

DELRIDGE MIXED USE



8854 Delridge Way SW, Seattle

EARLY DESIGN GUIDANCE PROPOSAL PACKET
SDCI NO. 3025313

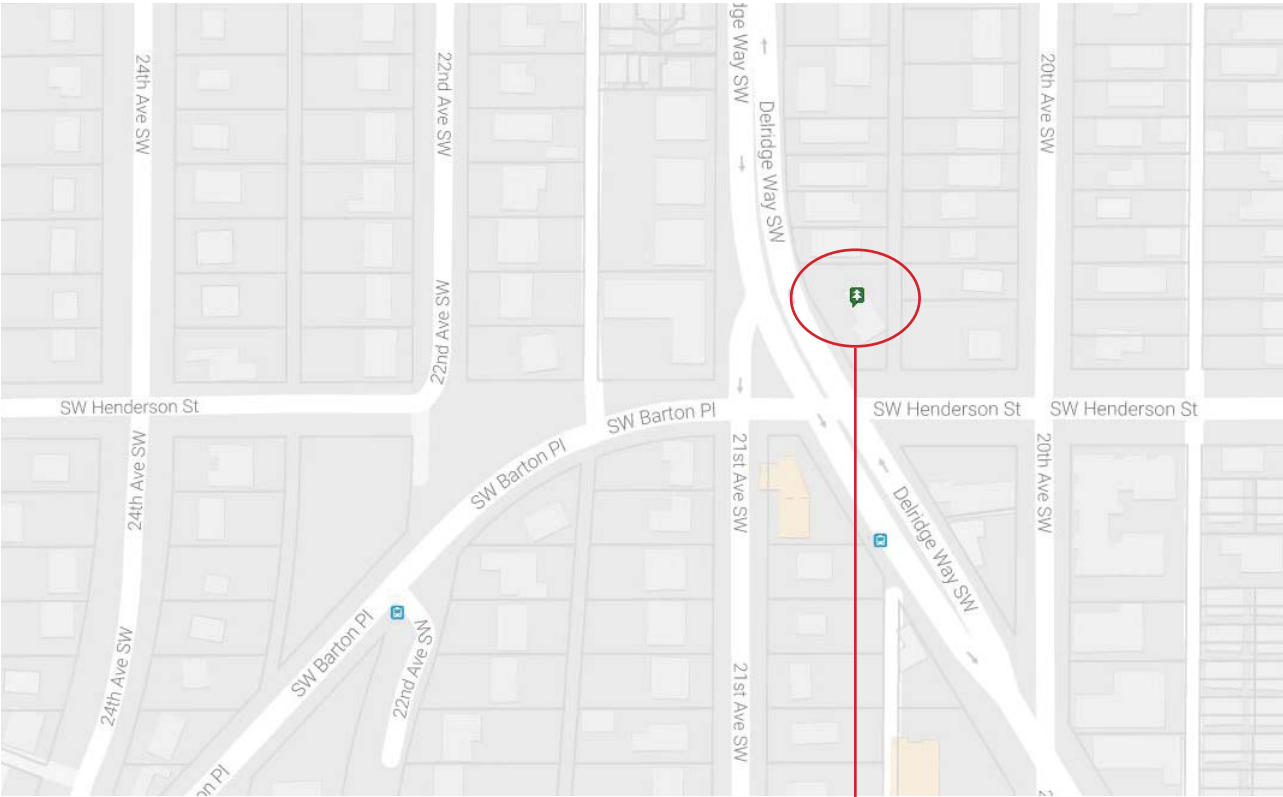
August 3rd, 2017

DESIGN CONSULTANT

SAZEI DESIGN GROUP, LLC

6600 110TH AVE N.E.
KIRKLAND, WA 98033
(T) 425.212.2280
(F) 425.889.688

DEVELOPMENT OBJECTIVES



ADDRESS: 8854 Delridge Way SW
DPD PROJECT NO. 3025313
OWNER: 1710 Development, LLC
APPLICANT: Sazei Design Group, LLC
CONTACT: Hamid Korasani

SITE LOCATION

DEVELOPMENT OBJECTIVES

The proposed project is to construct a new 4-story building over a below grade parking garage level with 31 apartment micro-units, retail (cefe) space, and 15 enclosed parking stalls. The street level floor will feature 3 residential units with entry from the street and elevated from sidewalk, building lobby, and a retail space. Amenities will be located on 2nd level of the building.

The project is located in a C1-40 zone in the WESTWOOD-HIGHLAND PARK (Residential Urban Village) with a large shopping center in proximity and is intended to provide affordable and space-mindful housing for small families and young professionals.

The design behind the project is meant to encourage social interaction among residents as well as incorporate sustainable design in offering affordable housing, promote walkability and connectivity as well as offer strong urban presence to an rapidly developing area.

The preferred design scheme focuses on creating a connection between the pedestrians, tenants, and the community by offering a strong visual and local points of retail and social gathering with easy pedestrian access as well as favorable accommodations for commute reduction.

EXISTING SITE

The existing site is home to a small commercial structure that has housed an auto repair shop and a locksmith shop. Located at the corner intersection, it has high exposure from three adjacent arterial streets.

ZONING & OVERLAY DESIGNATION

Zoning: commercial/C1-40 zone
Zoning overlays:
Westwood-highland park (residential urban village)

NEIGHBORHOOD DEVELOPMENT

The project site is located at the intersection of Delridge Way SW and SW Henderson St. The neighborhood is comprised of single-family homes, multifamily homes and small commercial properties.

PROJECT PROGRAM

Number of micro units:	31
Number of retail spaces:	1
Number of parking stalls	15
Area of residential levels:	16,778 sf
Area of amenity space:	839 sf
Area of parking level:	8,769 sf
Area of retail space:	1,016 sf
Total Building Area:	27,402 sf
Total Lot Area:	8,204 sf

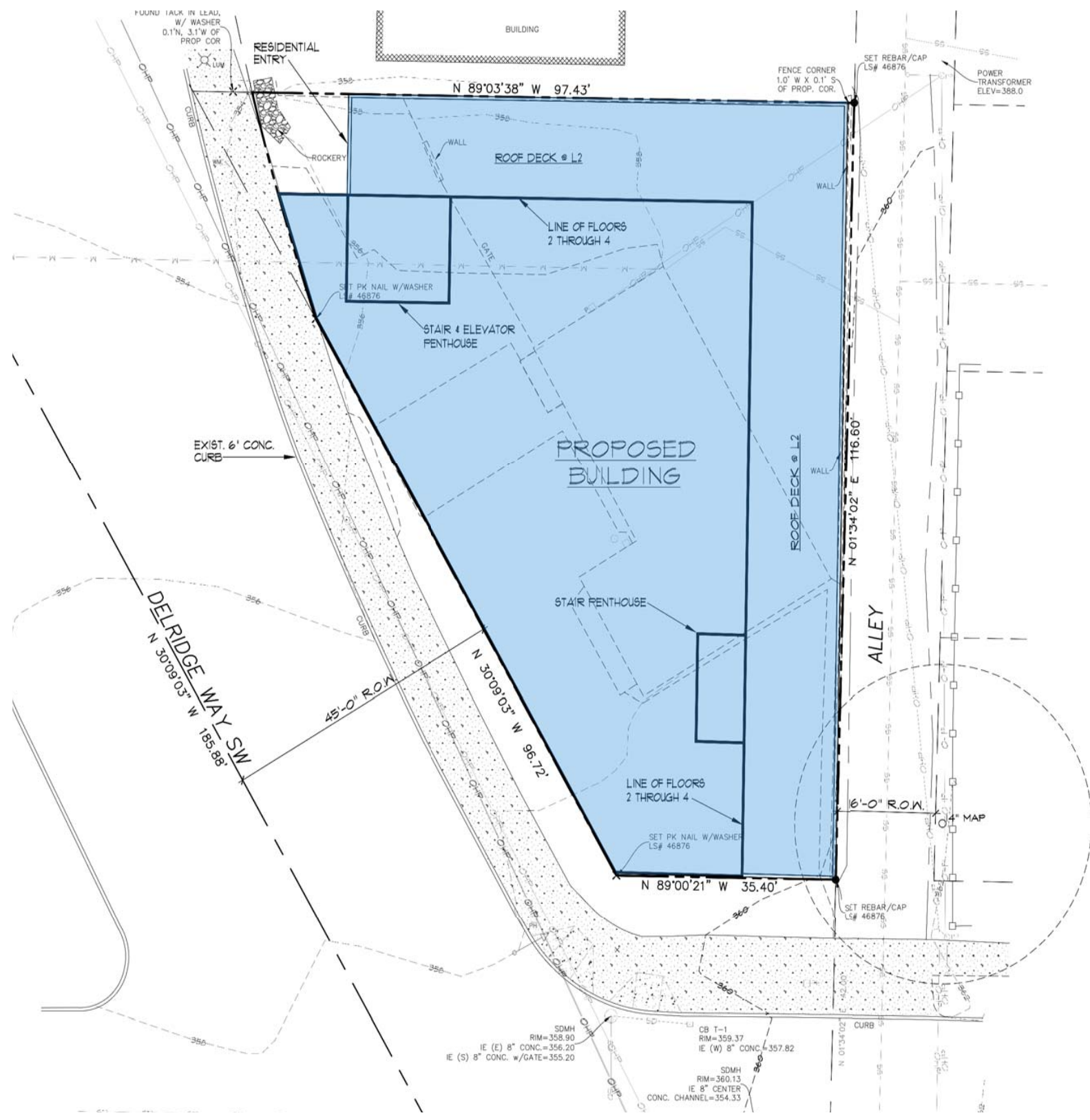
PROJECT GOALS

- Provide unique and affordable urban residence.
- Provide a residential project that integrates with the neighborhood.
- Maximize the function of this small site.

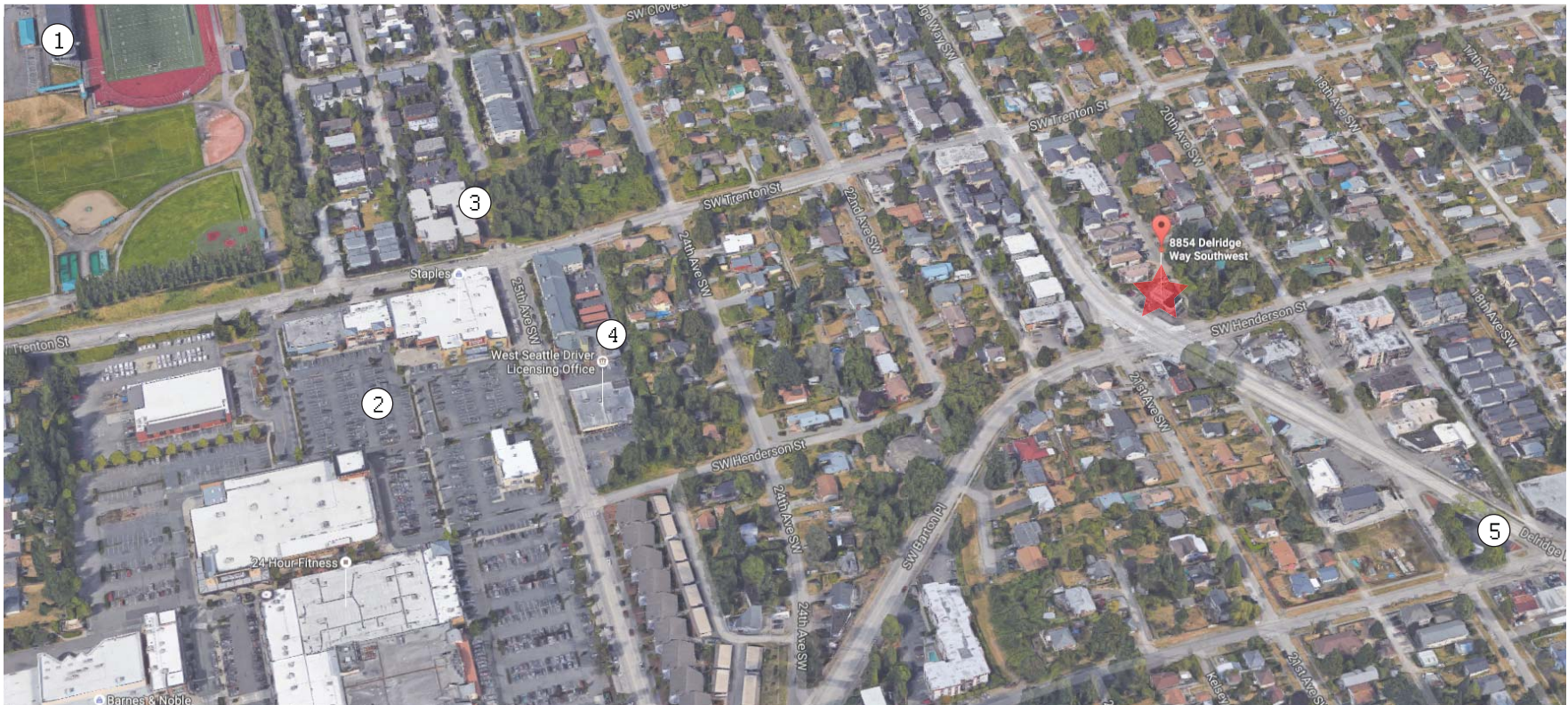
LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED AFN 20160520001315) LOTS 13, 14 AND 15, BLOCK 4 OF SOUTHWEST SEATTLE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR STREET PURPOSES BY DEEDS RECORDED SEPTEMBER 26, 1968 UNDER RECORDING NOS. 6412213 AND 6412222, RECORDS OF KING COUNTY, WASHINGTON.



PER SURVEY THERE ARE NO TREES OR OTHER VEGETATION ON THE PROPERTY



ADJACENT USES

Residential neighborhood from the south and east sides of the property.

Gas station located across the intersection from proposed site.

Local convenience store located several blocks away.

Large shopping mall is located walking distance away from the proposed site, allowing for convenient travel distance to large consumer retailers, a gyms, financial centers, grocery store, post office, as well as popular fast food establishments.

OPPORTUNITIES

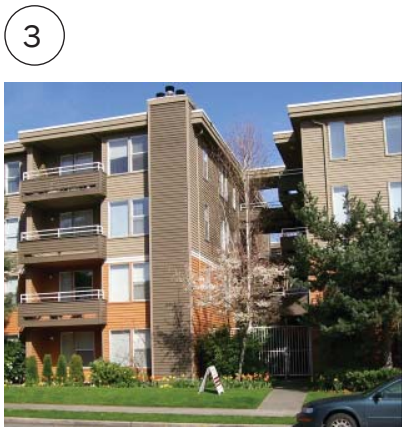
Street-side retail area on the main level is attractively exposed to pedestrian as well as motorized traffic. Proposed coffee shop tenant, such as a Starbucks or other choice retailer, will encourage neighborhood resident in community involvement by providing a spaces to gather and socialize.



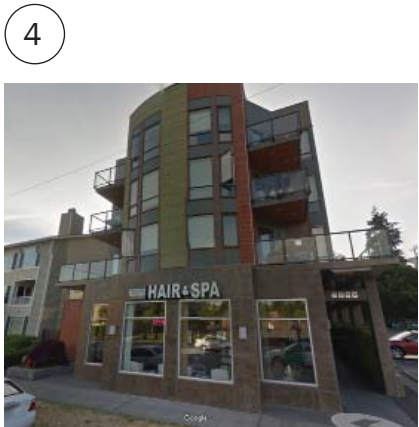
SOUTHWEST POOL



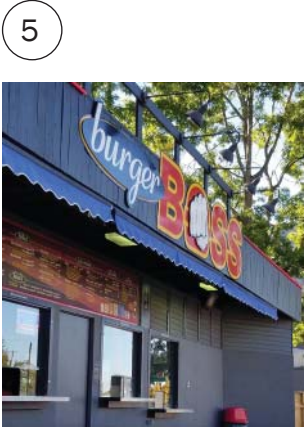
WESTFIELD SHOPPING PLAZA



WESTFIELD COURT APTS



NEW MIXED USE



BURGER BOSS



1

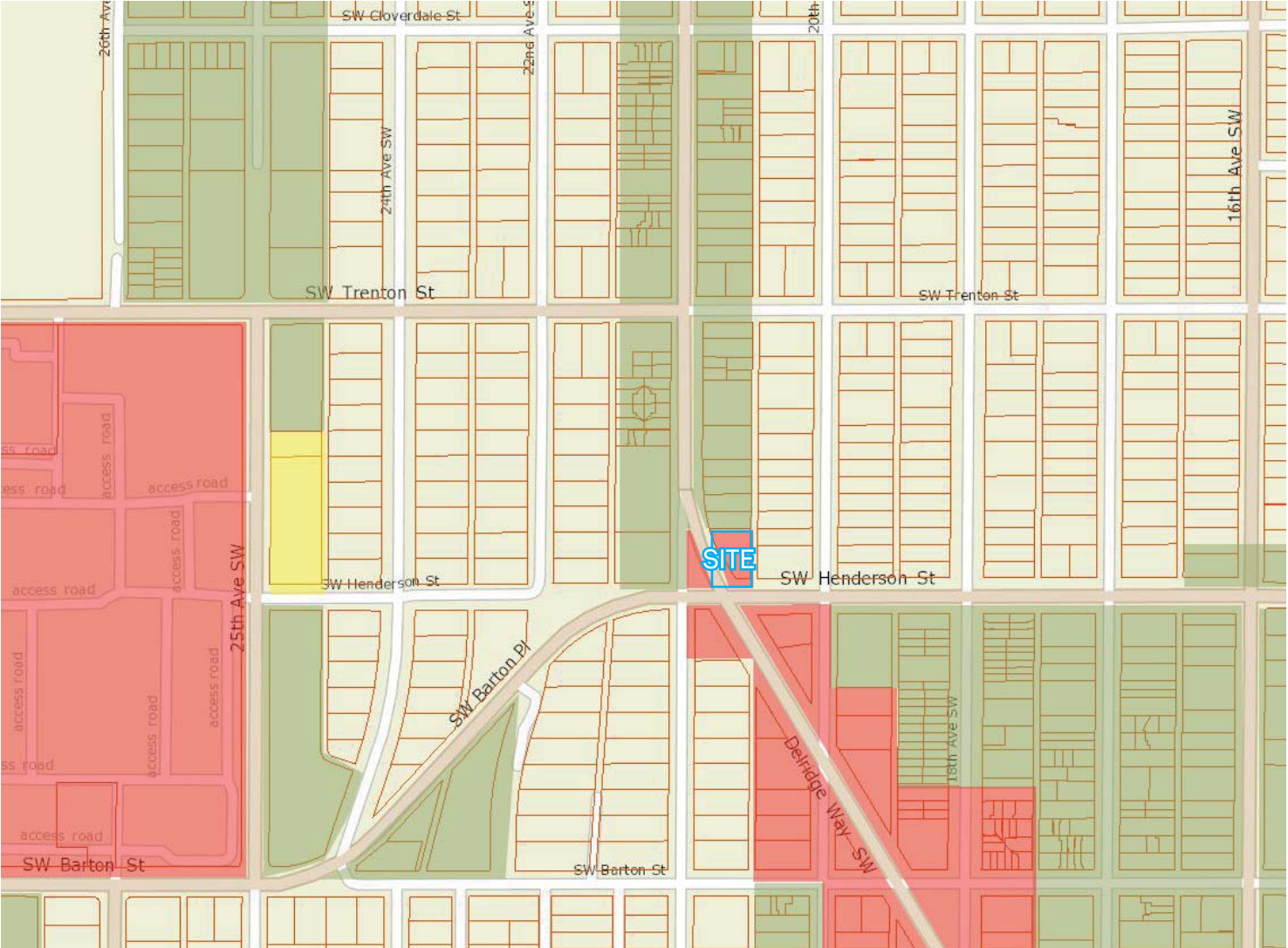
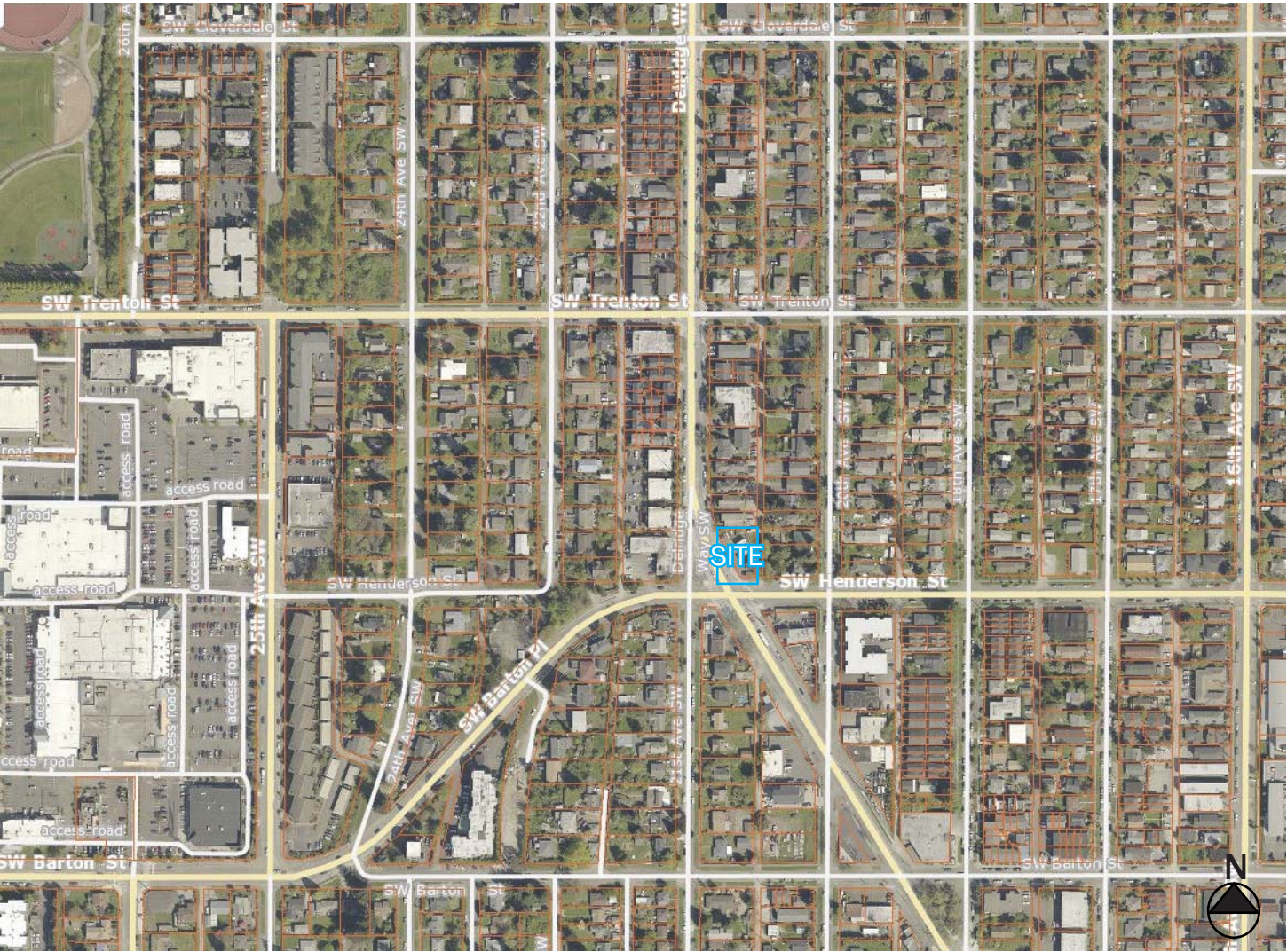
STREET VIEW FROM NORTH

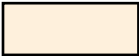





2

STREET VIEW FROM SOUTH



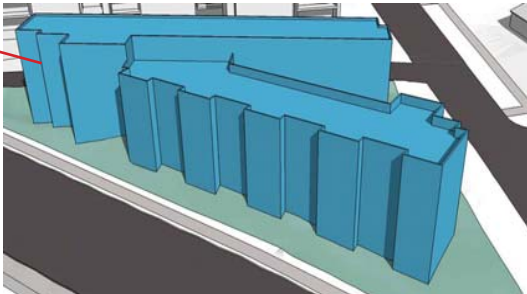


-  SINGLE FAMILY
-  COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL
-  LOW-RISE



Current neighborhood consists of single-family homes dating from 1940's to contemporary townhouses. There are few apartment complexes along Delridge, SW Barton, and 16th ave. Neighborhood does not currently have a unifying architectural style, however current development do show unified style and emphasize natural materials and streamlined design.

Our proposed development will seamlessly integrate into this rapidly developing community providing cohesive sense of place and strengthening emerging architectural style of the neighborhood.



2222 SW BARTON ST
This 36 efficiency unit project is also situated on a corner lot and gives inspiration for the utilization of such challenging site context.



9051 20TH AVE SW
This 39 unit mix-use project introduces 2000sf of retail space as well as live-work units, improving pedestrian experience as well as supporting aesthetic architectural appeal



9043 18TH AVE SW
These 3-story 4-unit each residential developments additionally emphasize modern and streamlined architectural style with balanced design and integration with the exterior.



9021 17TH AVE SW
This 32-unit apartment combines a variety of exterior finishes that emphasize modern design and sustainability.



1 DELRIDGE WAY/ 21ST AVE - LOOKING WEST

Project Site



2 DELRIDGE WAY- LOOKING EAST



3 HENDERSON STREET - LOOKING NORTH

Project Site



4 HENDERSON STREET - LOOKING SOUTH

ZONING DATA

PARCEL NO. 789980-0530
ZONING: C1-40
URBAN CENTER: Westwood Highland Park
LOT AREA: 8,204 SF

SMC23.47A.004 - PERMITTED USE

All permitted uses are allowed as a principal use or as an accessory use. Exceptions are cemeteries, animal shelters & kennels, theaters, high-impact uses, heavy manufacturing, youth services, jails, airports, heliports, railroad switchyards, power plants, sewage treatment and solid waste treatment facilities. In all NC zones and C zones live-work units are permitted outright subject to the provisions of Title 23.

SMC23.47A.005 - STREET LEVEL USES

Delridge Way SW is assigned as principal pedestrian street if site is located withing a pedestrian-designated zone.
In pedestrian-designated zones, live-work units shall not occupy more than 20 percent of the street-level street-facing facade along designated principal pedestrian streets listed in subsection 23.47A.005.D. Except where expressly treated as a residential use, live-work units shall be deemed a nonresidential use.

SMC23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS

Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. For purposes of calculating the 60 percent of a structure’s street-facing facade, the width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade if the access cannot be provided from an alley or from a street that is not a designated principal pedestrian street.

SMC23.47A.012 - STRUCTURE HEIGHT

Allowed maximum structure height: 40’.
Proposed Height: 42’
The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following:
A floor-to-floor height of 13 feet or more is provided for non-residential uses at street level;

SMC23.47A.013 - FLOOR AREA RATIOS

Total FAR permitted for all uses on a lot that is occupied by a mix of uses, (provided that the FAR limit for either all residential uses or the FAR limit for all non-residential uses shall not exceed the FAR limit of 3) is 3.25

SMC23.47A.014 - SETBACKS

A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot’s front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot.

SMC23.54.015 - BICYCLE PARKING

Required: retail space/short term use - 1 per 2,000sf
Required: 0.75 per small efficiency unit or 1 per 4 dwelling units.
Provided: at street level parking garage and on lower level

SMC23.54.015 - PARKING

Residential use: 1 space per 2 small-efficiency dwelling units.
No. of stalls required: 15
Retail/Sales use: 1 space per 250sf of retail (1,025 sf proposed)
Provided parking: 15 stalls
Access to parking level is from street alleyway, ADA parking located at street level parking garage.
No parking is required for all residential uses in commercial and multi-family zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use.
The property is located on Bus Route 60/120/125 within 160ft of bus stop located at Delridge Way SW & SW Henderson St. Bus lines provide direct connection to nearest Urban Village Shopping Center as well as Downtown Areas.
Route 60/Broadway Seattle runs 4:47am - 1:30am, departing every 10-20min. Route 128/South-center runs 5:07am - 11:52pm, departing every 30 min.

SMC23.54.40 - SOLID WASTE & RECYCLING

Minimum 375sf of shared storage space required for 26-50 dwelling units.
Additional 41sf for commercial use. Shared trash is acceptable, but separate residential and commercial recycling are required.
Provided: 527sf

SMC23.47A.24 - AMENITY AREA

Amenity areas are required in an amount equal to 5% of the total gross floor area in residential use. Amenity areas shall not be enclosed.
16,778 sf GFA x.05 =839sf
Provided unenclosed at Level 2 =2,390sf
Amenities area divided into private decks and common outside areas and rooftop garden. Private deck access for units on Level 2 floor facing East and are separated by planter dividers. Common area deck spaces accessible for all tenants and available for private reservations, accessed from Level 2 corridor facing North deck entrance and East deck entrance.
Rooftop access also provides additional amenities space that includes lounge areas, community garden and BBQ area. Rooftop rain garden provides water conservation to satisfy storm drainage and rainwater diversion BMP providing a sustainable building environment.



CONTEXT AND SITE

CS2 A2 - Architectural Presence

This project is situated on the corner lot within walking distance to a prominent Retail Mall. Given this unique identity and exposure, the building is set to showcase the selection of natural materials and finishes as well as variation in facade to better blend into the existing environment, however it is still being able to tie in to the existing development and modern streamlined designed on the new construction developments.

B1 - Site Characteristics

C1 - Corner Lot

Triangular lot formed by SW Henderson St and SW Delridge Way offers a strong exposure component to the design of the building, allowing for an opportunity for retail as well as better pedestrian access. The entrance to the businesses in the building from the corner will allow for ease of wayfinding as well as stronger urban and retail edge to the block, attracting and promoting pedestrian traffic.



CS3 A2 - Contemporary Design

A4 - Evolving neighborhood

As this neighborhood is being developed, it brings forth an opportunity to modernize and improve the existing developments with numerous contemporary and multi-resident projects, allowing for greater density in population which brings stronger community presence and variety of cultural development.

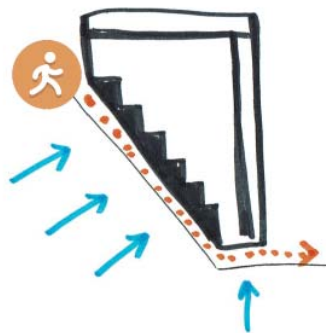
PUBLIC LIFE

PL1 B1 - Pedestrian Infrastructure

Development of this site also triggers much needed improvements in the pedestrian zones at the intersection of Henderson and Delridge. The wider, more accessible sidewalk as well as independent entryways for the Primary Level residential units provide interesting landscaping, connectivity to the street, and introduce the planting of Black Maple as the preferred native species for corner frontage.

PL2 A - Accessibility

Corner lot business entries will provide accessible entry to the building's retail/business side, as well as improve the accessibility of the existing sidewalks and ramps at the corner of Henderson and Delridge.



PL3 B1 - Security and Privacy

B2 - Ground-Level Residential

Residential entries along Delridge will provide elevated patios as well and front door entry to allow a degree of separation and privacy, but at the same time connection of private amenity space to the public amenity space, blending the two.

Introduction of vertical modulation as well as variety of natural finishes further provides connection to the exterior and better integration into the community.

PL4 B1 - Early Planning

B2 - Bike Facilities

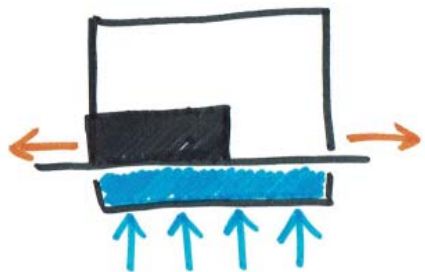
Proposed bicycle lane along Henderson in addition to improved sidewalk and bicycle storage at the street-entry garage will promote and ease the utilization of bicycle as well as provide added convenience and security.

PROJECT USES & ACTIVITIES

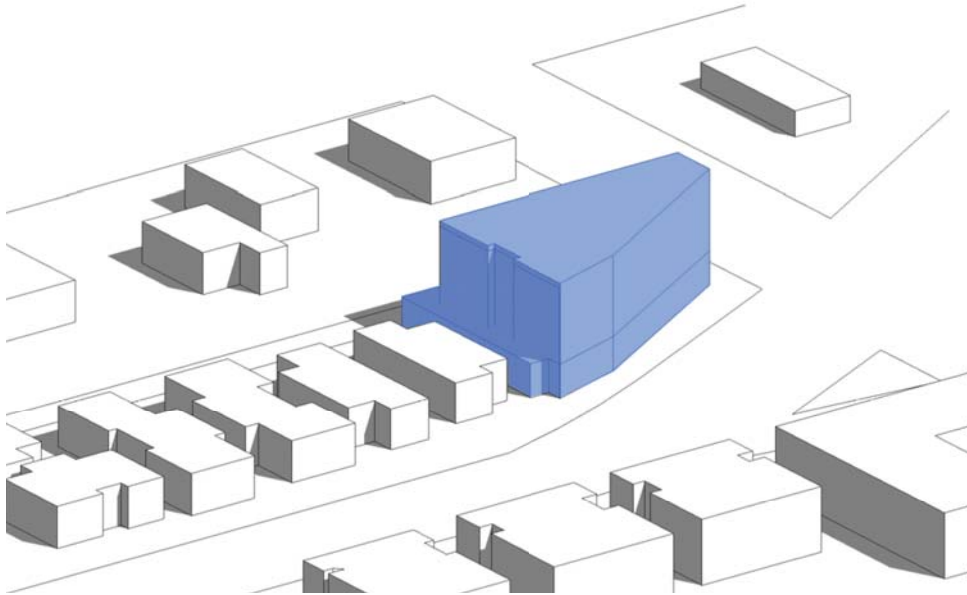
DC1 C1 - Below-Grade Parking

C2 - Visual Impact

Although the property is located in a Frequent Transit Zone and minimum parking standards are not required, the design offers two stories of Street-Level and Below-Grade parking amenities for commercial/retail use as well as for tenant use. Entry to the parking garage is through an alley access from Henderson. This will minimize its affect on interaction with pedestrian traffic as well as allow for a 'green wall' at the facade of the building facing the alley to reduce blank facades and blend with the residential and more densely landscaped properties across the alleyway.



NO DESIGN DEPARTURES ARE FORESEEN OR PURSUED AT THIS TIME



OPTION 'A'

DESIGN SUMMARY

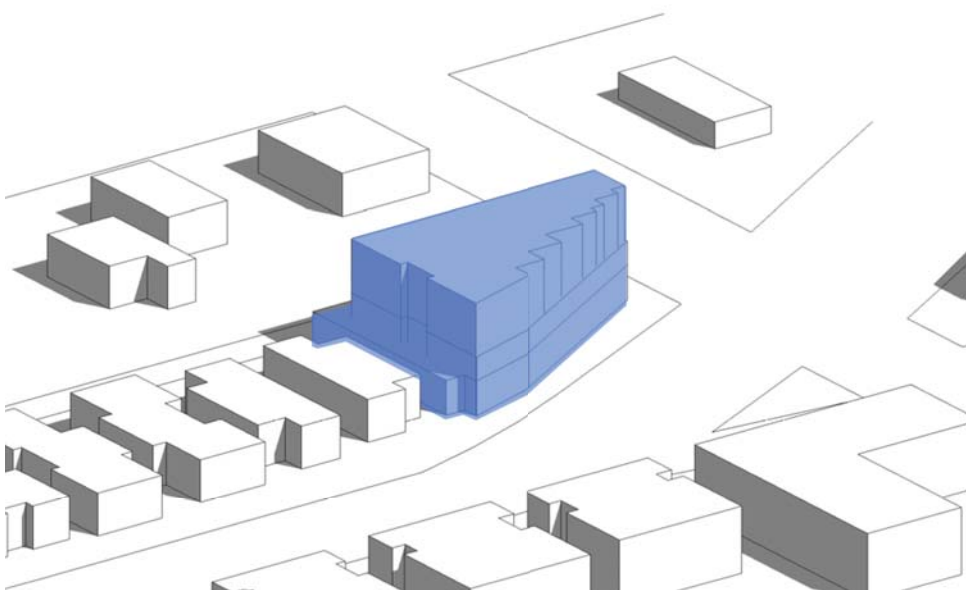
Live-work and residential units design that maximizes lot utilization and overall volume of the structure and square footages in the units.

PROS

- Larger units facing the street on upper levels
- Larger common areas

CONS

- More monolithic design
- Smaller variation in architectural modulation at the upper levels, no clear definition between the levels



OPTION 'B'

DESIGN SUMMARY

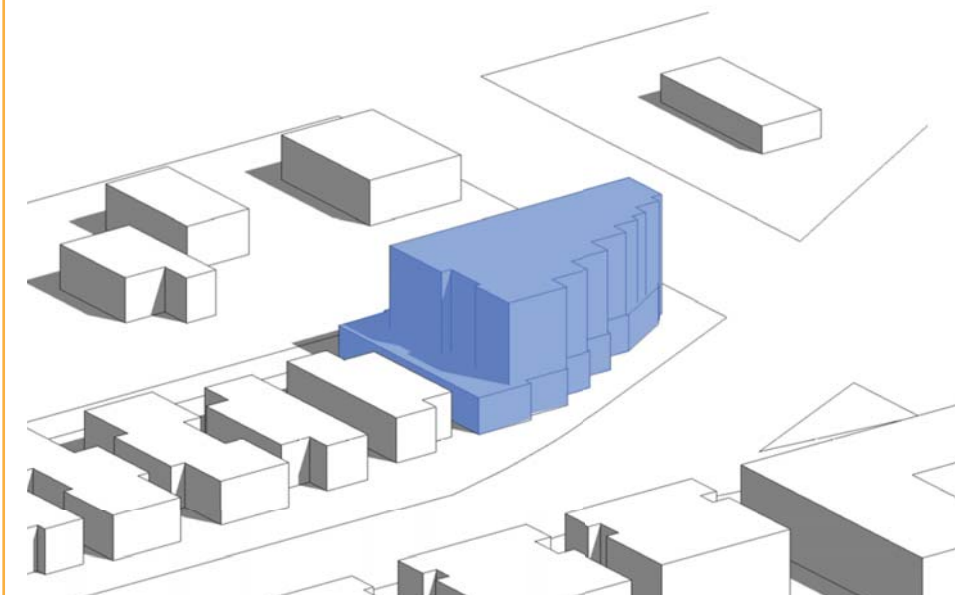
Live-work and residential unit design that builds on the Option 'A' plans but offers a greater variety of different unit sizes and better blending with the city block by offering upper levels modulation.

PROS

- Variation in unit sizes allows for greater variety of tenant needs
- Added interest from the architectural perspective as seen from the exterior.

CONS

- Main commercial portion of the structure does not offer much variation from the adjacent residential entryways or the upper level residential units.



OPTION 'C' (Preferred)

DESIGN SUMMARY

Residential units only design that provides more modulated facade and creates interest to the structure helping it integrate more with the city block

PROS

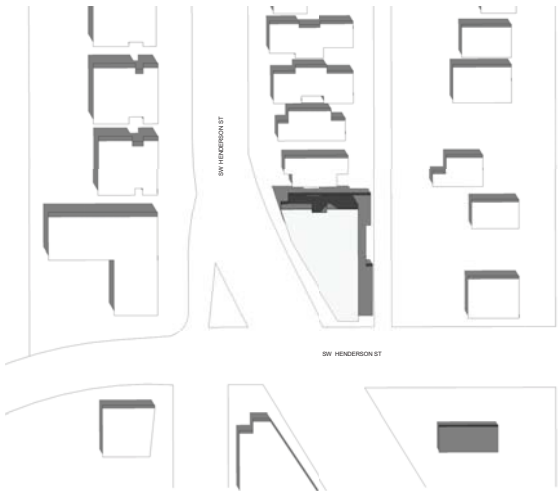
- Delineation between the commercial and residential portions on the structure
- Better integration of the residential entryways with the street

CONS

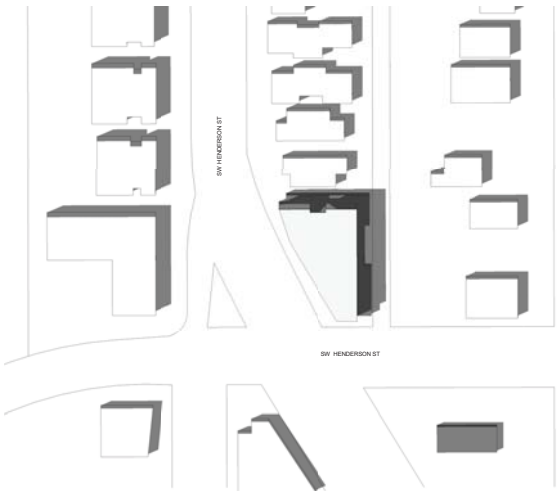
- Elimination of the Live/Work units
- Reduced lobby/entryway space



JUN 21 - 8AM



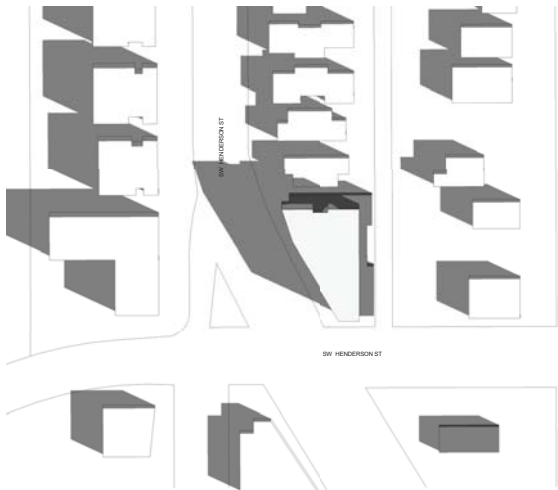
JUN 21 - 11AM



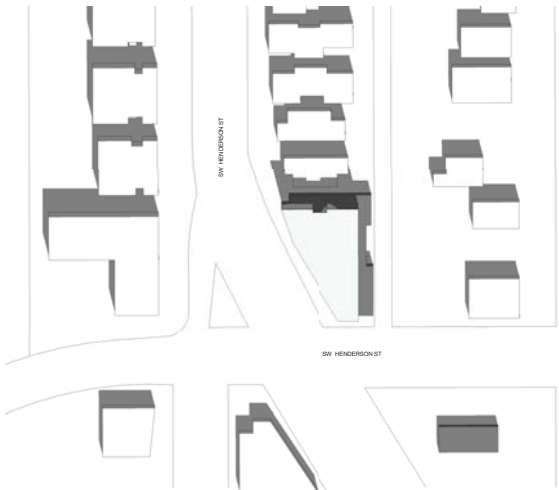
JUN 21 - 2PM



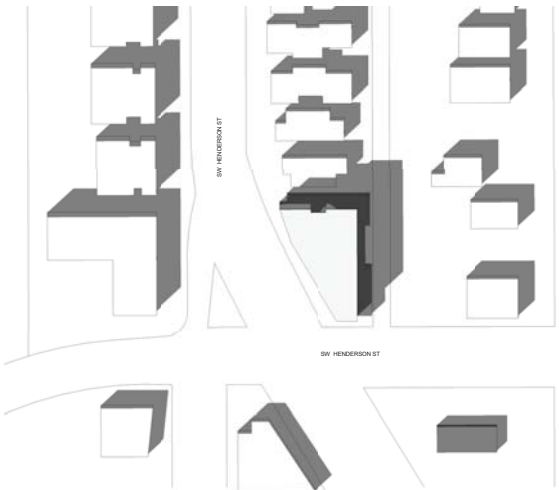
JUN 21 - 5PM



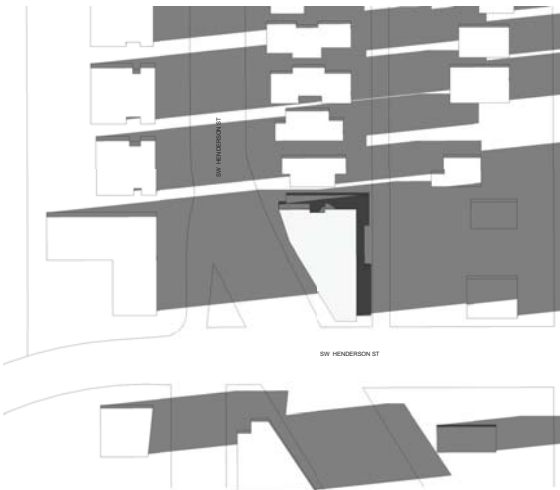
MAR/SEP 21 - 8AM



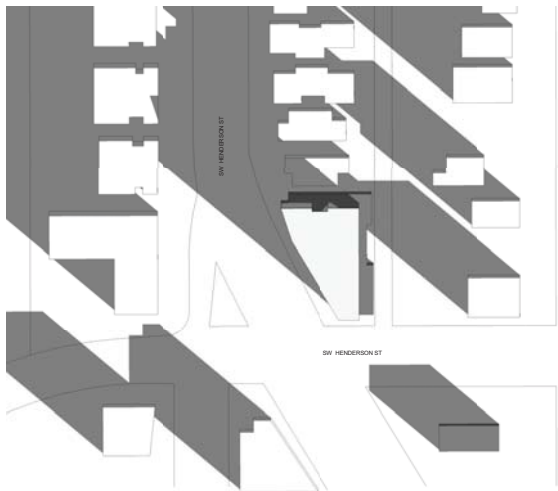
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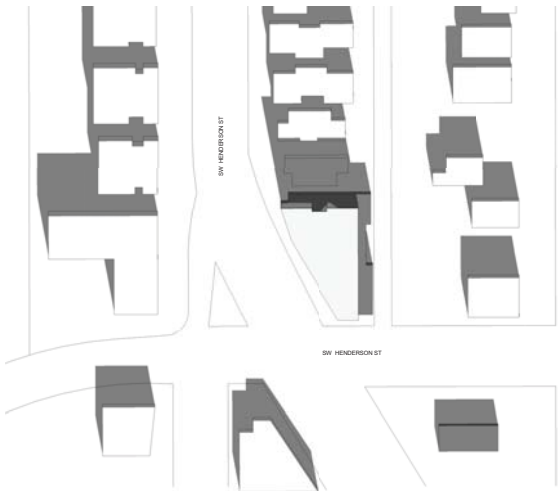
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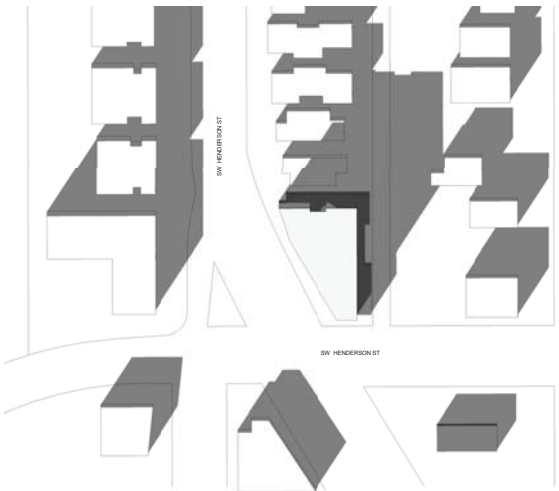
MAR/SEP 21 - 5PM



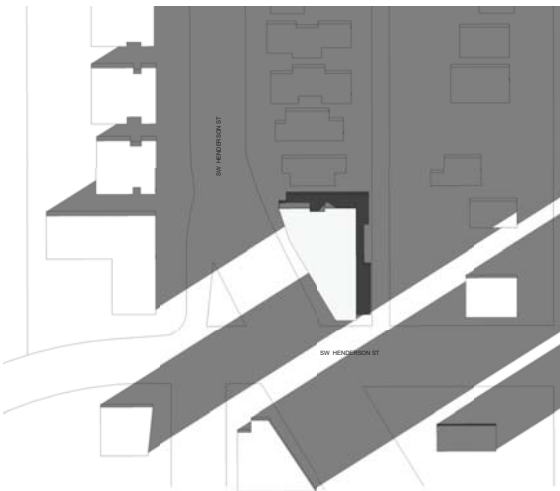
DEC 21 - 8AM



DEC 21 - 11AM



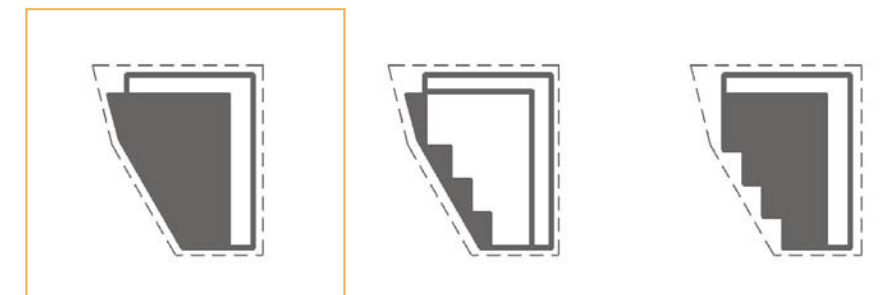
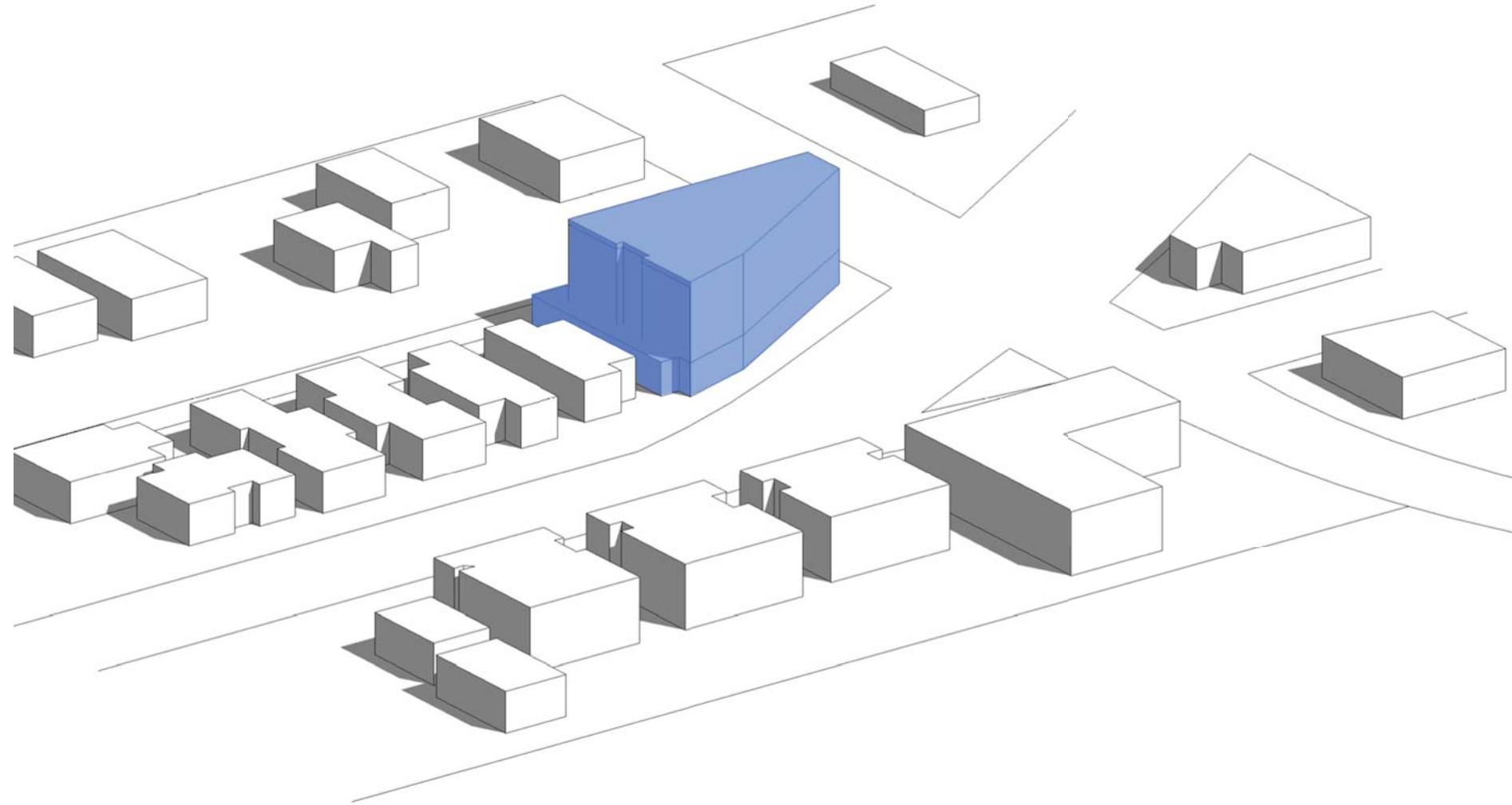
DEC 21 - 2PM



DEC 21 - 5PM

OPTION 'A'

Design intent for Option 'A' is a uniform facade that created a massing focal point and strengthens the architectural presence at the main street intersection, while maximizing the lot usability.





LEVEL P



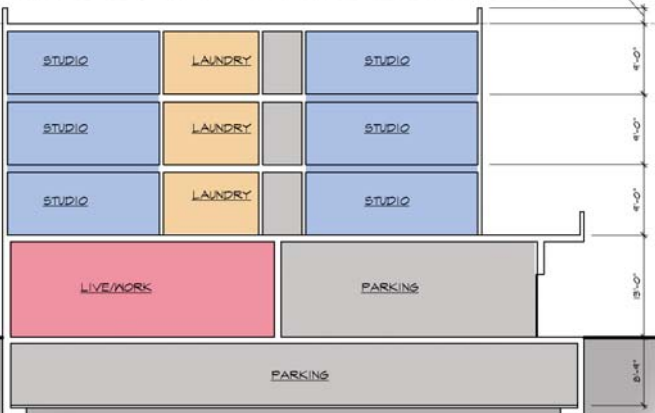
LEVEL 1



LEVEL 2

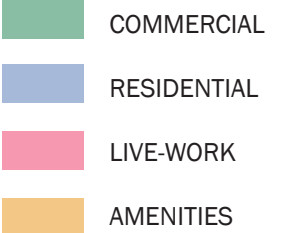


LEVEL 3&4



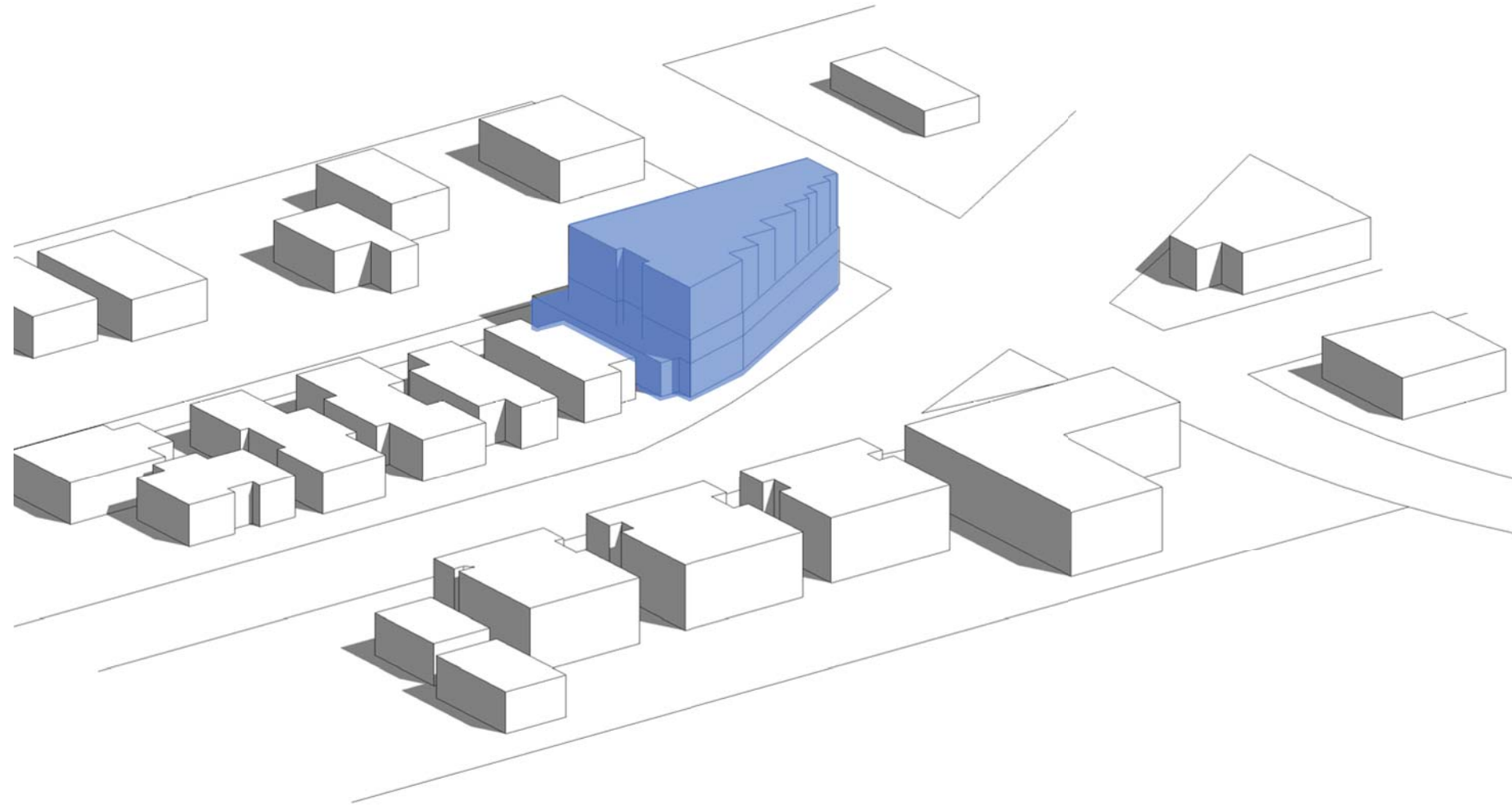
GROSS BUILDING AREA PROPOSED:

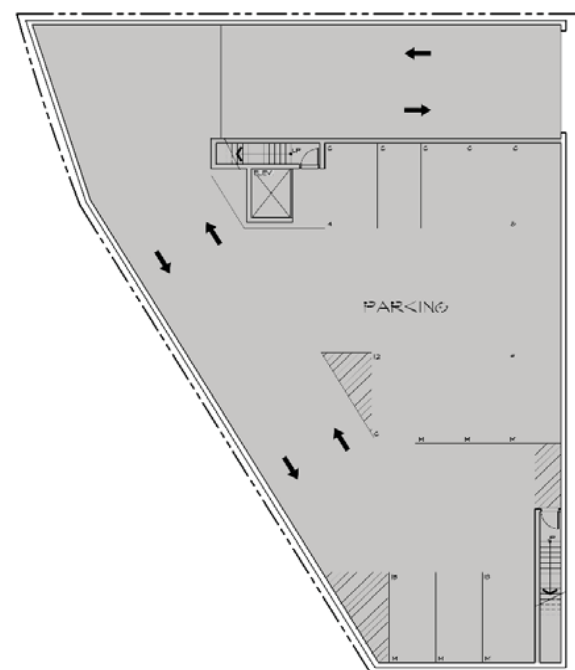
	<u>PARKING</u>	<u>STOR./MECH.</u>	<u>COMM.</u>	<u>LIVE/WORK</u>	<u>RESIDENTIAL</u>	<u>TOTAL</u>	<u>DECKS</u>
LOWER	7,202SF	0SF	0SF	0SF	3285F	7,530SF	0SF
L1	1,5675F	5275F	1,0165F	1,8245F	7755F	5,7095F	0SF
L2	0SF	0SF	0SF	8655F	3,7525F	4,6175F	2,4965F
L3	0SF	0SF	0SF	0SF	4,6175F	4,6175F	0SF
L4	0SF	0SF	0SF	0SF	4,6175F	4,6175F	0SF
TOTAL	8,7695F	5275F	1,0165F	2,6895F	14,0895F	27,0905F	2,4965F



OPTION 'B'

Design intent for Option 'B' is to add variety to the overall architectural massing of the Project and differentiate the sections while breaking up the front facade, repeating the uneven light of sight of the developing neighborhood. The jagged pattern appears at levels 3 and 4 only.

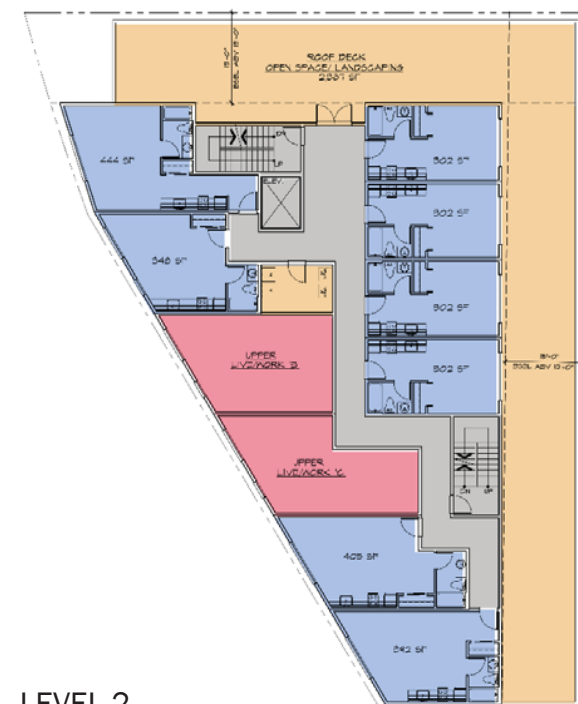




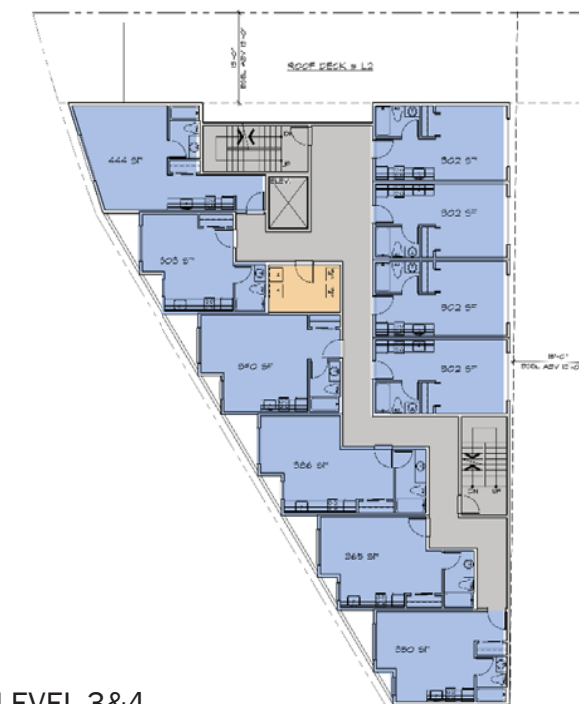
LEVEL P



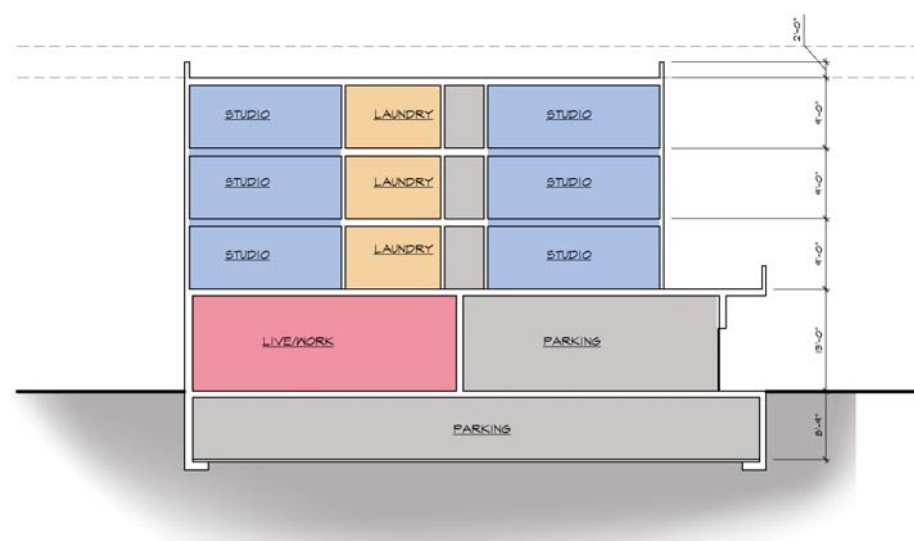
LEVEL 1



LEVEL 2



LEVEL 3&4



GROSS BUILDING AREA PROPOSED:							
	<u>PARKING</u>	<u>STOR./MECH.</u>	<u>COMM.</u>	<u>LIVE/WORK</u>	<u>RESIDENTIAL</u>	<u>TOTAL</u>	<u>DECKS</u>
LOWER	7,202SF	0SF	0SF	0SF	928SF	7,530SF	0SF
L1	1,567SF	527SF	1,016SF	1,824SF	775SF	5,709SF	0SF
L2	0SF	0SF	0SF	865SF	3,752SF	4,614SF	2,496SF
L3	0SF	0SF	0SF	0SF	4,401SF	4,401SF	0SF
L4	0SF	0SF	0SF	0SF	4,401SF	4,401SF	0SF
TOTAL	8,769SF	527SF	1,016SF	2,689SF	13,657SF	26,655SF	2,496SF



OPTION 'C' - PREFERRED

Design intent for Preferred Option is residential-units only layout with one commercial space on main floor and larger common area/lobby serving and 2nd Level patios serving as amenities space. The ground floor entryways of the residential units also feature elevated street entry.

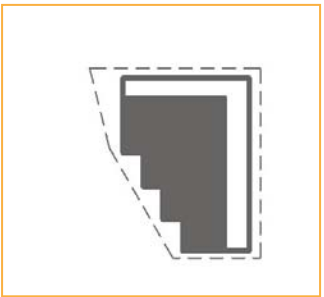
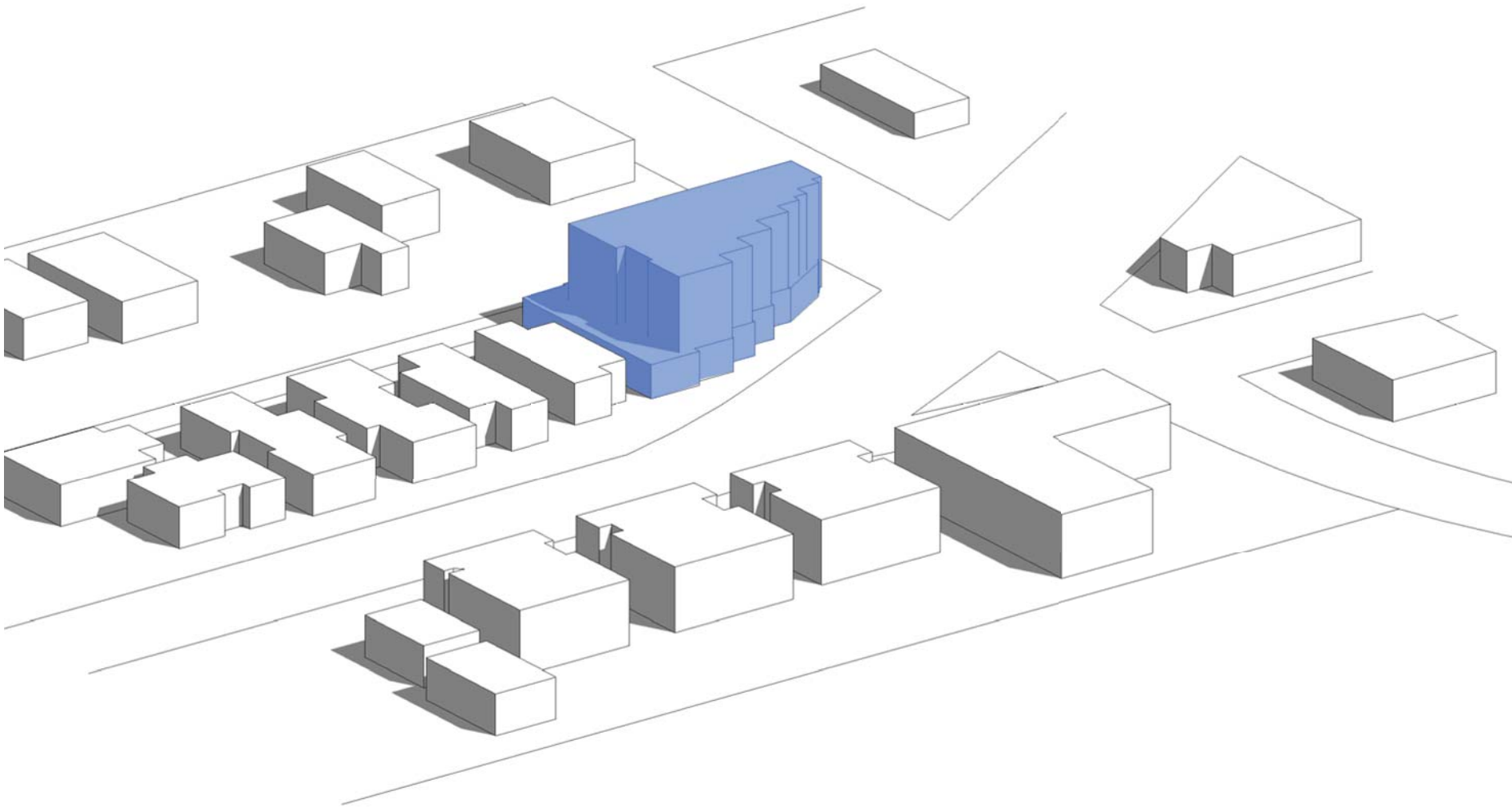
DELRIDGE LOOKING SW

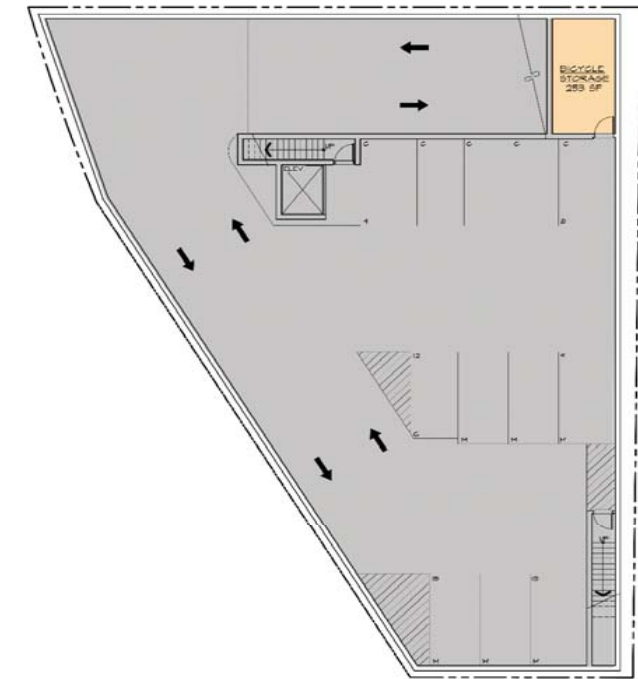


HENDERSON LOOKING NW



ALLEY VIEW LOOKING SW





LEVEL P



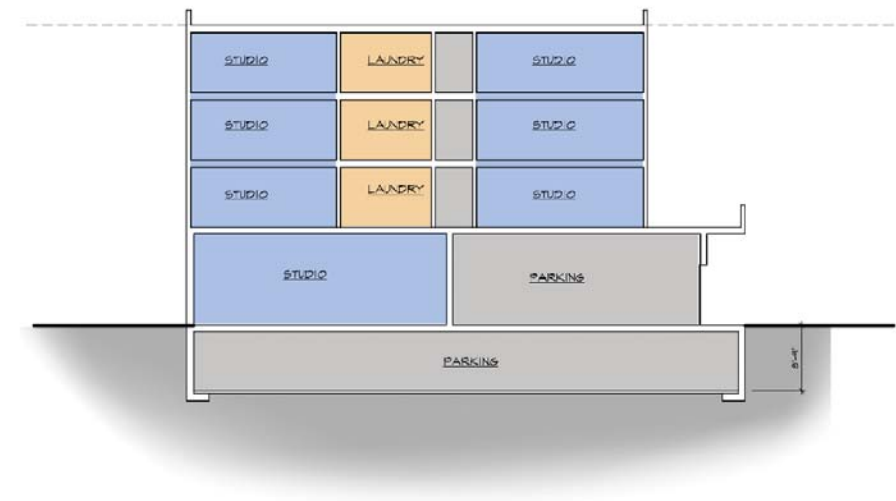
LEVEL 1



LEVEL 2



LEVEL 3&4



GROSS BUILDING AREA PROPOSED:

	PARKING	STOR./MECH.	COMM.	LIVE/WORK	RESIDENTIAL	TOTAL	DECKS
LOWER	6,948 SF	253 SF	0 SF	0 SF	328 SF	7,530 SF	0 SF
L1	1,125 SF	305 SF	1,025 SF	0 SF	2,913 SF	5,368 SF	185 SF
L2	0 SF	0 SF	0 SF	0 SF	4,267 SF	4,267 SF	2,504 SF
L3	0 SF	0 SF	0 SF	0 SF	4,267 SF	4,267 SF	0 SF
L4	0 SF	0 SF	0 SF	0 SF	4,267 SF	4,267 SF	0 SF
TOTAL	8,073 SF	558 SF	1,025 SF	0 SF	16,042 SF	25,699 SF	2,689 SF

- COMMERCIAL
- RESIDENTIAL
- LIVE-WORK
- AMENITIES

OPTION A



WEST (FRONT) ELEVATION

SOUTH (SIDE) ELEVATION








OPTION B



WEST (FRONT) ELEVATION

SOUTH (SIDE) ELEVATION



- | | | |
|--|--|---|
|  ① Fiber Cement Siding, painted |  ③ Fiber Cement Siding, painted |  ⑤ Concrete |
|  ② Vinyl Window System |  ④ Clear Cedar Siding |  ⑥ Natural Stone |
| | |  ⑦ Metal Canopy |

CONCEPTUAL RENDERINGS



VIEW LOOKING SOUTH on DELRIDGE



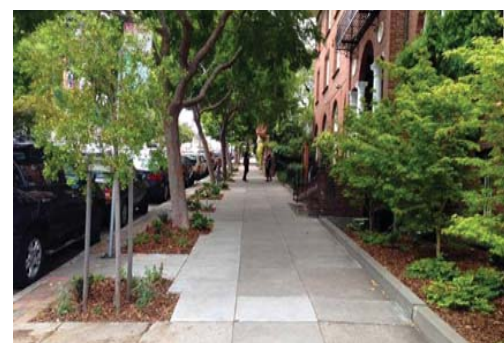
BIRDSEYE VIEW



VIEW LOOKING NORTH on DELRIDGE



VIEW LOOKING EAST on DELRIDGE



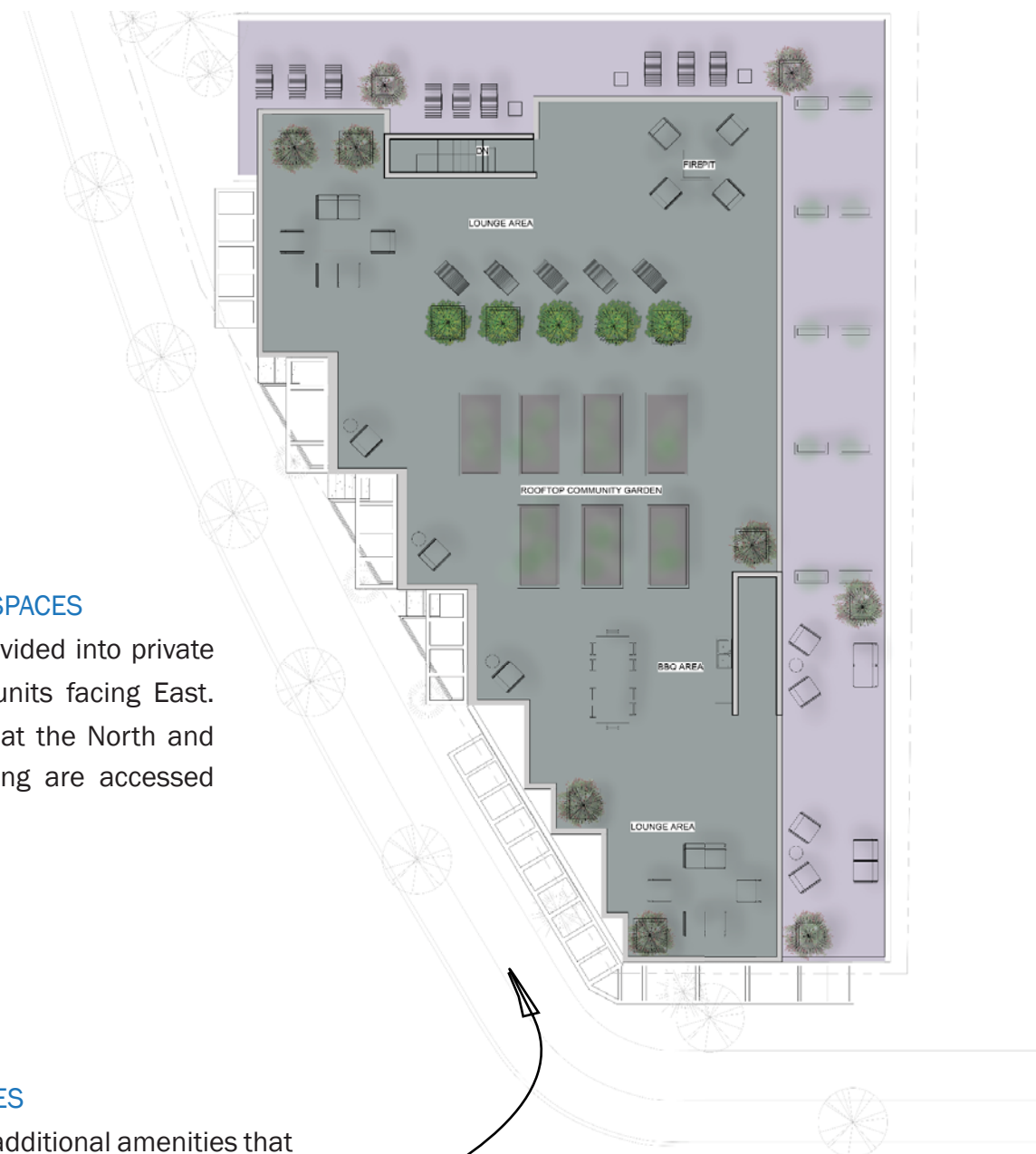
PRIVATE & SHARED AMENITY SPACES

Proposed Level 2 areas are divided into private deck for Level 2 residential units facing East. Shared amenity space decks at the North and South East end of the building are accessed from Level 2 via main corridor.

ROOFTOP GARDEN & AMENITIES

Rooftop garden area provides additional amenities that can be utilized by the residents and their guests.

This shared amenity space includes multiple lounge areas, fire pit, BBQ/outdoor kitchen area and community garden area. Vegetated garden areas and all green rooftop landscaping provide BMP for rainwater diversion and storm water conservation, encouraging sustainable practices in the community.



Curb Landscaping Example