

# 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

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

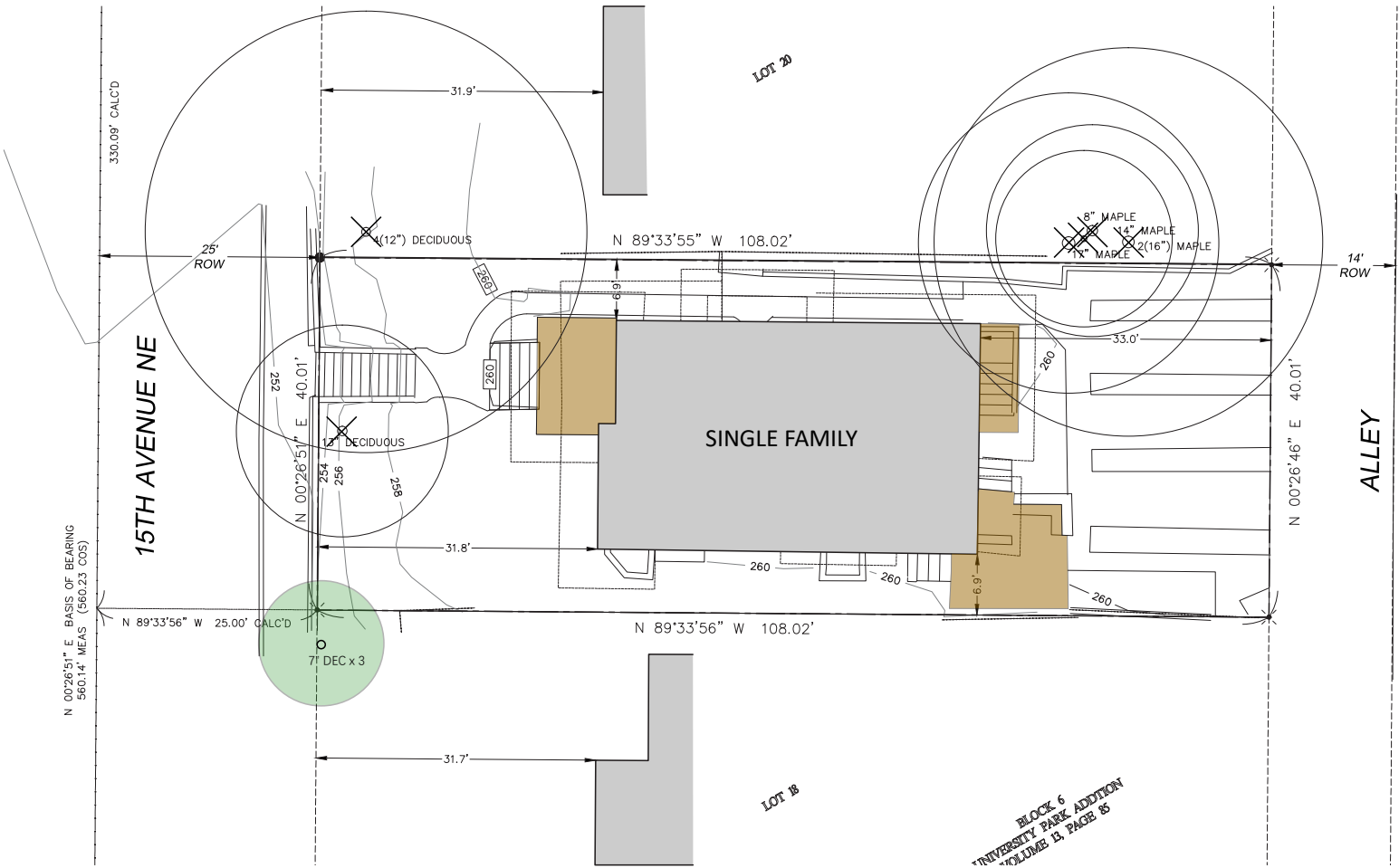


Program Summary

|                           |                                                                                                                                           |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Site Area:                | 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)<br>1st Floor: 7; 2nd Floor: 7; 3rd Floor: 7; 4th Floor: 5<br>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

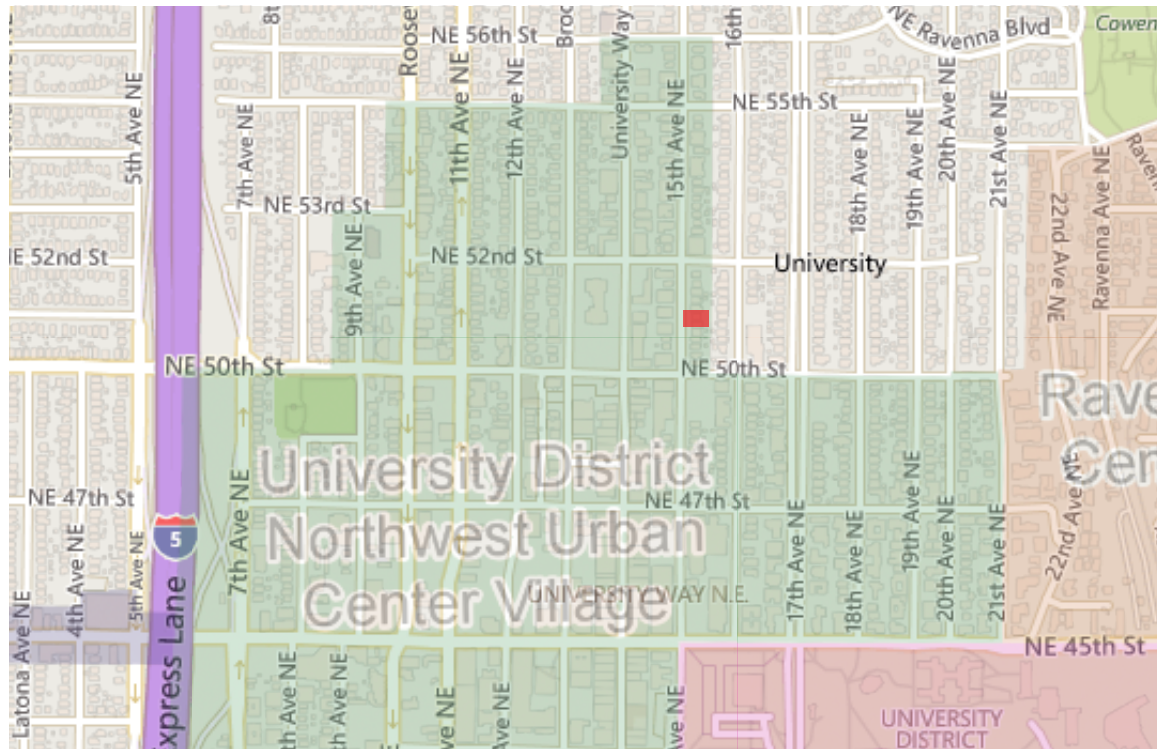
No design departure is requested on any design options.



X REMOVED TREE  
O REMAINED TREE

EXISTING SITE PLAN

## URBAN DESIGN ANALYSIS



## Zoning Map

The project site is zoned for 'LR3' which expands six blocks at N-S direction. SF5000 zone is adjacent at east, and NC3 zone is at west and south.

## Access Opportunities And Constrains

## Vehicular Access

I-5 exits at NE 45th street, and the site is accessible through surrounding arterial streets.

## Transit Access

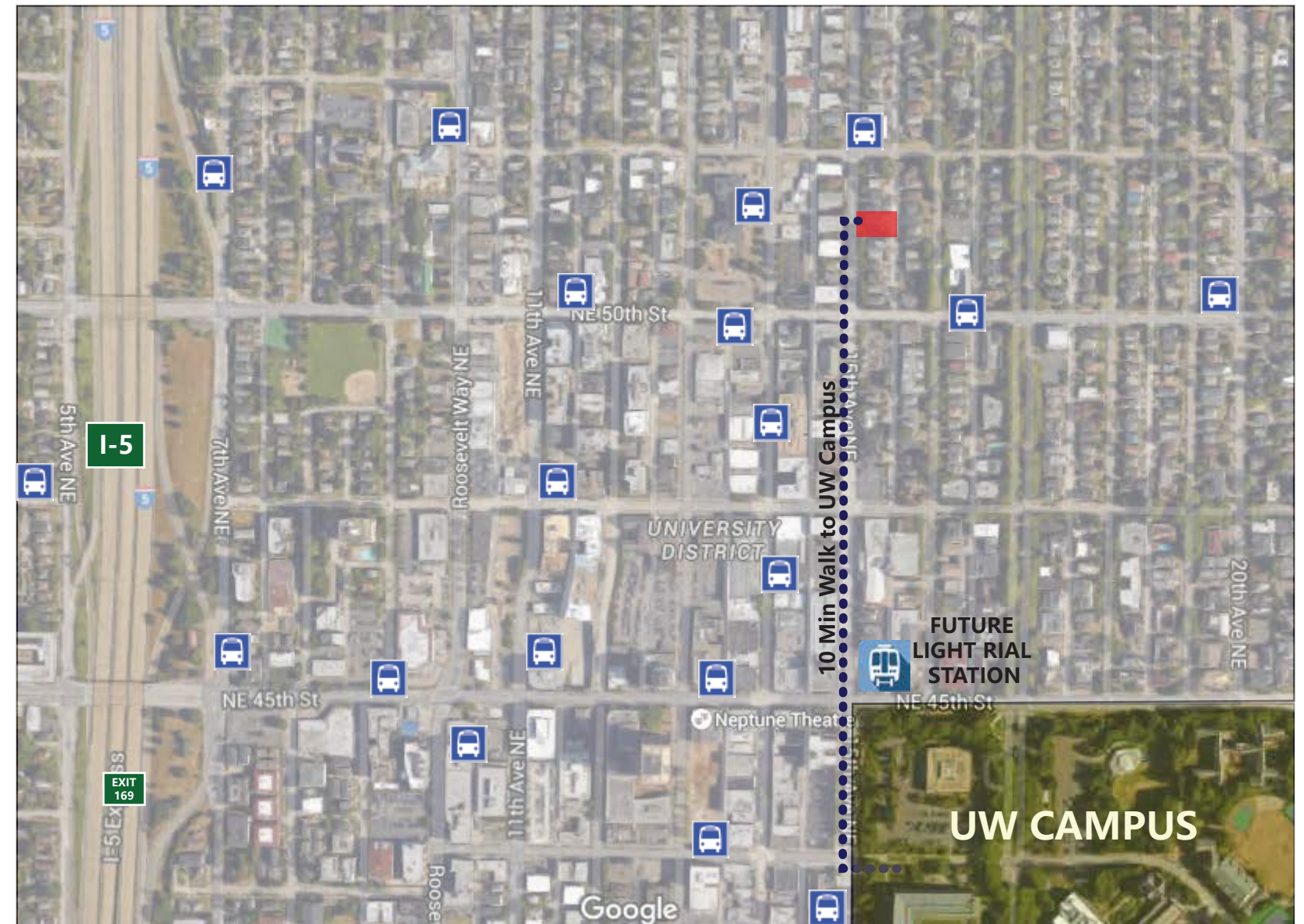
Bus stops connecting to Seattle metro area are very well distributed within 10-min. walking distance. Light rail station is also within 10-min. walking yet won't open until year 2020.

### Bicycle Access

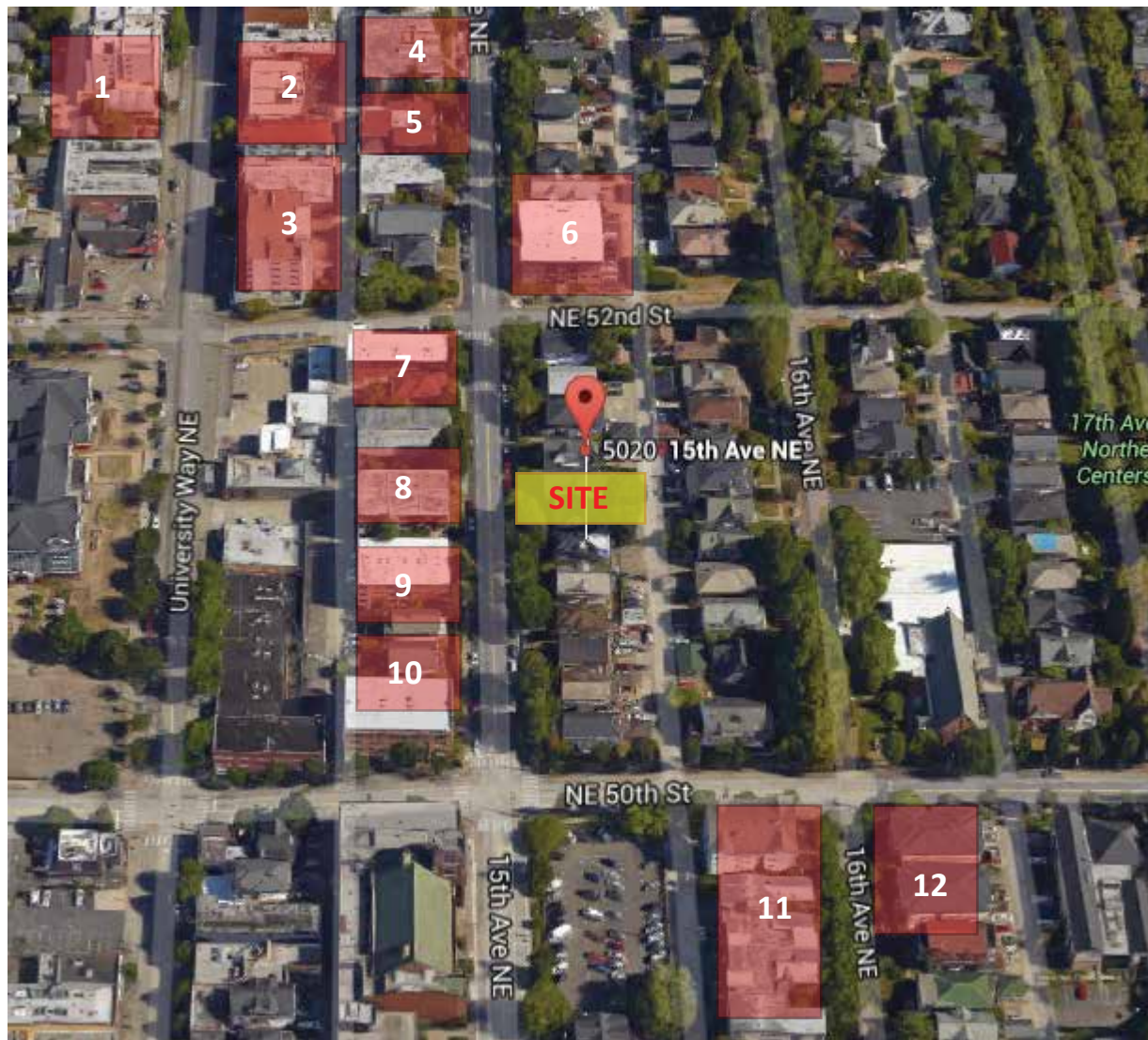
Burke-Gilman trail is ten blocks away at south side. There are bike lanes on nearby arterial streets. Other secondary streets are also commonly used by bicycles.

## Pedestrian Access

10-min. walking distance to UW main campus, and 10-min. walking to commercial / retail district (NE 45th St. and University Way). Sidewalks are built on both sides of most streets. All grade slopes are gentle and easy for walking.



# 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 )

ZONING DATA & SITE PLAN

SMC 23.45.510 FLOOR AREA RATIO (FAR) LIMITS  
BASE: 1.5 FAR  
MAXIMUM: 2.0 FAR (LEED-SILVER RATING OR A BUILT GREEN 4-STAR RATING IS REQUIRED.)

PROPOSED ABOVE-GRADE FLOOR AREA:  
1st FLOOR: 2,239 S.F.  
2nd FLOOR: 2,239 S.F.  
3rd FLOOR: 2,239 S.F.  
4th FLOOR: 1,843 S.F.  
GROSS FLOOR AREA: 8,560 S.F.  
PROPOSED FAR 1.98 (OK!)

SMC 23.45.512 DENSITY LIMITS -- LOWRISE ZONES  
APARTMENT: NO LIMITS.

SMC 23.45.514 STRUCTURE HEIGHT  
BASE HEIGHT: 40'

AVERAGE GRADE (SMALLEST RECTANGLE)  
= ((AxL1 + BxL2 + CxL3 + DxL4) / (L1+L2+L3+L4))  
= ((258x30 + 260x88.46 + 260x30 + 260x88.46) / 236.92)  
= 259.50'

BASE HEIGHT LIMIT: 259.50+40=299.50  
4' BONUS FOR PARTIALLY  
BELOW GRADE STORY: 299.50+4=303.50  
STAIR PENTHOUSE HEIGHT: 303.50+10=313.50  
RES. BUFFER HEIGHT: 259.50+30=289.50  
4' BONUS FOR PARTIALLY BELOW  
GRADE STORY @ RES. BUFFER: 289.50+4=293.50

SMC 23.45.518 SETBACKS AND SEPARATIONS  
APARTMENT IN LR3 ZONE  
FRONT SETBACK: 5'-6" (ARTERIAL R.O.W.) + 3'-0" (RESIDENTIAL)  
REAR SETBACK W/ ALLEY: 10'  
SIDE SETBACK FOR FACADES<40' LONG: 5' / FACADE>40' LONG: AVERAGE 7'

AVERAGE NORTHERN SIDE SETBACK CALCULATION :  
672/88.5=7.59'  
AVERAGE SOUTHERN SIDE SETBACK CALCULATION :  
626/88.5=7.07'

SMC 23.45.522 AMENITY AREA  
MINIMUM 25% OF THE LOT AREA: 1,080 S.F.  
MINIMUM 50% OF AMENITY AREA AT GROUND LEVEL:540 S.F.

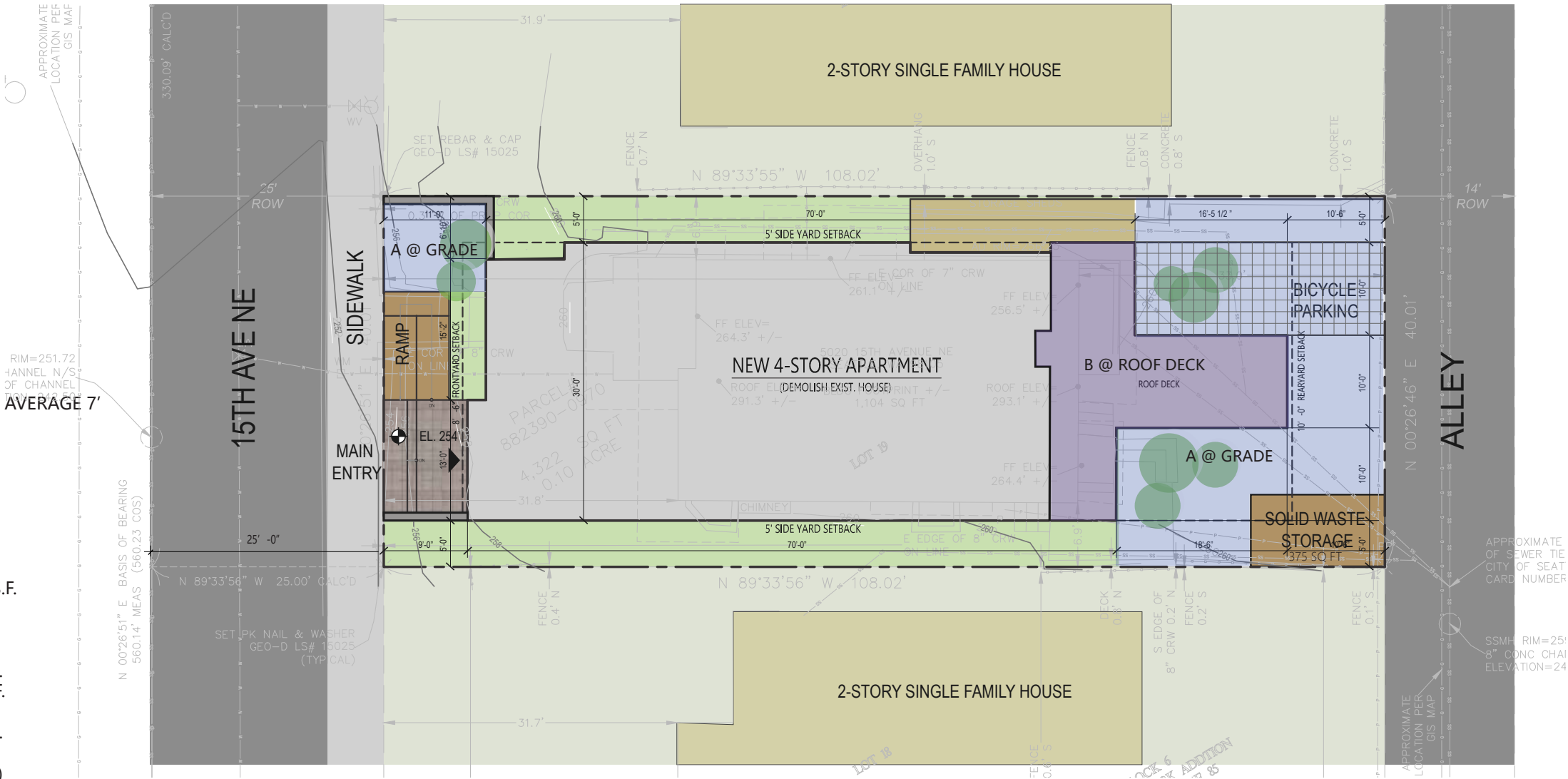
PROPOSED GROUND LEVEL AMENITY AREA:  
FRONT GARDEN: 106 S.F.  
REAR GARDEN: 567 S.F.  
  
ROOF DECK: 427 S.F.  
  
TOTAL AMENITY AREA: 1,100 S.F. (OK!)

SMC 23.45.524 LANDSCAPING STANDARDS  
GREEN FACTOR SCORE: 0.6 OR GREATER

SMC 23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES

70'-0" < 70.2' MAX. LENGTH (65% OF 108') OF PORTIONS OF  
FACADES WITHIN 15' OF THIS LOT LINE

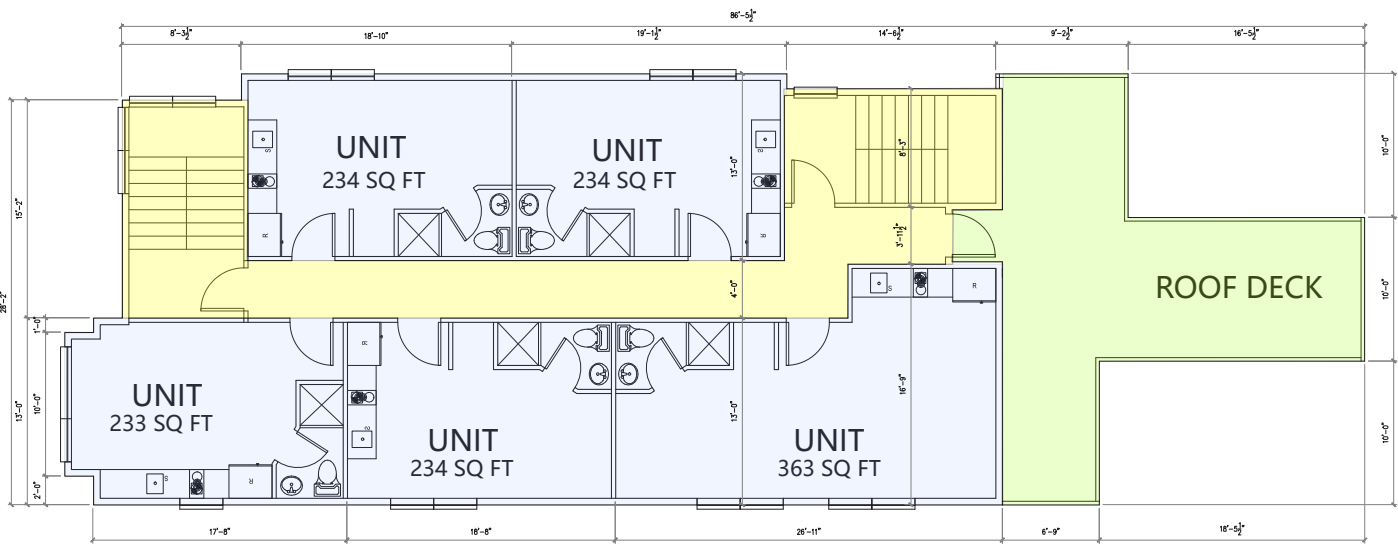
A @ GRADE  
B @ ROOF DECK



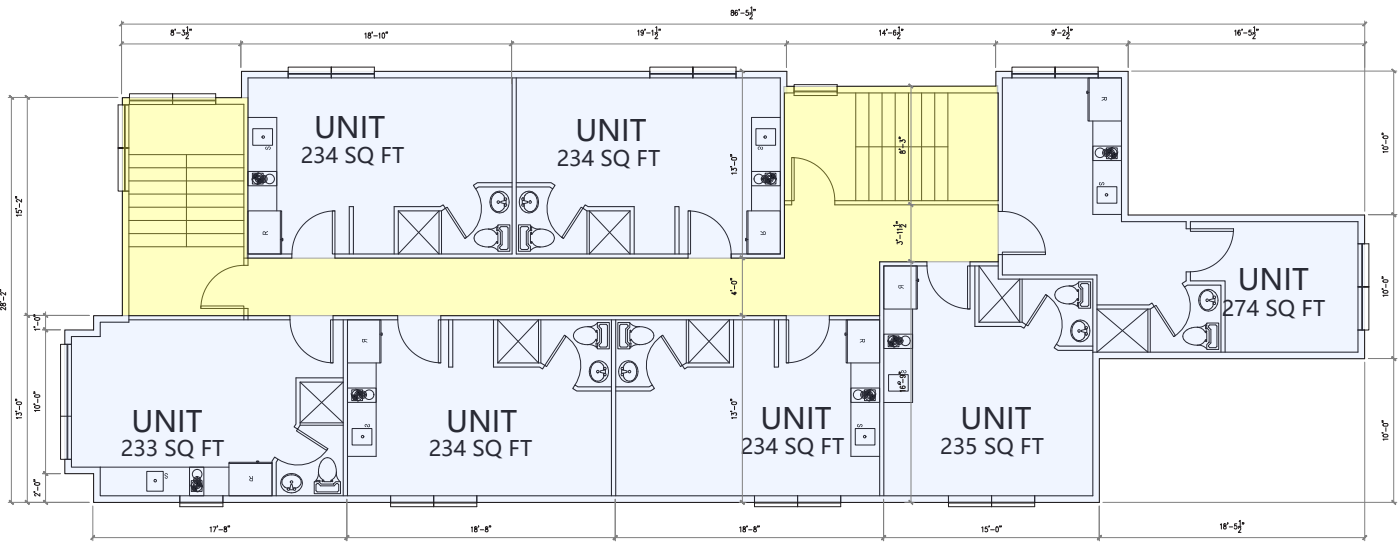
FLOOR PLAN

- Public Area
- Private Area
- Amenity Area

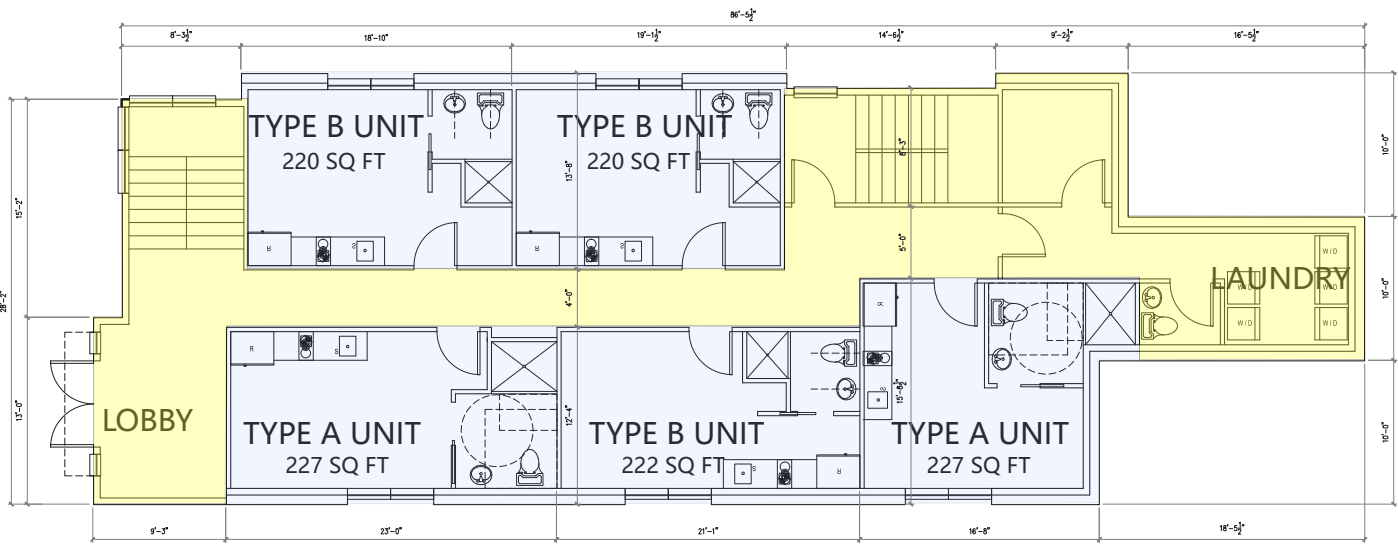
4TH FLOOR PLAN



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

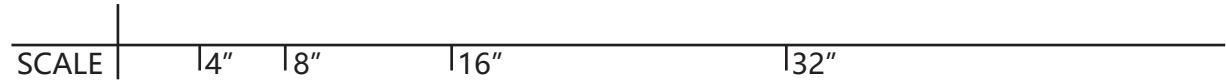
Common open space is located at rear yard with well-designed landscaping to encourage residents' use. The roof deck at 4th floor provides private gathering area with easy access from inside of the building.

DC4. Exterior Elements and Materials

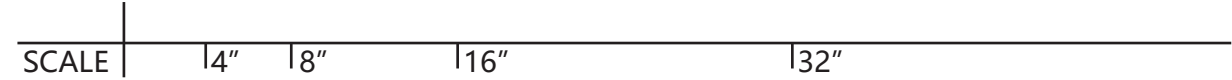
A. Exterior Elements and Finishes

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.

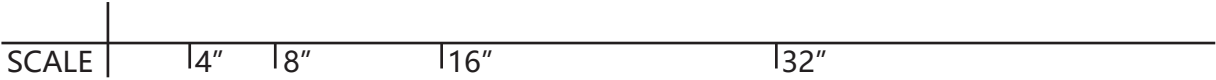
WEST ELEVATION



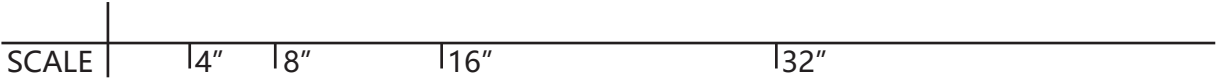
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



# PERSPECTIVE





S1 ENGLISH LAVENDER



S2 EUONYMOUS



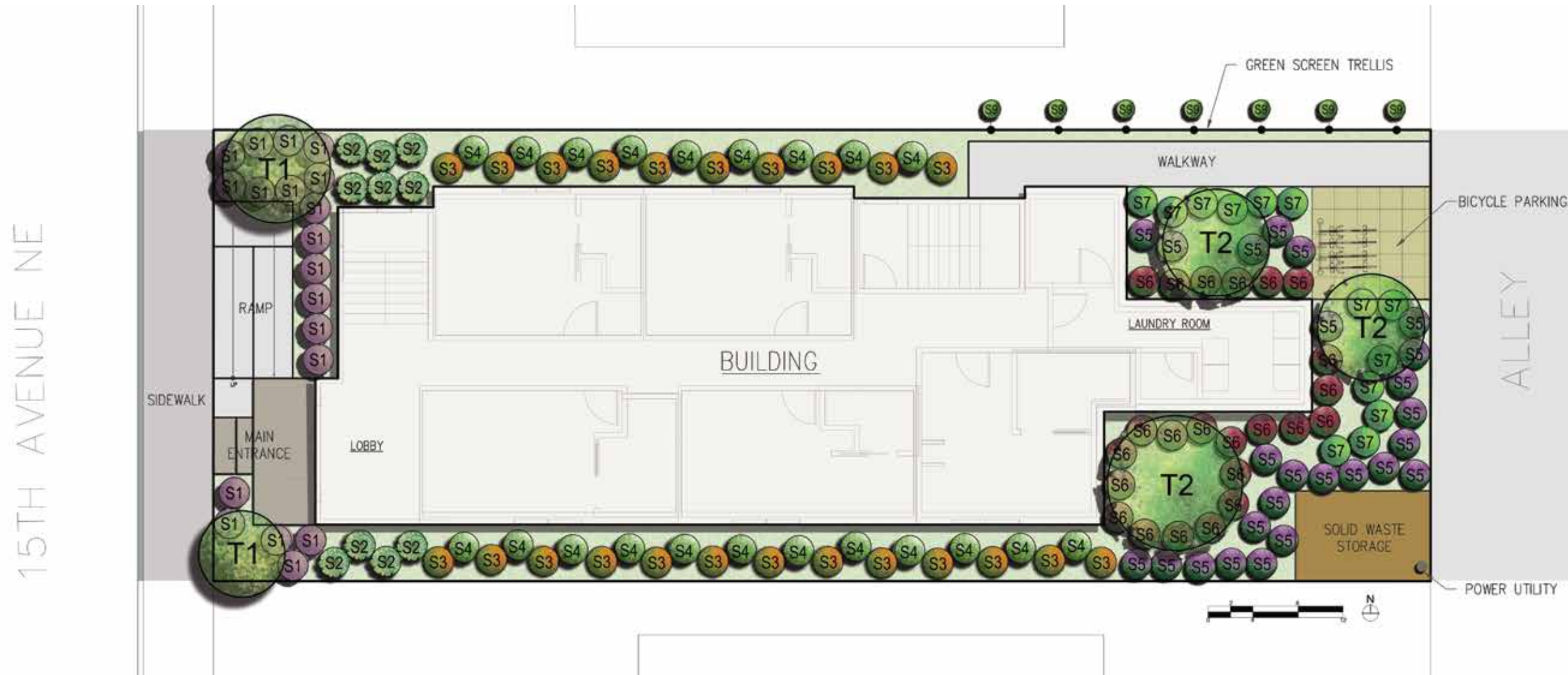
S3 PIERIS 'CAVATINE'



S4 ABELIA 'ROSE CREEK'



S5 PURPLE GEM RHODODENDRON



T2 DOGWOOD



T1 SOUTHERN MAGNOLIA



S6 PJM RHODODENDRON



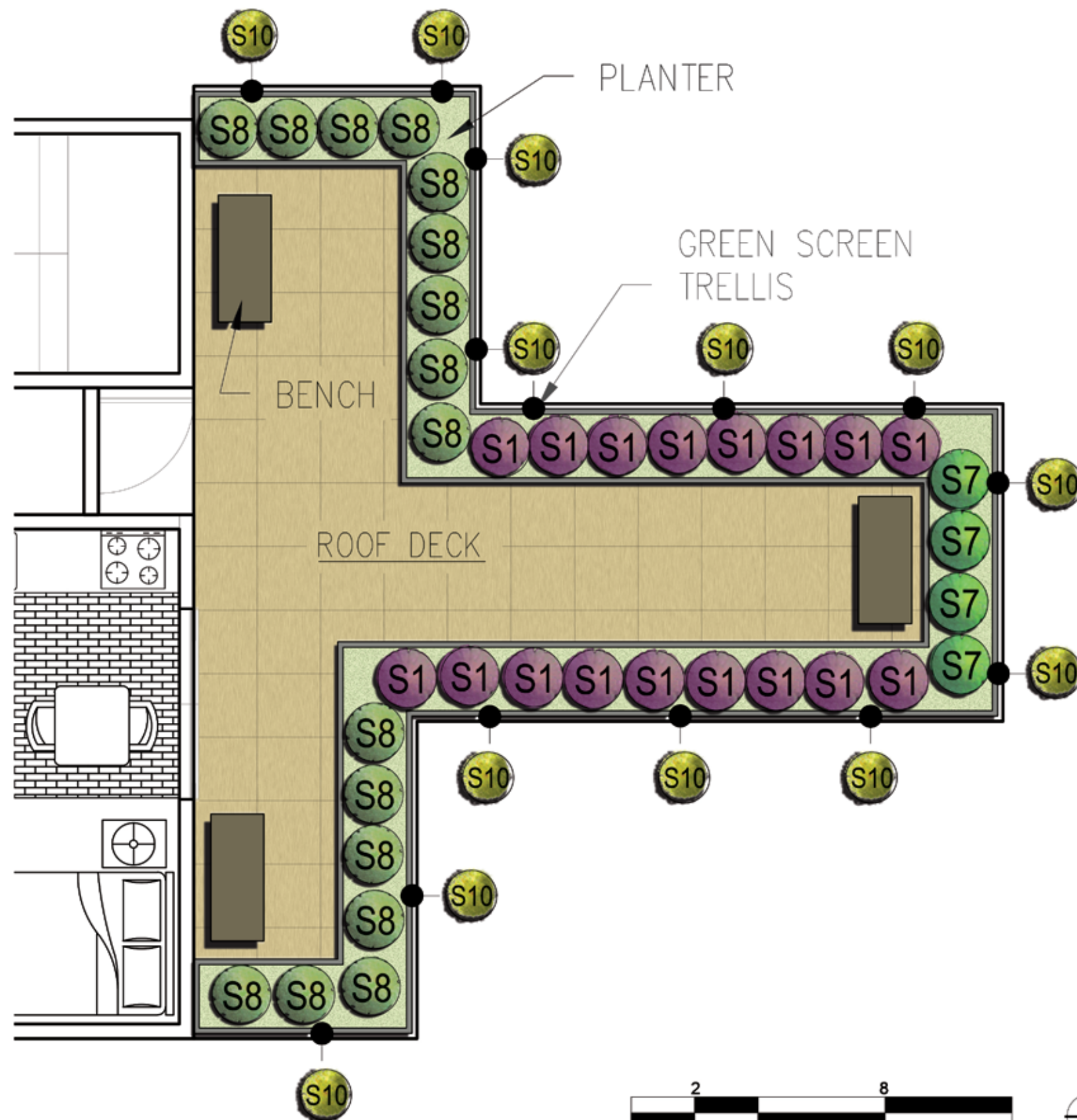
S7 HEBE 'MCKEAN'



S9 ANEMONE CLEMATIS



# LANDSCAPE DESIGN PLAN



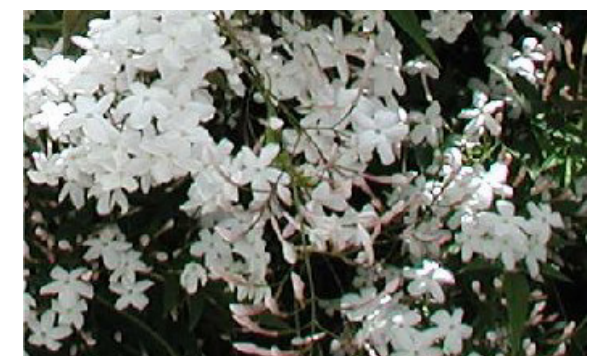
S1 ENGLISH LAVENDER



S7 HEBE 'MCKEAN



S8 DWARF HEAVENLY BAMBOO



S10 STAR JASMINE



# ROOF GARDEN DESIGN PLAN