

Project Narrative (March 2017)

The Sterling 5th Street Apartment project is located at 2100 Fifth Street. The project would demolish the existing buildings and redevelop the 6-acre property with two separate residential projects, totaling 198 units.

Approximately 5 acres of the site would be developed as a three and four-story, 160-unit market rate apartment project. The remaining 1-acre portion of the site would be developed as a three and four-story, 38-unit affordable housing project.

The market rate project would include a mix of studio, 1-bedroom, 2-bedroom, 4-bedroom and 5-bedroom units totaling 160-units (540 beds), a 10,800 square foot leasing office and clubhouse, landscaped courtyards and common open space areas, a four-story residential parking garage with 343 parking spaces, and bicycle parking areas (accommodating 540 bicycle parking spaces), pedestrian pathways, and extensive landscaping improvements. Site amenities would include large interconnected courtyards between the residential buildings, a swimming pool, pool deck, a hammock garden, cabanas, beach area and barbeque areas. The clubhouse would feature study rooms, yoga and fitness rooms. The market rate project would be four-stories wrapped around the parking garage stepping down to three-stories to reduce the overall massing. Further articulation is accomplished by major breaks in the building façade and by locating the two-story clubhouse along 5th Street at the project entrance. Study areas will be scattered along the corridors as small secondary gathering spaces, which will also feature dramatic overlooks to the courtyards. The market rate project is proposed to be built as a LEED for Homes Gold certified project.

The affordable housing project would consist of a three and four-story, 38-unit apartment building. The project would include a mix of 1-bedroom, 2-bedroom and 3-bedroom units, ranging in size from 641 square feet to 1,188 square feet. 38 surface parking spaces along with 75 bicycle spaces would be provided on-site. The affordable housing project would include a laundry facility, a 2,000 square foot common area, and over 12,000 square feet of open space, including a fenced in tot-lot area connected to the clubhouse.

Both the market rate and affordable projects would have a contemporary style architecture, distinguished by the use of building massing and plane breaks, with large glazing areas as well as the use of metal canopies, railings and other decorative details. Finishes will be primarily plaster with some areas accented by contemporary vertical siding or metal panels. The overall theme for both projects will be modern, inside and out.