



2 VICINITY MAP  
NTS



1 VICINITY MAP  
NTS



Project site, existing structure to be deconstructed

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PROJECT INFORMATION

| PROJECT NUMBER                | PARCEL NUMBER |
|-------------------------------|---------------|
| 3023561                       | 4302200095    |
| LEGAL DESCRIPTION             |               |
| LIBERTY DIV 01 ADD            |               |
| PLAT BLOCK/BUILDING NUMBER: 1 |               |
| LOT BLOCK/UNIT NUMBER: 19     |               |
| BUILDING OWNER                |               |
| CAVSTONE, LLC                 |               |
| 2135 112th AVE NE, SUITE 200  |               |
| BELLEVUE, WA 98004            |               |
| (206) 334-1808                |               |
| ARCHITECT                     |               |
| STRATA ARCHITECTS             |               |
| 1225 N 43RD ST                |               |
| SEATTLE, WA 98103             |               |
| CONTACT: AMOREENA MILLER      |               |
| 206-457-5657                  |               |
| STRUCTURAL ENGINEER           |               |
| FRANK AND CO.                 |               |
| 3812 54TH AVE SE              |               |
| SEATTLE, WA 98116             |               |
| CONTACT: LIZ FEKETE           |               |
| 206-579-8160                  |               |
| SURVEYOR                      |               |
| BUSH, ROED & HITCHINGS, INC.  |               |
| 2009 MINOR AVE E              |               |
| SEATTLE, WA 98102             |               |
| CONTACT: OLIVER ROBAR         |               |
| 206-323-4144                  |               |

OBJECTIVES

Design and construct four new four story townhouse units. Parking to be provided at grade from alley. Existing structure to be removed.

|                                  |             |
|----------------------------------|-------------|
| Use                              | Residential |
| Structure Height                 | 38'-1"      |
| Number of Residential Units      | 4           |
| Amount of Commercial Square Feet | zero        |
| Number of Parking Stalls         | 4           |

SUSTAINABILITY

Achieve a 4-star Green Build

COMMUNITY

Provided design offers more gracious setback beyond the zoning requirements, planted medium, and a permeable pedestrian pathway that promotes non-vehicular access.





1. Varied multi-family and single-family houses typical of the neighborhood - the houses above are to the north of the site along Delridge Way SW



2. Neighboring single family home to the north of the site



3. Townhomes across Delridge Way SW from the site



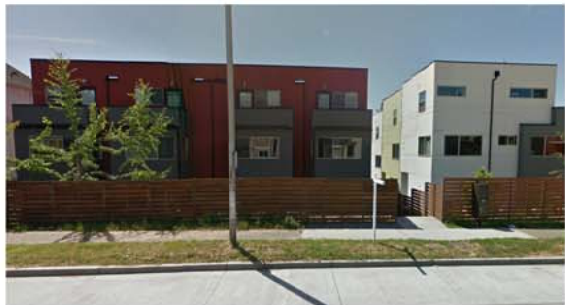
4. View to North from Delridge Way SW in front of site



5. Single-family house across the back alley from the site



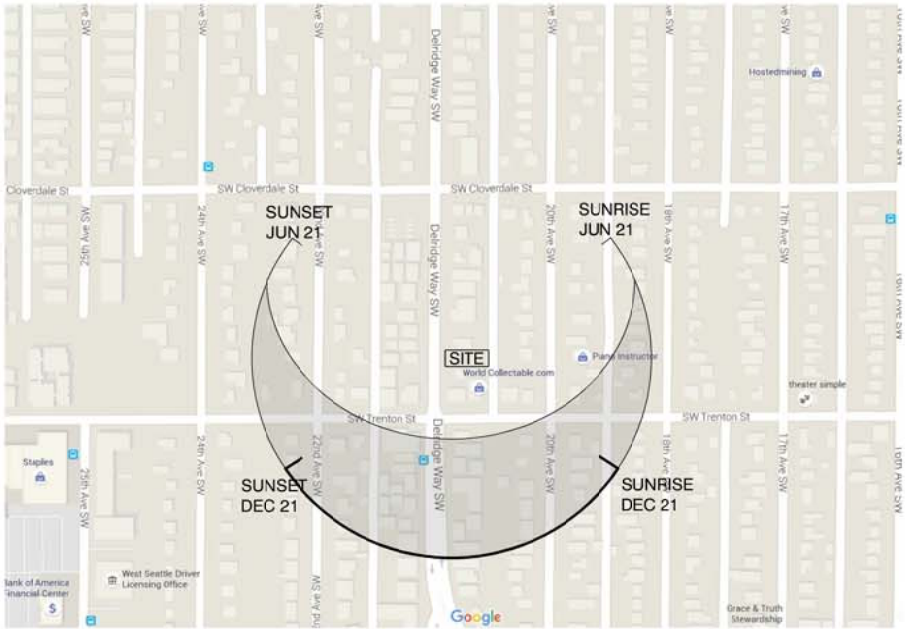
6. Alley to the East of the site



7. Townhomes on Delridge Way SW to the North of the site



8. View of Westwood Village shopping center



## 2 SOLAR ACCESS NTS



## 1 ZONING USE MAP NTS



## ANALYSIS OF CONTEXT

The site is located in the South Delridge Neighborhood. The 5,2221 SF lot is situated between single family LR-2 family homes. To the West, Delridge Way SW is a major arterial with frequent transit and to the East, a shared alley. Single homes are located to the North and South of the property.

The overlay is Westwood-Highland Park(Residential Urban Village). The site is located near Westwood Village shopping center and Chief Sealth High School. Nearby parks include Westcrest Park, Highland Park Playground, Roxhill Playground.

The immediate neighborhood offers:

- Westwood community node
- School

Existing architectural include pitched roofs, 1-3 story structures, chimneys, and porches.

Siting pattern: maximize southern exposure



View West



Neighborhood Playground - 15 minute walk from site









5. Trachelospermum Jasminoides



4. Parthenocissus Henryana - Silvervein Creeper



3. Prunus Hillieri Spire



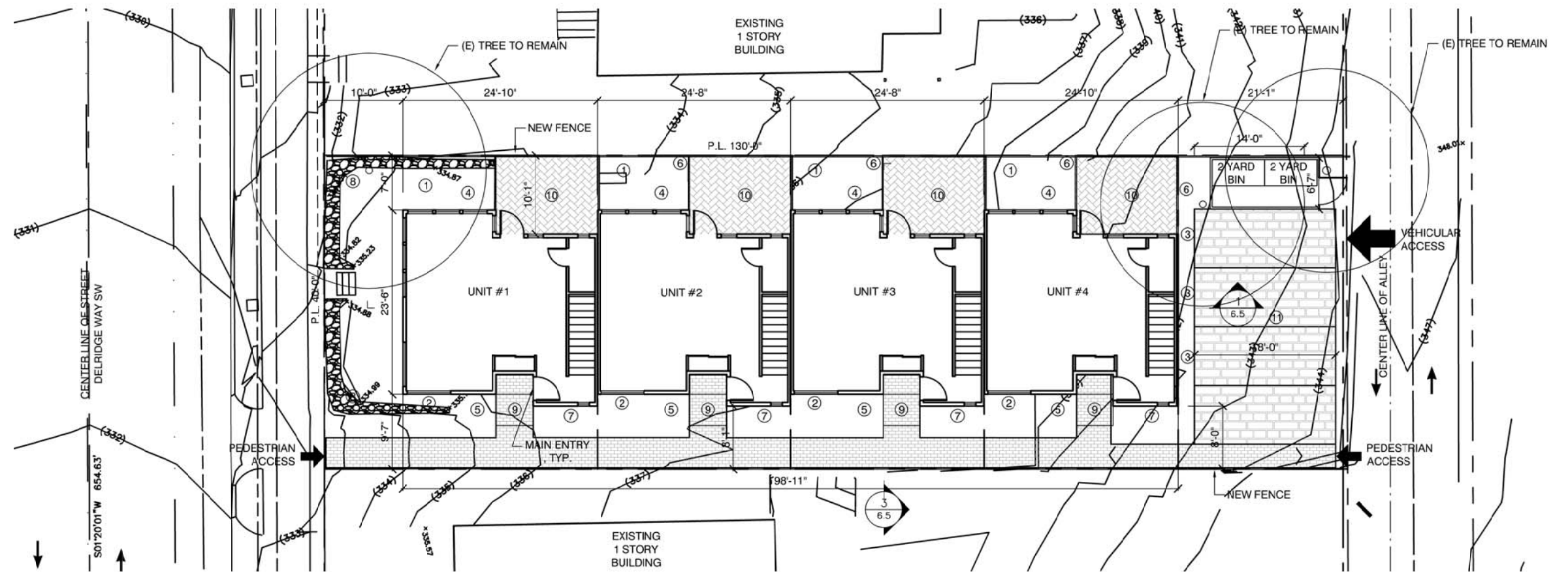
2. Spiraea Douglas



1. Vaccinium Ovatum



6. Hydrangea Anomala Peticularis - Climbing Hydrangea



7. Rainwater Planter



8. Existing Rockery



9. Permeable Paver Pedestrian Walk Way



10. Hardscape Paver



11. Interlocking Driveway Pavers





Greater West Seattle Neighborhoods



Neighboring property to the South of site



Neighboring property to the North of site



Nearby Townhomes located at 9065 17th

## CONTEXT AND SITE

### CS1 NATURAL SYSTEMS AND SITE FEATURES

- A. ENERGY USE
- B. SUNLIGHT AND NATURAL VENTILATION
- C. TOPOGRAPHY
- D. PLANTS AND HABITATS
- E. WATER

This project will be Built Green. Opportunities for cross ventilation between the north and south on each floor via the stair tower.

The units receive lots of southern sun throughout the year. By stepping the units the design is able to work with existing grade of site. Of the six trees located on site this design proposed to maintain half of the existing trees and plant an additional trees. To the south side a rain garden will be created for each unit.

### CS2 URBAN PATTERN AND FORM

- A. LOCATION IN THE CITY AND THE NEIGHBORHOOD
- B. ADJACENT SITES, STREETS, AND OPEN SPACES
- C. RELATIONSHIP TO THE BLOCK
- D. HEIGHT, BULK, AND SCALE

Located in South Delridge, the site is situated along a main arterial road and within half a mile of Westwood Village Shopping center. The adjacent structure to the north and south is a 1 story single family home. Rather than one large mass, each unit is sculpted with positive-negative space relationships formed by overhangs and insets. In addition, the change in grade differentiates each unit.

While the overall mass is four stories, each unit contains roofs at each level with the backyard patio overhang, the second story North bedroom, the rooftop deck, and the top of the penthouse stair towers.

### CS3 ARCHITECTURAL CONTEXT AND CHARACTER

- A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
- B. LOCAL HISTORY AND CULTURE

Delridge, a neighborhood of dells and ridges, began as a gritty steel town. In 1905, William Pigott and Judge E.M. Wilson opened the Seattle Steel Company to great acclaim. Delridge was a working-class neighborhood, a contrast to the middle-class neighborhood of West Seattle on the hill to the west. The steel mill continued to dominate the neighborhood, but residents diversified, finding work in fishing, canneries, flour mills, Boeing, and other Seattle employers. In respect to this local history, this design seeks to maintain a modern industrial look that celebrates the topography of the space. By increasing the density, the design aims to accommodate more residents and increase affordability.

## PUBLIC LIFE

### PL1. OPEN SPACE AND CONNECTIVITY

- A. NETWORK OF OPEN SPACES
- B. WALKWAYS AND CONNECTIONS
- C. OUTDOOR USES AND ACTIVITIES

Utilizing the existing rockery at the West side of the lot, the building is set back 10'-0" from the street. To the North each unit has a fenced in patio as well as a 83 square feet of green space. Adjacent to the living and dining room of each unit these areas can be used for outdoor cooking, gardening, dining, and recreation in a relatively private setting. Additionally, each unit has a roof patio and green area that can be used similarly. Because the units step down from each other these rooftop decks are separated vertically while still allowing for visual connectivity. To the East the four parking spaces and bicycle storage allow for interaction between neighbors in transit as their paths cross.

- PL2. A. ACCESSIBILITY
- B. SAFETY AND SECURITY
- C. WEATHER PROTECTION
- D. WAY FINDING

From the street pedestrians will see a glimpse of each entry door and their unit number. A fence is provided along the North and South property lines. Each unit has a covered entry on the south side allowing for more natural light throughout the year. In addition, down lighting is provided on the south wall under the horizontal projection. Unit numbers are vertically oriented on the right side of each door to allow for a visual from the street.

### PL3. STREET LEVEL INTERACTION

- A. ENTRIES
- B. RETAIL EDGES
- C. RESIDENTIAL EDGES

The entry to each unit is accessed from a common pedestrian path that includes landscaping. To avoid a direct visual into the entry door from the neighboring residence to the south the doors have been oriented to face the street in a 4'-0" inset into the mass of the unit.

### PL4. ACTIVE TRANSIT

- A. ENTRY LOCATIONS AND RELATIONSHIPS
- B. PLANNING AHEAD FOR BICYCLISTS
- C. PLANNING AHEAD FOR TRANSIT

The paved pedestrian pathway to the South creates a longitudinal relationship between Delridge Way SW and the alley allowing for entry from either side. Given the narrowness of this 40'-0" wide site, this pathway creates a welcoming entrance to each unit by orienting the entry doors to the street. In the northeastern corner of the lot a fenced area for bike storage is provided. In addition, the paved path allows for bicyclists to easily transport their bike into their unit if necessary. While four parking spaces are provided, the omission of individual garages in each unit encourages alternative means of transit.

## DESIGN CONCEPT

### DC1 PROJECT USES AND ACTIVITIES

- A. ARRANGEMENT OF INTERIOR USES
- B. VEHICULAR ACCESS AND CIRCULATION
- C. PARKING AND SERVICES USES

On the ground floor is the central living space with a kitchen, dining room and powder room. The second floor includes two bedrooms, a bathroom, and a laundry room. The third floor houses the master bedroom, walk in closet, and bathroom. The roof houses the water heater, a deck space, and planters. Vehicular access is restricted to the eastern edge of the site as there are no private garages. There is street parking along Delridge Way SW as well as four stalls accessible from the alley. The trash bins are located in the north eastern corner of the lot and are easily accessed from the alley for service.

### DC2 ARCHITECTURAL CONCEPT

- A. MASSING
- B. ARCHITECTURAL AND FACADE COMPOSITION
- C. SECONDARY ARCHITECTURAL FEATURES
- D. FORM AND FUNCTION

The mass of the structure varies vertically through the stepping of each unit and varies horizontally through the variety of positive and negative spaces. Each facade is articulated by a series of modulating distances from the property line varying from between 7'-0" and 10'-0" to the north, 21'-1" and 34'-1" to the east, 8'-0", 9'-6", and 12'-0" to the south, and 10'-0" and 26'-7" to the west. The arrangement of the stair towers and roof deck allows for privacy as well as added green space.

### DC3 OPEN SPACE AND CONCEPT

- A. BUILDING OPEN SPACE RELATIONSHIP
- B. OPEN SPACES USES AND ACTIVITIES
- C. DESIGN

The semi-private open spaces occur at the periphery of the plot to create a buffer between the surrounding buildings. The roof deck allows for a more private outdoor space and allow for activities such as dining, cooking, gardening, and recreation. Because each unit is differentiated by height these spaces are more secluded and offer an alternative space to the backyard patio.

### DC4 EXTERIOR ELEMENTS AND MATERIALS

- A. EXTERIOR ELEMENTS AND FINISHES
- B. SIGNAGE
- C. LIGHTING
- D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

Exterior finishes include hardy panel and vertical cedar. Each facade includes both vertical and horizontal elements in the orientation of the wood planks and horizontal lines of the hardy panels. There are vertically oriented unit numbers to the right of each door. Down lit wall sconces are located on the south wall of each entry inset as well as on the north wall of each patio. The plan utilizes the existing rockery and seeks to maintain the existing trees when possible. The pedestrian path will be constructed of permeable pavement. The areas to the south, in front of the tall window walls have storm water planters allowing an area for routing downspouts and routing to the street. Street trees will be added as well as freestanding planters on the roof. See images to left for green palette.



Penthouse Stair Tower Precedent



Townhouse Modulation Precedent

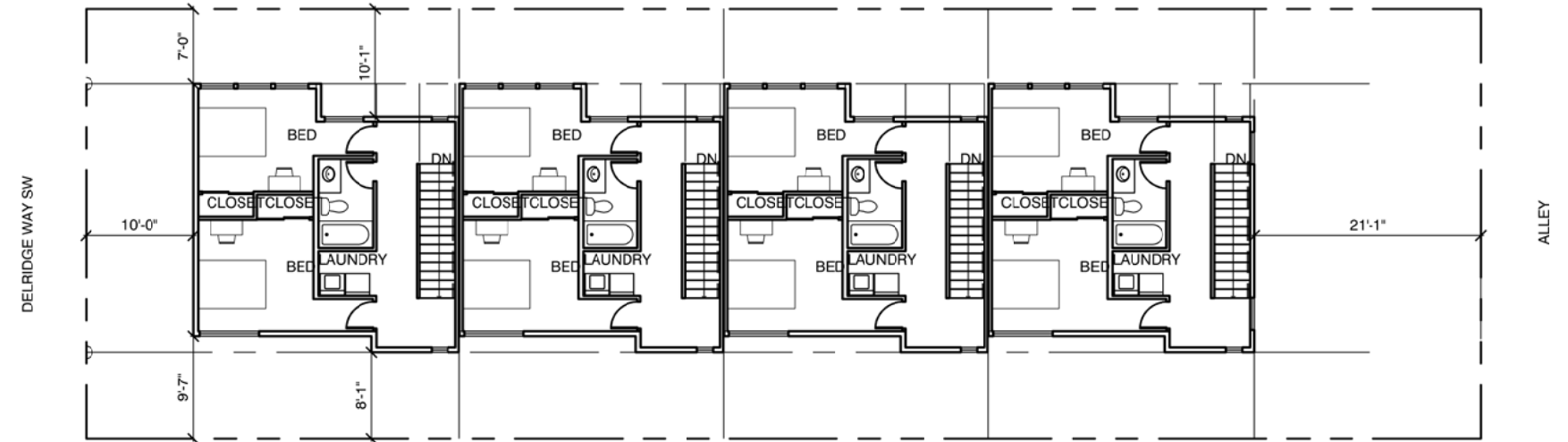


Vertical Cedar Siding

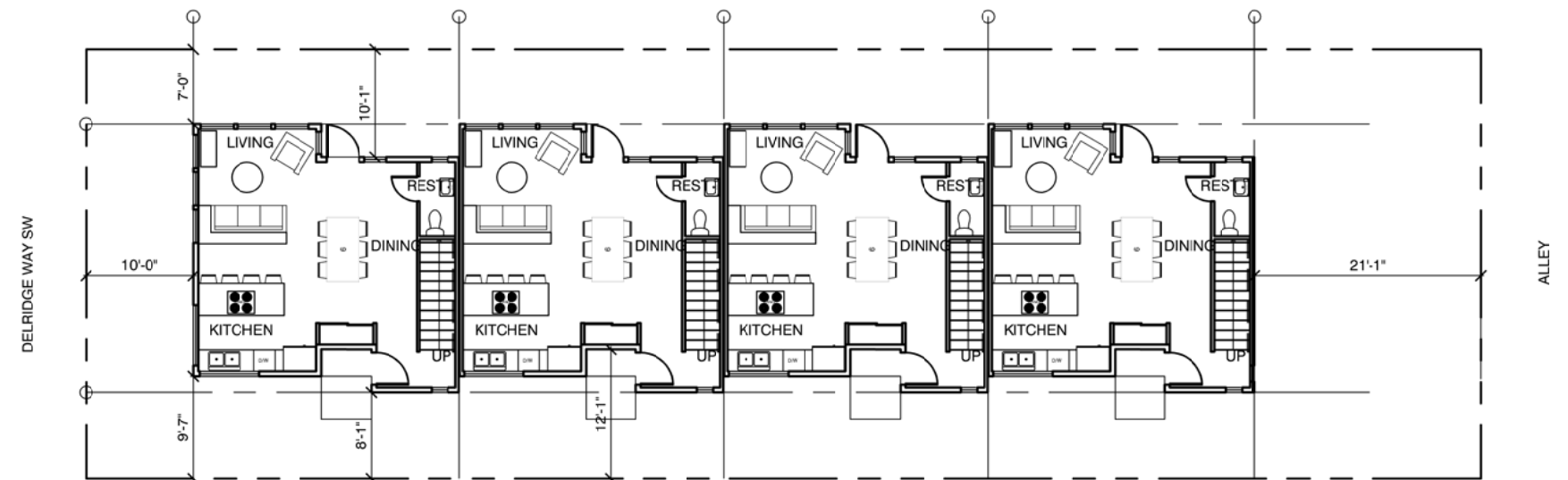
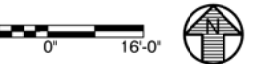


Stair Tower Windows

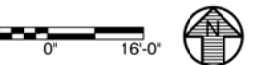


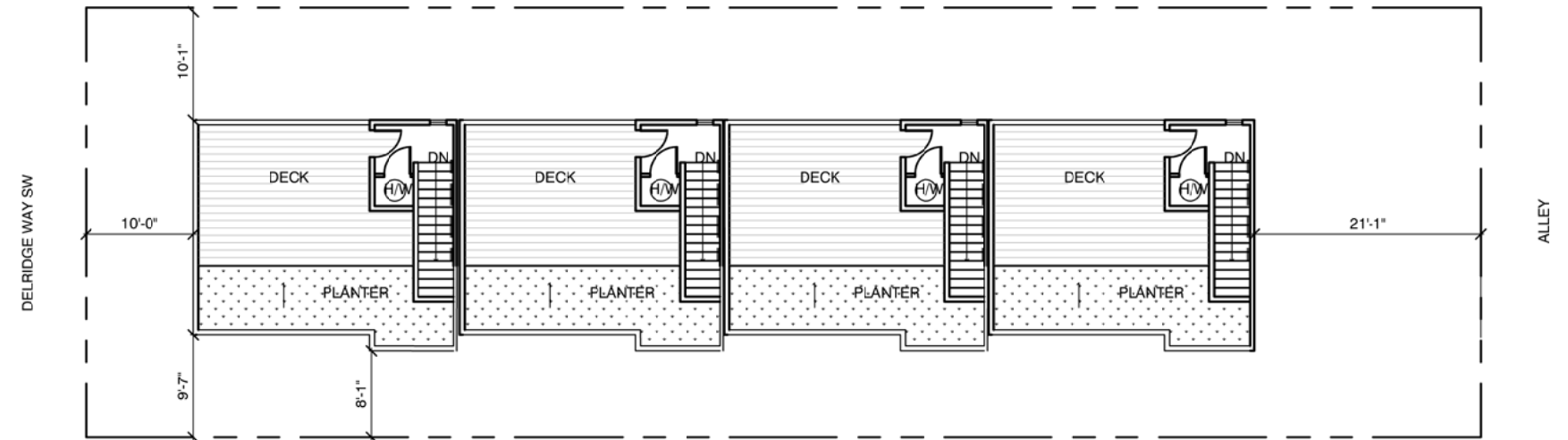


2 SECOND FLOOR PLAN  
1/16"=1'-0"

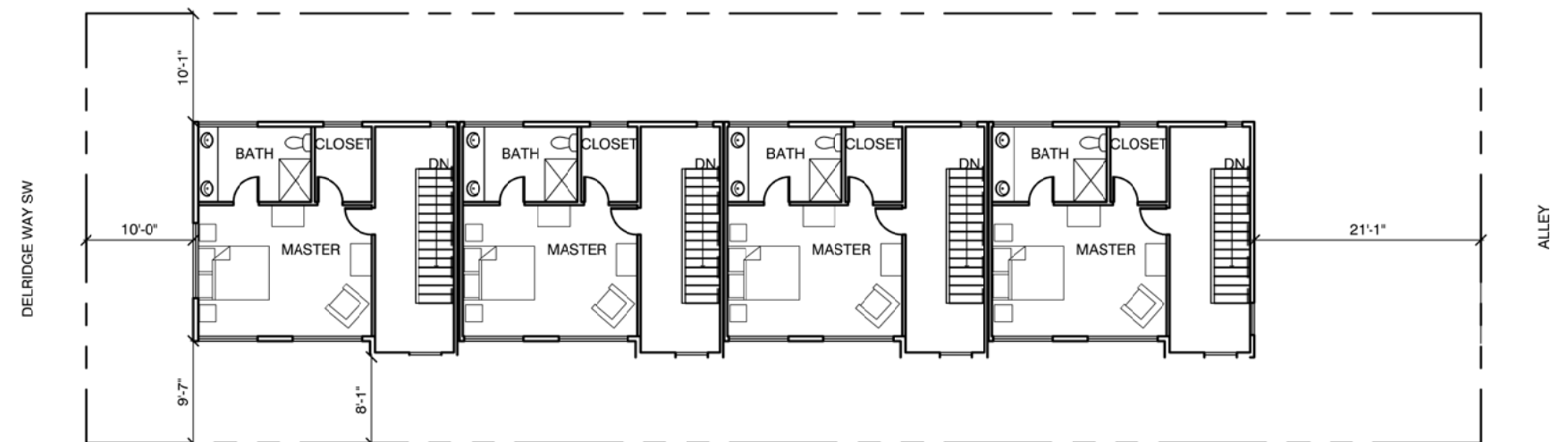
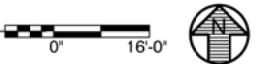


1 FIRST FLOOR PLAN  
1/16"=1'-0"

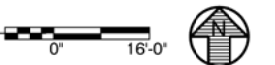




2 ROOF PLAN  
1/16"=1'-0"



1 THIRD FLOOR PLAN  
1/16"=1'-0"





Vertical fencing



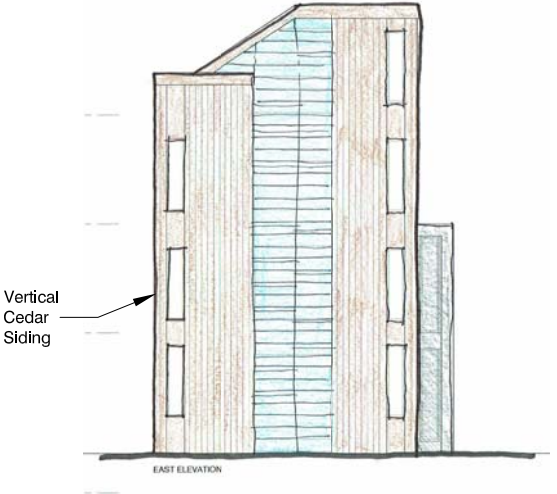
Vertical cedar siding



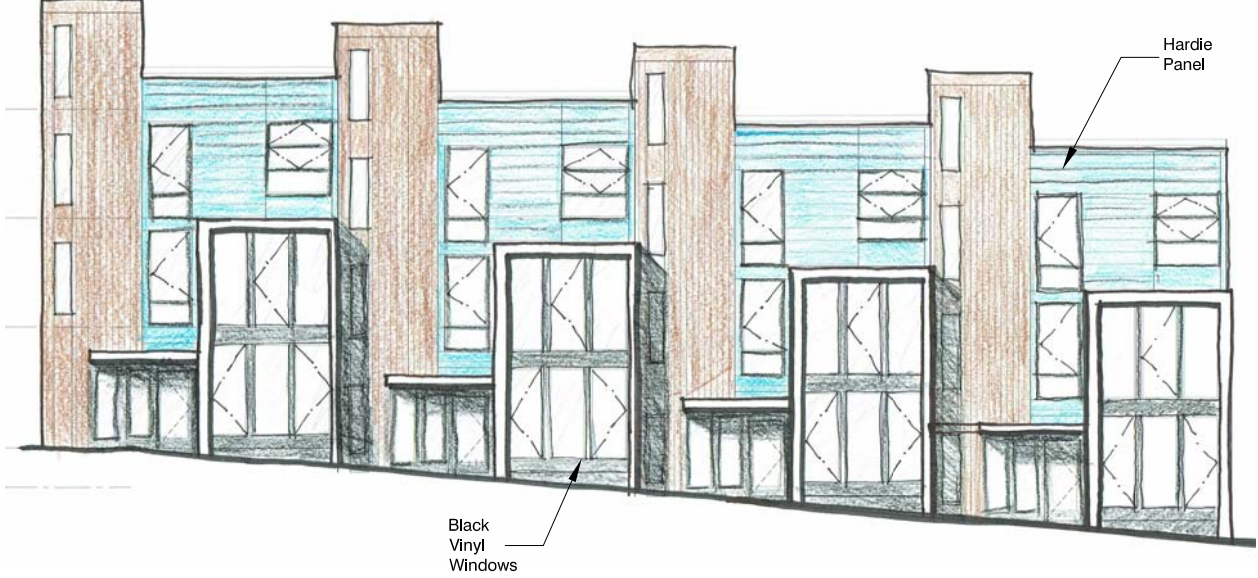
Hardie panels

#### FINISH NOTES

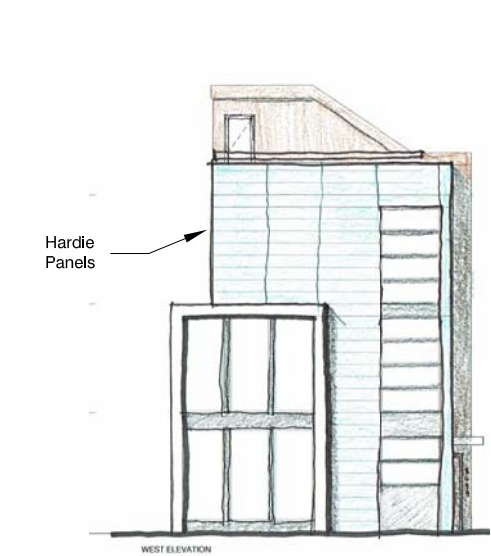
1. ALL WOOD SURFACES TO BE SEALED, INCLUDING BUT NOT LIMITED TO DOORS, TRIM, SHELVES, CABINETS AND FLOOR.
2. NO EXPOSED PLUMBING OR WIRING.



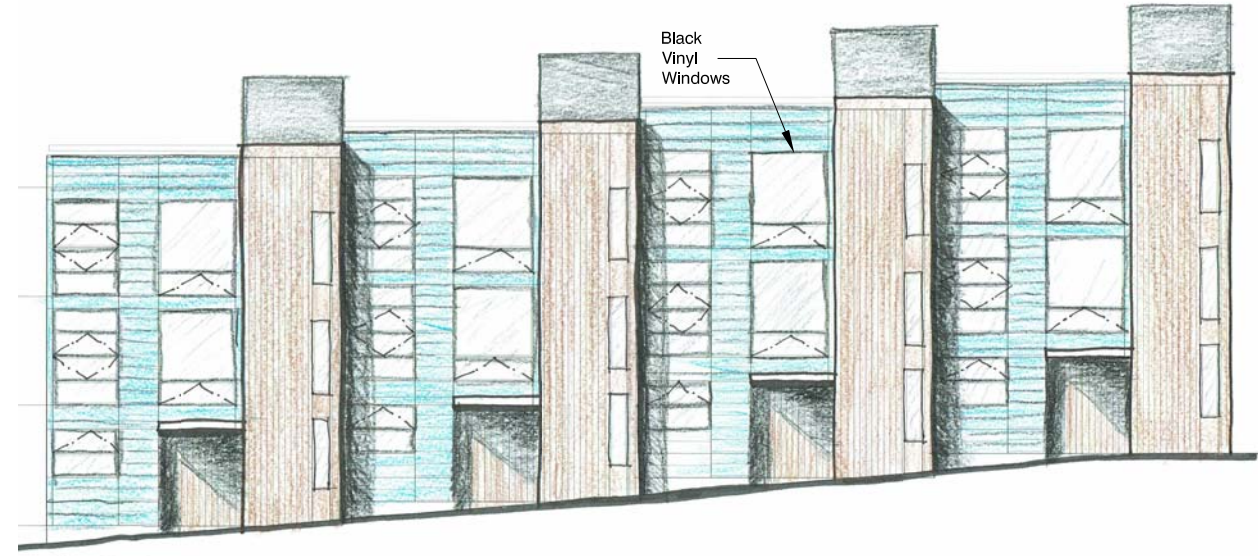
3 EAST ELEVATION  
1/16"=1'-0"



4 NORTH ELEVATION  
1/16"=1'-0"

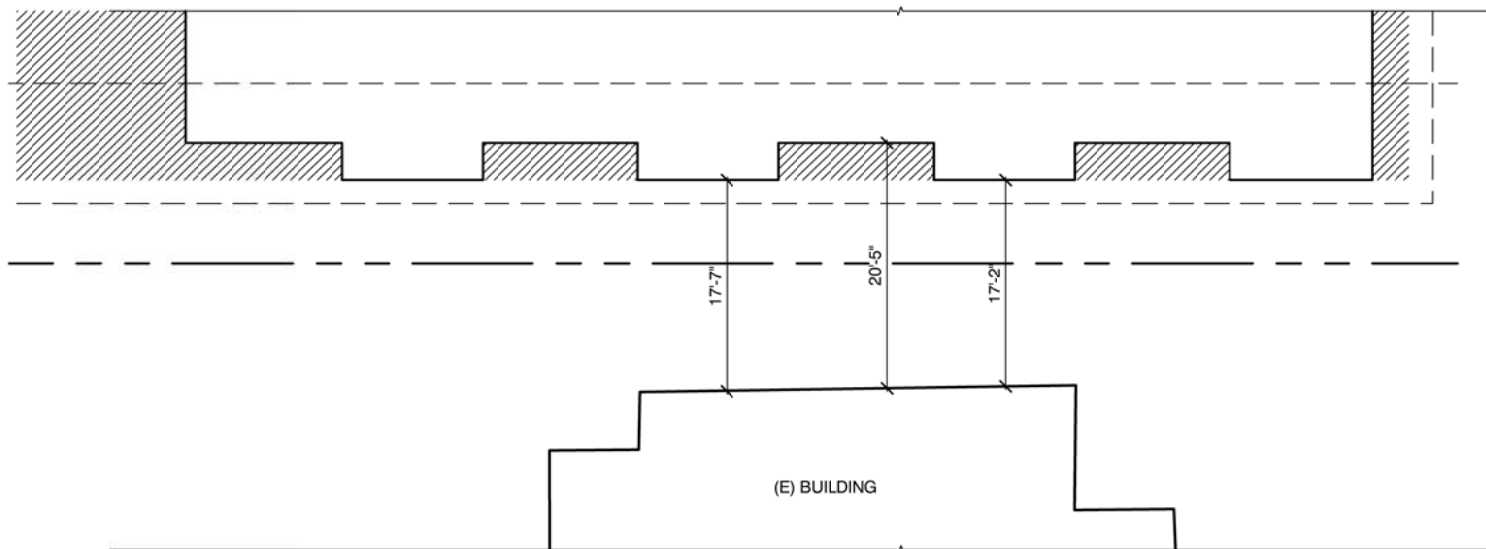


1 WEST ELEVATION  
1/16"=1'-0"

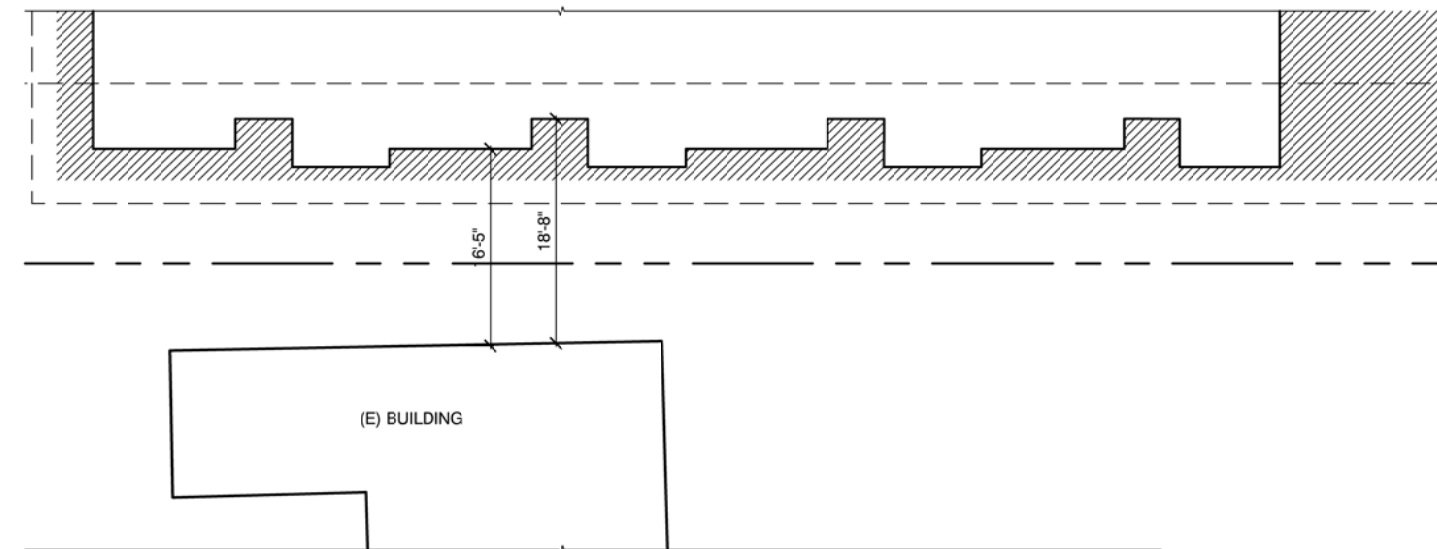
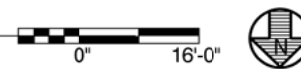


2 SOUTH ELEVATION  
1/16"=1'-0"

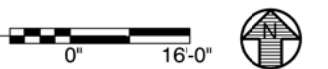




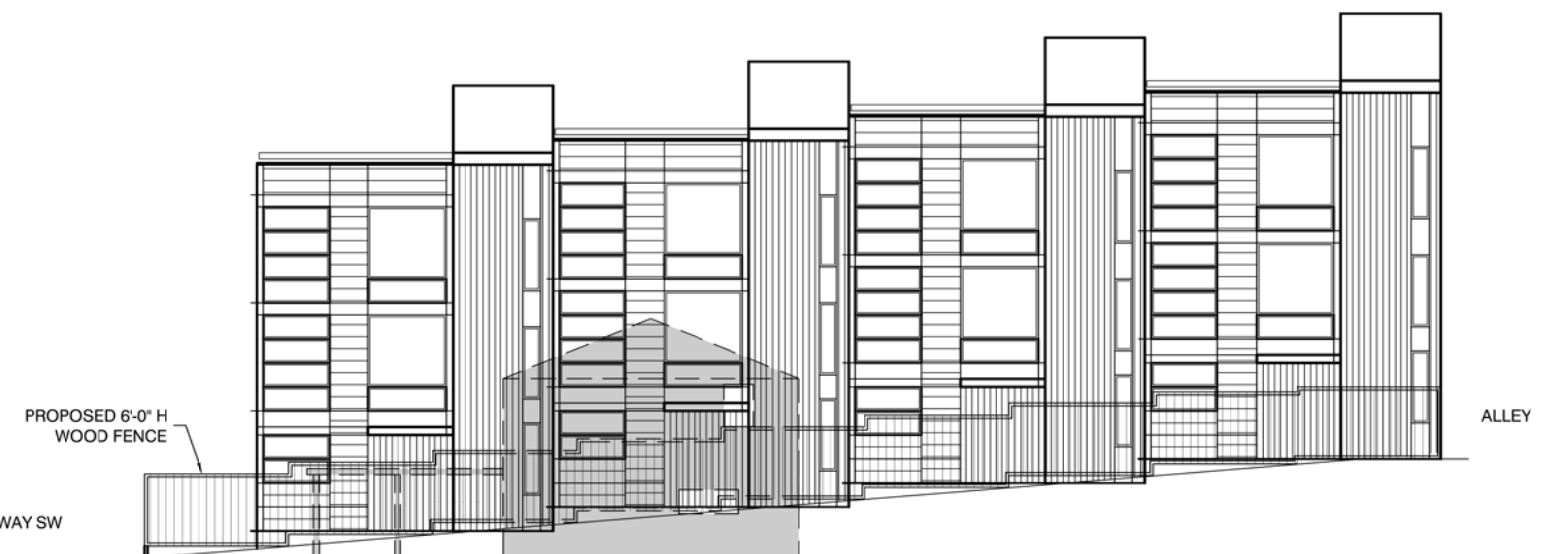
4 NORTH PLAN  
1/16"=1'-0"



2 SOUTH PLAN  
1/16"=1'-0"



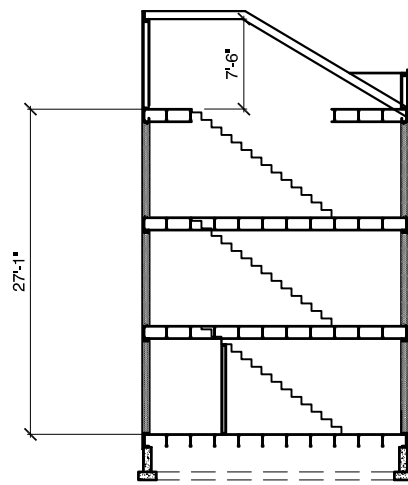
3 NORTH ELEVATION - ALIGNMENT  
1/16"=1'-0"



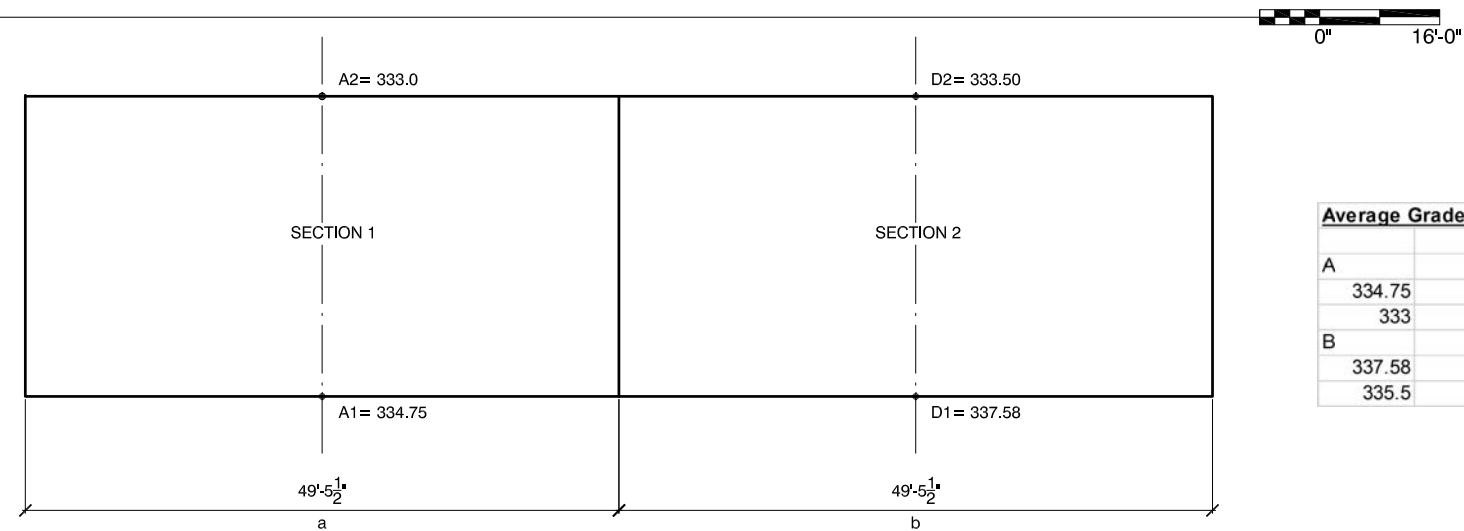
1 SOUTH ELEVATION - ALIGNMENT  
1/16"=1'-0"





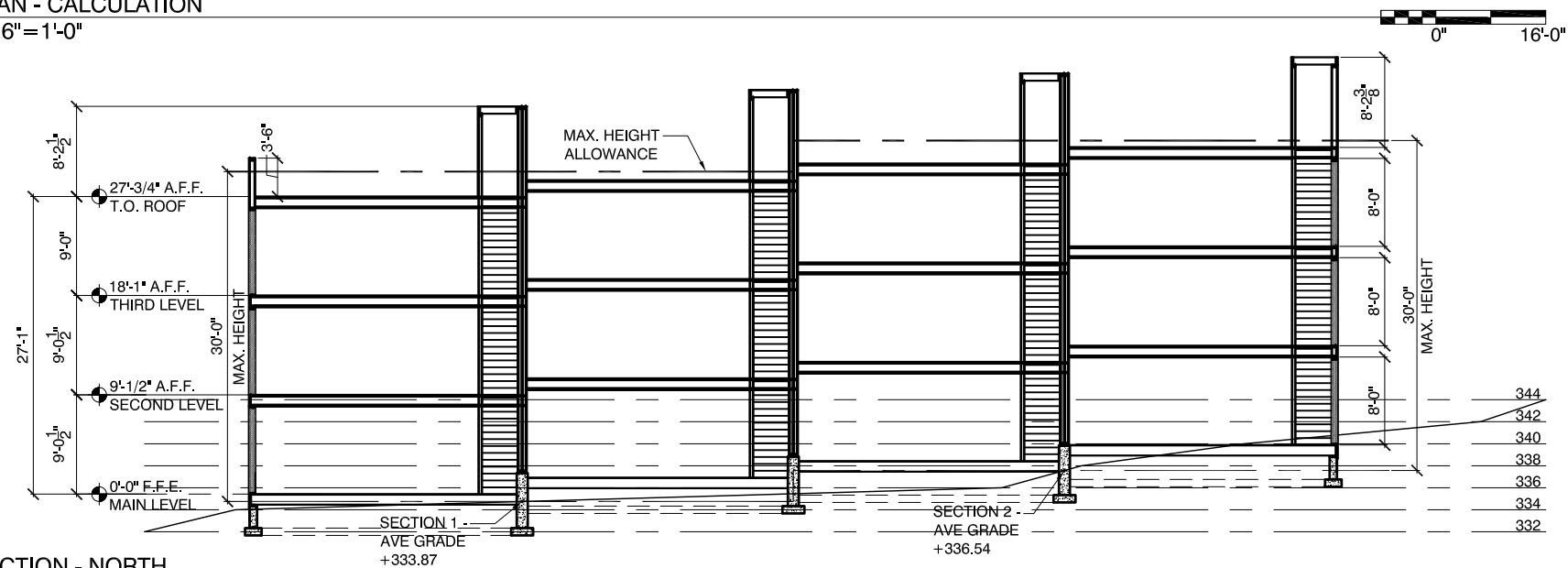


3 SECTION - EAST  
1/16"=1'-0"



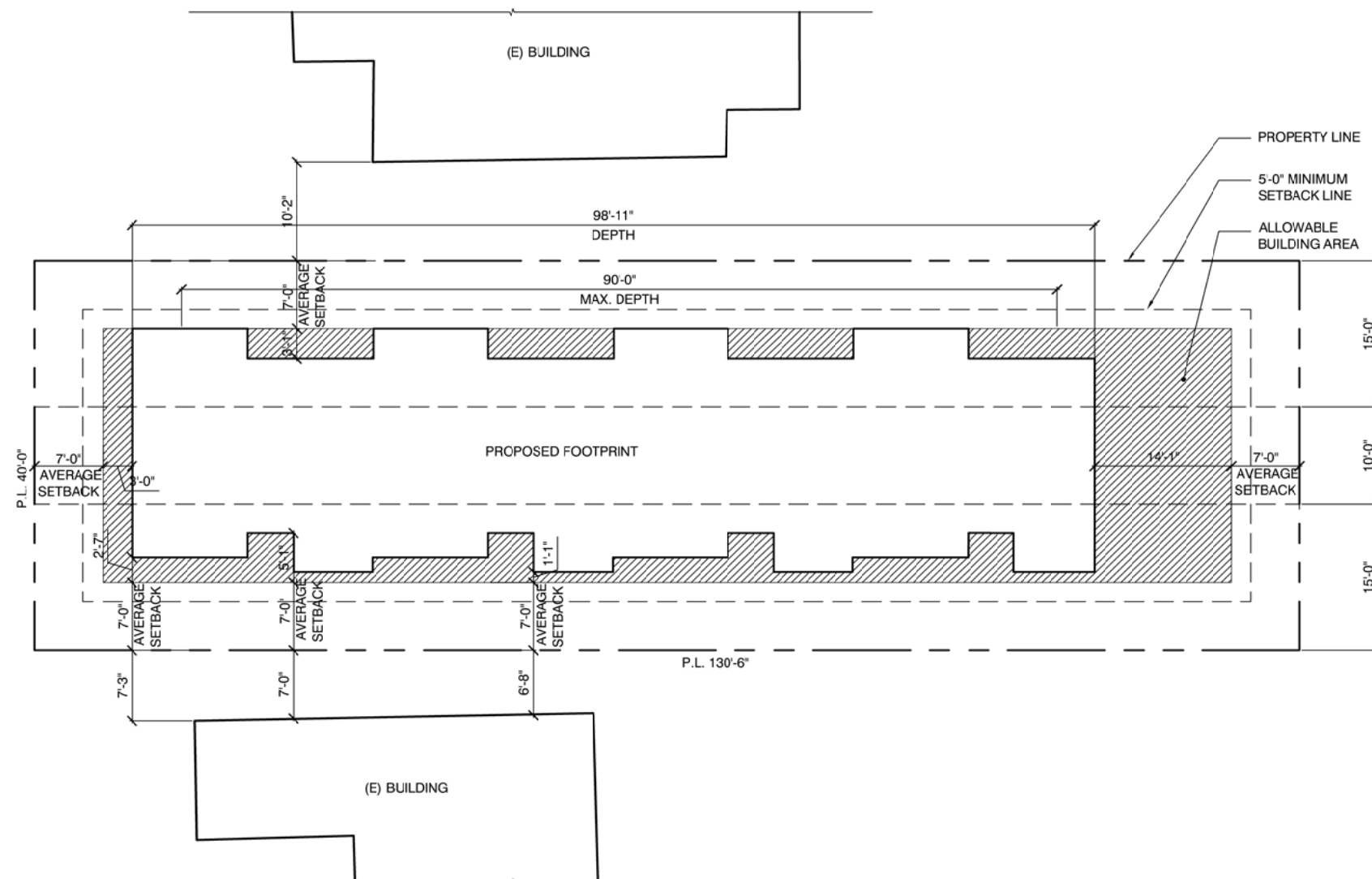
| Average Grade Calculation - SECTIONS |  |       |          |            |         |
|--------------------------------------|--|-------|----------|------------|---------|
| A                                    |  | a     | Section1 |            |         |
| 334.75                               |  | 49.46 |          | 33026.915  | 333.875 |
| 333                                  |  |       |          | 98.92      |         |
| B                                    |  | b     | Section2 |            |         |
| 337.58                               |  | 49.46 |          | 33290.5368 | 336.54  |
| 335.5                                |  |       |          | 98.92      |         |

2 PLAN - CALCULATION  
1/16"=1'-0"



1 SECTION - NORTH  
1/16"=1'-0"





## ADJUSTMENT

The max depth for a townhome is 90'-0" per Table A for 23.45.527:  
Maximum Structure Width in LR zones in feet

### Per 23.41.018 - Streamlined administrative design review (SDR) process

D. SDR decision.

"4. If the criteria listed in subsection 23.41.018.D.3 are met, the Director may allow adjustments to the following development standards to the extent listed for each standard:

d. Structure width, structure depth, and façade length may be increased by a maximum of 10 percent;"

3. The Director may allow the adjustments listed in subsection 23.41.018.D.4, if the adjustments are consistent with the SDR design guidance report and the adjustments would result in a development that:

- better meets the intent of the adopted design guidelines and/or
- provides a better response to environmental and/or site conditions, including but not limited to topography, the location of trees, or adjacent uses and structures.

Because the site is only 40'-0" between neighboring properties our design seeks to give ample setbacks and remain conscientious of the existing buildings to the North and South.

### Maximum Structure Width Calculation

$$90'-0" \times 1.10 = 99'-0" > 98'-11" \text{ proposed length}$$

1 SITE PLAN  
1/16"=1'-0"

0' 16'-0"



## STREAMLINED DESIGN REVIEW PACKET

8644 DELRIDGE WAY SW

March 28, 2016

ADJUSTMENT 7.1