

THE CHRISTIANSON DEVELOPMENT
5414 DELRIDGE WAY SW
SEATTLE, WASHINGTON 98106



EARLY DESIGN GUIDANCE
DPD #3019822
JULY 16, 2015

310 First Avenue S, Suite 4S,
Seattle, WA 98104
206.933.1150
www.nkarch.com



PROJECT INTRODUCTION



ADDRESS: 5414 Delridge Way SW, Seattle WA 98106
DPD PROJECT #: 3019822

KING COUNTY PARCEL NO.: 1773101530
LEGAL DESCRIPTION:

LOT 4, BLOCK 30, COTTAGE GROVE NUMBER TWO, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 22 OF PLATS, PAGE 71, RECORDS OF KING COUNTY, WA

OWNER: The Christianson Development
 5424 Delridge Way SW, Suite A
 Seattle, Washington 98106

APPLICANT: Nicholson Kovalchick Architects
CONTACT: Steve Fischer
 310 First Avenue S, Suite 4S
 Seattle, Washington 98104



DEVELOPMENT OBJECTIVES

The proposed project is a 4-story structure containing residential units over shared parking and a street facing commercial space. The residential units are multi-story individual units similar to townhouse style residences with shared access. The developer has developed and constructed three similar styled projects just two lots south of the subject site. This project will include a shared enclosed parking area in lieu of the surface parking solution of his previous projects. Parking for the residential uses will be provided at grade and will be accessed from the adjacent alley. Designated parking for the commercial space will not be provided. The project aims to improve the pedestrian environment along Delridge Way SW by providing ground-level commercial activity, quality building materials, pedestrian scaled lighting and signage, and street-scape appropriate landscaping.

The approximate sizes of the proposed building and its uses are as follows:

- Unit Count: 7 Units
- On-site Parking Stall Count: 7 Stalls
- Area of Residential Uses: 9,300 Sq. Ft.
- Area of Office Uses: 850 Sq. Ft.
- Area of Parking Uses: 1,850 Sq. Ft.
- Total Area: 12,500 Sq. Ft.

EXISTING SITE

The project site consists of a single parcel located mid-block on the east side of Delridge Avenue SW between SW Findlay Street and SW Brandon Street. The site is currently occupied by a single family home built in 1930 and is planned for demolition as part of the redevelopment of the site. The site is approximately 40' wide and 120' deep and is bounded by a 16'-0" wide unimproved alley to the east. A 2'-0" alley dedication will be required to widen the alley and the owner is electing to improve the alley under a separate permit in order to better serve his existing built projects to the south at 5420, 5424 and 5428 Delridge Way SW.

Automobiles can currently access the site by a single curb cut along Delridge Way SW as well as rear yard access from the alley typical of single family homes during the early to mid 20th century. The proposed design would remove the curb cut off of Delridge Way and replace with standard sidewalk and planter strip landscaping. Resultant automobile access will be from the alley only. The topography of the site slopes upward from Delridge Way to the alley with an approximate change in grade of 10'. The street frontage is general flat and the largest change in grade is from the street frontage back to the alley. The site does not include any environmentally critical areas. The site includes a limited number of small flowering trees that are both on-site and on adjacent properties as well as small trees in the right-of-way. None of the trees appear to be exceptional and are planned for removal. Street trees and right-of-way landscaping will be coordinated with the City of Seattle.

ZONING AND OVERLAY DESIGNATION

The site is not located in an Urban Village and its proximity to frequent transit is undetermined. The owner plans to provide on-site parking per city standards. The site was recently rezoned in May 2015 to NC2P-40, which intends to preserve and encourage a pedestrian-oriented, retail shopping district, limiting nonresidential uses to animate the sidewalk environment. Properties immediately north and south as well as across Delridge Way are also zoned NC2P-40. Properties across the alley to the east are zoned SF-5000 which triggers special setbacks between the commercial zone and the single family zone.

NEIGHBORING DEVELOPMENT

The neighborhood is made up of small and mid-sized commercial uses that run north and south along Delridge Way with single family homes occurring beyond the commercial frontages both to the east and west. More recent development in the immediate neighborhood has created a nice variety of building scales and types. This variety of scale and added attention to the pedestrian sidewalk realm has also created a catalyst for a developing pedestrian character. The most notable newer structures in the area include the Delridge Library, the developer's existing 3 commercial / townhouse projects on Delridge, and the newly built Delridge Supportive Housing project just south on Delridge Way. The neighborhood also has a quaintness about it that is created by small cafe's and restaurants that are operating out of older smaller established structures. Further away from the site is the Delridge Community Center to the north with its playfields and outdoor activities areas, the West Seattle Golf Course also to the north, a variety of parks, and the liveliness of the West Seattle Junction to the west.

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SITE ANALYSIS

URBAN CONTEXT

SURROUNDING CONTEXT

9 BLOCK GRID / AERIAL IMAGE

DETAIL AERIAL & MASSING VIEWS

FIGURE GROUND ANALYSIS

EXISTING SITE PLAN

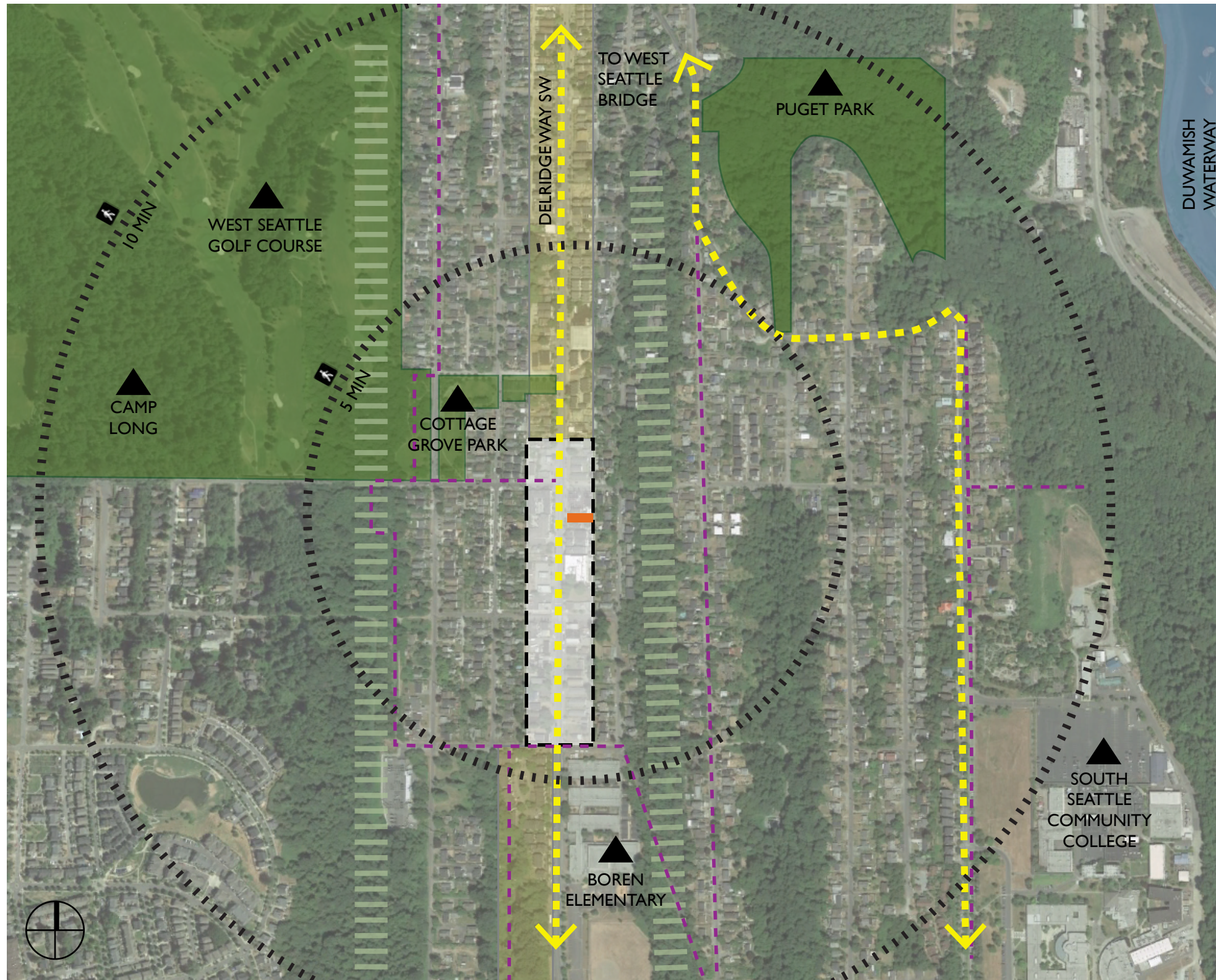
STREETSCAPES

EXISTING TREE INFORMATION

ZONING SUMMARY

SITE ANALYSIS

URBAN CONTEXT



OPPORTUNITIES & CONSTRAINTS

The project site is located along Delridge Way SW, a major north-south corridor in West Seattle. Development along Delridge Way SW is characterized by low- and mid-rise densities, light commercial activity, and community amenities. The site is situated in a neighborhood commercial zone that stretches several blocks along Delridge Way SW. This zone contains such uses as: neighborhood restaurants, convenience marts, gas stations, auto repair, and small office space. The Delridge Public Library is located across the street from the site.

The project is located just north of three mixed-use developments by the owner/ developer, which serve as a precedent for the project. Similar to these existing developments, the proposed project will also enhance the pedestrian nature of the neighborhood with ground-level commercial space and landscaping. To the east and west, the neighborhood is residential in nature. Single family homes are located across the alley at the rear property line. This alley provides vehicular access for on-site parking.

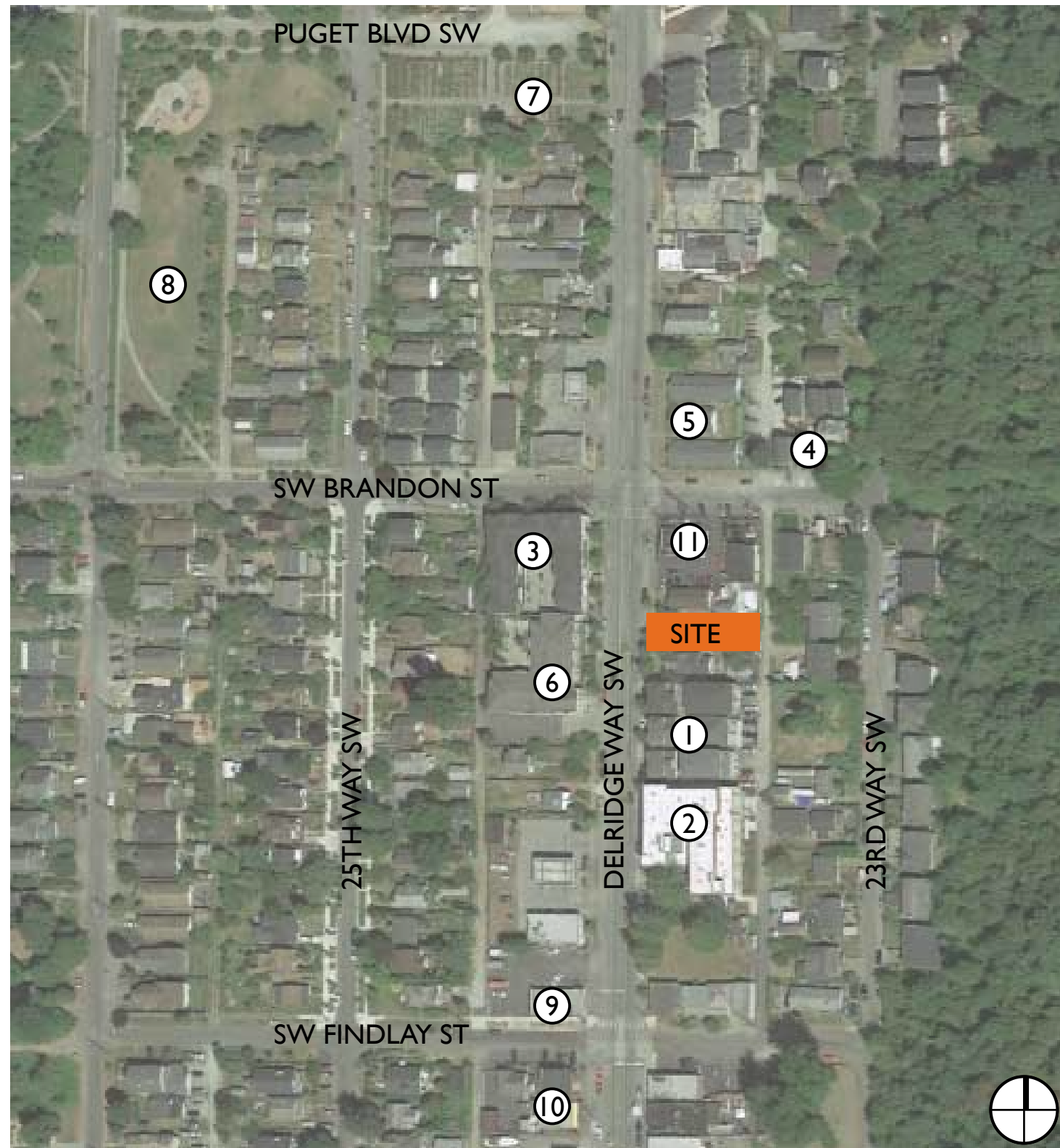
Numerous parks and green-spaces are within close proximity: Cottage Grove Park, Camp Long, Puget Park, West Seattle Golf Course, and the Delridge P-Patch. The Delridge Community Center and Playfield are located five blocks north of the site. There is also a church and schools in the immediate site vicinity including South Seattle Community College and Boren Elementary. The topography of the site itself is fairly flat, however, a heavily vegetated ridge runs north-south one block east of the site creating a green edge to the immediate neighborhood. Another ridge lies to the west of the site along Camp Long.

The site is well served by public transit. Bus routes run along Delridge Way SW and 16th Avenue SW. The Longfellow Creek Legacy Trail provides a north-south pedestrian route just west of the site. The site also has easy vehicular access to the West Seattle Bridge via Delridge Way SW.



SITE ANALYSIS

SURROUNDING CONTEXT



① CHRISTIANSON DEVELOPMENT



② COTTAGE GROVE COMMONS



③ BRANDON COURT MIXED-USE



④ SINGLE-FAMILY RESIDENTIAL



⑤ SINGLE-FAMILY RESIDENTIAL



⑥ DELRIDGE PUBLIC LIBRARY



⑦ DELRIDGE P-PATCH



⑧ COTTAGE GROVE PARK



⑨ CONVENIENCE FOOD MART



⑩ NEIGHBORHOOD RESTAURANTS



⑪ AUTO REPAIR

SITE ANALYSIS

9 BLOCK GRID - AERIAL VIEW SHOWING CURRENT CONSTRUCTION AND PROJECTS IN REVIEW



SITE ANALYSIS

DETAIL AERIAL VIEWS AND MASSING VIEW OF SITE



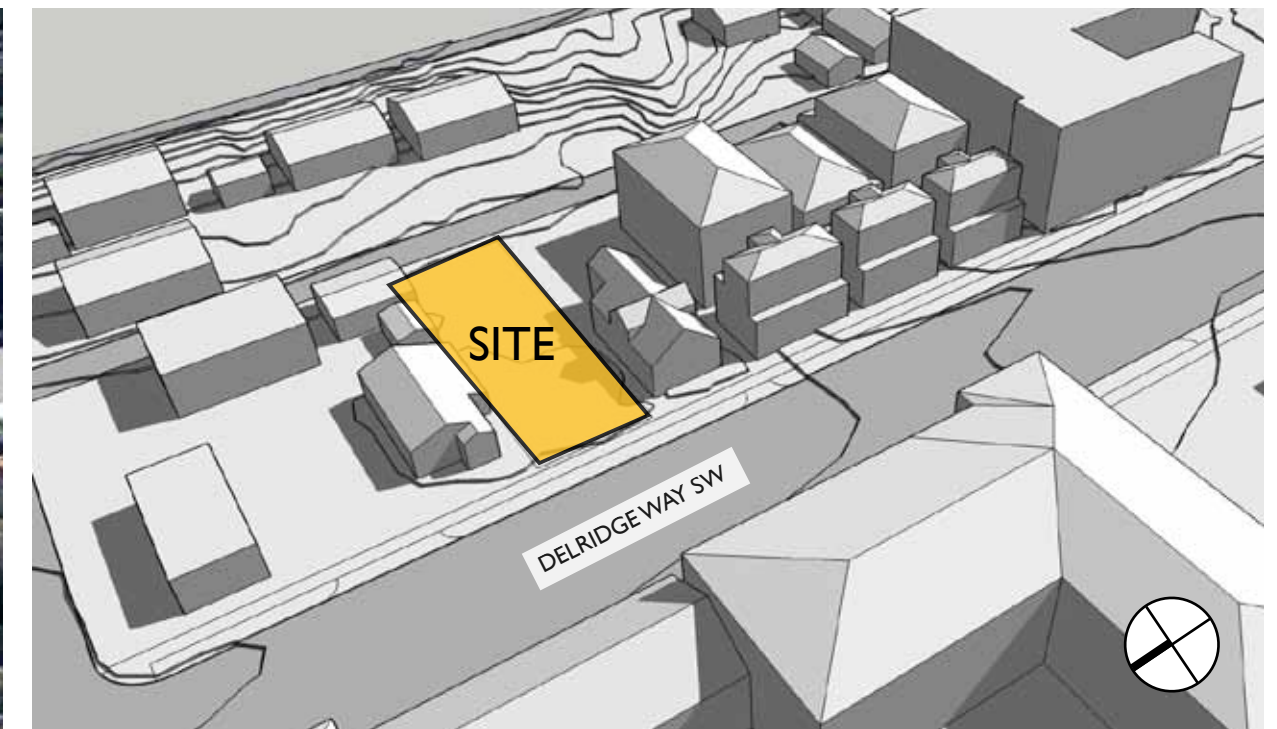
DETAIL AERIAL VIEW FROM THE WEST



DETAIL AERIAL VIEW FROM THE NORTHWEST



AERIAL VIEW FROM THE NORTHWEST



AERIAL MASSING VIEW FROM THE NORTHWEST

SITE ANALYSIS

FIGURE GROUND ANALYSIS

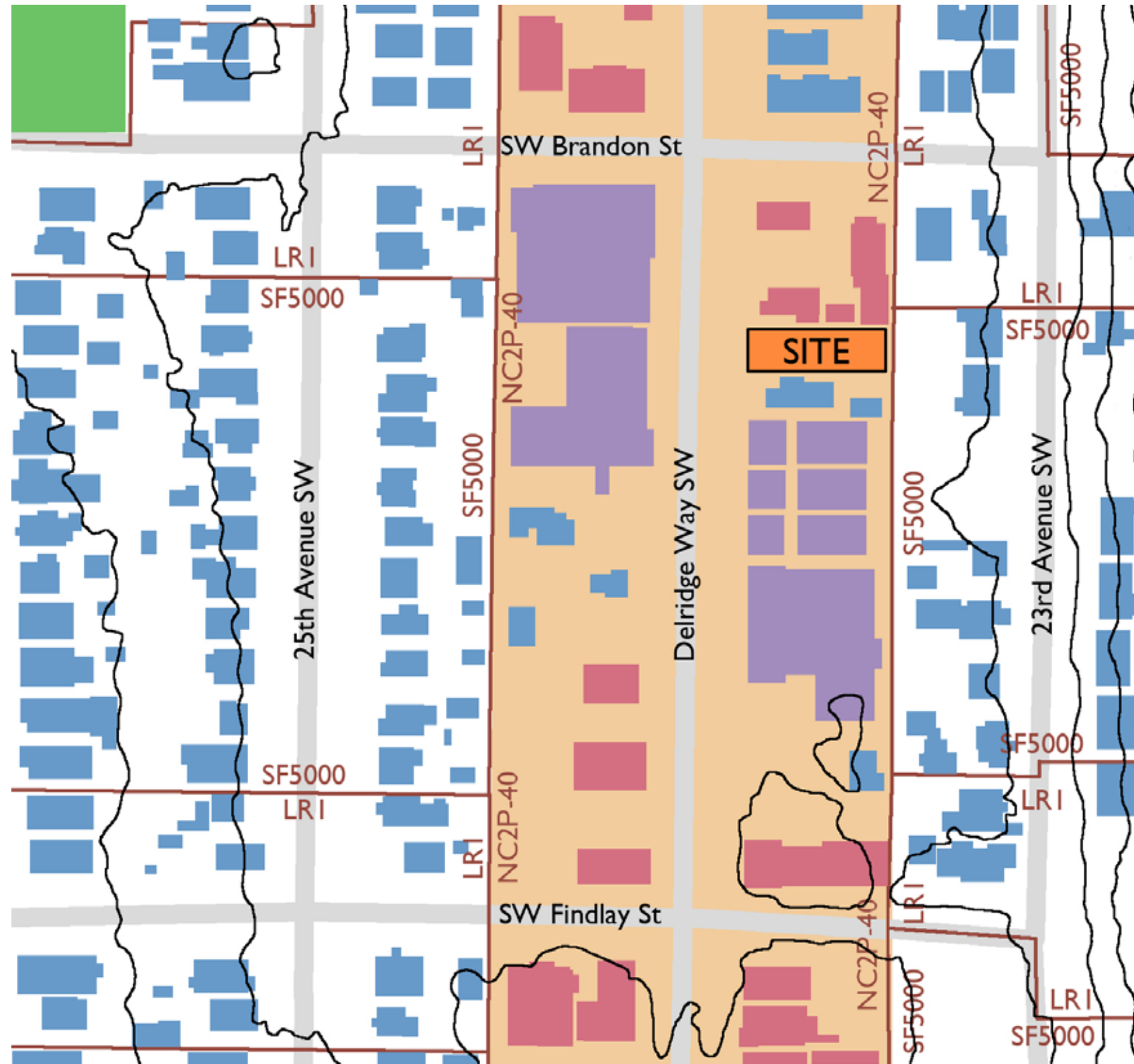


FIGURE GROUND ANALYSIS

The project site lies in a pocket of NC2P-40 zoning that runs north and south along Delridge Way SW and extends half a block to both the west and east alleys. The NC2P-40 zone in the area has, in more recent years, attracted a few parcels to be developed with multi-family and mixed-use projects while other parcels are occupied by commercial uses in older smaller structures. These new multi-family / mixed-use projects are shown in purple on the adjacent figure ground analysis. As these new projects have developed, the street character has become more vibrant and more pedestrian focused. In May 2015, the city recognized this shift and rezoned the surrounding area to NC2P-40, which intends to preserve and encourage a pedestrian-oriented, retail shopping district, limiting nonresidential uses to animate the sidewalk environment.

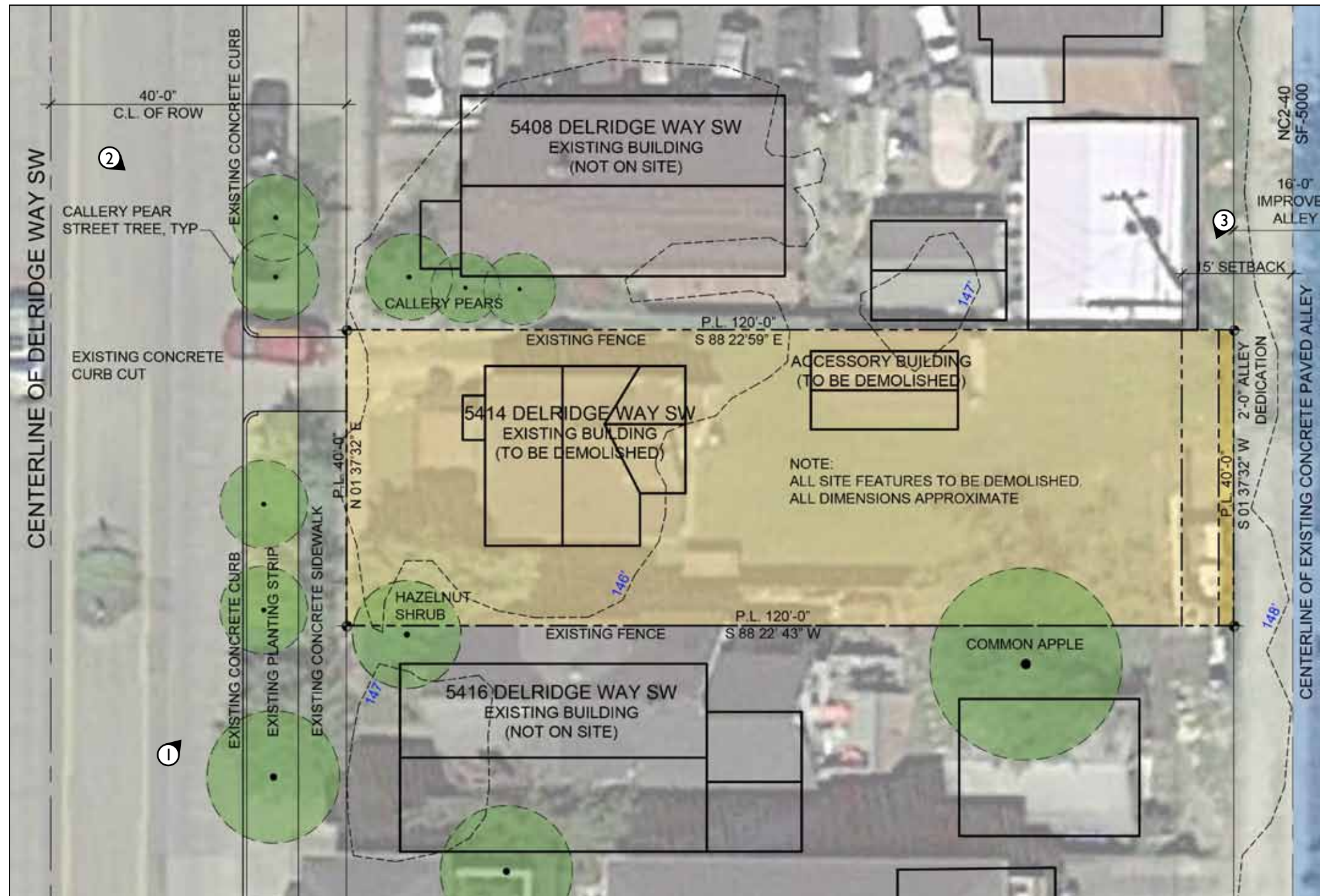
Immediately beyond the NC2P-40 zone, the zone changes to either LR-I or SF-5000. The character and uses in these areas are predominately residential in the form of single family homes.

FIGURE GROUND LEGEND

	SINGLE FAMILY RESIDENCE		INSTITUTIONAL / RELIGIOUS
	MULTI-FAMILY / MIXED-USE		PARKING
	COMMERCIAL		PARK LAND

SITE ANALYSIS

EXISTING SITE PLAN



① PROJECT SITE LOOKING NORTHEAST FROM DELRIDGE WAY



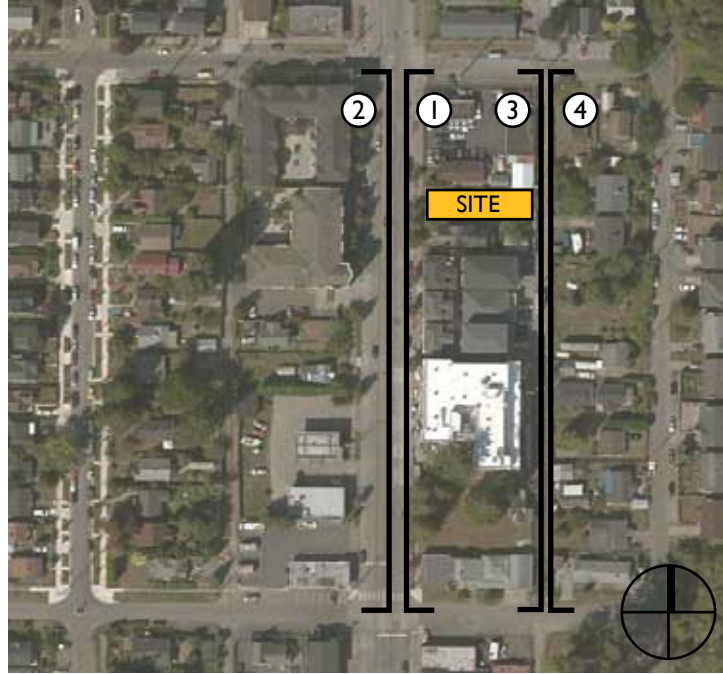
② PROJECT SITE LOOKING SOUTHEAST FROM DELRIDGE



③ PROJECT SITE LOOKING SOUTHWEST FROM ALLEY

SITE ANALYSIS

STREETSCAPES



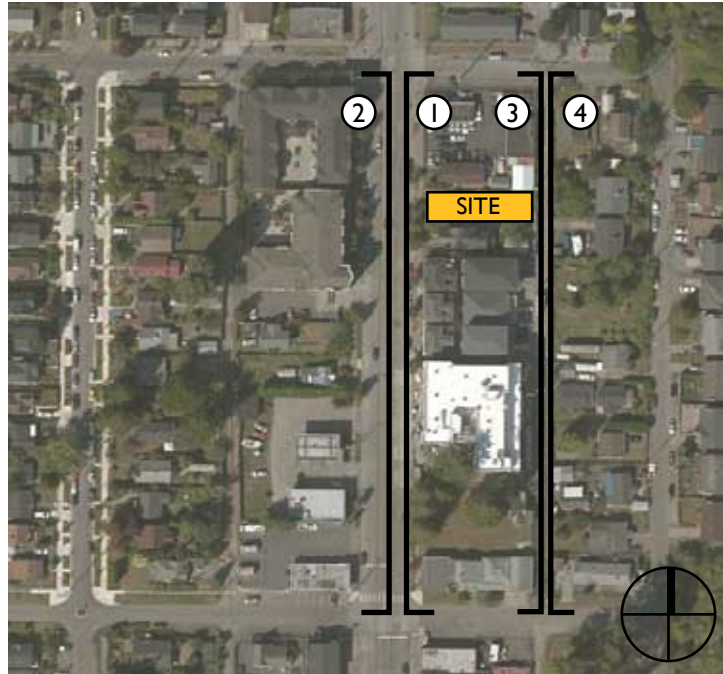
① DELRIDGE WAY SW LOOKING EAST TOWARDS PROJECT SITE



② DELRIDGE WAY SW LOOKING WEST

SITE ANALYSIS

STREETSCAPES



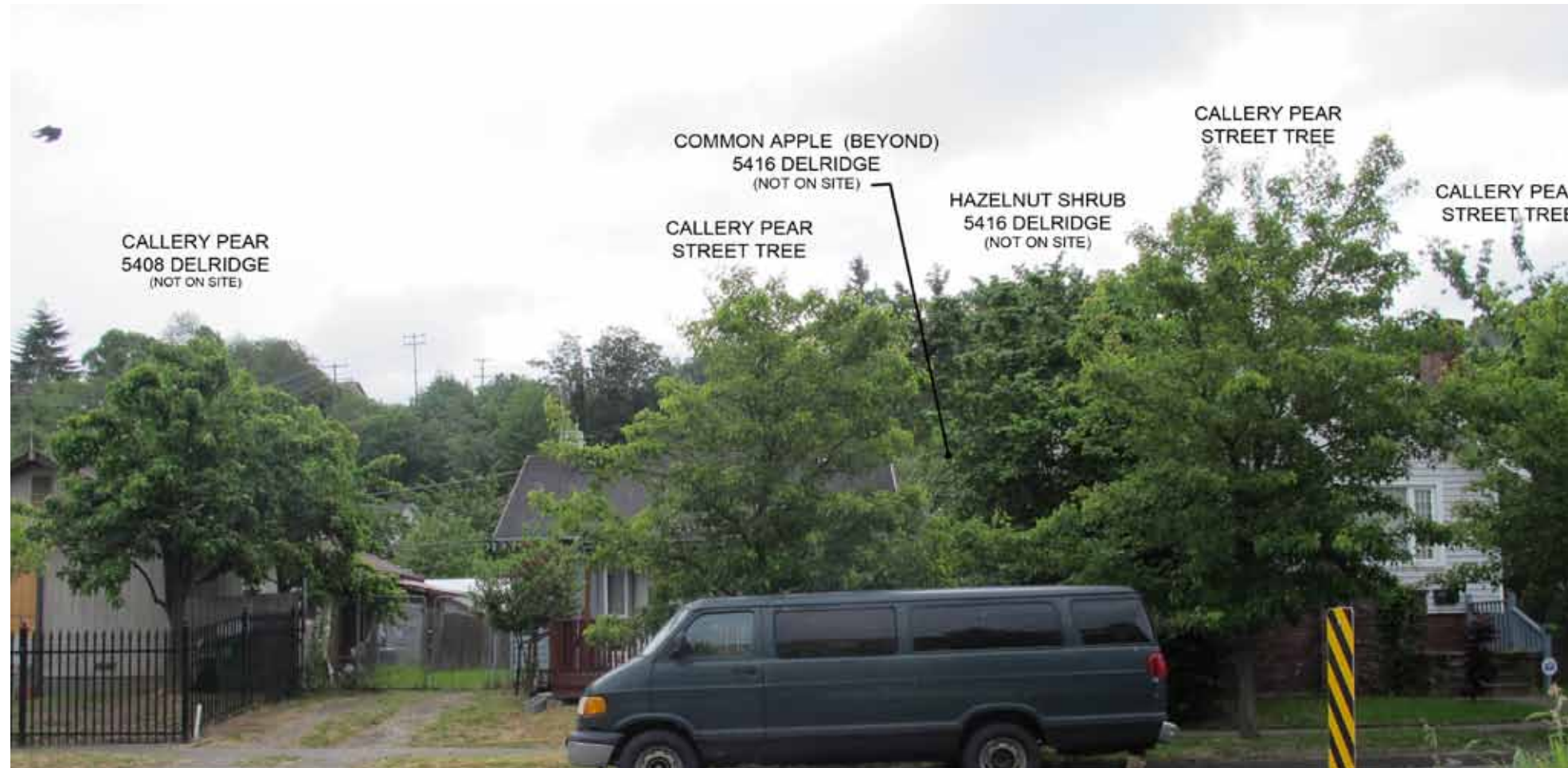
③ ALLEY LOOKING WEST TOWARDS PROJECT SITE



④ ALLEY LOOKING EAST

SITE ANALYSIS

EXISTING TREE PLAN AND INFORMATION



STREET VIEW OF SITE SHOWING STREET TREES IN THE FOREGROUND (5408 DELRIDGE TO THE LEFT, 5416 DELRIDGE TO THE RIGHT)



APPLE TREE ON ADJACENT SITE, SEEN FROM BACK OF SITE



APPLE TREE ON ADJACENT SITE, SEEN FROM ALLEY



PEAR TREE ON ADJACENT SITE



HAZELNUT ON ADJACENT SITE



SHRUB BASE ON ADJACENT SITE



APPLE TREE ON ADJACENT SITE

EXISTING TREE INFORMATION

There are no trees on the subject property. Several newly planted street trees (Callery Pears *Pyrus calleryana*) exist in the planting strip along Delridge Way.

One branch of the large apple tree growing near the fence line on the neighboring property to the south extends onto the site. The apple tree has a large trunk, but does not exceed the 20" exceptional tree minimum diameter listed in Director's Rule 16-2008 for Common Apple Trees. The large shrub near the front of the property is made up of a variety of overgrown plants, dominated by a hazelnut shrub.

Limbs overhanging the property line are to be removed.

SITE ANALYSIS

ZONING SUMMARY

PARCEL #: 1773101530
 ZONING: NC2P-40, Map 47 (Map Book A)
 OVERLAYS: None
 LOT AREA: 4,801 SF

- 5' additional allowed for pitched roofs/parapets: 49'
- 15' additional allowed for mech equipment: 59'
- 16' additional allowed for stair/elevator: 60'

23.47A.004 PERMITTED USES

Permitted outright:

- Residential
- Retail
- Office

23.47A.005 STREET LEVEL USES

Residential Uses at Street-level

- May occupy no more than 20% of street-level street facing facade

23.47A.005D PEDESTRIAN DESIGNATED ZONES

- Street level uses are limited to pedestrian-oriented nonresidential uses to increase pedestrian interaction and animate sidewalk environment.

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

Basic Street-Level Requirements:

- Blank segments of the street-facing facade between 2'-8' above sidewalk may not exceed 20' in width
- Total of blank facade segments may not exceed 40% of the width of a street-facing facade
- Street-level street-facing facades shall be located within 10' of the street lot line unless wider sidewalks, plazas, landscaped or open space provided

Non-residential Street-Level Requirements:

- 60% of the street-facing facade between 2'-8' above the sidewalk shall be transparent
- Non-residential uses shall extend 30' deep average, 15' minimum deep from street-level, street-facing facade
- Non-residential uses at street level shall have a minimum floor-to-floor height of 13'

Residential Street-Level Requirements:

- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry
- The floor of a dwelling unit located along a street-level street-facing facade shall be at least 4' above or 4' below sidewalk grade or setback 10' from the from the sidewalk

23.47A.012 STRUCTURE HEIGHT

Allowed Maximum Structure Height:

- Base Height: 40'
- 4' additional per 23.47A.012.A.1.a 44'

23.47A.013 FLOOR AREA RATIO

Allowed Maximum FAR:

- Allowed single purpose: 3
- Allowed mixed-use: 3.25

23.47A.014 SETBACK REQUIREMENTS

Required front setback: 0'

Required side setback: 0'

Required rear setback adjacent to residential zone:*

- 0'-13' above grade: 0'
- 13'-40' above grade: 15'
- >40' above grade: Additional 2' per 10' in height over 40'

*One-half of alley width may be counted as part of the required setback

23.47A.016 LANDSCAPING REQUIREMENTS

Green Factor Required: Minimum 0.3

23.47A.024 AMENITY AREA

Required: 5% of gross floor area in residential use

General requirements:

- All residents shall have access to a private or common amenity area
- Amenity areas shall not be enclosed
- Common amenity areas shall have a minimum horizontal dimension of 10' and a minimum area of 250 sf
- Private balconies and decks shall have a minimum horizontal dimension of 6' and a minimum area of 60 sf

23.54.015 REQUIRED PARKING

- Parking for non-residential uses: 1 per 1,000 sf for offices*
1 per 500 sf for retail*
- Parking for residential uses: 1 per dwelling unit

*Parking waived for first 1,500 sf of non-residential use

- Bicycle short-term parking: 1 per 40,000 sf for offices
1 per 4,000 sf for retail
- Bicycle long-term parking: 1 per 4 dwelling units for residential uses
1 per 4,000 sf for offices
1 per 12,000 sf for retail

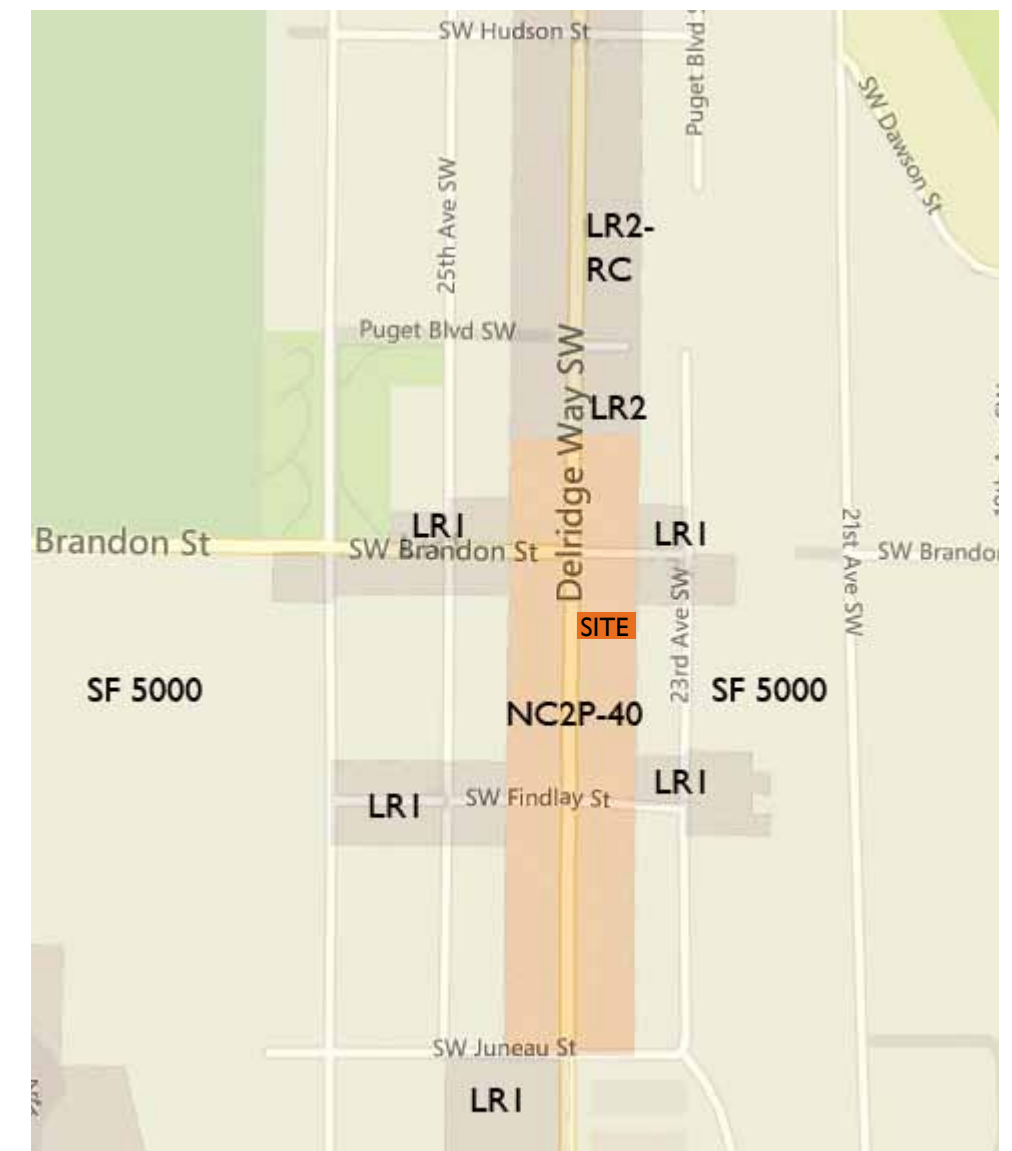
23.47A.032 PARKING LOCATION AND ACCESS

- Access to parking shall be from the alley if the lot abuts an alley

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE & ACCESS

- 2-8 dwelling units: 84 sf minimum
- Non-residential uses, 0-5,000 sf: 82 sf minimum*

*Mixed use development may reduce the non-residential requirement by 50%



DPD ZONING MAP

DESIGN CONCEPTS

DESIGN OPTION 1

DESIGN OPTION 2

PREFERRED OPTION 3

OPTIONS COMPARATIVE

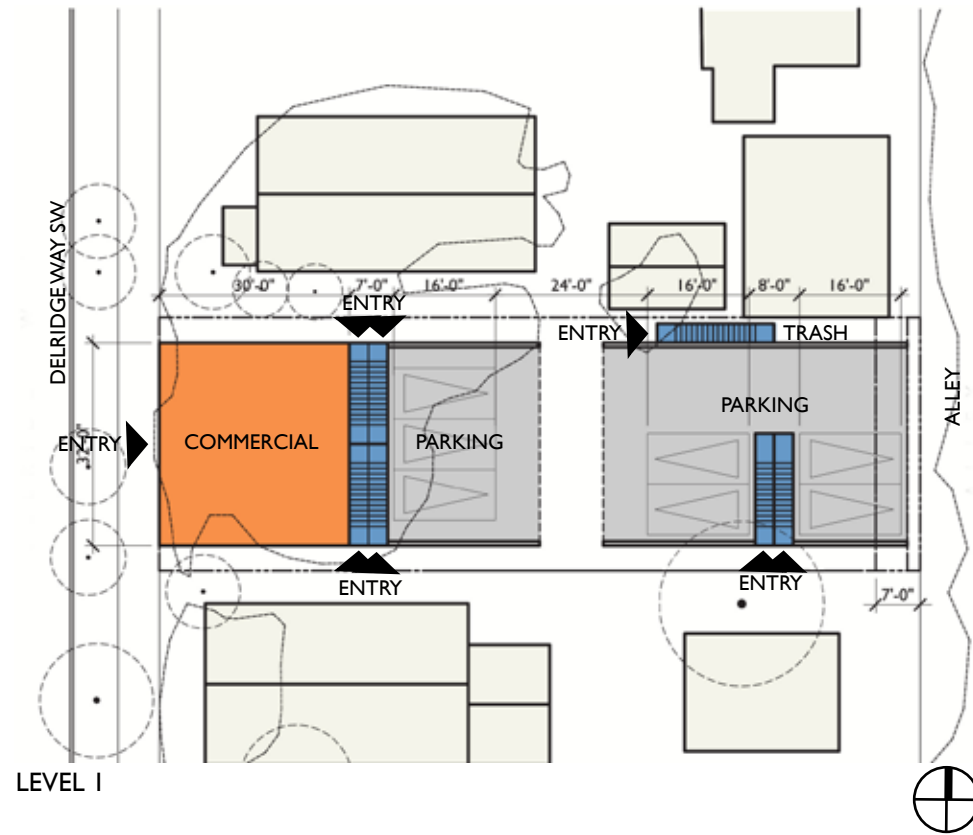
DESIGN GUIDELINES

LANDSCAPE DESIGN

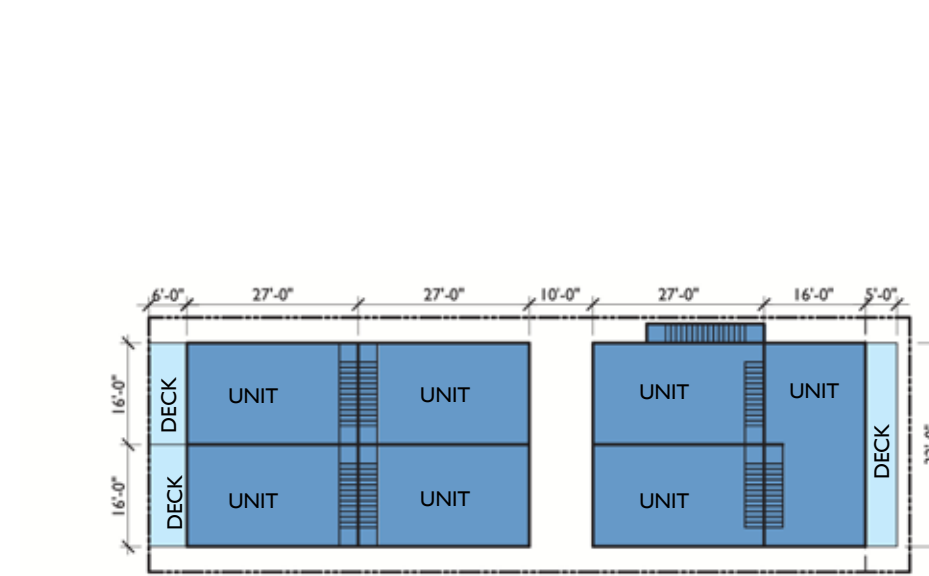
SHADOW STUDIES (PREFERRED OPTION 3)

DESIGN OPTION I

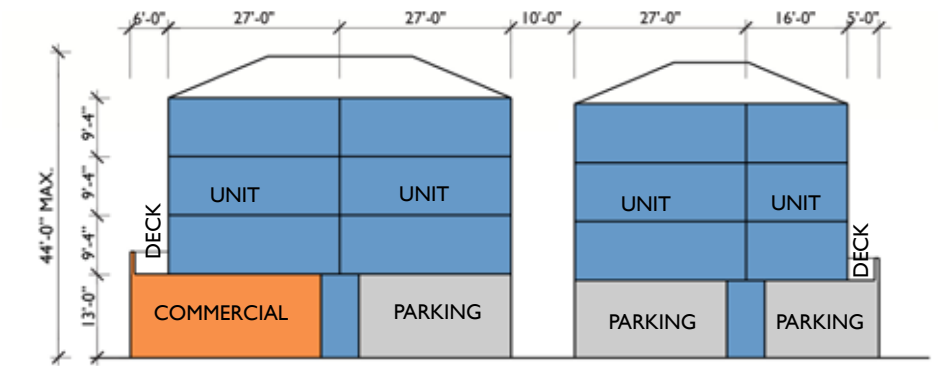
FLOOR PLANS



LEVEL I



LEVEL 2, 3, & 4



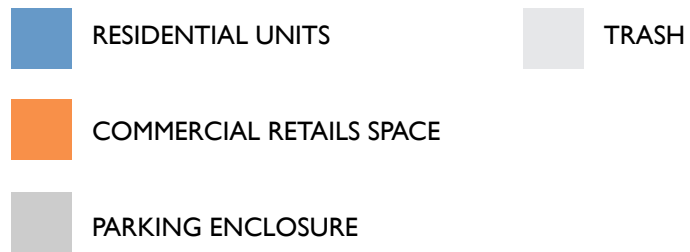
LONGITUDINAL SECTION

DISTINGUISHING FEATURES

Code compliant option provides two separate structures. Independent access to each unit is at grade from along the sides of the site. The office dominates the Delridge street front. Parking is accessed off alley.

Residential Units: 7 Townhouse Units
Office Area: 960 sq. ft.
Parking Stalls: 7 stalls

LEGEND



PROS

- Code compliant.
- Provides light and air to ground level between buildings.
- Provides setback at N and S propertylines
- Parking and trash are combined with a single access off the alley.

CONS

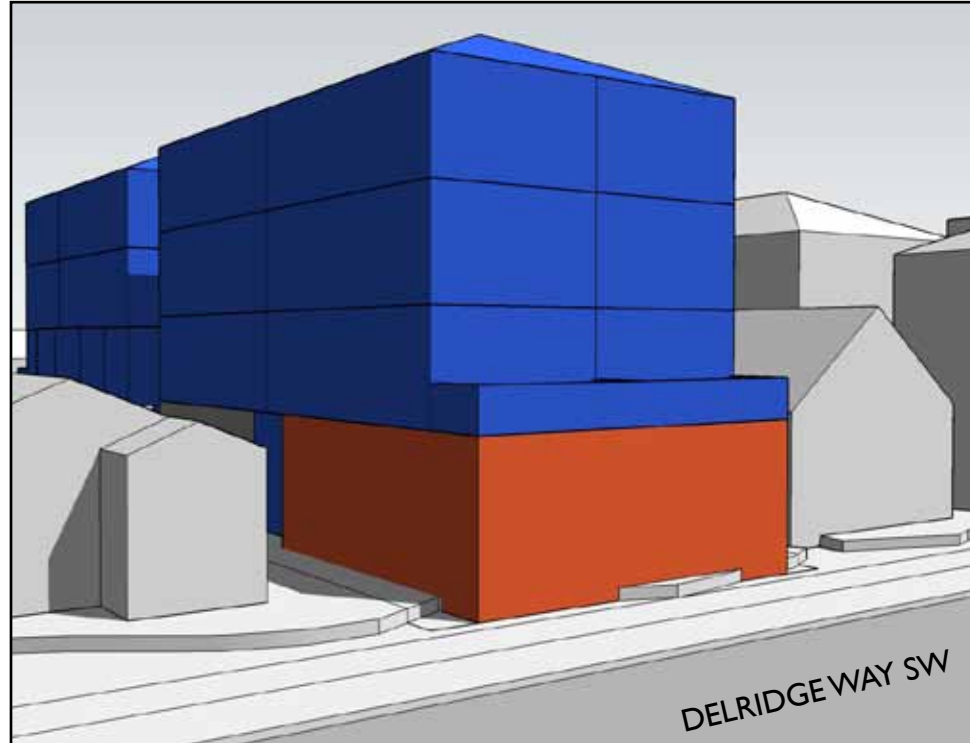
- Façade street wall may lack façade interest.
- Residential entries are hidden and scattered
- Parking utilizes alley for back up space
- No common lobby area is provided

POTENTIAL DEPARTURES

- None.

DESIGN OPTION 1

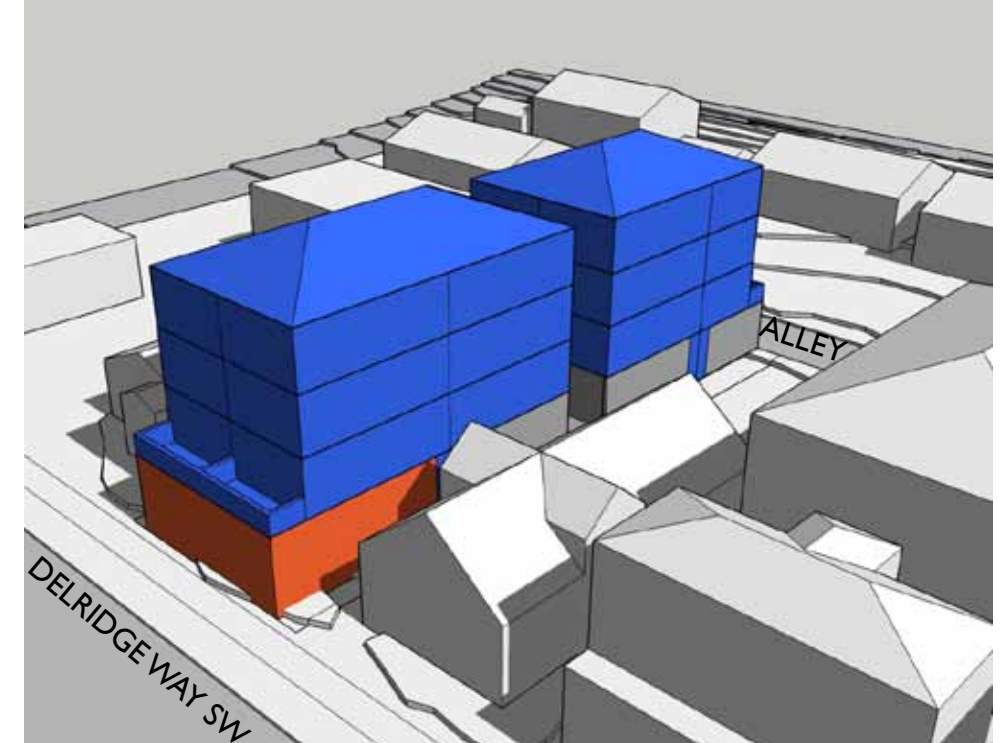
PERSPECTIVES



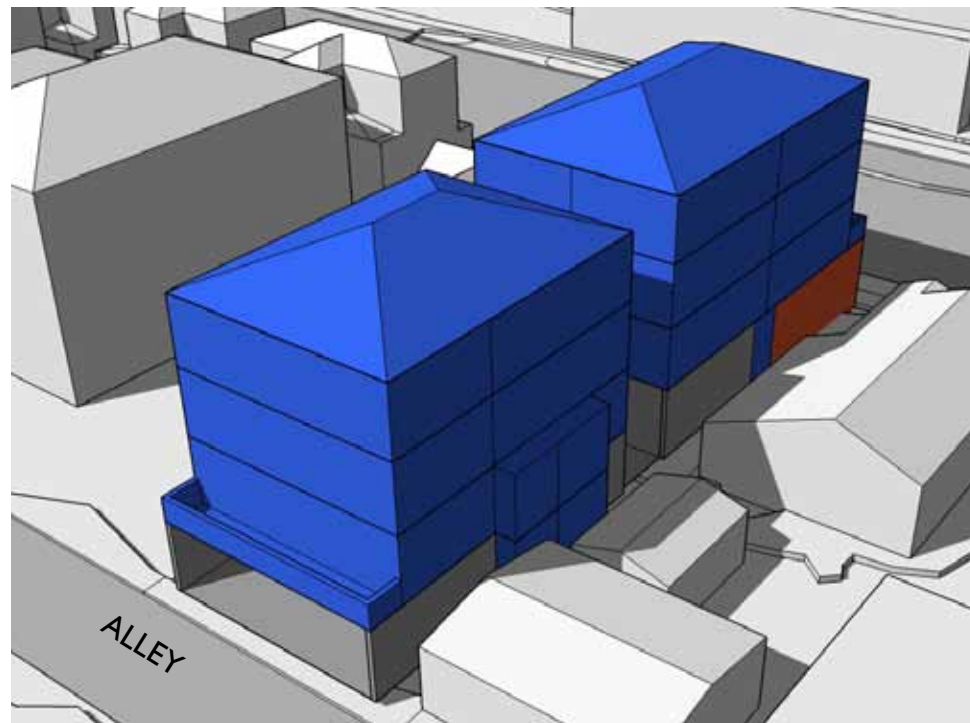
STREET VIEW



AERIAL VIEW LOOKING NW



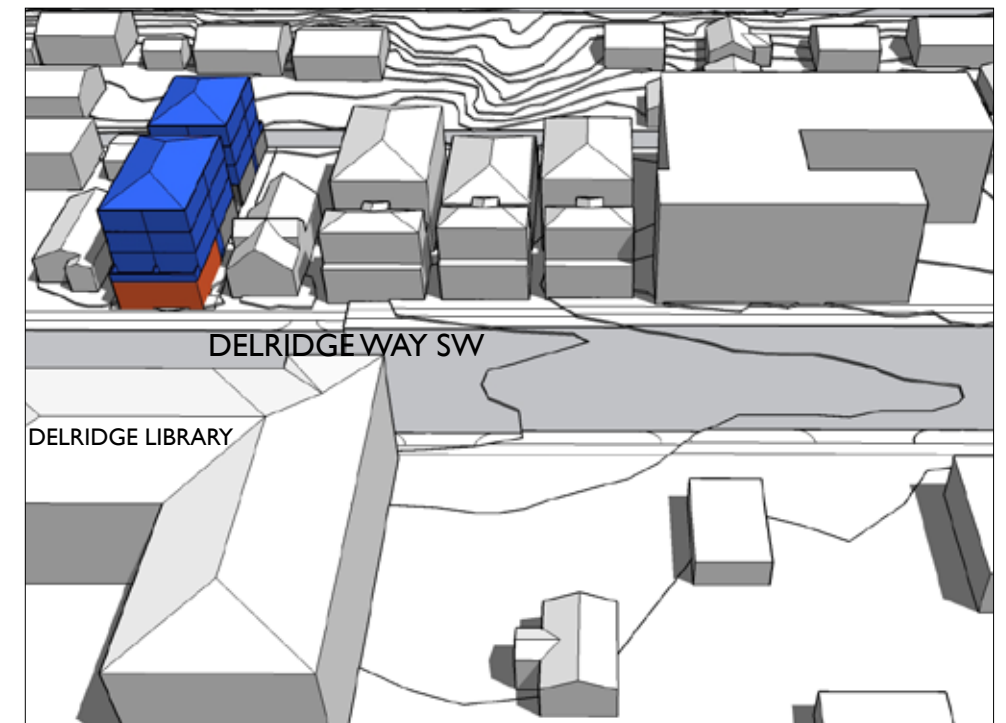
AERIAL VIEW LOOKING SW



AERIAL VIEW LOOKING NE



AERIAL VIEW LOOKING SE



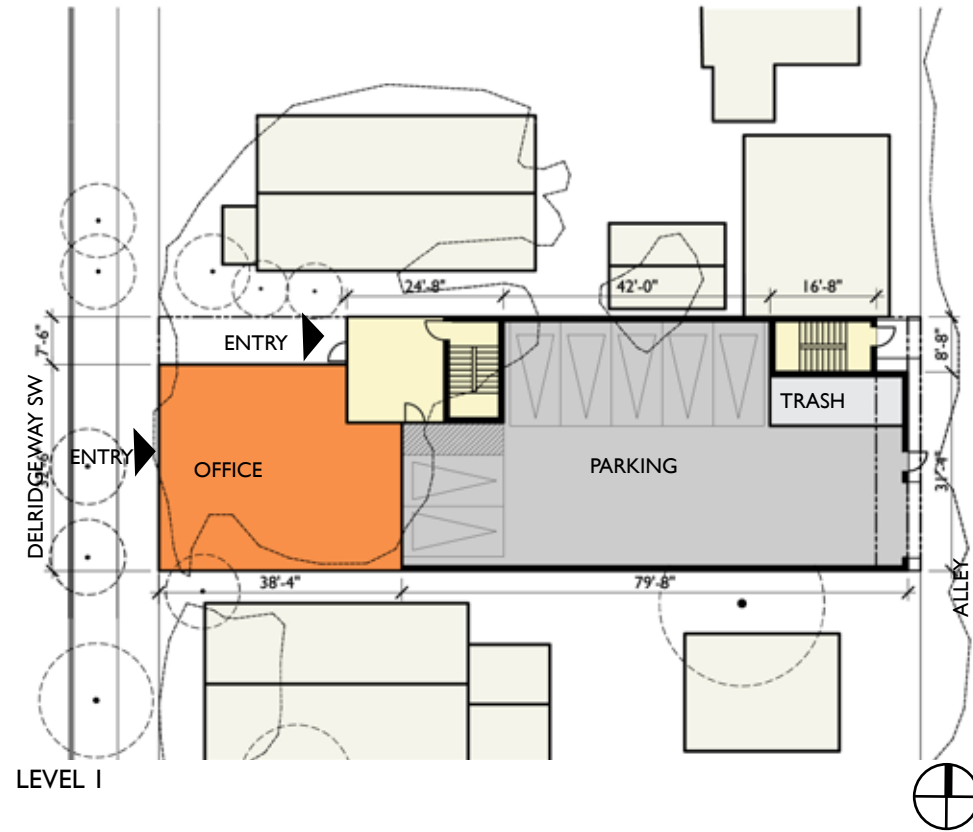
STREET CONTEXT

5414 DELRIDGE - DPD #3019822

EARLY DESIGN GUIDANCE

DESIGN OPTION 2

FLOOR PLANS

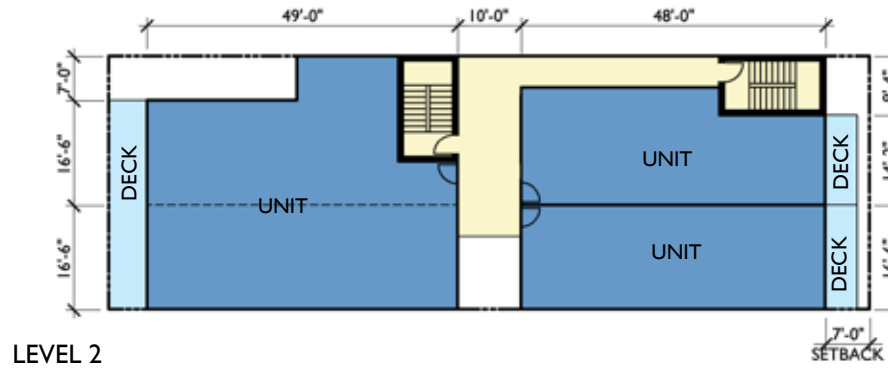
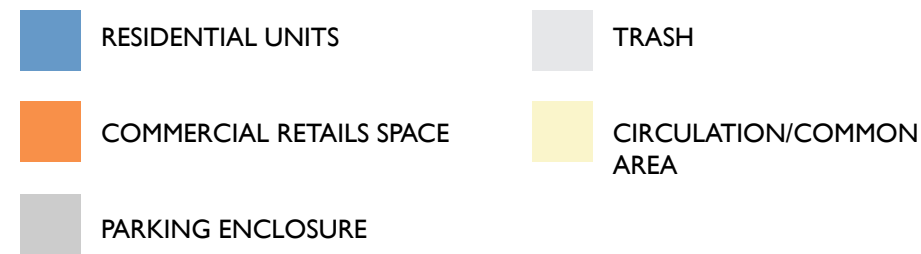


DISTINGUISHING FEATURES

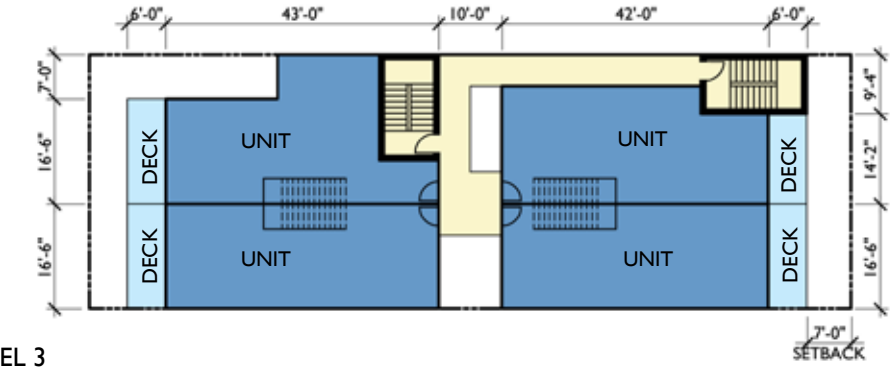
The building massing steps along Delridge with the Office use at the street front and a setback residential lobby. Units are reached via communal stairs up to the third level. A common, open circulation allows light and air around the units. Units have outward facing decks. Secure parking is accessed off the alley.

Residential Units: 3 Flat and 4 Townhouse Units
 Office Area: 1,066 sq. ft.
 Parking Stalls: 7 stalls

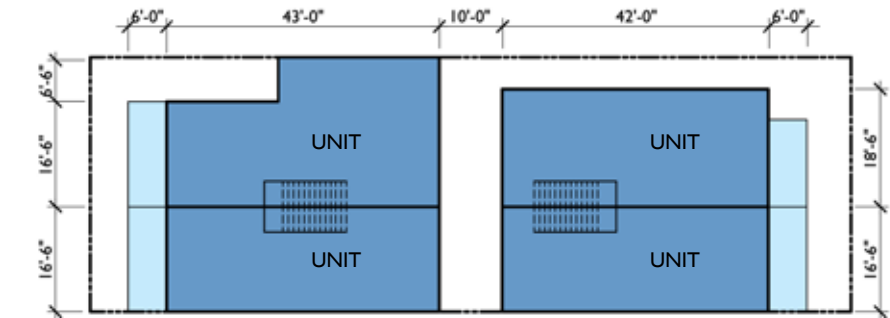
LEGEND



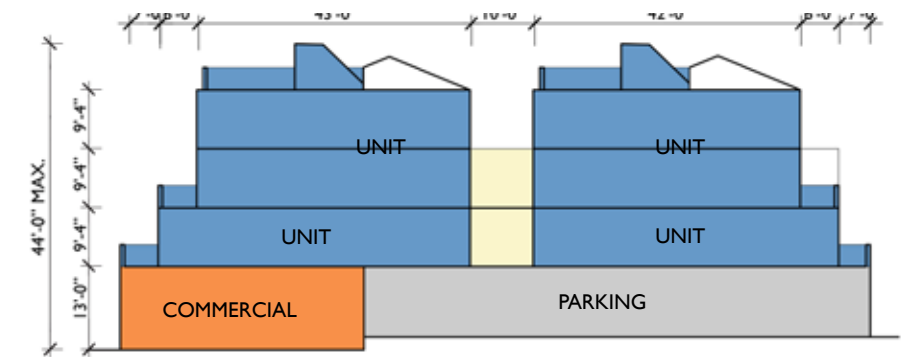
LEVEL 2



LEVEL 3



LEVEL 4



LONGITUDINAL SECTION

PROS

- More variety in massing..
- Building appears as two structures.
- Easily identified, communal residential lobby accessed off Delridge.
- Variety of unit types
- Parking and trash are combined with a single access off the alley.

CONS

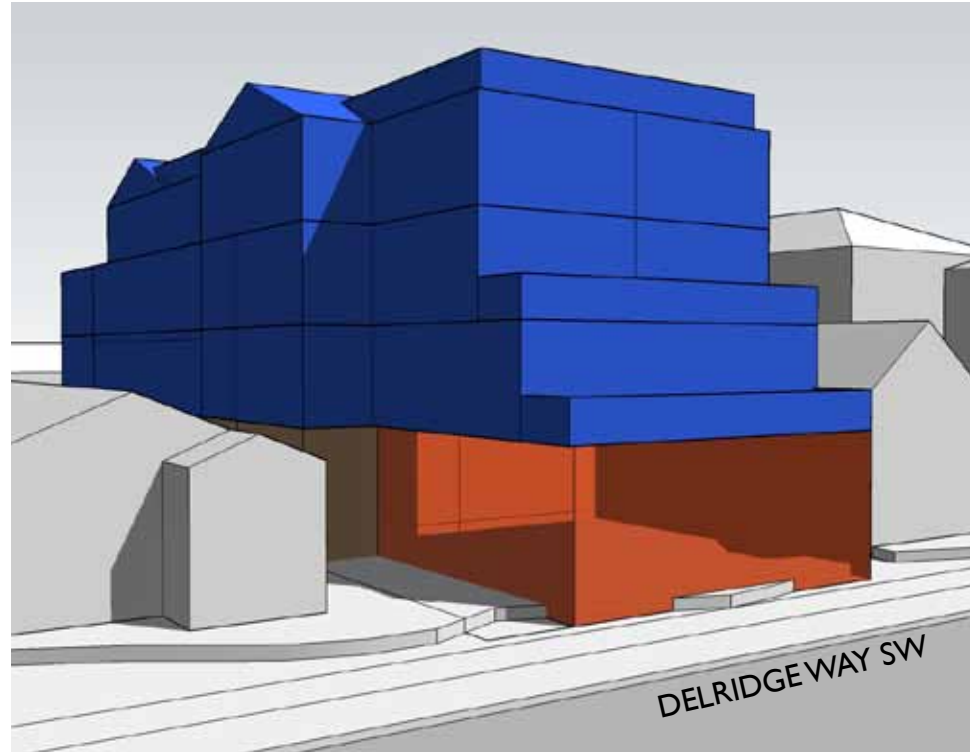
- Construction abuts N and S property lines
- Units do not have access to light and air on more than two sides
- No secure trash area

POTENTIAL DEPARTURES

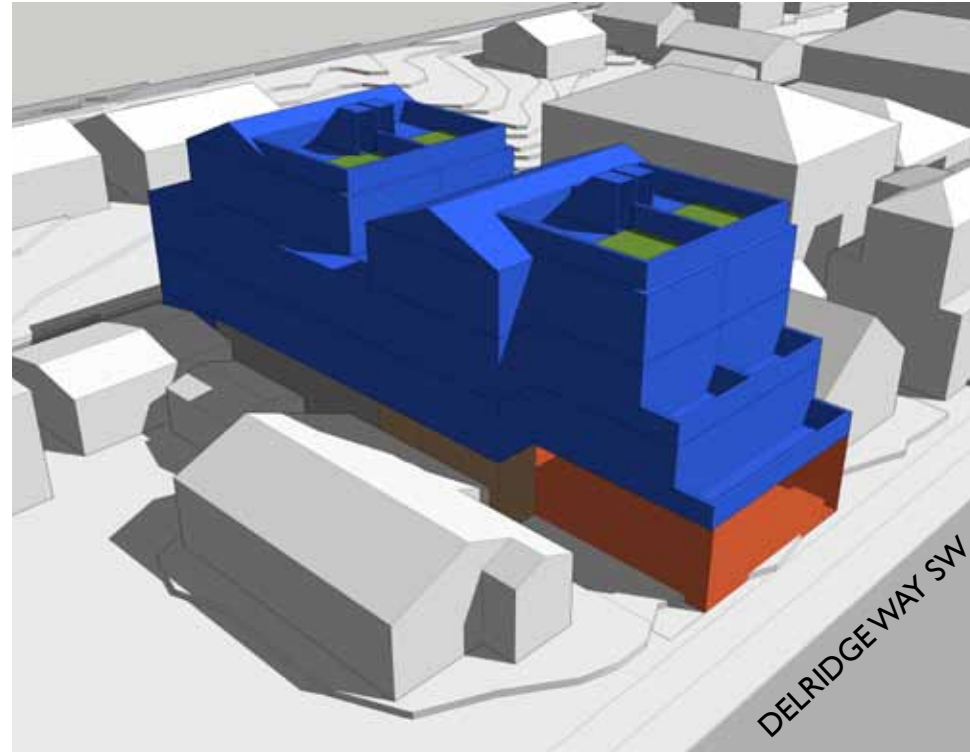
- None

DESIGN OPTION 2

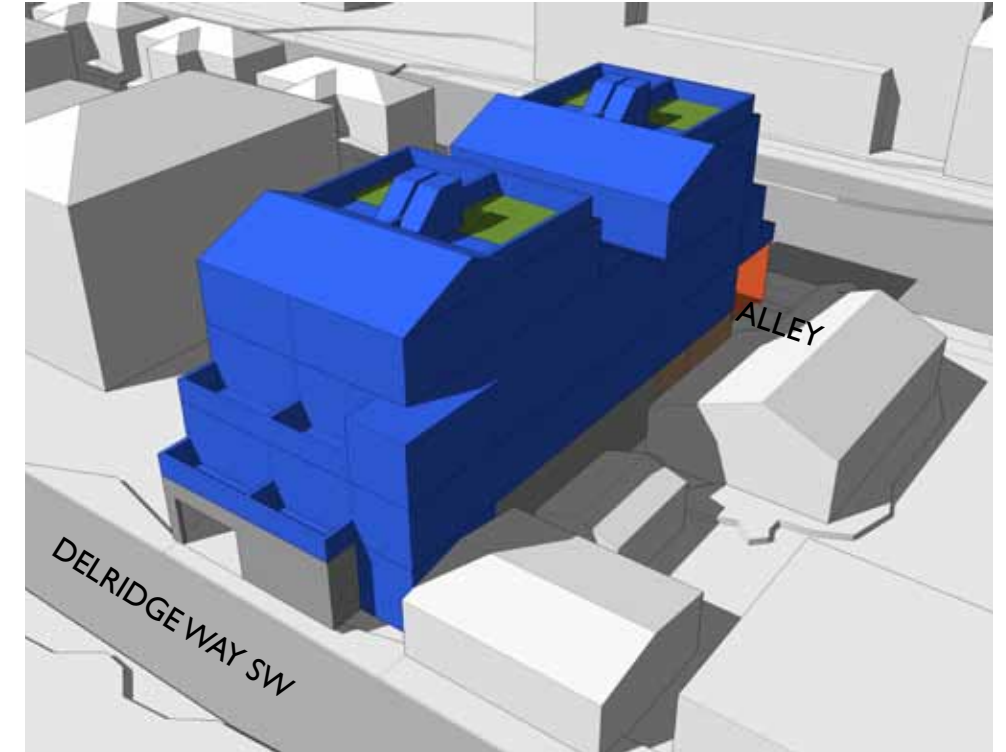
PERSPECTIVES



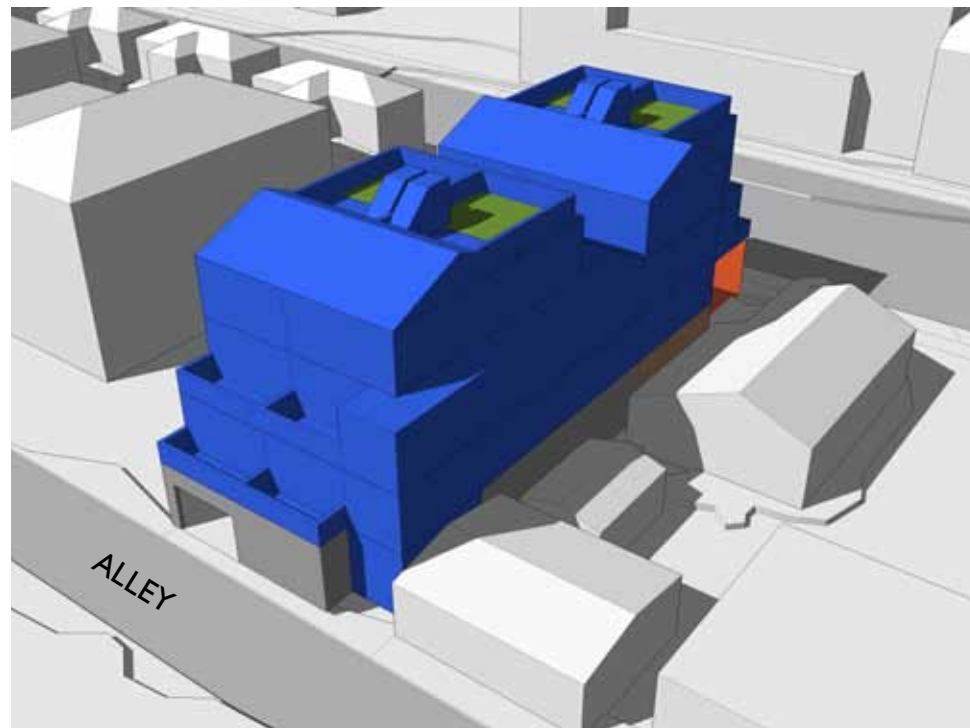
STREET VIEW



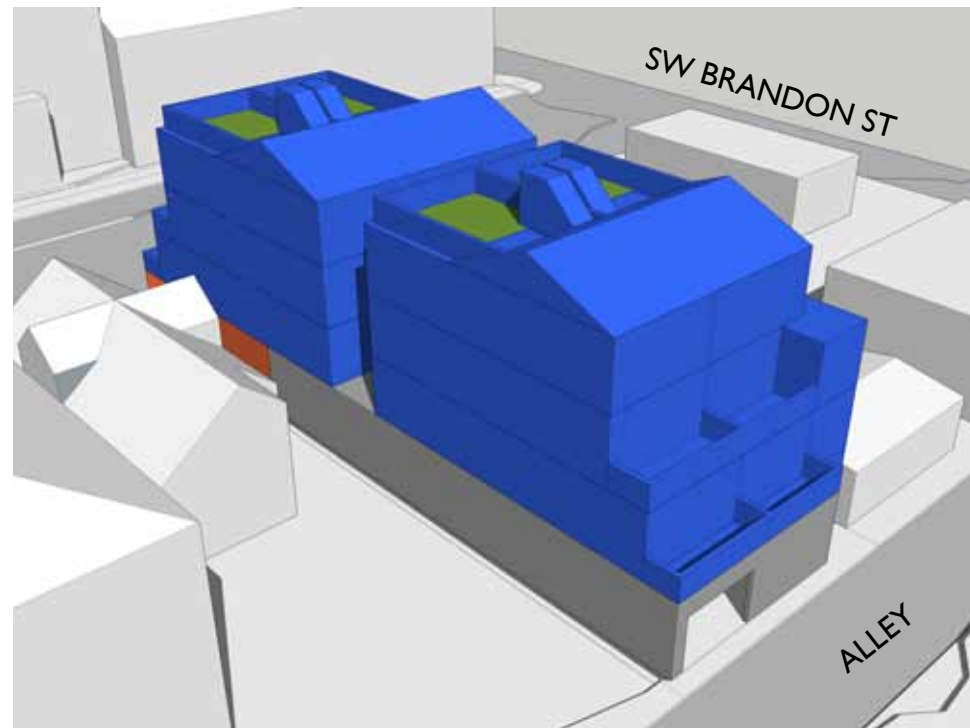
AERIAL VIEW LOOKING NW



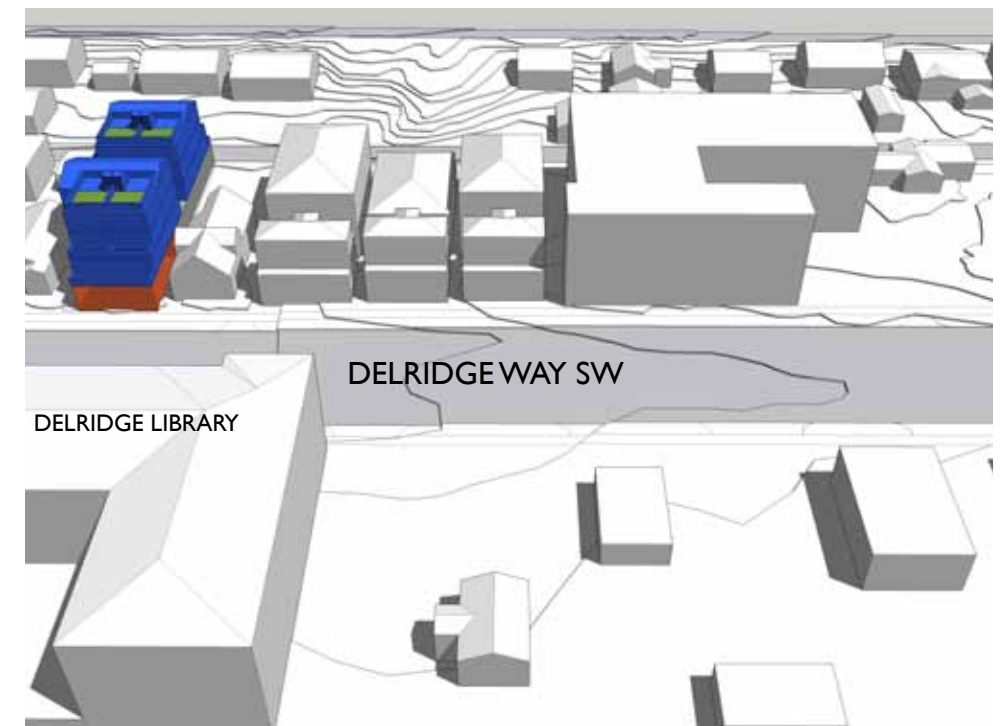
AERIAL VIEW LOOKING SW



AERIAL VIEW LOOKING NE



AERIAL VIEW LOOKING SE



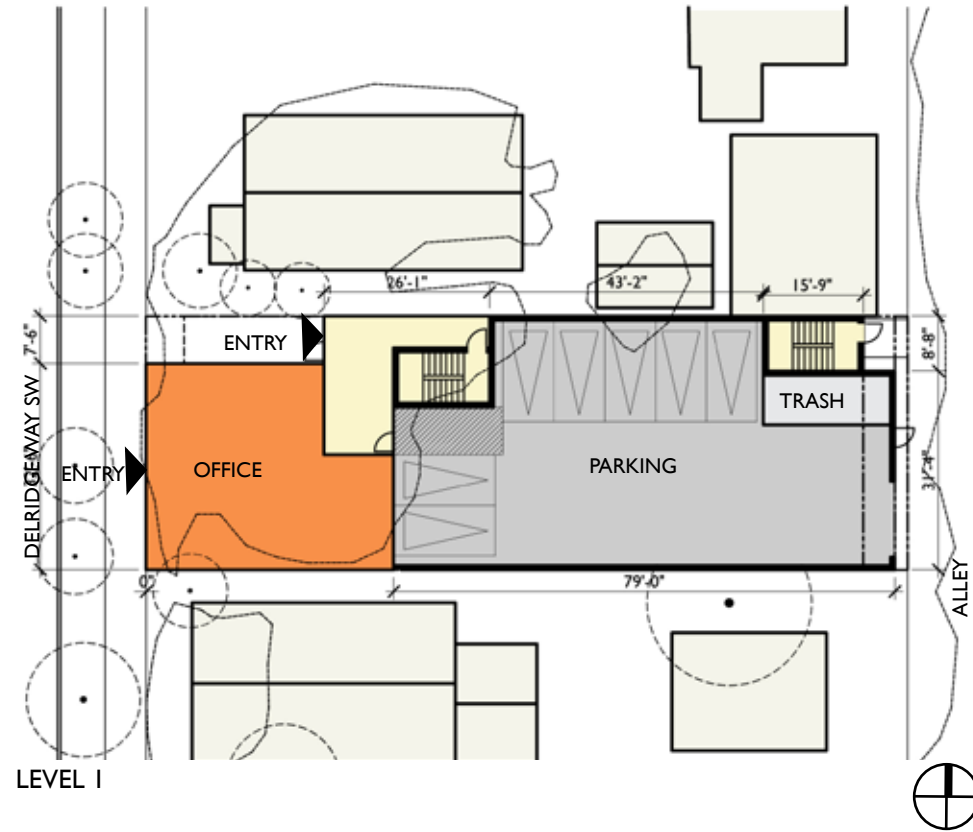
STREET CONTEXT

5414 DELRIDGE - DPD #3019822

EARLY DESIGN GUIDANCE

PREFERRED OPTION 3

FLOOR PLANS



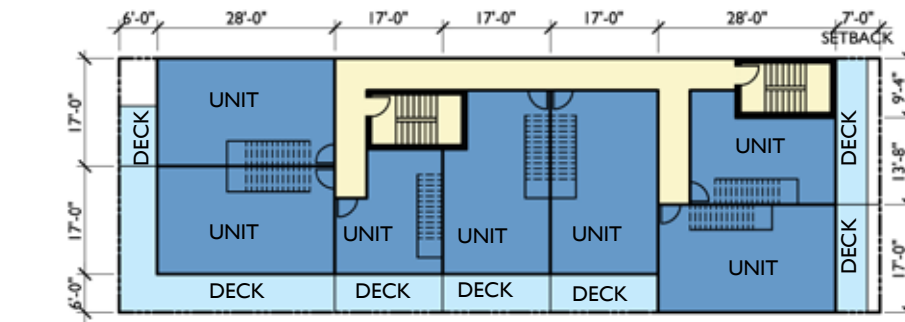
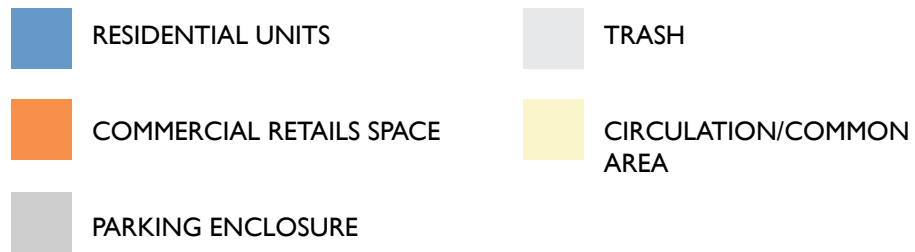
LEVEL 1

DISTINGUISHING FEATURES

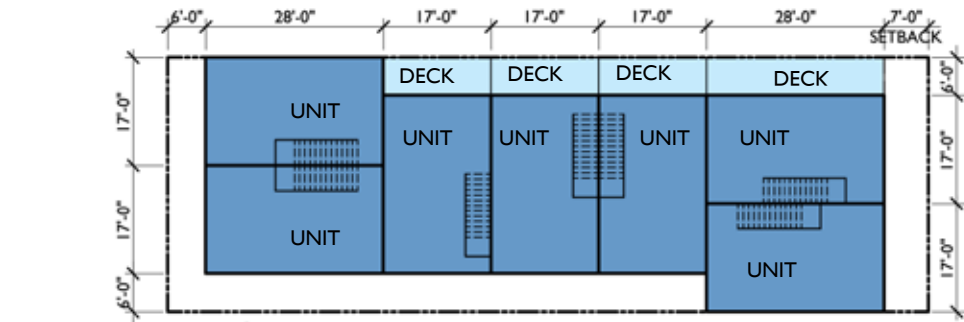
The building massing steps along Delridge with the Office use at the street front and a setback residential lobby. Units are reached via communal stairs up to the second level. Offset open circulation and upper level setbacks allows light and air around the units. Units have outward facing decks. Secure parking is accessed off the alley.

Residential Units: 7 Townhouse Units
 Office Area: 1,110 sq. ft.
 Parking Stalls: 7 stalls

LEGEND



LEVEL 2



LEVEL 3

PROS

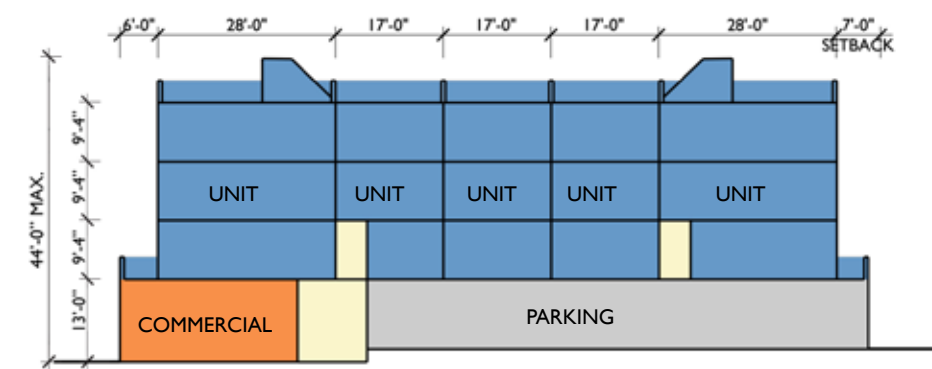
- Massing steps back along all facades.
- Building appears as one structure
- Easily identified, communal residential lobby accessed off Delridge.
- Variety of unit types.
- Parking and trash are combined with a single access off the alley.
- Units have many opportunities for light and air

CONS

- Circulation is less efficient.

POTENTIAL DEPARTURES

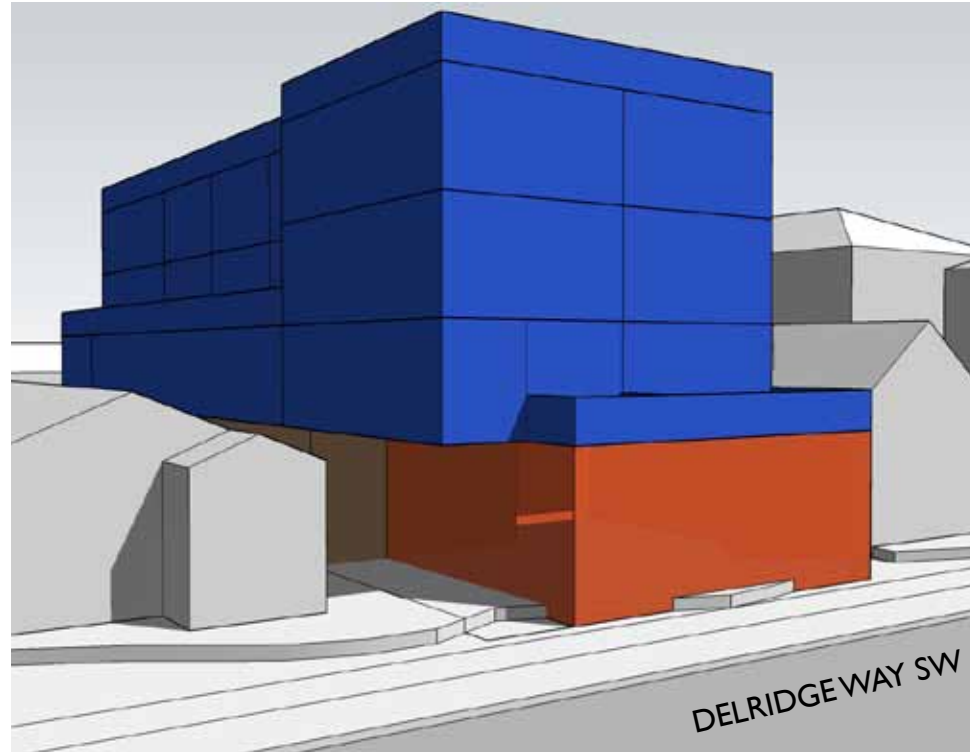
- None



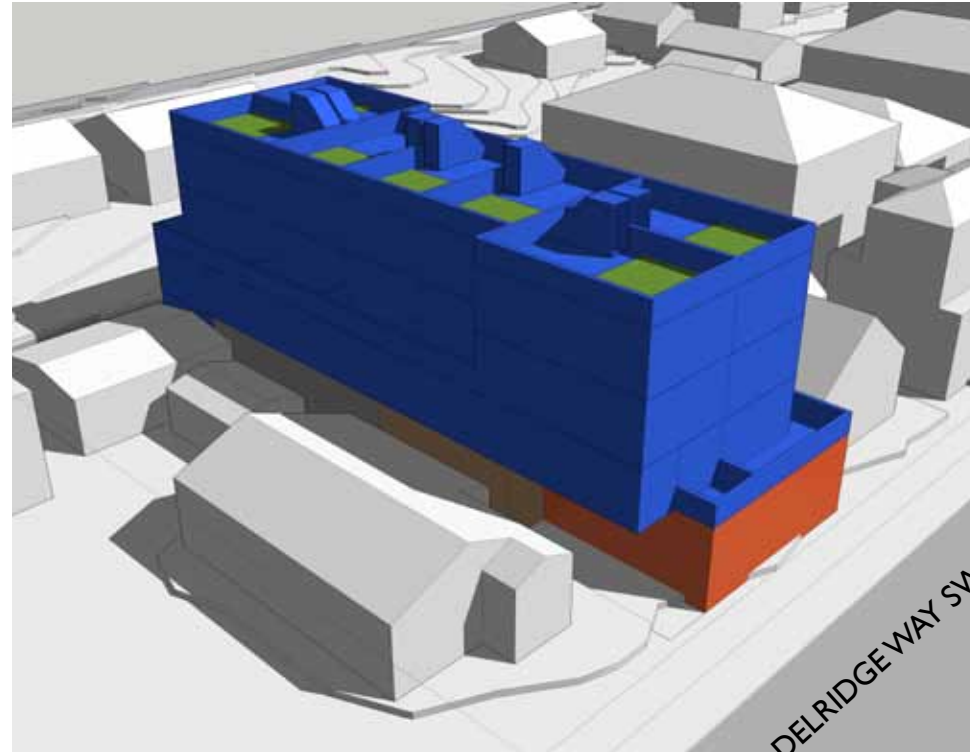
LONGITUDINAL SECTION

PREFERRED OPTION 3

PERSPECTIVES



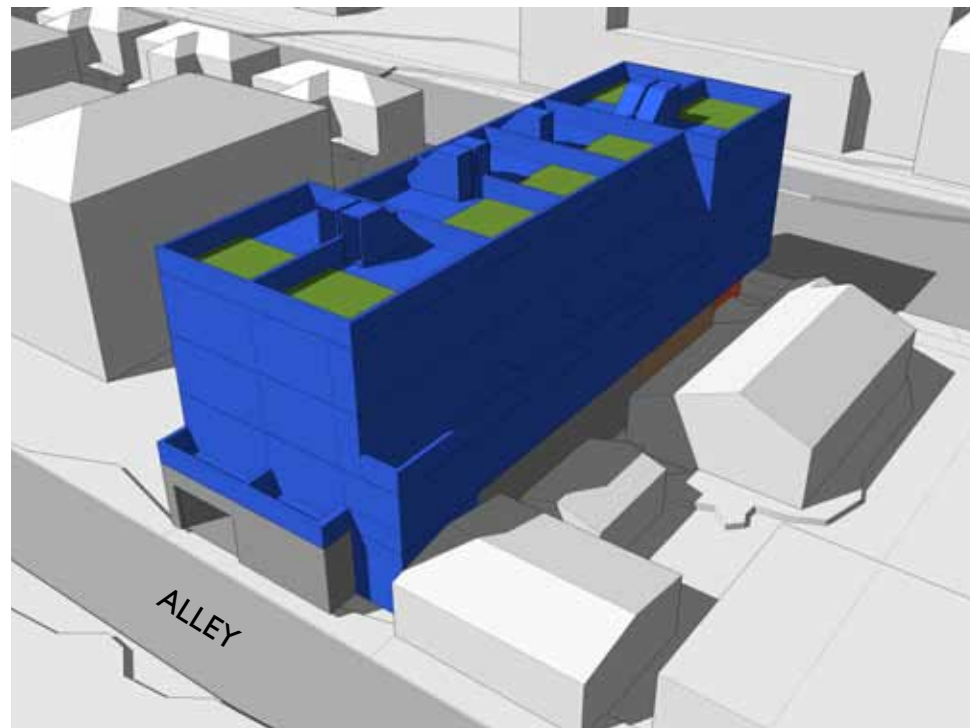
STREET VIEW



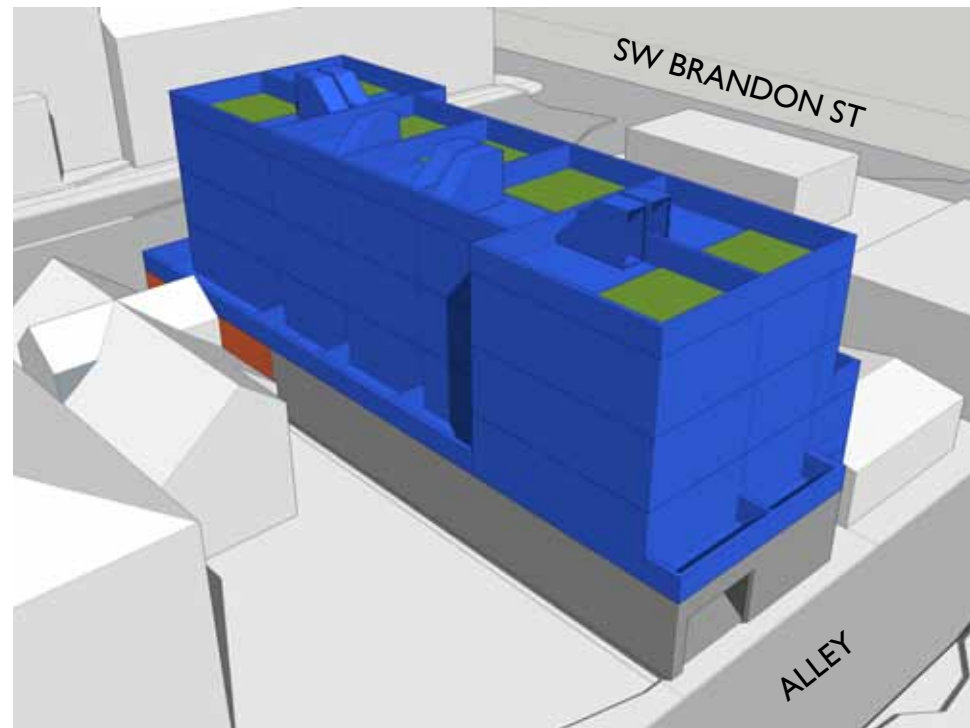
AERIAL VIEW LOOKING NW



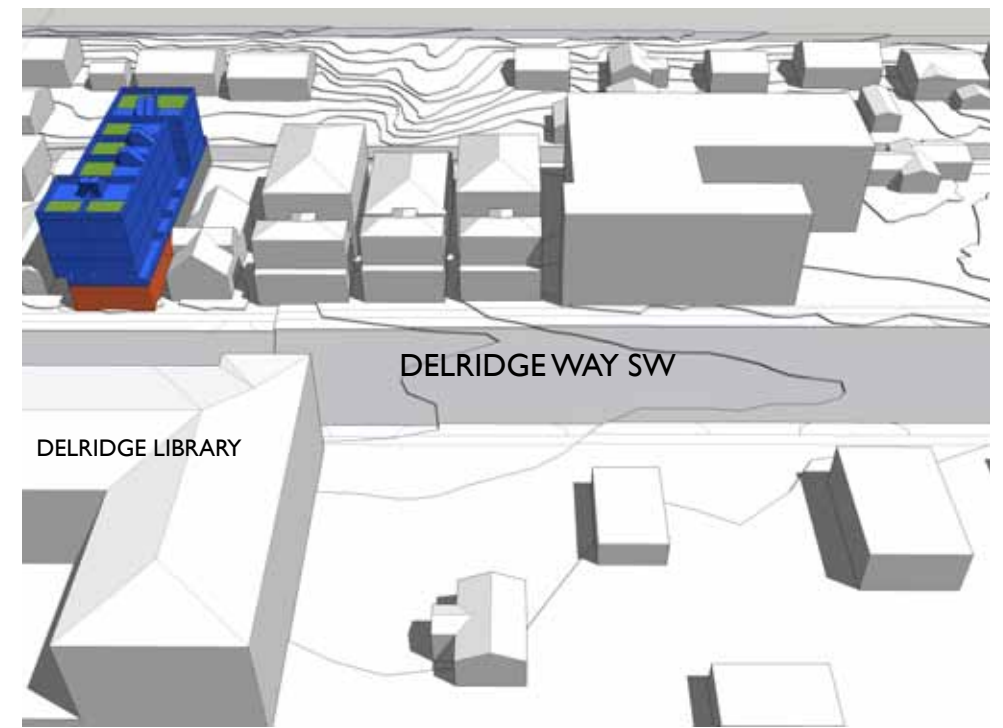
AERIAL VIEW LOOKING SW



AERIAL VIEW LOOKING NE



AERIAL VIEW LOOKING SE



STREET CONTEXT

5414 DELRIDGE - DPD #3019822

EARLY DESIGN GUIDANCE

DESIGN OPTIONS

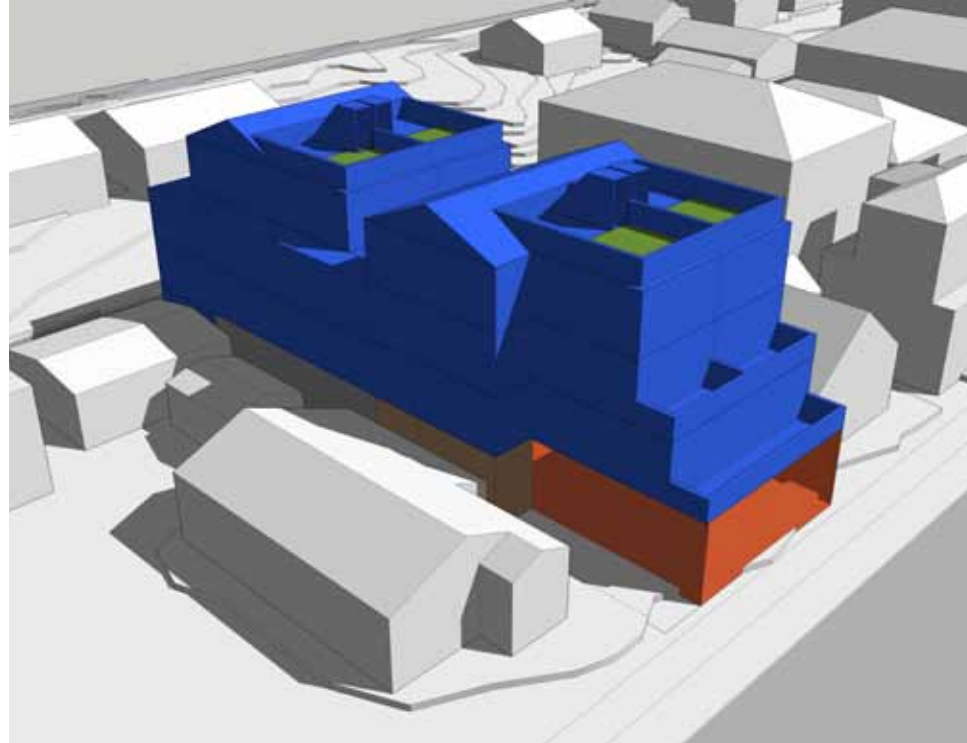
OPTIONS COMPARATIVE



OPTION 1

OPTION 1 DESIGN FEATURES

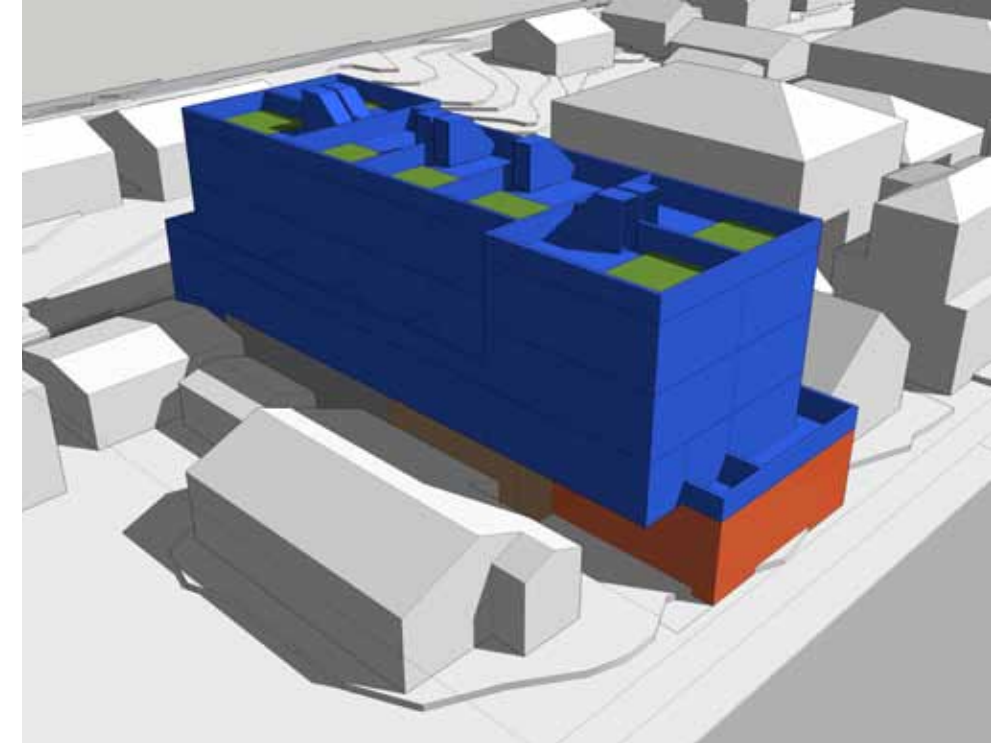
- Code compliant.
- Two separate buildings.
- Provides setback at N and S property lines
- Façade street wall may lack façade interest.
- Residential entries are hidden and scattered
- Parking utilizes alley for back up space
- No common lobby area is provided
- Roof form generally sloped / hipped and is more residential



OPTION 2

OPTION 2 DESIGN FEATURES

- More variety in massing.
- Building appears as two structures with central open circulation.
- Easily identified, communal residential lobby accessed off Delridge.
- Variety of unit types
- Decks face east and west.
- Parking and utility areas are enclosed
- Parking and trash are combined with a single access off the alley.
- Construction abuts N and S property lines
- Roof form is combination sloped with private terraces.



OPTION 3 (PREFERRED)

OPTION 3 DESIGN FEATURES

- Massing steps back along all facades.
- Building appears as one structure
- Easily identified, communal residential lobby accessed off Delridge.
- Variety of unit types.
- Decks face a variety of directions.
- Parking and utility areas are enclosed
- Parking and trash are combined with a single access off the alley.
- Multi-story units have many opportunities for light and air
- Roof is generally flat with private terraces and provides a more urban space.

SIMILAR FEATURES BETWEEN ALL THREE OPTIONS

- All three options include office space at grade along Delridge.
- All three options include seven units & seven parking stalls accessed off the alley.

DESIGN GUIDELINES

CONTEXT AND SITE

CS2 Urban Pattern and Form

- A. Location in the City & Neighborhood.
 - 2. **Architectural Presence:** The project will engage the sidewalk in a more urban way and contribute to the emerging pattern of uses in the area.
- C. Relationship to the Block.
 - 2. **Mid-Block Sites:** The project takes design clues from the newer projects in the neighborhood by providing a strong street-edge and bringing the building facade out to align with the property edge and sidewalk.
- D. Height, Bulk, & Scale.
 - 1. **Existing Development & Zoning:** The neighborhood is a mix of newer structures that fill the zoning height and older single story commercial and residential structures that do not. The project proposes to reflect the allowable density and align with the newer projects in the area.
 - 3. **Zone Transitions:** Properties across the alley to the east are zoned SF-5000. The project is to be setback to meet current zoning requirements.
 - 5. **Respect for Adjacent Sites:** The preferred option proposes a blank wall against the north facade. Properties across the alley are further away and partially landscaped thus reducing privacy concerns. A single family home exists just south of the project; a blank wall is proposed at the property line.

CS3 Architectural Context and Character

- A. Emphasizing Positive Neighborhood Attributes.
 - 4. **Evolving Neighborhoods:** The project proposes to contribute to the evolving nature of the neighborhood by match the newer projects in form, mass, window percentage, and materials.
- B. Local History & Culture.
 - 1. **Placemaking:** The NC zone that this project occurs is a small pocket of commercial use along Delridge Way that appears to have good cultural contribution to the neighborhood. Commercial uses in this pocket include small restaurants, convenience stores, and the King County Library. The project proposes to enhance the developing sense of place associated with this small commercial pocket.

PUBLIC LIFE

PL2 Walkability

- B. Safety & Security.
 - 1. **Eyes on the Street:** The proposed project will provide upper level units and visibility both to Delridge Way and the alley.

- 2. **Lighting for Safety:** Project will include decorative lighting along the sidewalk adjacent to Delridge Way. The alley will include appropriate levels of security lighting.
- 3. **Street-Level Transparency:** The street facing facade will include large sidewalk oriented windows.

PL3 Street-Level Interaction

- A. Entries.
 - 1. **Design Objectives:** Entries will be visible from the sidewalk and well integrated into the design with elements such as signage and lighting.
- B. Residential Edges.
 - 1. **Security and Privacy:** The proposed residential uses all occur above the ground floor level thus eliminating visual security concerns into these new units.

PL4 Active Transportation

- B. Planning Ahead for Bicyclists.
 - 2. **Bike Facilities:** In the preferred option, secure bicycle parking will be provided with the structured parking garage.

DESIGN CONCEPT

DC1 Project Uses and Activities

- B. Vehicular Access & Circulation.
 - 1. **Access Location and Design:** Access to parking will be from the adjacent alley in the rear of the property. The entrance will include a secure door that will be integrated into the design of the building and will incorporate security lighting and limited signage.
- C. Parking & Service Uses.
 - 2. **Visual Impacts:** The preferred option includes enclosed structured parking thus reducing the visual impact of parking.
 - 4. **Services Uses:** All options indicate service functions such as trashing and recycling as being located within the structured parking area.

DC2 Architectural Concept

- A. Massing.
 - 1. **Site Characteristics and Uses:** The proposed massing includes a small commercial use that faces the adjacent public sidewalk. Upper level uses are residential and are planned to appear residential by design. The massing tends to fill the site which is consistent with the developing urban nature of the immediate neighborhood.
- B. Architectural & Facade Composition.
 - 1. **Facade Composition:** As the design for this building evolves, the design team is planning on well designed and well proportioned facades.
 - 2. **Blank Walls:** Blank walls are not proposed facing the street or alley. Partial blank walls are proposed against both abutting parcels to the north and south. These walls will be finished with materials that will

be complimentary to those adjacent properties and will allow future development of those abutting sites.

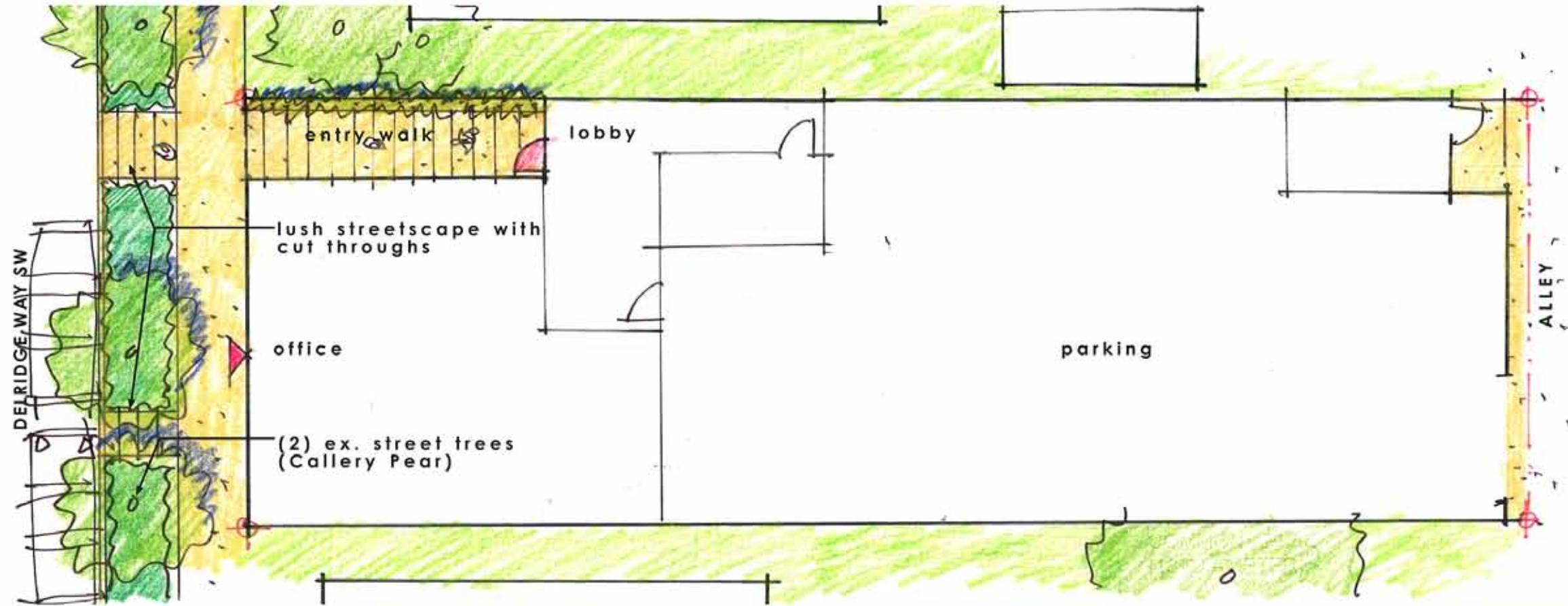
- C. Secondary Architectural Features.
 - 1. **Visual Depth and Interest:** The proposed options include upper level terraces, step-backs, and decks that will provide good visual depth to the project.
- D. Scale & Texture.
 - 1. **Human Scale:** The project proposes traditional scaled entries, windows, signage elements, and lighting elements.
 - 2. **Texture:** Although the materiality of building is not known at this time, the goal is to have a variety of textures in the building and will likely be very similar to the developer's previously built project just south of this site.
- E. Form & Function.
 - 1. **Legibility and Flexibility:** A primary design goal for the project is to attain a strong commercial presence for the commercial use and a very residential feel from the residential use. Through design studies, the development team plans to bring these two design elements together into a cohesive balanced design solution.

DC4 Exterior Elements and Finishes

- A. Building Materials.
 - 1. **Exterior Finish Materials:** The project proposes to use good quality materials that will be both durable and visually interesting.
- B. Signage.
 - 1. **Scale & Character:** Signage for the project is planned to be pedestrian scaled and relating to the sidewalk. Due to the size of the project, signage will be likely limited to a single sign at the street facing facade.
- C. Lighting.
 - 1. **Functions:** Lighting will be limited to decorative lighting at the main building entry, security lighting in the alley, and terrace lighting at the upper level terraces and roof terraces.
 - 2. **Avoid Glare:** All exterior light fixtures are planned to be low level light that will be directed downward and away from neighboring properties.
- D. Trees, Landscape and Hardscape Materials.
 - 1. **Choice of Plant Materials:** Landscape materials will be urban in nature and limited to roof top elements and small at grade focused landscape planter areas. At the owners expense, the adjacent sidewalk has recently been planted with new street trees and planter strips per city standard. These street trees continue along Delridge Way for 2 blocks.

LANDSCAPE CONCEPT DESIGN

STREET LEVEL PLAN & INSPIRATIONAL IMAGES



STREET LEVEL



lush streetscape



with cut throughs



entry walk with green edge

5414 DELRIDGE WAY SW • Karen Kiest | Landscape Architects

STREET LEVEL

LANDSCAPE CONCEPT DESIGN

UPPER LEVEL TERRACES / ROOF PLAN & INSPIRATIONAL IMAGES



terraces w trees



bamboo planters at edge



roof deck -- the sky's the limit

5414 DELRIDGE WAY SW • Karen Kiest | Landscape Architects

TERRACES AND ROOF

SHADOW STUDIES

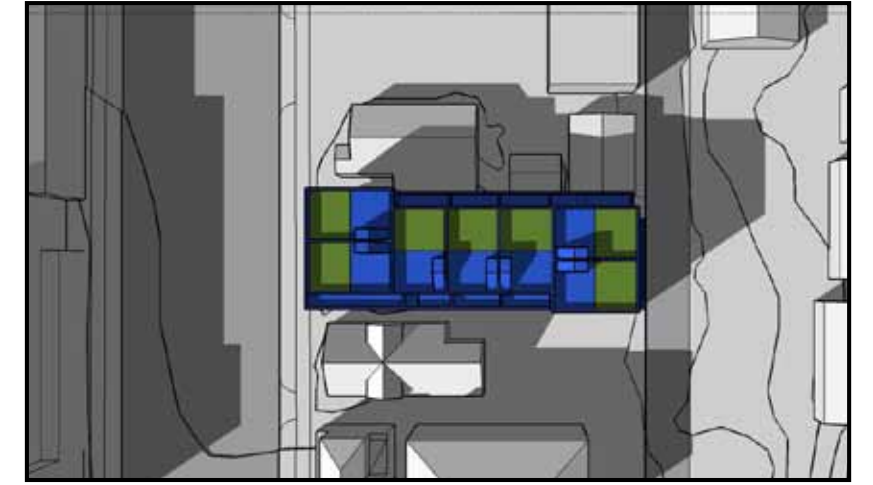
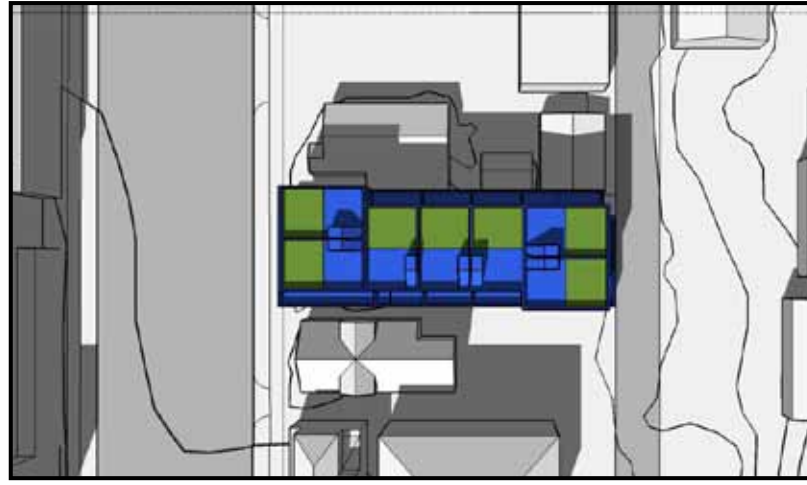
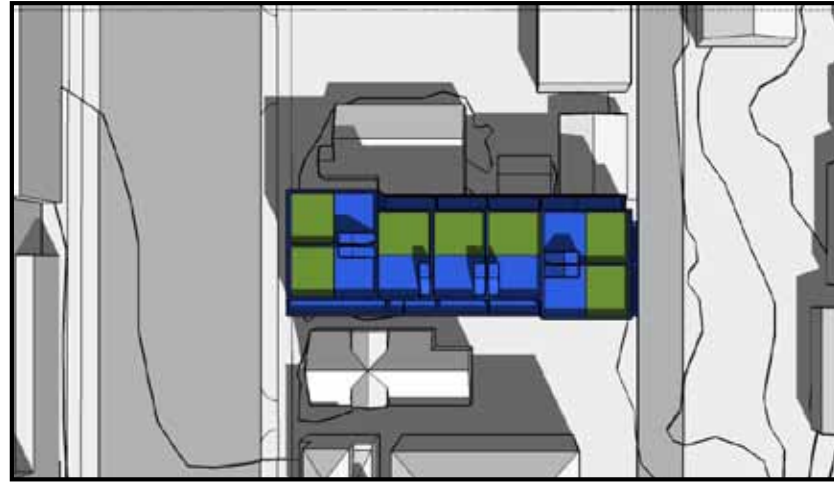
PREFERRED OPTION 3

10:00 AM

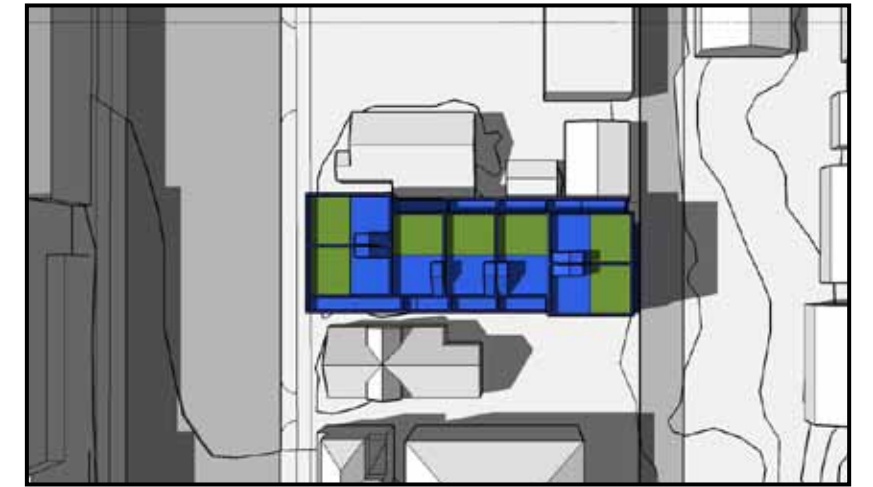
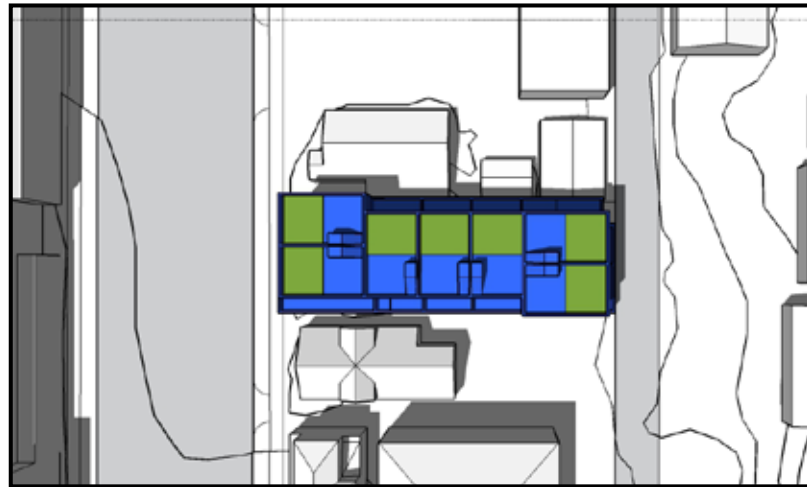
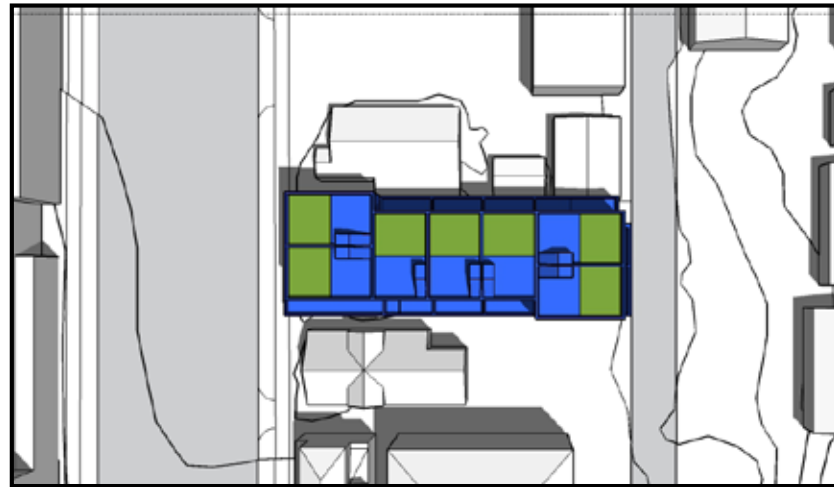
NOON

2:00 PM

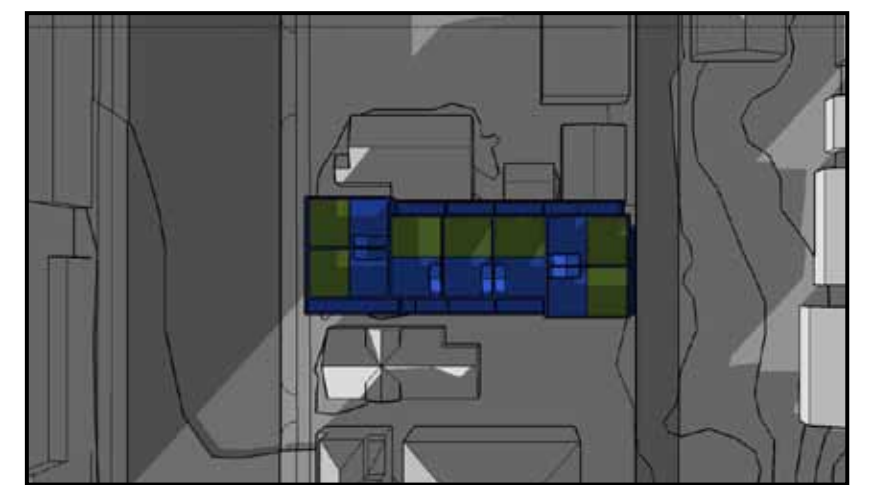
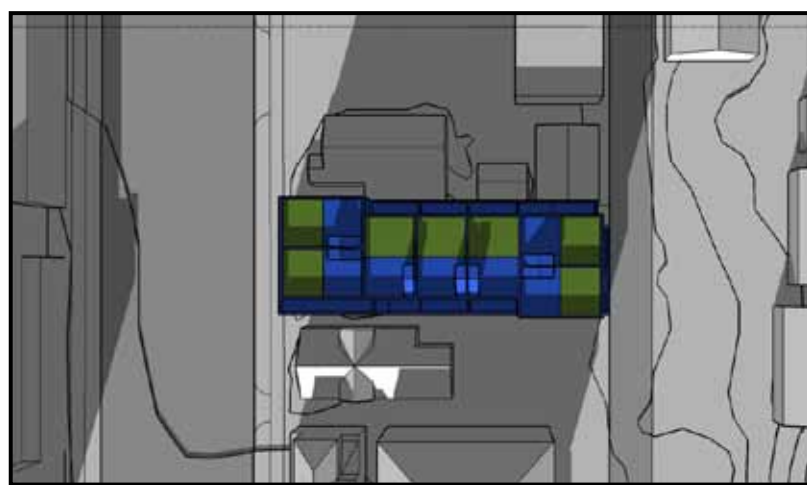
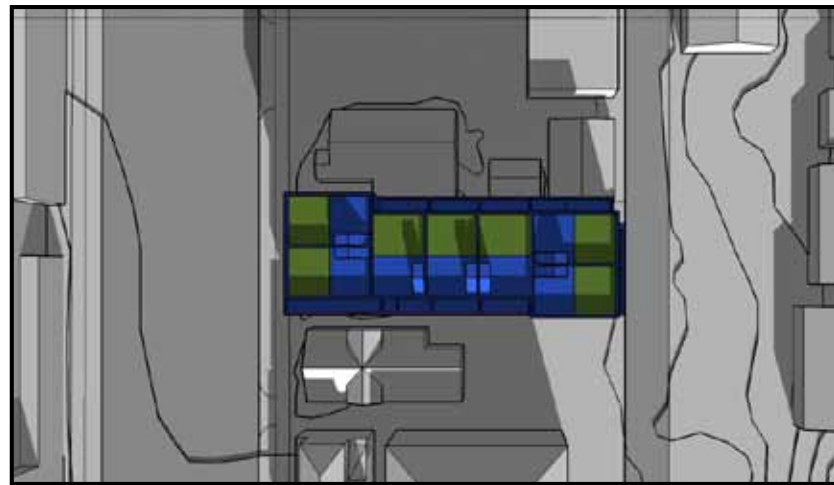
MARCH



JUNE



DECEMBER



RECENT NK PROJECTS



WESTLAKE VILLAGE



DAKOTA



CHELAN RESORT SUITES



STREAM BELMONT



VIEW 222

5414 DELRIDGE - DPD #3019822



H2O APARTMENTS - LEED-H PLATINUM TARGET



BROADSTONE KOI - LEED-NC CERTIFIED TARGET



ARTHOUSE



APERTURE - BUILT GREEN 3-STAR TARGET

EARLY DESIGN GUIDANCE