



4848 Delridge Way SW / Seattle, WA 98108,  
#3015624

Streamlined Design Review  
Sept 23, 2013



## PROJECT

Address: 4848 Delridge Way SW / Seattle, WA 98108  
 Zone: LR2  
 DPD #: 3015624 / 6370629  
 APN: 177310-0540  
 DPD Staff: Bradley Wilburn

Legal Description:  
 Lot 18, Block 21, Cottage Grove Addition No. 2 according to the plat thereof,  
 recorded in volume 22 of plats, Page 71, Records of King County, Washington.

## PROPOSAL

The proposal of this project at 4848 Delridge Way SW consists of two townhouse duplexes (4-units total) with roof decks and surface parking off the alley (4 spaces). Proposed buildings will meet Built Green 4 Star requirements.

## CONTEXT

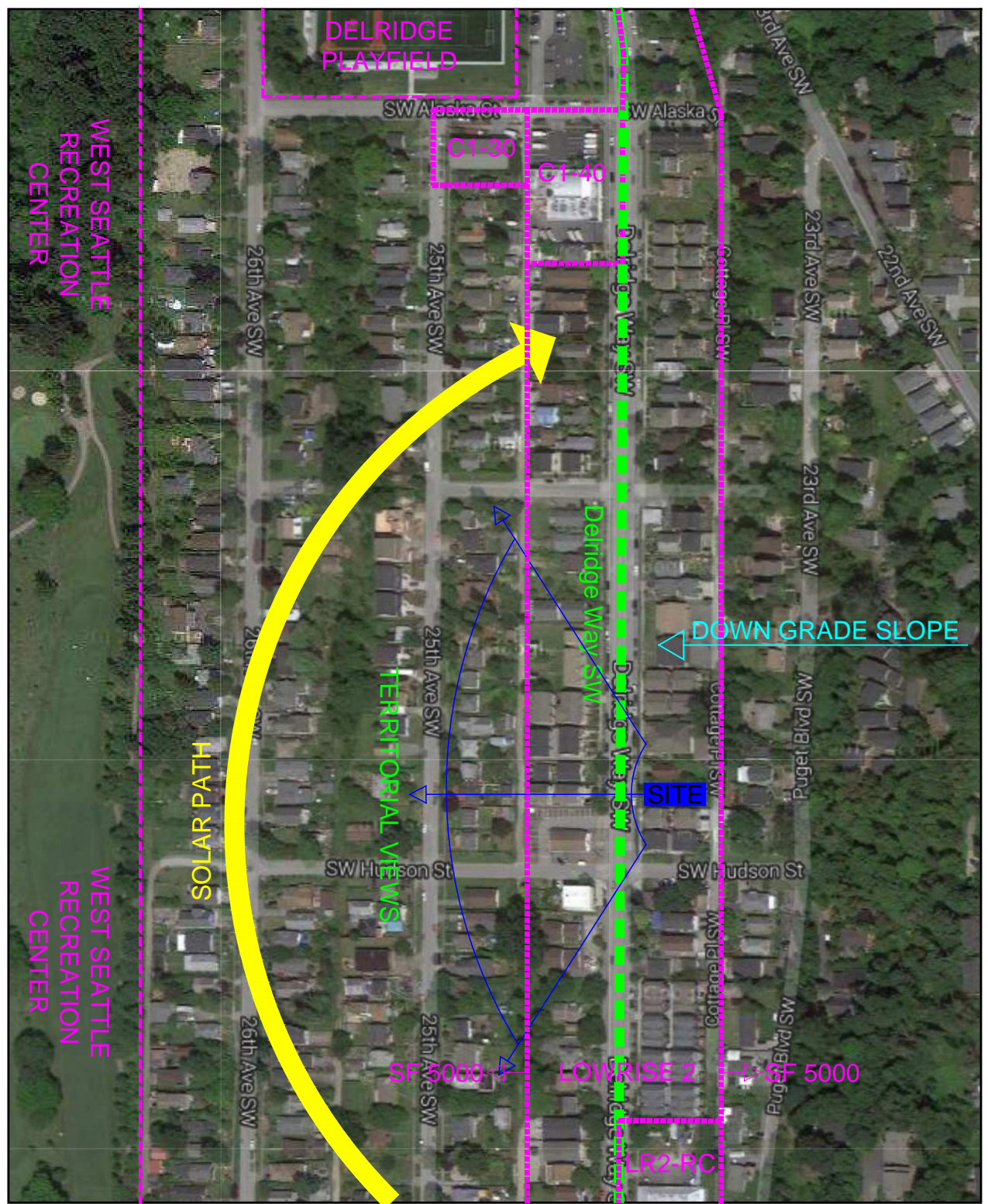
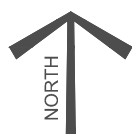
This 4800 sf lot is located in West Seattle in a Lowrise 2 zone south of the West Seattle Bridge and East of the West Seattle Recreation Center. Across the 16' alley to the east is a SF 5000 zone. It's is surrounded by two townhouse duplexes to the south with a single family home to the north (this property is going through SDR). To the north of that single family home is a 6-unit condominium building. Across the street along Delridge are a mix of townhouses, row houses, condominiums and single family homes. Across and uphill east of the alley are single family homes in a SF 5000 zone.

On the west side of Delridge Way SW and SW Hudson Street are a small cluster of businesses: Disabled American Veterans, Lighthouse Meditation and a photography studio. At the north end of the block on Delridge Way SW is Pearl's Tea and Coffee.

The grade on the site slopes down to the west toward Delridge Way SW. The property has territorial views across Delridge Way SW to the west. The grade across the lot drops about 15' in elevation between the alley and Delridge Way SW.

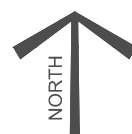




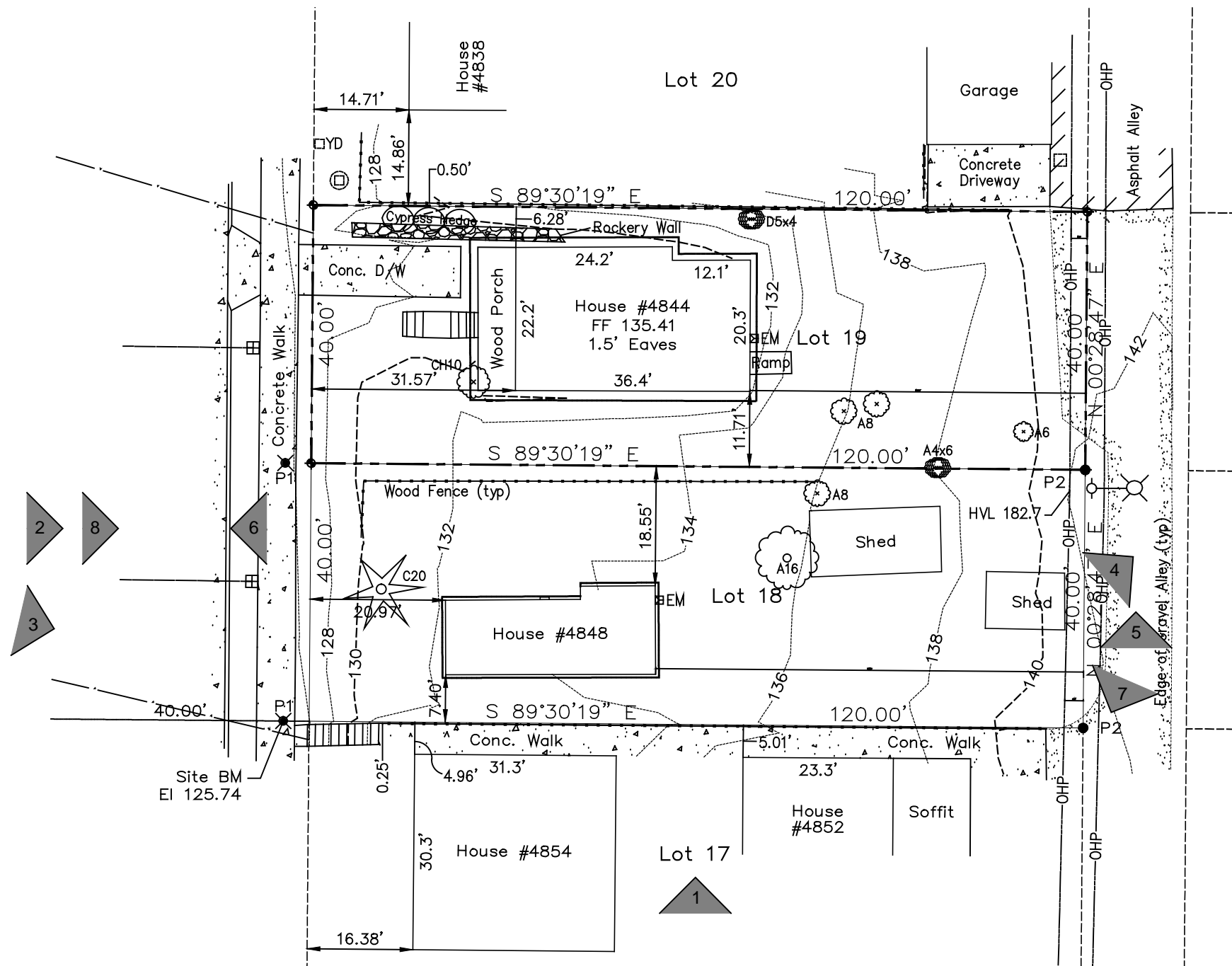


CONTEXT MAP  
(NTS)





4848 Delridge Way SW / Seattle, WA 98108  
#3015624

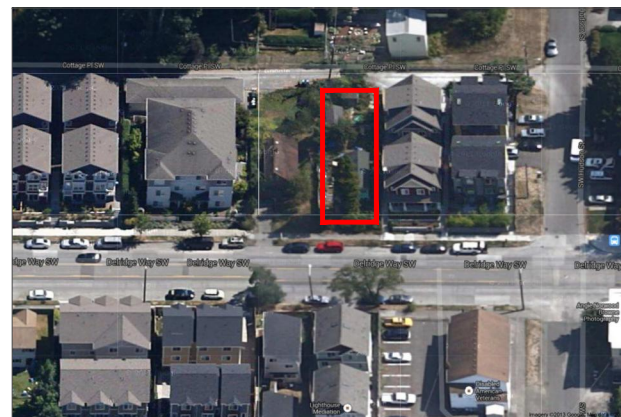


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[1] aerial looking north



[2] aerial looking east



[3] townhouses to south along Delridge Way SW



[4] houses east of alley



[5] alley looking north



[6] street panorama looking west



[7] alley looking south



[8] street panorama looking east





Neighborhood Context (significant and inspiration buildings in neighborhood):

A	4540 Delridge Way SW - Two SFR
	Newly constructed houses with use of hardipanel & bold green and blue colors
B	4556 Delridge Way SW - 3-story apartment bldg
	Existing 3-story apartment building w/ flat roof on Delridge Way SW
C	4800 Delridge Way SW - 1-story coffee shop
	Existing building at north end of block with bold purple color
D	4854 Delridge Way SW - Two 3-story townhouses
	Existing building with similar footprint also two 3-story townhouses with parking off alley. Bold red and yellow color along Delridge.
E	2320 SW Hudson St - Two 3-story townhouses
	Existing building 2 lots south with hardipanel and metal siding. Use of shed roofs (departure from traditional roofline). Bold green colored panels.
F	2401-2411 SW Hudson St - 1-story public service bldg
	Existing bldg across street at corner of Delridge Way SW and SW Hudson St providing services for Disabled American Veterans.
G	2401-2411 SW Hudson St - 2-story apt/commercial bldg
	Existing building across street on the corner of Delridge Way SW and SW Hudson St with flat roof. Both apartments and photography studio in building.
H	5050 Delridge Way SW - 1-story warehouse
	Existing building with flat roof & bright blue graphic



NEIGHBORHOOD BUILDINGS MAP (NTS)



[A] looking east



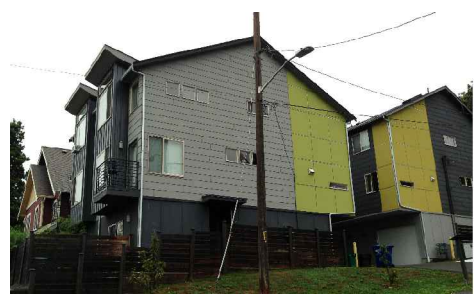
[B] looking northwest toward Delridge



[C] looking east



[D] looking east



[E] looking northeast



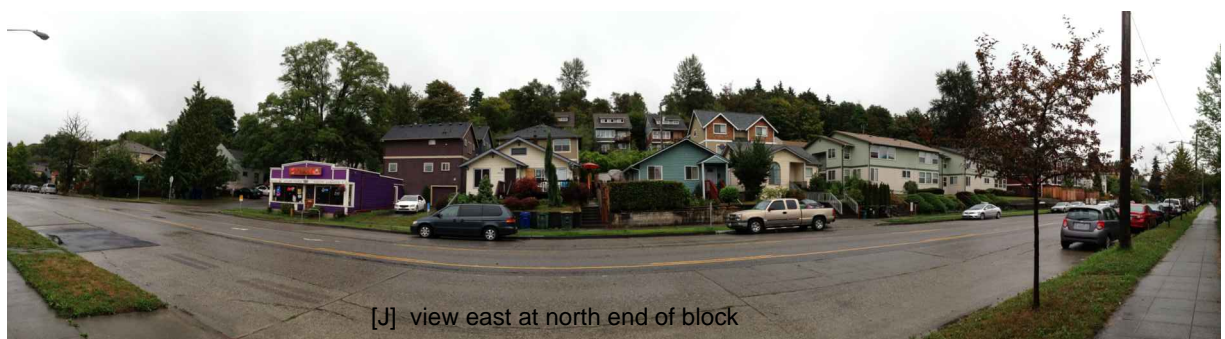
[F] looking west



[G] looking southwest



[H] looking northeast

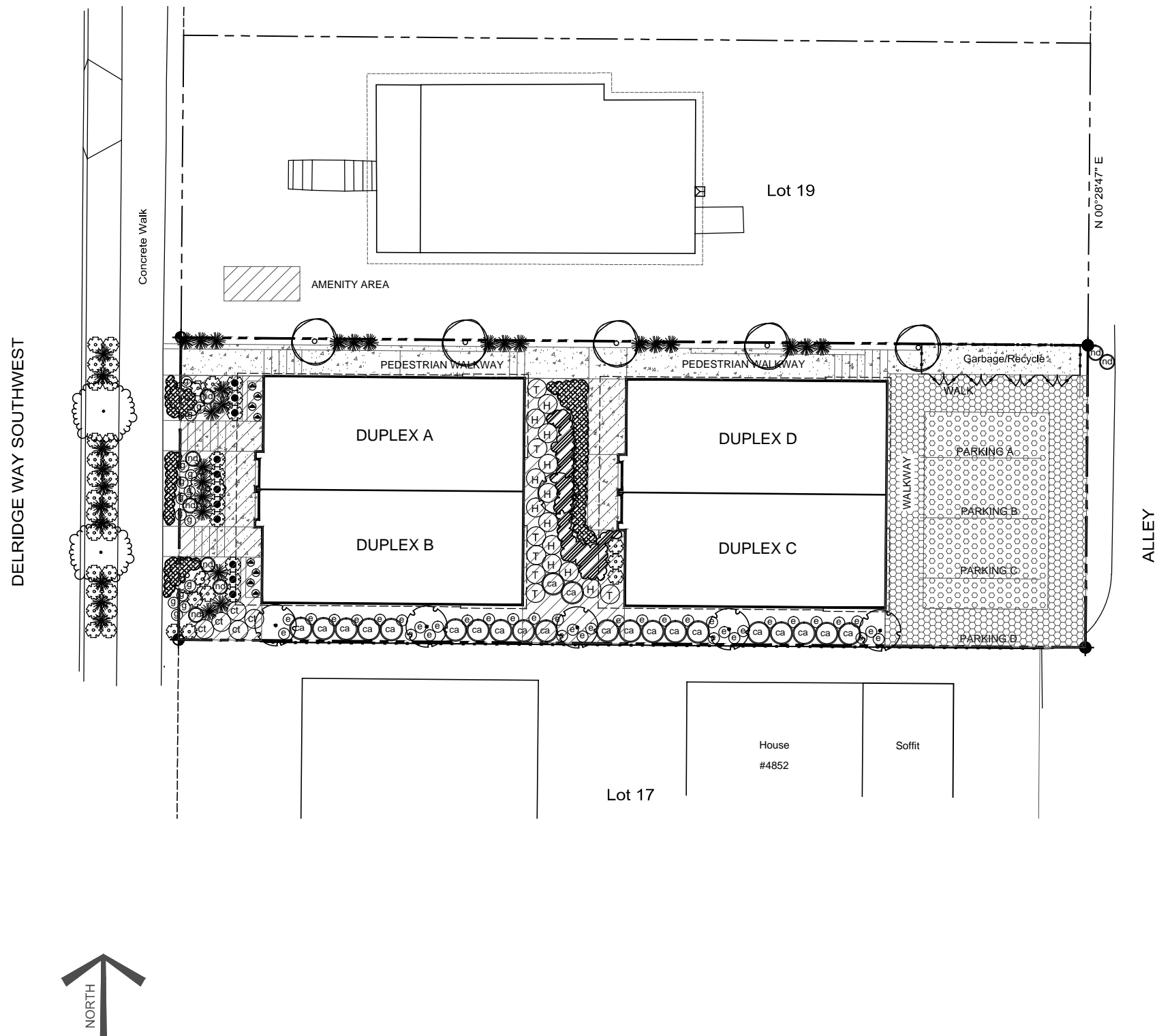


[J] view east at north end of block









- Recycle & Solid Waste

We are proposing a 21'x4' screened garage & recycle off the alley, with approval from Liz Kain of SPU.

- Surface Parking off Alley

Proposing built up parking pad with permeable paving. Building, 6' high fence and landscape screening block view of parking and car lights to north, south and west. Residences on east side of alley are located significantly higher uphill than buildings along Delridge Way SW.

- Amenity Area

All amenity area is private both at ground level and on the rooftop decks.

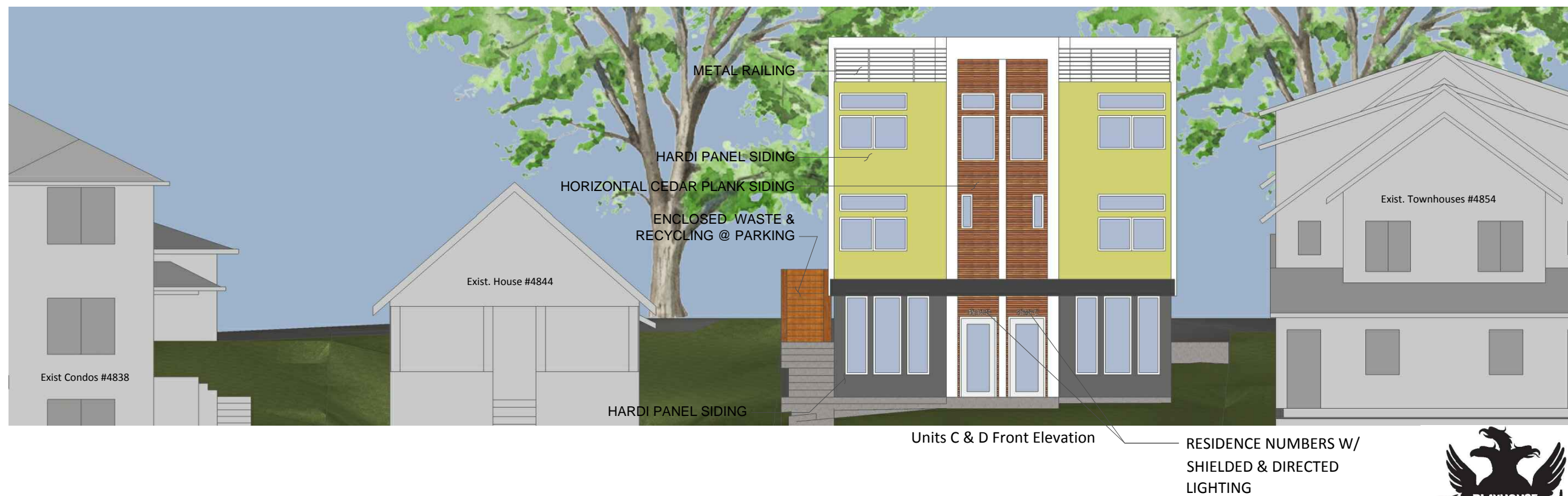
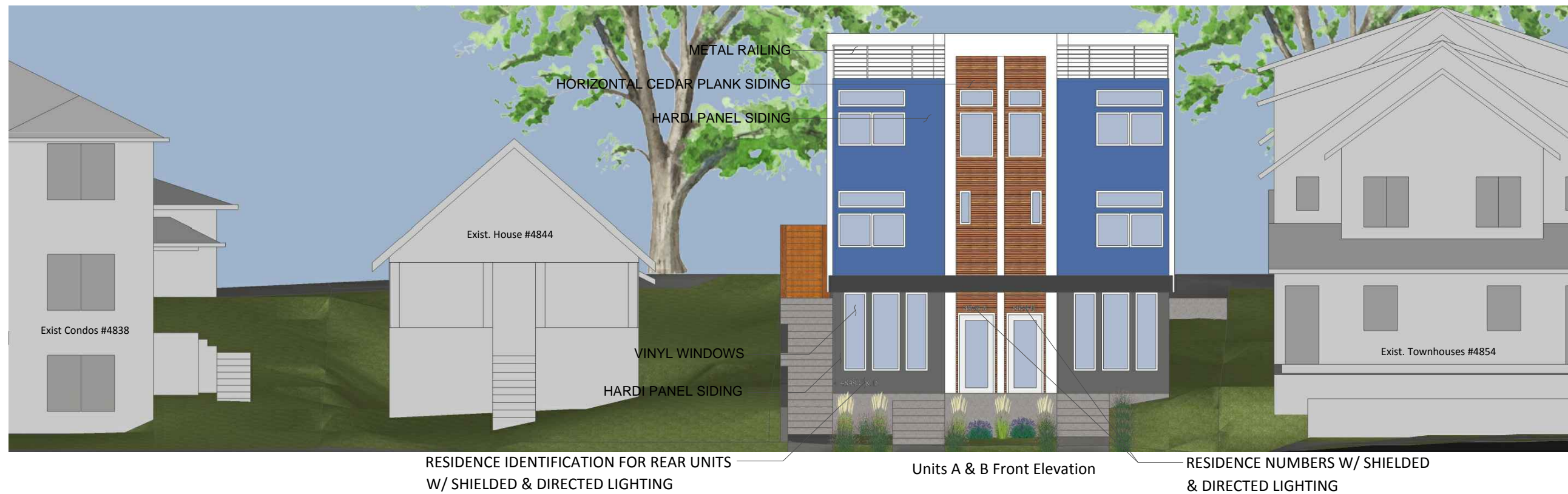
- Green Factor:  
A minimum score of 0.6 required for L2 zones per SMC 23.45.524.
- Amenity Area  
Required area per SMC 23.45.522 is equal to 25% of the entire lot area. For townhomes, this can be provided in either common or private amenity areas, with up to 50% located on rooftops.

Required = 25% (4800) = 1200 sf

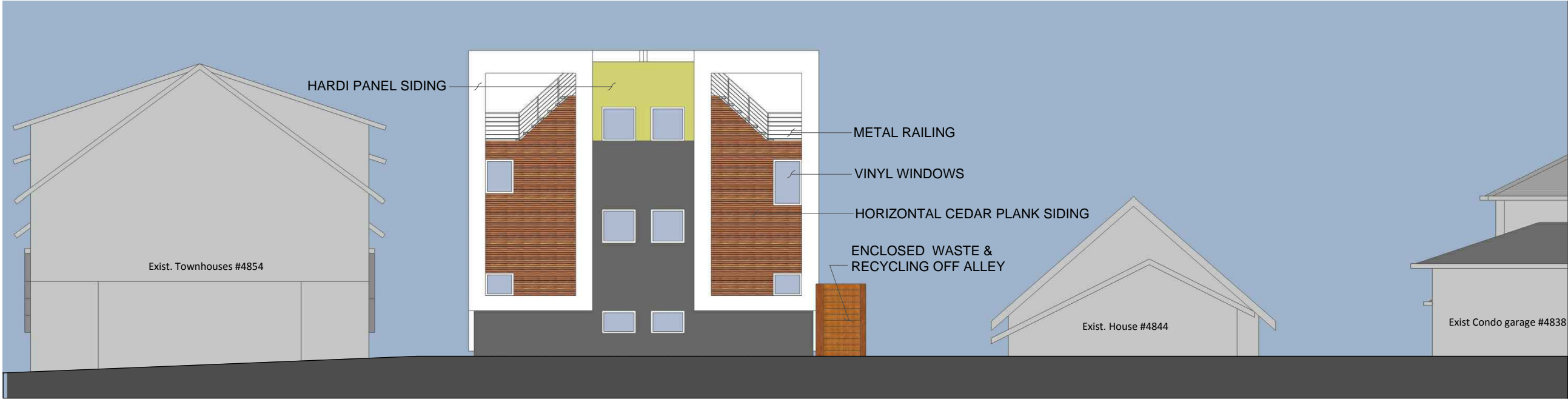
Provided = Private: 837 sf @ ground level +  
425 sf ea @ roof decks = 2537 sf total



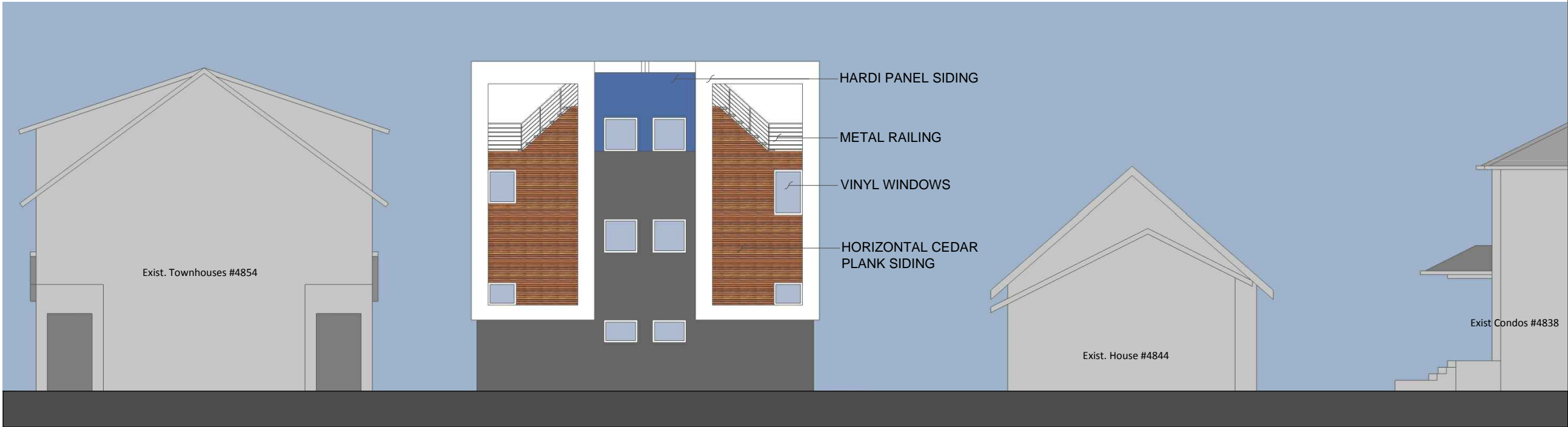








Units C & D back Elevation



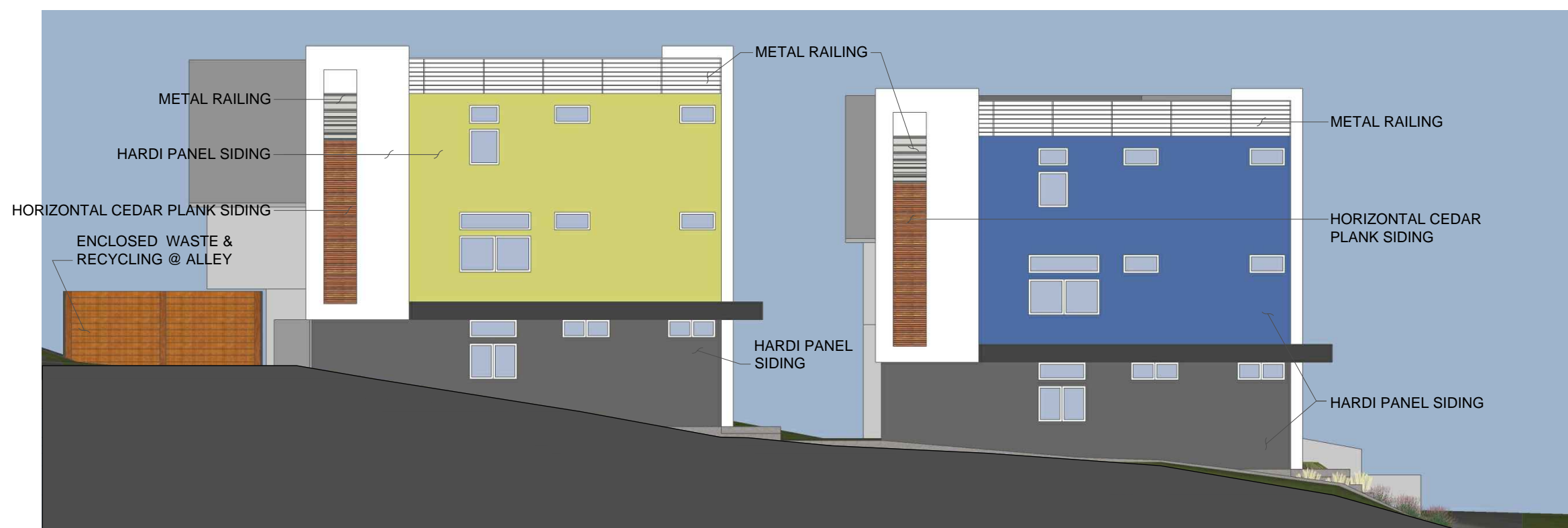
Units A & B back Elevation







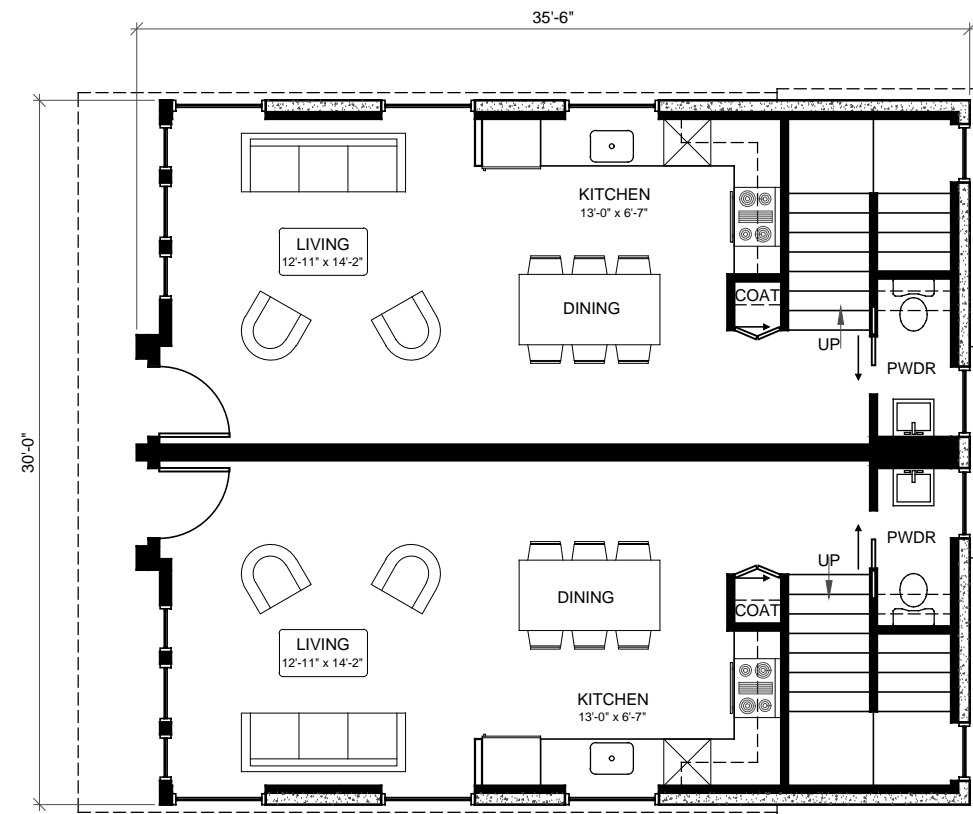
South Elevation



North Elevation

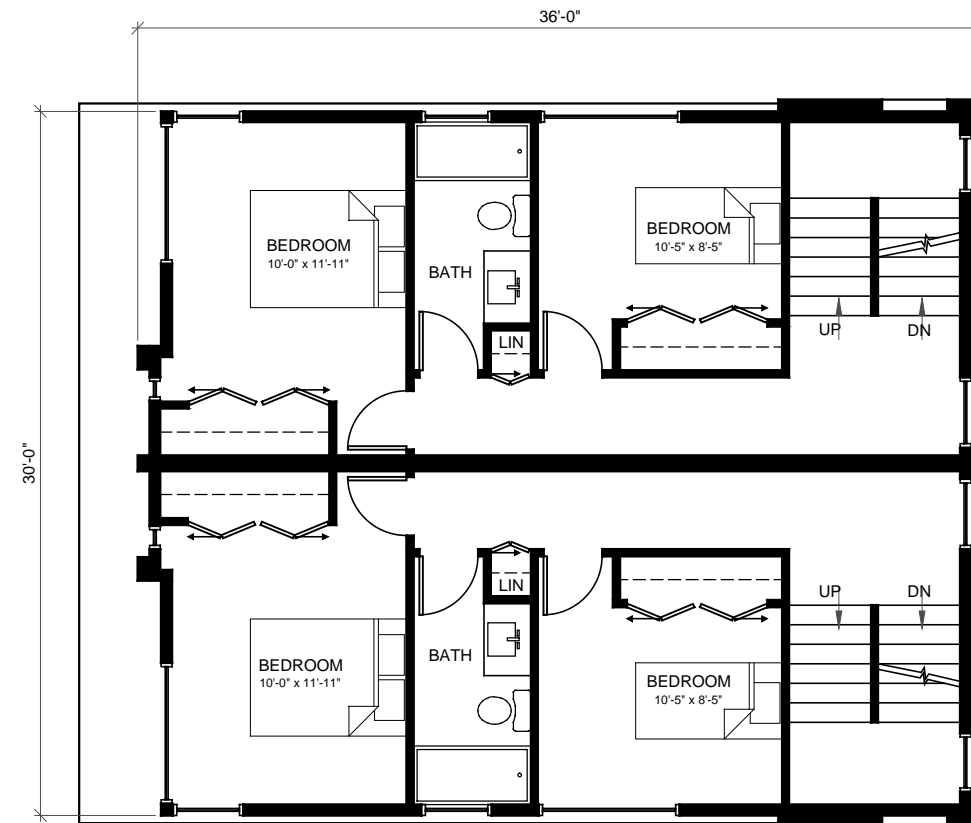






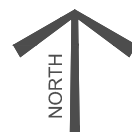
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"  
(SAME FOR BOTH DUPLEXES)



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"  
(SAME FOR BOTH DUPLEXES)

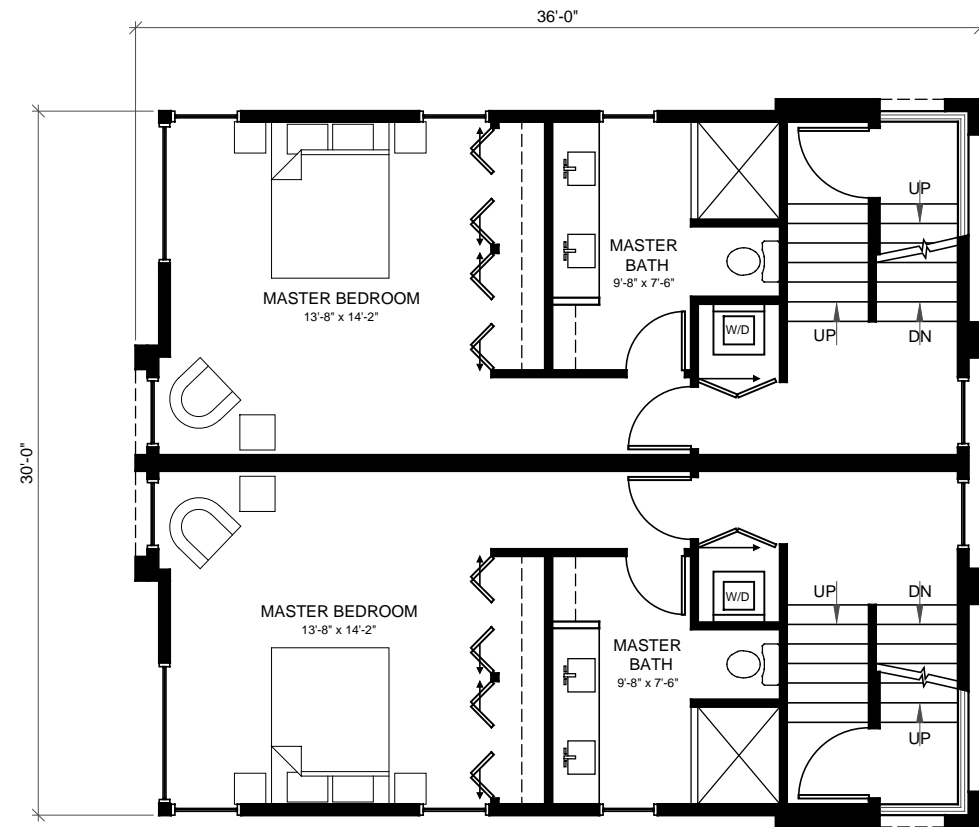


DUPLEXS A/B & C/D PER UNIT

Bedrooms:	3
Bathrooms:	2.25
Heated:	1535.5 sf
Deck:	427 sf
FAR:	2847 (per duplex)

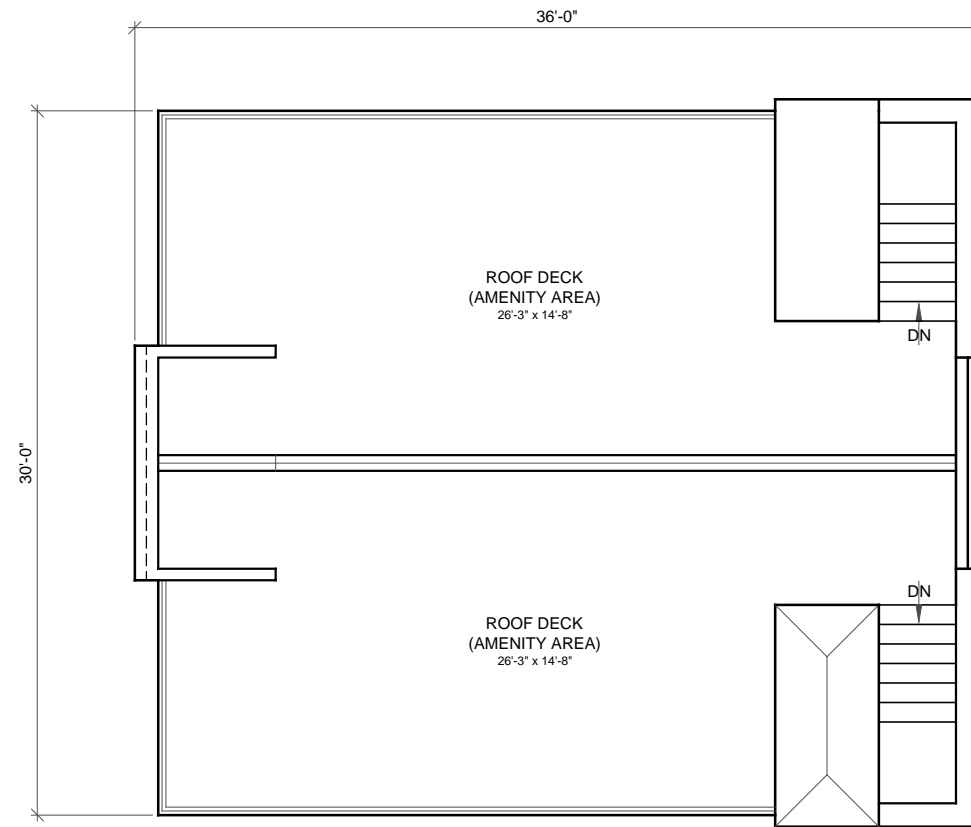






THIRD FLOOR PLAN

SCALE:  $\frac{1}{8}" = 1'-0"$   
(SAME FOR BOTH DUPLEXES)



ROOF DECK

SCALE:  $\frac{1}{8}" = 1'-0"$   
(SAME FOR BOTH DUPLEXES)





window alignment at north property line



exist house across alley east of site



exist fence & facades of existing townhouses facing site along south property line

### Window Study

The windows of the proposed duplexes have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants. Windows into side yards have been minimized and are primarily placed well above eye level so residents can't look across into other units.

Along the south property line there are two existing townhouses. There are very minimal windows facing the proposed buildings and none look into any of the proposed windows (overlay 1). At the first floor there is an existing 6' tall fence and a pedestrian walkway running the length of the site (photo 3).

Along the north property line, the existing building is planned to be demolished. The new proposed buildings are similar to those proposed here. On the first floor windows will be screened by plantings. On the second and third floors windows will be high, obscured or offset for privacy.

Along the East property line, the existing houses are across the alley and uphill from the duplexes. Rear facades have only high windows from the stair and hallway. There is over 60' to the east houses from the proposed structures (photo 2).







8am in september



10am in september



12pm in september



2pm in September



4pm in September



existing conditions

Shadow Study

The proposed structures do cast shadows over the neighboring north property but since the existing SFR will be removed it will have no impact on the existing structure. The new structures proposed on that lot (currently in SDR) will have minimal windows facing south and will share the same setbacks so will not be negatively impacted by this project.

The proposed structures have minimal impact on the residences to the east due to their distance away (over 60' since they are across the alley & townhouse parking) and because the subject site is downhill from those single family residences.



Design Guidelines - Preliminary Guidance Responses					
A-1	Respond to Site Characteristics	A-6	Transition Between Residence and Street	D-1	Pedestrian Open Spaces and Entrances
	<p>The buildings step with the grade as it rises up from Delridge Way SW. The building fronting on Delridge has a raised stoop approx 4' from the sidewalk. The 2nd building is approx 4' higher with another approx 7' rise to the alley. Because the slope continues to rise to the east, the houses across the alley will continue to have territorial views to the west. Roof decks provided for each unit will also afford territorial views to the west. The townhouses to the south have minimal windows facing north, with a 5' side yard and a 6' high fence on its north border. Property to the north has a single family residence proposed for demolition with a development similar to this under a separate permit/owner. Existing trees will be removed but street trees and new trees on-site will be provided.</p>		By providing an open stoop with no fences and abundant landscaping/planters this building engages with the streetscape. Many of the residences on this block are closed off from the street by tall planters and fences. To counteract this we have used a variety of materials and an eave above the first floor to reduce the scale of the building and engage the street in an inviting manner.		Entrances for building along Delridge Way SW face the street. Address signage will be provided at north stair that connects to back buildings and then to alley. Stair leading to the rear is also marked by a retaining wall to the north.
		A-8	Parking and Vehicle Access	D-2	Blank Walls
			Access to a parking pad for surface parking for all units will be off the alley. A Street Improvement Plan for resurfacing of alley and street trees is in progress. Pedestrian access from units to parking is along the north side of the site.		No fences are proposed along Delridge Way SW.
				D-3	Retaining Walls
A-2	Streetscape Compatibility	B-1	Height, Bulk, and Scale Compatibility		There will be no retaining walls facing Delridge Way SW. The only retaining wall along the street will be at the property to the north for the stair up to the back units. To the north of this short wall and stair will be planting of trees and shrubs.
	<p>The proposed street facing structure has been designed to fit within the context of the eclectic mix of architectural styles along Delridge Way SW. This building continues the 3-story template of townhouse /condominiums that has developed on this busy street. The proposed buildings are the same height and scale as most of those found along Delridge Way SW (except for the existing SFR to the north which is planned for demo) as a way to continue the flow of the pedestrian experience. This building responds to modern elements in the neighborhood for inspiration including the use of color, siding choice and roof style. Although it is not the prevalent style in the neighborhood nearby buildings use the same modern elements of hardipanel, wood, bold colors and flat roofs. These modern elements help to reinvigorate the architectural template of the street.</p>		The proposed street facing structure has been designed to match the height and scale of the existing townhouse projects on the block.	D-6	Screening of Dumpsters, Utilities and Service Areas
		C-2	Architectural Concept and Consistency		Garbage/recycling area will be at the north end of the site along the alley. It has been ok'd by Liz Kain to be 4' wide x 21' long. All openings to the 6' high cedar enclosure will be along the pathway to the alley facing the parking so will be focused internally rather than toward the alley or adjacent properties.
			The design and presence of these buildings is modern combining geometric shapes and bold colors with warm wood tones. The facades are broken up to read as three planes (in both front and back) with the first floor creating a strong base beneath the eaves. For materials we took cues from newer buildings in the neighborhood. Building footprint, height and width is similar to other townhouse duplexes on the block. The desire here is to reinvigorate the neighborhood's design vernacular.	D-8	Treatment of Alley
					To the east of the alley is a SF 5000 zone. The grade continues to rise from the alley so houses are significantly higher than the proposed development. In order to be sensitive to these residents the height of the back building is just over 27' above the level of the parking pad. These SF 5000 houses are also over 60' from the buildings proposed. Windows have been minimized along the east facade and exterior stair to the roof to minimize height to be sensitive to existing residents.
A-3	Entrances Visible from the Street	C-3	Human Scale	D-12	Residential Entries and Transitions
	Entrances for the front duplex will be visible from the street and address signage will be provided for both duplexes. Signage will direct people up the north at-grade stair to the second duplex and through the site to the parking, garbage/recycle and the alley.		The eave above the first floor takes the scale of the building down by stopping the verticality of the 3-story buildings along the street. The eave and change of color creates a strong human scaled base to the buildings. Tall windows open up the first floor at the street. This base breaks up the facades making the first floor stand out and relate more directly to the street and pedestrians.		The stairway that gives access to the structures in the rear is marked by a retaining wall to the north which projects forward of the entries for the front units. Address signage for the rear units will be provided both on the front Duplex next to this stair (leading to the rear units) and on the north retaining wall. All units will have signs above their doors.
A-5	Respect for Adjacent Sites	C-4	Exterior Finish Materials		
	There is an effort to balance larger front setbacks seen along the street with the the desire to engage with the streetscape. Because the grade slopes up away from the street, the further back the building is set, the higher off the street it would have to be placed. The 10' front yard setback (7' min required) gives the best of both by placing the building only 4' higher than the sidewalk, but with a greater than required setback. This project also doesn't include a stair tower as a way of respecting neighboring properties.		Exterior walls will be HardiePanel and cedar siding. HardiePanel will stand up against climate's harshest conditions. This is a rainscreen system that allows for the penetration of water which it sheds behind the front shell. HardiePanel is protected by a 30-year nonprorated, transferable, limited warranty.		





Design Guidelines - Preliminary Guidance Responses		Site Reconnaissance Checklist Responses	
E-1	Landscaping to Reinforce Design Continuity with Adjacent Sites	1	ROW Improvements
	The landscape design will primarily consist of abundant shrubs and perennials intermixed with deciduous and evergreen trees along the north, south and west sides of the site. This will relate to existing landscaping on adjacent and nearby landscaped properties by mixing evergreen and colorful deciduous shrubs and trees similar to what is seen on the existing streetscape. The landscaping of many properties along Delridge Way SW are blocked off from the street by high fences which we will not have.		A Street Improvement Plan is currently in progress with SDOT for adding street trees and a crushed rock alley surface.
		2	Trees
			No significant trees. See tree report.
E-2	Landscaping to Enhance the Building and/or Site	3	Structures on Site
	The landscaping will enhance the buildings and site by creating a backdrop of trees, shrubs and perennials to complement the building's architecture. The open stoop and abundant landscaping along Delridge Way SW creates an inviting entries. Both trees and shrubs will be added at the north side of the walkway from the street to the alley drawing attention to the walkway and back buildings. The alley parking will have permeable paving to soften the surface.		Existing residential structure unoccupied.

