

5013 Delridge Townhouse

DPD Project #3020743



DEVELOPMENT OBJECTIVE

Project Information

Project Addresss: 5013 Delridge Way SW Seattle WA 98106
Parcel #: 177310-0715
DPD Project #: 3020743
Property Owner: 5017 Delridge Development LLC
Architect/Contact: Chaohua Chang

General Description

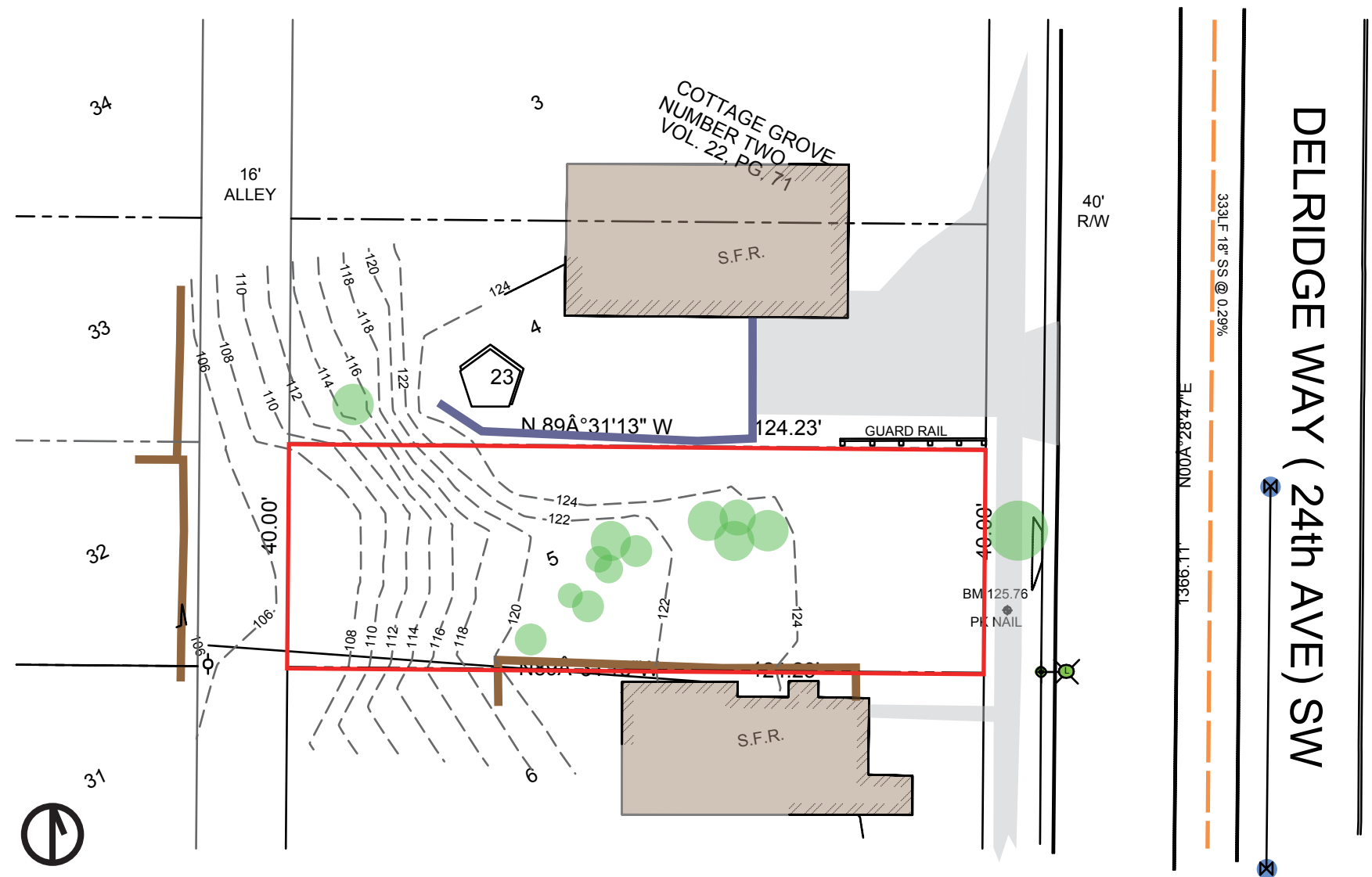
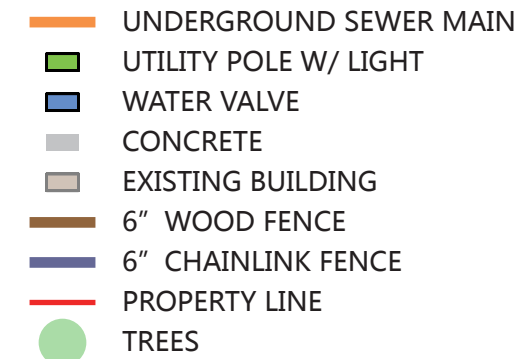
The proposed project is to construct a new 3-story townhouse building with garages on the property with partially steep slope at west. Due to the topography of steep slope, the vehicle access will be from Delridge Way SW rather than alley.

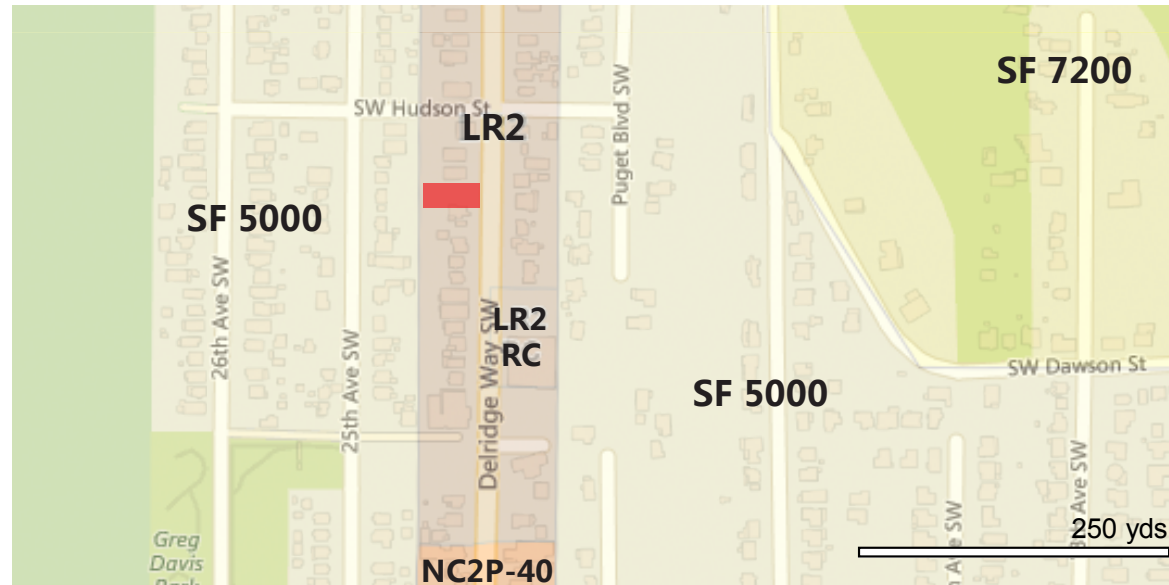
Land Use Code Summary:

Zoning:	LR-2
Green Building Standard:	Built Green 4-Star Rating
Maximum FAR allowed:	1.1
Density Limit:	No.
Building Height:	30'
Building Setbacks:	Front: 7' average, 5' minimum Rear: 7' average, 5' minimum Side: 7' average, 5' minimum (For building is 40' or more in length)

Program Summary

Site Area:	4,969 s.f.
Site Topography:	Generally flat at 2/3 of lot at east, and steep slope toward west.
Number of Proposed Unit:	5
Number of Parking Stalls:	5
Gross Floor Area:	5,963 s.f.





Zoning Map

The project site is zoned for 'LR2' which contains 6-block area along Delridge Way SW, adjacent to neighborhood commercial zone at south, and single family zone at east and west. Most of new developments along Delridge Way SW within 'LR2' zone are townhouse projects.

Access Opportunities And Constrains

Vehicular Access

Delridge Way SW connects West Seattle Bridge at north within 10minutes driving. Street parkings are allowed along Delridge Way SW.

Transit Access

Bus stop #120 is within 3 minute walking distance which runs every 10 minutes to downtown Seattle.

Bicycle Access

There is no bicycle lane along Delridge Way SW.

Pedestrain Access

Sidewalks are available along both sides of Delridge Way SW.





Nine Block Area

Most of multi-family types along Delridge Way SW are townhouse developments. The style of those developments are mostly conventional with pitch roof. There is no new multi-family project completed along Delridge Way SW.



1. Townhouse



2. Townhouse



3. Townhouse



4. Townhouse



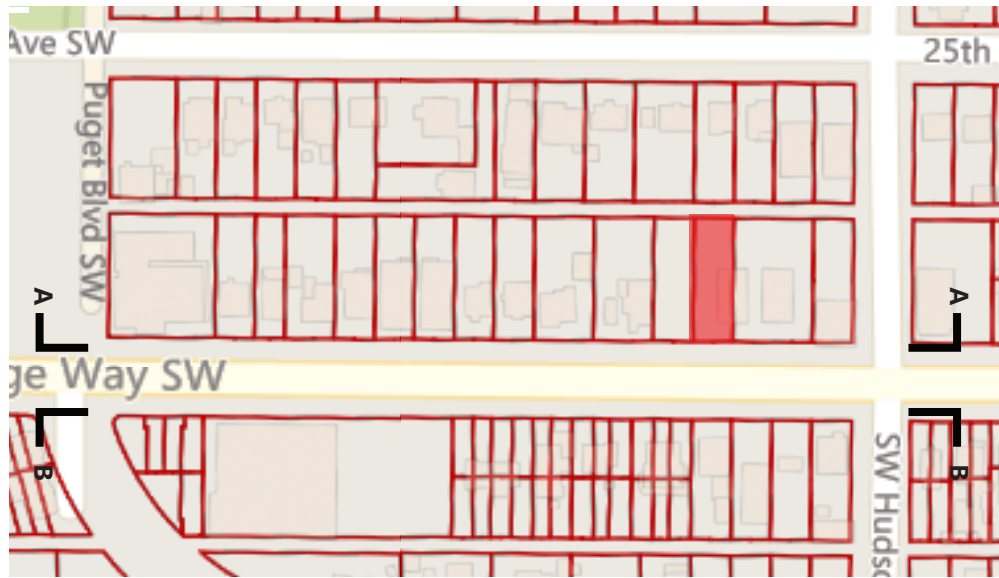
5. Apartment Buildings



6. Townhouse

Streetscape

Most of townhouse projects are across Delridge Way SW. Mainly Singe-family homes are still along the same block as the project.



B-B STREETSCAPE



A-A STREETSCAPE



- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- LOTLINE

Design Departures

1. Building Setback Reduction:

Code requirement:

SMC Table A for 23.45.518: 7' Average / 5' Minimum)
Exception (SMC 23.41.018.D.4.a):

Setbacks and separation requirements may be reduced by a maximum of 50 percent;

Requested Design Departure:

3.5' side yard setback along southern lot line, and 5' side yard setback along northern lot line.

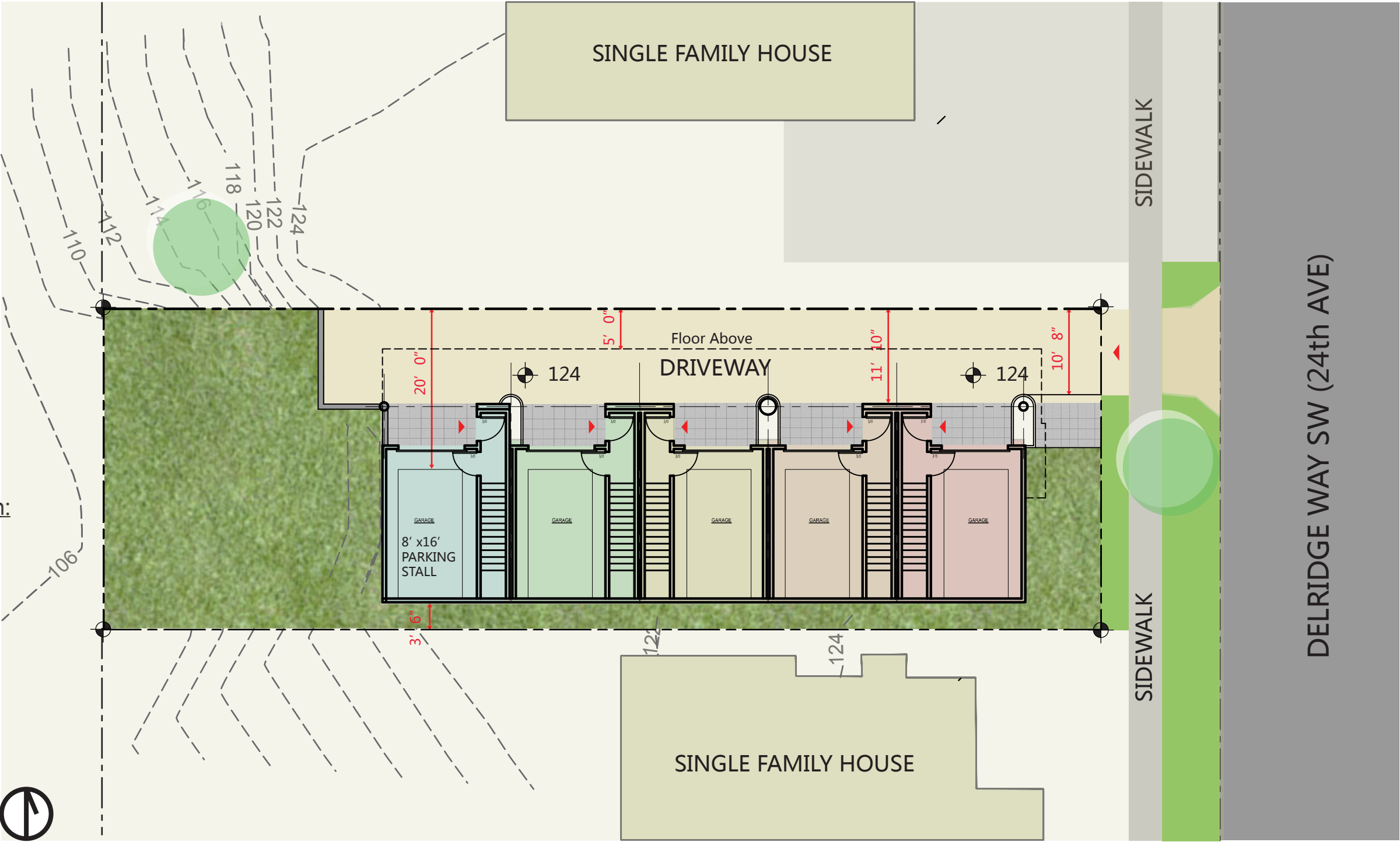
2. Parking Aisle Width Reduction:

Code requirement:

SMC 23.54.030.E.1 --> 22'

Requested Design Departure:

Parking aisle to be 20' from the edge of actual parking stall in garage.

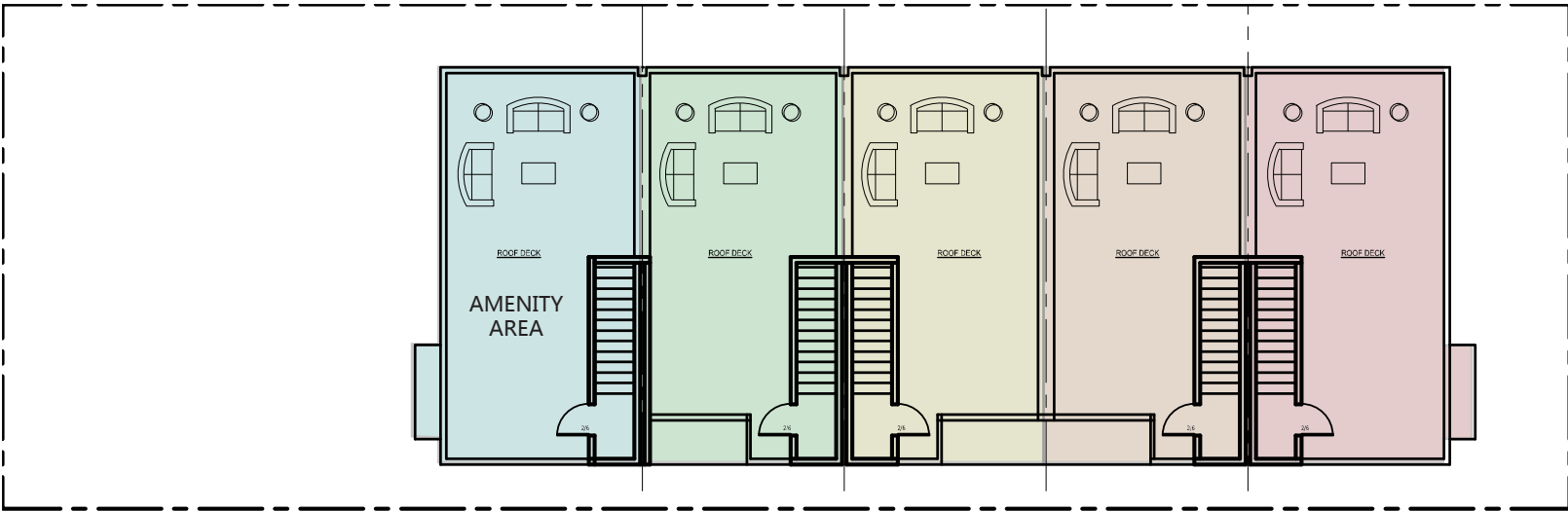


FIRST FLOOR & SITE PLAN

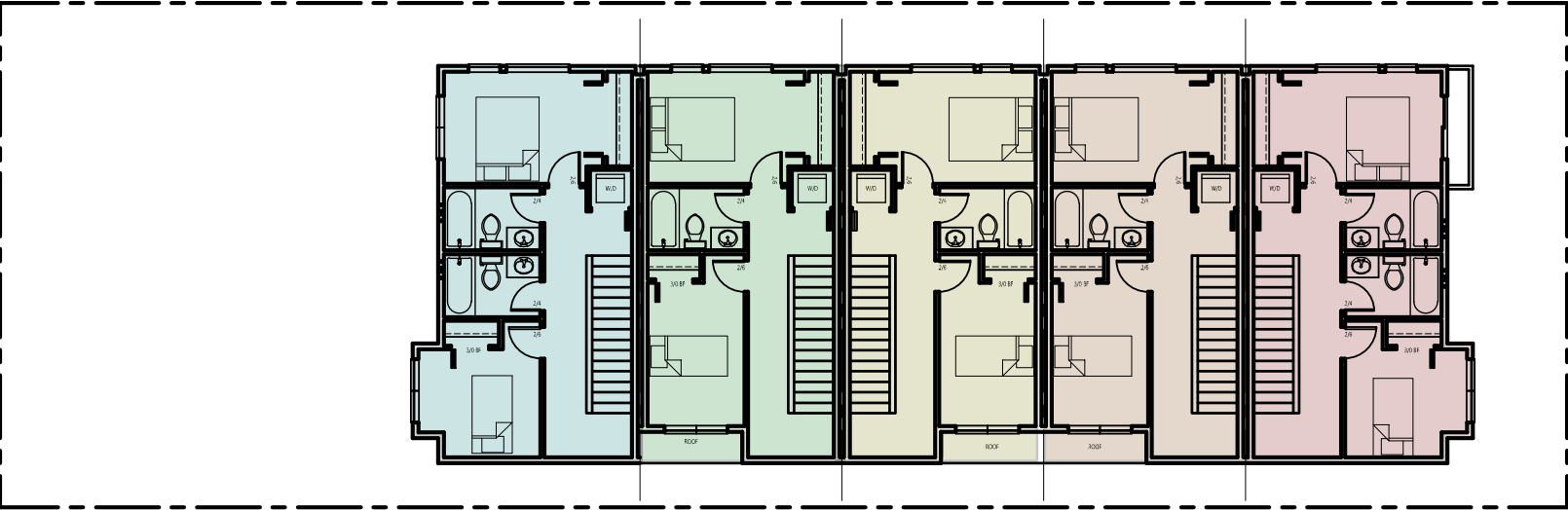
FLOOR PLAN

- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- LOTLINE

ROOFTOP



THIRD FLOOR (BEDROOM)



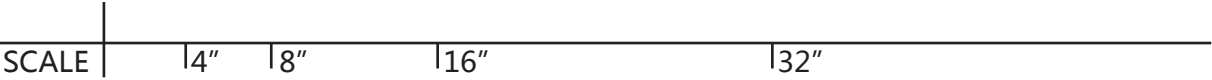
SECOND FLOOR (LIVING)



NORTH ELEVATION



- FIBER- CEMENT PANEL
- FIBER- CEMENT PANEL
- VINYL WINDOW
- CLEAR CEDAR SIDING
- ALUMINUM GLAZING DOOR
- CONCRETE COLUMN



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CONTEXT & SITE

CS1. Natural Systems and Site Features

C. Topography

One-third of the lot has steep slope which limits the location and size of the proposed structure. The existing alley will be remained unimproved due to the steep slope which creates the difficulty of vehicle access.

CS2. Urban Pattern and Form

D. Height, Bulk, and Scale

The proposed structure will be 3-story high and follows the 30' height limit. The bulk and scale of the structure will be similar to the townhouses development in the neighborhood.



PUBLIC LIFE

PL2. Walkability

B. Safety and Security

Lightings along the driveway will provide the safety on vehicle driving and pedestrians. Sufficient lightings with motion sensors will be installed at primary entrance and garage door of each unit.

PL3. Street Level Interaction

A. Entries

The entry for each unit is extruded from ground floor for easy identification. The cantilevered floor above provides the shed for entries.

PL4. Active Transit

A. Entry Locations and Relationships

The extruded entry, planting box, and garage door wall form a semi-private space for each unit.

DESIGN CONCEPT

DC1. Project Uses and Activities

B. Vehicular Access and Circulation

Due to the infeasibility of alley access, vehicles will access the site from Delridge Way. The 22' backing distance per code requirement will be provided, measured from the edge of actual parking stall in garage to the edge of the driveway, which is the southern property line.

DC2. Architectural Concept

A. Massing

The mass of the structure is mostly determined by code restriction and limitation of buildable area of the site. The recess of ground floor reduces the perception of 'box' building.

B. Architectural and Facade Composition

Vertical 8" x 8" recess between units on southern facade provides division of large wall. Large windows help the reduction of solid wall area.

C. Secondary Architectural Features

Extruded boxes and recessed balcony on street facade provides the focal points.

D. Scale and Texture

Cedar siding is applied on the walls of ground level for residential concept.

DC3. Open Space Concept

C. Design

Planting boxes and outdoor furniture will be provided at roof deck for amenity use.

DC4. Exterior Elements and Materials

A. Building Materials

Fiber-cement panels with metal reveals are used at upper floors for modern appearance and easy maintenance. Cedar siding at ground floor expresses residential project.

C. Lightings

Lighting will be installed along driveway and at every unit entry. Wall washing lighting will be used for street facade.

D. Trees, Landscape and Hardscape Materials

The selection of plants will be low-maintenance types. Pavers will be used in front of entry area at each unit.



PERSPECTIVE

