

DELRIDGE MIXED USE PROJECT

EARLY DESIGN GUIDANCE PACKAGE

PROJECT # 3011255

July 28, 2010

OWNER : SU DEVELOPMENT

1100 106TH AVE NE

SUITE 101

BELLEVUE, WA 98004

ARCHITECT : WARREN POLLOCK

1100 106TH AVE NE

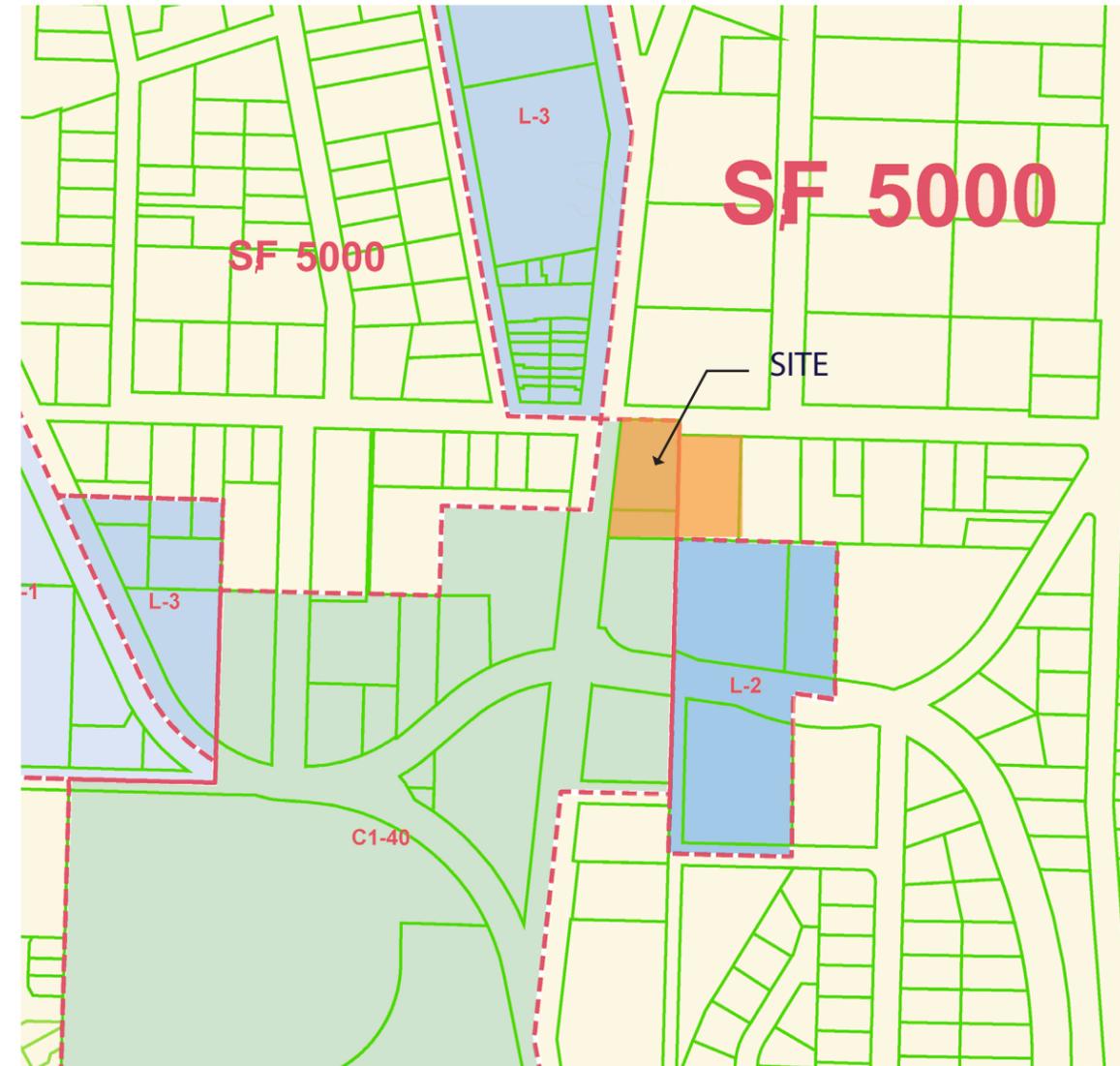
SUITE 101

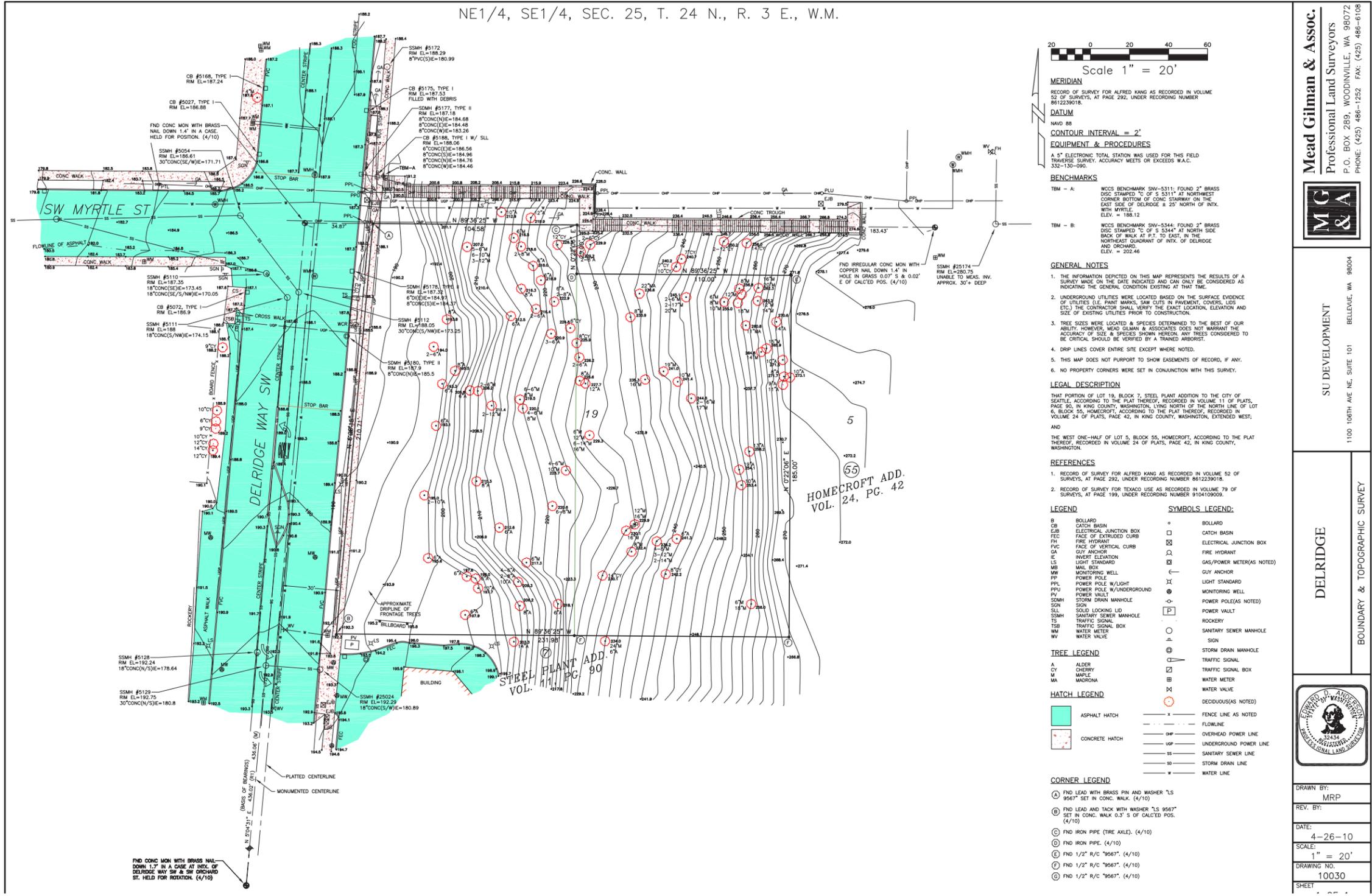
BELLEVUE, WA 98004



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Scale 1" = 20'

MERIDIAN
 RECORD OF SURVEY FOR ALFRED KANG AS RECORDED IN VOLUME 52 OF SURVEYS, AT PAGE 292, UNDER RECORDING NUMBER 8612239018.

DATE
 NAVD 88

CONTOUR INTERVAL = 2'

EQUIPMENT & PROCEDURES
 A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

BENCHMARKS
 TBM - A: WCCS BENCHMARK SHV-5311, FOUND 2" BRASS DISC STAMPED "C" OF S 5311" AT NORTHWEST CORNER BOTTOM OF CONC. STAIRWAY ON THE EAST SIDE OF DELRIDGE ± 25' NORTH OF INTX. WITH MYRTLE. ELEV. = 186.12
 TBM - B: WCCS BENCHMARK SHV-5344, FOUND 2" BRASS DISC STAMPED "C" OF S 5344" AT NORTH SIDE BACK OF WALK AT E.T. TO EAST IN THE NORTHEAST QUADRANT OF INTX. OF DELRIDGE AND ORCHARD. ELEV. = 202.46

GENERAL NOTES
 1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
 2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (E.G. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
 4. DRIP LINES COVER ENTIRE SITE EXCEPT WHERE NOTED.
 5. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
 6. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.

LEGAL DESCRIPTION
 THAT PORTION OF LOT 19, BLOCK 7, STEEL PLANT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 90, IN KING COUNTY, WASHINGTON, LYING NORTH OF THE NORTH LINE OF LOT 6, BLOCK 55, HOMECROFT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 42, IN KING COUNTY, WASHINGTON, EXTENDED WEST; AND
 THE WEST ONE-HALF OF LOT 5, BLOCK 55, HOMECROFT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 42, IN KING COUNTY, WASHINGTON.

REFERENCES
 1. RECORD OF SURVEY FOR ALFRED KANG AS RECORDED IN VOLUME 52 OF SURVEYS, AT PAGE 292, UNDER RECORDING NUMBER 8612239018.
 2. RECORD OF SURVEY FOR TEXACO USE AS RECORDED IN VOLUME 79 OF SURVEYS, AT PAGE 199, UNDER RECORDING NUMBER 9104109009.

LEGEND

B	BOLLARD	○	BOLLARD
CB	CATCH BASIN	□	CATCH BASIN
ECB	ELECTRICAL JUNCTION BOX	⊠	ELECTRICAL JUNCTION BOX
FC	FACE OF EXTRUDED CURB	⊕	FIRE HYDRANT
FH	FIRE HYDRANT	⊗	GAS/POWER METER (AS NOTED)
FVC	FACE OF VERTICAL CURB	⊙	GUY ANCHOR
GA	GUY ANCHOR	⊗	LIGHT STANDARD
E	INVERT ELEVATION	⊕	MONITORING WELL
LS	LIGHT STANDARD	⊗	POWER POLE (AS NOTED)
MB	MAIL BOX	⊕	POWER VAULT
MW	MONITORING WELL	⊗	ROCKERY
PP	POWER POLE	⊕	SANITARY SEWER MANHOLE
PPL	POWER POLE W/LIGHT	⊗	SIGN
PPU	POWER POLE W/UNDERGROUND	⊕	STORM DRAIN MANHOLE
PV	POWER VAULT	⊗	TRAFFIC SIGNAL
SDMH	STORM DRAIN MANHOLE	⊕	TRAFFIC SIGNAL BOX
SS	SANITARY SEWER MANHOLE	⊗	WATER METER
SLL	SOLID LOCKING LID	⊕	WATER VALVE
SSM	SANITARY SEWER MANHOLE	⊗	DECEIDUOUS (AS NOTED)
TS	TRAFFIC SIGNAL	⊕	FENCE LINE AS NOTED
TSB	TRAFFIC SIGNAL BOX	⊗	FLOWLINE
WM	WATER METER	⊕	OVERHEAD POWER LINE
WV	WATER VALVE	⊗	UNDERGROUND POWER LINE
		⊕	SS - SANITARY SEWER LINE
		⊗	SD - STORM DRAIN LINE
		⊕	W - WATER LINE

TREE LEGEND
 A ALDER
 CY CHERRY
 M MAPLE
 MA MADRONA
 ○ DECEIDUOUS (AS NOTED)

HATCH LEGEND
 [Green Hatched] ASPHALT HATCH
 [Red Hatched] CONCRETE HATCH

CORNER LEGEND
 (A) FND LEAD WITH BRASS PIN AND WASHER "LS 9567" SET IN CONC. WALK. (4/10)
 (B) FND LEAD AND TACK WITH WASHER "LS 9567" SET IN CONC. WALK 0.3' S OF CALC'D POS. (4/10)
 (C) FND IRON PIPE (TIRE AXLE). (4/10)
 (D) FND IRON PIPE. (4/10)
 (E) FND 1/2" R/C "9567". (4/10)
 (F) FND 1/2" R/C "9567". (4/10)
 (G) FND 1/2" R/C "9567". (4/10)

Mead Gilman & Assoc.
 Professional Land Surveyors
 P.O. BOX 289, WOODINVILLE, WA 98072
 PHONE: (425) 486-1252 FAX: (425) 486-6108

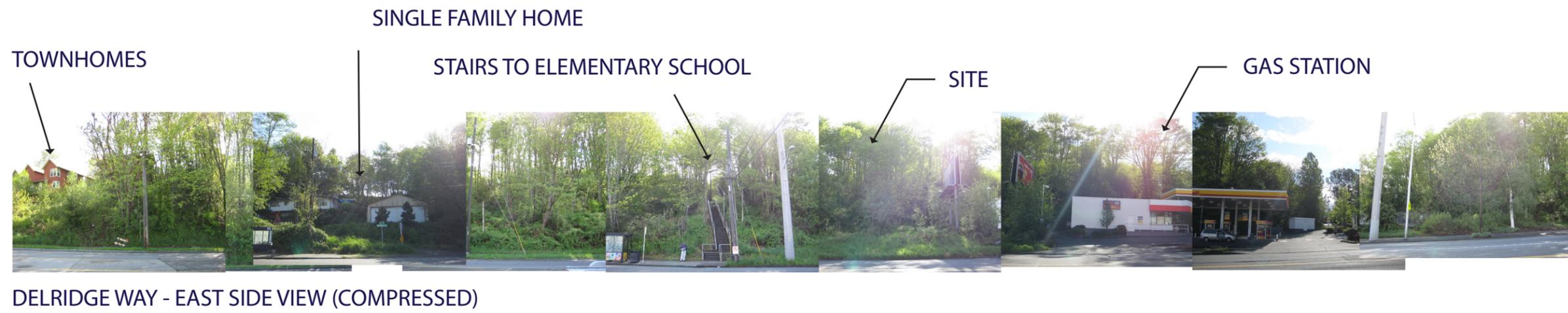
MG & A

SU DEVELOPMENT
 1100 100TH AVE NE, SUITE 101 BELLEVUE, WA 98004

DELRIDGE
 BOUNDARY & TOPOGRAPHIC SURVEY

EDWARD D. ANDERSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 22434
 1982

DRAWN BY: MRP
 REV. BY:
 DATE: 4-26-10
 SCALE: 1" = 20'
 DRAWING NO. 10030
 SHEET





SANISLO ELEMENTARY SCHOOL 



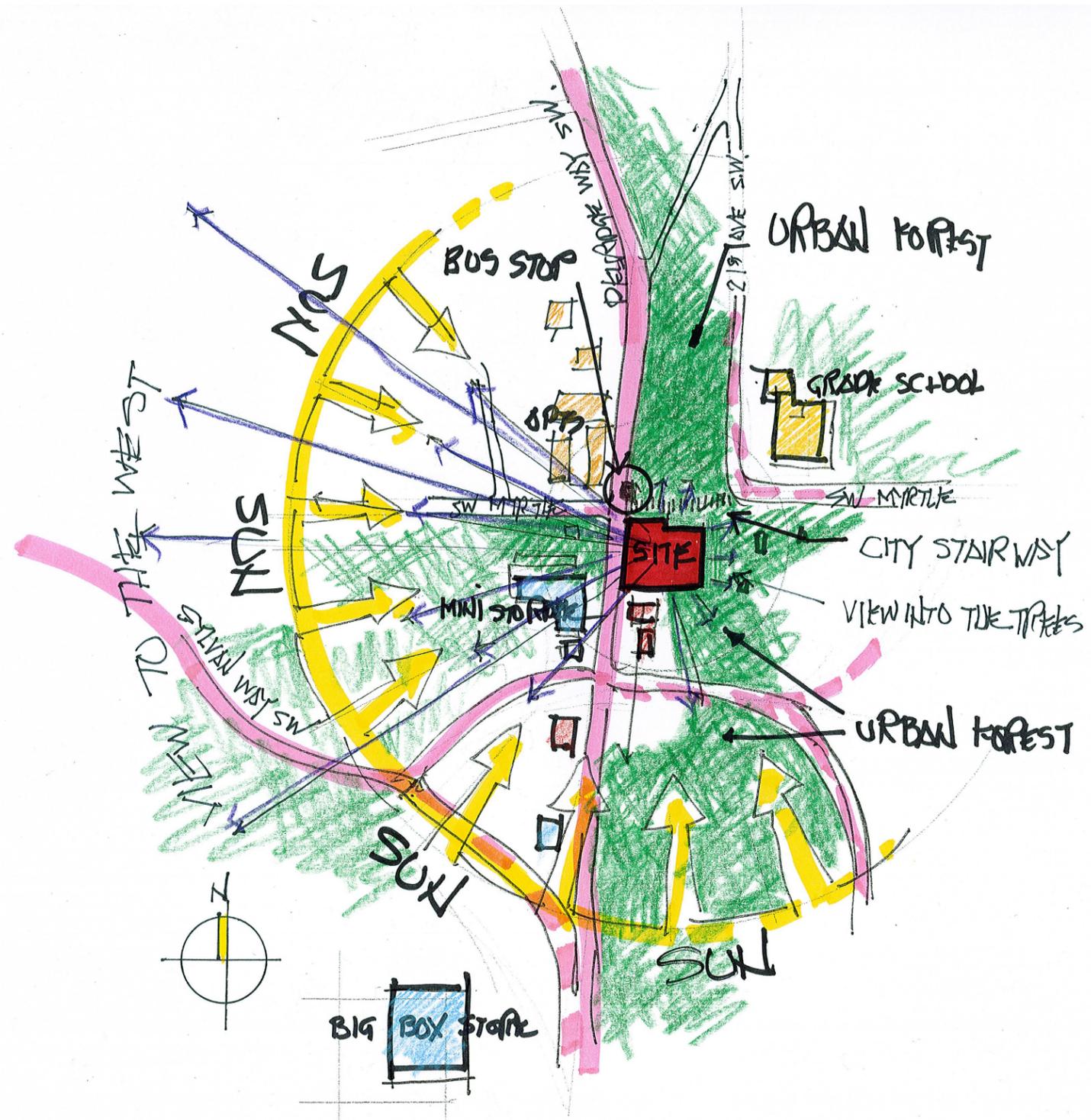
TOWNHOMES TO THE NORTH 

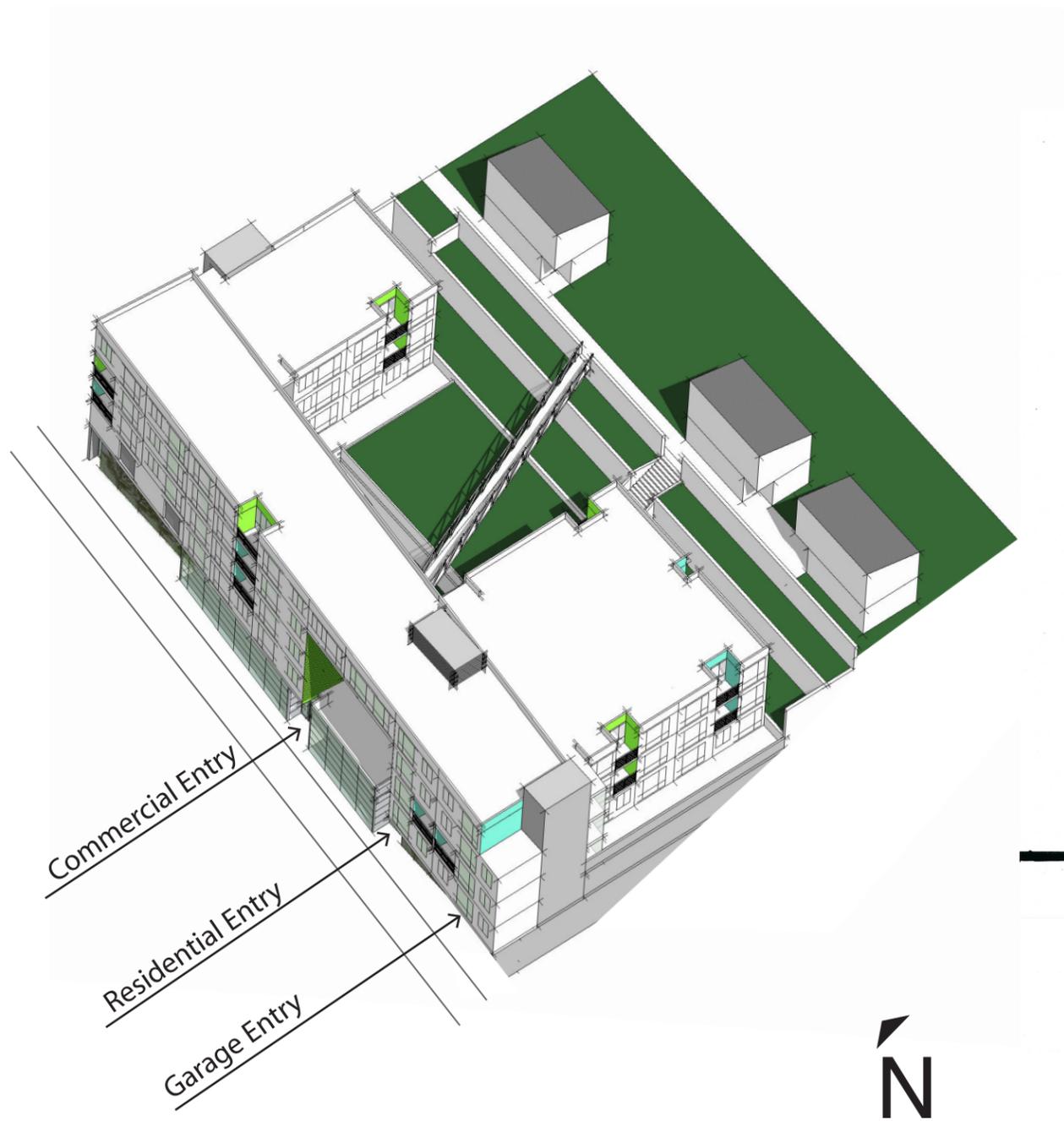


SINGLE FAMILY HOME AT TOP OF STAIR 

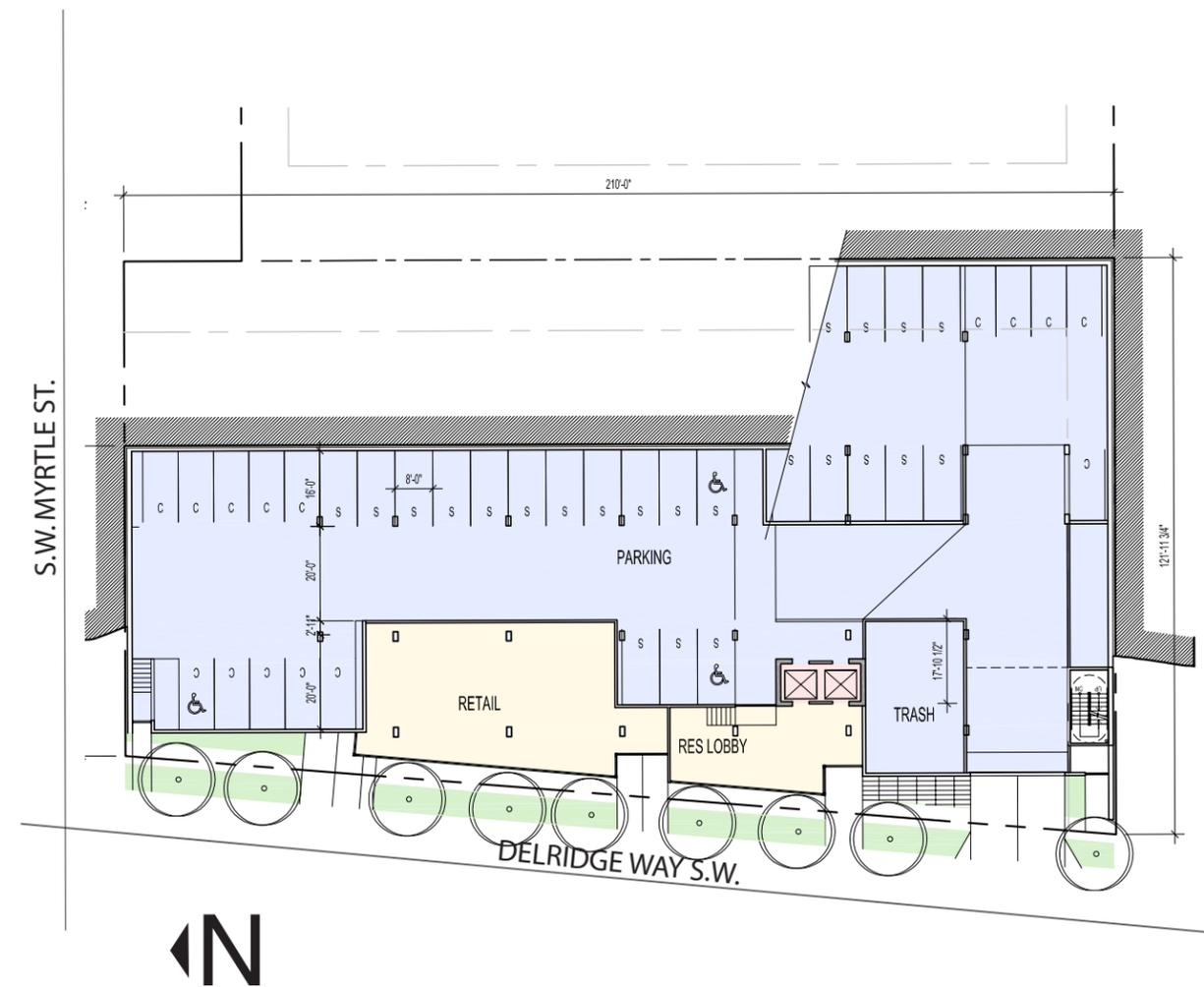


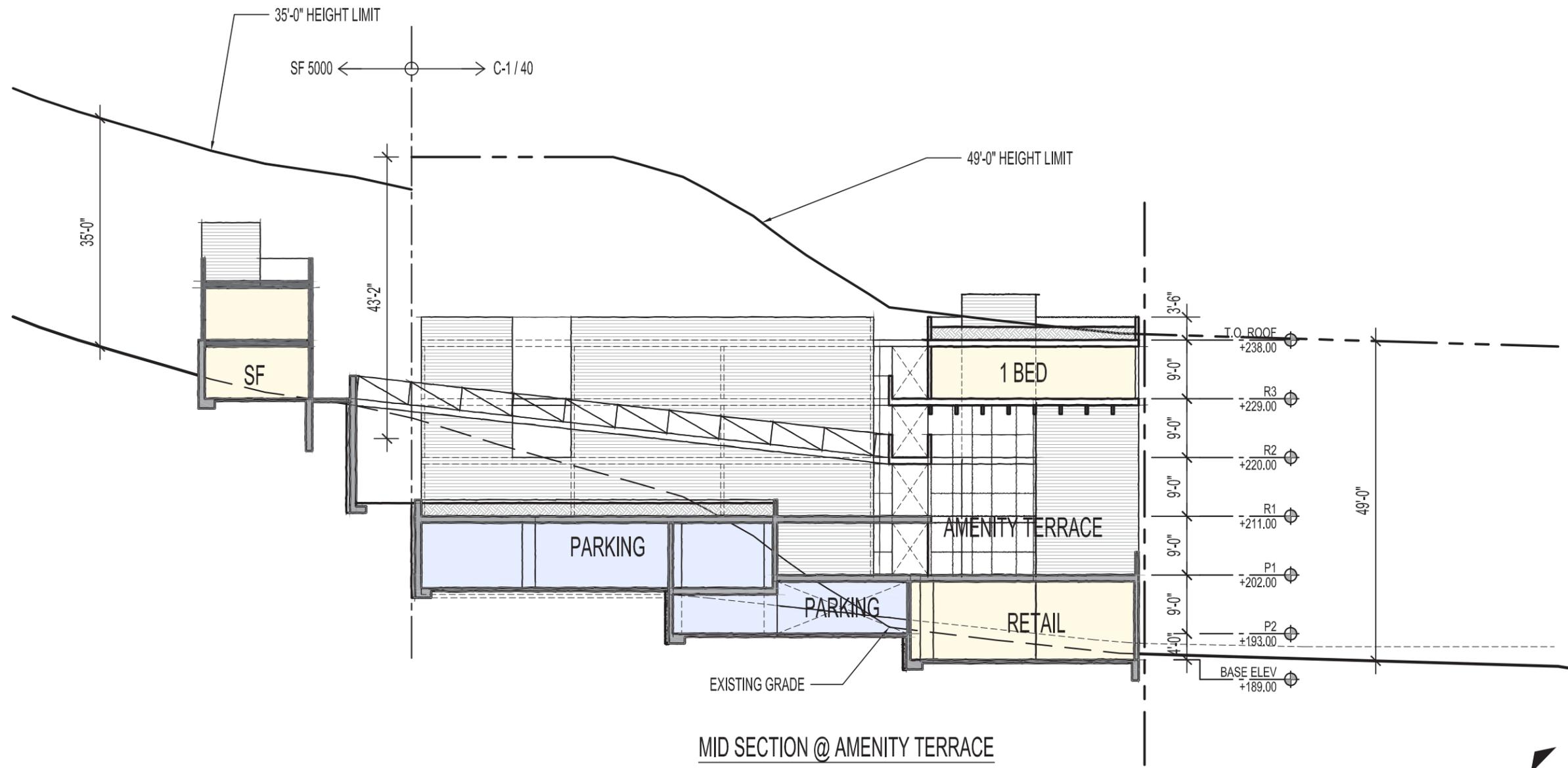
BIG-BOX COMMERCIAL 





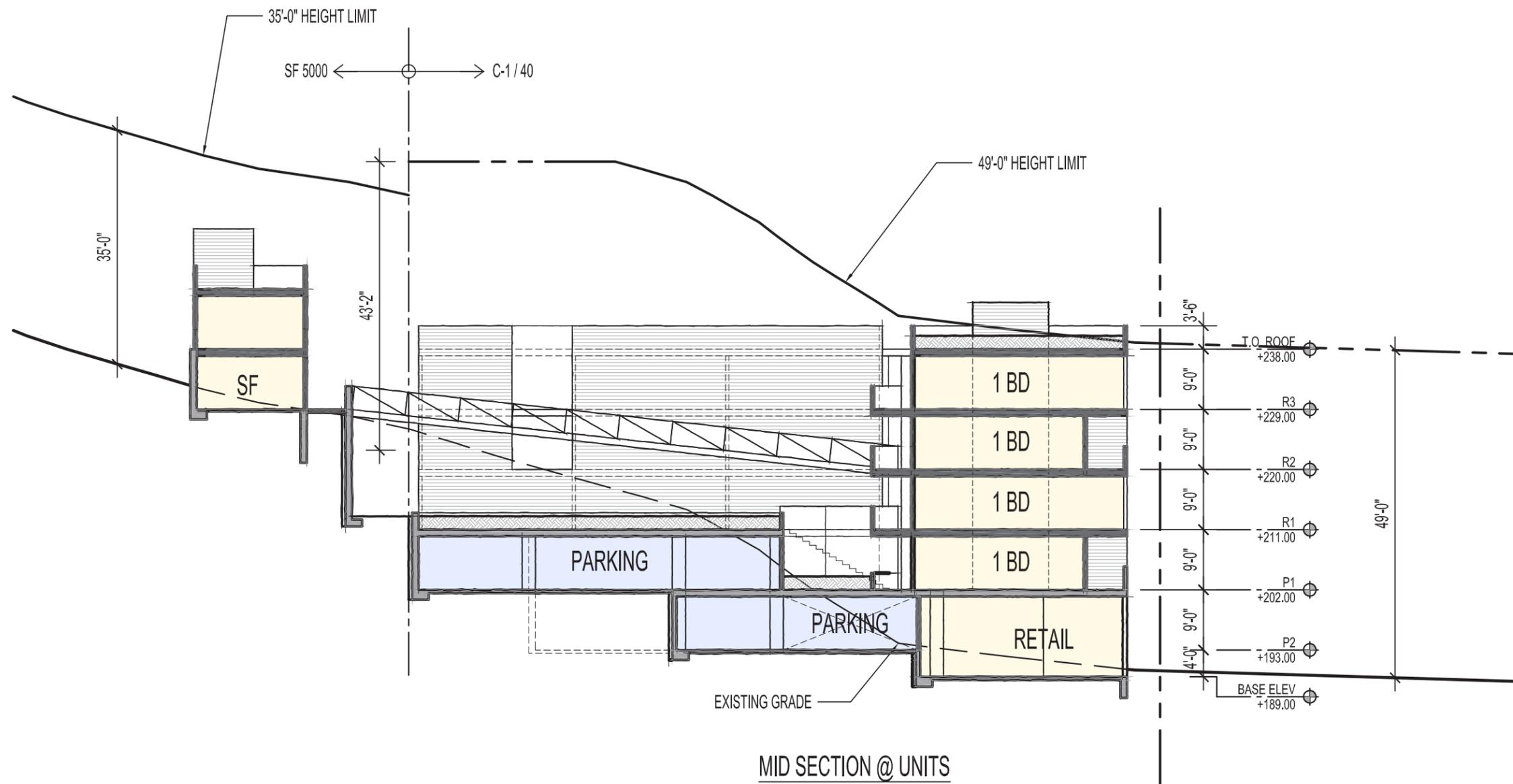
PROJECT A STATS
 61 UNITS
 1,740 SF RETAIL
 3 HOUSES
 77 CAR STALLS





MID SECTION @ AMENITY TERRACE





A: LOOKING WEST DOWN INTO THE COURTYARD FROM ABOVE THE SF 5000 PARCEL



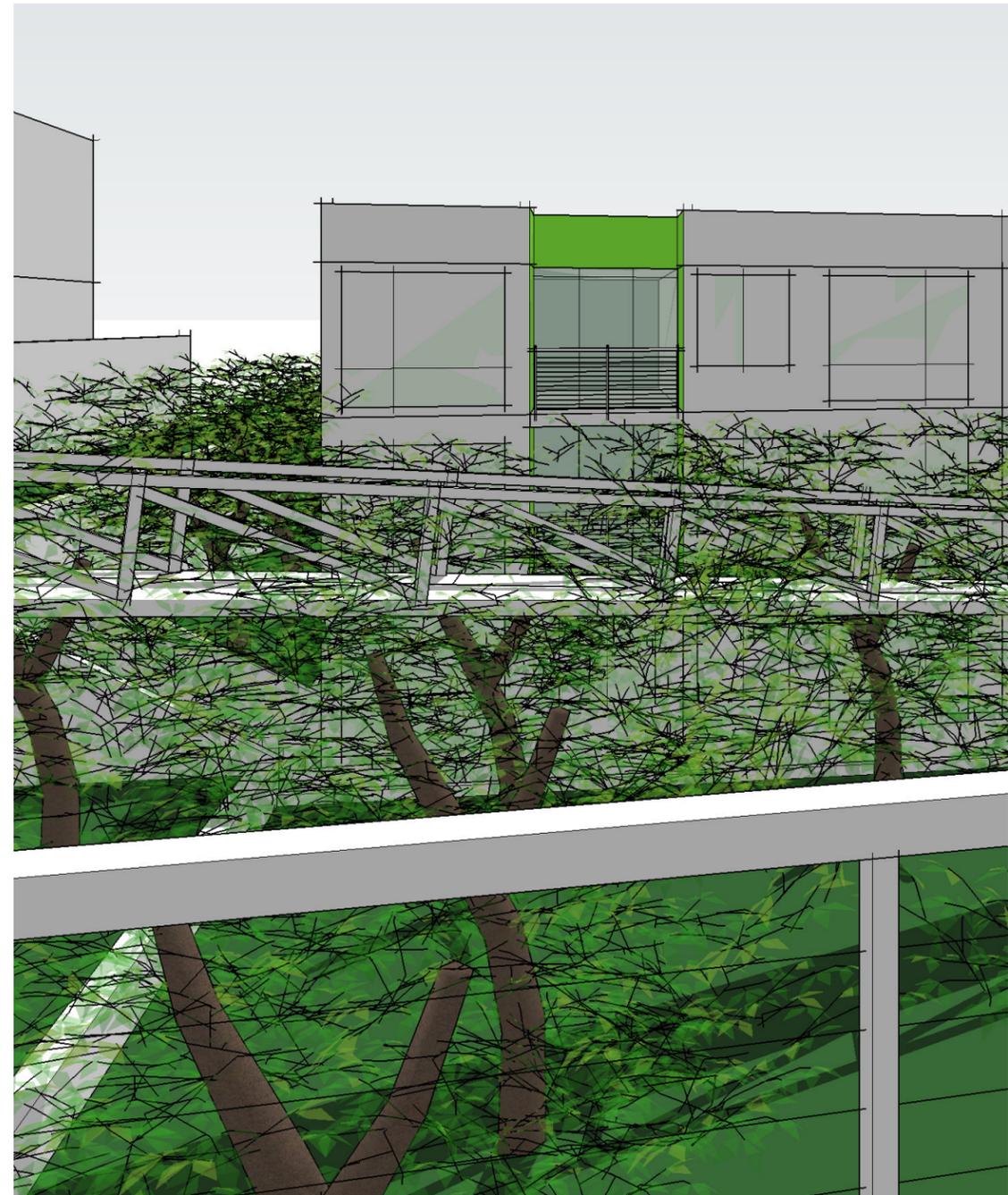
B: LOOKING EAST FROM THE LEVEL 2 TERRACE THROUGH THE UNDERSIDE OF THE FOOT BRIDGE AND THE COURTYARD



C: LOOKING WEST FROM THE EAST END OF THE FOOT BRIDGE



D: LOOKING NORTH ACROSS THE COURTYARD FROM THE SOUTH WING R-2 LEVEL APARTMENT



DESIGN CONCEPT B

Live work units are placed at the sidewalk edge to encourage pedestrian interaction. The apartment units are located from the second floor up for privacy and separation from street noise and activity. The main building mass is pushed back away from the street at the south end to orient the building to the southwest toward the intersection of Delridge and Orchard. The north end of the street frontage is a green wall to function as a comfortable back drop for the existing passenger waiting area for the transit stop.

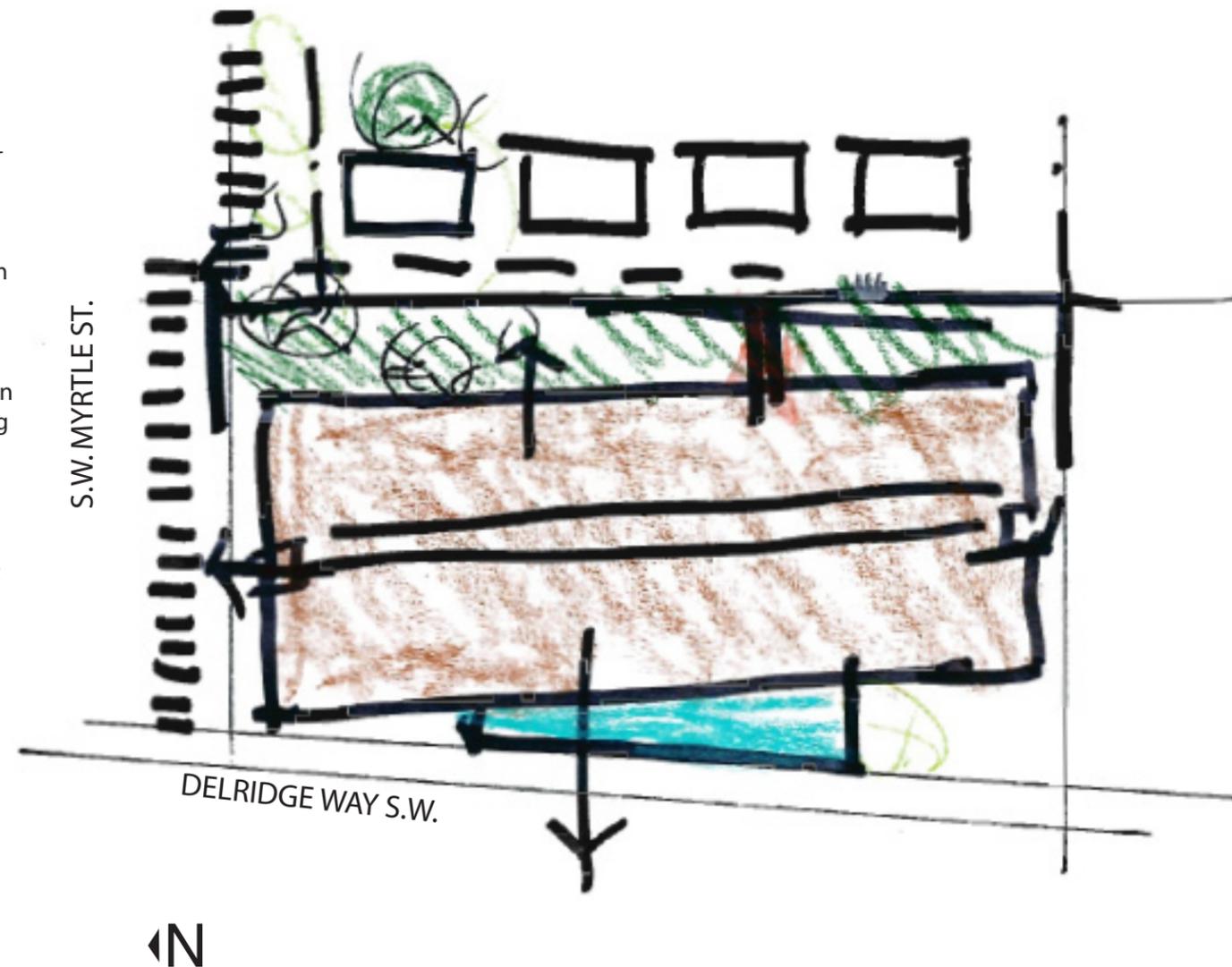
The first level of parking is inside the structure behind the live work units and the second level of parking steps up behind the apartment units to reduce excavation and to conform to the existing land forms.

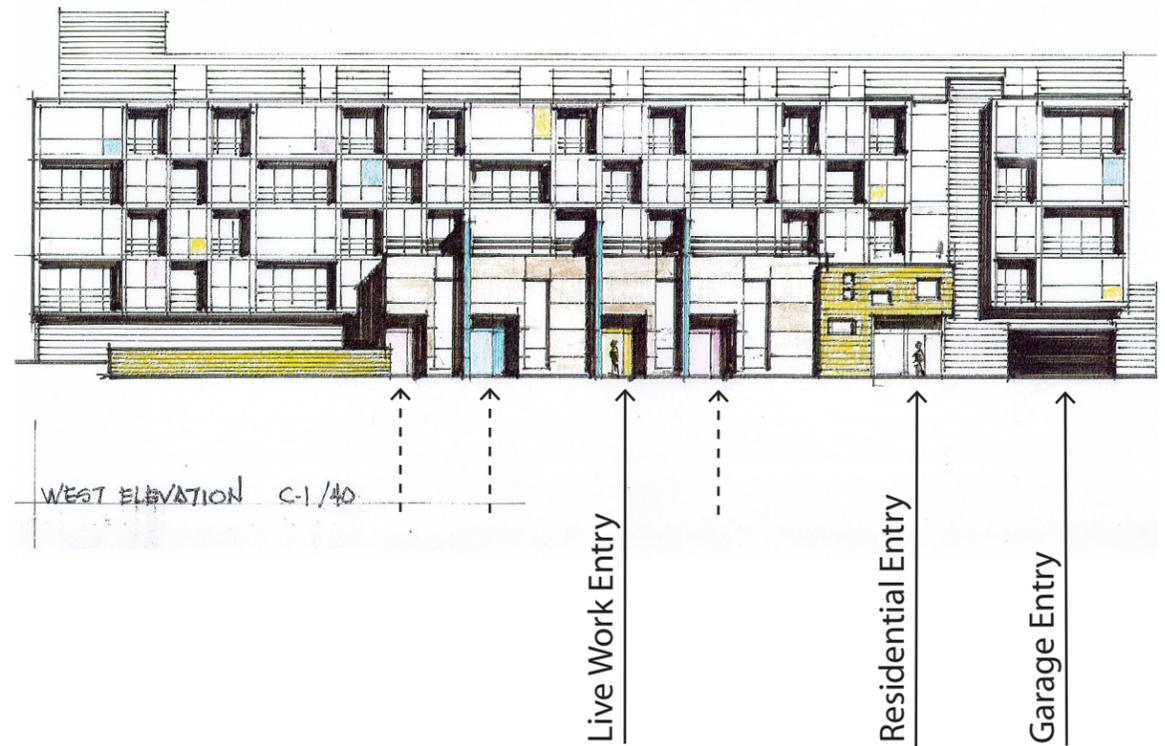
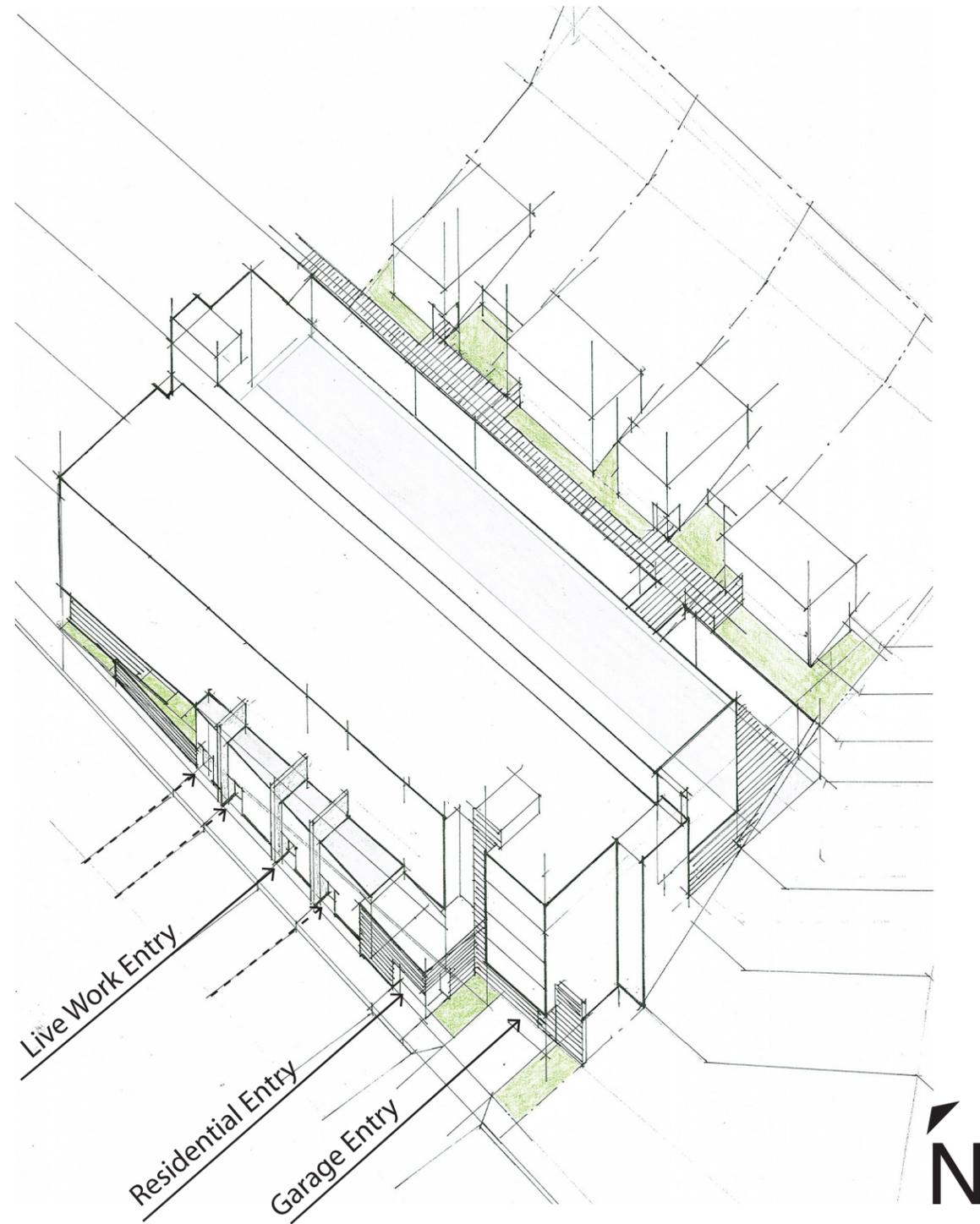
The double stack corridor configuration is a very efficient arrangement for apartments. One side looks to the green hills to the west and the other side looks into the natural green vegetation of the hillside to the east. The outdoor deck area at the east side of the building connects the city stairway in the SW Myrtle Street R/W.

3 or 4 single family rental houses would be built in the green area east of the apartments. They would have parking spaces in the Apartment garage and elevator access to their entry level. The houses would have a pleasant setting in the urban forest and the apartment building would provide screening and separation from the street.

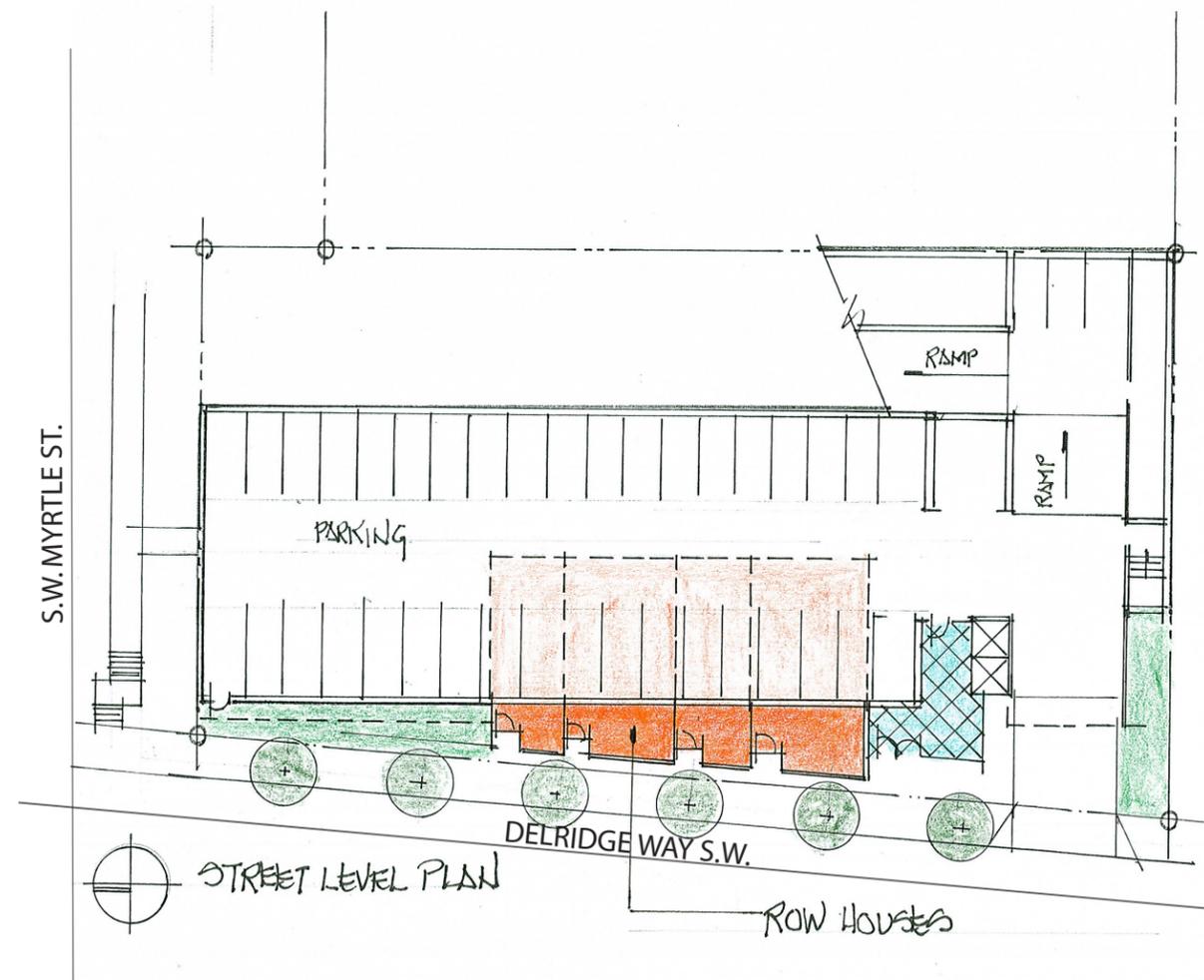
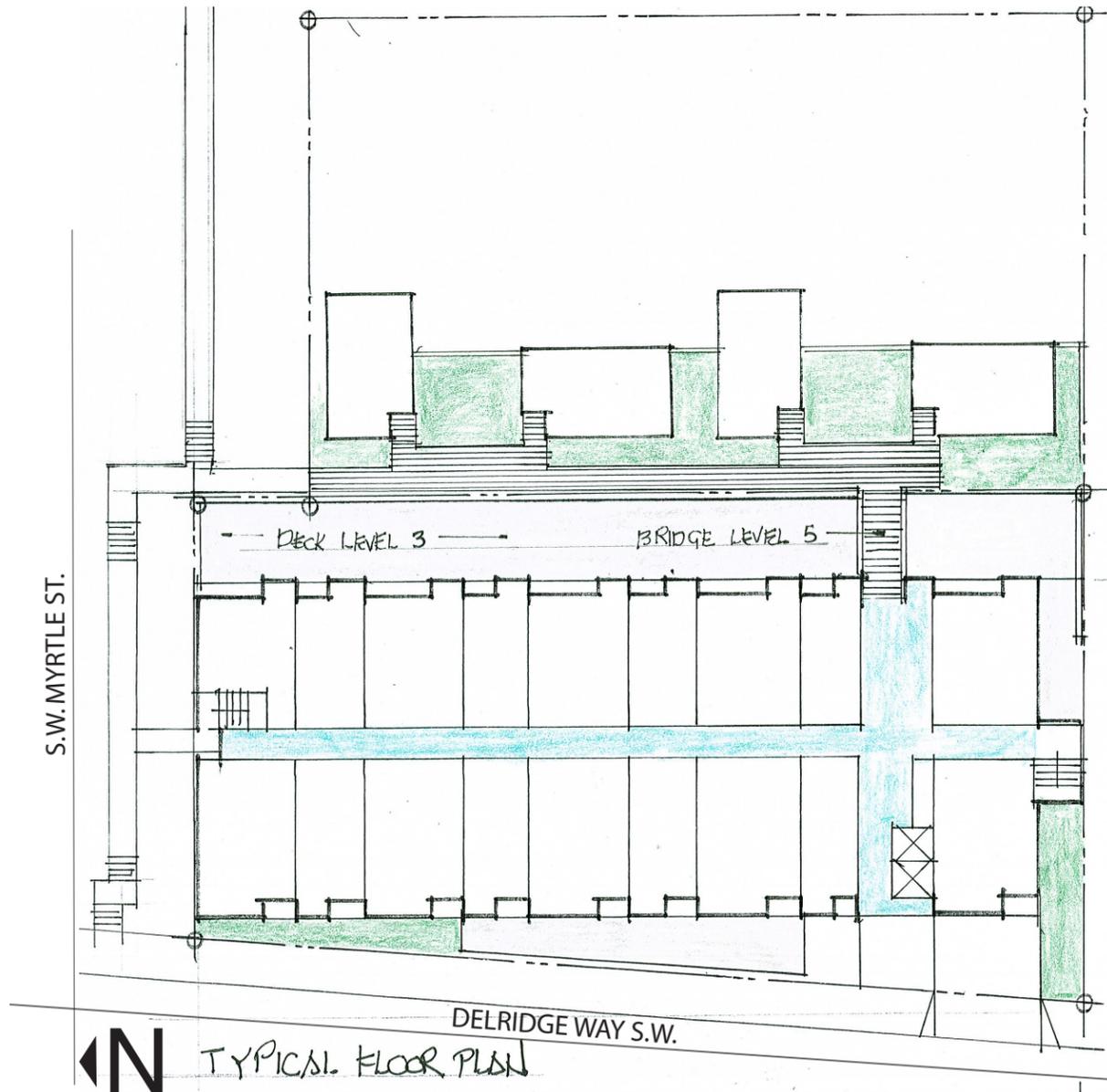
The mass and scale of the building would be mitigated by a checkerboard pattern of window walls and recessed decks. The live work units would be faced with unit masonry to provide small scale texture at street level.

URBAN DESIGN DIAGRAM





PROJECT B STATS
62 UNITS
4 HOUSES
4 LIVE WORK
72 CAR STALLS



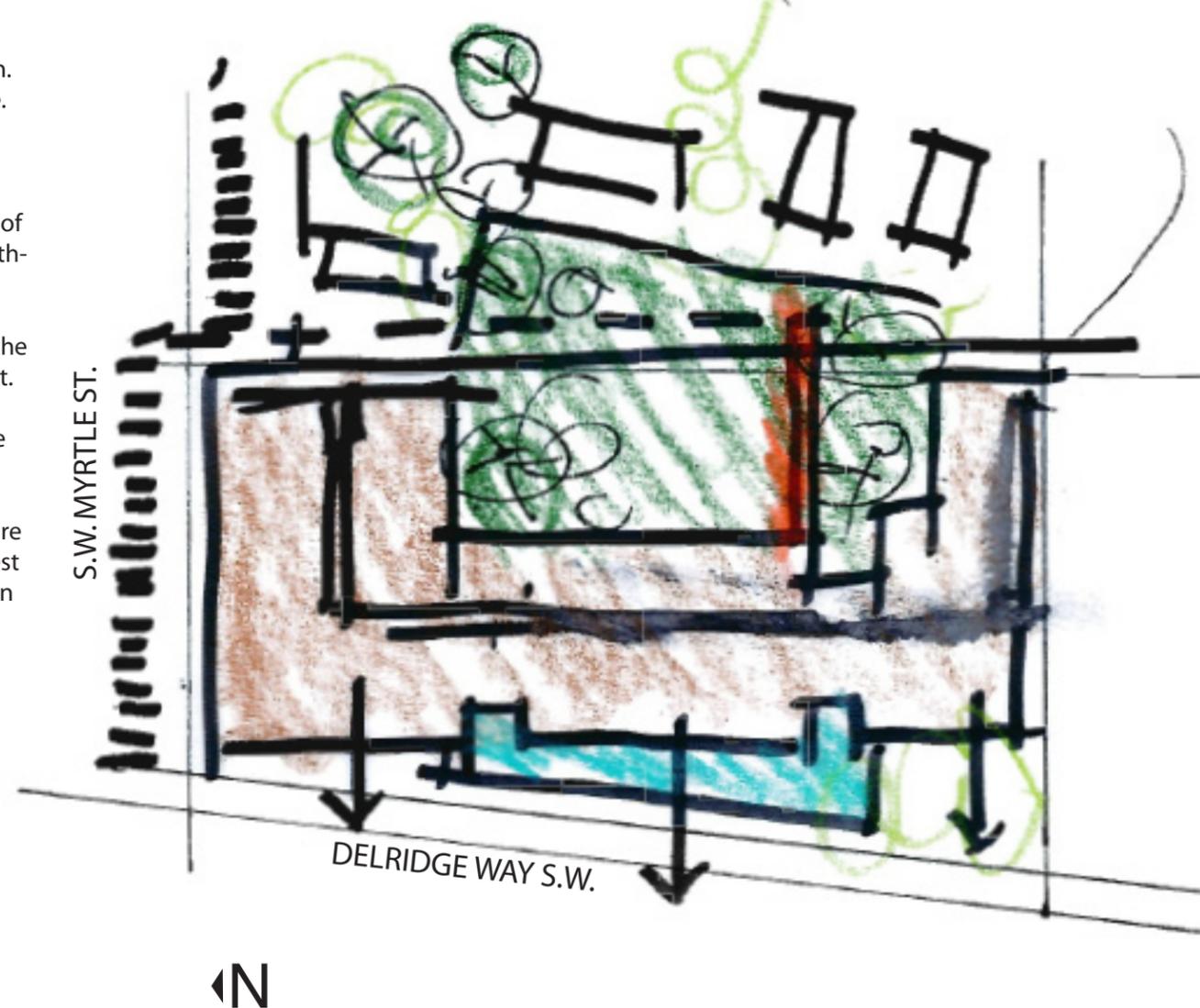
DESIGN CONCEPT C

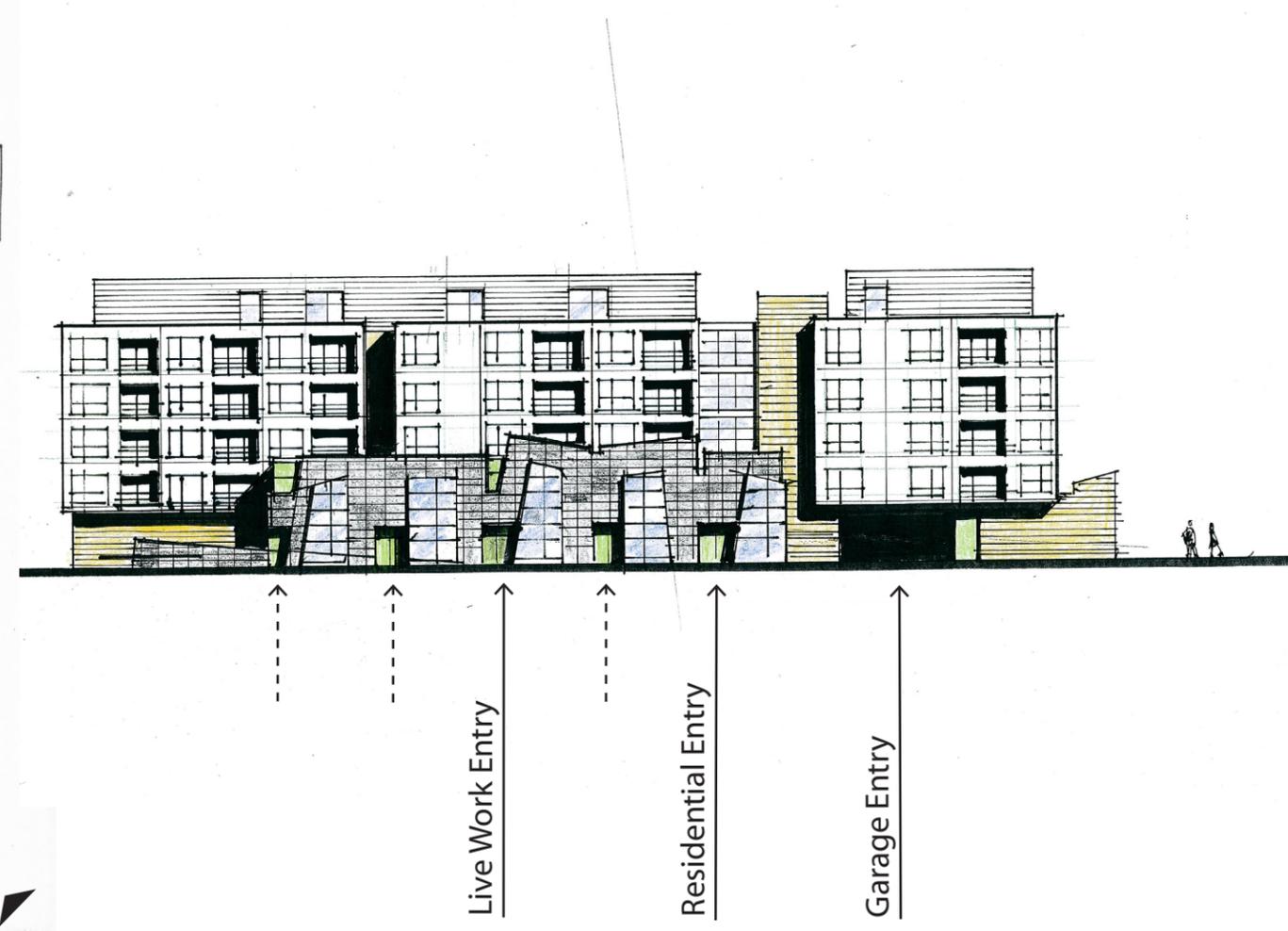
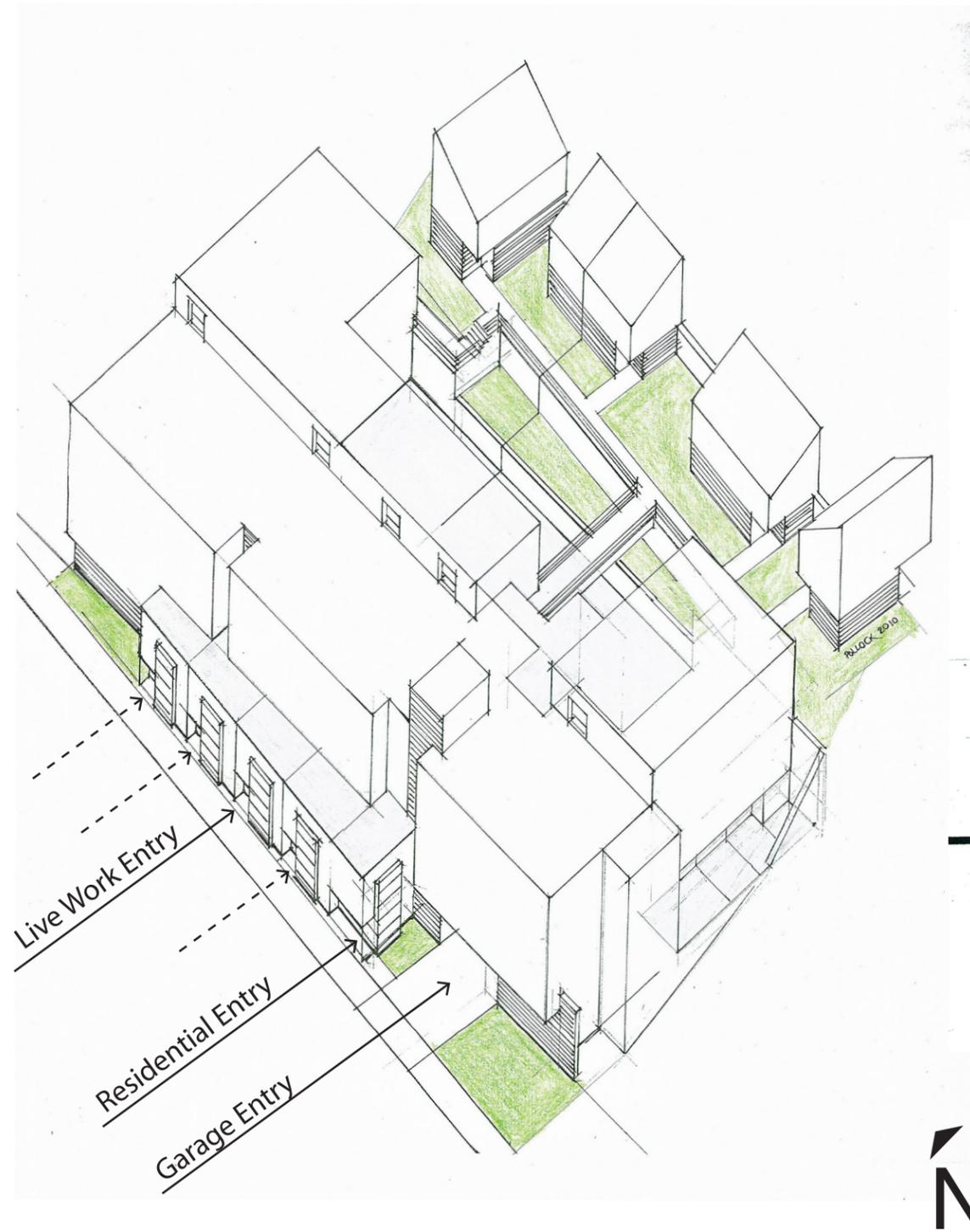
Live / work units are located at the sidewalk edge to encourage pedestrian / tenant interaction. The apartments are located on level 2 thru 4 to provide separation from the direct street noise. Views of the green hills to the west are visible from the second level up. The large rectangular block of apartments is divided into three smaller scale elements by inset modulations.

The architectural treatment of the work / live units is very different from the visual vocabulary of the 3 blocks of apartments. The intention is to present the appearance of several structures rather than one. The project vicinity is identified as the south node in the Delridge neighborhood plan and hope is that over time a walk able neighborhood center will come into being. This is one of the few sites available for development and our intension is to make a contribution to the realization of the neighborhood plan goal for a human scale active neighborhood center point.

The east side of the apartment building is articulated to create a court yard space between the apartments and the single family rental houses. The urban forest is the back drop to the east and the apartment building is the screen from the street to the west. There is a bridge across the court yard that provides a connection between the houses and their parking spaces that are in the apartment garage. Apartment residents will use the bridge for access to the Urban Forest and to the stair in the SW Myrtle St R / W. This will activate the court yard space with pedestrian activity.

URBAN DESIGN DIAGRAM





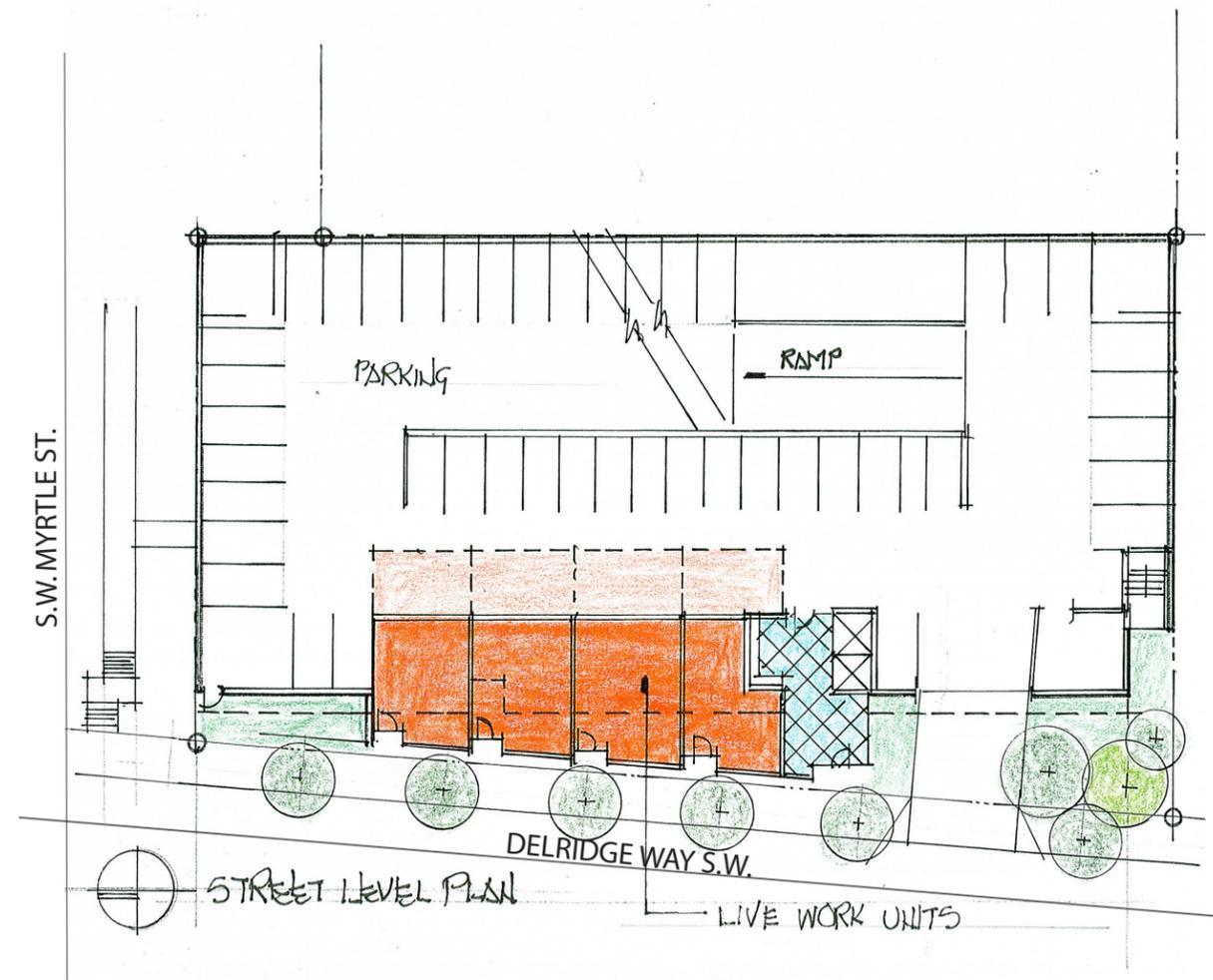
PROJECT C STATS

62 UNITS

4 HOUSES

4 LIVE WORK

72 CAR STALLS



Design Departures

Departure 1

We request a departure from the rear yard setback requirement.

SMC 23.47A.014 Setback requirements

2. A setback is required along any rear or side lot line that abuts a lot in a residential zone, as follows:

a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet.

We propose to reduce the rear yard setback along the east side of the C-1/40 parcel to 0. The SF5000 parcel to the East is a part of this development proposal and the separation between buildings can be evaluated on its merits.

Departure 2

We intend to retain 24 trees on the SF 5000 parcel with diameters ranging from 6" to 22". We are asking that we be allowed to claim credit for retaining those trees in our Green Factor calculations for the C-1/40 portion of the site.