DESIGN REVIEW
PROJECT # 3008612

CONTENTS

4106 DELRIDGE

4106 DELRIDGE WAY . SEATTLE WASHINGTON . 98106

SMR ARCHITECTS

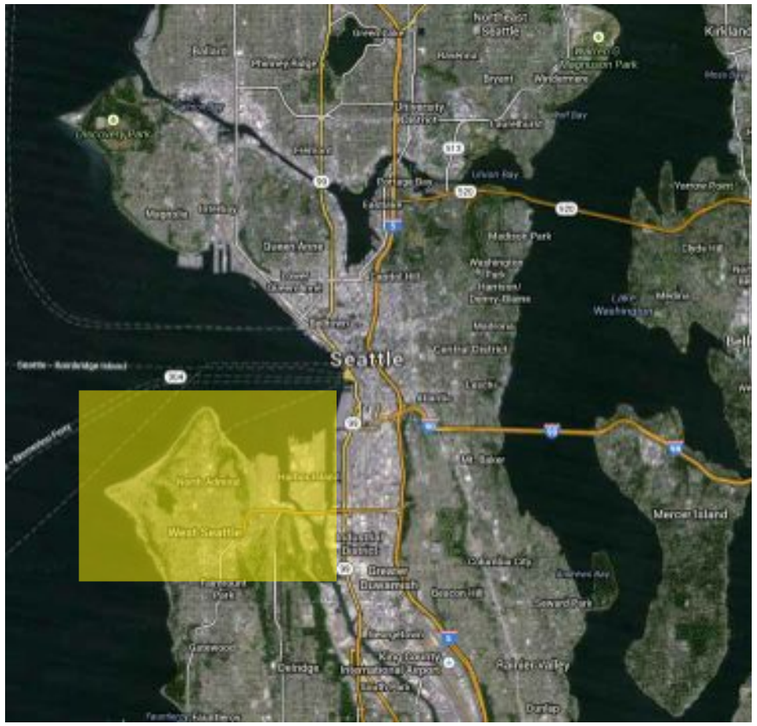
RESIDENTIAL
36 Total Units
- (17) 1 Bedroom Units (685-845 sqft)
- (19) 2 Bedroom Units (930-1,145 sqft)

COMMERCIAL
3,680 SQFT Total Commercial Space
- (1) 650 SQFT Commercial Space
- (1) 930 SQFT Commercial Space
- (1) 1,000 SQFT Commercial Space
- (1) 1,100 SQFT Commercial Space

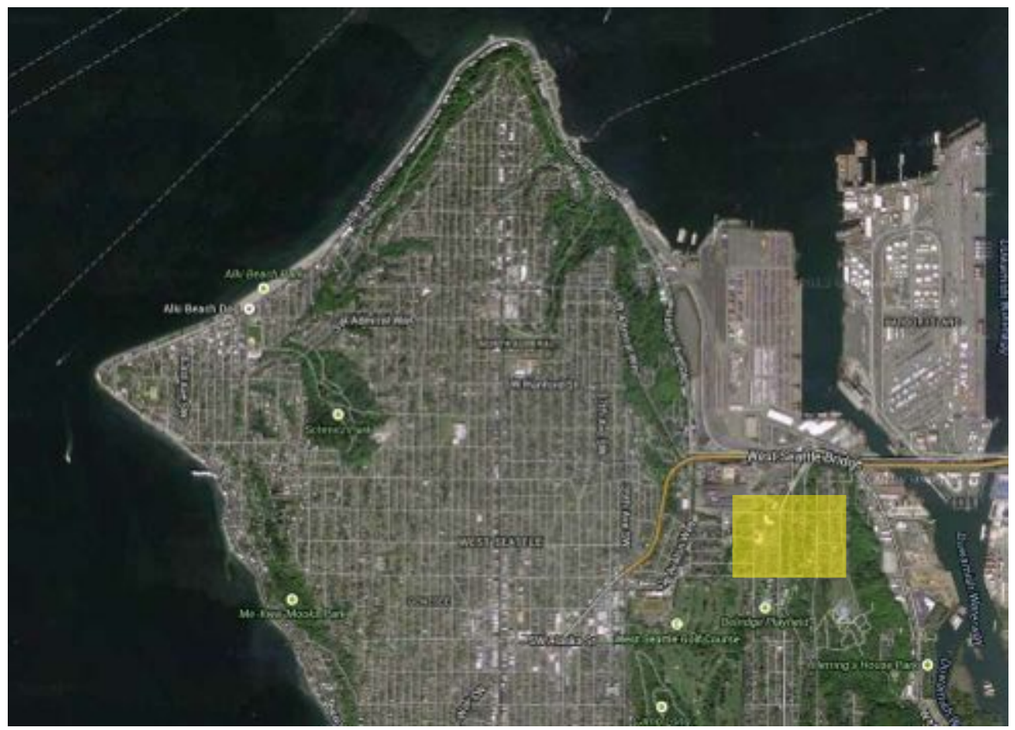
PARKING
36 Parking Stalls located in the 1st floor garage

OUTDOOR COMMUNITY SPACE
SQFT Total
- 1,250 SQFT Second Floor
- 450 SQFT Fifth Floor

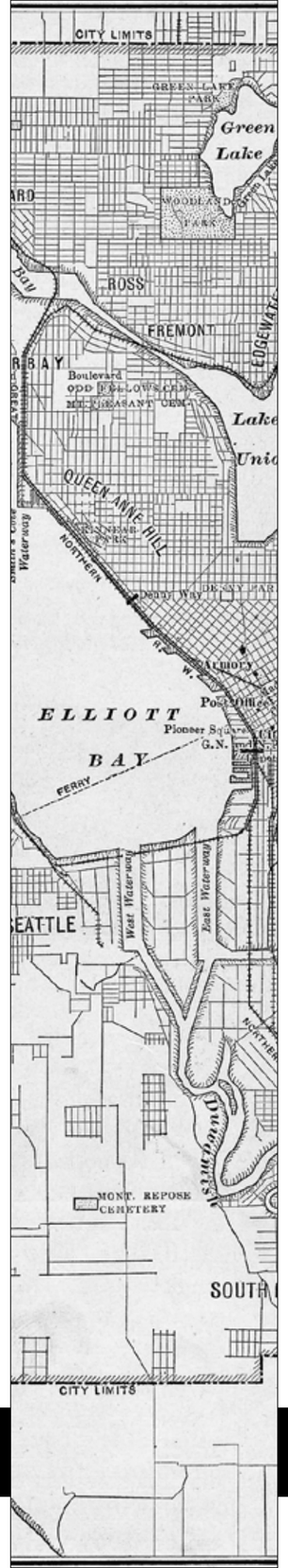
IMMEDIATE PROXIMITY MAP



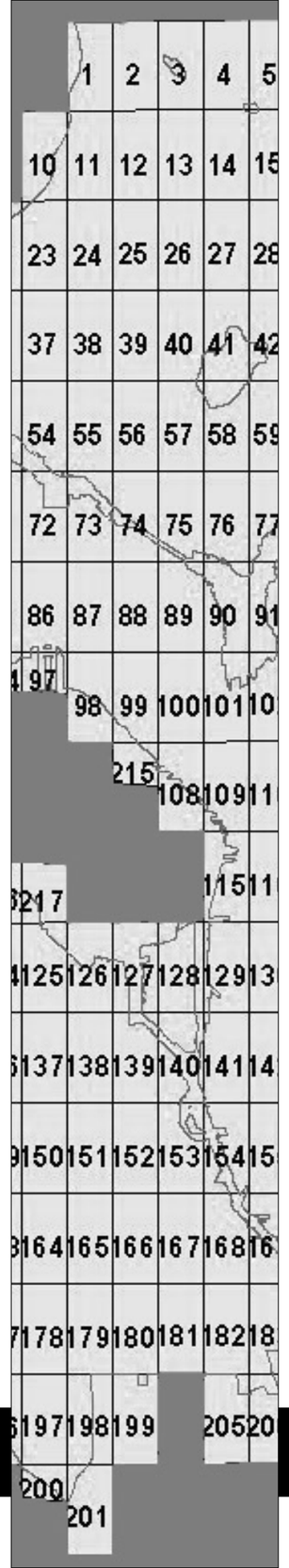
REGIONAL PROXIMITY MAP



NEIGHBORHOOD PROXIMITY MAP



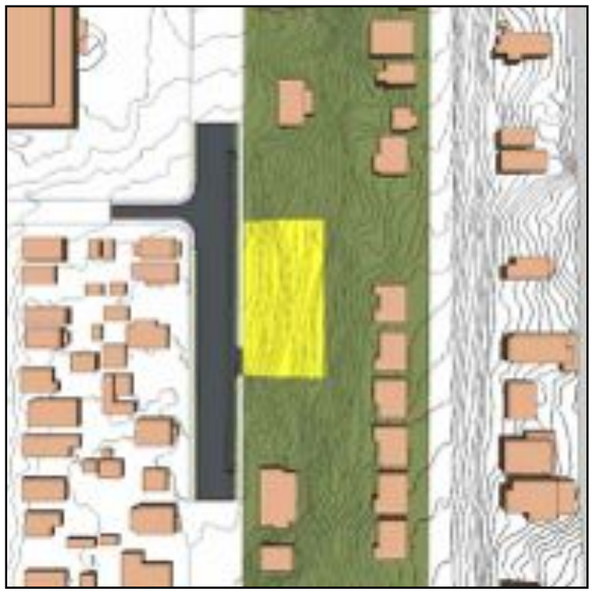
1 PROJECT LOCATION



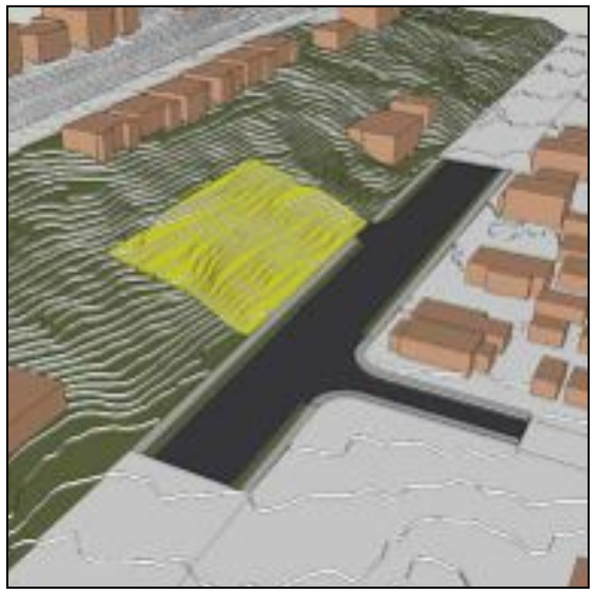
ZONE: NC1-40
PEDESTRIAN OVERLAY: N/A
URBAN VILLAGE: N/A
NEIGHBORHOOD DESIGN GUIDELINES: N/A

VIEW EAST TOWARDS SITE

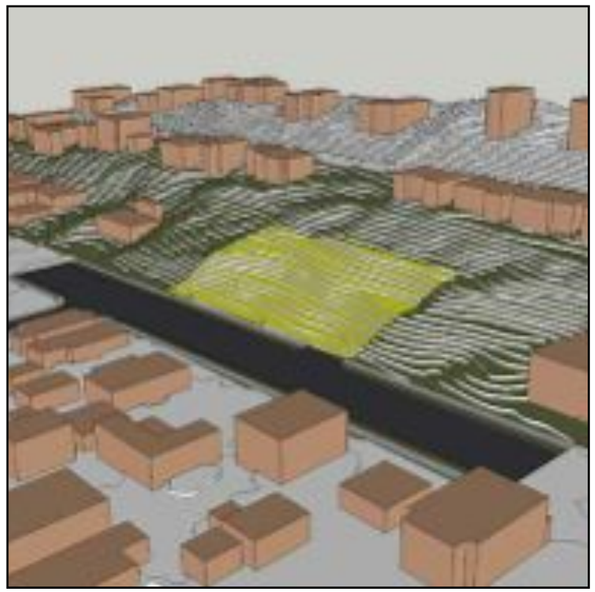
VIEW WEST FROM SITE



PLAN VIEW



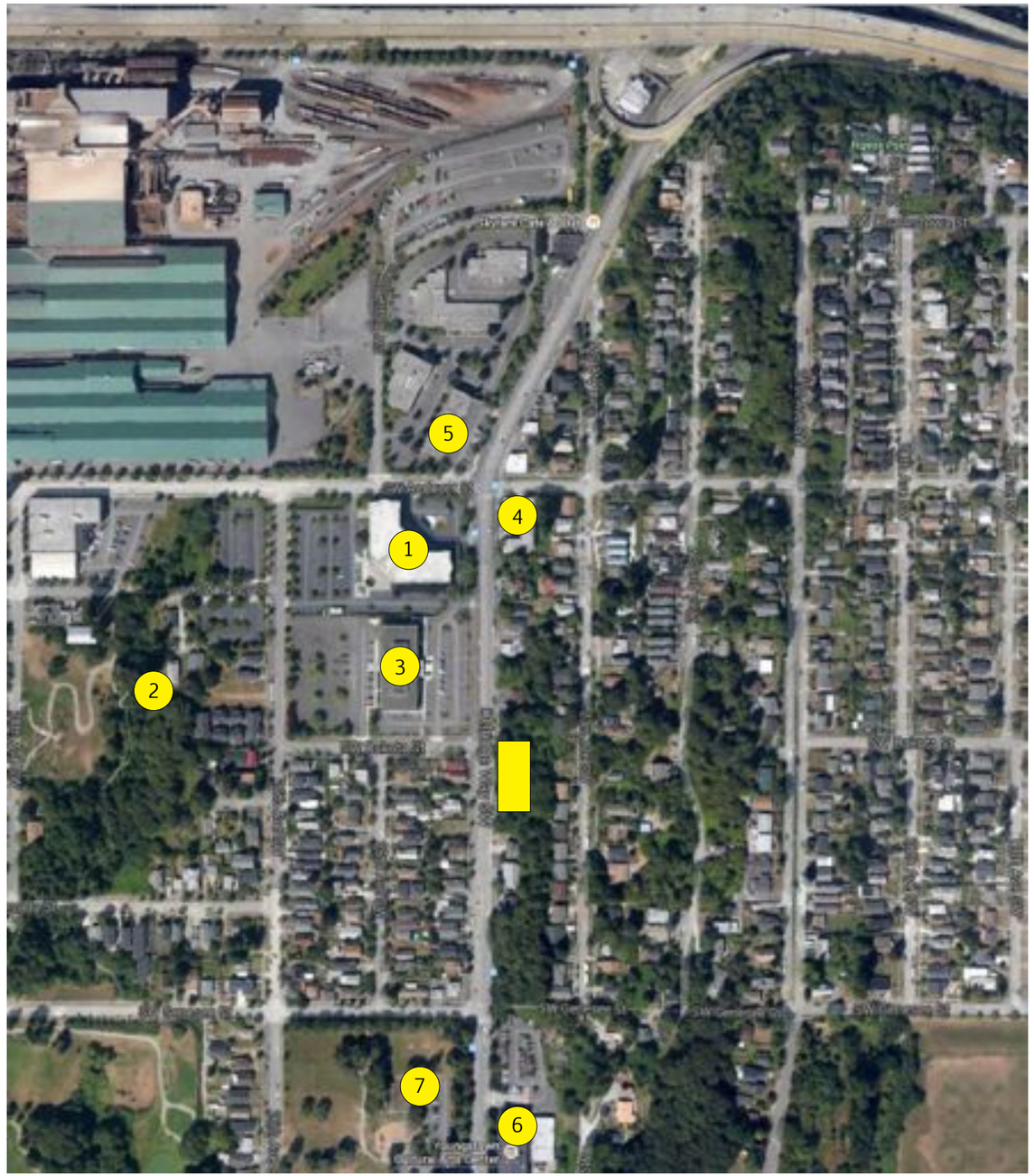
VIEW SOUTHEAST



VIEW NORTHEAST

3 THE SITE

SITE



1 BARTELL'S HEADQUARTERS

2 LONGFELLOW CREEK

3 SEATTLE KIDNEY CENTER

4 4000 DELRIDGE

5 OUTDOOR SHOPPING CENTER

6 YOUNGSTOWN CULTRAL ARTS CENTER

7 DELRDIGE COMMUNITY CENTER AND PARK

5 EXISTING CONTEXTUAL DEVELOPMENT

SITE

1 YOUNGSTOWN FLATS

2

EXISTING CONTEXTUAL DEVELOPMENT 6

3

4

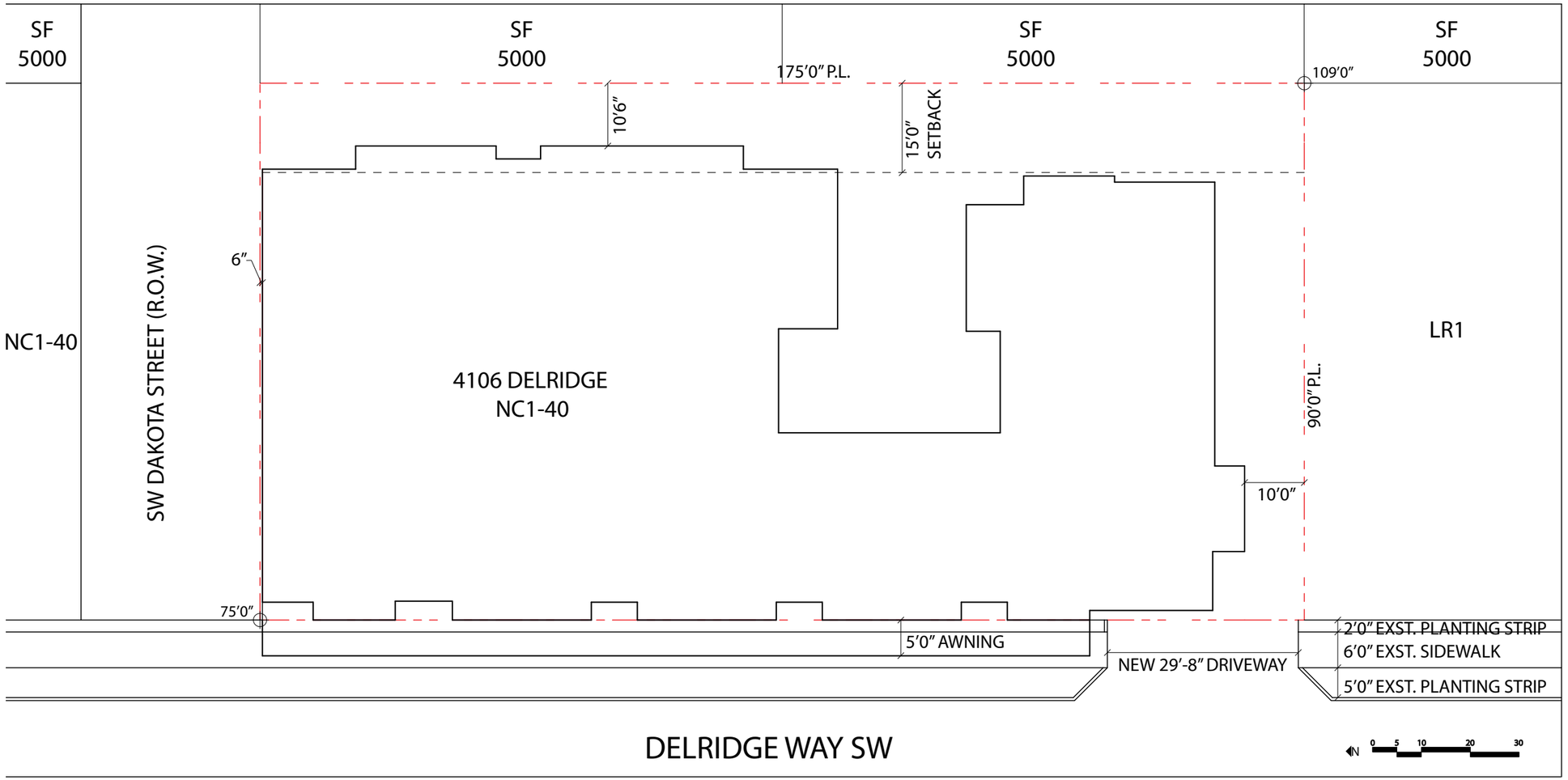
5

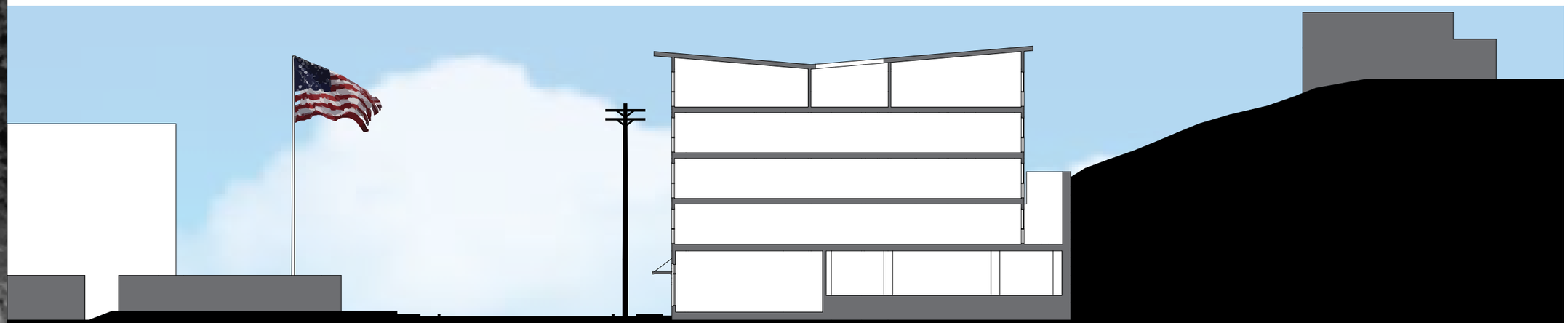
COMMERCIAL DEVELOPMENT:
There is a limited amount of commerical development along Delridge Way SW. A small strip mall on the Northwest side of Anderson St and the first floor retail of Youngstown Flats a block west from the site, the Kidney Center, Bartell's Headquarters and the leaseable office space of 4000 Delridge make up the majority of businesses in the immediate region.

RESIDENTIAL DEVELOPMENT:
Most properties along Delridge Way SW are single family homes, many of which appear to be rental properties. Acting as a bookend to our site are three small apartments with approximately 4 units each. With the exception of Young's Town Flats, with 195 units, nearly all of the residential buildings in the area are limited to double story, single-family dwellings and small three-story apartments.

ENVIRONMENTAL DEVELOPMENT:
Within the immediate walking range of the site are a number of ammenities to consider. Just South of the site is the Delridge Park and Community Center and to the Northwest is Long Fellow Creek. There is relatively frequent bus service to downtown at the stops one block North and one block South of the site. The right-of-way immediately to the north and the properties to the East and South have maintained dense foliage along the shared property lines, allowing our site visual access to trees and nature from nearly all sides.

7 EXISTING CONTEXTUAL DEVELOPMENT





SITE PLAN AND SECTION 8

ARIAL VIEW FROM NORTHWEST CORNER

ARIAL VIEW FROM SOUTHWEST CORNER

ARIAL VIEW OF COURTYARD

SIDEWALK VIEW LOOKING NORTH

SIDEWALK VIEW OF COMMERCIAL FRONTAGE

9 BUILDING PERSPECTIVES

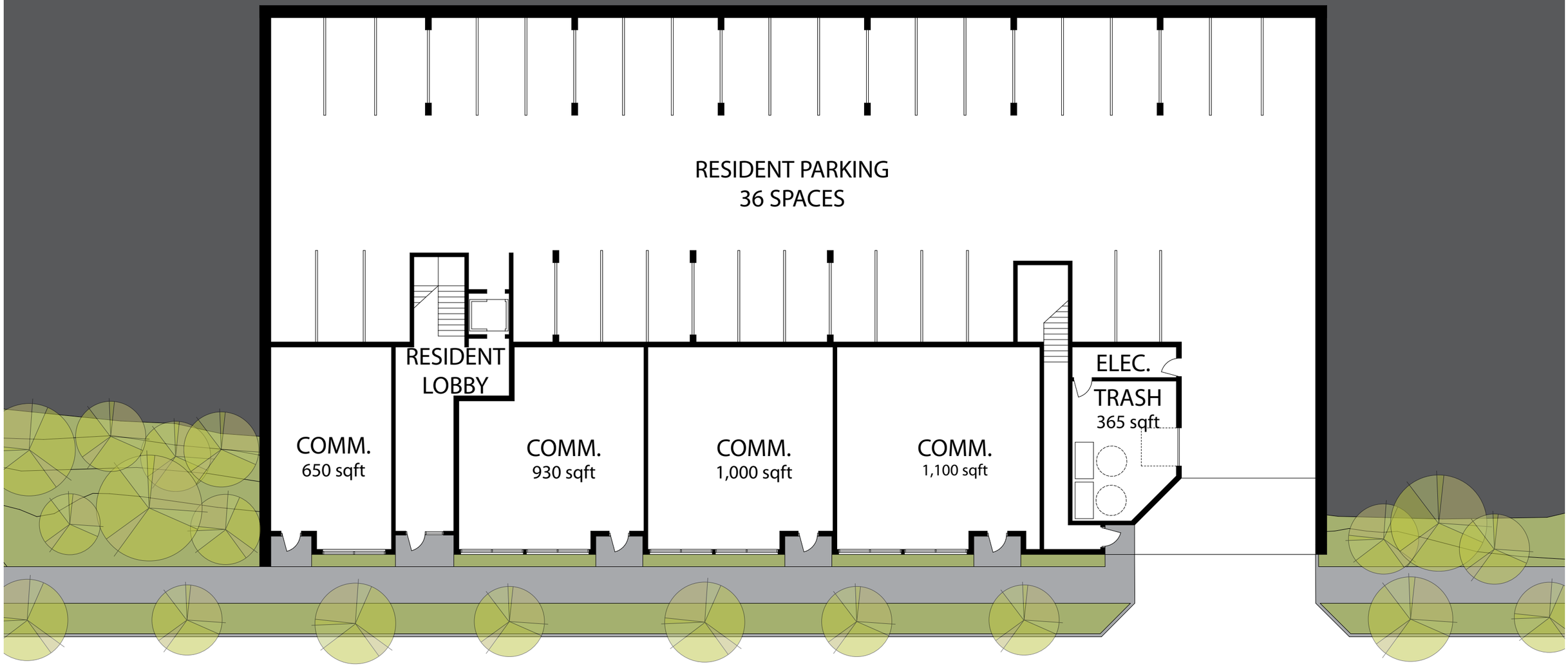
VIEW FROM NORTHWEST CORNER OF DELRIDGE WAY SW AND SW DAKOTA ST

VIEW FROM MID-BLOCK ON WEST SIDE OF DELRIDGE WAY SW

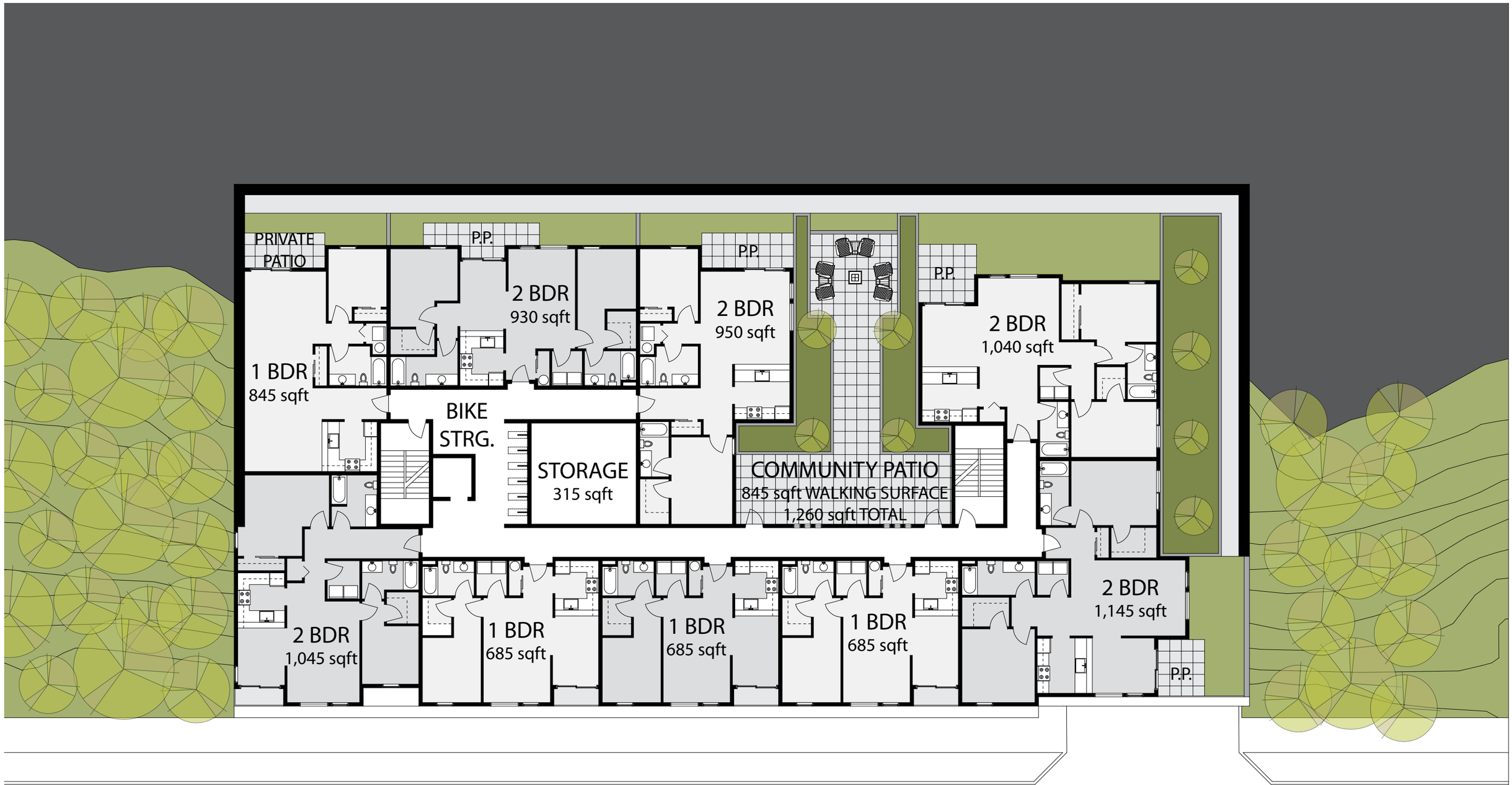
VIEW OF COURTYARD

VIEW OF BACK WALL AND PLANTERS

VIEW OF 5TH FLOOR DECK

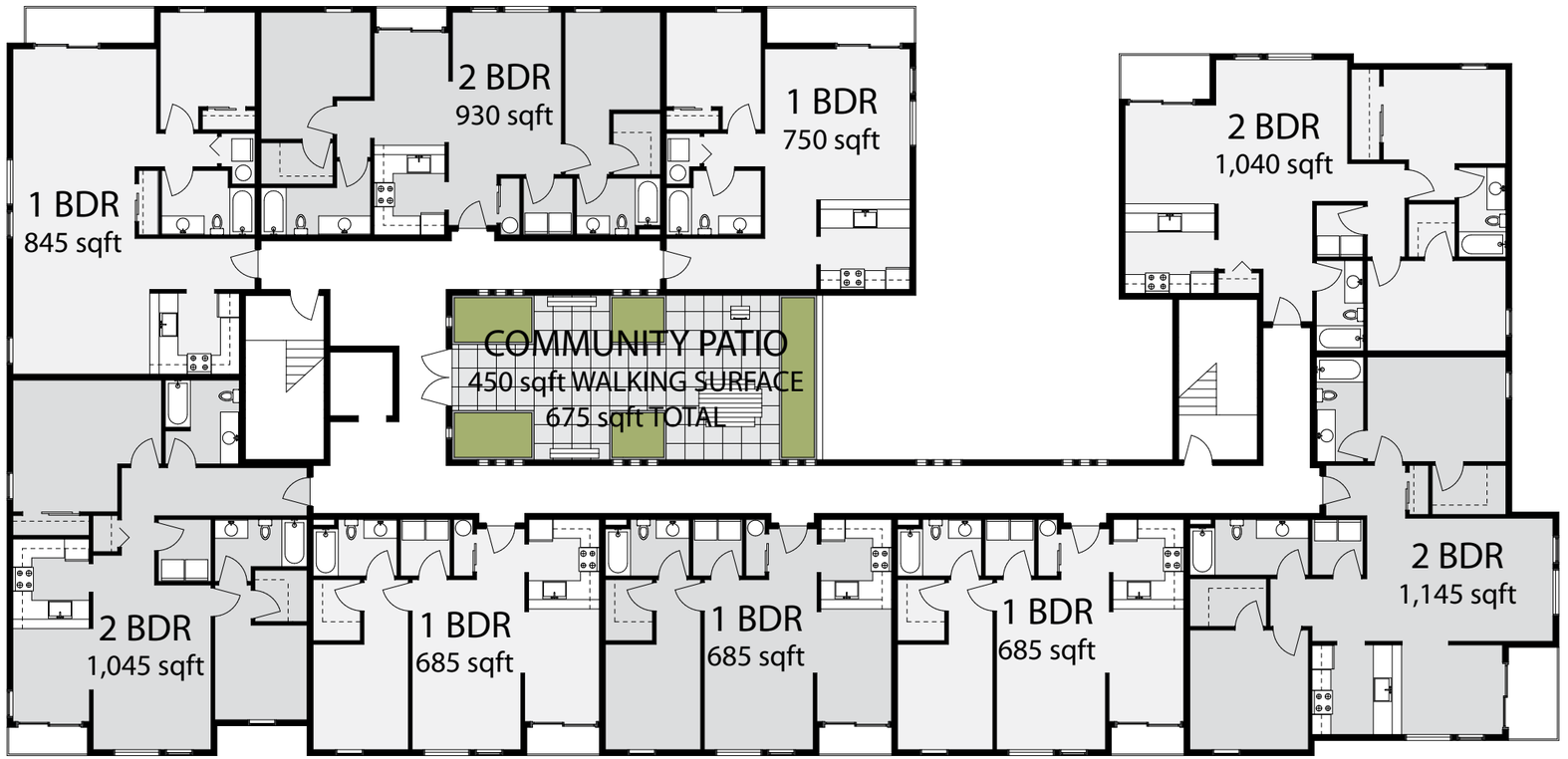


11 PLAN: FIRST FLOOR / GARAGE



PLAN: SECOND FLOOR 12

13 PLAN: THIRD/FOURTH FLOOR (TYP.)



PLAN: FIFTH FLOOR 14

MATERIALS

1 PAINTED HARDIE PLANK SIDING
SIZE: 6” EXPOSURE
COLOR: SW6517 REGATTA

2 PAINTED HARDIE PANEL SIDING
FINISH: SMOOTH
SIZE: VARIES
COLOR: SW7626 ZURICH WHITE

3 GROUND-FACED CMU
MNF: MUTUAL MATERIALS
COLOR: NATURAL

4 24” SQUARE CONCRETE PAVERS
MFG: MUTUAL MATERIALS
FINISH: VANCOUVER BAY
COLOR: GRAY

5 CEDAR SOFFIT

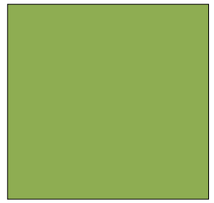
6 PRE-FINISHED STANDING SEAM METAL ROOFING
MNF: AEP SPAN
COLOR: COOL ZINC GRAY

7 PRE-FINISHED STANDING SEAM METAL PANEL
MNF: AEP SPAN
COLOR: COOL ZACtique & COOL METALIC SILVER

8 PAINTED STEEL CANOPY
COLOR: BLACK
COLOR: CEDAR PLANK

9 POWDER COATED ALUMINUM GUARD RAIL
COLOR: BLACK

10 PAINTED HOLLOW METAL DOORS
COLOR: SW6718 OVERT GREEN

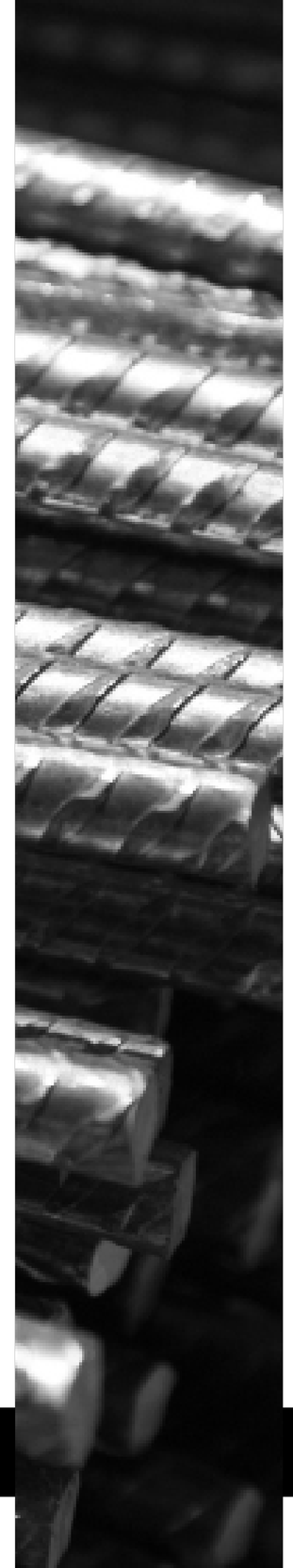


11 PRE-FINISHED SHEET METAL COPING
COLOR: GRAY

12 PRE-FINISHED THRU WALL FLASHING
COLOR: GRAY

13 VINYL NAIL-FLANGE WINDOW
COLOR: WHITE

14 ALUMINUM STOREFRONT WINDOW
FINISH: CLEAR ANODIZED



LIGHTING

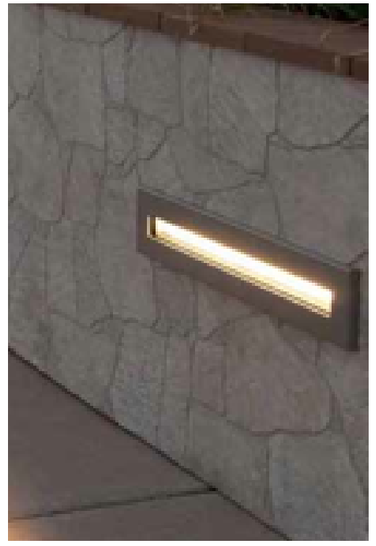
“Visage” LED extruded wall light

In order to bring significant light to the main residentail entrance and commerical entrances the “Visage” LED light, or a similar alternative, will be recessed into the north exterior wall of every building entrance.

Exterior grade string lights will be used for toplighting on the 5th floor patio. lights will zig-zag between the East and West roof.

Two (2) 8’ lamp posts similar to the one shown will be installed in the 2nd floor courtyard near the seating area to insure sufficient light and usability year-round. The lamp posts will have a clean and modern aesthetic to match the stop lights and wall lights elsewhere in the project

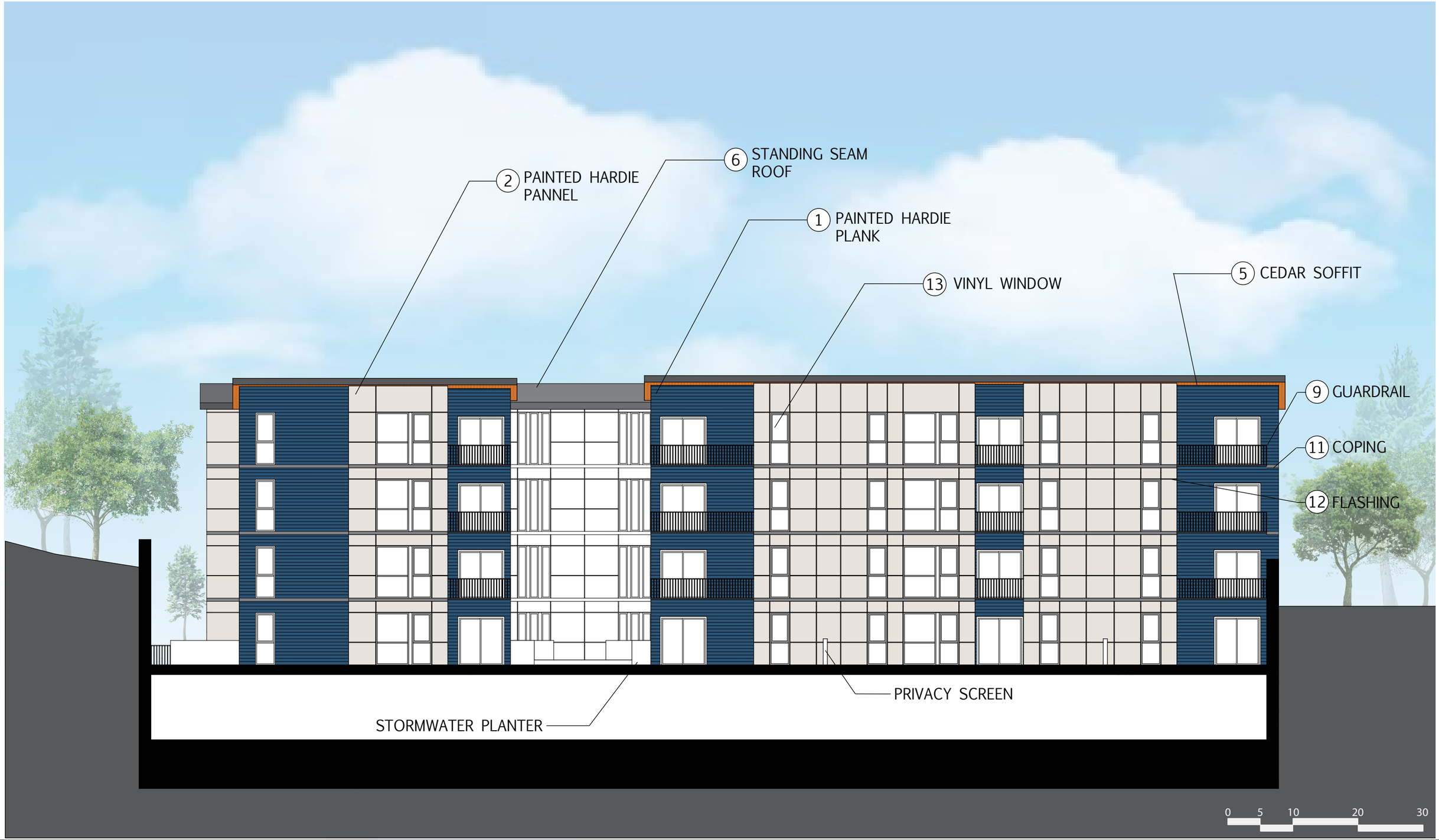
In order to bring significant light into the outdoor community patio we have selected the above LED path lights. the lights, or fixtures similar in size and aesthetic, will be mounted to the concrete stormwater planters on the second floor and directly to the siding on the fifth floor patio. The will also be used to light up the private 2nd floor patios.



“Quadra” LED Path Light

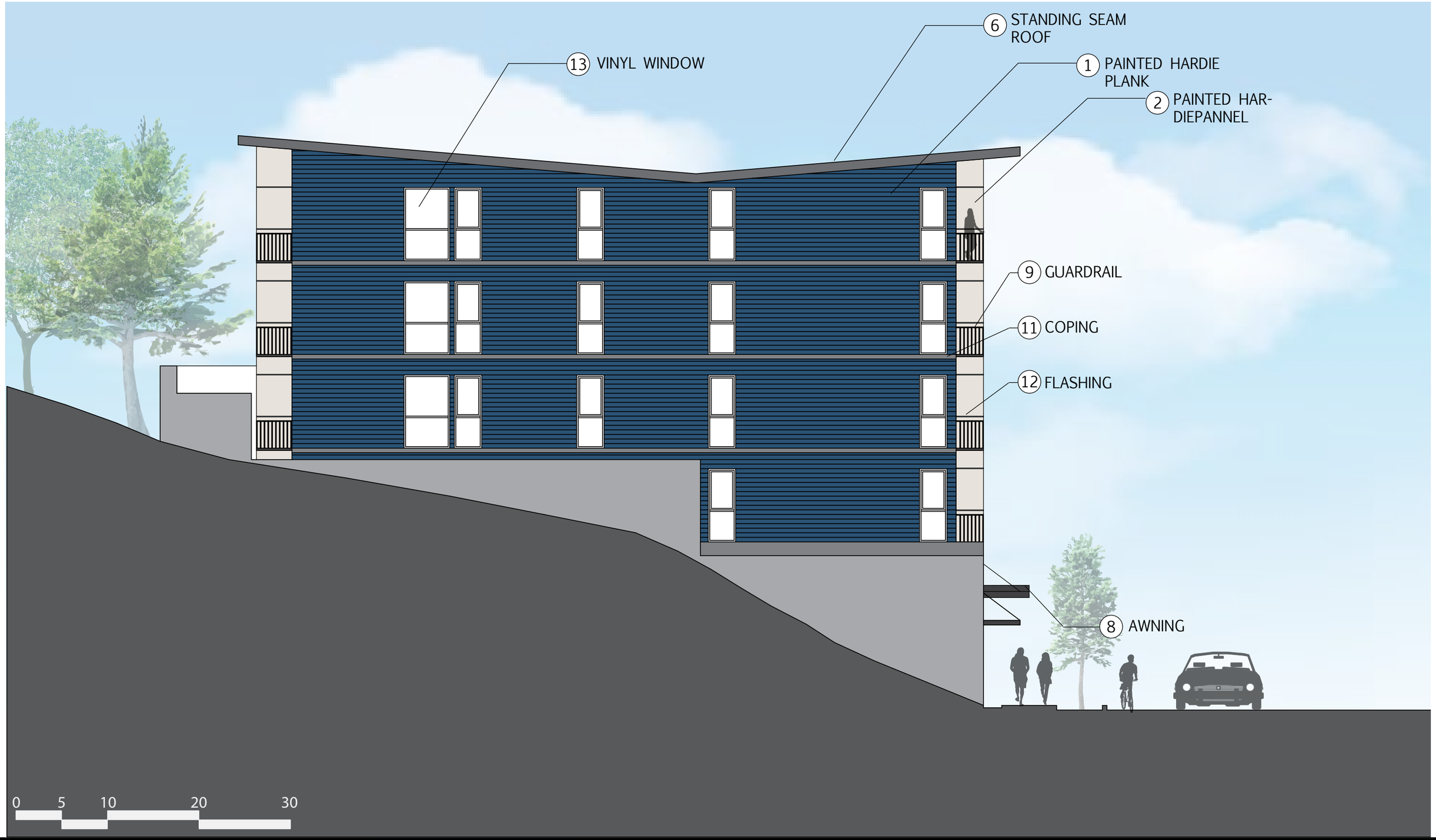
“Plane” LED Path Light

17 WEST ELEVATION



EAST ELEVATION 18

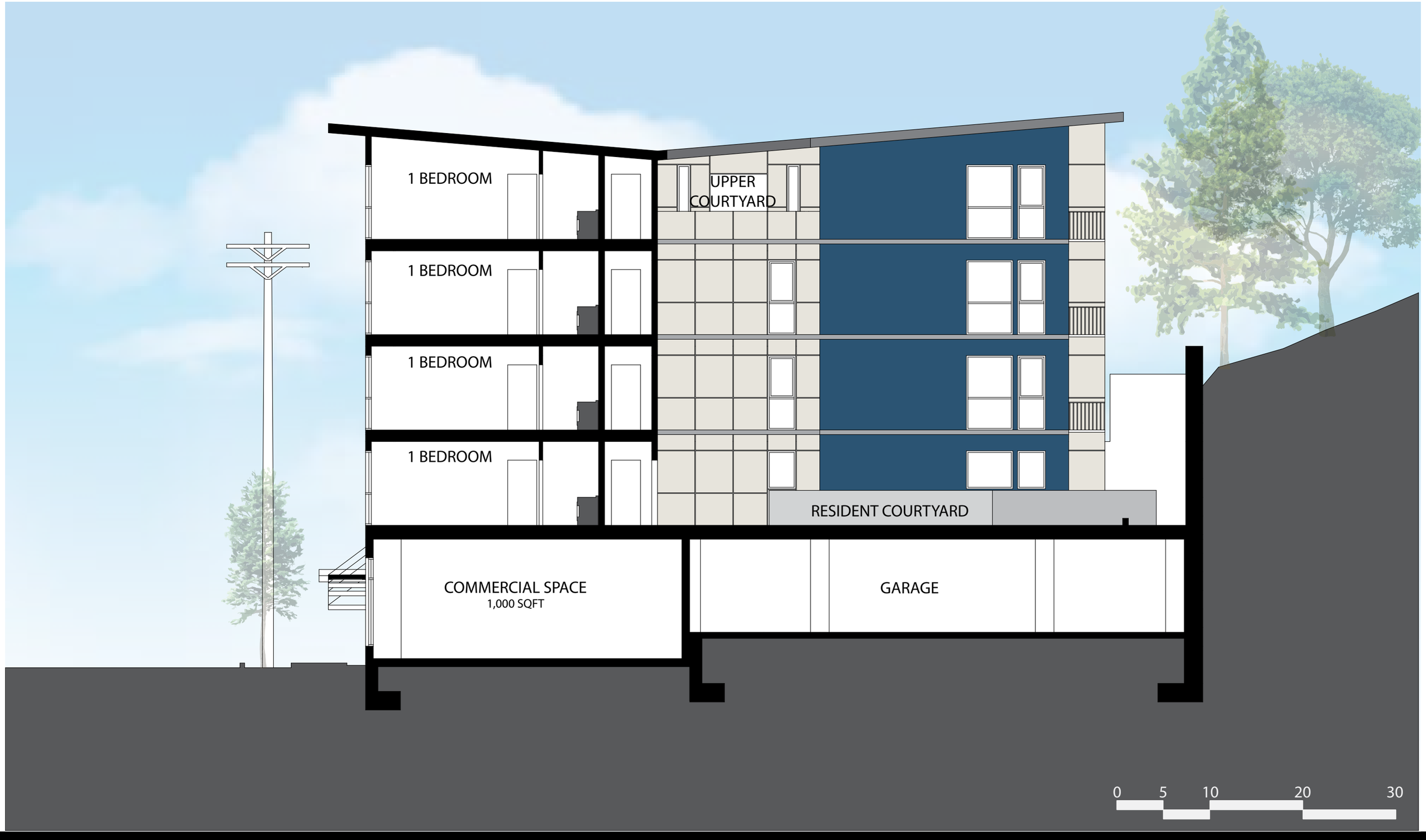
19 SOUTH ELEVATION



NORTH ELEVATION 20


2 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
GARAGE
0
5
10
20
30

21 SECTION A


1 BEDROOM
1 BEDROOM
1 BEDROOM
1 BEDROOM
UPPER
COURTYARD
RESIDENT COURTYARD
COMMERCIAL SPACE
1,000 SQFT
GARAGE
0
5
10
20
30

SECTION B 22


1 BEDROOM
UPPER COURTYARD
2 BEDROOM
1 BEDROOM
STORAGE
2 BEDROOM
1 BEDROOM
STORAGE
2 BEDROOM
1 BEDROOM
STORAGE
2 BEDROOM
COMMERCIAL SPACE
930 SQFT
GARAGE
0
5
10
20
30

23 SECTION C

PLANTING

Plants for 4106 Delridge are divided into 5 primary zones depending on soil conditions, visibility and light.

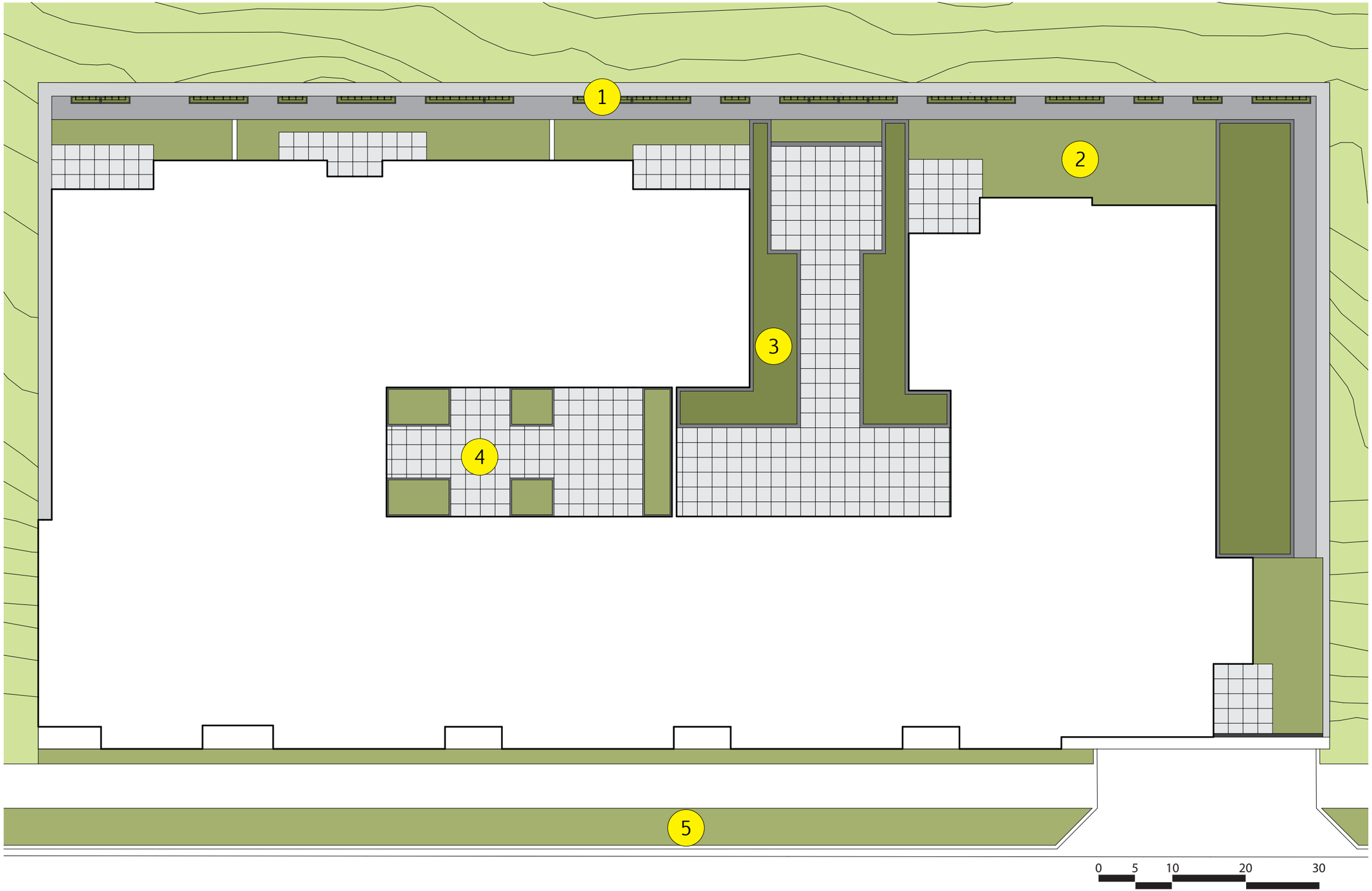
1 The wall-mounted planters range in width from 4-8’ and will be filled with boston ivy. The vines will progressivly cover the retaining wall with greenery.

2 The private yards for 2nd floor residents will consist small and medium ground cover plants and shrubs in planters with 12” of soil.

3 Stormwater planters are fed by roof run off and will be filled with plants that thrive in a flooded condition. Plant types will vary from one planter to another based on light needs

4 The 5th floor deck will be planted with 24” square trays of sedums. the sedum mix will be designed to , but more catered towards direct sunlight.

5 The street-side planting strip will be planted to compliment the other planting strips in the neighborhood. The street trees will be replaced and shrubs with a more fragrant element may be added to liven up the street.



PLANT TYPES

BOSTON IVY
ZONE: 1

WINTER HAZEL
ZONE: 2

WILD STRAWBERRY
ZONE: 2

KINNIKINNICK BERRY
ZONE: 2

NORTHERN MAIDENHAIR FERN
ZONE: 2 & 3

BLUNT LOBED CLIFF FERN
ZONE: 2 & 3

NARROW LEAVED HOLLY FERN
ZONE: 2 & 3

JAPANESE PAINTED FERN
ZONE: 2 & 3

FATSHERERA
ZONE: 2 & 3

VINE MAPLE
ZONE: 3

OREGON GRAPE
ZONE: 2, 3 & 5

EMERALD GAEITY EUONYMUS
ZONE: 2 & 3

RED ACE CINQUFOIL
ZONE: 2, 3 & 5

EVERGREEN HUCKLEBERRY
ZONE: 2, 3 & 5

DAVID'S VIBURNUM
ZONE: 2, 3 & 5

HORSE TAIL
ZONE: 3

SLOUGH SEDGE
ZONE: 3

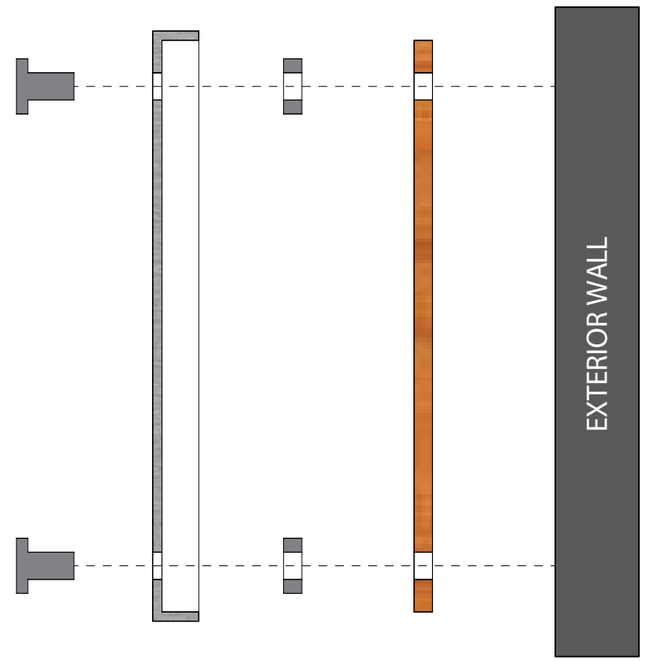
SEDUM MIX (PLANTER TRAYS)
ZONE: 4

LAVENDER
ZONE: 5

SENECLO
ZONE: 5

STREET TREE
ZONE: 5

THE STREET TREES WILL BE CHOSEN PER THE RECOMMENDATION OF MR. BILL AIMES



BUILDING SIGNAGE

Building Signage for 4106 Delridge will be relatively simple and minimal. There will be no commercial signage mounted to the building exterior or awning.

The address sign will be custom laser cut from 1/4” steel and have a cedar board mounted behind the plate. The unit will then be mounted to the wall above the main residential entrance. The letters are 9” tall and the overall dimensions of the sign is 1’4” in height, 6’0” long and approximately 1-1/2” deep.

The signage for the commercial spaces on the ground floor will be restricted to vinyl window signage covering no more than 30% of the storefront to maximize visibility.

Requested Departures:

1. Setbacks 23.47A.014.

Zoning Requirement: A 15 foot setback is required at the corner where an NC1-40 zone abuts a residentially zoned lot.

Departure Request: The building would normally be required to provide a 15' triangular setback where the south property line meets the Delridge right of way. The applicant would like to build the round floor driveway access in this setback. The four floors above the ground level would not be built in the setback.

Reasons for the departure: Due to the slope of the site and the vegetation on the neighboring property this portion of the structure would be almost entirely underground and screened from the neighboring residentially zoned property. Setting the garage level back in a 15' triangle would be visually odd from Delridge Way SW.

2. Street Level Development Standards 23.47A.008.D.3

The design has been modified. This departure is not required.

3. Setback 23.47A.014.

Zoning Requirement: A 15' setback is required from the rear lot line for portions of the structure over 13'-0" above grade when adjacent to residentially zoned property.

Departure Request: The rear yard has an average setback of 20 feet, and has a minimum setback of 10 feet.

Reasons for the departure: The building site is on a very steep slope. The fifth floor of the building is not more than 13 feet above the street level of the neighboring residential house, and would not visually loom over the neighboring property. It would also not block access to light. Locating the mass of the building in the rear setback allows the design to set back from the neighboring property to the south, where its mass would have more impact.

4. Director's Rule 10-2011.

Zoning Requirement: Vegetated walls must be 5'-0" from the rear property line.

Departure Request: The applicant would like the rear retaining wall to be a vegetated wall.

Reasons for the departure: The retaining wall will be entirely below the grade of the neighboring property. Adding vegetation to the retaining wall will help to soften its visual impact on the east facing units.

5. Driveway Width 23.54.030.D2

Zoning Requirement: Driveways must be 22'-0" wide and have 10' sight triangles.

Departure Request: The applicant would like to reduce the driveway width to 14'-0" and reduce the sight triangle width to five feet adjacent to the property line.

Reasons for the departure: The reduced driveway and reduced garage entry will enhance the pedestrian environment on the sidewalk at Delridge Way SW.

Design Guideline Analysis

CS1: Natural Systems and Site Features:

A. ENERGY USE

1. **Energy Choices**: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.
   Response: Energy use will have little influence on orientation – the building is on a lot that faces east – west.

B. SUNLIGHT AND NATURAL VENTILATION

1. **Sun and Wind**: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.
   Response: The building will be shaded by a hillside to the east, and will have exposure to west light. This is difficult to use for heating, since little light is available from the west in winter.

2. **Daylight and Shading**: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.
   Response: The project will not significantly shade neighboring properties. Properties to the east are uphill from the site and will not be shaded. There is a 60 foot right of way to the north, which minimizes shading. Properties to the west will be shaded by the hill as well as the project.
   Windows in the units are designed to be tall with a tall head height to maximize light penetration into the interior of the units.

3. **Managing Solar Gain**: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.
   Response: Solar gain will be partially managed by shading from balconies and the roof overhang on the west façade.

C. TOPOGRAPHY

1. **Land Form**: Use the natural topography and/or other desirable land forms or features to inform the project design.
   Response: The project is designed to step up into the hillside.

2. **Elevation Changes**: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.
   Response: The location of the parking is stepped up to the extent possible, but the required parking level determines the base of the building.

D. PLANTS AND HABITAT

1. **On-Site Features**: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.
   Response: Retention is not feasible on this site, and although the site is overgrown there are no significant trees.

2. **Off-Site Features**: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.
   Response: Not applicable.

E. WATER

1. **Natural Water Features**: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible.
   Response: The site has no natural water features.

2. **Adding Interest with Project Drainage**: Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation.
   Response: The level two courtyard will contain three large, landscaped storm water planters. The planters will be used to separate the common outdoor space from private patios. The planters will be fed with stormwater from the roof of the building.

CS2: URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. **Sense of Place**: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.
   Response: This neighborhood is a linear neighborhood organized along Delridge Way in the valley between Pigeon Point and Longfellow creek. There are few east – west connections along Delridge, especially in this area. The building is not a gateway or feature for the neighborhood – it is midway along the neighborhood in one of the "gaps" between commercial street front development.

2. **Architectural Presence**: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.
Response: The building will be a large presence in a neighborhood that has mainly smaller buildings. It will establish a strong street edge with a continuous commercial space and pedestrian weather protection.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

1. **Site Characteristics**: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.
Response: The design of the site is heavily influenced by the topography. The building mass is located on the downhill side of the site.

2. **Connection to the Street**: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.
Response: The site is adjacent to Delridge Way SW. The street has a 6' wide sidewalk and a typical 5' planting strip. The properties adjacent to the site are zoned for neighborhood commercial, but they are typically set back from the street. This project will be sited to provide a continuous commercial storefront on Delridge Way SW.

3. **Character of Open Space**: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).
Response: There is no surrounding open spaces that are usable by the public.

C. RELATIONSHIP TO THE BLOCK

1. **Mid-Block Sites**: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.
Response: The project is not a mid-block site in that the adjacent properties are underdeveloped and a right of way. The slope of the land and vegetation covers the party walls.

D. HEIGHT, BULK, AND SCALE

1. **Existing Development and Zoning**: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.
Response: The neighboring buildings are significantly smaller – townhomes to the south and single-family homes to the east. The mass of the building is set back from the lower density zone to the south with a 10-foot setback. The slope of the hill reduces the bulk of the building for sites uphill.

2. **Existing Site Features**: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.
Response: The mass of the building is located on the downhill portion of the site.

3. **Zone Transitions**: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.
Response: The step down in height, bulk and scale is not necessary due to the large slope of the hillside. The top of the building is at the same level as the top of the ground floor of the adjacent uphill houses.

4. **Massing Choices**: Strive for a successful transition between zones where a project abuts a less intense zone.
Response: The building mass is largely pushed towards Delridge Way SW and away from the single family zone up the hill. The slope of the hill minimizes the impact of the building on the neighboring zone.

5. **Respect for Adjacent Sites**: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.
Response: Neighboring properties are screened through the slope of the hillside or the trees.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER:

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

1. **Fitting Old and New Together**: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
Response: There is little established neighboring context.

2. **Contemporary Design**: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
Response: The design is using a contemporary northwestern expression with cedar soffits, Hardie panel and metal siding.

3. **Established Neighborhoods**: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.
Response: This neighborhood is not an established neighborhood.

4. **Evolving Neighborhoods**: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.
Response: The building will establish a street front presence in a neighborhood corridor with little street front development.

B. LOCAL HISTORY AND CULTURE

1. **Placemaking**: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.
Response: Not applicable.

2. **Historical/Cultural References**: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.
Response: No existing structures.

PL1: CONNECTIVITY

A. NETWORK OF OPEN SPACES

1. **Enhancing Open Space**: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.
Response: The only open space adjacent to the building is the sidewalk on Delridge Way Southwest.

2. **Adding to Public Life**: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.
Response: The site characteristics – the slope of the site – make it difficult to provide outdoor space at ground level.

B. WALKWAYS AND CONNECTIONS

1. **Pedestrian Infrastructure**: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
Response: The site characteristics – the slope of the site – make it difficult to connect the outdoor open space to pedestrian ways at ground level. The main building entrance and commercial spaces connect with the sidewalk on Delridge Way SW.

2. **Pedestrian Volumes**: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.
Response: There is not significant pedestrian traffic in this neighborhood. The building is set back from the property line to provide additional space for planting at the ground level.

3. **Pedestrian Amenities**: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, artwork, awnings, large storefront windows, and engaging retail displays and/or kiosks.
Response: The building will provide a prominent and visible residential entry, as well as three entrances for commercial space. All entrances will be set back from the sidewalk and covered with canopies. The sidewalk will also be covered by an overhead canopy. Pedestrian level signage will be located in the storefront windows and on the building façade.

C. OUTDOOR USES AND ACTIVITIES

1. **Selecting Activity Areas**: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.
Response: The building mass is located away from the single family homes to the east, so the open space is primarily on the east side of the building. The upper level deck is provided to give tenants an open space with access to sun.

2. **Informal Community Uses**: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.
Response: Not applicable.

3. **Year-Round Activity**: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.
Response: The upper level open space could be used beyond daylight hours, and will be well lit with overhead string lights. It will also be partially covered for use in the winter. The small gathering area on the ground level will be lit with two post-mounted light fixtures.

PL2: WALKABILITY

A. ACCESSIBILITY

1. **Access for All**: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations.
Response: All entrances are accessible.

2. **Access Challenges**: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges. Examples include exterior stairs and landings, escalators, elevators, textured ground surfaces, seating at key resting points, through-block connections, and ramps for wheeled devices (wheelchairs, strollers, bicycles).
Response: Not applicable.

B. SAFETY AND SECURITY

1. **Eyes on the Street**: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
Response: Multiple units have windows and balconies facing the street and overlooking the sidewalk.

2. **Lighting for Safety**: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
Response: Lighting will be mounted on the underside of the street front canopy, and lights will be provided at each entry alcove.

3. **Street-Level Transparency**: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.
Response: The street level will feature continuous storefront at the residential entry and commercial spaces. The only non-transparent area will be at the garage entry.

C. WEATHER PROTECTION

1. **Locations and Coverage**: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.
Response: Overhead weather protection will be provided.

2. **Design Integration**: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.
Response: Gutters and downspouts will be located on the interior courtyard, and will feed directly into the stormwater planters at the level two deck.

3. **People-Friendly Spaces**: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.
Response: The canopy will not be transparent.

D. WAYFINDING

1. **Design as Wayfinding**: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.
Response: Not applicable. The site is not a campus location.

PL3: STREET LEVEL INTERACTION:

A. ENTRIES

1. **Design Objectives**: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.
Response: The building entry is marked with a distinctive curved canopy and a building modulation that includes a unique siding pattern on the elevation. The entry is set back from Delridge Way SW. It will be well lit with two recessed LED wall sconces. All entry doors have a distinctive green color. The lobby is an open, rectangular space. The elevator and stair up to the residential letters are clearly visible.

2. **Ensemble of Elements**: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.
Response: **See above**.

B. RESIDENTIAL EDGES

1. **Security and Privacy**: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.
Response: All entrances to the building are set back from the street property line in a well lit alcove that includes overhead weather protection.

2. **Ground-level Residential**: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.
Response: There is no ground level residential units in this building.

C. RETAIL EDGES

1. **Porous Edge**: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.
Response: The commercial spaces facing Delridge Way SW will have continuous storefront windows that maximize visibility into the commercial spaces. Three commercial entries are provided to allow the commercial space to be divided into up to three separate businesses.

2. **Visibility**: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
Response: See above.

3. **Ancillary Activities**: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.
Response: See above.

PL4 ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS

1. **Serving all Modes of Travel**: Provide safe and convenient access points for all modes of travel.
Response: The residential entry and commercial entries have been moved to be located far away from the parking access.

2. **Connections to All Modes**: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.
Response: The main entry is adjacent to the elevator and stair to upper floor for residents.

B. PLANNING AHEAD FOR BICYCLISTS

1. **Early Planning**: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.
Response: The site is adjacent to Delridge Way SW, which has a bicycle and transit lane along a portion of the street. Common bicycle parking will be incorporated into the design of the building. Tenants will have designated spaces to park bicycles on each floor.

2. **Bike Facilities**: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.
Response: See above.

3. **Bike Connections**: Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible. Also consider signage, kiosks, building lobbies, and bicycle parking areas, where provided, as opportunities to share bicycling information.
Response: See above.

C. PLANNING AHEAD FOR TRANSIT

1. **Influence on Project Design**: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking, and/or suggest logical locations for building entries, retail uses, open space, or landscaping. Take advantage of the presence of transit patrons to support retail uses in the building.
Response: Bus stops are located one block to the north of the site. There is no planned stop closer to the site.

2. **On-site Transit Stops**: If a transit stop is located onsite, design project- related pedestrian improvements and amenities so that they complement (or at least do not conflict with) any amenities provided for transit riders.
Response: Not applicable – see above.

3. **Transit Connections**: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.
Response: The site is connected to the nearest bus stops with public sidewalks on Delridge Way SW.

DC1: PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

1. **Visibility**: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.
   Response: The building is primarily a residential apartment building. The services used by the public are ground level commercial spaces.

2. **Gathering Places**: Maximize the use of any interior or exterior gathering spaces by considering the following.
   Response: See response to landscape areas above.

3. **Flexibility**: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.
   Response: Not applicable.

4. **Views and Connections**: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.
   Response: Not applicable.

B. VEHICULAR ACCESS AND CIRCULATION

1. **Access Location and Design**: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.
   Response: The access to the parking garage and trash collection has been located as far from the residential entry as possible on this site.

C. PARKING AND SERVICE USES

1. **Below-Grade Parking**: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.
   Response: Parking is located below grade.

2. **Visual Impacts**: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.
   Response: We are requesting a design review departure to decrease the size of the parking access.

3. **Multiple Uses**: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.
   Response: Parking is underground.

4. **Service Uses**: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.
   Response: The service entry is located adjacent to the driveway, which is as far from the residential entry as possible on this site.

DC2 ARCHITECTURAL CONCEPT:

A. MASSING

1. **Site Characteristics and Uses**: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.
   Response: The building mass is located on the lower portion of the site, adjacent to the commercial right of way and away from the adjacent single family zoned properties uphill.

2. **Reducing Perceived Mass**: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.
   Response: The building uses repeated recesses on the east and west facades

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. **Facade Composition**: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.
   Response: The building is primarily composed of repeating bays, modulated with recessed balconies. The windows emphasize this vertical modulation.

2. **Blank Walls**: Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.
   Response: Blank walls are minimized on the building – there are no blank walls longer than 12'-0" on the building.

C. SECONDARY ARCHITECTURAL FEATURES

1. **Visual Depth and Interest**: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.
   Response: The main public façade facing Delridge Way SW contains a ground level canopy, a roof overhang, and recessed decks. All of these elements add depth to the West Façade. The east, north and south façades have similar decks and roof overhangs.

2. **Dual Purpose Elements**: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Where these elements are prominent design features, the quality of the materials is critical.
   Response: The recessed decks provide private outdoor space for tenants while providing depth and modulation to the facades. The decks will be powder coated steel, a durable and attractive material for decks.

3. **Fit With Neighboring Buildings**: Use design elements to achieve a successful fit between a building and its neighbors.
   Response: The design did not try to integrate with its neighbors, which are older buildings that are not developed to the current zoning standards.

D. SCALE AND TEXTURE

1. **Human Scale**: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.
   Response: The pedestrian level of the building will be primarily aluminum storefront windows looking into the commercial spaces at ground level. The walls will be clad in polished masonry units, which provide a smaller scale texture and pattern at the ground level. Overhead there will be a powder coated metal canopy. The bottom of the canopy will be clad in stained cedar planks. The entries to the commercial and residential spaces will be recessed from the street, with a siding that continues down from the building modulations above.

2. **Texture**: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.
   Response: See above.

E. FORM AND FUNCTION

1. **Legibility and Flexibility**: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.
   Response: The building is primarily residential which is reflected clearly on the façade.

DC3 OPEN SPACE CONCEPT:

A. BUILDING-OPEN SPACE RELATIONSHIP

1. **Interior/Exterior Fit**: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.
   Response: The open spaces at level 2 and at level 5 are both adjacent to public building corridors. These common corridors look out onto the open spaces, inviting residents out onto the open spaces.

B. OPEN SPACE USES AND ACTIVITIES

1. **Meeting User Needs**: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.
   Response: The main open space for the building is on level 2. The space provides private patios adjacent to level 2 units, a central common gathering space for all tenants, and several large storm water planters to treat runoff from the building roof. Storm water planters separate the common gathering area from the private patios. The common gathering space will have chairs and picnic tables for residents. A secondary open space is located at level 5, and is intended to provide a small gathering space for tenants in a more sunny location than the level 2 courtyard. There will be chairs and a small table at the upper level courtyard.

2. **Matching Uses to Conditions**: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.
   Response: See above.

3. **Connections to Other Open Space**: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/ or the sidewalk.
Response: See above. The main open space is separated from surrounding open spaces by retaining walls on one size and a one-story grade change on the other.

4. **Multifamily Open Space**: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.
Response: See above.

C. DESIGN

1. **Reinforce Existing Open Space**: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.
Response: There is no strong open space pattern in the neighborhood.

2. **Amenities and Features**: Create attractive outdoor spaces well suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.
Response: The retaining wall at the rear of the site will be screened with a cable trellis and Boston ivy. The ivy will be planted in wall-mounted planters to speed the coverage of the wall. The open spaces are shaped and separated by large storm water planters. Private balconies are screened.

3. **Support Natural Areas**: Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development of other public or private projects.
Response: The hillside and the retaining walls make linking to the adjacent hillside difficult.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

1. **Exterior Finish Materials**: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
Response: The exterior materials include polished concrete masonry units, Hardie plank, Hardie panel and pre-finished metal panels.

2. **Climate Appropriateness**: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.
Response: The balconies will be powder coated steel units, and will have metal floor grates. All of the exterior materials are durable materials that will wear well in a damp climate.

B. SIGNAGE

1. **Scale and Character**: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.
Response: The building owner would like to limit business signs to window mounted vinyl signage that will occupy the top three feet or the bottom two feet of the windows. The building sign is a custom cut metal sign that will be mounted over the residential entry.

2. **Coordination With Project Design**: Develop a signage plan within the context for architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.
Response: Signage will not be a major design component of the building design.

C. LIGHTING

1. **Functions**: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
Response: The lighting on the street front is concentrated at the pedestrian level – mounted to the bottom of the pedestrian canopy and at each commercial and residential entry. The lighting in the rear courtyard is mainly step lights to provide illumination for pedestrians while avoiding glare for residential units. The group seating area will be provided with two pole mounted light fixtures to provide an area of illumination around the seating.

2. **Avoiding Glare**: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.
Response: The site lighting will be concentrated at the pedestrian level.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

1. **Choice of Plant Materials**: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.
   Response: The main landscape features in the rear courtyard is the green wall and the large storm water planters. The planters are filled with water tolerant shade loving plants, while the green wall will be covered by Boston ivy.

2. **Hardscape Materials**: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.
   Response: The exterior courtyard is over a concrete structural slab. The pedestrian areas will be concrete pavers. Much of the courtyard will be occupied by landscape beds and storm water planters.

3. **Long Range Planning**: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended. It may be necessary to create a landscaping plan for various stages of plant maturity, such as 5, 10, and 20 year plans in order to ensure the landscaping will perform and function as needed over the life of the project.
   Response: Most plants selected are shrubs that will not overwhelm the landscaped areas even when mature.

4. **Place Making**: Create a landscape design that helps define spaces with significant elements such as trees.
   Response: The landscape plan does not include trees because the spaces are shaded and relatively narrow.

E. PROJECT ASSEMBLY AND LIFESPAN

1. **Deconstruction**: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.
   Response: OK.