

# 5216 DELRIDGE WAY SOUTHWEST

PROJECT NUMBER: 3028626 | SDR GUIDANCE PACKET | APRIL 2018

PARCEL B

**ARCHITECT:**

DAVID VANDERVORT ARCHITECTS

CC: MARK WIERENGA

2000 FAIRVIEW AVE E, SUITE 103

SEATTLE, WA 98102

(206) 784-1614

**PROPERTY OWNER:**

WEST SEATTLE MODERN TOWNHOMES

CC: PETR KISLYAK

6608 12TH STREET EAST

FIFE, WA 98424



# 5216 DELRIDGE WAY SW, PARCEL B

## 01. PROJECT INFORMATION

### PROJECT DESCRIPTION.

The proposed project is located on Delridge Way SW, Parcel B and is located in a NC2P-40 zone. The site is currently developed with a Single Family Residence and a detached garage. This project proposes to build three townhomes and four parking spaces along the alley. One parking space is provided for each townhouse unit, and the additional space is provided for the dwelling unit on Parcel B (3031515). Pedestrian access will be available from the alley and from the sidewalk along Delridge Way SW by easements across Parcel A.

## 02. SITE ANALYSIS

See SDR Package 3031515 for additional reference.

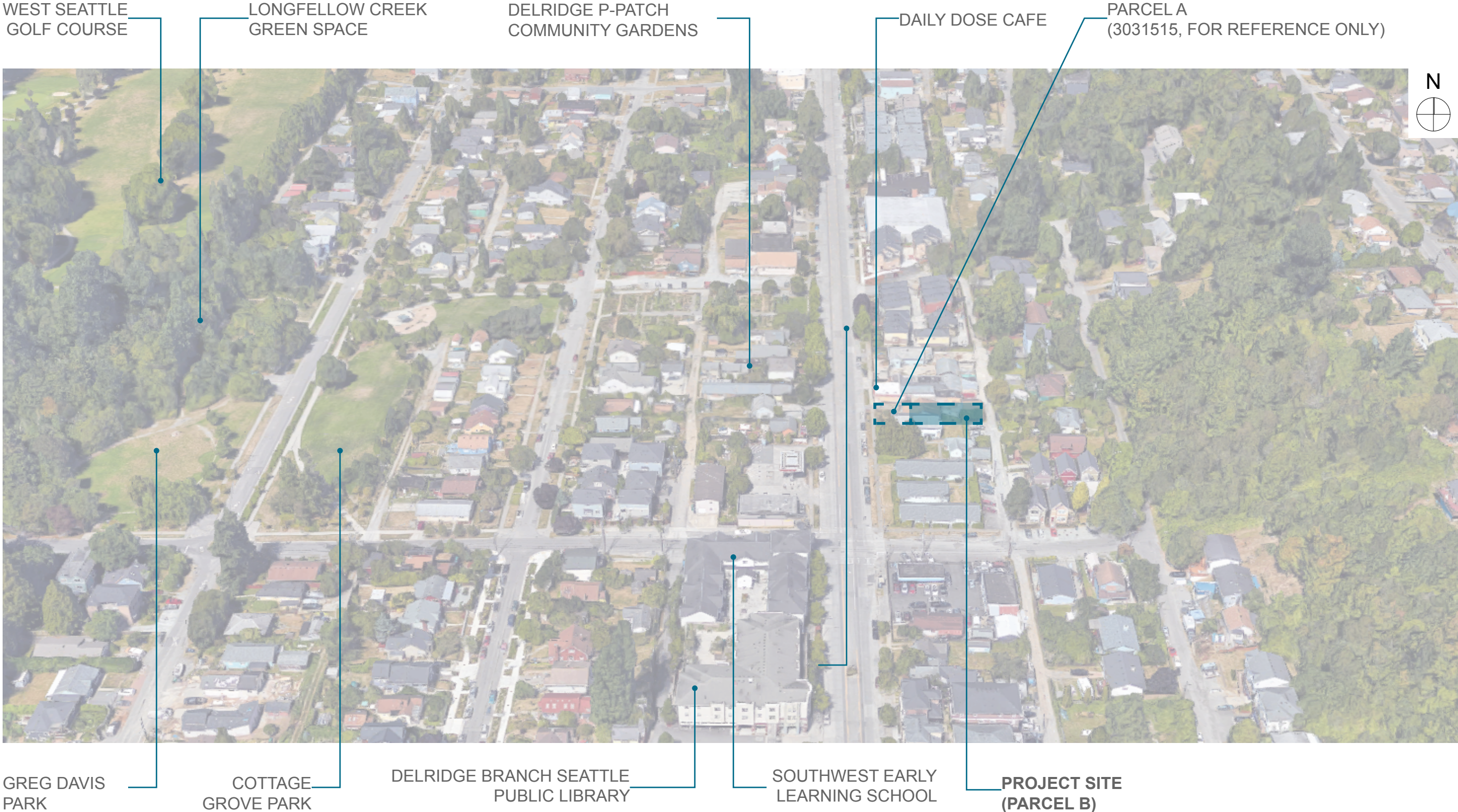
## 03. BUILDING DESIGN

## 04. DESIGN STANDARDS

PROJECT #.	3028626
LOT AREA.	3,300 SF
PROPOSED COMMERCIAL UNITS.	N/A
COMMERCIAL SQUARE FOOTAGE.	N/A
PROPOSED DWELLING UNITS.	3 UNITS
RESIDENTIAL UNIT # / TYPE.	3 TOWNHOMES
RESIDENTIAL SQUARE FOOTAGE.	5,670 SF
PARKING.	4 SPACES (3 PER DWELLING + 1 PER 3031515)



CONTEXT ANALYSIS. 9-BLOCK STUDY.



01. PROJECT INFORMATION

02. SITE ANALYSIS

03. BUILDING DESIGN

04. DESIGN STANDARDS

# CONTEXT ANALYSIS. ZONING DATA.

## 01. PROJECT INFORMATION

Lot Area: 3,300 SF  
 Zoning: NC2P-40  
 ECA: N/A  
 Commercial Use: N/A  
 Residential Use: 3 TOWNHOMES  
 FAR: 3.0 PER TABLE A 23.47A.013

## 02. SITE ANALYSIS

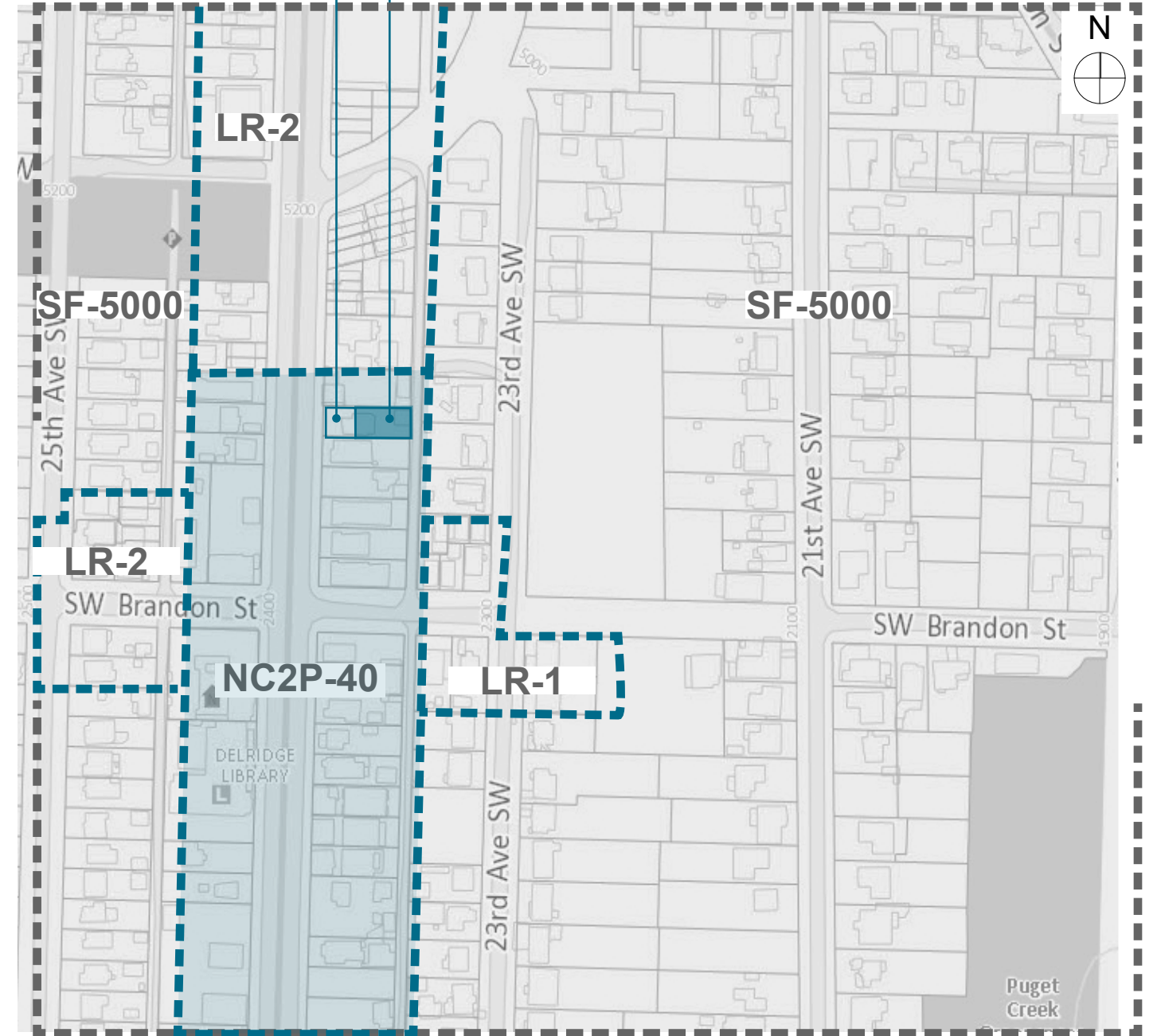
\*THE HIGHER FAR LIMIT MEANS THIS PROJECT MUST MEET STANDARD OF 23.45.510.C  
 HEIGHT: 40' BASE HEIGHT  
 4' OF ADDITIONAL HEIGHT FOR RAILINGS / PARAPETS PER 23.47A.012.C.2  
 16' OF ADDITIONAL HEIGHT FOR STAIR PENTHOUSES PER 23.47A.012.C.4F  
 SETBACKS: FRONT: 0' PER 23.47A.014  
 SIDES: 0' PER 23.47A.014  
 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

## 03. BUILDING DESIGN

PARKING: ONE SPACE PER DWELLING PER 23.54.015 TABLE B  
 PARKING ACCESS: ACCESS IS PROVIDED BY THE ALLEY AT THE EAST OF THE SITE  
 BICYCLE PARKING: 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: N/A  
 GREEN FACTOR: A GREEN FACTOR SCORE OF 0.3 IS REQUIRED FOR THIS SITE

## 04. DESIGN STANDARDS

PROJECT SITE (PARCEL B)  
 PARCEL A (3031515 FOR REFERENCE) ONLY

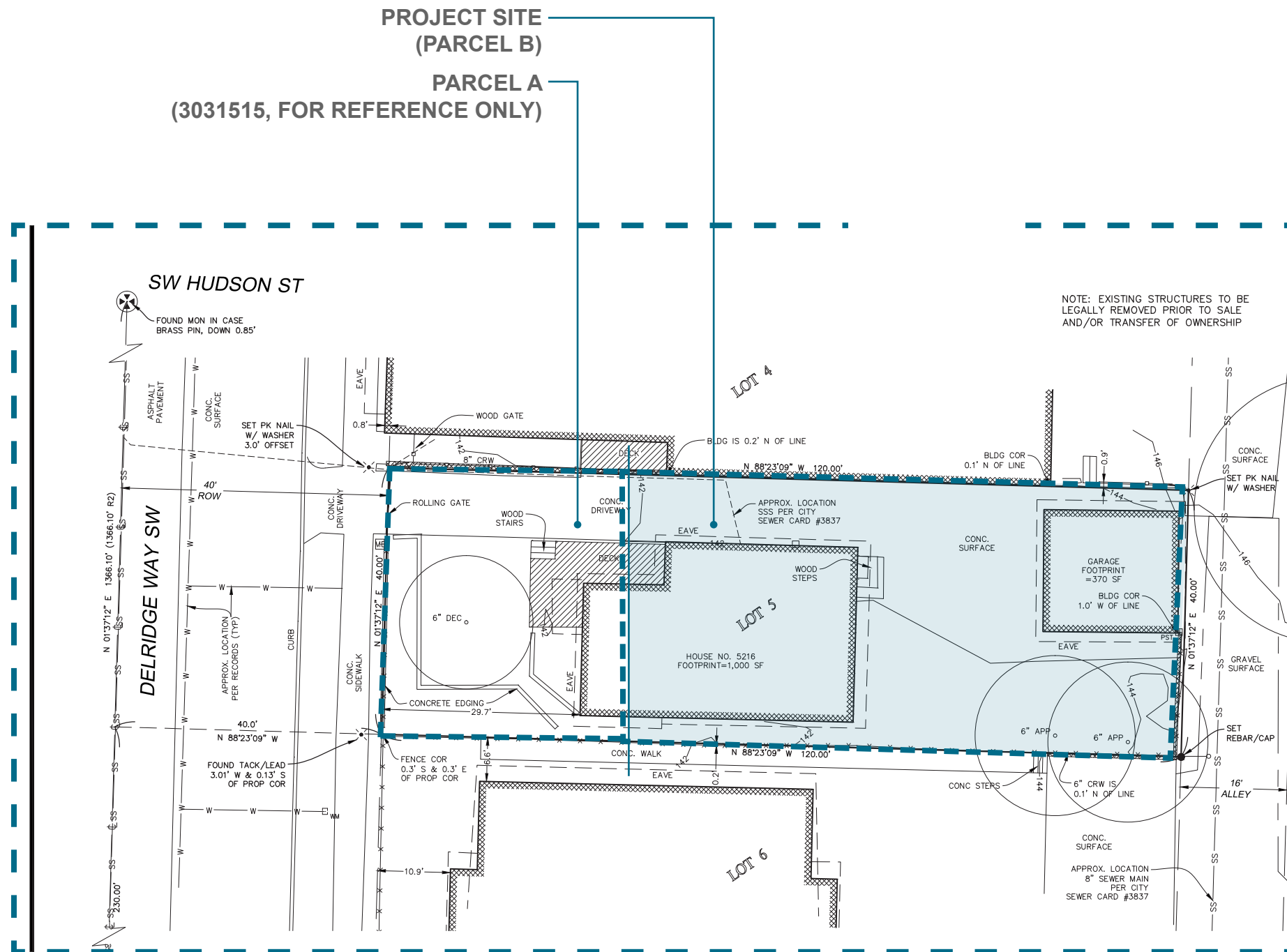


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SITE ADDRESS.  
5216 DELRIDGE WAY SW  
SEATTLE, WA 98106

PARCEL NUMBER.  
177310-1175

LEGAL DESCRIPTION.  
PARCEL B  
LOT 5, BLOCK 27, COTTAGE GROVE NO. 2, AN ADDITION  
TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT  
THEREOF RECORDED IN BOOK 22 OF PLATS, PAGE 71,  
KING COUNTY WASHINGTON; EXCEPT THE WEST 37.50  
FEET THEREOF; TOGETHER WITH AND SUBJECT TO  
EASEMENTS NO. 2, 3 AND 4; TOGETHER WITH EASEMENT  
NO. 1 CREATED AND SHOWN HEREIN.

# BLOCK FACE STUDY. DERIDGE WAY SW

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## VIEW FROM DELRIDGE WAY SW LOOKING EAST

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## VIEW FROM DELRIDGE WAY SW. LOOKING WEST.

**BLOCK FACE STUDY. DELRIDGE WAY SW**

PROPOSED PROJECT SITE

SW BRANDON ST RIGHT-OF-WAY



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**VIEW FROM DELRIDGE WAY SW. LOOKING EAST.**

PUGET BLVD SW  
RIGHT-OF-WAY



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**VIEW FROM DELRIDGE WAY SW LOOKING WEST.**

# EXISTING SITE CONDITIONS. SITE PHOTOS

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. BUILDING DESIGN

04. DESIGN STANDARDS



1. PARCEL A, NORTHWEST PROPERTY CORNER



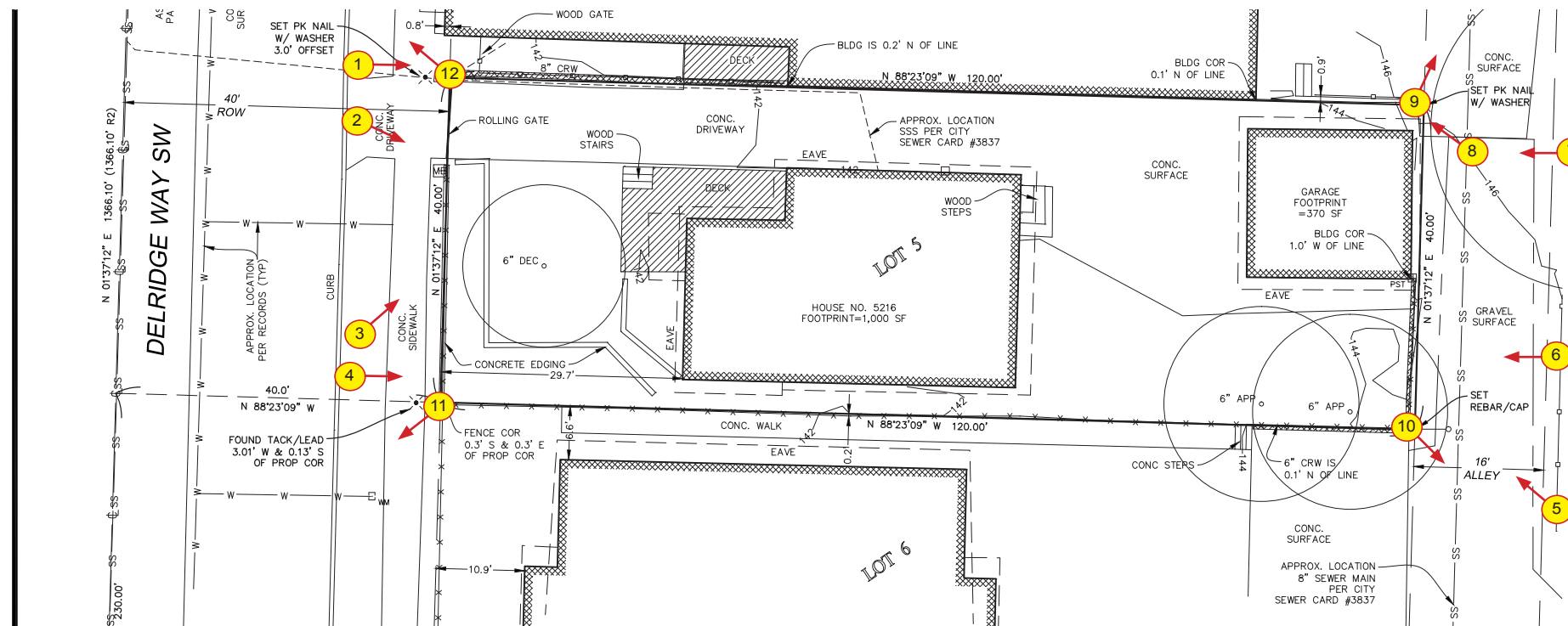
2. EXISTING HOUSE FROM DELRIDGE WAY SW



3. FRONT YARD FROM DELRIDGE WAY SW



4. PARCEL A, SOUTHWEST PROPERTY CORNER





## EXISTING SITE CONDITIONS. SITE PHOTOS



5. PARCEL B, SOUTHEAST PROPERTY CORNER



5. BACKYARD AND EXISTING STRUCTURES FROM ALLEY



5. EXISTING STRUCTURE AND PARCEL B, NORTHEAST PROPERTY CORNER



5. EXISTING PARCEL B, NORTHEAST PROPERTY CORNER



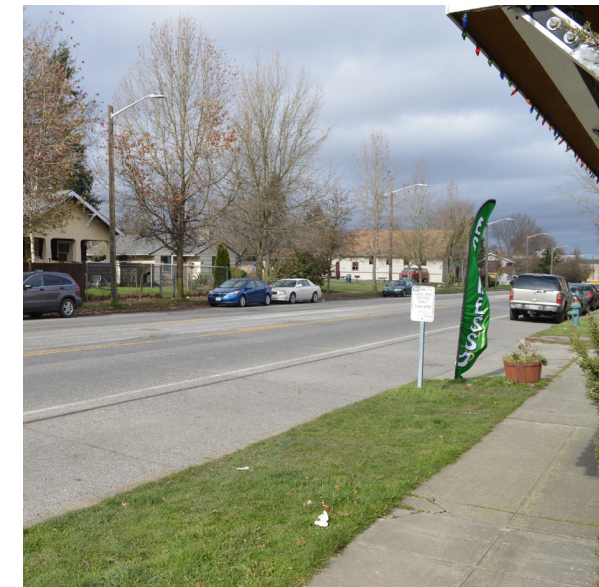
9. VIEW FROM PARCEL B, NORTHEAST PROPERTY CORNER



10. VIEW FROM PARCEL B, SOUTHEAST PROPERTY CORNER



12. VIEW FROM PARCEL A, SOUTH-WEST PROPERTY CORNER



11. VIEW FROM PARCEL A, NORTH-WEST PROPERTY CORNER

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# EXISTING SITE CONDITIONS. OPPORTUNITIES & CONSTRAINTS.

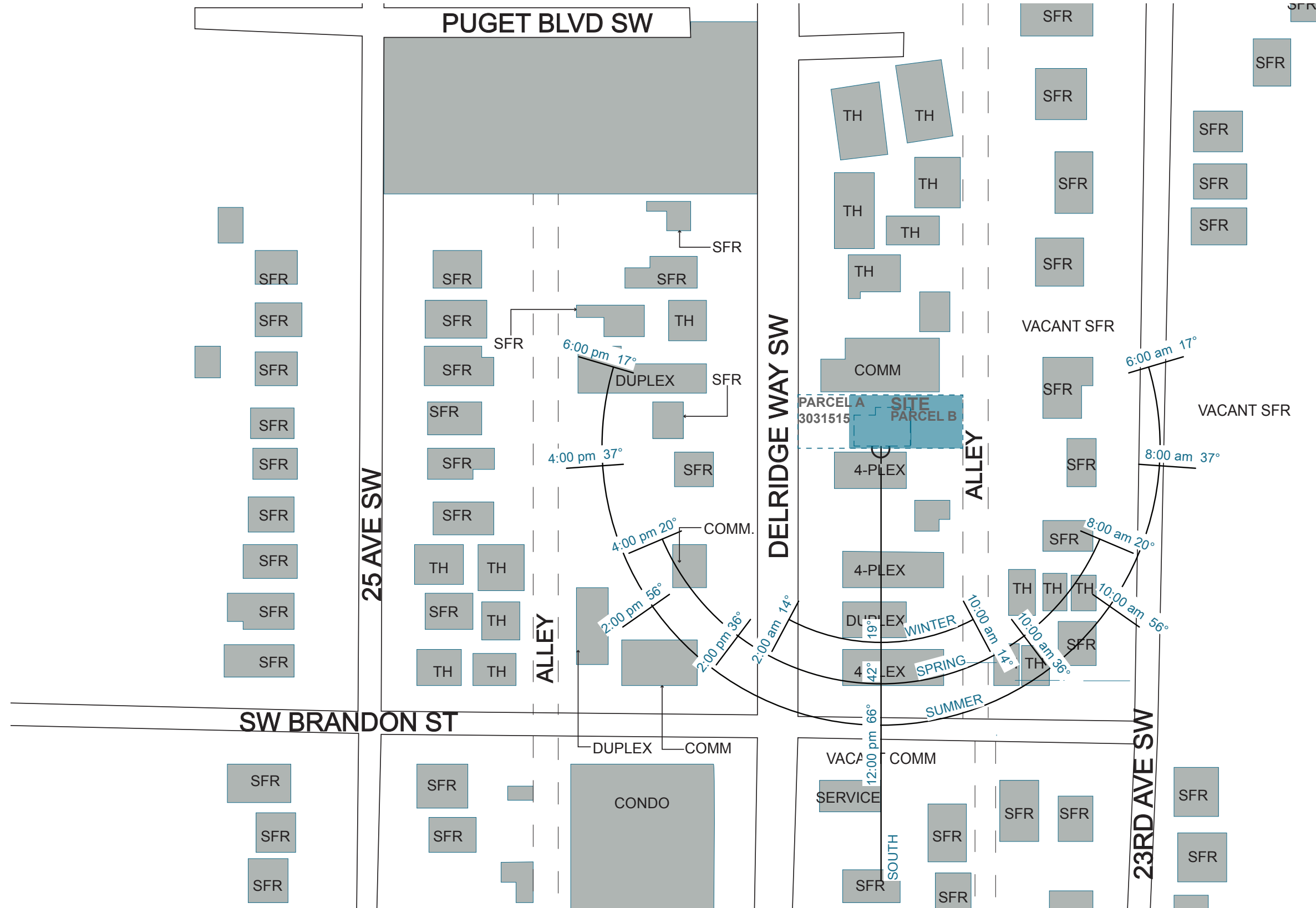


01. PROJECT INFORMATION

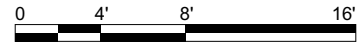
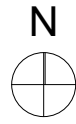
02. SITE ANALYSIS







03. BUILDING DESIGN

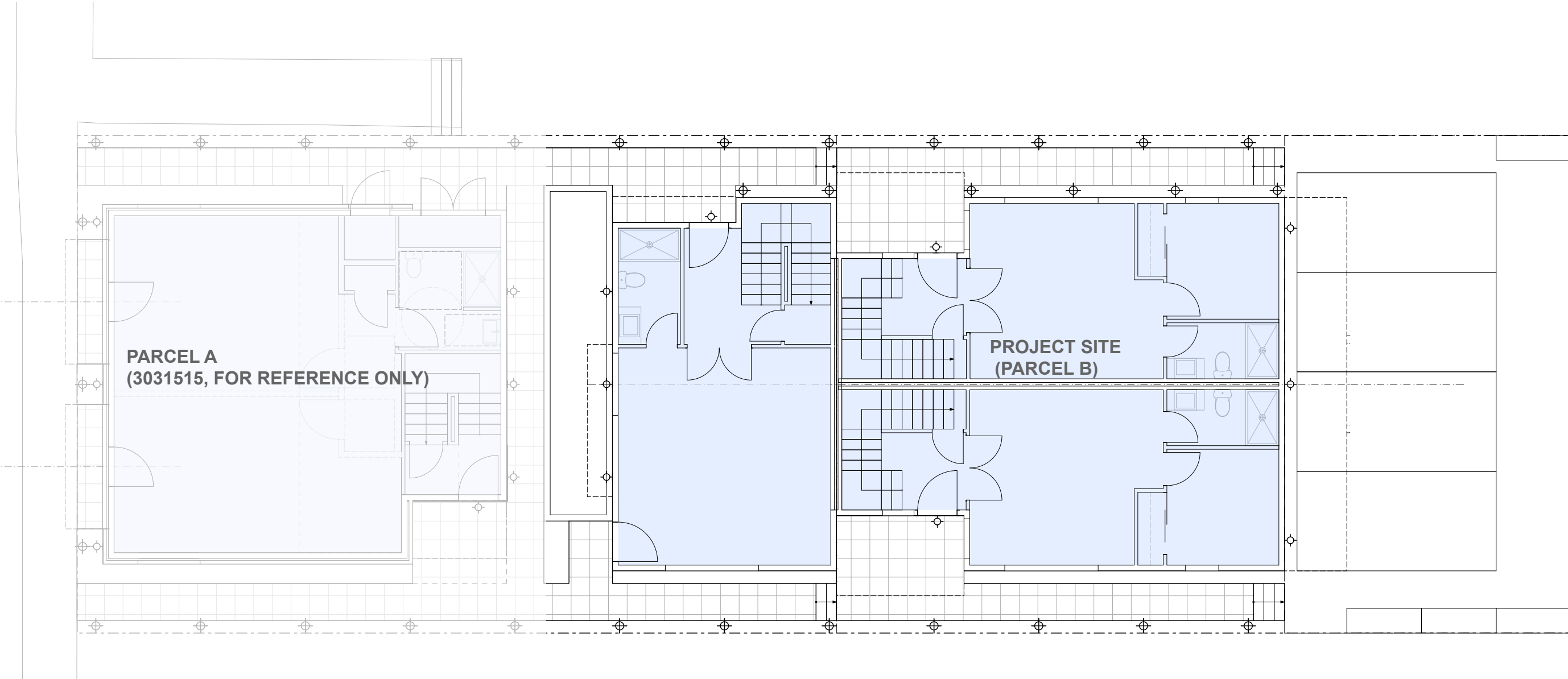
04. DESIGN STANDARDS



# BUILDING DESIGN. EXTERIOR LIGHTING PLAN.



<p>A  RECESSED CAN</p> <p>RAB LIGHTING: NDLED4S-50YY-S-W LED RECESSED LIGHT, 5" SQUARE APERATURE, WHITE TRIM</p> 	<p>B&amp;D  WALL MOUNTED</p> <p>RAB LIGHTING: SLIM 26 (BRONZE)</p> 	<p>C  PATH LIGHT</p> <p>KICHLER MODERN LED PATH LIGHT MODEL - P641845</p> 
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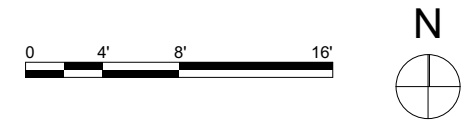
01.  
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# BUILDING DESIGN. LANDSCAPE PLAN.

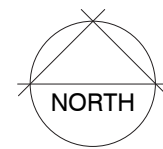
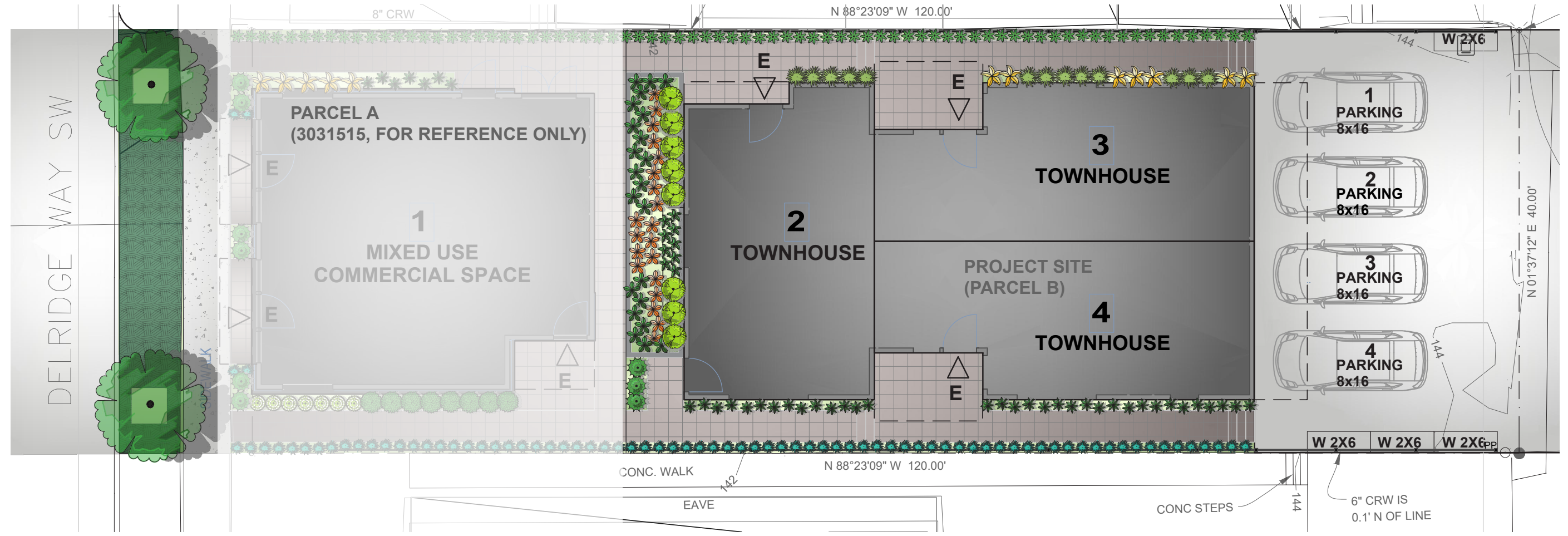


01.  
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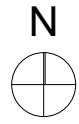
02.  
SITE  
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RENDERED LANDSCAPE PLAN  
NTS



# BUILDING DESIGN. SITE PLAN.

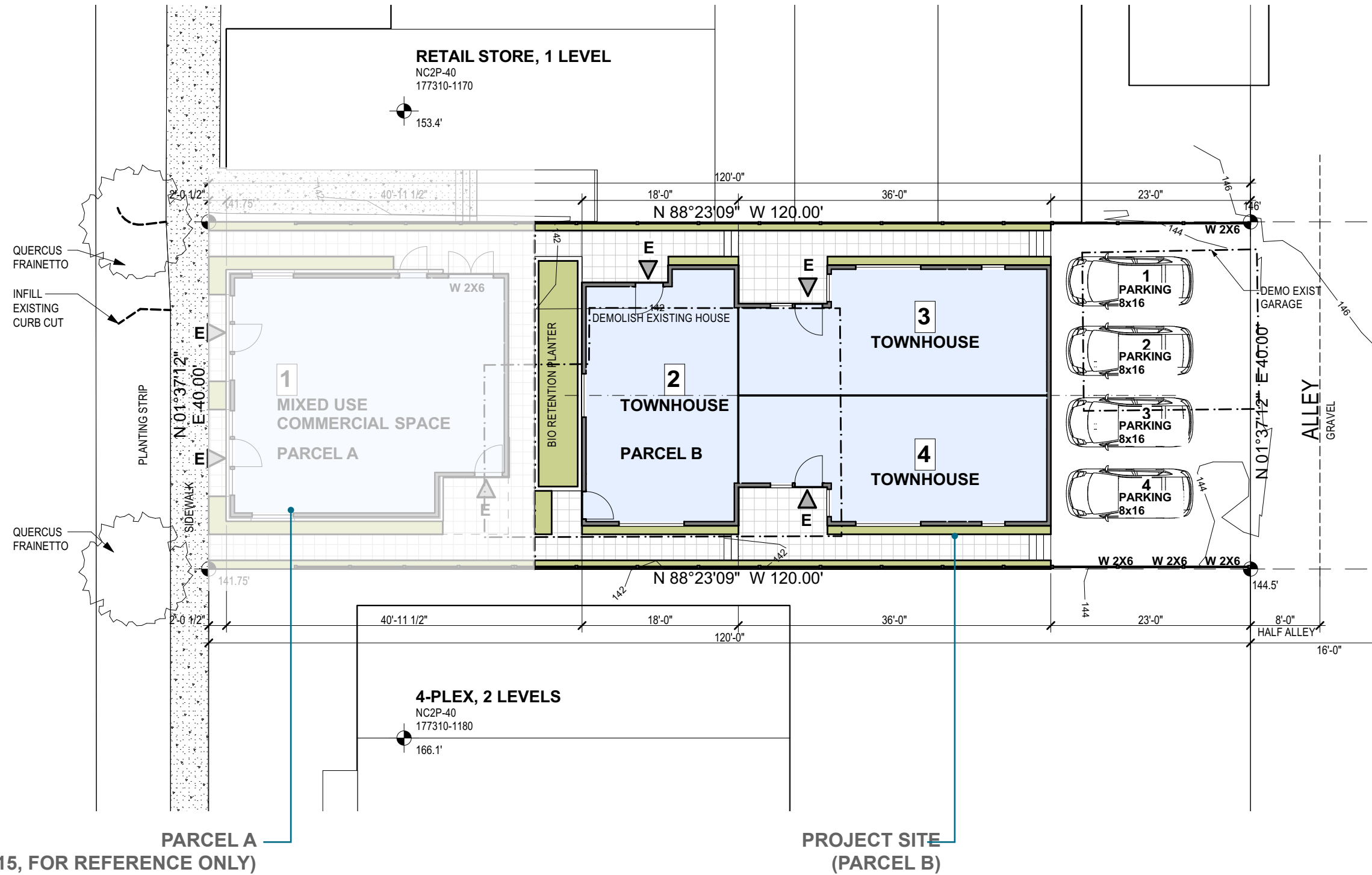
01.  
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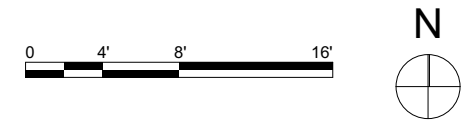
DELRIDGE WAY SW



PARCEL A  
(3031515, FOR REFERENCE ONLY)

PROJECT SITE  
(PARCEL B)

# BUILDING DESIGN. FIRST FLOOR PLAN.

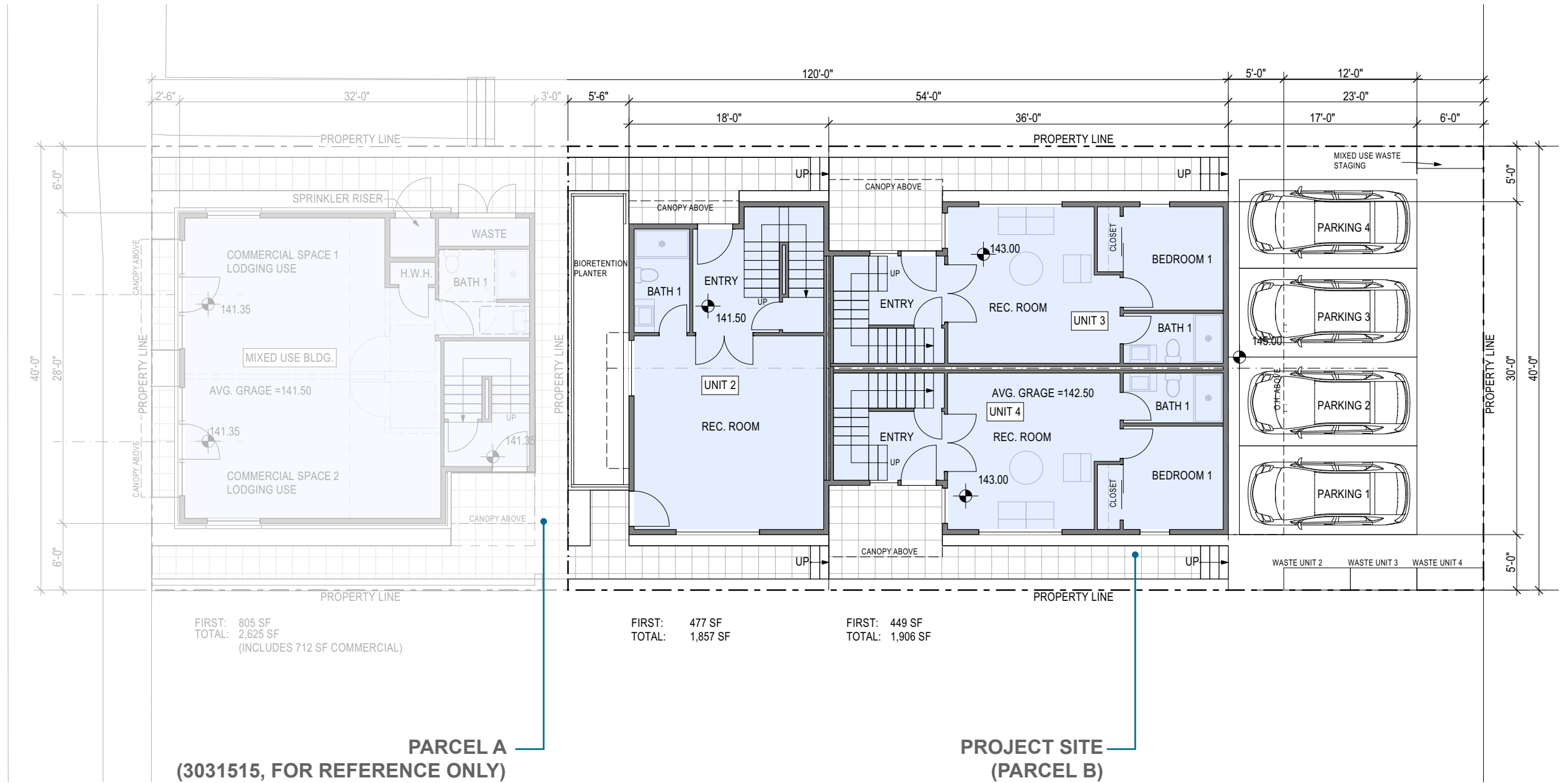


01. PROJECT INFORMATION

02. SITE ANALYSIS

03. BUILDING DESIGN

04. DESIGN STANDARDS



**AREA- UNIT #1**

FLOOR 1:	374 SF
FLOOR 2:	383 SF
FLOOR 3:	383 SF
PENTHOUSE:	49 SF
<b>TOTAL:</b>	<b>1,189 SF</b>

**AREA- UNIT #2**

FLOOR 1:	365 SF
FLOOR 2:	383 SF
FLOOR 3:	383 SF
PENTHOUSE:	49 SF
<b>TOTAL:</b>	<b>1,180 SF</b>

**AREA- UNIT #3**

FLOOR 1:	374 SF
FLOOR 2:	383 SF
FLOOR 3:	383 SF
PENTHOUSE:	49 SF
<b>TOTAL:</b>	<b>1,189 SF</b>

**AREA- UNIT #4**

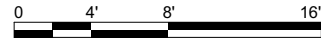
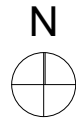
FLOOR 1:	275 SF
FLOOR 2:	442 SF
FLOOR 3:	442 SF
PENTHOUSE:	49 SF
<b>TOTAL:</b>	<b>1,208 SF</b>

**AREA- UNIT #5**

FLOOR 1:	275 SF
FLOOR 2:	442 SF
FLOOR 3:	442 SF
PENTHOUSE:	49 SF
<b>TOTAL:</b>	<b>1,208 SF</b>

**AREA- UNIT #6**

FLOOR 1:	275 SF
FLOOR 2:	442 SF
FLOOR 3:	442 SF
PENTHOUSE:	49 SF
<b>TOTAL:</b>	<b>1,208 SF</b>



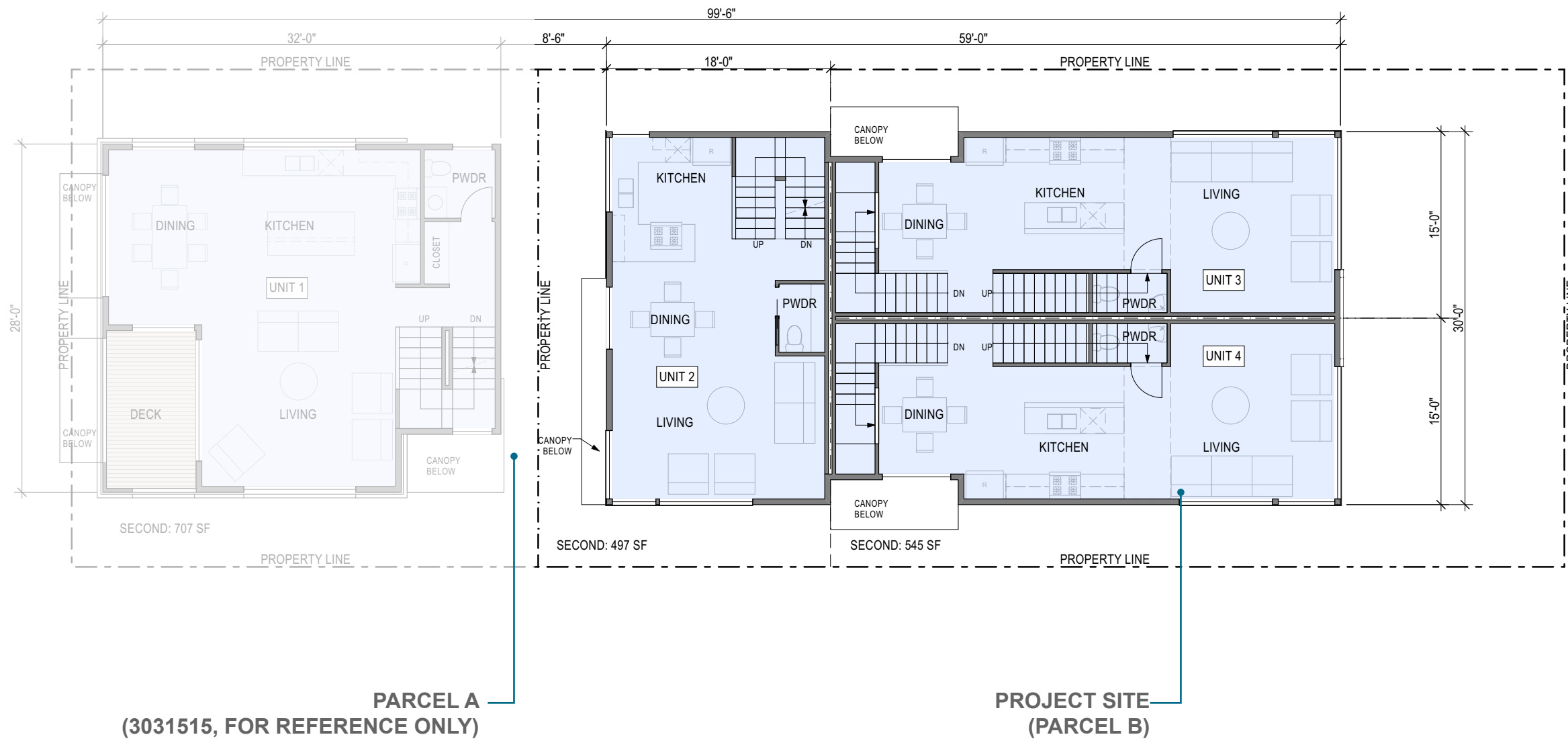
# BUILDING DESIGN. SECOND FLOOR PLAN.

01.  
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INFORMATION

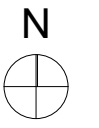
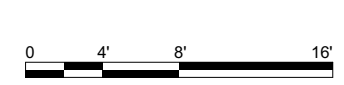
02.  
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# BUILDING DESIGN. THIRD FLOOR PLAN.

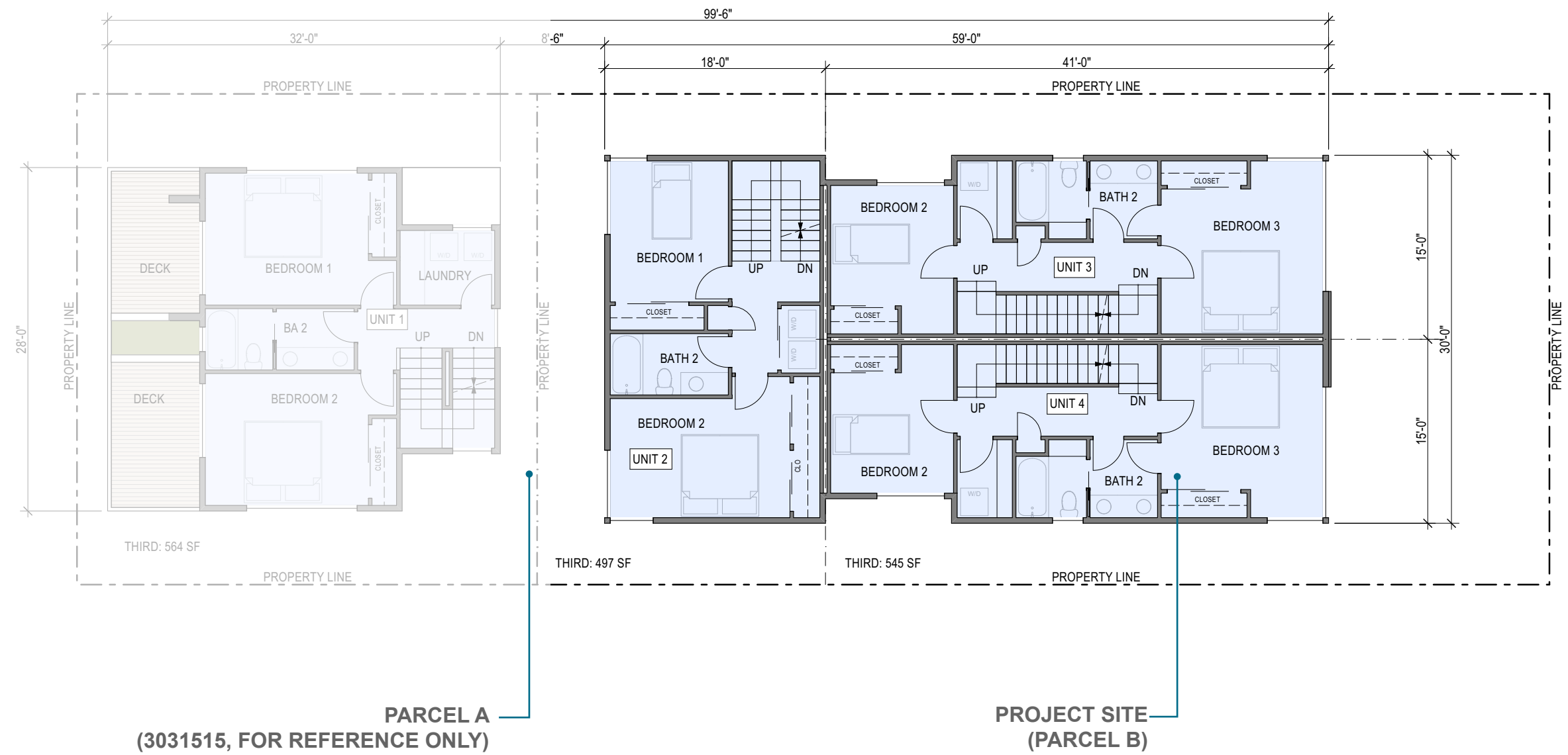


**01.**  
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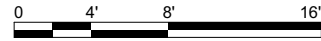
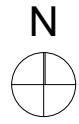
**02.**  
SITE  
ANALYSIS

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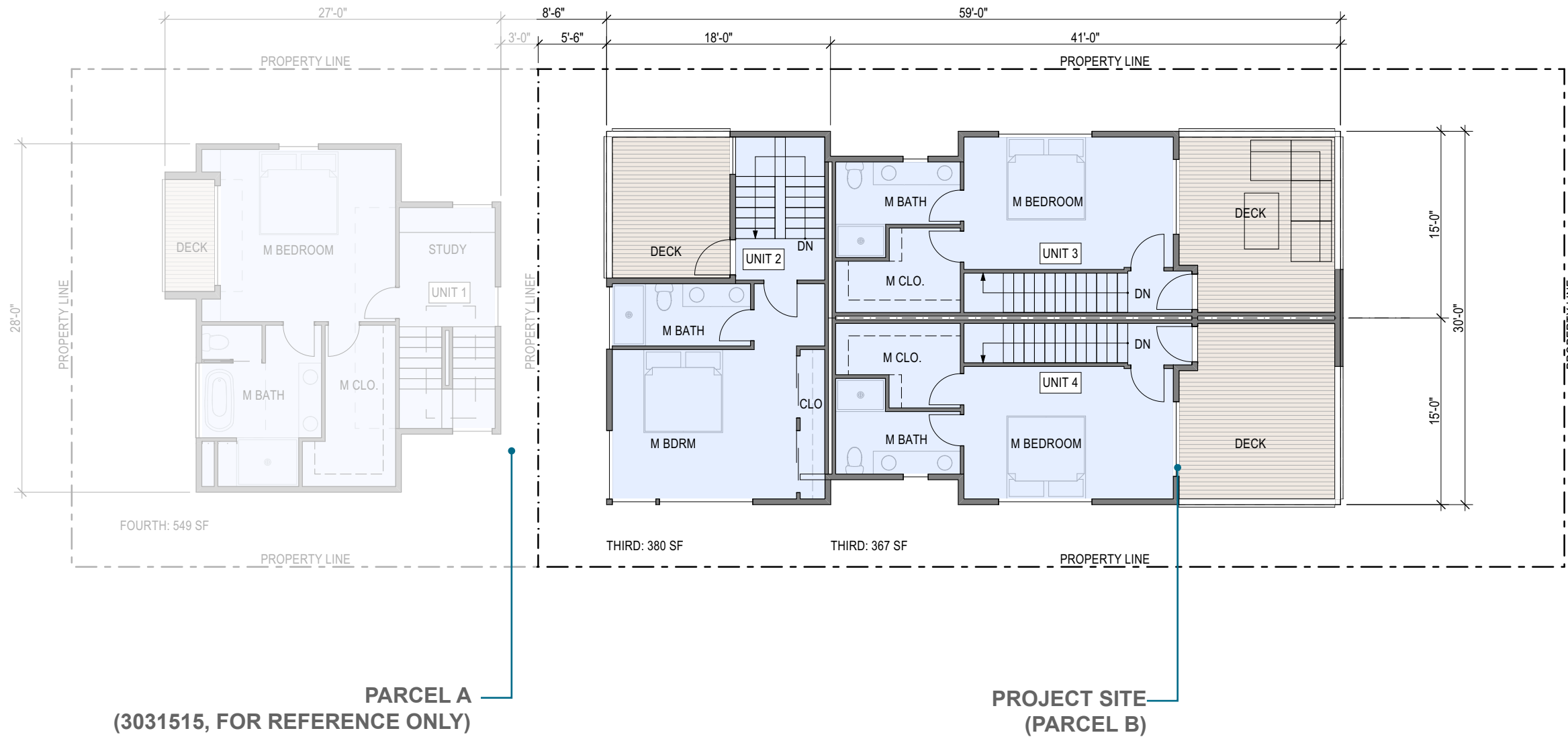
# BUILDING DESIGN. ROOF DECK PLAN.

01.  
PROJECT  
INFORMATION

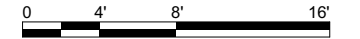
02.  
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# BUILDING DESIGN. ELEVATIONS.



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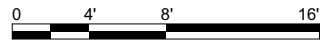
03.  
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MIXED USE. WEST ELEVATION, PARCEL A  
(3031515, FOR REFERENCE ONLY)

MIXED USE. EAST ELEVATION, PARCEL A  
(3031515, FOR REFERENCE ONLY)

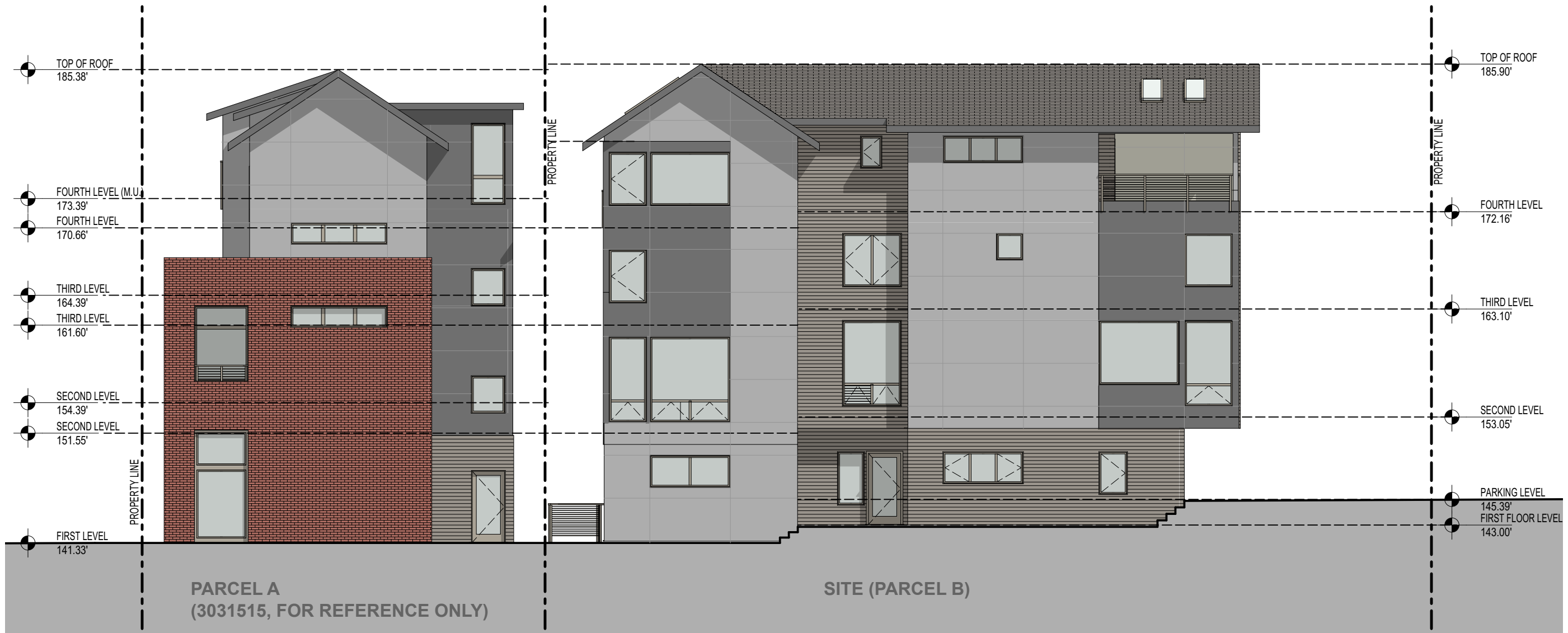


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OVERALL. SOUTH ELEVATION

# BUILDING DESIGN. ELEVATIONS.

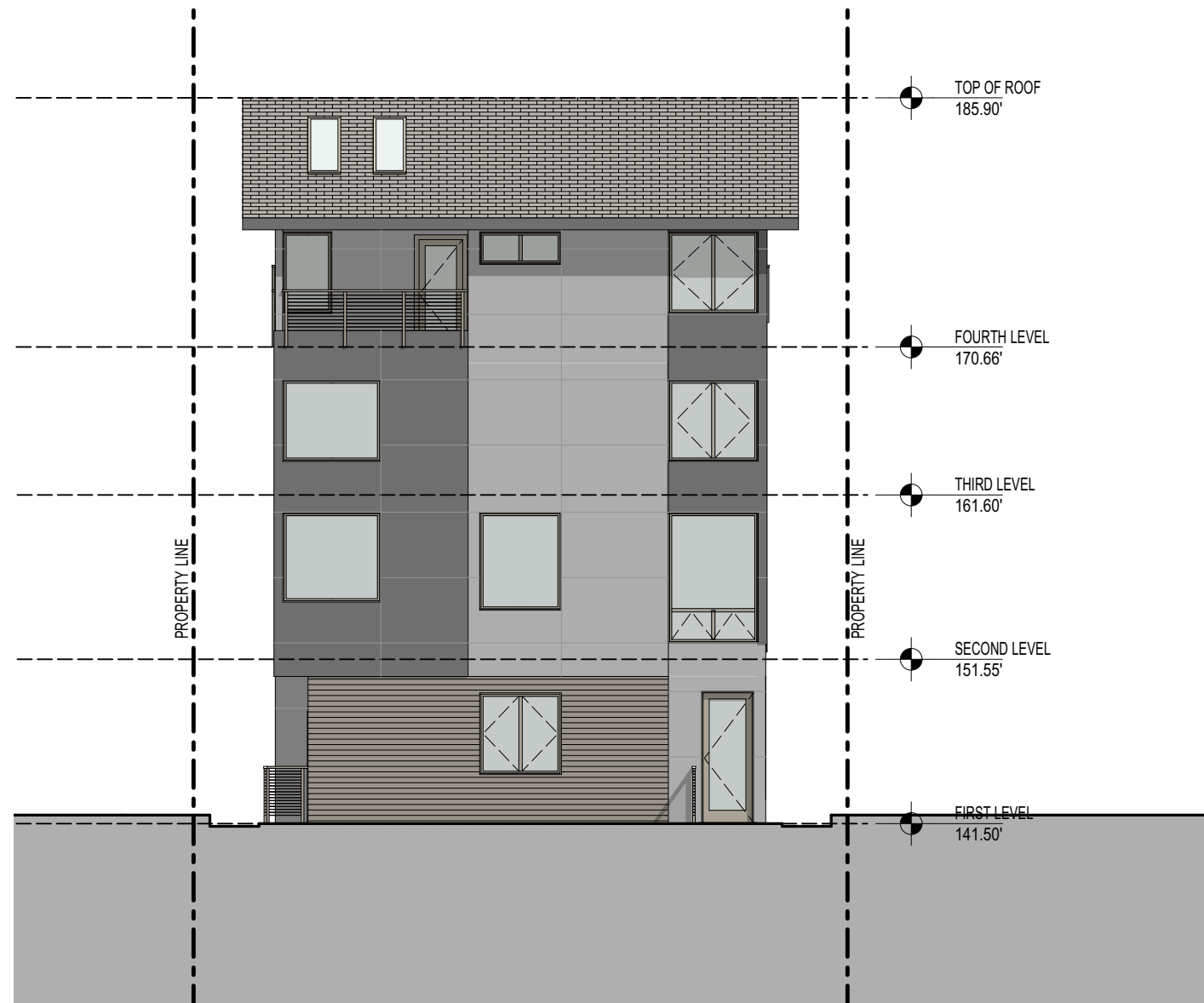


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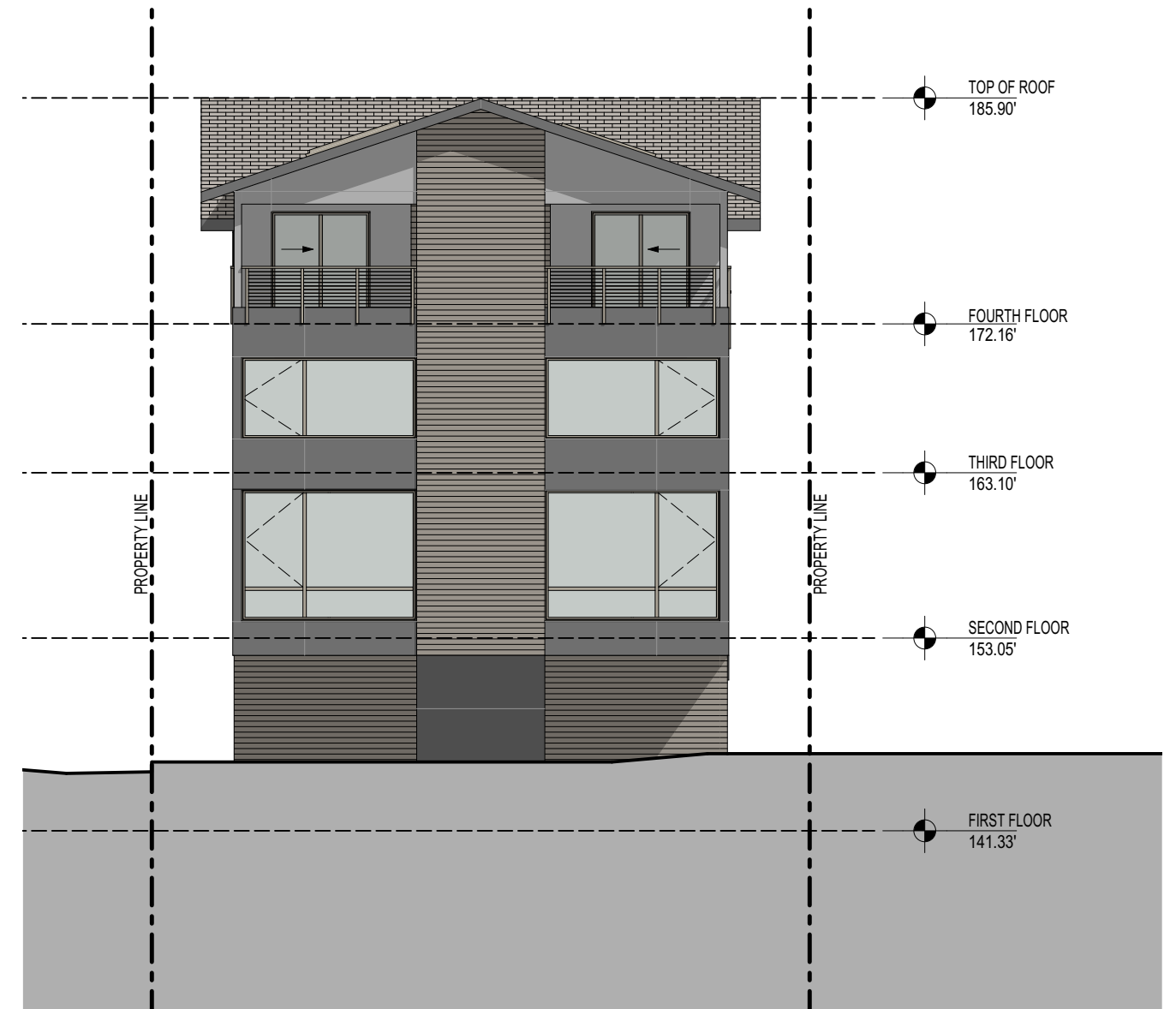
02.  
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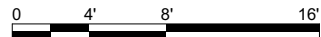
04.  
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TOWNHOUSE. WEST ELEVATION, PARCEL B



TOWNHOUSE. EAST ELEVATION, PARCEL B



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OVERALL. NORTH ELEVATION

## DESIGN STANDARDS. COMPLIANCE.

### 01.

#### PROJECT INFORMATION

#### CS2: Urban Pattern and Form

##### C. Relationship to the Block:

This is a mid-block site in an area of Delridge that is quickly transitioning. Currently, there are some three-story townhomes on this block face, but the buildings directly adjacent are one and two story homes / businesses. Our response to this condition is to create a two-story base along the street frontage. Above this, the third and fourth floors step back in order to scale down the project along this frontage.

### 02.

#### SITE ANALYSIS

#### CS3: Architectural Context and Character

##### A. Emphasizing Positive Neighborhood Attributes:

Delridge is clearly an evolving neighborhood. This project will very likely be one of many of the next few years that will densify the Delridge corridor. We have analyzed the existing context and have identified the following positive attributes of the Delridge area:

**Wide mix of material textures:** The most common material is lap siding, but many of the neighboring buildings use stucco, brick, panels, and stained wood as well. To emphasize this attribute, the townhomes will use a mixture of stained wood siding, and two different colors of panel siding. The project's mixed use building will use brick in addition to lap and panel siding. Brick is used in many of the other mixed use buildings along Delridge. Brick is durable and visually appealing, so the project will encourage the use of high quality materials in future development.

**Dwelling access:** Another attribute of the neighborhood is that many houses have main entries off of the alley, rather than the street. To encourage positive development in the alley, the townhouse will have decks, walkways, and façades that face the alley side.

**Mix of uses:** The amount of businesses, public resources, and parks are another positive neighborhood attribute. Although there are a lot of places within walking distance, Delridge Way SW is a busy road and there are few pedestrian amenities along the East sidewalk. The West sidewalk has large street trees, low fences, and landscaping which help to make it feel more protected from the road. To encourage more foot traffic on the East sidewalk, the project will include pedestrian amenities.

### 03.

#### BUILDING DESIGN

#### PL1: Walkways and Connections

##### B. Walkways and Connections:

The sidewalk along Delridge Way SW provides pedestrian access to the ground floor commercial space. To provide a buffer between the road and the sidewalk, a landscaped area with street trees will be created. New overhead canopies over part of the sidewalk will also be installed to provide weather protection.

Residential pathways will extend between Delridge Way SW and the alley to provide secure entry to the 4 dwelling units. By extending the pathways along the full length of the side lot lines, residents will have access to both the service area along the alley, and the sidewalk along Delridge Way SW. The pathways will all be lit and landscaped to provide a clearly defined access route to the residences. To mitigate potential visual and noise impacts to the neighboring sites, fences and a vegetative buffer between internal pathway and the side property lines will be installed.

### 04.

#### DESIGN STANDARDS





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**PL2: Walkability**  
B. Safety and Security:

Pathways, entrances, and windows are distributed among each side of the building to ensure that no area becomes underutilized or unsafe. To encourage safety at night, lighting will be provided along the pathways, sidewalk and service area. A fence will extend along both the North and South property lines, and security gates will be installed to discourage public foot traffic from the sidewalk.

**PL3: Street Level Interaction**  
A. Entries:

The commercial frontage along Delridge is divided into two wide bays. These bays have a direct connection to the street and are provided with overhead weather protection. Each bay will have its own entry door so that the bays can be combined as one single space or divided into separate smaller spaces.

Shared walkways on either side of the site will provide access to the dwelling units. The apartment over the commercial space will have a “back entry”, which is an appropriate design response in order to separate uses and to provide greater dwelling unit privacy.

The entry spaces for the townhomes are carved out of the larger building mass and are clad in stained siding to give them further distinction. The dwelling entrances are divided between the north and south side so that foot traffic in front of each unit is distributed evenly.

**DC1: Project Uses and Activities**  
C. Parking and Service Uses

The adjacent gravel alley provides access to onsite, partially covered parking on the East side of the site. Waste storage and staging are provided for each unit beside the parking area along both the North and South property lines. The parking and waste storage area is raised several feet above the remainder of the site and the adjacent properties. Raising the elevation of the service areas will provide both a visual and physical separation from the surrounding dwellings. In addition to the change in grade, the service area will also have a fence to screen any negative visual impacts from adjacent sites.

**DC2: Architectural Concept**  
A. Massing

Given the context of the site along the Delridge frontage, we are electing to reduce the perceived mass of this building by breaking the front building into a 2-story base element with a stepped back upper element. A balcony is design along the street frontage in order to “carve out” the brick form (at the second level). Roof decks are employed above the brick base where the building is stepped back from the street.

A similar technique is used along the alley frontage in order to reduce the visual bulk of the townhome dwellings. Covered roof decks are added at the fourth floor level with help to modulate the frontage of these dwellings as they relate to the homes that are across the alley.

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**A. Architectural and Facade Composition**

The Delridge façade composition is driven by the two-bay configuration as mentioned above. These bays are translated to the spaces above, and the living and bedroom levels and inform the placement of windows and dormer elements. The lower two levels are clad in brick and provide a solid visual base for the street-related uses. The upper two levels are clad in more residential materials such as fiber-cement and wood cladding. The alley façade is similarly reflected as two bays: in this case it reflects the fact that there are two separate units that front on the alley. There are very few blank walls on the right-of-way facades. The Delridge facade has a considerable amount of glazing, balconies and roof decks. The alley façade will have a low blank wall against the parking, but the cantilevered upper floors will have plenty of glazing and roof decks as well.

**A. Secondary Architectural Features**

As mentioned previously, the Delridge façade contains many secondary architectural features, including balconies, decks and overhead canopies. The brick that is used on building base will provide a richness and depth to the façade that is appropriate to its pedestrian intensive commercial use.

**A. Scale and Texture**

Both the mixed use building and the townhouse are 4-story buildings, and the structures in the immediate vicinity are 1-2 stories. The townhouses are comprised of wood siding and two different colors of fiber cement panel. The three different siding types divide the building into smaller areas which help to make the scale relatable to the surrounding smaller buildings. The mixed use building also uses materials to help relate to smaller buildings. In the mixed use building, the lower floors are distinctly different from the upper two floors. The first two floors of the mixed use building are comprised of wood siding, fiber cement siding, and pitched roofs. Both buildings have top floor, private amenity areas carved into the façade which creates more interest for neighbors and the passerby. Locating the amenity areas on upper floors also provide more views and privacy for the residents. The primary living and sleeping levels are also located above street level to encourage the sense of privacy.

**DC3: Open Space Concept**

**A. Building-Open Space Relationships**

This site is fairly limited in open space availability. We have intentionally designed the site so that three of the four dwellings orient to the rights-of-way. On these frontages, we have designed outdoor spaces that will provide







access to light and air.

The middle dwelling unit will have an interior “court” space that will be largely landscaped. In order to maximize the openness of this space, the east side of the front building is stepped so that the visual transition from the entry path to this court is softened. The middle dwelling unit will have direct visual access to this open space from all levels. Furthermore, the notching of the front building will provide a diagonal visual connection between all levels of the middle dwelling unit and Delridge Ave.

#### B. Open Spaces Uses and Activities

Each dwelling has access to private, covered, and generously sized decks which will provide outdoor activity space. Covered entry patios will also give residents outdoor areas to garden or sit outside at ground level. The mixed use dwelling unit also has private amenity areas on each floor with views to the street. The project site is limited, but pathways and landscaping are provided. The landscaping beside the pathways are shared, but they provide areas that residents could use to garden in. There is also a bio retention planter and pathway between the two buildings that provides a contemplative shared area for residents.

#### DC4: Exterior Elements and Materials

##### A. Exterior Elements and Finishes:

We have selected brick veneer as street-level material with the intent that this brick provide an durable and beautiful texture along the street frontage and that it continues on the building’s sides, leading back to the dwelling unit entries. We have also elected to use stained wood cladding at the dwelling entries in order to provide a rich, natural transition from the business of Delridge Way. Finally, fiber-cement panels in at least two colors will provide the remaining cladding for the project. The pitched roofs will be covered with a composition shingle roofing product, which is an appropriate tie-in with most of the neighboring structures.

##### D. Trees, Landscape, and Hardscape Materials

Two new Quercus Frainetto street trees will be planted in the landscaping area along the sidewalk. The street trees will provide a buffer for pedestrians and residents from the road. In addition to the ROW landscaping area, landscaping will be provided in the bio retention planter and along all site walkways. The bio retention planter and walkway landscaping will have a mixture of native plants and small trees. All site walkways and entry patios will be paved. The parking area and trash storage areas will be paved with pervious paving and screened from neighboring properties.