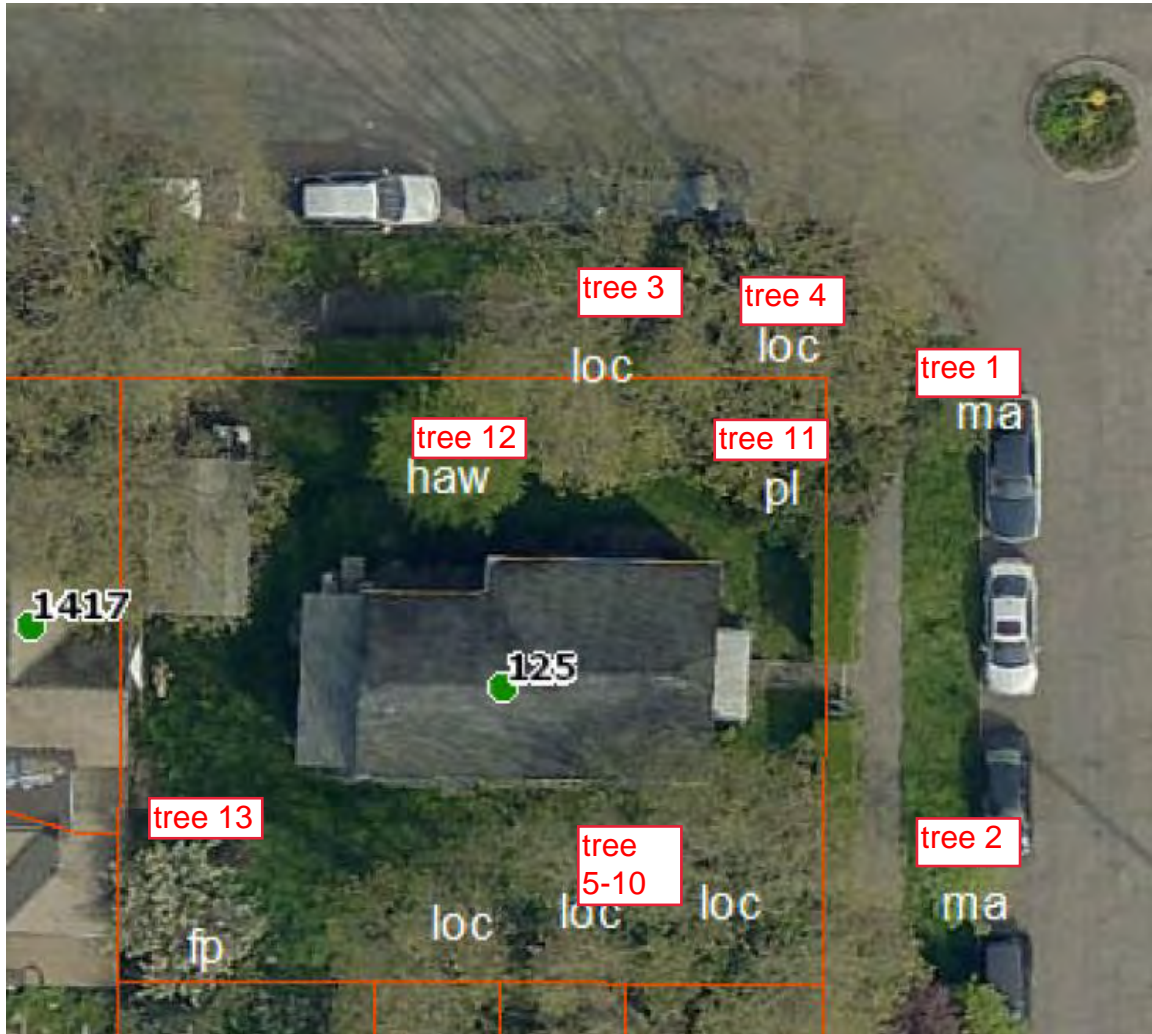


Figure 1. Aerial view of the 125 15th Avenue property showing the rough locations of the trees.

ma-Mountain Ash
loc-Black Locust
pl-Portuguese Laurel
haw-English Hawthorn
fp-Fruiting Pear

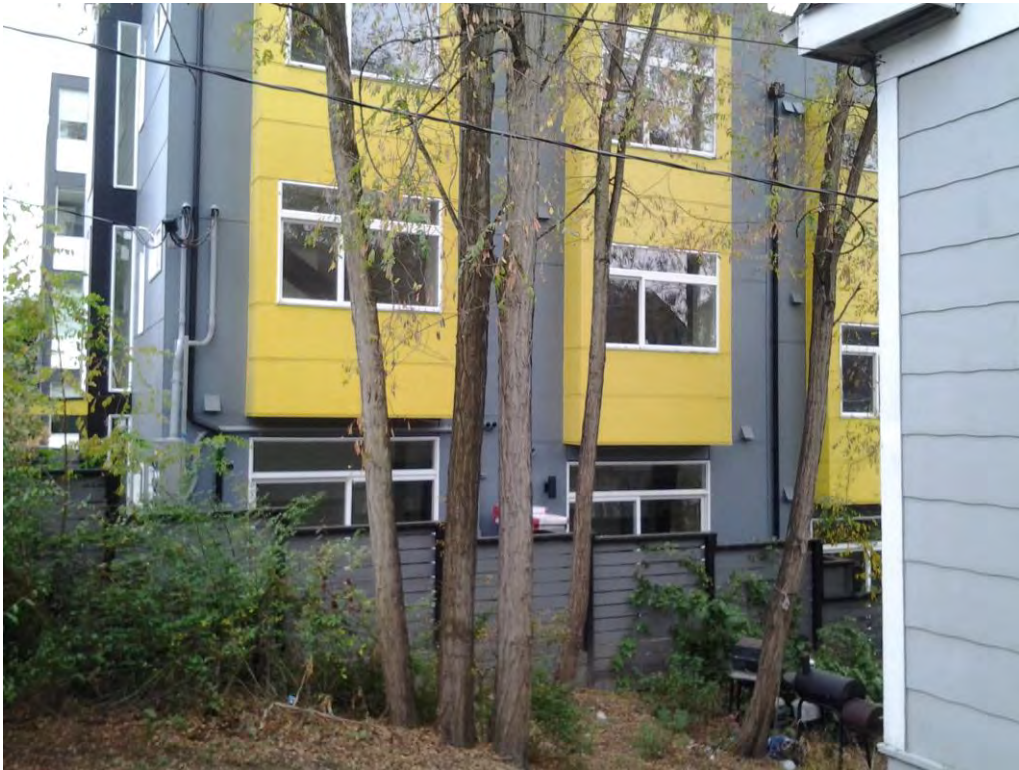


Figure 2. Five of the young locust trees along the south side of the yard.



Figure 3. Photo of larger locust at the west end of the row. This tree was 14" DSH



Figure 4. Hawthorn near NW corner of yard.

Figure 5. The matrix used to estimate the likelihood of a tree failure impacting a specific target.

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
<i>Imminent</i>	Unlikely	Somewhat Likely	Likely	Very likely
<i>Probable</i>	Unlikely	Unlikely	Somewhat Likely	Likely
<i>Possible</i>	Unlikely	Unlikely	Unlikely	Somewhat Likely
<i>Improbable</i>	Unlikely	Unlikely	Unlikely	Unlikely

Figure 6. Risk rating matrix showing the level of risk as the combination of likelihood of a tree failing and impacting a specific target, and severity of the associated consequences.

Likelihood of Failure and Impact	Consequences			
	Negligible	Minor	Significant	Severe
<i>Very likely</i>	Low	Moderate	High	Extreme
<i>Likely</i>	Low	Moderate	High	High
<i>Somewhat likely</i>	Low	Low	Moderate	Moderate
<i>Unlikely</i>	Low	Low	Low	Low



Figure 7. The two Black locusts in the north side planting strip.



Figure 8. Old topping point with atrophy/decay present.



Figure 9. Another topping point with atrophy/decay.



Figure 10. Recent tear out at topping point.



Figure 11. Open fissure in west locust with visible decay present.