

5452. DELRIDGE WAY SW.

PROJECT NUMBER: 3023906 | 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 is undeveloped. This project proposes to build (1) commercial space fronting Delridge Way SW with (2) apartment units above and (2) townhome at the back of the site. A total of (4) 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 units.

The sites contains several contains one mature tree that is defined as exceptional per directors rule 16-2008. While our design will require the removal of the existing exceptional tree we are proposing canopy replacement onsite that will replace 100% of the existing canopy. Furthermore we are providing canopy replacement for the site to the north meaning the site will actually have a large increase on overall canopy coverage.

PROJECT #.	3023906
LOT AREA.	4,800 SF
PROPOSED COMMERCIAL UNITS.	1 UNIT
COMMERCIAL SQUARE FOOTAGE.	939 SF
PROPOSED DWELLING UNITS.	4 UNITS
RESIDENTIAL UNIT # / TYPE.	2 APARTMENT UNITS 2 TOWNHOMES
RESIDENTIAL SQUARE FOOTAGE.	6,781 SF
PARKING.	4 SPACES



5448 DELRIDGE WAY SW.



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CONTEXT ANALYSIS. 9-BLOCK STUDY

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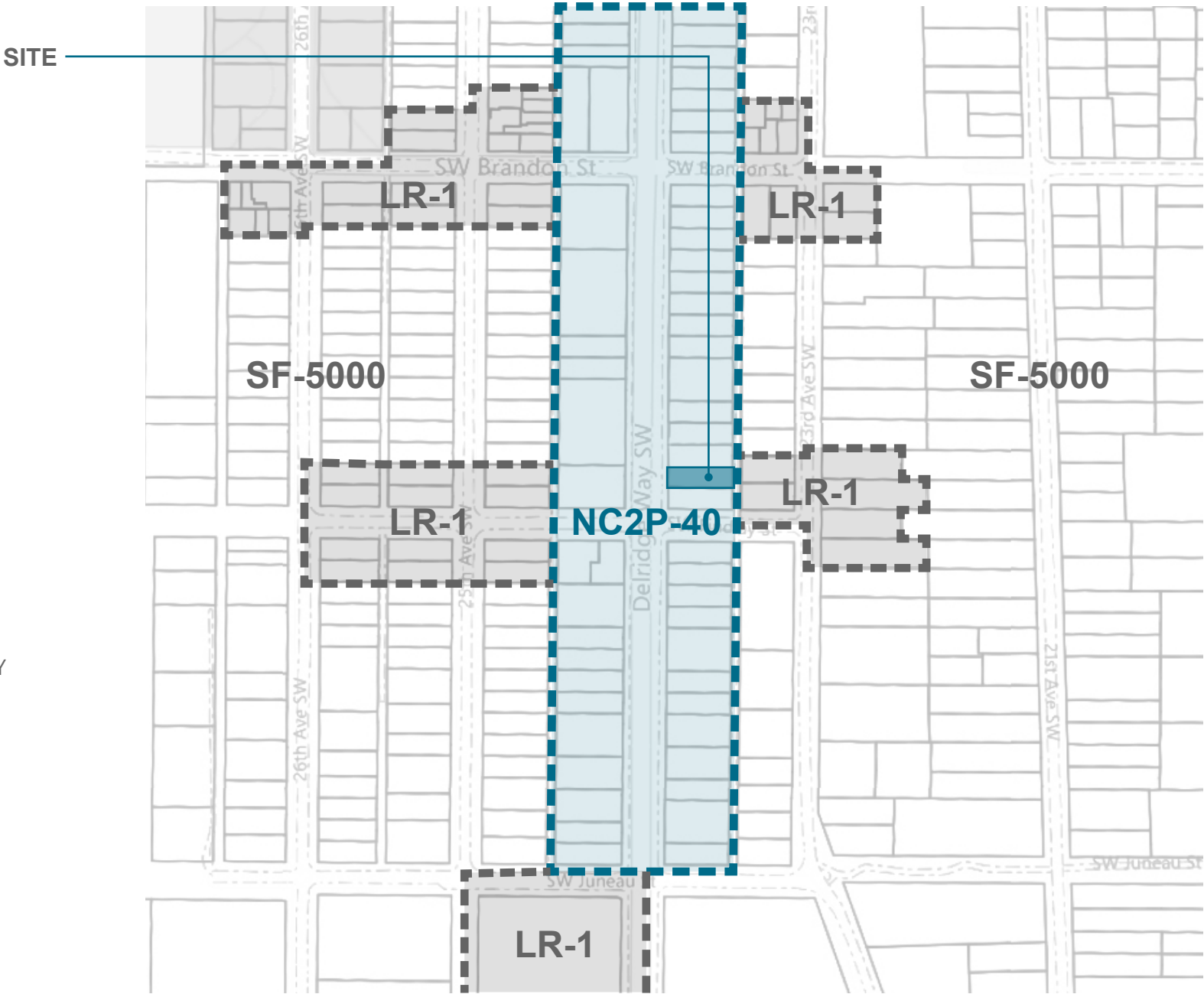
Lot Area:	4,800 SF
Zoning:	NC2P-40
ECA:	N/A
Commercial Use:	1 COMMERCIAL SPACE
Residential Use:	2 APARTMENTS, 2 TOWNHOMES
FAR:	3.25* PER TABLE A 23.47A.013
	*RESIDENTIAL OR OTHER USE MUST BE BELOW A FAR OF 3.0
HEIGHT:	40' BASE HEIGHT 4' OF ADDITIONAL HEIGHT FOR RAILINGS / PARAPETS PER 23.47A.012.C.2 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:	1 EXCEPTIONAL TREE IS LOCATED ON SITE AS FOLLOWS: 1. 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

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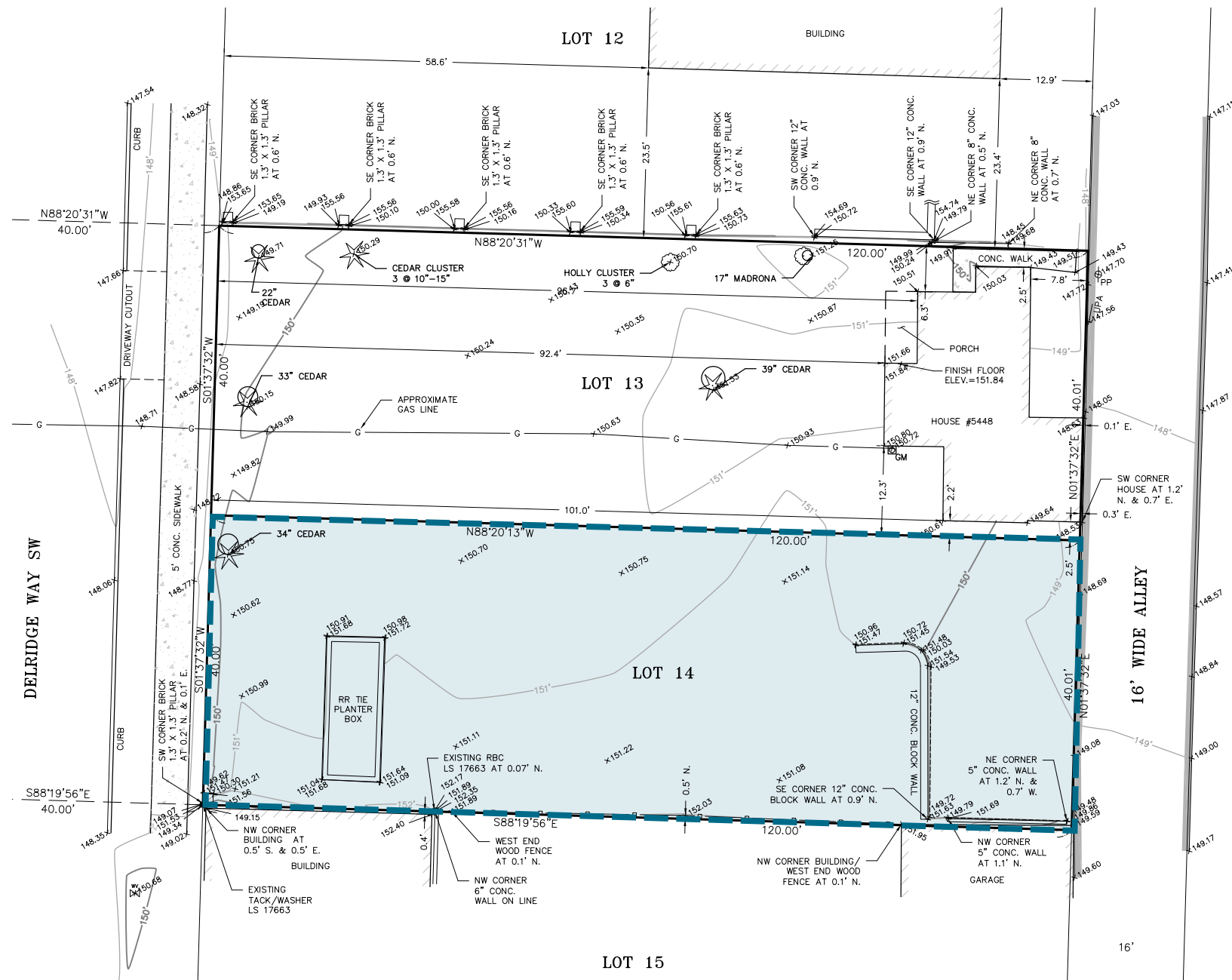
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CONTEXT ANALYSIS. ZONING DATA



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

SITE ADDRESS.
5452 DELRIDGE WAY SW
SEATTLE, WA 98106

PARCEL NUMBER.
177310-1575

LEGAL DESCRIPTION.
LOT 14, 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

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

PROJECT INFORMATION. SURVEY

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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 DELRIDGE. LOOKING WEST

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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

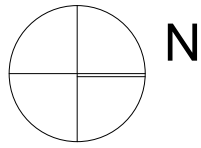


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VIEW FROM ALLEY. LOOKING WEST



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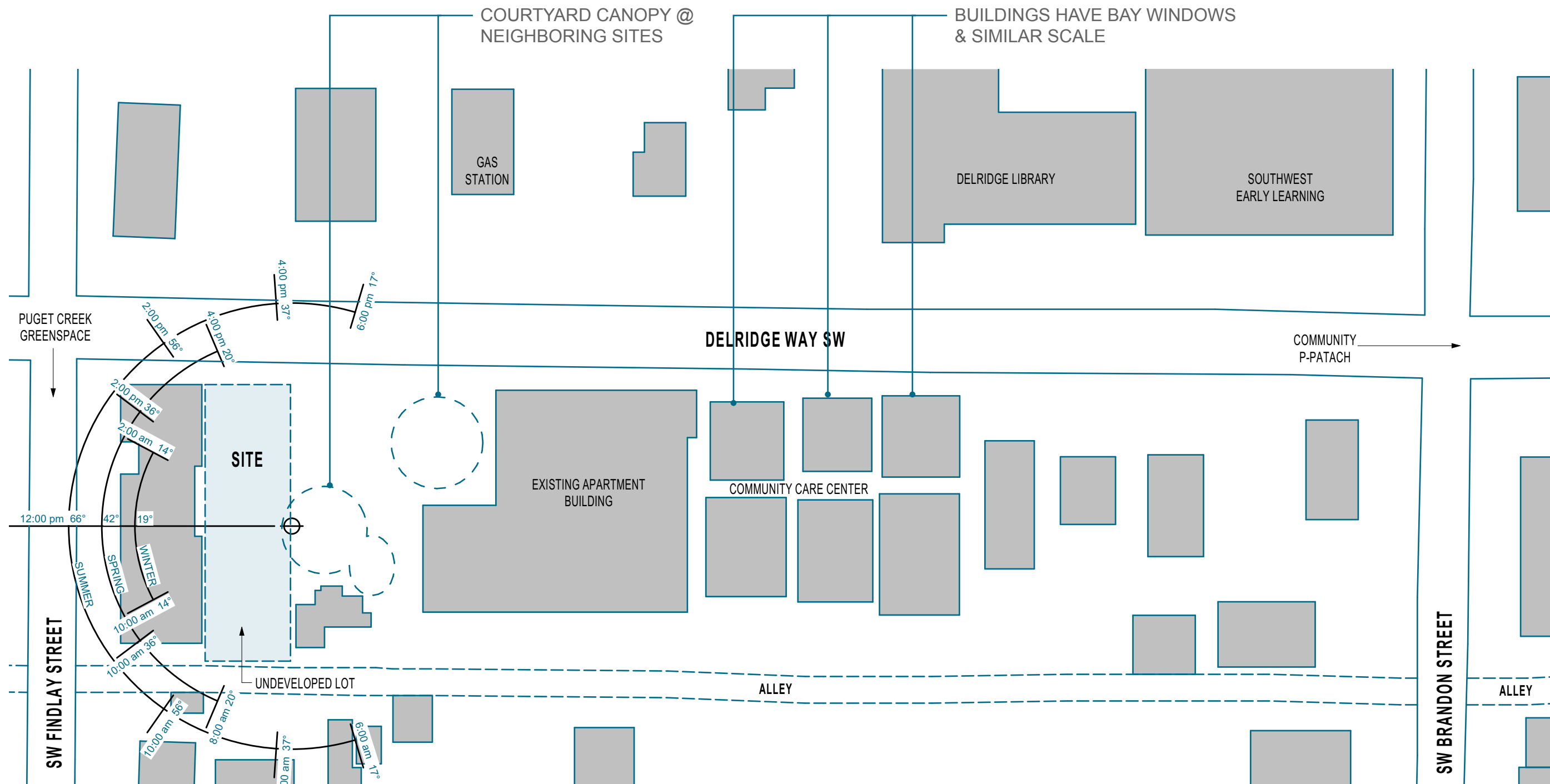
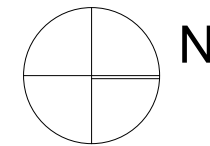
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EXISTING SITE CONDITIONS. OPPORTUNITIES & CONSTRAINTS



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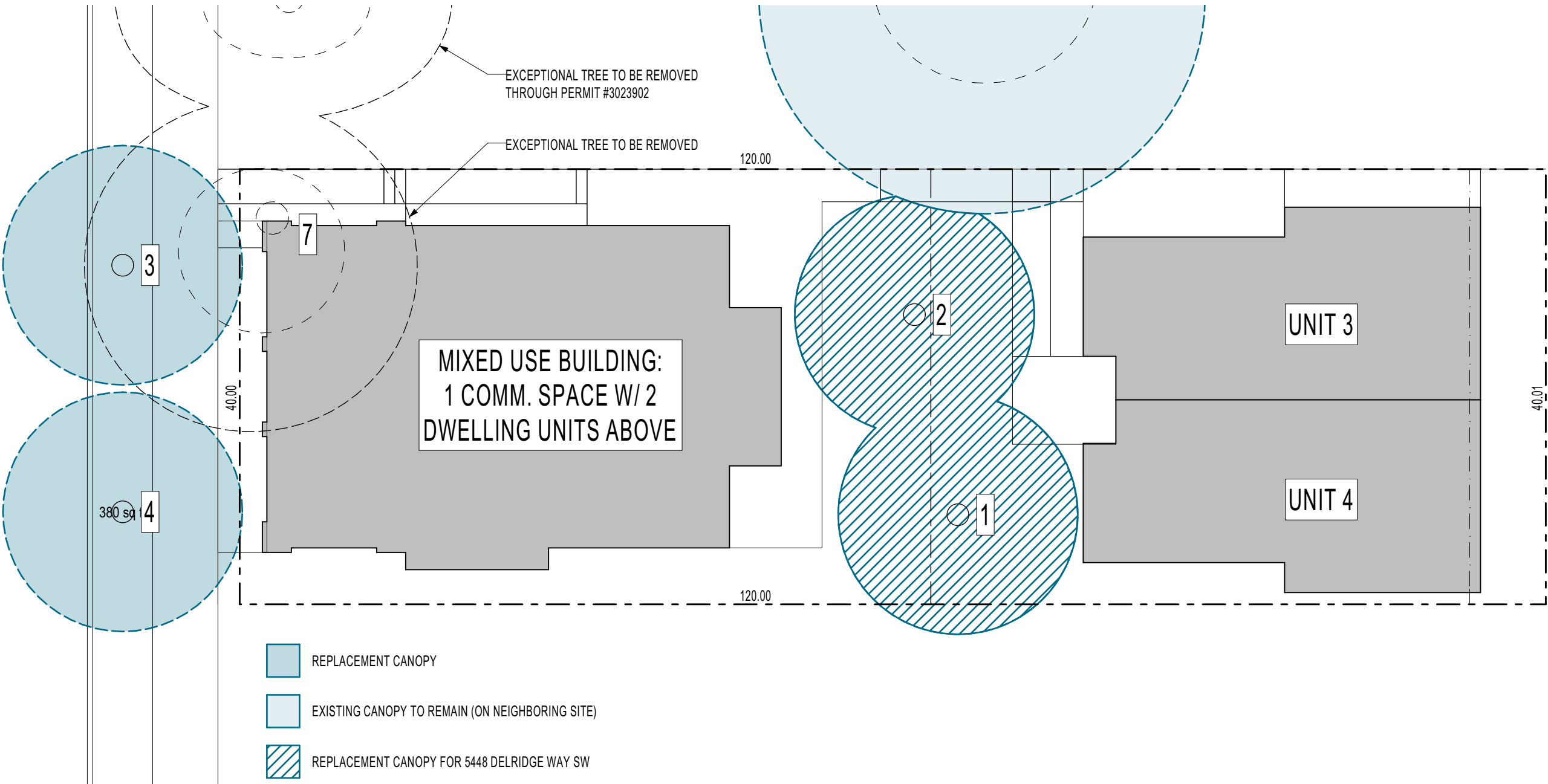
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LANDSCAPE. CANOPY REPLACEMENT

TREE SCHEDULE

	COMMON NAME	LATIN NAME	SIZE (DIA.)	CANOPY	STATUS	EXCEPTIONAL	REPLACE CANOPY
7	WEST. RED CEDAR	Thuja plicata	33.0"	724 SF	REMOVE	YES	YES
1	DEERHORN CEDAR	Thujopsis dolabrata		362 SF ³	ADD ⁴		
2	DEERHORN CEDAR	Thujopsis dolabrata		368 SF ³	ADD ⁴		
3	PAPERBARK MAPLE	Acer griseum		380 SF ³	ADD		
4	PAPERBARK MAPLE	Acer griseum		380 SF ³	ADD		

- NOTES:
- 1) TREE 7 IS AN EXISTING TREE ON SITE
 - 2) TREES 3 & 4 ARE BEING ADDED FOR CANOPY REPLACEMENT FOR TREE 7 THAT IS BEING REMOVED
 - 3) REPLACED CANOPY SIZE BASED ON SDOT APPROVED STREET TREE LIST
 - 4) TREES 1 & 2 ARE CANOPY REPLACEMENT AT 5448 DELRIDGE WAY SW AND NOT COUNTED TOWARD CANOPY REPLACEMENT AT THIS SITE

CANOPY REQUIRED TO BE REPLACED =	724 SF
CANOPY REPLACEMENT PROPOSED (ON SITE) =	760 SF
PERCENTAGE OF CANOPY REPLACED=	105%



LANDSCAPE. CANOPY REPLACEMENT

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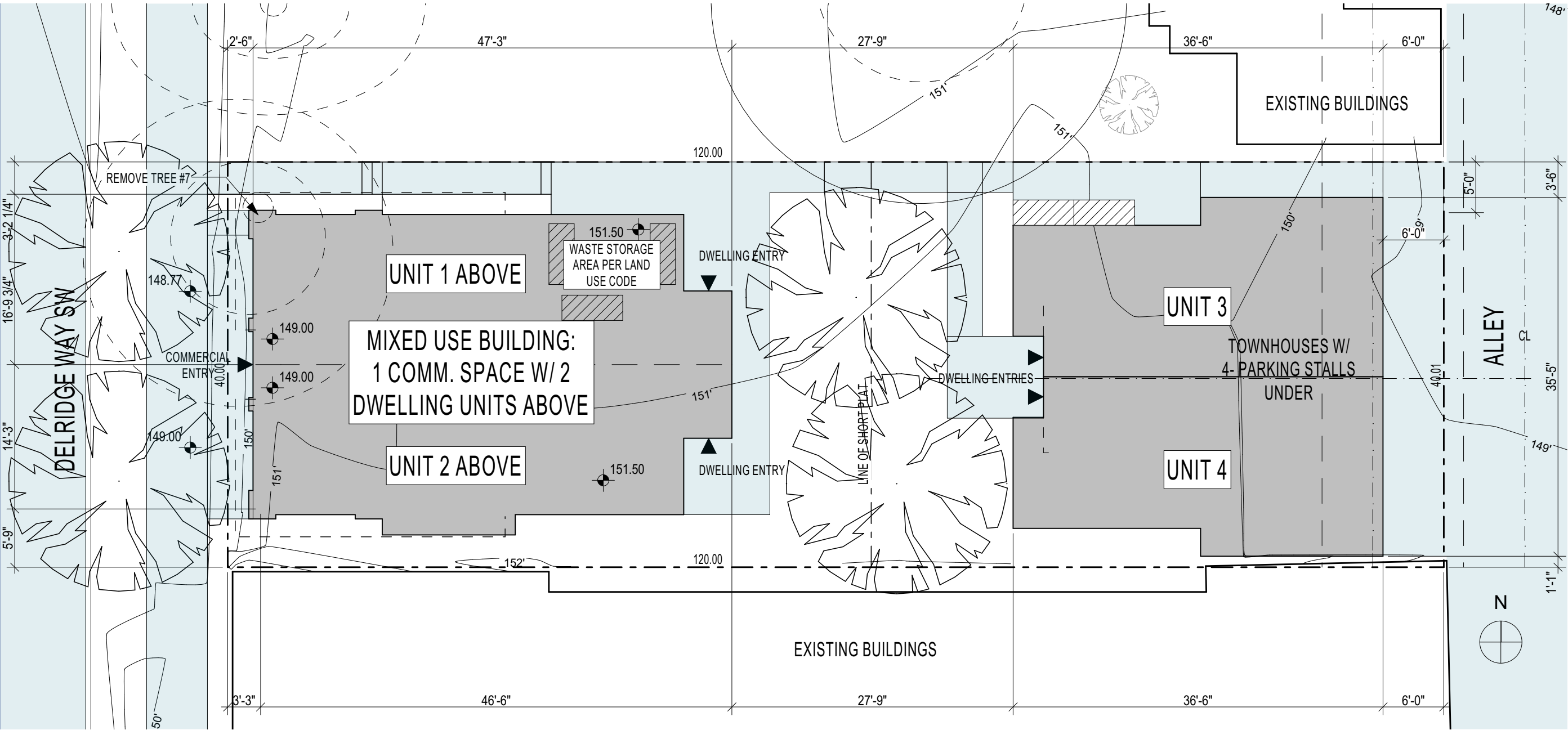
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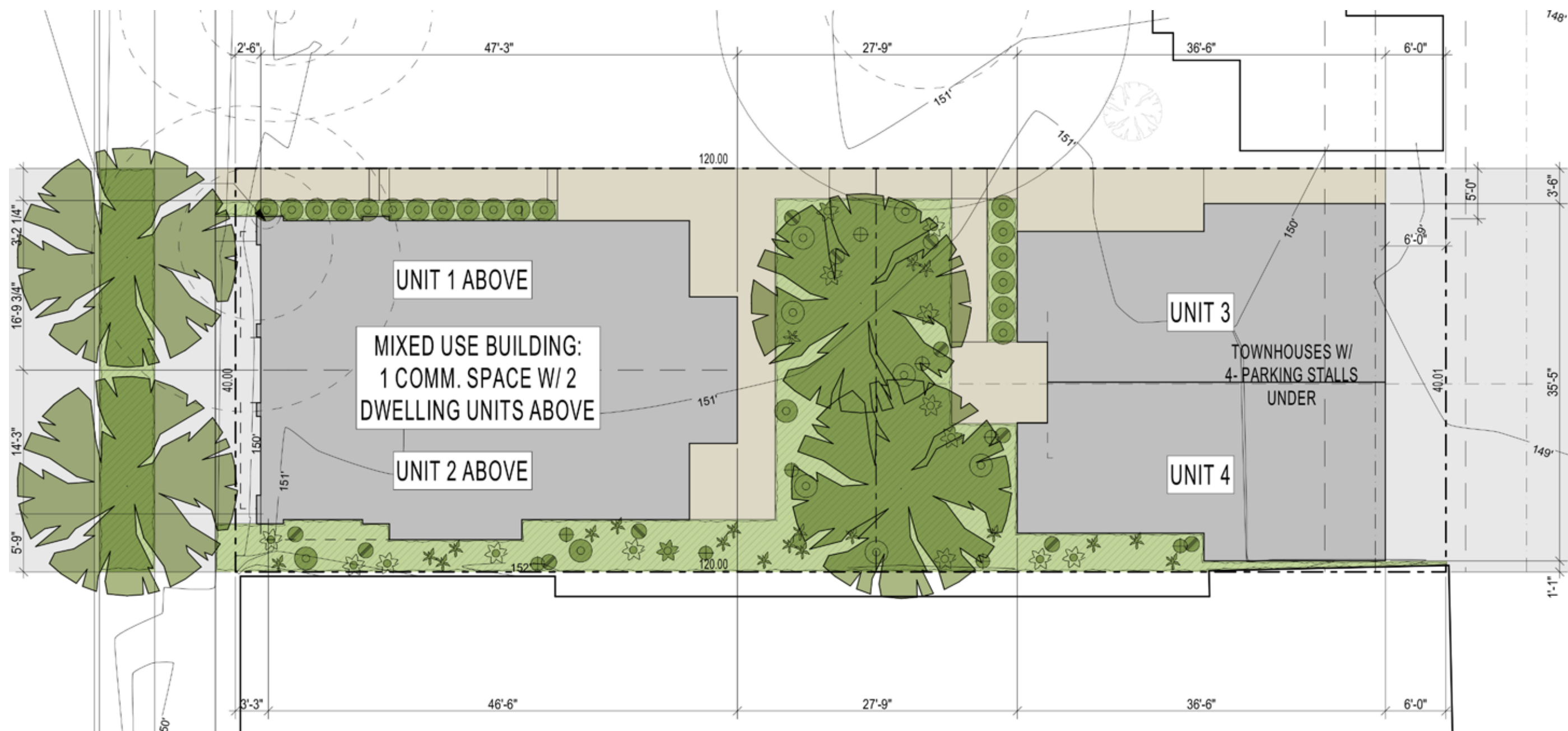
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BUILDING DESIGN. SITE PLAN



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BUILDING DESIGN. LANDSCAPE PLAN

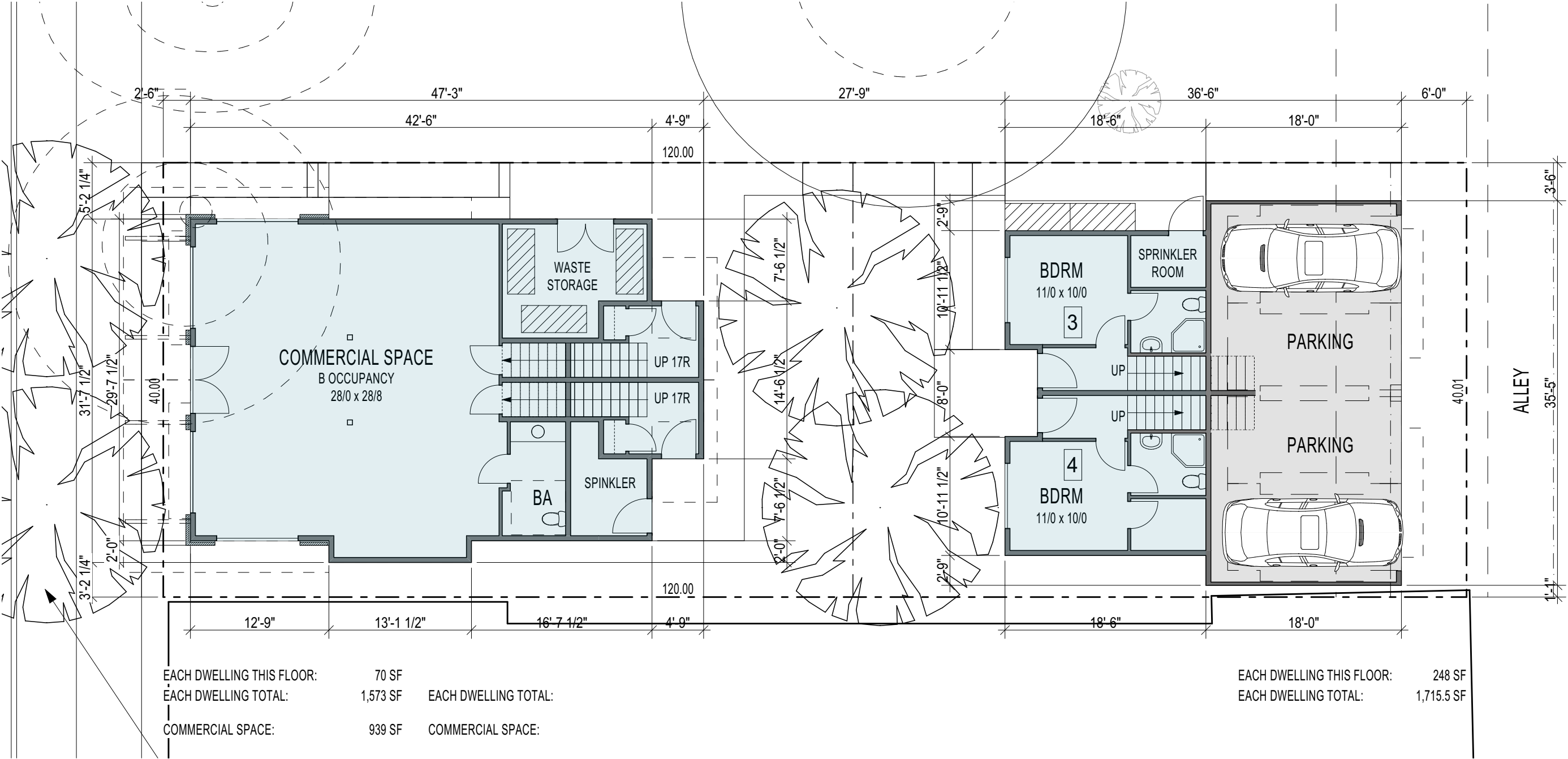
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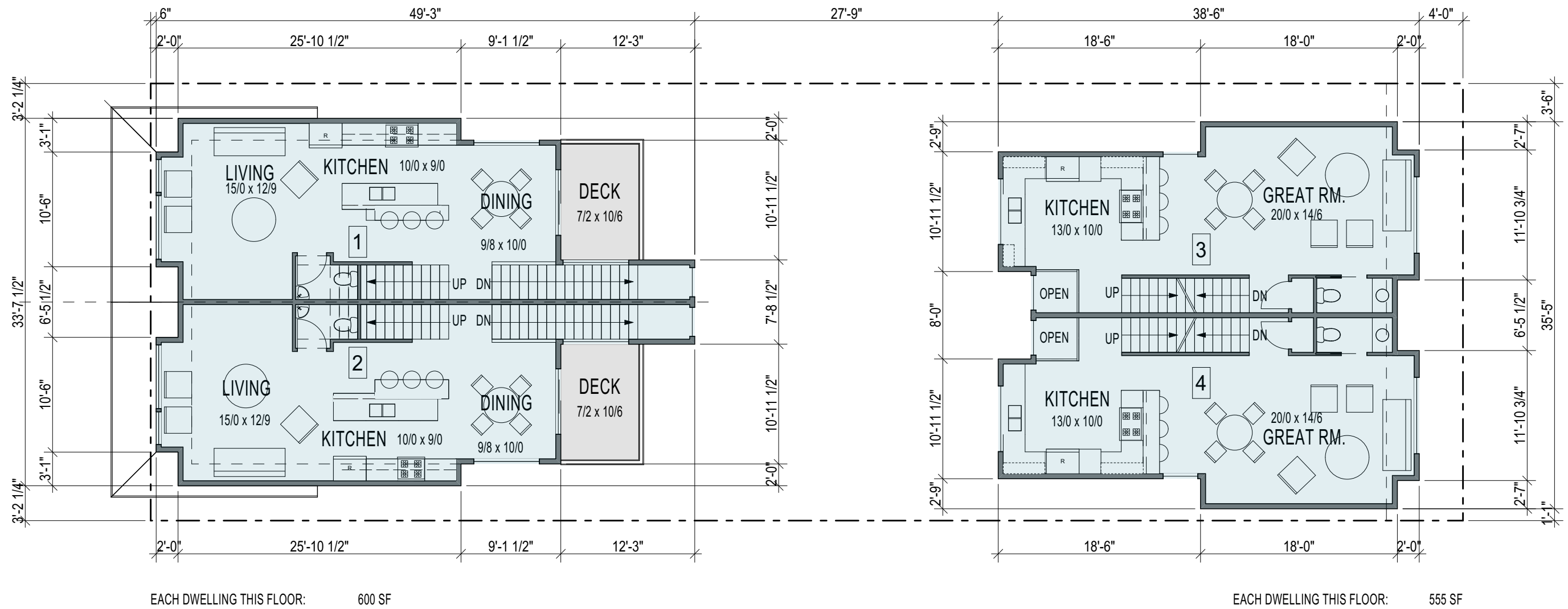
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BUILDING DESIGN. FIRST FLOOR PLAN



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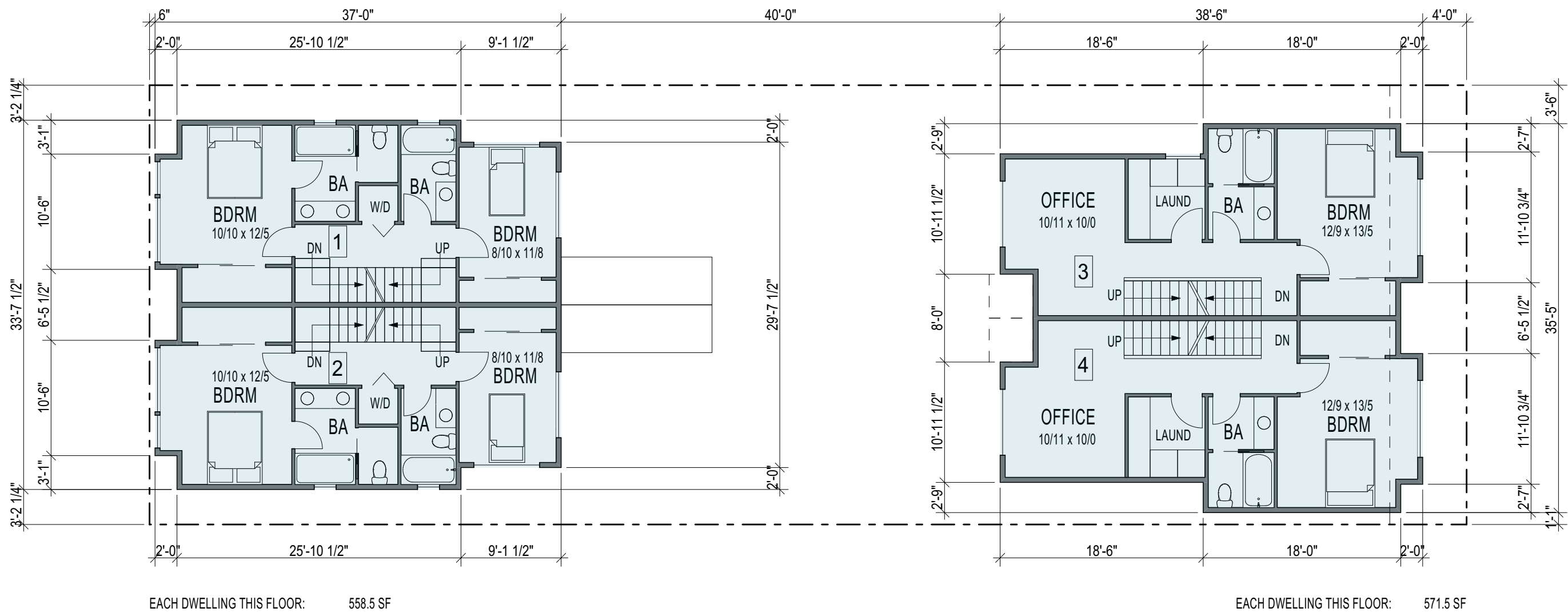
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BUILDING DESIGN. SECOND FLOOR PLAN

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BUILDING DESIGN. THIRD FLOOR PLAN

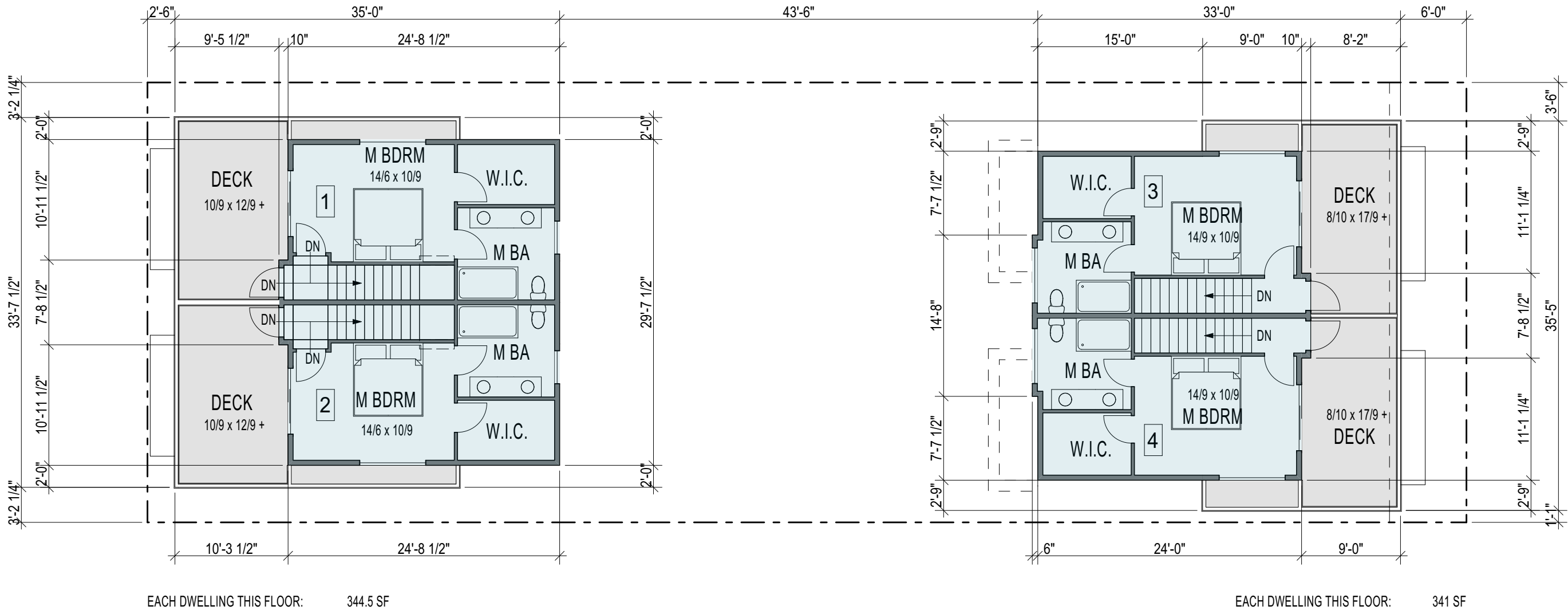
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BUILDING DESIGN. FOURTH FLOOR PLAN

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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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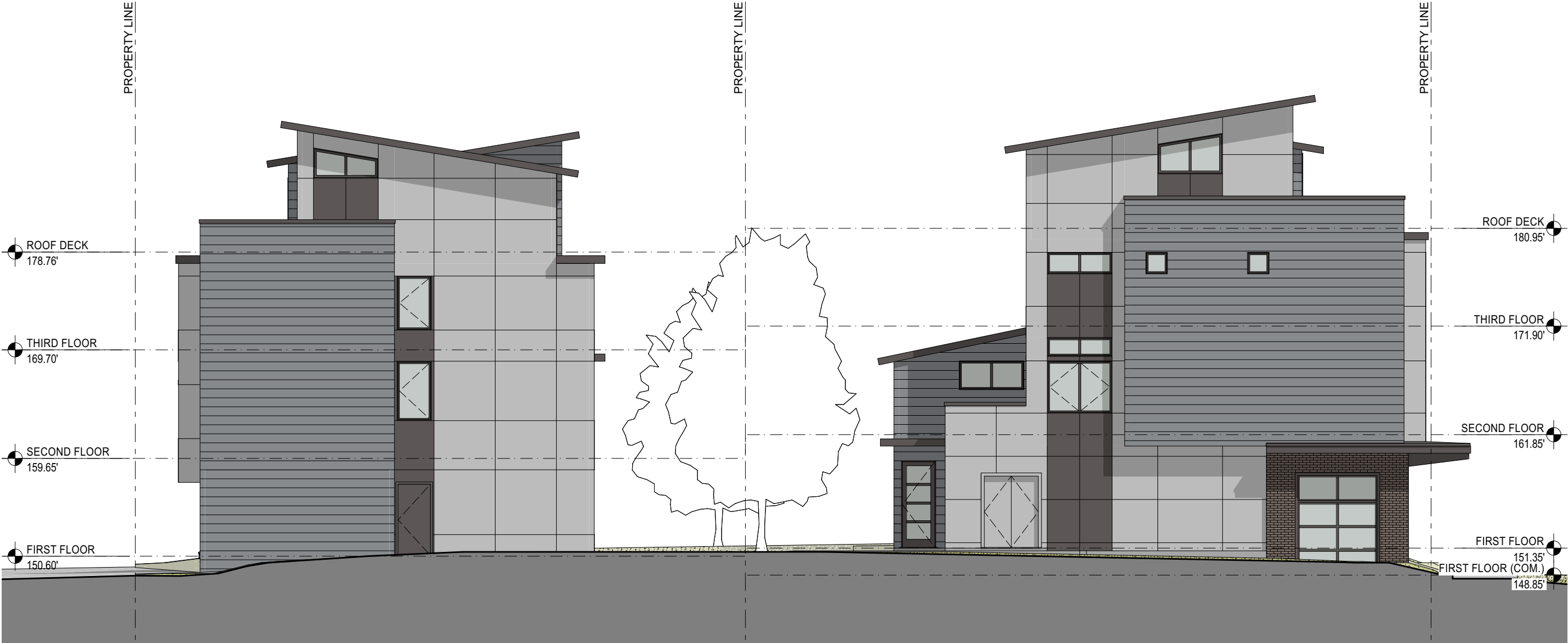
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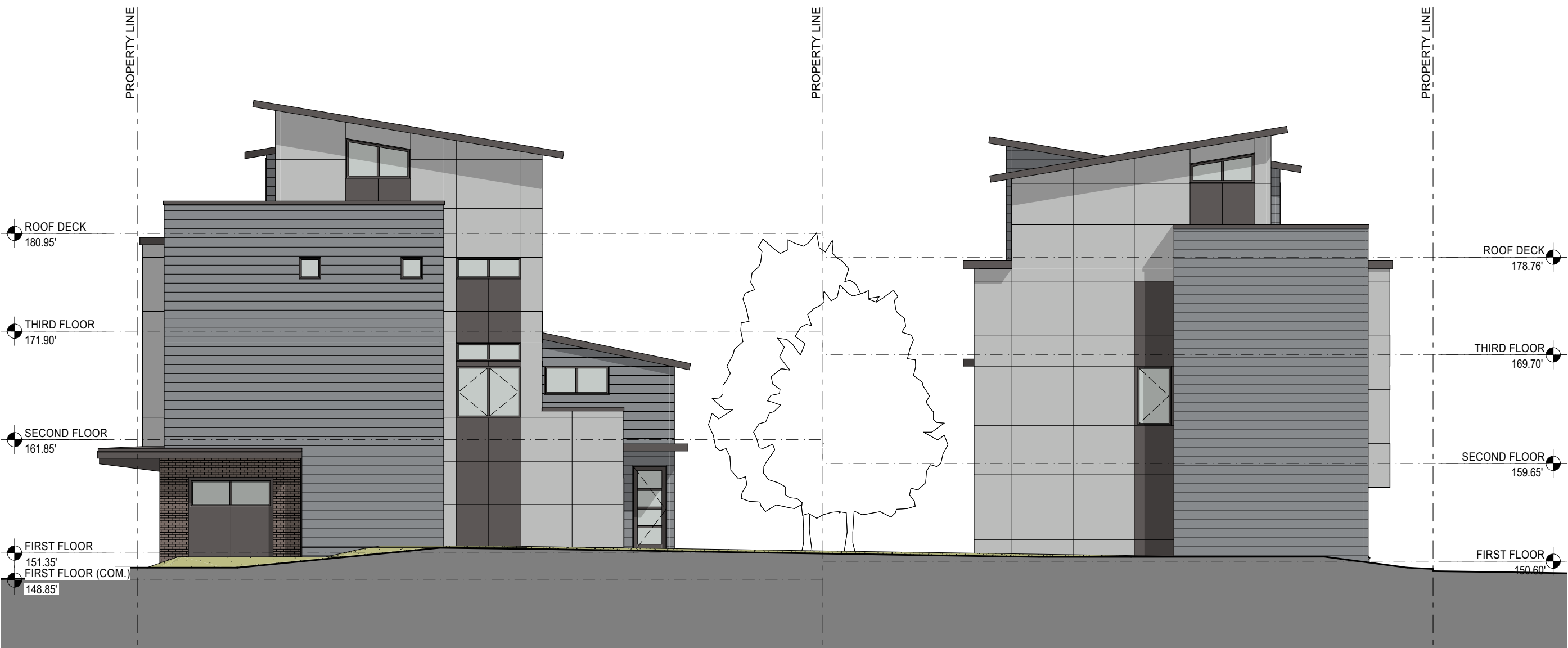
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OVERALL. NORTH ELEVATION



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 provide canopy replacement on site that will provide natural habitat and open space on site.

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 from the neighboring site will help to extend the canopy from the property to the north.

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 single family residence located to the east of the site. The site to the south of our property houses several buildings that serve both residential and commercial uses. Our proposal

falls in between these 2 extremes and looks to replace all affected canopy onsite 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 are able to open up the middle of the site for canopy replacement, address the street with our commercial space while also providing a buffer for our townhome's 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 the site property lines, which allow 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 two townhomes 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 provide canopy replacement for trees being removed on the neighboring site to the north.

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 North of the site and its neighbor 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 pattern 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 provide a large area for canopy replacement. 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 remove one exceptional tree onsite but will be planted with several new trees for replacement canopy. 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 increase the pedestrian experience along Delridge Way SW at a site that currently is undeveloped. This will fill in and make a more continuous experience and provide another commercial space that can serve the community needs.

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DESIGN STANDARDS. COMPLIANCE

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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)

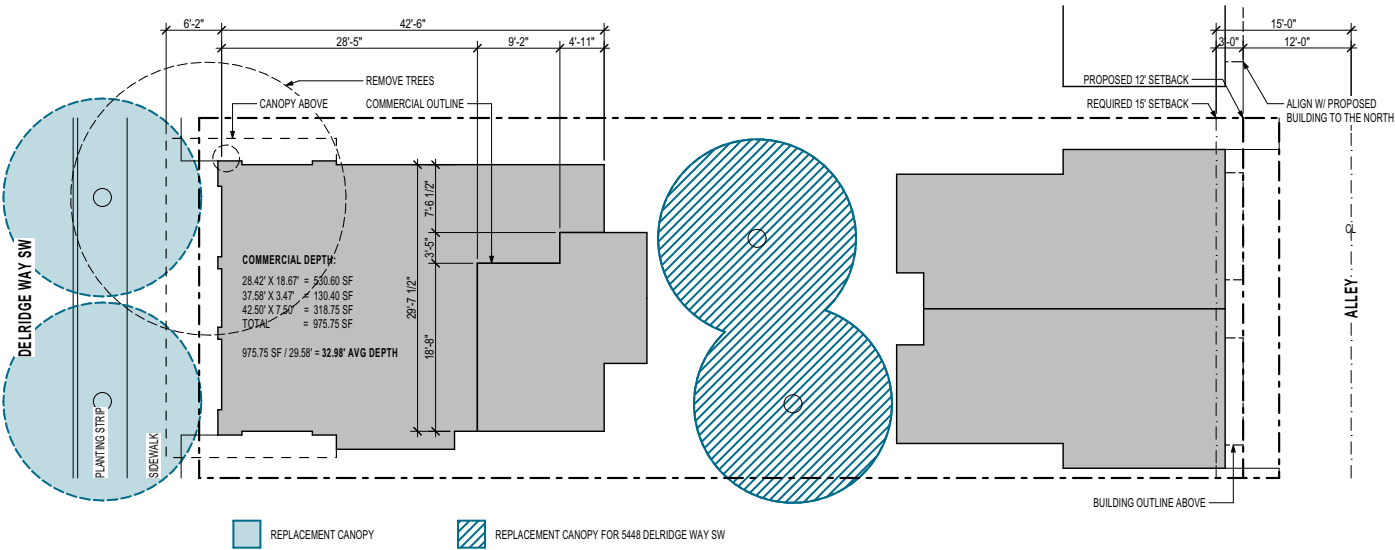
Proposed Adjustment:
Setbacks for Commercial Zones:

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

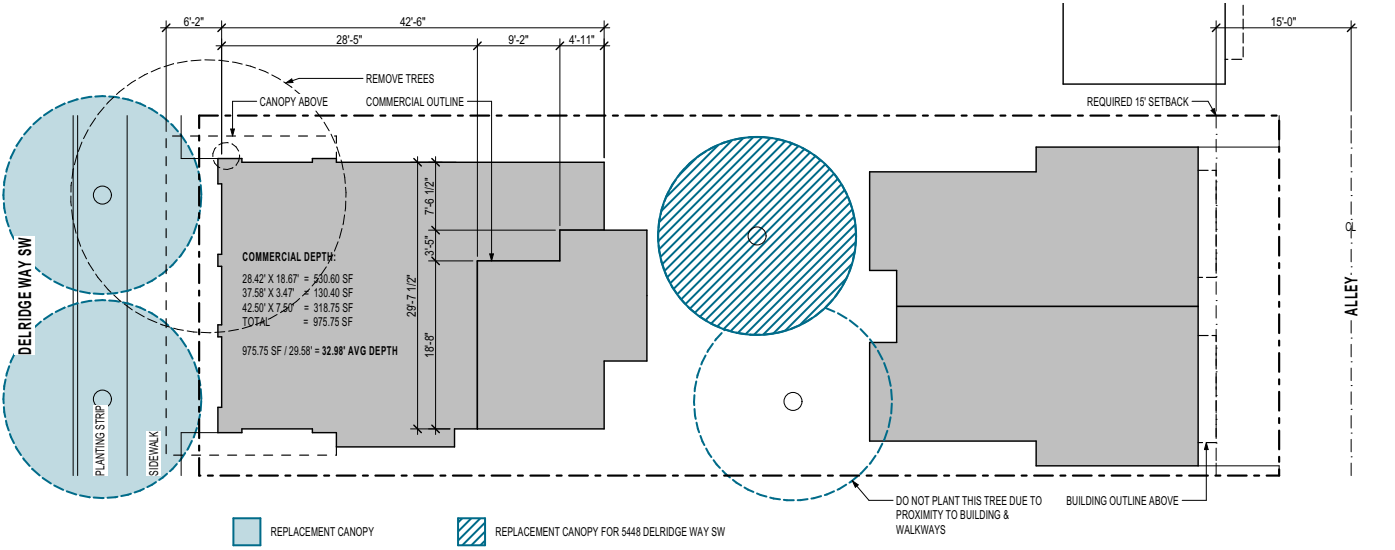
Adjustment Rationale:
The site currently has one western red cedar onsite that is considered to be exceptional. With the developpeent standards outlined in 23.47.008.A.3 and 23.47.008.C.4 there are requirement for the street level street facing facades to be located within 10' of the street lot line as well as to provide overhead weather protection for the sidewalk. 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 middle of the lot. However if we conform to the rear setback our back townhomes will require us to loose the ability to provide as much canopy replacement. With the proposed 3' reduction in rear setback we can maintain both our ability to reasonably develop the site as well as provide canopy replacement not only for the exceptional treet that we are removing but also for the one of the exceptional trees being removed on the site to the north that is much more heavily canopied. Further benefits of the reduction in the rear setback are outlined below:

- 1. Increase in the area of canopy on site
 - a. Provide a continuous canopy between our site and the site to the north
 - b. We can increase the area of natural wildlife habitat
 - c. Increase in the area of canopy on site
- 2. Align with proposed building to the North to tie into and relate to surrounding building mass / scale

CODE ADJUSTMENTS. REQUIRED SETBACKS



PROPOSED 12' REAR SETBACK



REQUIRED 15' REAR SETBACK