

5448. DELRIDGE WAY SW.

PROJECT NUMBER: 3023902 | SDR GUIDANCE PACKET | JULY 16.

ARCHITECT:

DAVID VANDERVORT ARCHITECTS

CC: MARK WIERENGA

2000 FAIRVIEW AVE E, SUITE 103

SEATTLE, WA 98102

(206) 784-1614

PROPERTY OWNER:

PIGEON POINT TOWNHOMES LLC

CC: SUSAN SULLIVAN

5242 CALIFORNIA AVE SW

SEATTLE, WA 98136

(206) 399-7609



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PROJECT DESCRIPTION.

The proposed mixed-use project is located on Delridge Way SW in an NC2P-40 zone. The site currently has (1) single family residence, which will be removed prior to construction. This project proposes to build (1) commercial space fronting Delridge Way SW with (2) apartment units above and (1) townhome at the back of the site. A total of (3) parking spaces will be provided, (1) for each residential unit. Parking will be accessed from the alley at the back of the site, underneath the townhouse unit.

The sites contains several contains several mature trees that are defined as exceptional per directors rule 16-2008. Our design aims to maintain as many of the existing trees as is feasible while still being able to achieving our program. To meet the requirements for canopy replacement we will be providing a combination of replacement canopy area on and off site.

| | |
|-----------------------------|---------------------------------|
| PROJECT # | 3023902 |
| LOT AREA. | 4,800 SF |
| PROPOSED COMMERCIAL UNITS. | 1 UNIT |
| COMMERCIAL SQUARE FOOTAGE. | 939 SF |
| PROPOSED DWELLING UNITS. | 3 UNITS |
| RESIDENTIAL UNIT # / TYPE. | 2 APARTMENT UNITS 1 TOWNHOME |
| RESIDENTIAL SQUARE FOOTAGE. | 4,921 SF |
| PARKING. | 3 SPACES |



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CONTEXT ANALYSIS. 9-BLOCK STUDY

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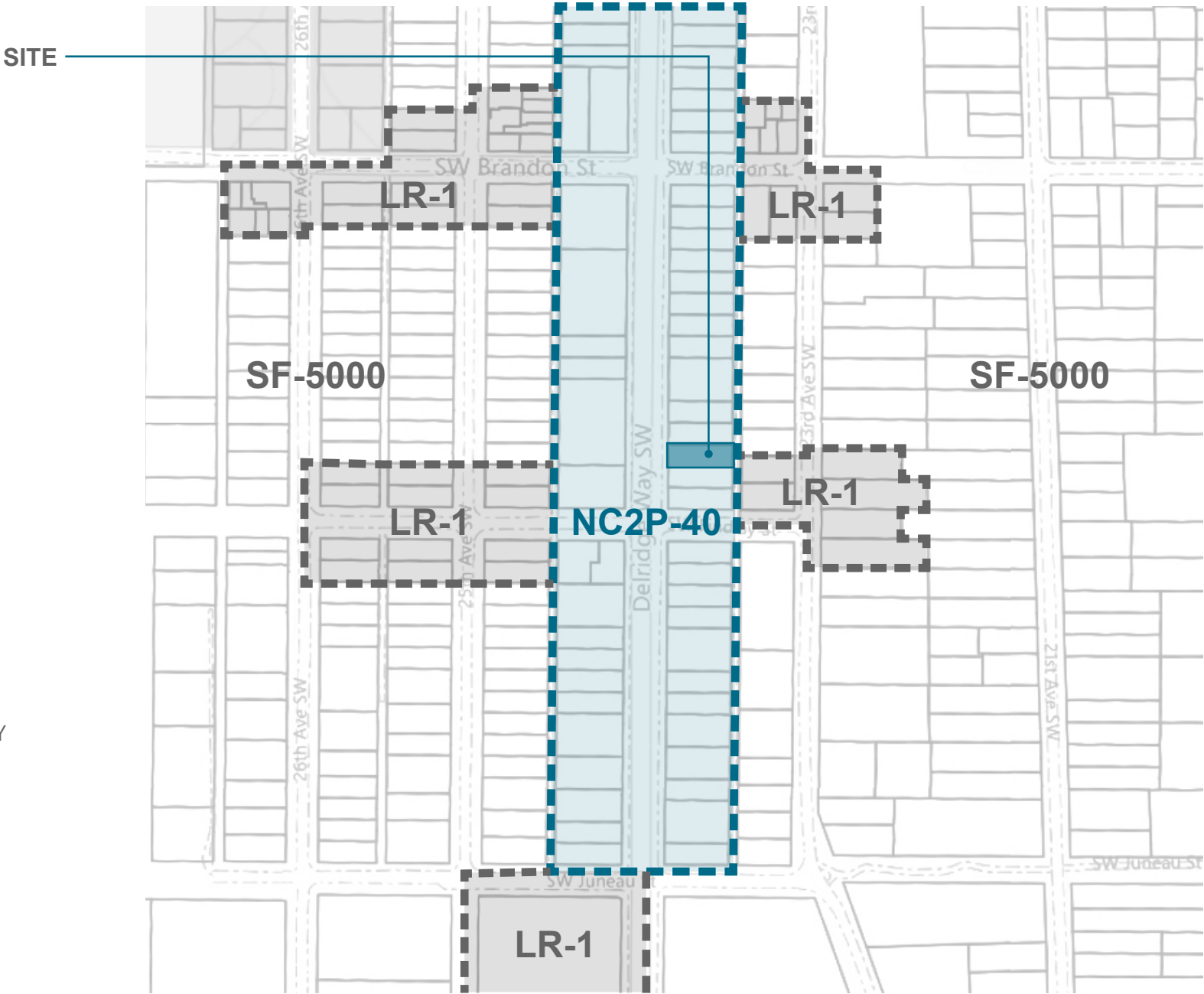
| | |
|-------------------|---|
| Lot Area: | 4,800 SF |
| Zoning: | NC2P-40 |
| ECA: | N/A |
| Commercial Use: | 1 COMMERCIAL SPACE |
| Residential Use: | 2 APARTMENTS, 1 TOWNHOME |
| FAR: | 3.25* PER TABLE A 23.47A.013 |
| | *RESIDENTIAL OR OTHER USE MUST BE BELOW A FAR OF 3.0 |
| HEIGHT: | 40' BASE HEIGHT 4' OF ADDITIONAL HEIGHT FOR RAILINGS / PARAPETS PER 23.47A.012.C.2 16' OF ADDITIONAL HEIGHT FOR STAIR PENTHOUSES PER 23.47A.012.C.4F |
| SETBACKS: | FRONT: 0' PER 23.47A.014 SIDES: 0' PER 23.47A.014 REAR: 0' FROM 0'-13' BUILDING HEIGHT PER 23.47A.014 EXHIBIT B 15' FROM 13'-40' BUILDING HEIGHT PER 23.47A.014 EXHIBIT B |
| PARKING: | ONE SPOT PER DWELLING PER 23.54.015 TABLE B |
| PARKING ACCESS: | ACCESS IS PROVIDED BY THE ALLEY AT THE REAR OF THE SITE |
| BICYCLE PARKING: | 1 BIKE PARKING SPACE PER 12,000 SF OF COMMERCIAL SPACE PER 23.54.015 1 BIKE PARKING SPACE PER 4 DWELLINGS PER 23.54.015 TABLE D.D2 |
| AMENITY AREA: | 5% OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE PER 23.47A.024.A |
| EXCEPTIONAL TREE: | 3 EXCEPTIONAL TREES ARE LOCATED ON SITE AS FOLLOWS: 1. PACIFIC MADRONE - RETAIN 2. WESTERN RED CEDAR - RETAIN 3. WESTERN RED CEDAR - REMOVE THROUGH SDR AND PROVIDE CANOPY REPLACEMENT PER 25.11.090.A |
| GREEN FACTOR: | A GREEN FACTOR SCORE OF 0.3 IS REQUIRED FOR THIS SITE PER 23.47A.016.A.2 |

02.
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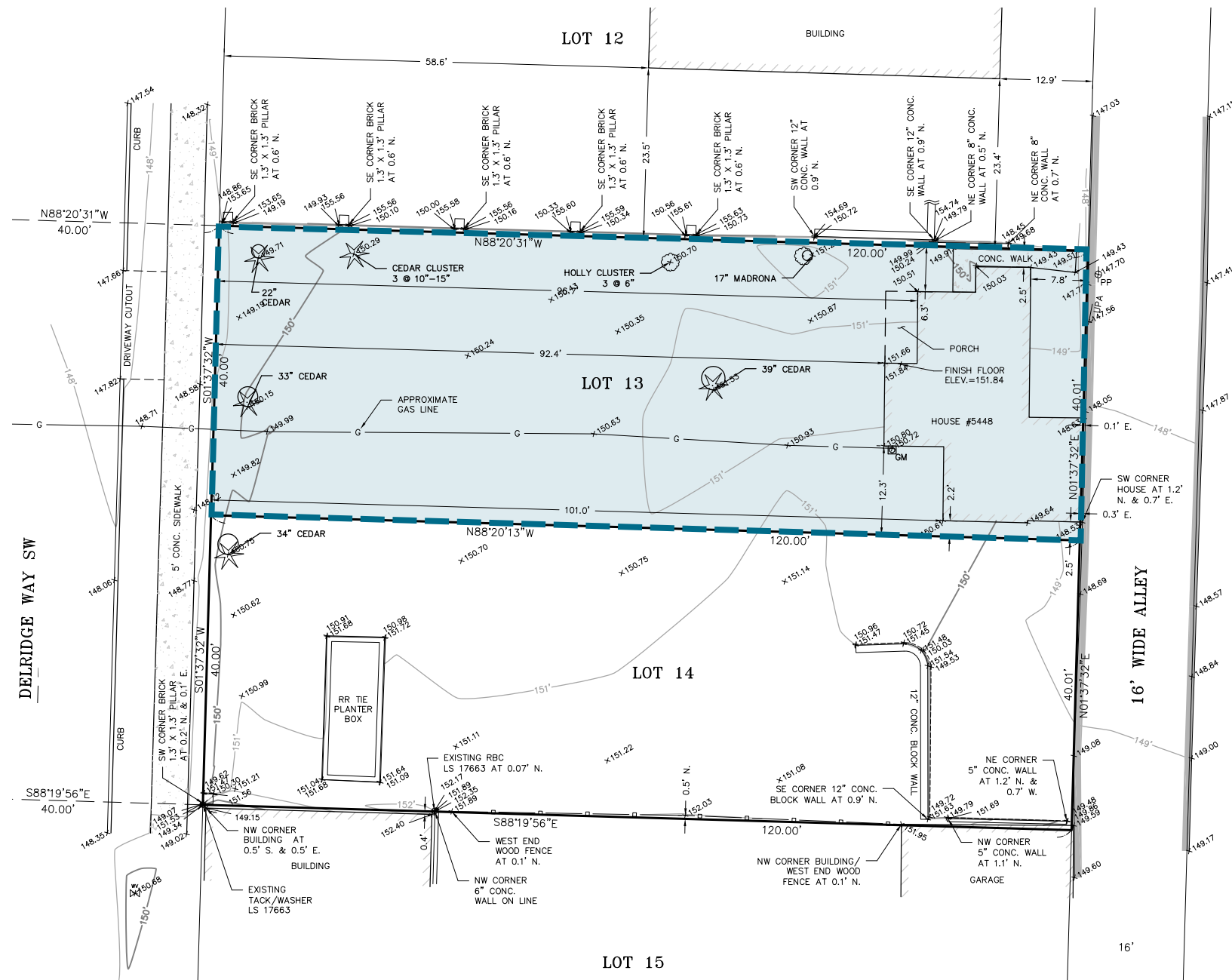
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CONTEXT ANALYSIS. ZONING DATA



NW 1/4, SE 1/4, SECTION 24, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M
KING COUNTY, WASHINGTON

SITE ADDRESS.
5448 DELRIDGE WAY SW
SEATTLE, WA 98106

PARCEL NUMBER.
177310-1575

LEGAL DESCRIPTION.
LOTS 13, BLOCK 30, COTTAGE GROVE #2, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 22, PAGE 71, RECORDS OF KING COUNTY, WASHINGTON.

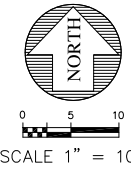
VERTICAL DATUM:
NAVD 88
CITY OF SEATTLE SURVEY CONTROL POINT #SNV-5315

2" BRASS CAP STAMPED C OF S 5315, SET 37'S OF N END CW & 0.30' W OF BK. CW @ SE
CORNER OF THE SE DELRIDGE WAY & SW BRANDON ST.

ELEVATION:
144.649 FEET

- LEGEND
- FOUND REBAR & CAP
 - ✕ EXISTING TACK/LEAD
 - MIC ⊕ MONUMENT IN CASE
 - FH ⊕ FIRE HYDRANT
 - GM ⊕ GAS METER
 - ⊕ SANITARY SEWER MANHOLE
 - PP ⊕ POWER POLE
 - UPA ⊕ UTILITY POLE ANCHOR
 - ⊕ WATER VALVE
 - ⊕ CONIFER TREE
 - ⊕ DECIDUOUS TREE
 - ⊕ CONCRETE

- LINE TYPE LEGEND
- ▬ BUILDING FOOTPRINT
 - ▬ EDGE OF ASPHALT
 - G — GAS LINE
 - - - WOOD FENCE



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SW BRANDON ST.
RIGHT-OF-WAY



VIEW FROM DELRIDGE. LOOKING EAST

SW FINDLAY ST.
RIGHT-OF-WAY



VIEW FROM DELRIDGE. LOOKING WEST



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VIEW FROM DELRIDGE. LOOKING EAST

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VIEW FROM ALLEY. LOOKING EAST



VIEW FROM ALLEY. LOOKING WEST

SW FINDLAY ST.
RIGHT-OF-WAY



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VIEW FROM ALLEY. LOOKING EAST

SW BRANDON ST.
RIGHT-OF-WAY

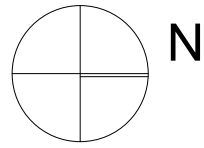


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VIEW FROM ALLEY. LOOKING WEST



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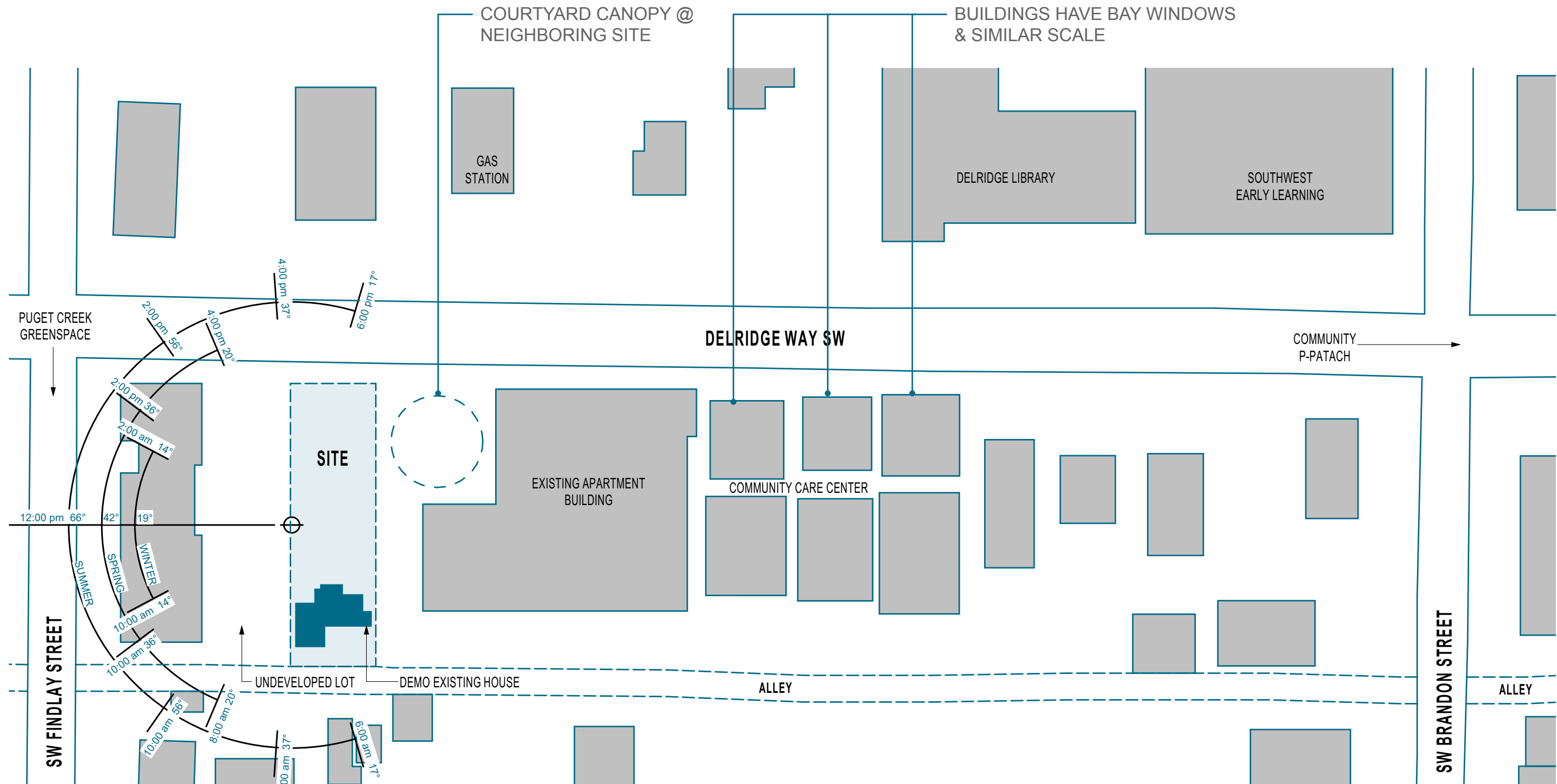
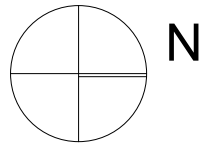
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EXISTING SITE CONDITIONS. OPPORTUNITIES & CONSTRAINTS



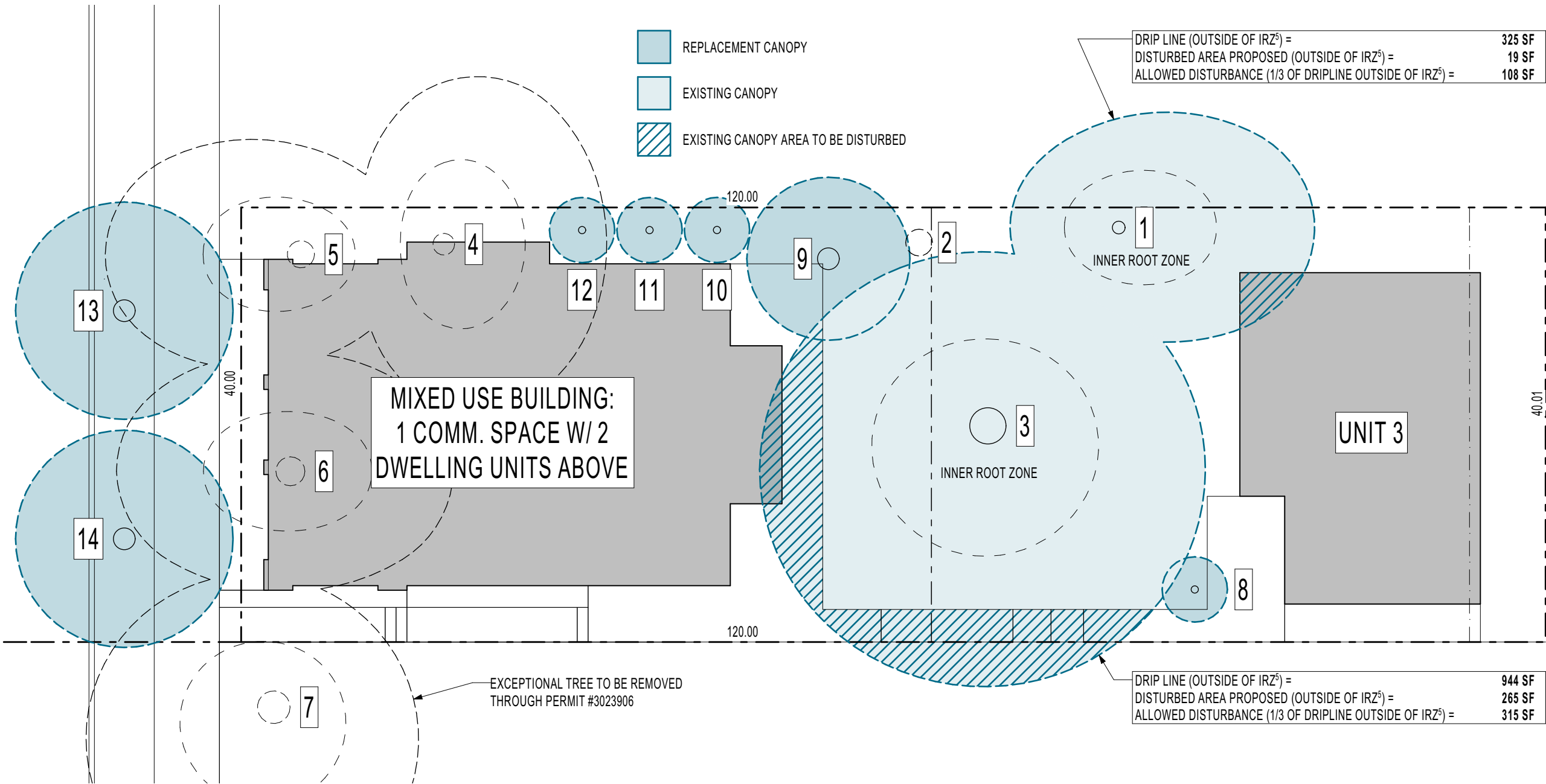
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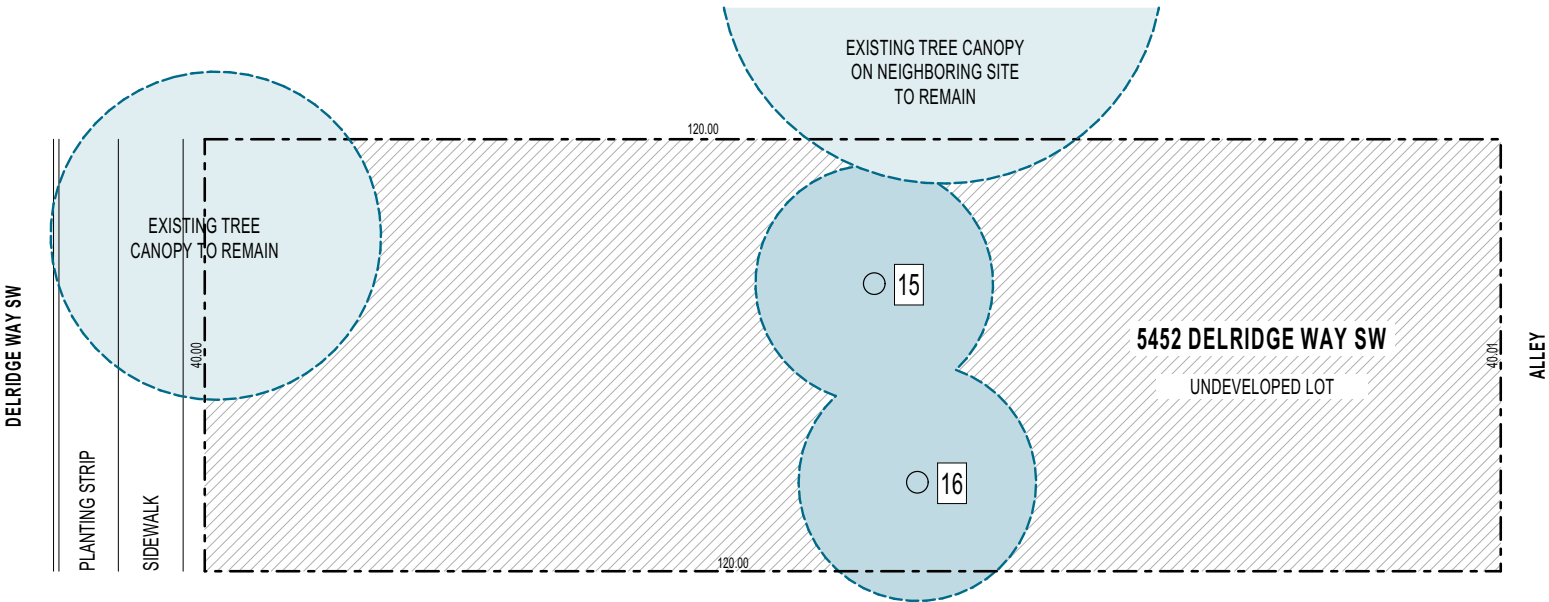


LANDSCAPE. CANOPY REPLACEMENT

TREE SCHEDULE

| | COMMON NAME | LATIN NAME | SIZE (DIA.) | CANOPY | STATUS | EXCEPTIONAL | REPLACE CANOPY |
|----|----------------------|--------------------------------------|-------------|---------------------|------------------|-------------|----------------|
| 1 | PACIFIC MADRONE | Arbutus menziesii | 17.5" | 442 SF | RETAIN | YES | N/A |
| 2 | HOLLY | Ilex aquifolium | 9.4" | 5 SF | REMOVE | NO | NO |
| 3 | WEST. RED CEDAR | Thuja plicata | 41.3" | 1,271 SF | RETAIN | YES | N/A |
| 4 | WEST. RED CEDAR | Thuja plicata | 27.3" | 556 SF | REMOVE | NO | YES |
| 5 | WEST. RED CEDAR | Thuja plicata | 27.1" | 424 SF | REMOVE | NO | YES |
| 6 | WEST. RED CEDAR | Thuja plicata | 32.5" | 535 SF | REMOVE | YES | YES |
| 7 | WEST. RED CEDAR | Thuja plicata | 33.0" | 724 SF | OFF SITE | YES | N/A |
| 8 | DWARF HINOKI CYPRESS | Chamaecyparis obtusa 'Nana Gracilis' | | 26 SF ³ | ADD | | |
| 9 | COL. WHITE PINE | Pinus strobus 'Fastigiata' | | 47 SF ³ | ADD | | |
| 10 | DWARF HINOKI CYPRESS | Chamaecyparis obtusa 'Nana Gracilis' | | 28 SF ³ | ADD | | |
| 11 | DWARF HINOKI CYPRESS | Chamaecyparis obtusa 'Nana Gracilis' | | 28 SF ³ | ADD | | |
| 12 | DWARF HINOKI CYPRESS | Chamaecyparis obtusa 'Nana Gracilis' | | 28 SF ³ | ADD | | |
| 13 | PAPERBARK MAPLE | Acer griseum | | 314 SF ³ | ADD | | |
| 14 | PAPERBARK MAPLE | Acer griseum | | 314 SF ³ | ADD | | |
| 15 | DEERHORN CEDAR | Thujopsis dolabrata | | 362 SF ³ | ADD ⁴ | | |
| 16 | DEERHORN CEDAR | Thujopsis dolabrata | | 368 SF ³ | ADD ⁴ | | |

- NOTES:
- TREES 1-6 ARE EXISTING TREES ON SITE
 - TREES 8-16 ARE TREES BEING ADDED FOR CANOPY REPLACEMENT FOR TREES 4,5 & 6 THAT ARE BEING REMOVED
 - REPLACED CANOPY SIZE BASED ON SDOT APPROVED STREET TREE LIST
 - REPLACEMENT CANOPY OFF SITE AT 5452 DELRIDGE WAY SW (SEE TREE REPLACEMENT DIAGRAM)
 - IRZ STANDS FOR INNER ROOT ZONE



OFFSITE TREE REPLACEMENT DIAGRAM

| | |
|--|----------|
| CANOPY REQUIRED TO BE REPLACED = | 1,515 SF |
| CANOPY REPLACEMENT PROPOSED (ON SITE) = | 785 SF |
| CANOPY REPLACEMENT PROPOSED (OFF SITE) = | 730 SF |
| PERCENTAGE OF CANOPY REPLACED= | 100% |

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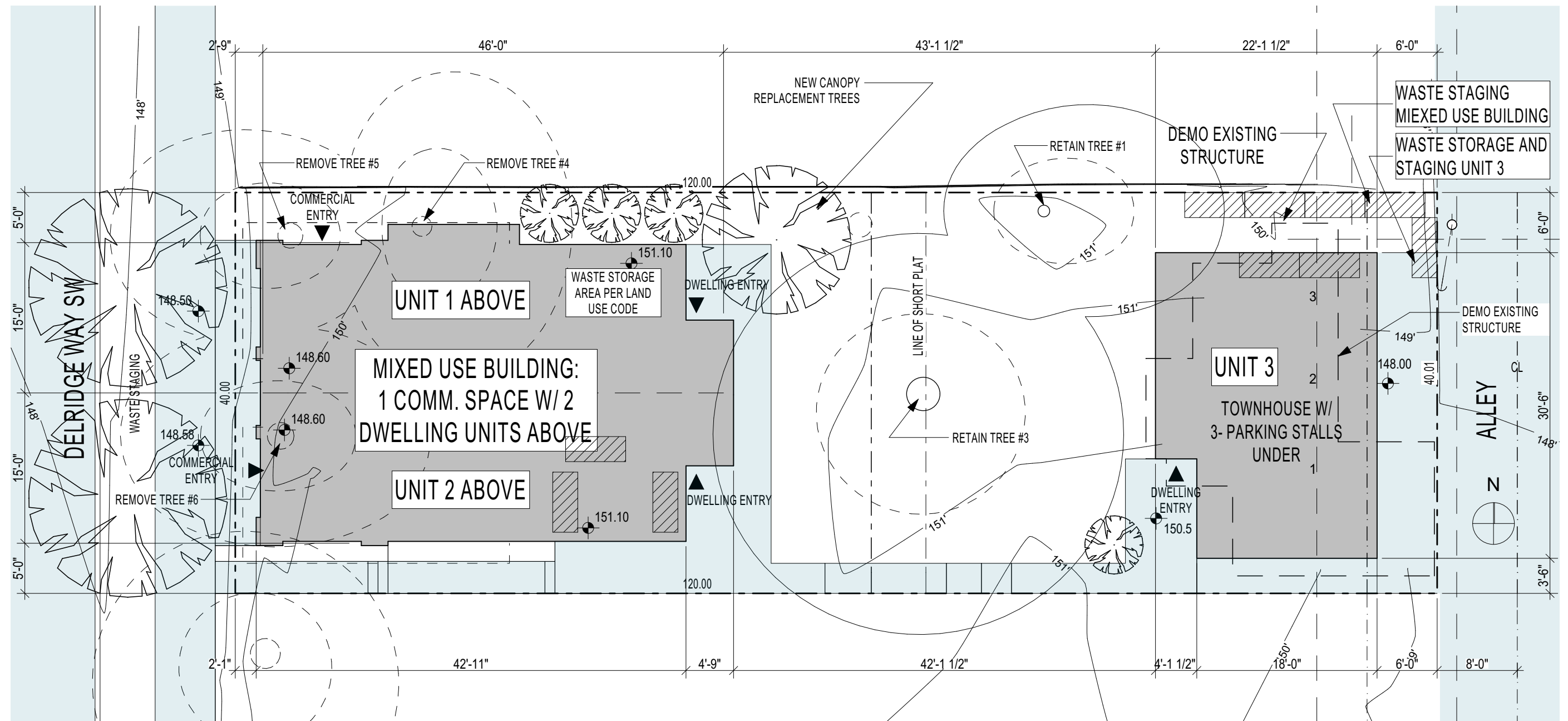
LANDSCAPE. CANOPY REPLACEMENT

02. SITE ANALYSIS

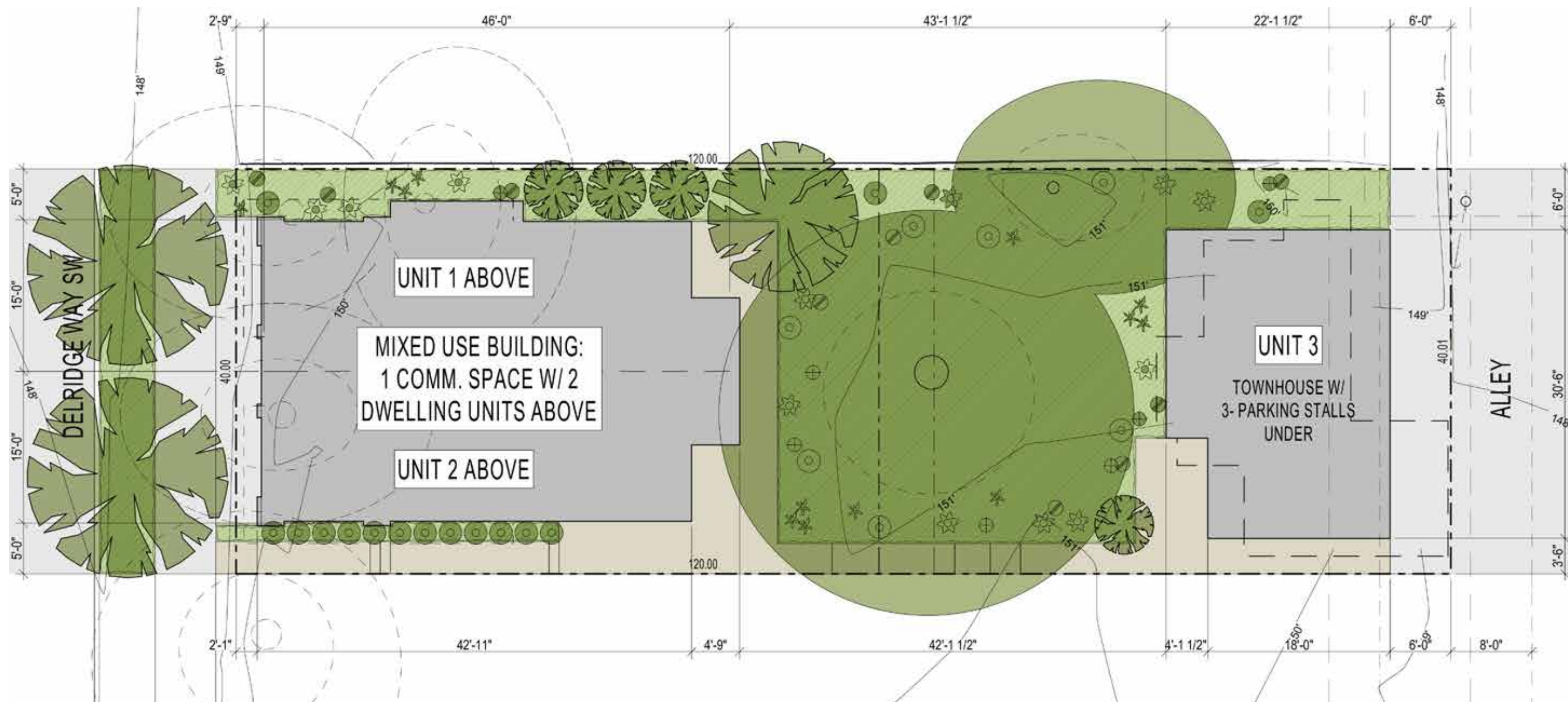
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BUILDING DESIGN. SITE PLAN



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BUILDING DESIGN. LANDSCAPE PLAN

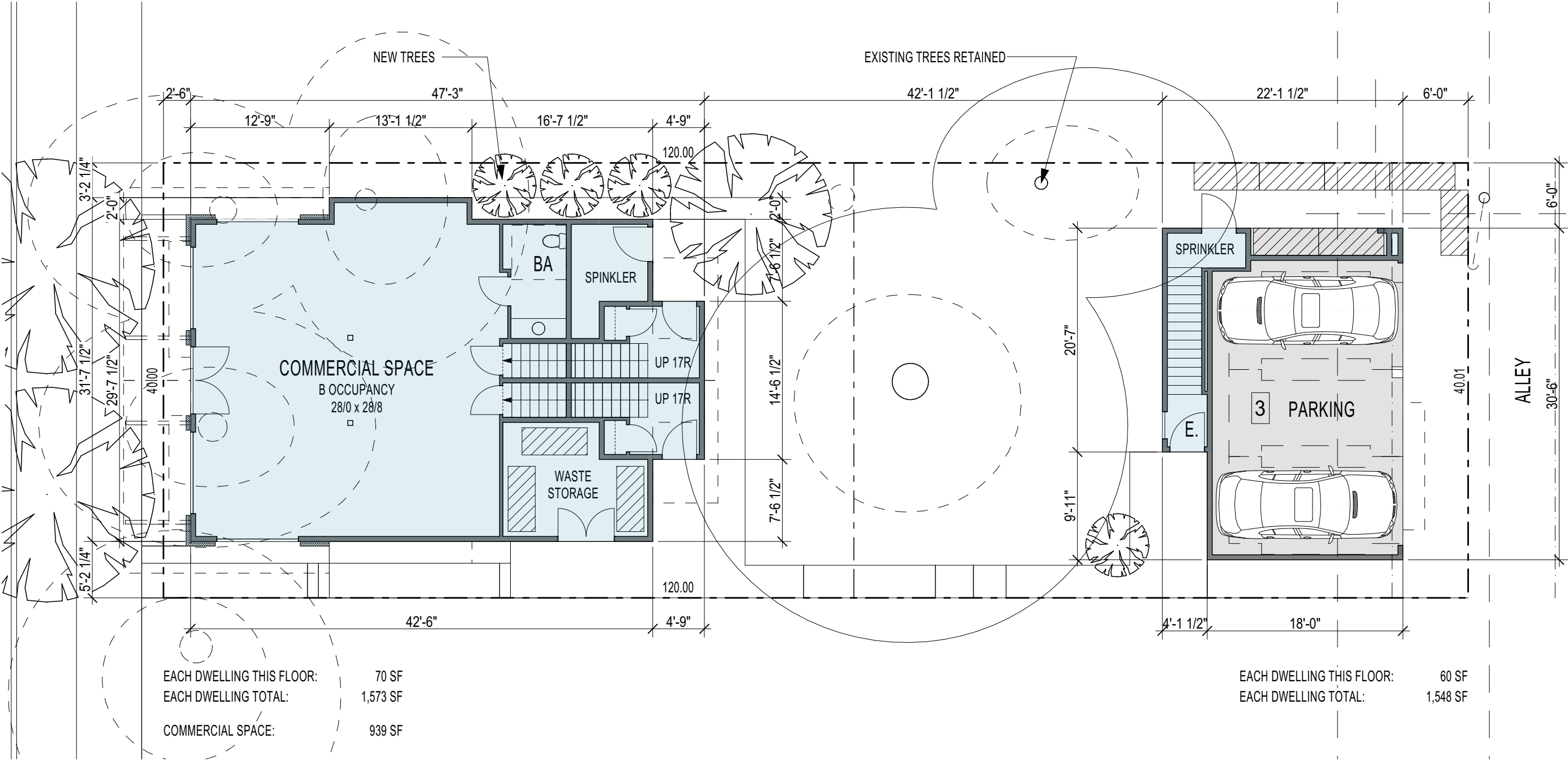
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BUILDING DESIGN. FIRST FLOOR PLAN

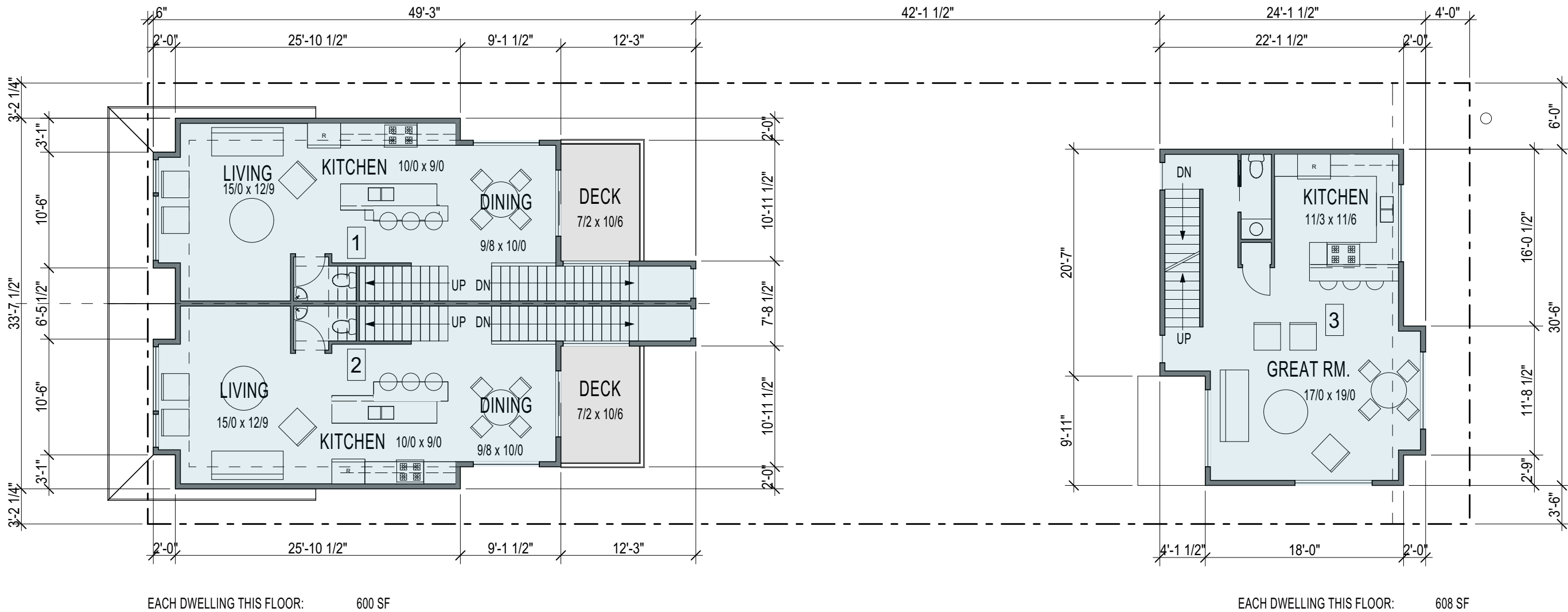
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BUILDING DESIGN. SECOND FLOOR PLAN

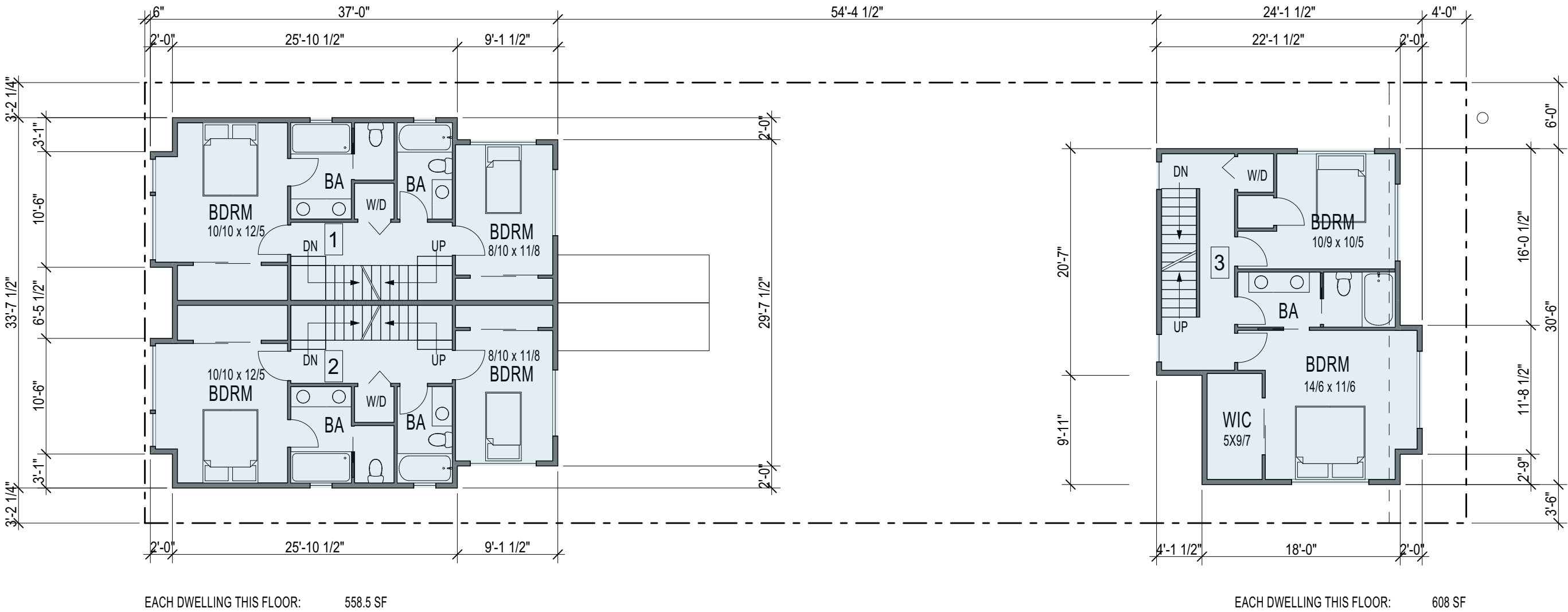
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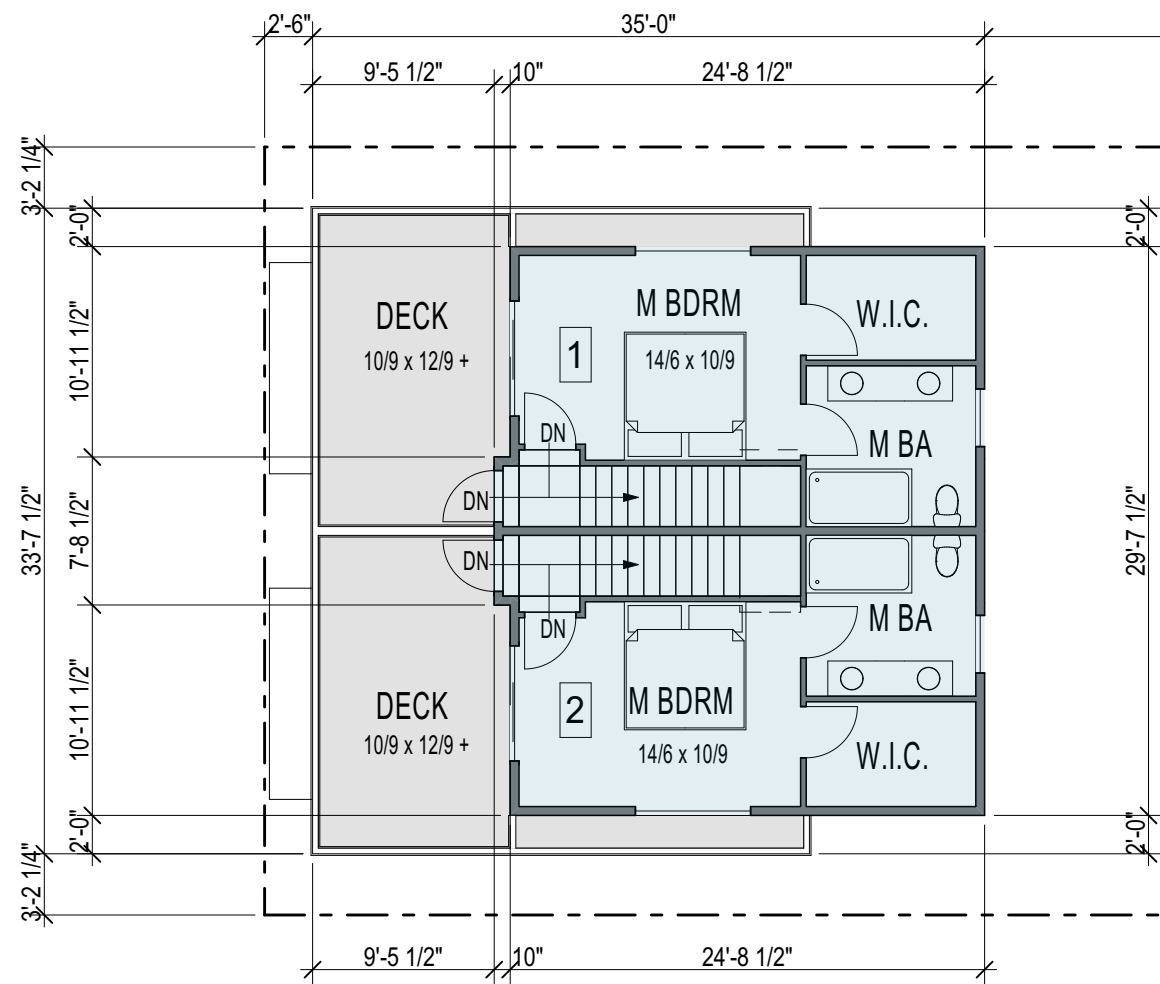
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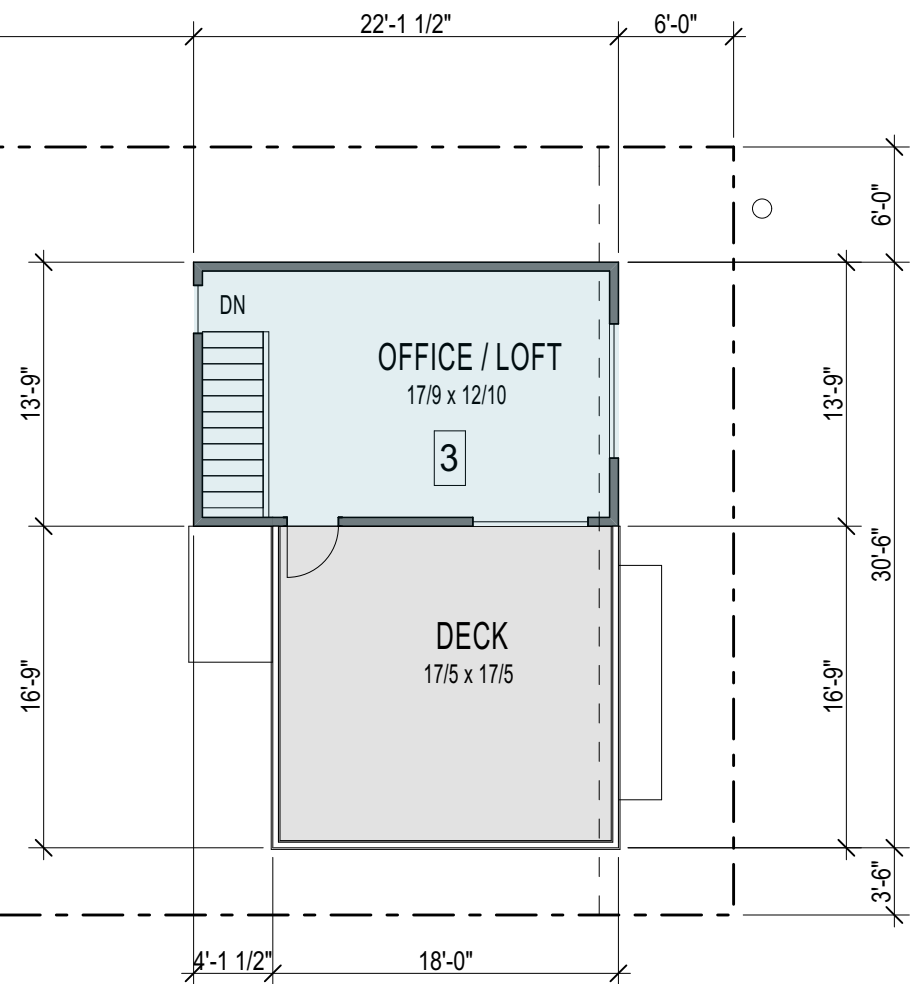
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BUILDING DESIGN. THIRD FLOOR PLAN



EACH DWELLING THIS FLOOR: 344.5 SF



EACH DWELLING THIS FLOOR: 272 SF

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BUILDING DESIGN. FOURTH FLOOR PLAN

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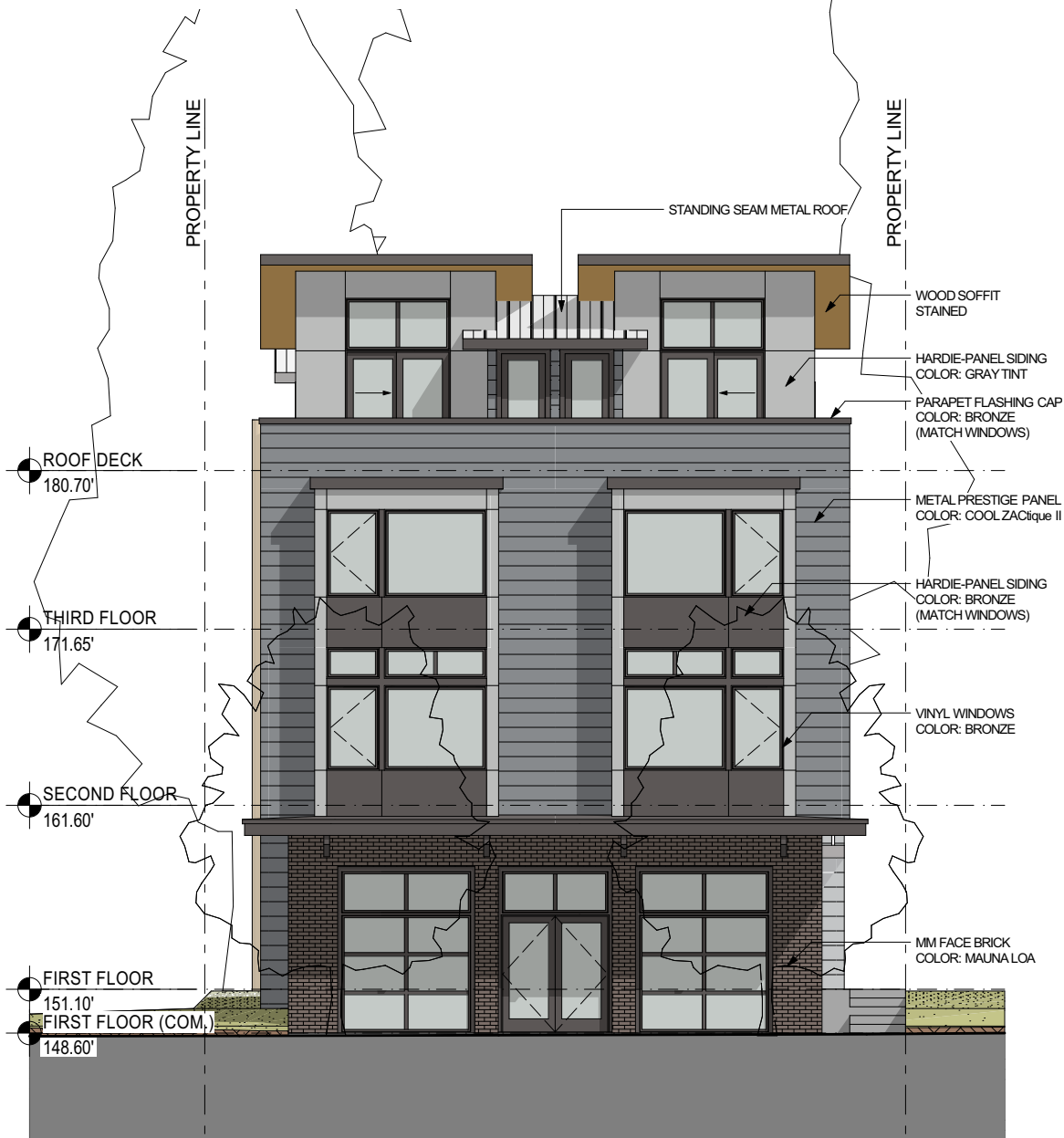
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BUILDING 1. WEST ELEVATION

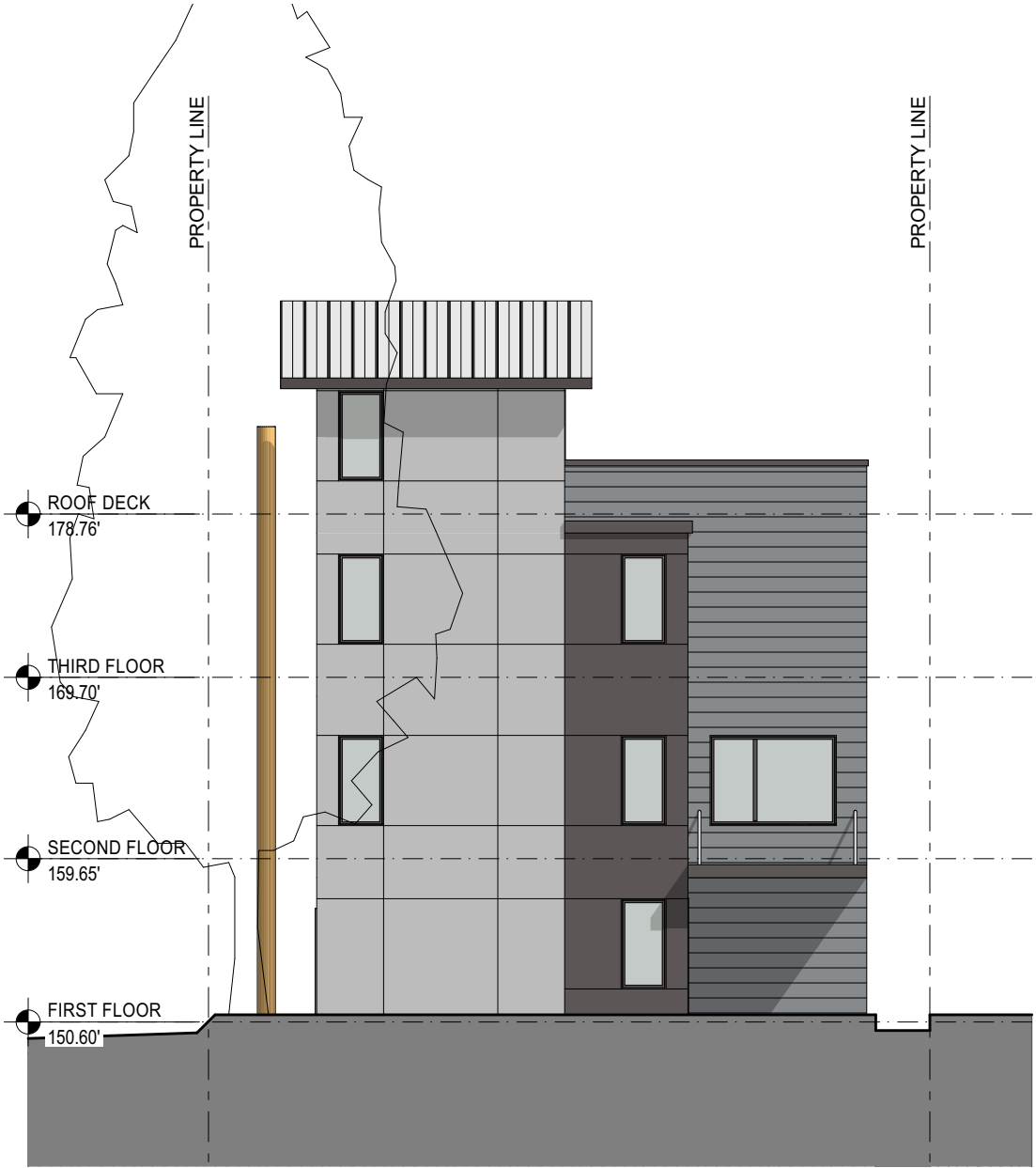


BUILDING 1. EAST ELEVATION



BUILDING DESIGN. ELEVATIONS

BUILDING 2. WEST ELEVATION



BUILDING 2. EAST ELEVATION



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OVERALL. NORTH ELEVATION



BUILDING DESIGN. ELEVATIONS

OVERALL. SOUTH ELEVATION



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CS1: Natural Systems and Site Features

B. Sunlight & Natural Ventilation:

B.1 Sun & Wind:

By providing space between our buildings and by not developing our site all the way to the property lines we ensure that there will always be corridors for the wind to move through. This coupled with providing a large number of operable windows allows for cross ventilation and can help to reduce the heating load on the mechanical equipment.

B.2 Daylight & Shading:

By maintaining a setback between our buildings and the property lines we ensure that each unit will have the greatest opportunities and access to daylight while minimizing our impacts on neighboring sites. Locating windows strategically we allow each unit to take advantage of natural daylighting.

B.3 Managing Solar Gain:

Solar gain on site is managed by reducing the amount of glazing facing the South façade of both buildings. The West façade of the building along Delridge Way SW is highly glazed though solar gain is managed through the use of canopies at the ground level and roof overhangs at the upper level, as well as deciduous street trees.

D. Plants & Habitat

D.1 On-Site Features:

By locating our buildings close to the East and West property lines and setbacks we free up a large open space in the center of the site. This allows us to maintain the 2 largest trees on site that will provide a great habitat and open space on site. Trees that will be removed will have their canopy replaced through a mix of onsite and offsite canopy replacement providing natural habitat for wildlife.

D.2 Off-Site Features:

While there are no direct ways to connect to existing urban forest corridors due to the level of development around the site, our use of canopy replacement on the neighboring site will help to extend our canopy onto a currently undeveloped site that currently has only one tree of any significance on the neighboring site to the South.

CS2: Urban Pattern & Form

D. Height, Bulk & Scale

D.1 Existing Development & Zoning:

Our site is located along Delridge Way SW, both sides of which are zoned NC2P-40 for

several blocks in both directions. The neighboring site to the North is currently a large 4 story apartment building that takes up much of the site. The site to the south of our property is currently undeveloped. Our proposal falls in between these 2 extremes and looks to maintain as much of the canopy of exceptional trees as possible while allowing us to meet the projects requirements.

D.2 Existing Site Features:

This zone has no Front or Side setbacks and encourages building to be located near the front of the site. By locating our buildings near the east and west property lines we maintain the greatest number of existing trees on site, address the street with our commercial space while also providing a buffer for our townhome at the rear of the site.

PL2: Walkability

A. Accessibility

A.1 Access for All:

Our commercial space at ground level provides ADA access that directly fronts Delridge Way SW, creating a single point of entry for people of all abilities. Entries, restrooms and other required ADA features are all met in this space.

A.2 Access Challenges:

By locating our commercial space at the same grade as the sidewalk and in close proximity to the sidewalk, we alleviate any potential access challenges that could otherwise prove to be difficult for people with limited abilities.

B. Safety & Security

B.1 Eyes on the Street:

Our largest percentage of glazing is located on the West and East façade that faces the street & alley. This allows for clear lines of sight and an added layer of safety for shops and residents.

B.2 Lighting for Safety:

Lighting will be provided along the pedestrian pathways to ensure an appropriate level of security to occupants and visitors.

B.3 Street-Level Transparency:

Our Street-Level use is commercial and has a high percentage of storefront glazing that provides a welcoming atmosphere for the shop while also providing more lines of sight for added security. Furthermore, we are providing space between the buildings and site property lines, which allows views into the middle of the site.



DESIGN STANDARDS. COMPLIANCE



DC2: Architectural Concept

A. Massing

A.1 Site Characteristics & Uses:

Two buildings are located on this site. The building fronting on Delridge is a multi-use building with commercial on the ground level and apartments above. This building is sited close to the street per the direction of the land use code, which helps to activate the street and provide a proper street frontage. Our second building is composed of a townhome at the east end of the site that is sited so that it opens up and maximizes the open space between buildings but also allows us to maintain (2) mature exceptional trees that are existing on site.

A.2 Reducing Perceived Mass:

By using different materials such as brick at the commercial space and a variety of siding materials / colors on the residential units above, we not only break up the mass but give an indication to the change of use they represent. Furthermore by adding a weather protection canopy between the commercial and residential spaces we further reduce the perceived scale of the building. Lastly we recess the entire upper level and provide large roof decks that help to give the appearance of a 3 story building along the street frontage.

C. Secondary Architectural Features

C.1 Visual Depth & Interest:

The façade is defined through a variety of materials and textures from the cool brick that helps to define the commercial space to the metal and painted siding that helps to reflect the change of use at the residential units. Furthermore, the use of canopies between the commercial space and shed roof with large overhangs at the roof deck that are accented with stained wood soffits we add physical and material depth to the project. Recessing and extruding portions of the façade help to highlight spaces, reduce perceived mass and provide visual depth and interest along Delridge.

C.2 Dual Purpose Elements:

The use of materials such as brick along with overhanging canopies at street level serve dual functions by not only providing weather protection along the street frontage for pedestrians but also providing a clear separation between commercial and residential uses. Recessing and popping out the building at the residential level helps to provide visual depth, locations for logical material changes and helps to focus views and orient users of the space.

C.3 Fit with Neighboring Buildings:

The proposed development to the South of the site and the existing neighbor to the North Cottage Grove Commons both employ the use of a similar brick out their ground level commercial spaces. Beyond Cottage Grove is a group of buildings that is part of the community center that is similar scale and composed of commercial spaces at ground level with residential units above that are accented with bay windows. Our development follows these patterns and ties into the scale of these existing neighborhood buildings through program, use of material design features such as bay windows.

DC3: Open Space Concept

A. Building-Open Space Relationship

A.1 Interior / Exterior Fit:

By pushing our buildings to the east and west property lines we maximize the open space in the middle of the site and are also able to preserve as many existing trees as possible. Since we are keeping our footprint relatively small we are able to have better views, access to natural light and a better overall relationship between the interior and exterior environments.

DC4: Exterior Elements & Finishes

D. Trees, Landscape & Hardscape Materials

D.1 Choice of Plant Materials:

Our design proposes to maintain several of the exceptional trees on site that are currently in good health. Additional landscaping will be with native, drought tolerant varieties that will easily thrive on site.

D.2 Hardscape Materials:

We look to minimize hardscaped areas and preserve as much of the natural landscape as possible. Where possible, we look to use a combination of pervious pavement and pavers to define the exterior hardscape.

D.3 Long Range Planning

Working with an arborist we will look to make sure that our plant selections are not only native and easy to maintain but that will be of the appropriate scale over their lifetime.

D.4 Place Making:

Our design looks to maintain 2 large existing exceptional trees on site that will have a large visual impact not only on the site but from off site as well and will be prominent place makers providing shading and natural canopies for users to enjoy.

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05. CODE ADJUSTMENT

Code Citation:
Per SMC 23.41.018 D.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:

- a. Setbacks and separation requirements may be reduced by a maximum of 50 percent;
- b. Amenity areas may be reduced by a maximum of 10 percent;
- c. Landscaping and screening may be reduced by a maximum of 25 percent;
- d. Structure width, structure depth, and facade length may be increased by a maximum of 10 percent; and
- e. Screening of parking may be reduced by a maximum of 25 percent.

Code Requirements:
Per 23.47A.014
Setbacks for Commercial Zones:

Front: 0'
Side: 0'
Rear: 0' from 0'-13' of building height (Exhibit B)
15' from 13'-40' of building height (Exhibit B)

Proposed Adjustment:
Setbacks for Commercial Zones:

Front: 0' (no change)
Side: 0' (no change)
Rear: 0' from 0'-13' of building height (no change)
12' from 13'-40' of building height

Adjustment Rationale:
The site currently has several large cedar & madrone trees on site, three of which are considered to be exceptional. With the developement standards outlined in 23.47.008.A.3 and 23.47.008.C.4 there are requirement for the street level street facing facades to be located within 10' of the street lot line as well as to provide overhead weather protection for the sidewalk. This means that the 3 trees along the west property line will have to be removed to meet the developement standards. The commercial space has a 30' average depth provision, by placing it in close proximity to the property line we are able to minimize the impact on the exceptional trees in the middle of the lot. However if we conform to the rear setback our back townhome will require us to remove one of the exceptional trees. With the proposed 3' reduction in rear setback we can maintain both our ability to reasonably develop the site as well as preserve another exceptional tree. Further benefits of the reduction in the rear setback are outlined below:

- 1. We are able to maintain 2 of the 3 expectional trees on site
 - a. This means a much greater canopy area will be preserved in the short term
 - b. We can increase the area of undisturbed natural wildlife habitat
 - c. Reduction in the ammount of canopy replacement
- 2. Align with proposed building to the South to tie into and relate to surrounding building mass / scale

CODE ADJUSTMENTS. REQUIRED SETBACKS

