

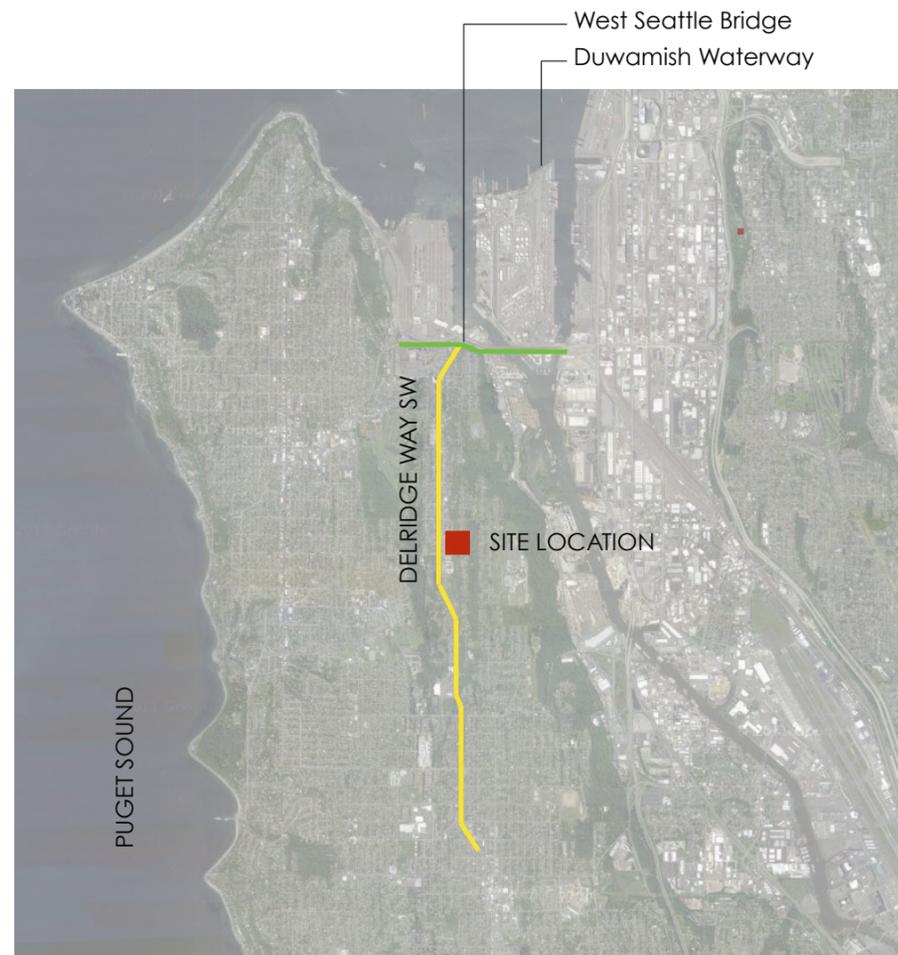
DESC Delridge Neighborhood Apartments

5444 Delridge Way SW



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VICINITY MAP



SITE LOCATION



Delridge Neighborhood Project Location

9-BLOCK DEVELOPMENT DIAGRAM

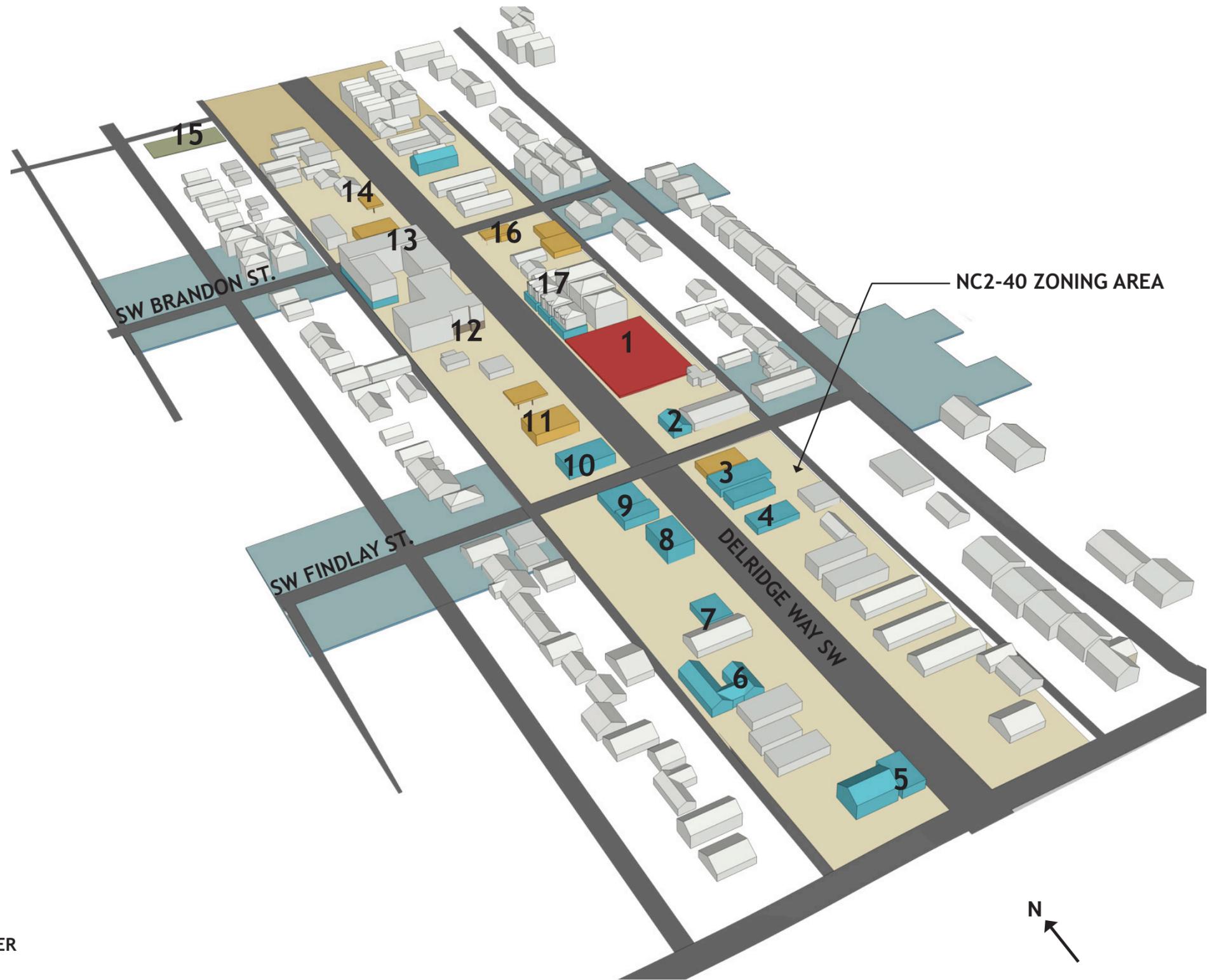
1. Project Site
2. Restaurant (S. Asian; not open)
3. Kitchen/Sanitation Facility for Seattle Food Trucks
4. Commercial Space for Rent (Closed Metal Fabrication)
5. Creative Children's Corner
6. B & P Laboratories
7. Albertson Used Tires
8. Appliances Store/Repairs
9. Restaurants (Italian & Vietnamese)
10. Super 24 Food Store
11. Shell Gas Station & Mini-Mart
12. Delridge Public Library & Residential Apartments (above)
13. DNDA Office, SW Early Learning & Residential Apartments (above)
14. Delridge Convenience Store & Exxon Gas Station
15. Delridge Community Garden
16. Auto Repair Shop
17. Community Health Clinic & Residential Apartments (above)

PROGRAM KEY

- Project Site
- Residential
- Retail/Restaurant/Office
- Industrial/Gas Station
- Public Library
- Community Garden/Park

ZONING KEY

- NC2-40
- LR1
- LR2
- SF5000 & SF7200 (ALL OTHER AREAS SHOWN)



A DELRIDGE WAY SW EAST ELEVATION



RESIDENTIAL MIXED USE RESIDENTIAL/COMMERCIAL **PROJECT SITE** RESIDENTIAL COMMERCIAL SW FINDLAY ST. COMMERCIAL

B DELRIDGE WAY SW WEST ELEVATION



SUPER 24 FOOD STORE SHELL GAS STATION RESIDENTIAL SEATTLE PUBLIC LIBRARY DELRIDGE & RESIDENTIAL APARTMENTS ABOVE



DELRIDGE APARTMENTS

5444 Delridge Way SW Seattle, Wa 98108 —3.08.2012 Design Review DPD Project Number: 3012511

Streetscapes



DEVELOPMENT OBJECTIVES

NUMBER OF RESIDENTIAL UNITS:

66 Studio Apartments

COMMERCIAL SQUARE FOOTAGE:

±2,500 SF

NUMBER OF PARKING STALLS:

14

PROPOSED PRESERVATION:

Designated exceptional tree per
DR 6-2001

DEPARTURE REQUEST

SMC 23.47.005 - Street Level Uses

80% Non-Residential and 20% Residential ratio will apply to street frontage within 10' of property line, although the southeast wing may not meet this ratio, depending on the design approach.



DEADOR CEDAR



BULK + MASSING OPTIONS

Step down at alley

FACADE ARTICULATION

Material change + bay windows

CONCEPT METAPHOR - 'Lanterns in the Park'

Lantern-like building forms

- Anchor a proposed courtyard
- Define a transition from commercial to residential
- Opportunity for a visual break with a material change
- Allow for transparency at the ground plane

Open Space Lighting and landscape opportunity

- Visual break and opportunity for lighting of residential courtyard
- Opportunity for art and landscape elements

COMMERCIAL STREET FRONTAGE

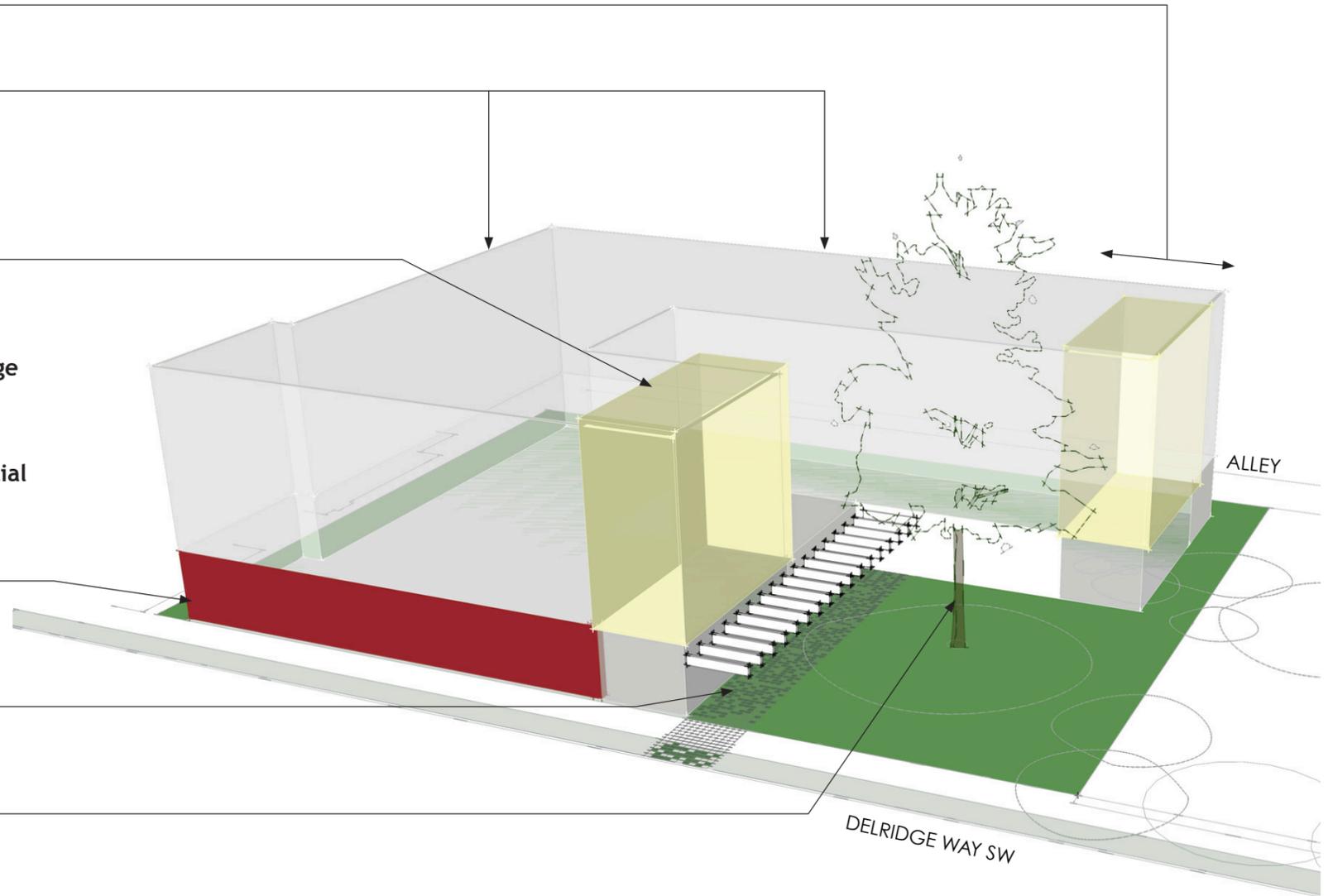
Brick and storefront

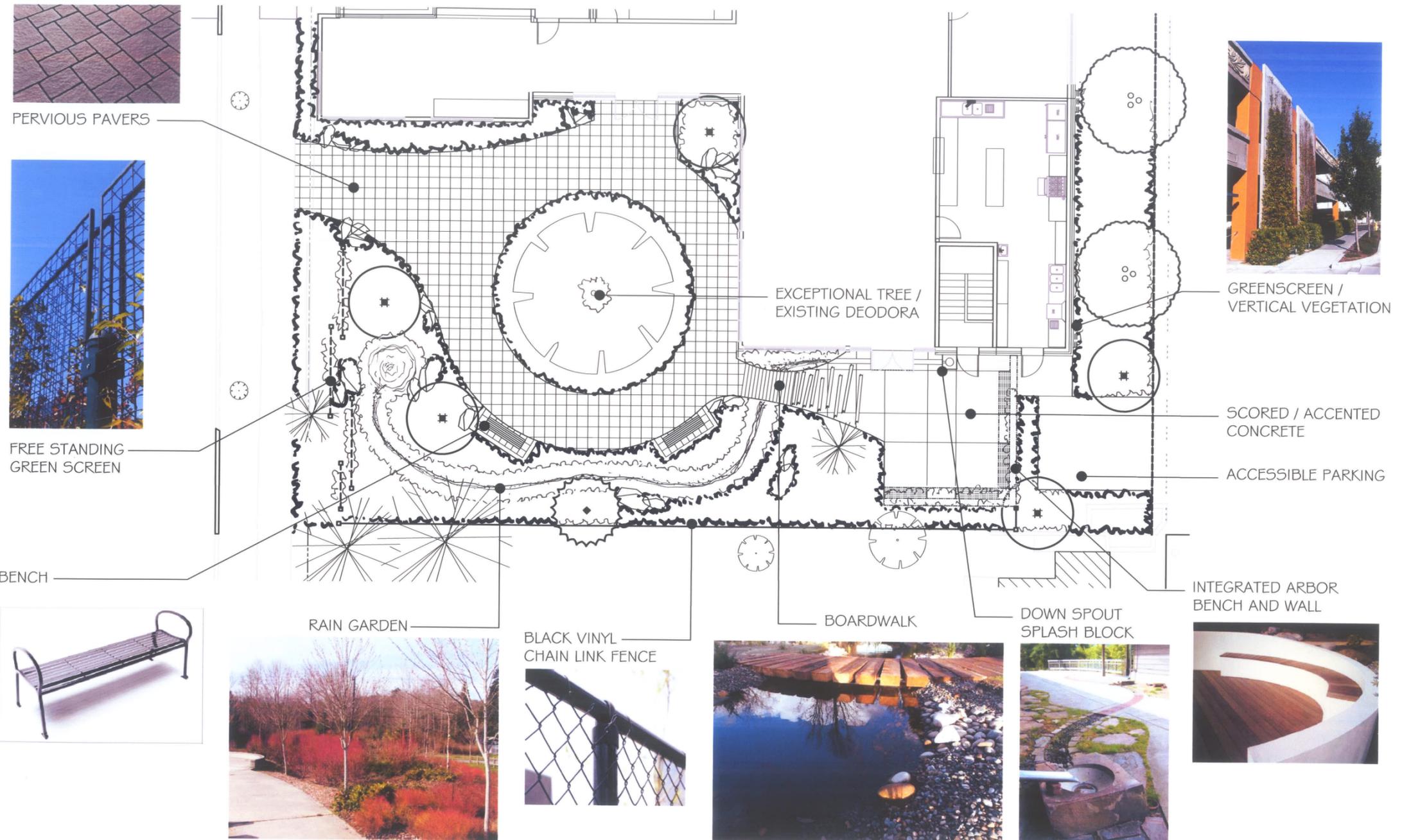
RESIDENTIAL ENTRY POINT DEFINED

Defined by canopy structure and paving design

CEDAR TREE PRESERVATION

Design opportunity courtyard





FAZIO ASSOCIATES LLC
LANDSCAPE ARCHITECTS

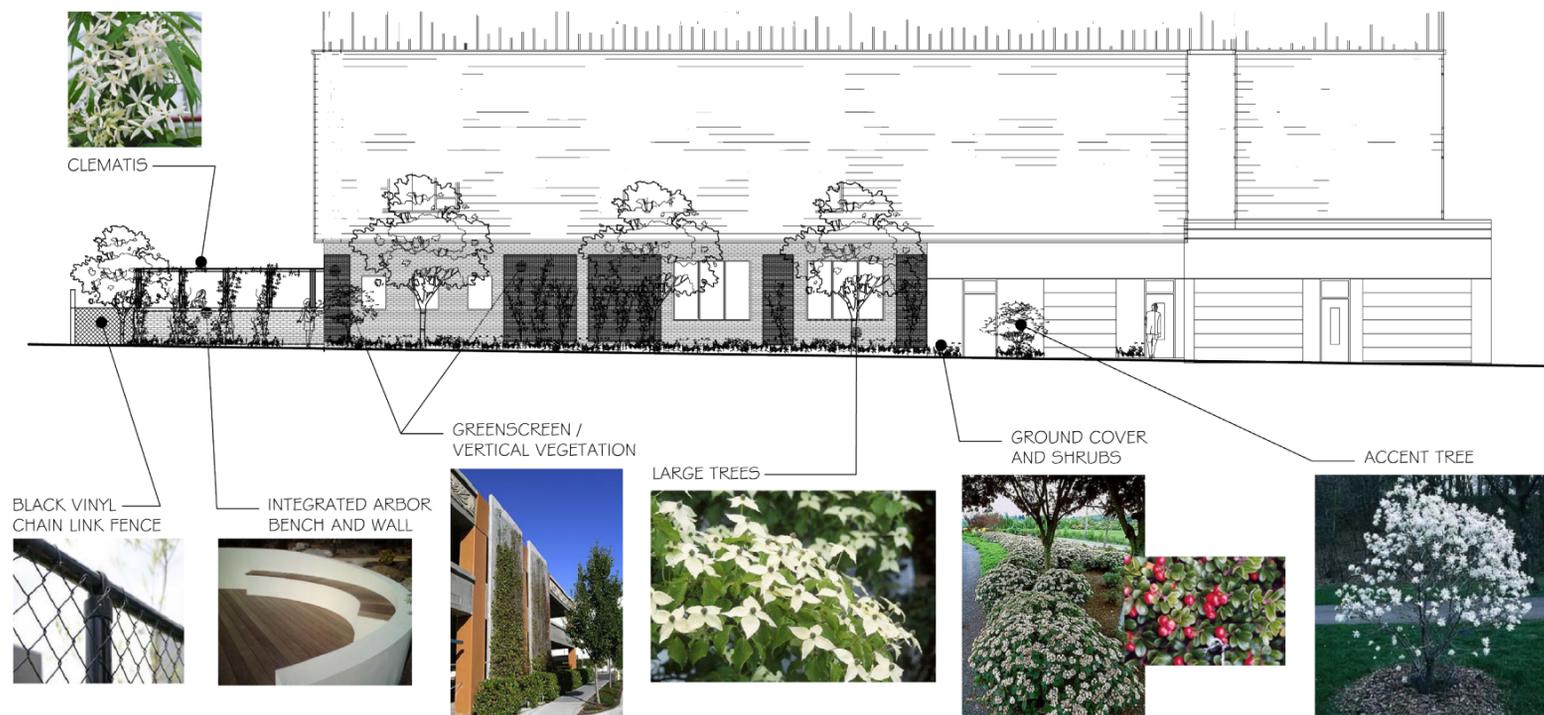


DELRIDGE APARTMENTS

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Courtyard Landscape Plan





FAZIO
ASSOCIATES LLC
 LANDSCAPE ARCHITECTS

Streetfront + Alley Landscaping

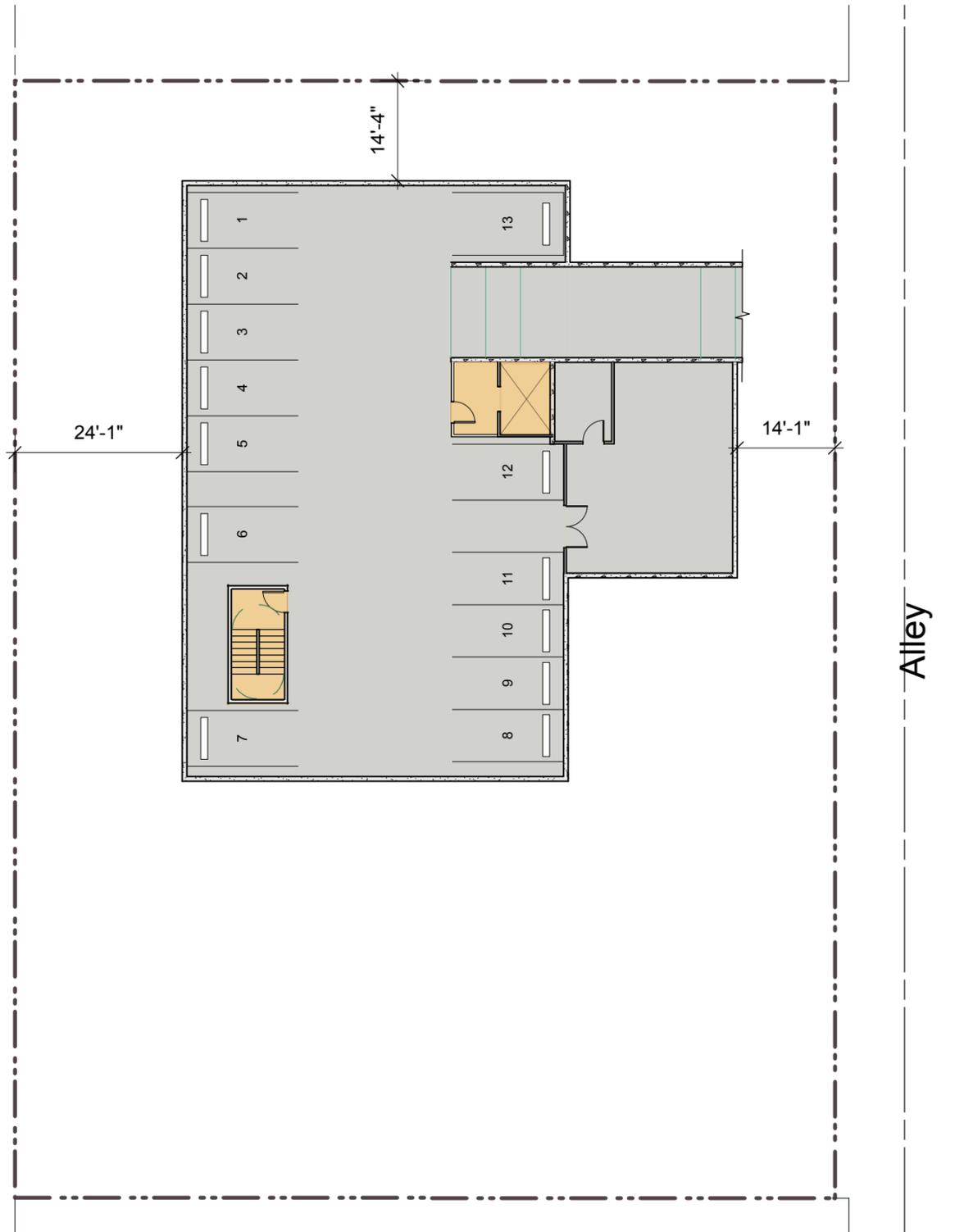


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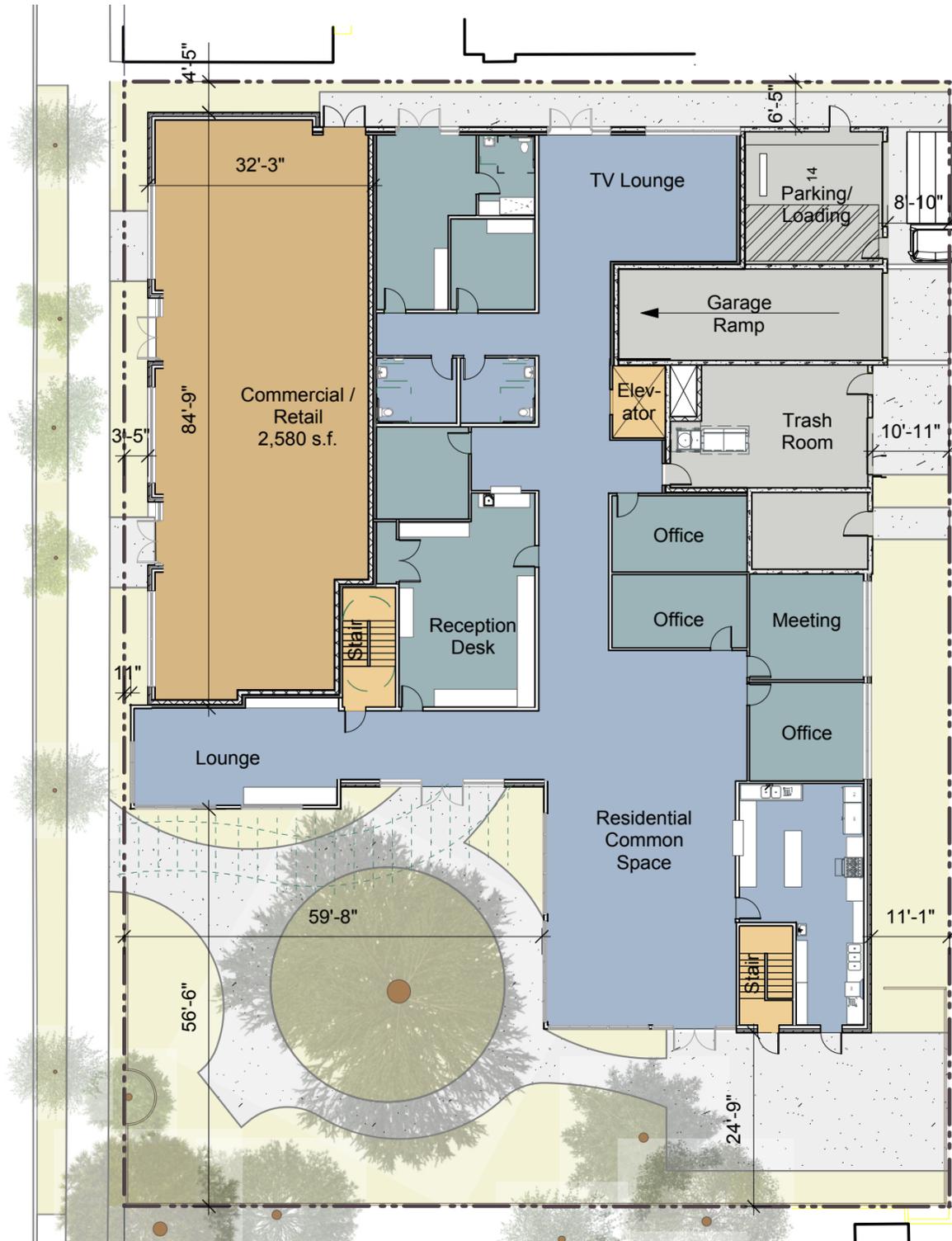


Delridge Way South West



Floor Plan - Basement

Delridge Way South West



Alley



FLOOR PLAN - LEVEL 2 (LEVEL 3 SIMILAR)

Floor Plan - Level 2 (3 Similar)

Delridge Way South West



- TOP OF PARAPET - TOWER
43.95 FEET ABOVE GRADE AVG.
- TOP OF PARAPET - MAIN ROOF
42.95 FEET ABOVE GRADE AVG.
- TOP OF PARAPET - ALLEY ROOF
33.95 FEET ABOVE GRADE AVG.



- FIBER CEMENT PANEL
ALUMINUM REVEALS
color: Smoke Grey - #90BG 30/073
- PAINTED METAL CAP - HORIZONTAL TRIM
color: Mystery Sound #70BG 19/071
- FIBER CEMENT SIDING - 10" EXPOSURE
PAINTED METAL REVEALS
color: Vandyke Red - #50YR 15/377
- FIBER CEMENT PANEL HIGHLIGHTS AT WINDOWS
PAINTED METAL REVEALS
color: Smoke Grey and Honey Hive #90YR 38/427
- ALUMINUM STOREFRONT
color: Standard Aluminum Finish
- TOWER FIBER CEMENT PANEL
PAINTED METAL REVEALS
color combination: Smoke Grey
and Brushwood #20YY 31/106
- BRICK
color: Mauna Loa

DELRIDGE AVENUE WEST ELEVATION

- TOP OF PARAPET - MAIN ROOF
42.95 FEET ABOVE GRADE AVG.
- TOP OF PARAPET - ALLEY ROOF
33.95 FEET ABOVE GRADE AVG.



- FIBER CEMENT PANEL
ALUMINUM REVEALS
color: Smoke Grey - #90BG 30/073
- PAINTED METAL CAP - HORIZONTAL TRIM
color: Mystery Sound #70BG 19/071
- FIBER CEMENT SIDING - 10" EXPOSURE
PAINTED METAL REVEALS
color: Brushwood - #20YY 31/106
- FIBER CEMENT PANEL HIGHLIGHTS AT WINDOWS
PAINTED METAL REVEALS
color: Honey Hive #90YR 38/427
- CONCRETE WITH REVEALS
- BRICK
color: Mauna Loa

EAST ALLEY ELEVATION

- TOP OF PARAPET - TOWER
43.95 FEET ABOVE GRADE AVG.
- TOP OF PARAPET - MAIN ROOF
42.95 FEET ABOVE GRADE AVG.
- TOP OF PARAPET - ALLEY ROOF
33.95 FEET ABOVE GRADE AVG.



SOUTH ELEVATION

- TOP OF PARAPET - MAIN ROOF
42.95 FEET ABOVE GRADE AVG.
- TOP OF PARAPET - ALLEY ROOF
33.95 FEET ABOVE GRADE AVG.



NORTH ELEVATION



DELTRIDGE APARTMENTS

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SOUTHWEST VIEW - DELRIDGE AVENUE SOUTH



WEST VIEW - DELRIDGE AVENUE SOUTH



SOUTHWEST VIEW - DELRIDGE AVENUE SOUTH



NORTHWEST VIEW - DELRIDGE AVENUE SOUTH



DELRIDGE APARTMENTS

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MODEL ELEVATIONS





NORTHWEST VIEW - ALLEY



SOUTHWEST VIEW - ALLEY



COMMERCIAL ELEVATION DETAIL



SOUTHWEST ELEVATION



FIBER CEMENT PANEL



FIBER CEMENT PANEL WITH REVEALS, MULLION AND SIDING



MAUNA LOA SMOOTH TEXTURED BRICK

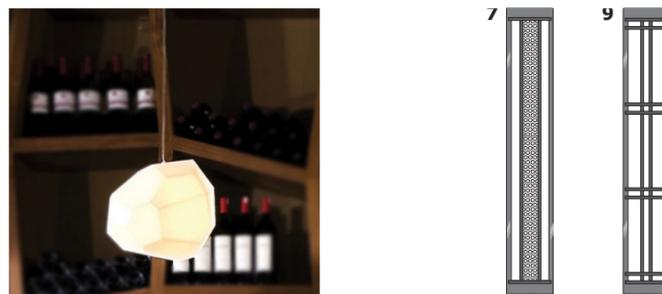


WEST ELEVATION - DELRIDGE AVENUE SOUTH



ALL MATERIALS AND COLORS SPECIFIED IN ELEVATION VIEWS

COLOR PALETTE



BUILDING & SITE LIGHT FIXTURES

COLOR AND MATERIAL PALETTE



A-3 Entrances Visible From the Street



A-4 Human Activity



A-5 Respect For Adjacent Sites

A-3 Applicant Response

The applicant has extended the ground floor common residential space out to the Delridge Way Right of Way. The space is an entry lounge, with floor to ceiling windows to provide visibility from the reception desk to the street. It is approximately fourteen and a half feet wide along the street frontage by approximately thirty feet deep. It should be a well-used space that takes advantage of views out to the street and the courtyard.

A-4 Applicant Response

Per the applicant’s response to Guideline A-3 the common residential space will be extended to the Delridge Avenue South West street front. Furthermore, there is common area and transparency at along the facade surrounding the courtyard. The courtyard is designed to engage activity by walking pathways and benches.

A-5 Applicant Response

The applicant has stepped the massing of the building down by one floor along the entire extent of the alley façade. At the first through third floor the building has a setback of eleven feet from the property line, six feet over the minimum setback required on the alley. At the fourth floor the building is set back a minimum of twenty-one feet from the alley, and is typically twenty-nine feet ten inches from the alley. The building will have a three-story façade along the alley, matching the neighboring single-family zone’s height limit. Due to the reduction in units and overall building size the building does not need to be extended to the south as much as the board anticipated, so the applicant was able to follow the design review board’s direction without significantly reducing the open space on the site.

A-3 Entrances Visible From the Street

Entries should be clearly identifiable and visible from the street.

A-3 EDG Board Comment: The Board acknowledged that circumstances, including the need to protect the cedar, made for a constrained and challenging site condition. Nonetheless, the applicant was urged to move the entry closer to Delridge as part of extending the residential common area to embrace and provide “eyes on the street.” Noting that the actual residential entry did not need to face directly Delridge, the Board suggested a design that would clearly embrace, integrate, and announce a courtyard-facing main entry.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

A-4 EDG Board Comment: In addition to providing commercial/retail space that would invigorate the activity on the sidewalk along Delridge Way SW, the board would like the applicant to locate some of the residential common space at the street to provide “eyes on the street” and make a better linkage to the residential character of the building.

A-5 Respect For Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

A-5 EDG Board Comment: The Board strongly indicated that they would like to see the massing of the building extended towards the south property line while providing a greater buffer for the properties across the alley on the east (similar to Scheme “B”). The Board indicated their willingness to grant a departure from SMC 23.47A.005 (Street- ©-level uses) in order to accomplish this.



B-1 Height, Bulk, And Scale Compatibility

B-1 Applicant Response

Per the applicant's response to Guideline A-5 above the mass of the building has been stepped down by one floor along the entire extent of the alley façade. An eleven foot wide landscaped buffer is provided along half of the alley façade. The north half of the alley façade is where vehicle and mechanical access is provided to the building, so while the building is set back the ground is paved at the northeast portion of the site.

C-1 Applicant Response

The massing of the building is driven by the exceptional Deodar Cedar on the site and the transition to the single family zone across the alley to the east. The building wraps around the tree and steps down on the alley.

The Delridge Avenue façade of the building features bays and windows that echo proportions of buildings along delridge. The material and color change at the fourth floor break up the visual size of the façade. The design does not feature large parapet detailing or overhangs at the fourth floor in an attempt to de-emphasize the building's height.

C-2 Applicant Response

To be filled out by Demian. My thoughts:

The vertical lantern element is located at the end of the Delridge Avenue façade adjacent to the cedar tree, to mark the residential entry. It is an element with windows and a unique and visually interesting siding to emphasize verticality. All spaces surrounding the courtyard are common residential space where human activity is expected and where storefront windows and concrete depict the "lantern" architectural language across this facade and anchoring the courtyard. This will additionally be emphasized by a lighting scheme.

The entry is a solid brick facade that is centrally located and emphasized by a projecting awning.



C-2 Architectural Concept and Consistency

B-1 Height, Bulk, And Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

B-1 EDG Board Comment: *The Board members were generally agreed that the best scheme would be one that extended the rear portion of the structure close to the south property line while providing a setback along the alley adequate to provide a buffer for residences across the alley to the east.*

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

C-1 EDG Board Comment: *The Board acknowledged that this was a challenging site, both because of the exceptional tree and the zoning transition between the NC2-40' of the site and the SF 5000 at the centerline of the alley.*

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural context.

C-2 EDG Board Comment: *The design of the structure should be guided by the "lantern in the park" parti. The design team was encouraged by the Board to "fully embrace" this concept. In doing this effectively, the final design should incorporate communal uses and spaces into the lantern forms to enhance their effectiveness as perceptible objects.*

D-5 Applicant Response

The applicant has located thirteen out of fourteen parking spaces in a below grade parking garage. The remaining space is located on the ground floor, where the extra ceiling height available allows for an accessible van stall and commercial unloading.

D-7 Applicant Response

The building design will provide “eyes on the street” in several ways. First, per the response to Guideline A-3, the common residential space has been extended to Delridge Way South West, giving the residential reception desk sightlines to the street. Second, clinical staff office spaces are located on the alley, with sightlines onto the alley. Third, the common residential space has large windows opening onto the ground level open space, providing sightlines to the reception desk. Finally, the residential TV lounge and the clinical staff break room have windows that face onto the sidewalk on the north side of the property.

D-12 Applicant Response

Per the previous response to guideline A-3 a portion of the residential common area faces directly onto Delridge Way South West.

D-5 Visual Impacts Of Parking Structures

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

D-5 EDG Board Comment: *In choosing this guideline as one of highest priority, the Board expressed concern for the appearance of the parking along the alley as presented in Scheme B and C. The Board Thought the underground parking proposed as part of Scheme A was the most viable for the project and encouraged the applicant to locate all the parking in a below grade or at-grade garage with a single entrance off the alley. The board members were adamantly opposed to covered, open stalls facing the alley. In The Board’s view open stalls would be detrimental to safety and provide cover for illegal activities already a problem in the alley. The Parking provided should be contained and controlled.*

D-7 Personal Safety And Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

D-7 EDG Board Comment: *(See the comments above under D-5.) The Board also encouraged “eyes on the alley” from windows into staff or common areas and from units facing onto the alley. In addition to providing personal safety and security along the alley, the design of the courtyard and the interface of courtyard and structure provided by the north and east “walls” of the courtyard should ensure a feeling of personal safety and security.*

D-12 Residential Entries And Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

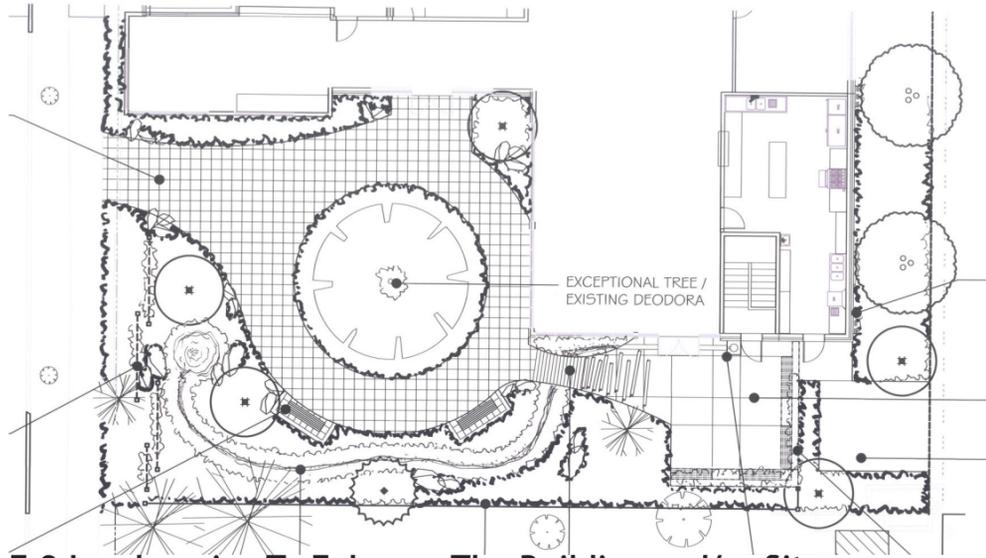
D-12 EDG Board Comment: *The Board strongly encouraged the applicant to locate a portion of the residential common area facing directly onto Delridge Way SW. This space could be contiguous with a main residential entry which would face onto the courtyard.*



D-7 Personal Safety And Security



D-7, D-12 Residential Entries And Transitions, Transparency



E-2 Landscaping To Enhance The Building and/or Site

E-3 Landscape Design to Address Special Site Conditions

E-2 Applicant Response

Per the landscape plan provided a large landscaped area, approximately fifty-six feet wide by fifty nine feet deep, is provided around the exceptional tree in the south west corner of the site. An eleven-foot deep landscaped buffer is provided along half of the alley frontage. A three foot six inch planting strip will be provided along most of the Delridge frontage of the building. The planting strip along Delridge Way South West will be enhanced, and several paved driveways will be removed from Delridge Way.

E-3 Applicant Response

An enhanced planting strip will be provided along Delridge Way Southwest. Per Seattle Department of Transportation input the applicant will preserve the existing street trees in the planting strip.

E-2 Landscaping To Enhance The Building and/or Site
 Landscaping Including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

E-3 Landscape Design to Address Special Site Conditions
 The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

E-3 EDG Board Comment: *Provide street trees and an enhanced planting strip along Delridge Way SW as appropriate and as integrated with the landscape design of the proposed courtyard and the southwest portion of the site.*



EVANS HOUSE
415 10th Avenue
Seattle, WA
DESC



CANADAY HOUSE
424 Minor Avenue N
Seattle, WA
DESC



RAINIER HOUSE
5270 Rainier Avenue South
Seattle, WA
DESC



KERNER SCOTT HOUSE
510 Minor Avenue
Seattle, WA
DESC



DELRIDGE APARTMENTS

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Relevant Projects

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