

# DELRIDGE TOWNHOUSES

## 5212 DELRIDGE WAY SW

3028957

HYBRID

© HYBRID ARCHITECTURE AND ASSEMBLY  
1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122

p: 206.267.9277  
w: www.hybridarc.com



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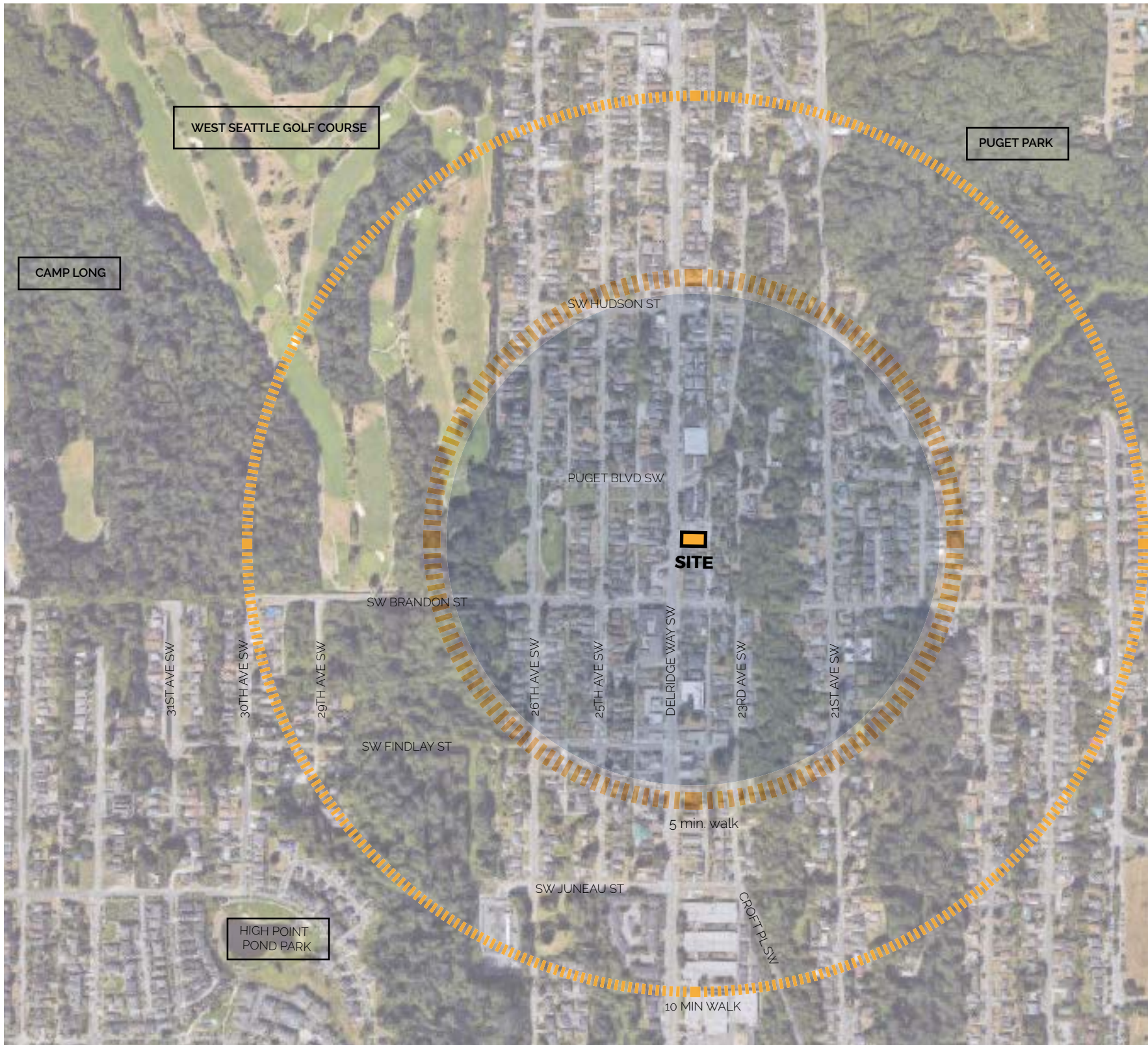
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Project Description and Objective

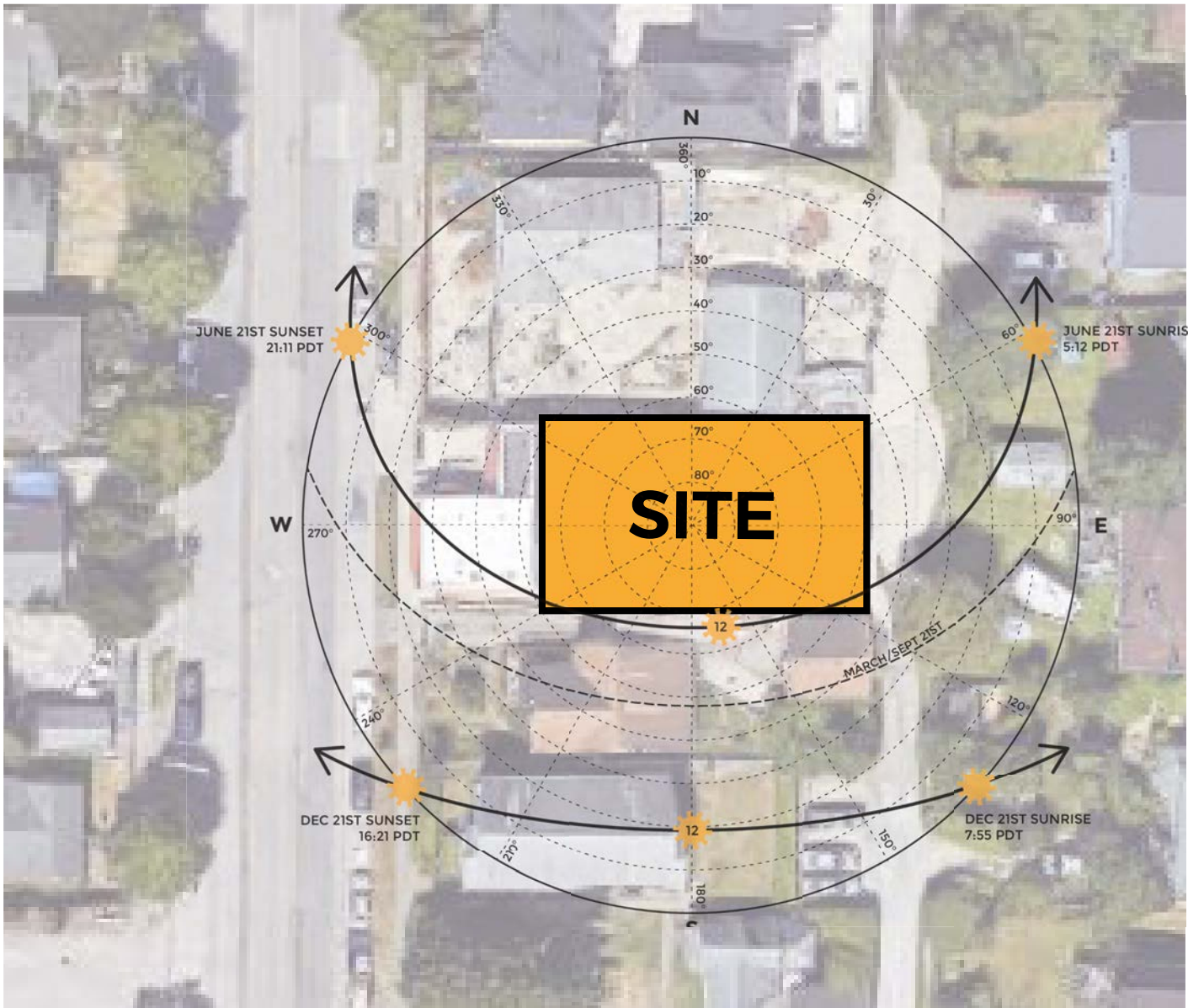
DEMOLITION OF EXISTING COMMERCIAL STRUCTURE AND CONSTRUCTION OF (4) NEW TOWNHOUSE UNITS. PARKING FOR (5) VEHICLES TO BE PROVIDED ON SITE.

Zoning Objectives

SITE LOCATION	5212 DELRIDGE WAY SW
LEGAL PARCEL #	1773101170
LEGAL DESCRIPTION	LOT 4 AND THE SOUTH 10.00 FEET OF LOT 3, ALL IN BLOCK 27, COTTAGE GROVE ADDITION NO.2, AN ADDITION TO THE CITY OF SEATTLE, AS RECORDED IN VOLUME 22 OF PLATS, PAGE 71, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE WEST 31.00 FEET,
SITE ZONING	NC2-P40
OVERLAY	AIRPORT HEIGHT OVERLAY - CONICAL SURFACE PEDESTRIAN AREA
ECA	SALMON WATERSHED
SEPA REVIEW 25.05.800 - TAB A/B	SEPA REVIEW NOT REQUIRED - EXEMPT PER TABLE A: 4 EXEMPT DWELLING UNITS
PARKING REQUIRED	PER SMC 23.54.015, 1 SPACE FOR EACH DWELLING UNIT, 4 UNITS PROPOSED (X1) = 4 SPACES REQUIRED. 5 SPACES ARE PROVIDED
HEIGHT 23.47A.012	40' BASE HEIGHT
SITE AREA	4,450 SF
FLOOR AREA RATIO 23.47A.013	3 MAX FAR (BUILT GREEN)
FLOOR AREA	13,350 SF (MAX FAR)
SETBACKS 23.47A.015	SETBACKS REQUIRED SETBACK FOR STRUCTURES WITH RESIDENTIAL USES ABUTTING A SIDE OR REAR LOT LINE OF A RESIDENTIALLY ZONED LOT FRONT: 15'-0" FOR PORTIONS OF STRUCTURES ABOVE 13' IN HEIGHT TO A MAX 40'-0"
AMENITY AREA 23.47A.024	5% OF TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE ALL RESIDENTS TO HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA







**Aerial Map** ⓘ

The site resides in the Seattle neighborhood of Delridge off Delridge Way SW. The district is mostly a residential and open space area that is comprised of an informal collection of neighborhoods near the Delridge Valley. Our site at 5212 Delridge Way SW is along the commercial arterial and within the pedestrian overlay area. The West Seattle Golf course are a few blocks to the northwest while a short walk to the northwest will welcome you to Puget Park, part of the West Duwamish Greenbelt.

**Solar Impacts**

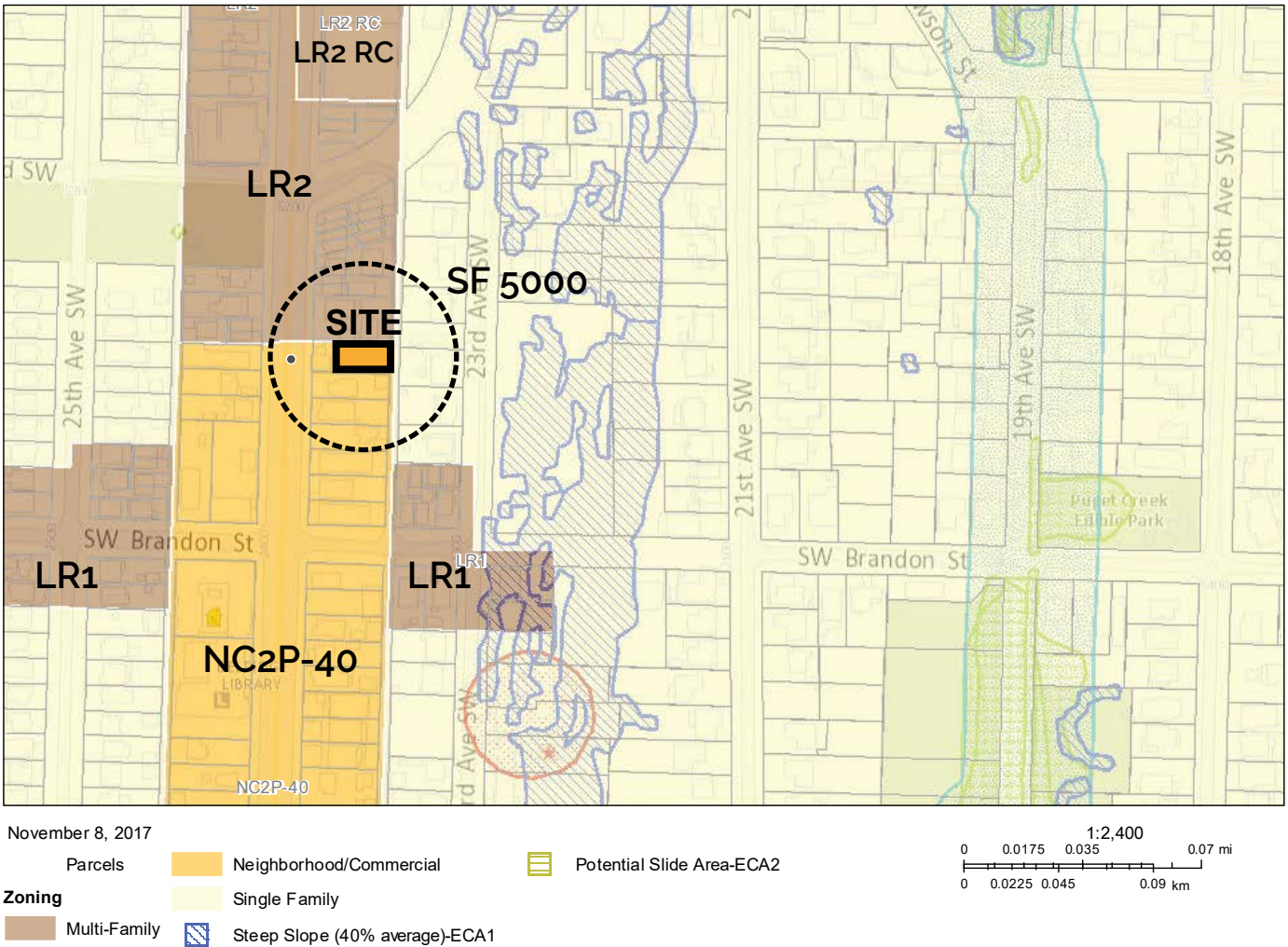
Above a sun diagram has been provided to show the path of the sun as it travels throughout the day from east to west, understanding that on June 21st, the sun would rise at 5:12am and set at 9:11pm, the longest duration of daylight in the year. During the winter, most of the solar impacts are directly on the south facade with the sun rising at 7:55am on December 21st and setting at 4:21pm.

**Zoning** ⓘ

The project is located within the Neighborhood Commercial 2 zone (NC2P-40), a pedestrian-oriented commercial support district for the surrounding residential area. While being adjacent to the LR2 zone to the north and a single family zone to the east, across the alley, the property is anchored along Delridge Way SW with an existing commercial space. The project proposes to bridge these zones by providing townhouses on the lot near the residential zone uses.

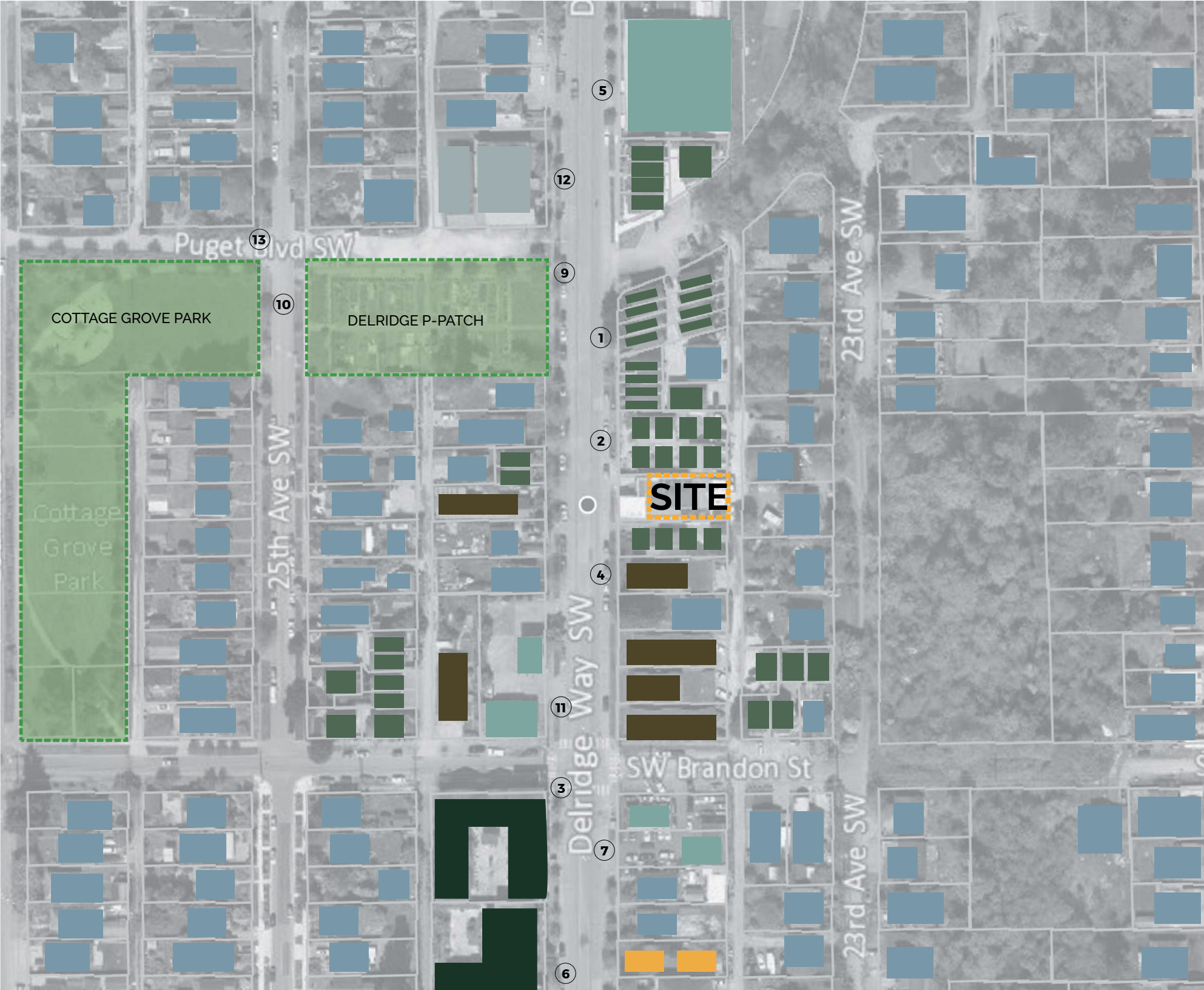
**Environmental Critical Areas**

The project is within a Salmon Watershed ECA but no other environmental impacts are noted per the Seattle Department of Construction and Inspections GIS. The project will be designed in compliance with all SEPA regulations and processes, as outlined in SMC 25.05.



SDQ & Seattle IT GIS  
No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.





**Typologies/Usages**

While most of the uses in the area are residential in type, the project site lies just within a neighborhood commercial zone, offering a variety of uses as outlined in the adjacent map. While the area still has a residential feel, there are gas stations, restaurants and apartments all on the same block as the project.

**Use Diagram Legend**

- Office
- School
- Apartment
- Fourplex / Triplex / Duplex
- Condominium
- TownHouse / Rowhouse
- Church / Religious Service
- Single Family
- Commerical
- Community Green Space
- Site





① Existing 3-story townhouses along Delridge Way SW



③ Condominiums at Delridge Way Sw & SW Brandon St



⑤ Combat Arts Academy of Seattle



⑦ Commercial Property Along Delridge Way (South)



⑨ Delridge Community P-Patch



② North Adjacent Property - Currently in Development



④ 2-Story Fourplex along Delridge Way Sw



⑥ Delridge Branch of the Seattle Public Library



⑧ Commercial Restaurants along Delridge Way SW



⑩ New Street & Sidewalk Development on 25th Ave SW



⑪ Gas Station at the Corner of Delridge and Brandon St

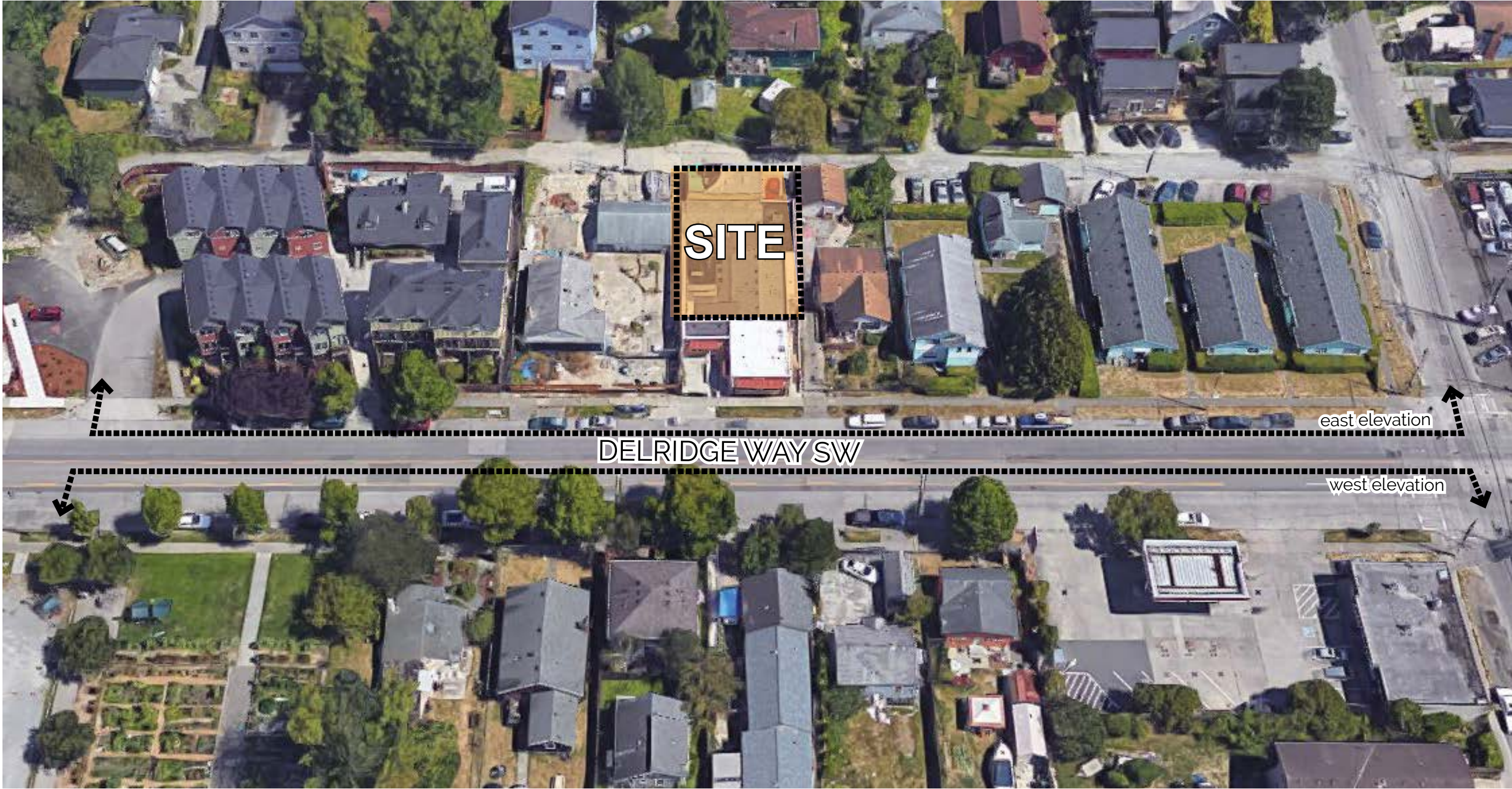


⑫ Full Gospel Pentecostal Church



⑬ Cottage Grove Park / Puget Boulevard Commons



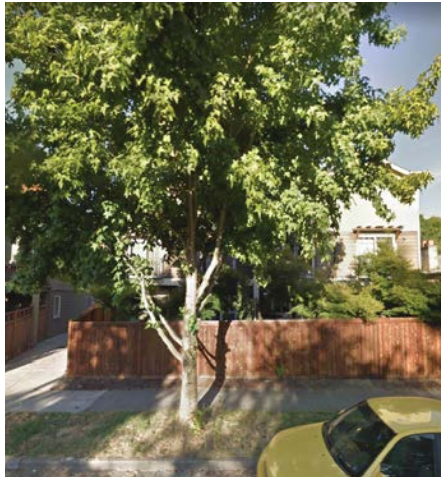




East Elevation



Townhouses



Townhouses



Rooming House



Commercial (Cafe to Remain)

Project Site



Single Family



Fourplex



Duplex



Fourplex

West Elevation



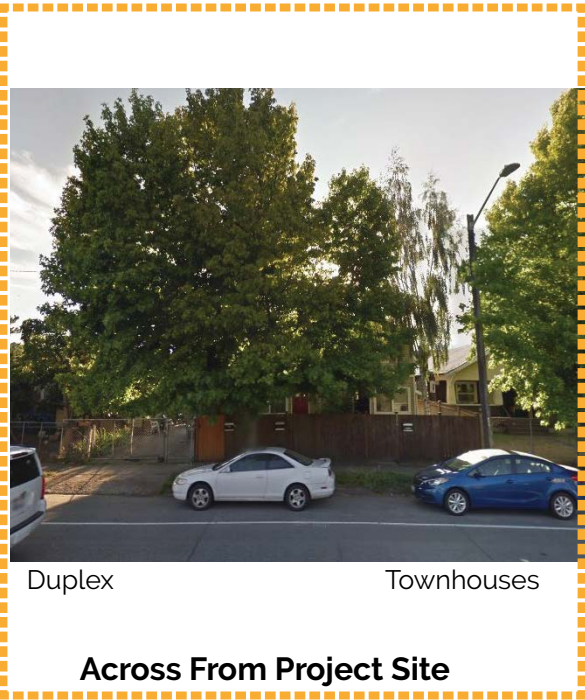
Commercial



Commercial



Single Family



Duplex



Townhouses



Single Family

Across From Project Site

Delridge P-Patch



## Existing Site Plan

### Uses

There is an existing, one-story, 4,883 sf commercial space currently at 5212 Delridge Way SW which currently houses warehouse and office space as well as a retail cafe.

### Topography

The site slopes from the west to the east approximately 6 feet across its length at an average rate 5%.

### Access

There is pedestrian access Delridge Way Sw and vehicular access from the alley, on the east property line.

### Views and Solar Access

The property will have mostly internal and territorial views to the east and out along Delridge Way Sw. Solar access from the south will be partially blocked by future development being planned in the area.

### Trees

There are no trees on this property.



**1 Existing Survey**  
Not to Scale

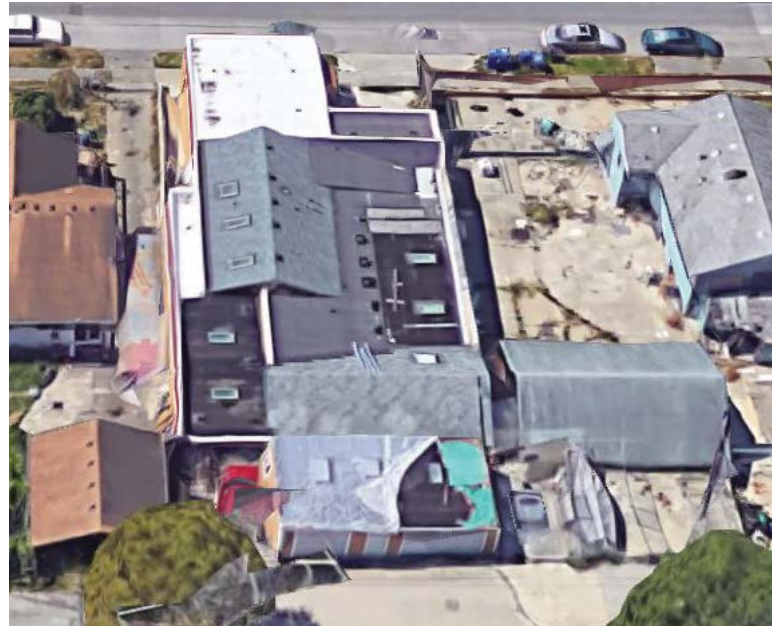




1. existing Daily Dose cafe - to remain



2. aerial view of existing commercial space (looking north)



3. aerial view of existing commercial space (looking west)



4. aerial view of existing commercial space (looking south)



5. existing Daily Dose cafe and patio - along Delridge Way SW



Design Guidelines

Design Team Response

CS2 Urban Pattern and Form  
D.5. Respect for Adjacent Sites:

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

*The design of the massing has been broken into two adjacent volumes, breaking the scale down into smaller structures that shift from north to south allowing each set of units to take advantage of additional light, view and fresh air at the corners. This shift in building mass preserves the open space between each adjacent neighbor, minimizing solar interference and building mass directly along the property line. Green space buffers all sides of the new structure.*



Design Guidelines

Design Team Response

PL1 Connectivity  
A.1. Enhancing Open Space:

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

*Each townhouse unit entry was carefully considered so that each unit has a distinct entry and unique identity accessed along a connecting pedestrian sidewalk that runs the length of the new development from the existing cafe patio on the west, to the parking area and trash courtyard along the alley on the east. This pedestrian street allows the units direct access to the neighborhoods amenities, system of sidewalks and city streets and also serves as the main organizational datum that all functions of the development relate by.*



Design Guidelines

Design Team Response

DC2 Architectural Concept  
B.1. Facade Composition:

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

*Facades and material articulation were carefully considered so that all materials wrap the elevations to have a cohesive and unified design aesthetic. Window are placed in such a way to provide privacy from neighboring structures while maintaining access to light and fresh air. Floor levels are creatively expressed through a change in material at the window opening allowing the window articulations to grow to break up the corten vertical panel skin that forms the top part of the development structure.*

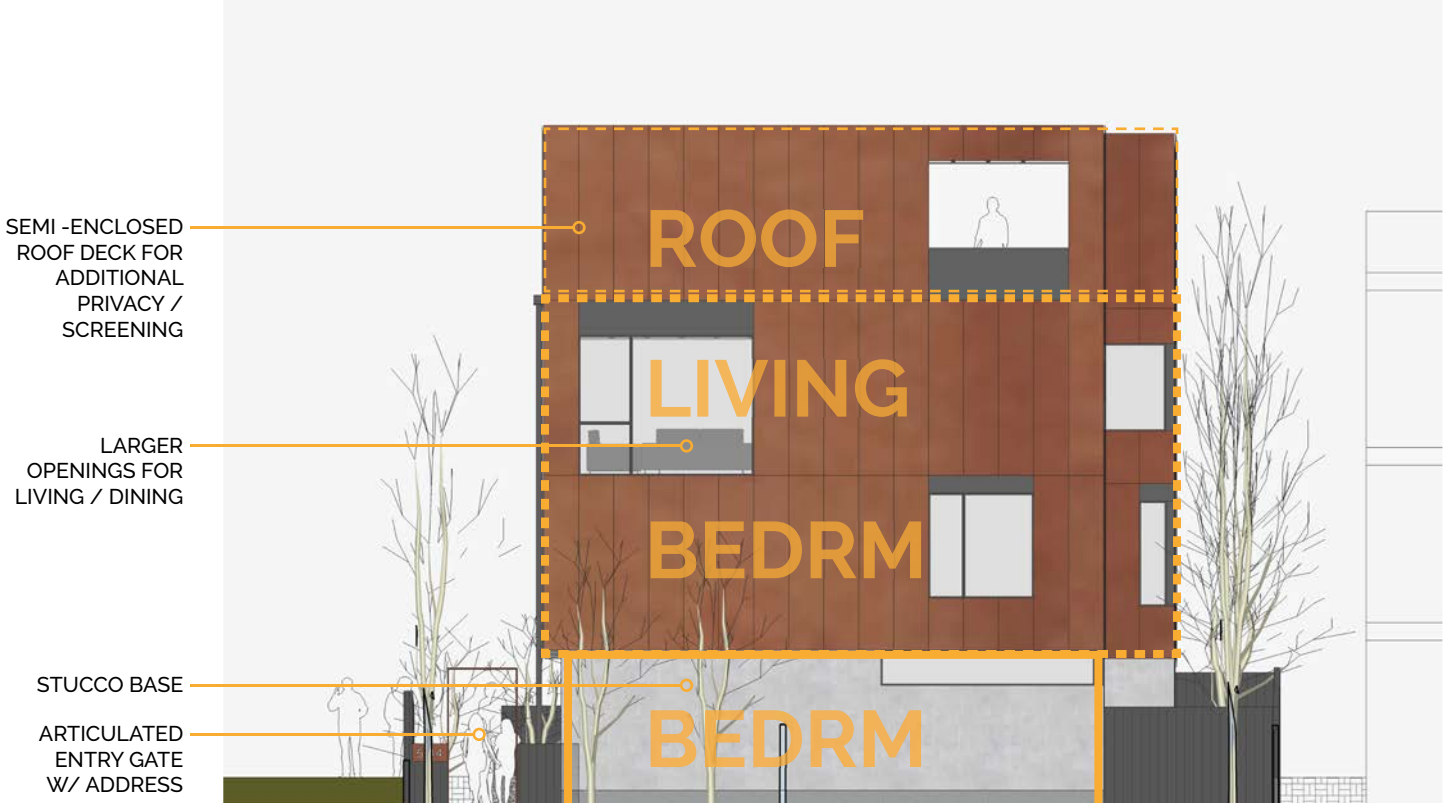
Design Guidelines

Design Team Response

DC2 Architectural Concept  
E.1. Legibility and Flexibility:

Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

*The arrangement and organization of the interior uses of the project are expressed outwardly through material changes and location of fenestration. The base of the new development (flex bedroom space) would be a stucco material, conveying more of a earthy and sturdy presence that supports the top of the building comprised of a closed, corten rainscreen panel, running vertically. All bedrooms are located on the lower levels allowing the living spaces to be elevated, closer to views, light and air. The roof deck, at the top of the structure is semi-enclosed to allow additional privacy from neighboring structures.*





Design Guidelines

Design Team Response

DC4 Exterior Elements and Finishes  
A.1. Exterior Finish Materials:

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

*The design will be comprised of durable and maintainable materials including vertical oriented corten steel panels, fiber cement panels and a textured, stucco base. Not only will these quality materials contribute to the surrounding urban fabric of the neighborhood, they are also unique and will differentiate this townhouse development from others in the area.*



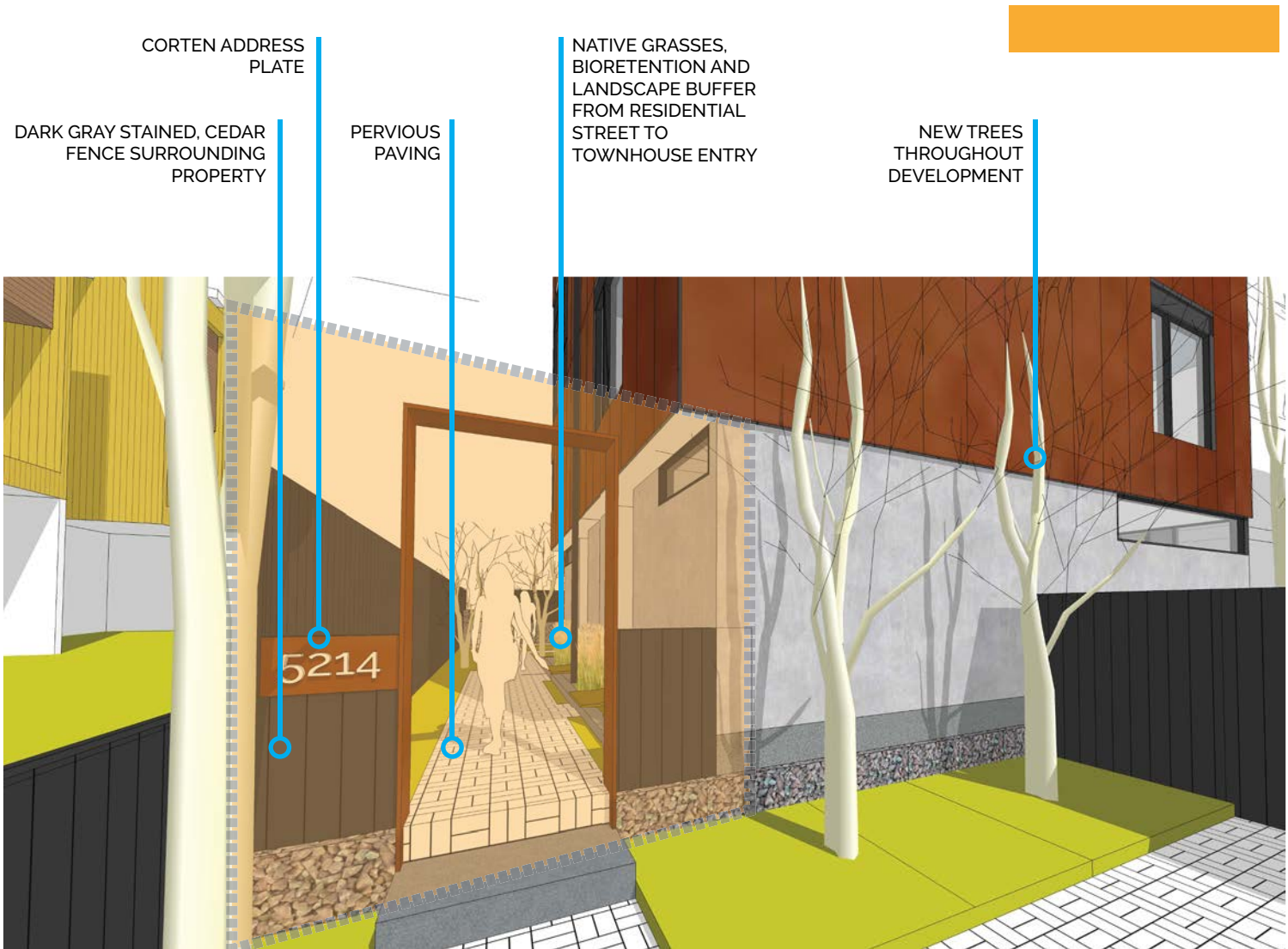
Design Guidelines

Design Team Response

DC4 Trees, Landscape and Hardscape Materials  
D.4. Place Making:

Create a landscape design that helps define spaces with significant elements such as trees.

*Because much of the site is currently covered by an existing commercial building, part of which will be demolished to make room for the development, design consideration was made to create a green, open space buffer between the townhouse units and the adjacent neighboring lots. New trees, native drought-resistant landscape and paving materials will be used to define the new green spaces.*







green space and landscape buffer



vertical corten steel panels



semi-enclosed roof deck / mixed openings



sustainable materials the pedestrian entries



example of facade composition: base / top



minimal, Japanese-inspired massing



easily - maintained landscapes



fenestration and openings reduce perceived mass

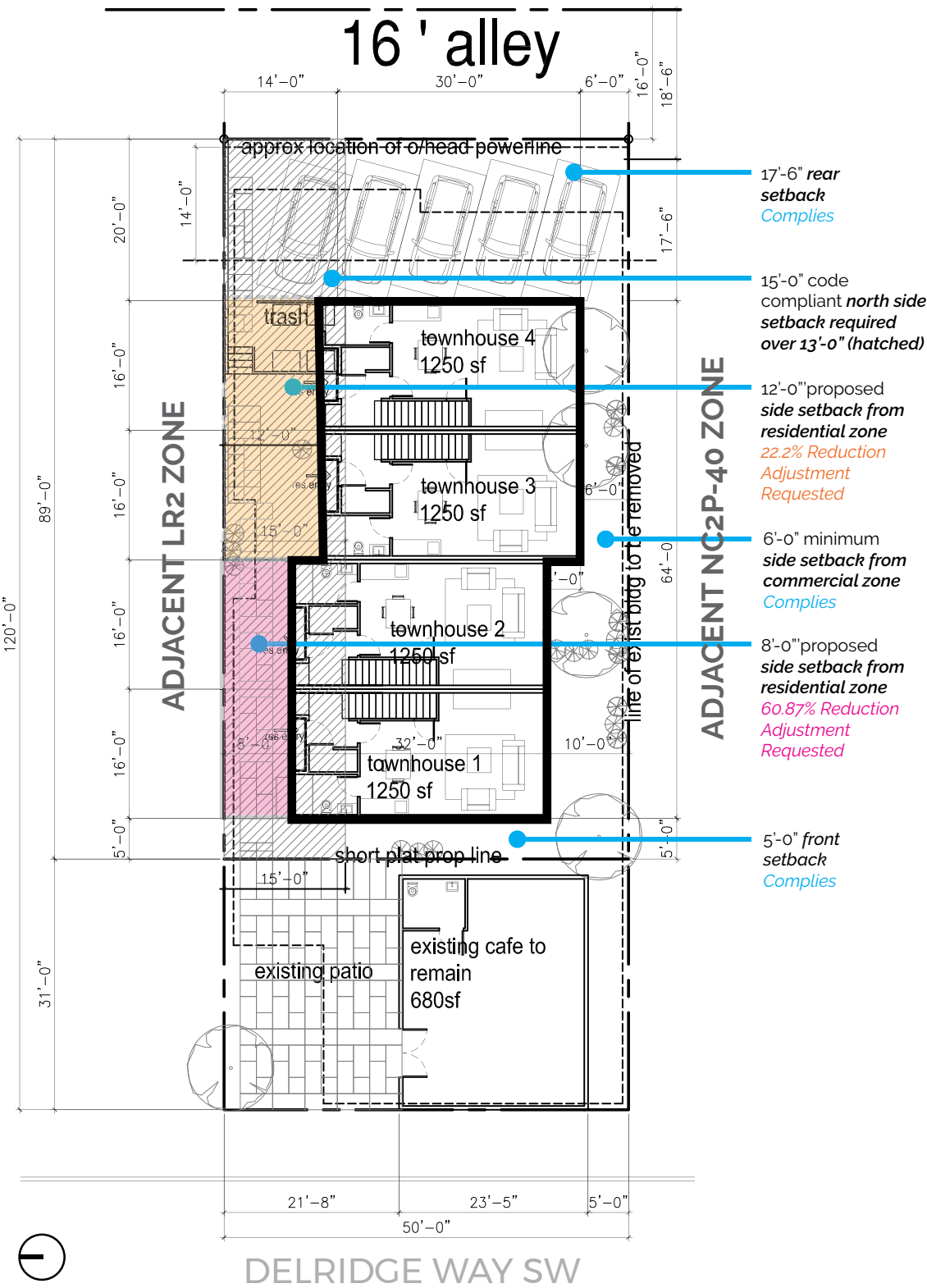


Zoning Standard	Design Team Response
<b>23.47A.004: Permitted and Prohibited Uses</b> Residential use permitted in NC2P-40 zone.	Residential use permitted outright.
<b>23.47A.005: Street-Level Uses</b> Residential uses at street level.	No residential uses are proposed facing street or on street-facing facade.
<b>23.47A.013: Floor Area Ratio (FAR) Limits</b> Per table A for 23.47A.013 the FAR for townhouse developments in a NC2P-40 zone is 3.	Proposed total area: 5,658 sf Lot Size: 4,450 sf Proposed FAR: 5,658/4,450 sf site = <b>1.27</b>
<b>23.47A.012: Structure Height</b> Height limit for structures in NC zone is as designated on the official land use map. Structures may not exceed the applicable height limit.	Proposed structure base height will not exceed: 40'-0"
<b>23.47A.014: Setbacks and Separations</b> Per Exhibit A - 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.  For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, or that abuts a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows: a. <b>Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet.</b>	Proposed Front Setback = 5'-0" ( <i>Complies</i> ) Proposed Rear Setback = 16'-0" ( <i>Complies</i> ) Proposed North Side Setback= 12'-0" / 8'-0" ( <i>Adjustment Requested</i> ) Proposed South Side Setback= 6'-0" / 10'-0" ( <i>Complies</i> )  <b>Adjustment #1 - Side Setback Reduction</b> Reduce North Side Setback from 15'-0" above 13'-0" to 12'-0" and 8'-0" per diagram on page 17.  <b>Rationale:</b> The proposed design reduces perceived mass by breaking down the scale of the dwelling units, allowing more light, air and view opportunity to the residential property on the north. Compared to the code compliant version that is allowed, the design strives to respect adjacent sites by creating a more pedestrian-friendly open space on the ground level between the two sites.
<b>23.47A.016: Landscaping and Screening Standards</b> A.1: Provide for the long-term health, viability, and coverage of plantings.  Per Table D, garbage cans in NC2 zones shall provide screening.	Street trees to be planted in right-of-way planting strip, as required.  3'-0" high screening will conceal the waste management area.

Zoning Standard	Design Team Response
<b>23.47A.024: Amenity Area</b> Amenity areas are required in an amount to 5 percent of the total gross floor area in residential use and shall meet the required standards, as applicable.	Amenity Area Required= 4,450 sf x .05= <b>223 sf</b> required amenity space. <b>2,734 sf of private amenity space provided.</b>  All residents will have access to an amenity area.
<b>23.47A.032 Parking Location and Access</b> A.1. NC zones - access shall be from the alley if the lot abuts an alley.	Proposed parking is accessed from the rear alley. ( <i>Project complies</i> )
<b>23.54.015 Required Parking</b> Per Table B, Parking for multifamily dwelling units, 1 space per dwelling unit is required.  Bicycle parking. Per table D for 23.54.015 D2, 1 long term bicycle parking space is required per 4 dwelling units.	(4) multi-family dwelling units proposed, 4 x 1= 4 parking spaces required.  (5) vehicular parking spots are proposed on site  (4) bicycle parking spots are proposed.



Setbacks and Separations



Requested Adjustment

**Adjustment #1 - North Side Setback**  
Reduce North Side Setback from 15'-0" above 13'-0" at property lines to 12'-0" and 8'-0" per diagram below.

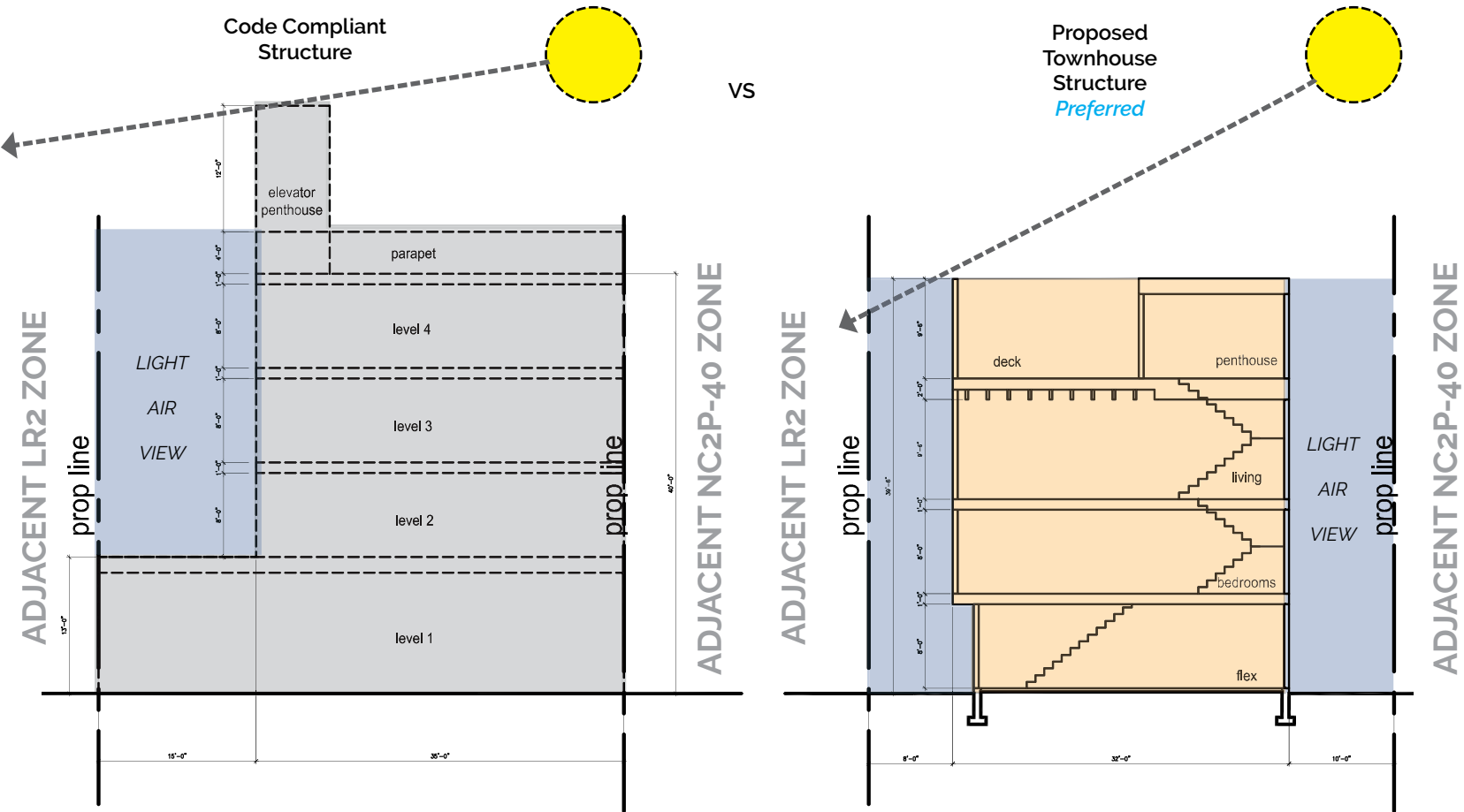
Adjustment Rationale

The proposed design reduces perceived mass by breaking down the scale of the dwelling units, allowing more light, air and view opportunity to the residential property on the north. Compared to the code compliant version that is allowed, the design strives to respect adjacent sites by creating a more pedestrian-friendly open space on the ground level between the two sites.

Design Guidelines

- CS2 Height, Bulk and Scale**  
**D.4. Massing Choices:**  
Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation,
- CS2 Urban Pattern and Form**  
**D.5. Respect for Adjacent Sites:**  
Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Diagram - Code Compliant Structure VS Preferred Structure (Adjusted)



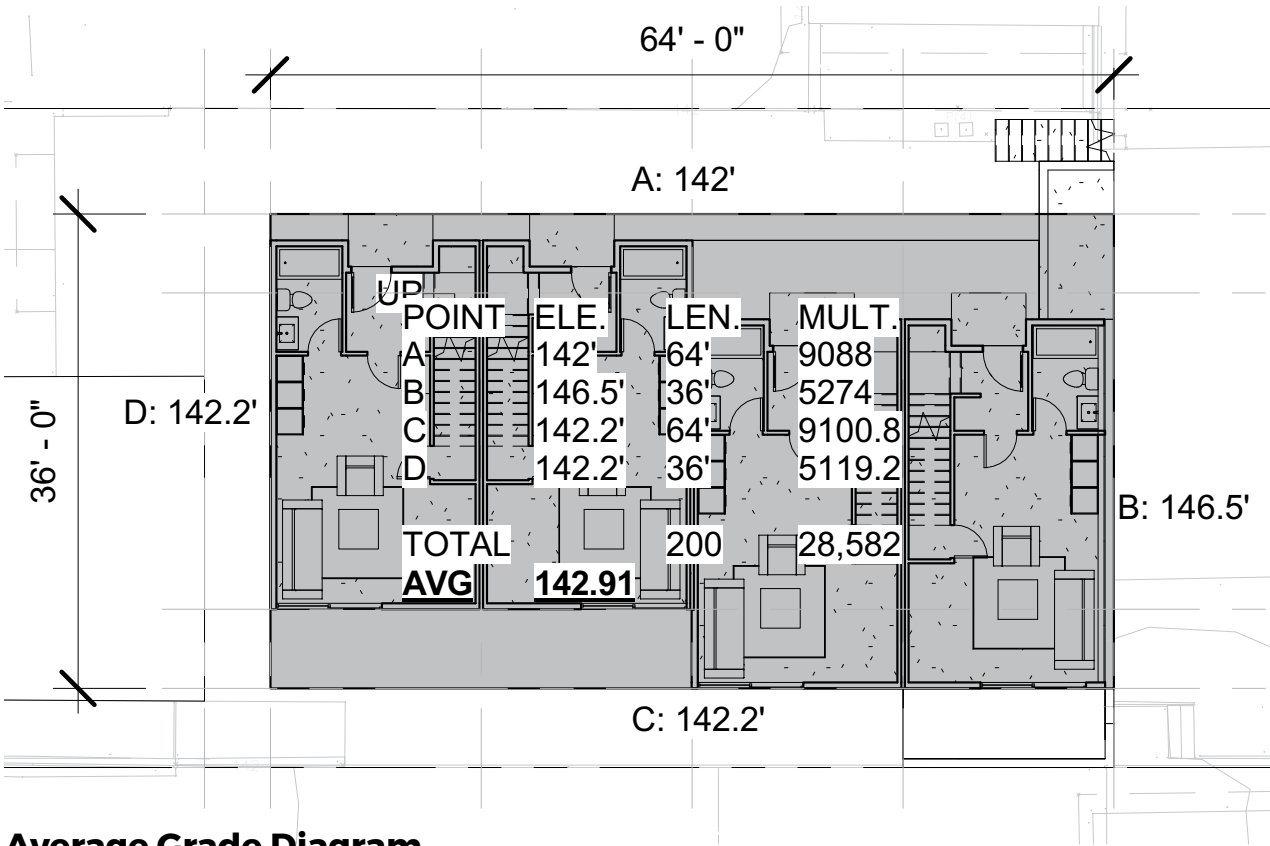


Average Grade Diagram

Max Structure Height

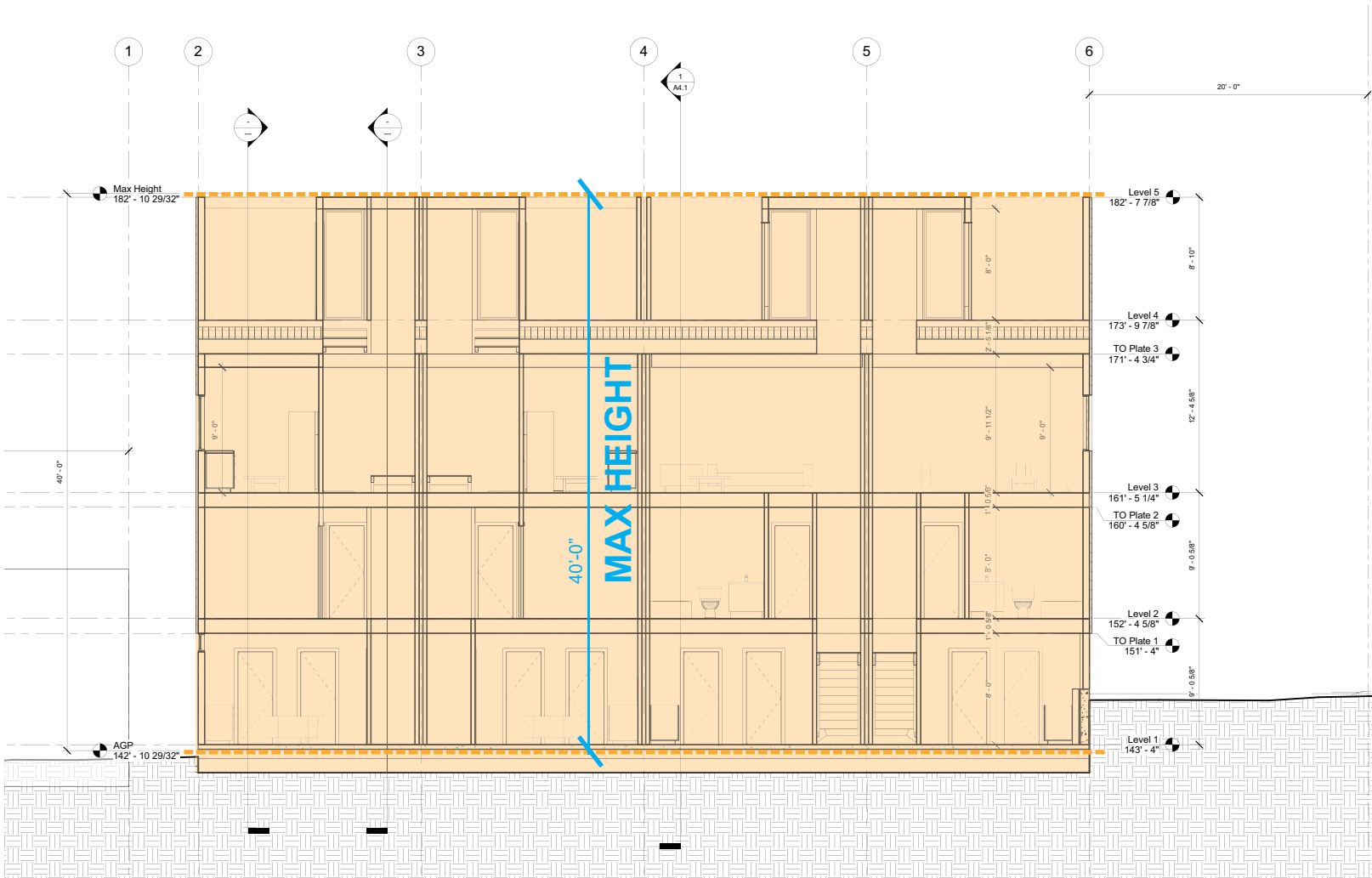
**23.47A.012: Structure Height**  
Height limit for structures in NC zone is as designated on the official land use map. Structures may not exceed the applicable height limit.

Proposed structure base height will not exceed: 40'-0"



Average Grade Diagram

North / South Section

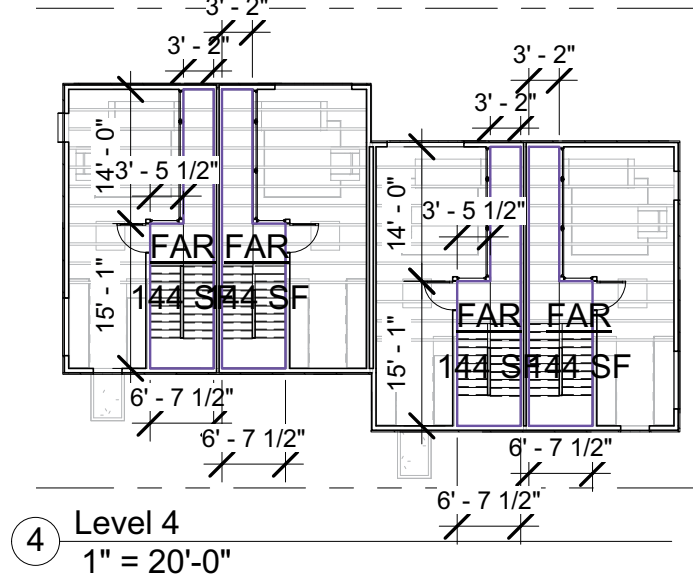
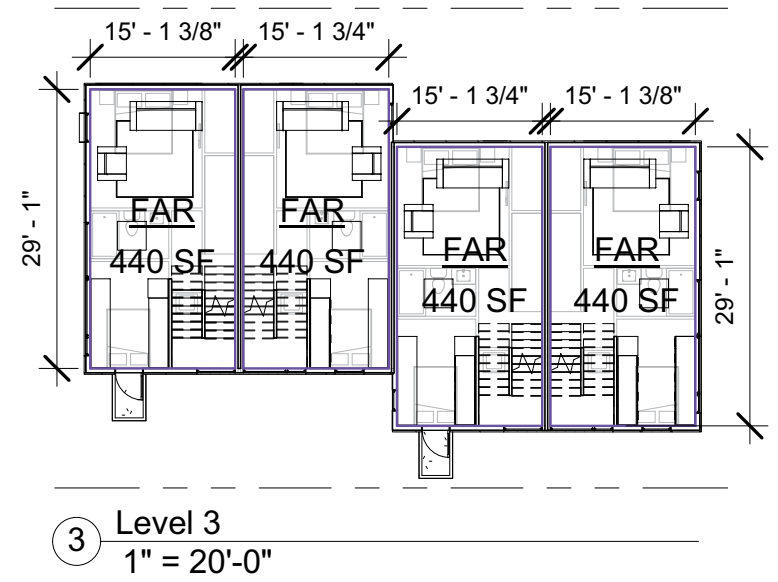
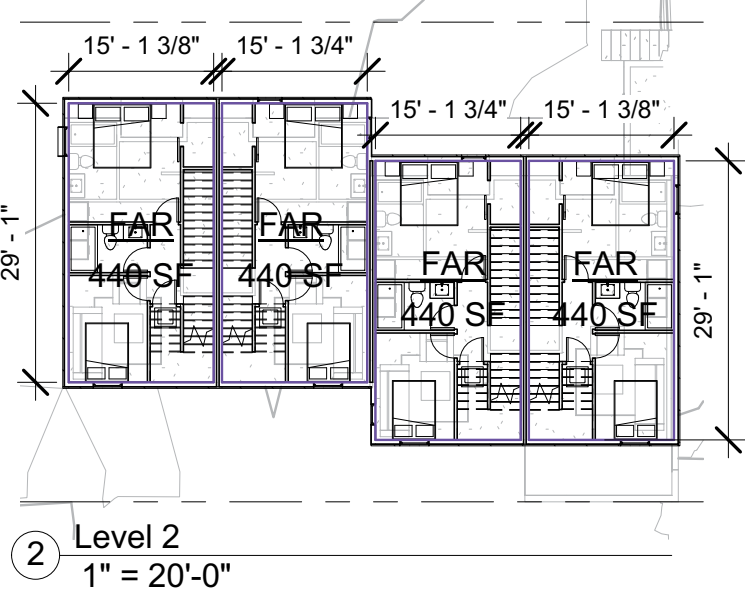
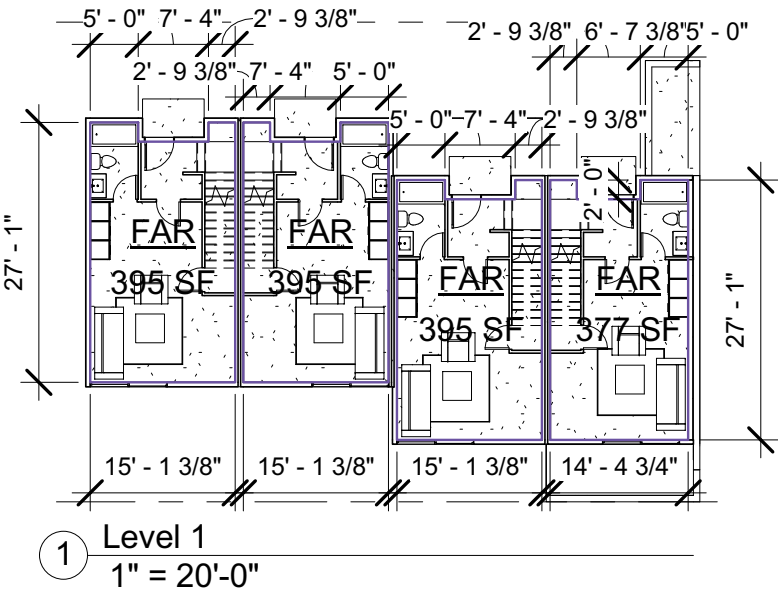




FLOOR AREA RATIO

**SMC 23.47A.013: Floor Area Ratio (FAR) Limits**  
Per table A for 23.47A.013 the FAR for townhouse developments in a NC2P-40 zone is 3.

Lot Size: 4,450 sf  
Proposed total area: 5,658 sf  
Proposed FAR: 5,658/4,450 sf site = **1.27**  
*Project Complies*



- .A ALL GROSS FLOOR AREA (GFA) NOT EXEMPT BY 23.45.510.E COUNTS TOWARDS THE MAXIMUM GFA ALLOWED.
- .B TABLE A FLOOR AREA RATIO
- LOT AREA: 6906 SF  
LR2 TOWNHOUSE: 1.0  
GFA ALLOWED 6906 SF  
GFA PROPOSED (SEE FAR DIAGRAMS AND SCHEDULE) **SEE SCHEDULE**

Level 1	1561 SF
Level 2	1760 SF
Level 3	1760 SF
Level 4	577 SF
	5658 SF



AMENITY AREA

23.47A.024: Amenity Area

Amenity areas are required in an amount to 5 percent of the total gross floor area in residential use and shall meet the required standards, as applicable.

B. Required amenity areas shall meet the following standards, as applicable: 1. All residents shall have access to at least one common or private amenity area. 2. Amenity areas shall not be enclosed. 3. Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41. 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size. 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet. 6. Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to subsection 23.57.012.C.1.d, do not qualify as amenity areas.

**Required total:**  
4,450 sf site area x .05 = **222.5 SF Required**

**Total proposed: 2,734 sf**

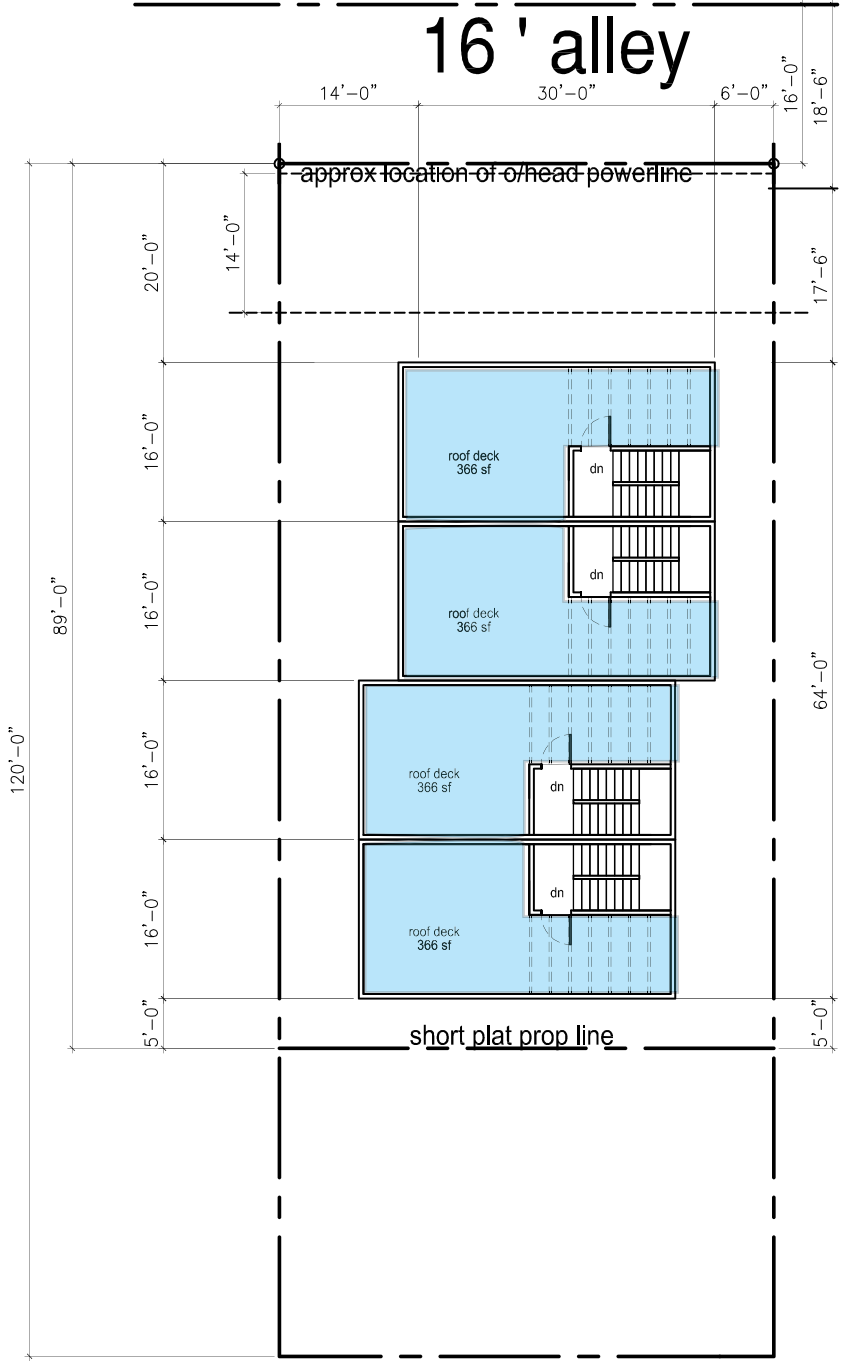
Proposed at ground level:  
**1,270 sf (private amenity at grade)**

Proposed on roof decks:  
**1,464 sf (private amenity)**

- Amenity Area At Grade
- Amenity Area At Roof Deck



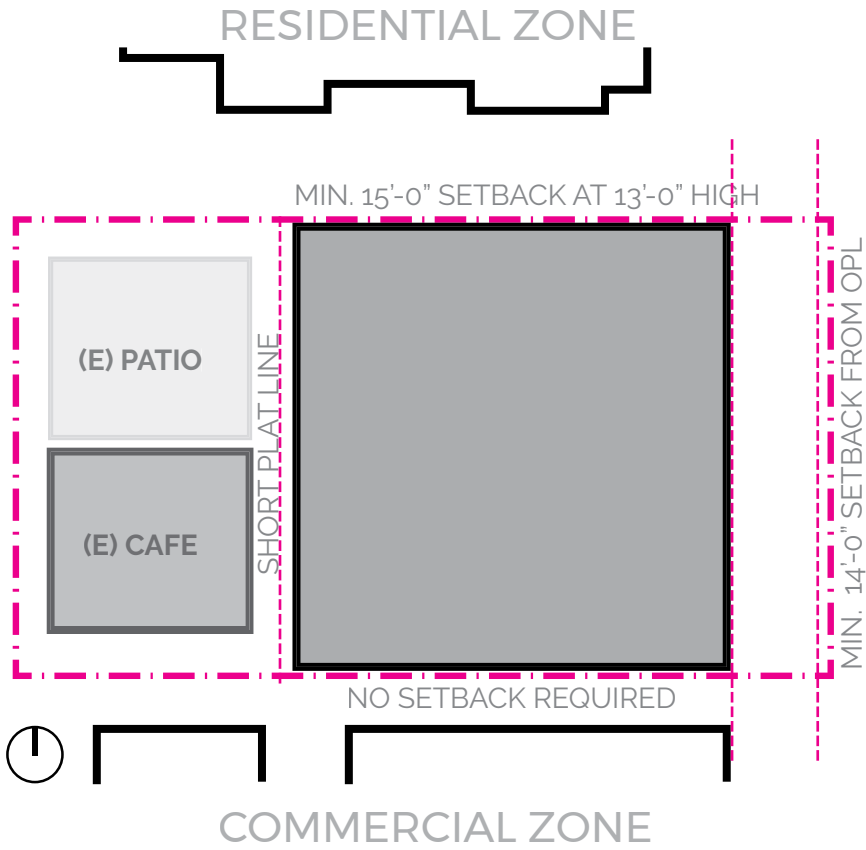
Level 1 Plan



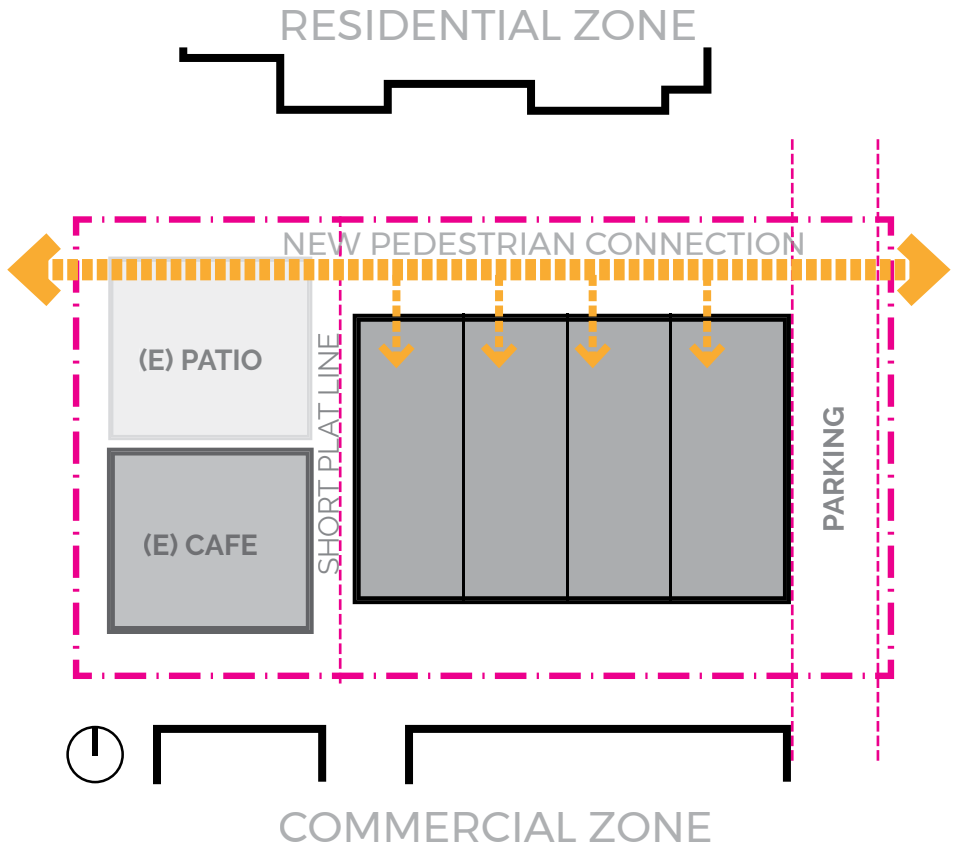
Roof Plan



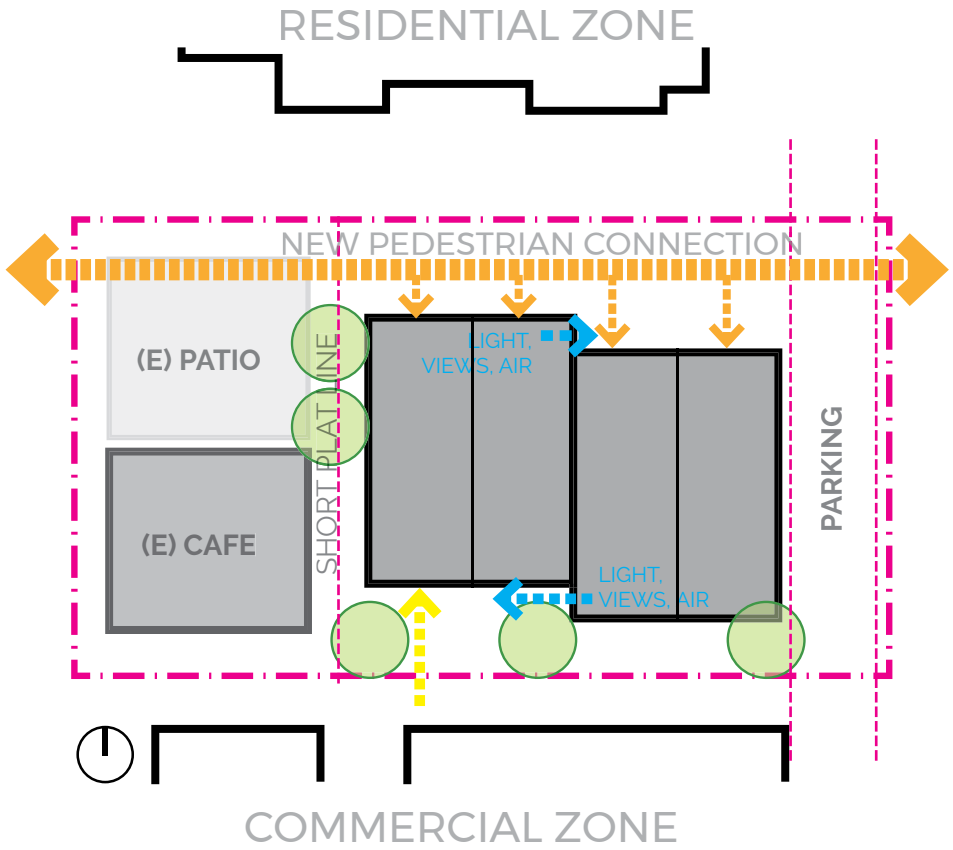
1. Start with required setbacks and general massing.



2. Reduce massing and push back from property line to be more friendly to adjacent neighbors. Townhouse units are established off a new pedestrian connection that organizes the entire site.



3. Pull back and carve out building on north and south to open up more opportunities to access light, views, air. Green space would be established along both property lines to buffer adjacent neighboring structures.





Aerial Views



SOUTHWEST



SOUTHEAST



NORTHEAST



NORTHWEST



Pedestrian View Into Site From Existing Cafe off Delridge Way SW





**View From The Alley**



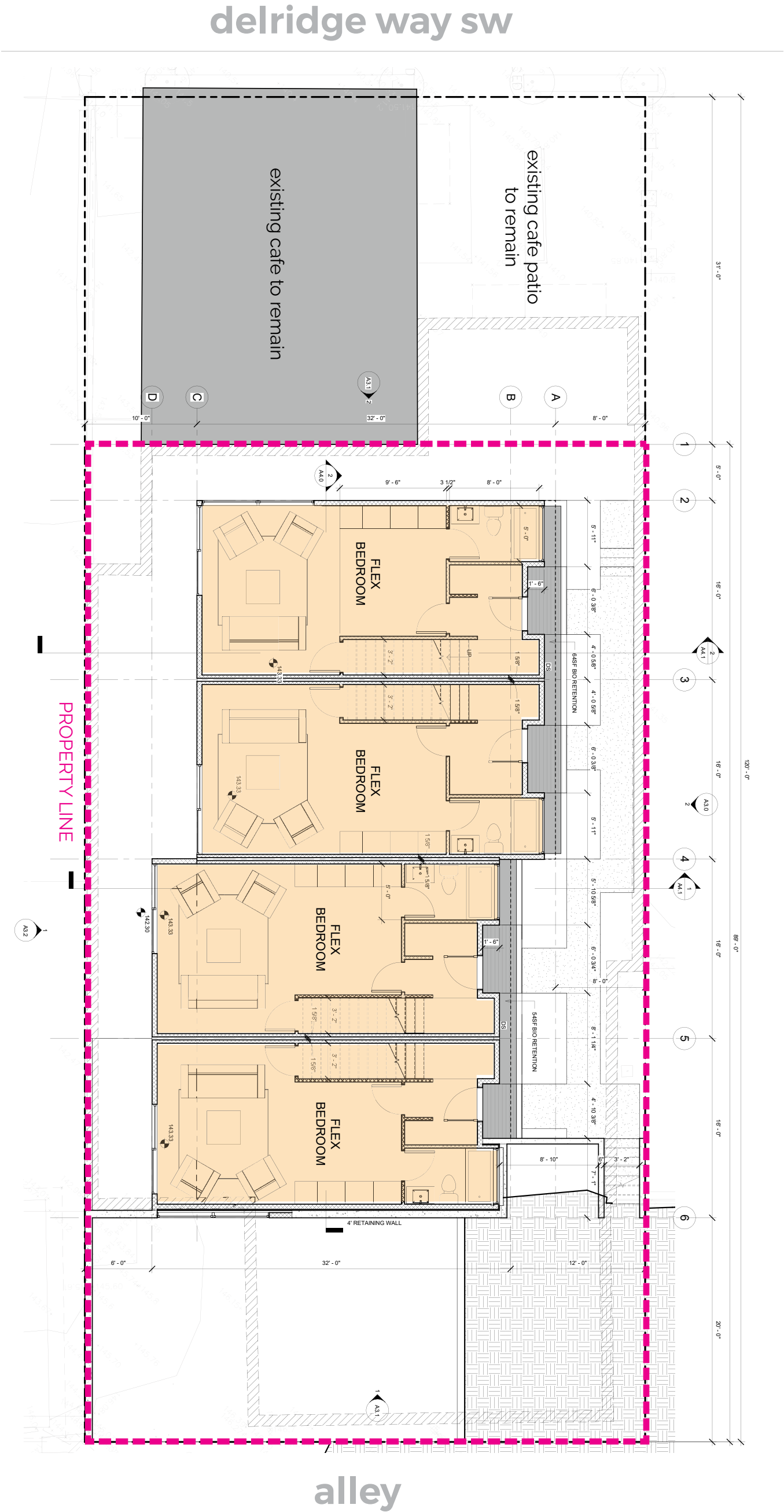


**Entry View From Cafe Courtyard**



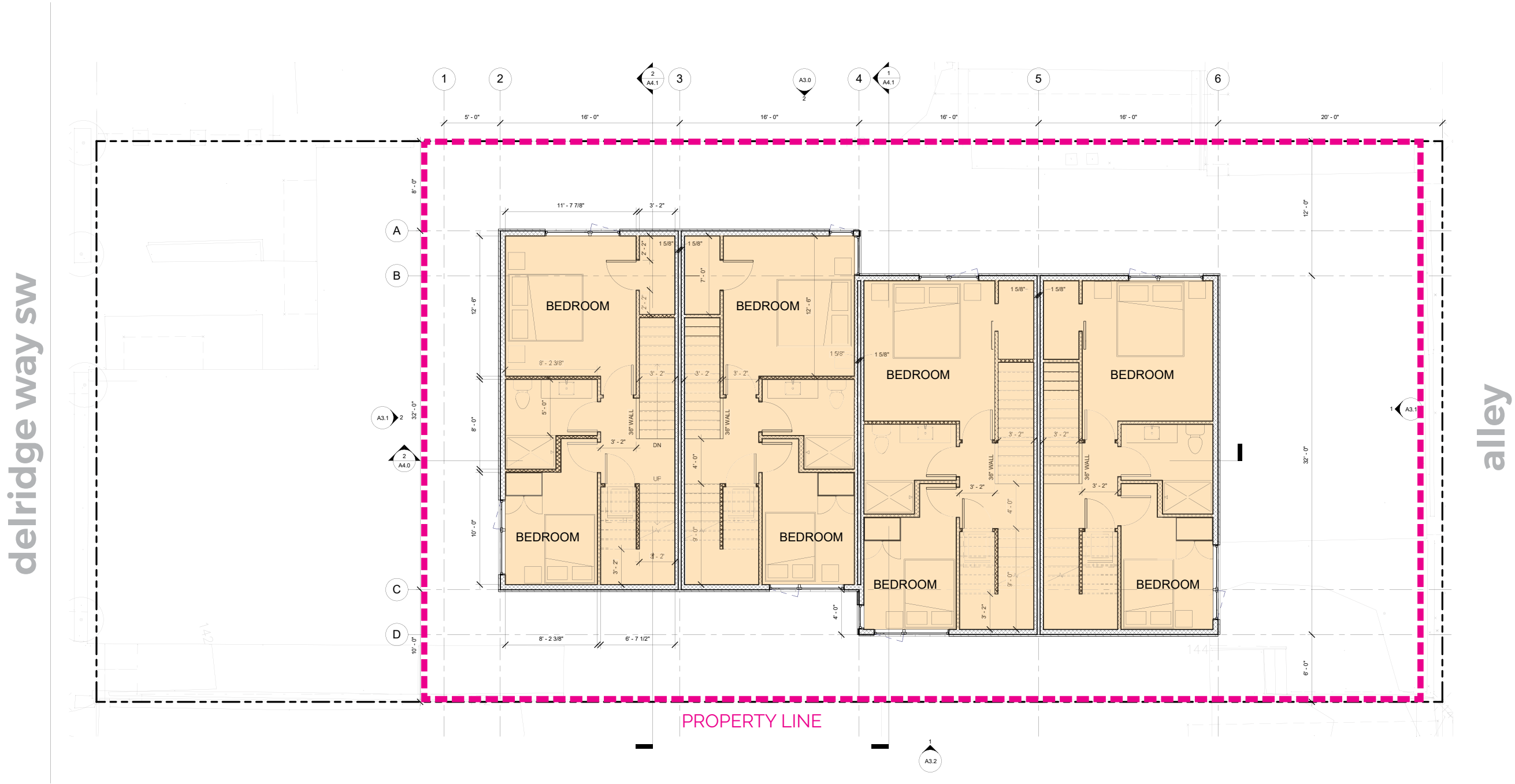


First Floor Plan



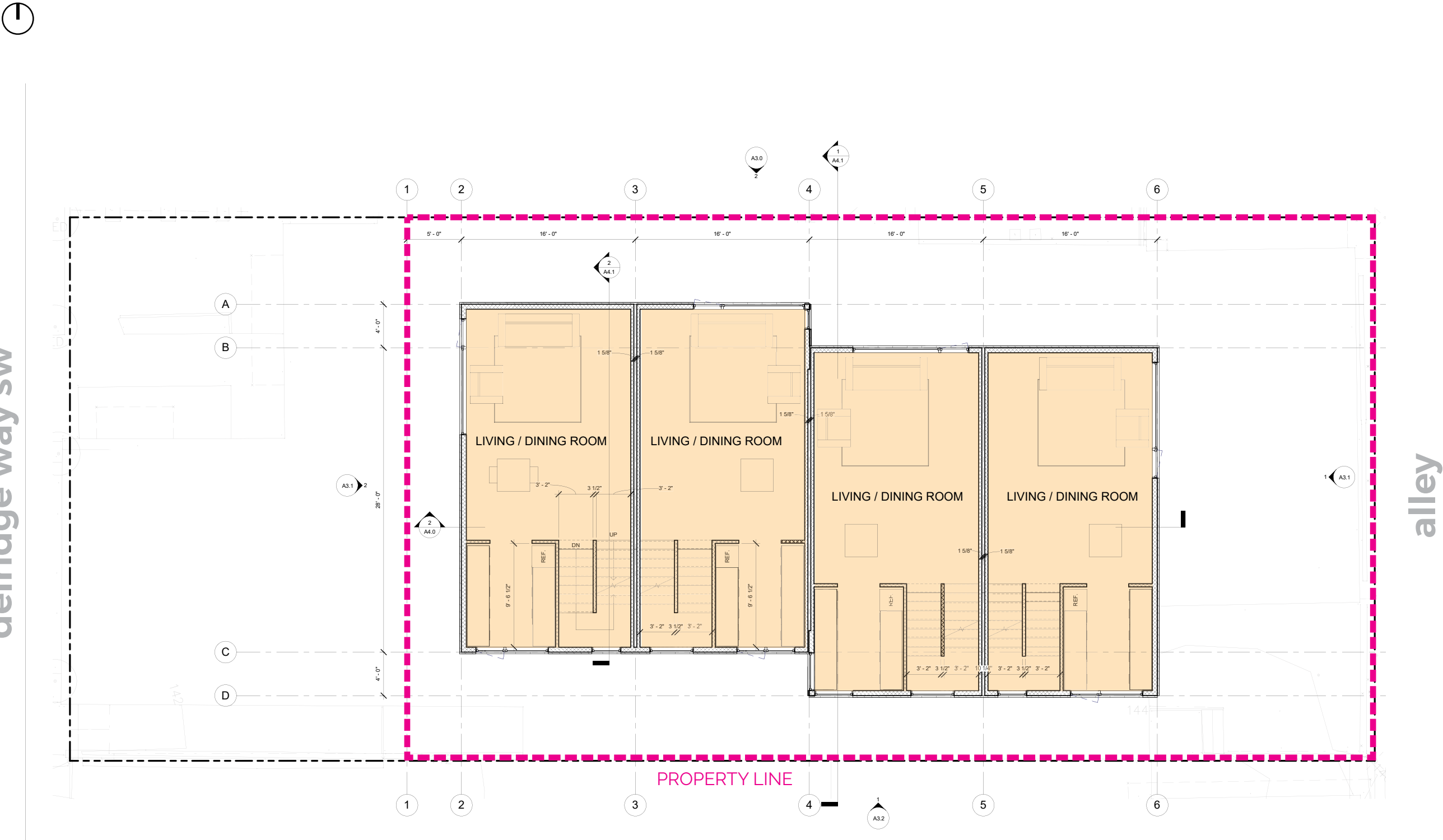


Second Floor Plan





Third Floor Plan



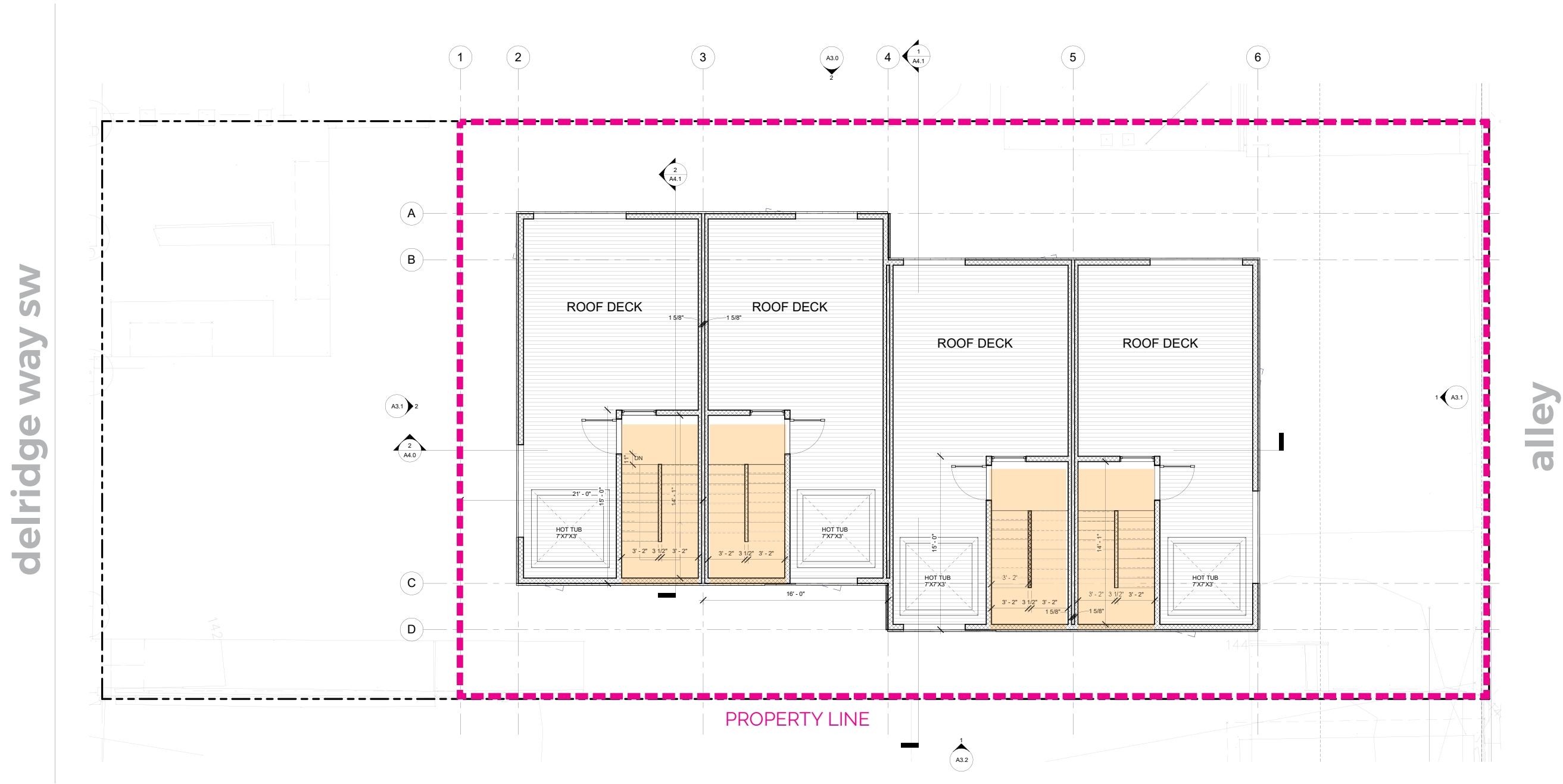
delridge way sw

alley

PROPERTY LINE



Roof Plan







**Preliminary Landscape Plan**

scale: 1" = 10'-0"



Materials

Design Guidelines

Materials for this project are being selected because of their scale, character and durability. While most of the facade will be clad with a vertical, corten steel panel, additional materials will be used to define fenestration and provide contrast at the base of the structure.

**DC4 A.1. Exterior Elements and Finishes- Exterior Finish Materials:**  
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4 A.2. Exterior Elements and Finishes- Climate Appropriateness:**  
Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

CORTEN STEEL PANEL

DARK CEMENT BOARD

STAINED CEDAR PLANK

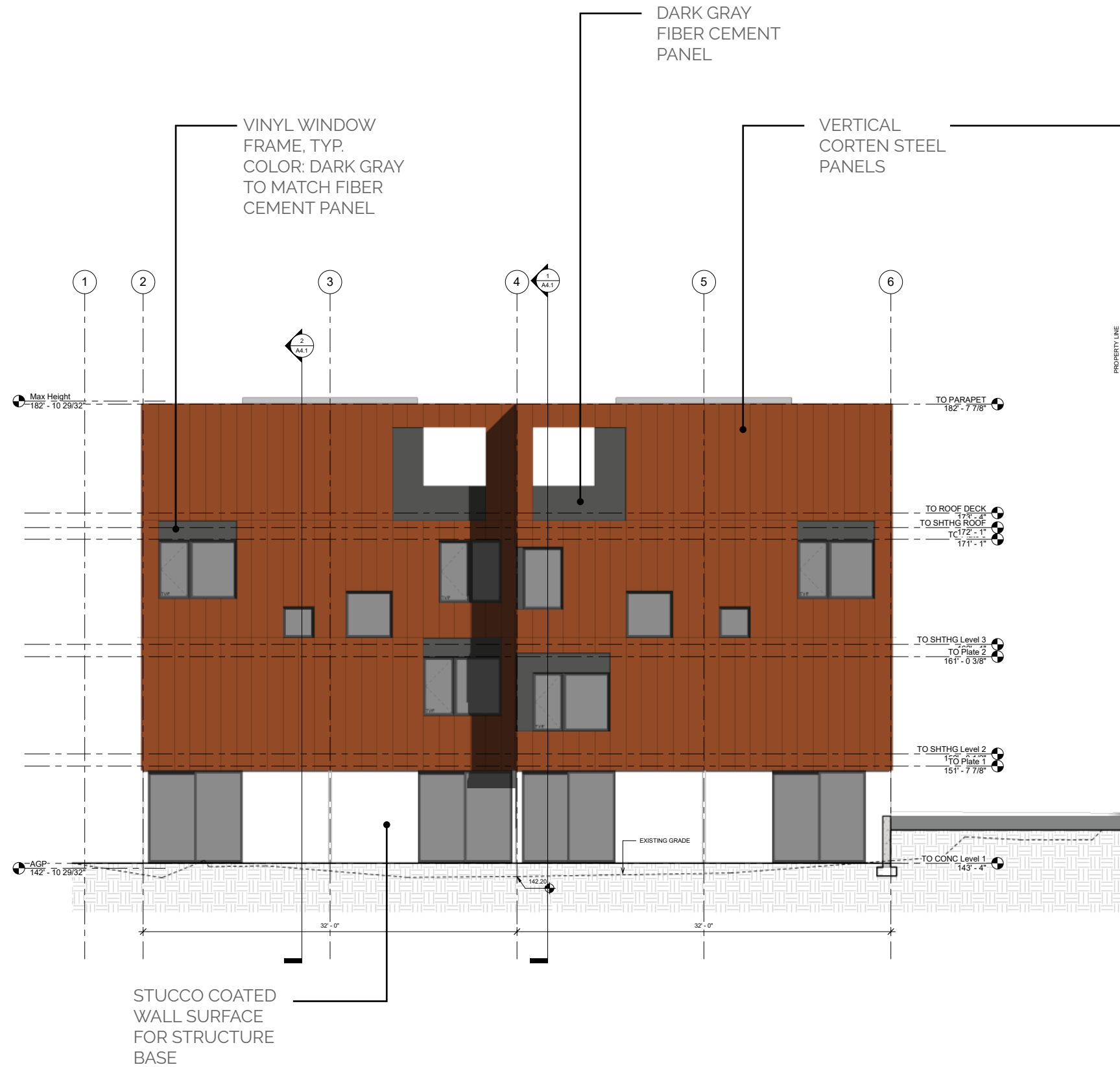
GABION CAGES

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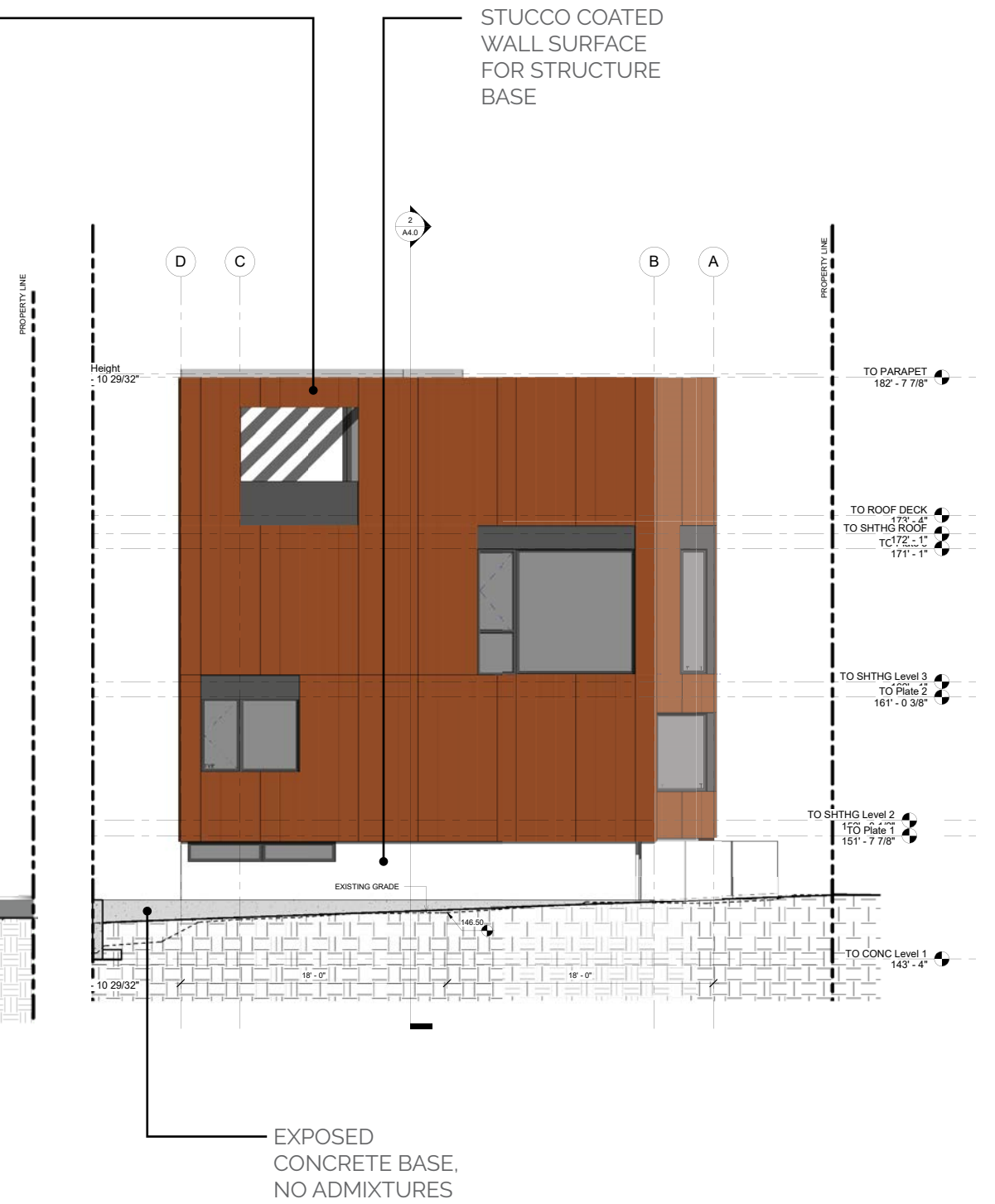




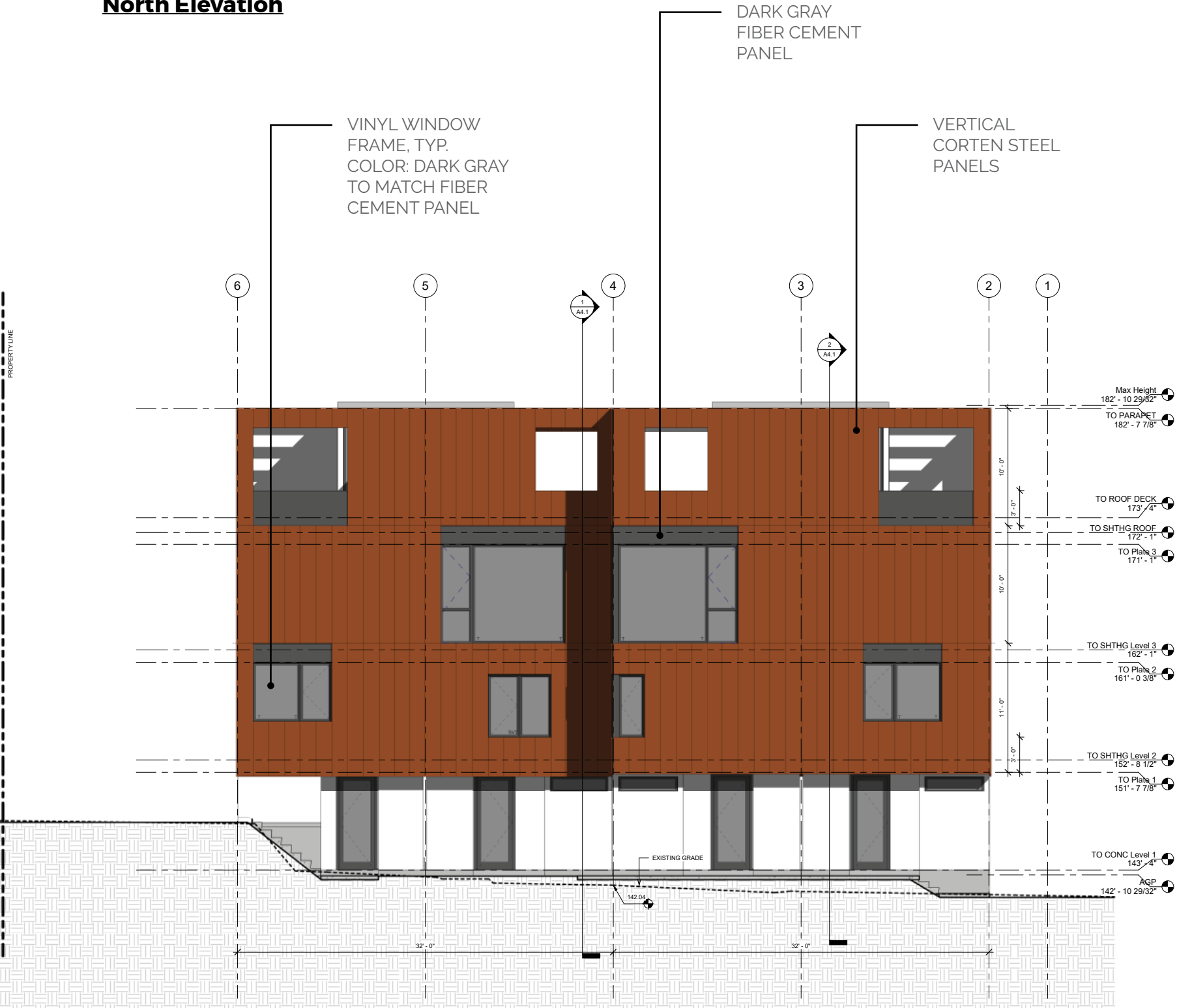
## South Elevation



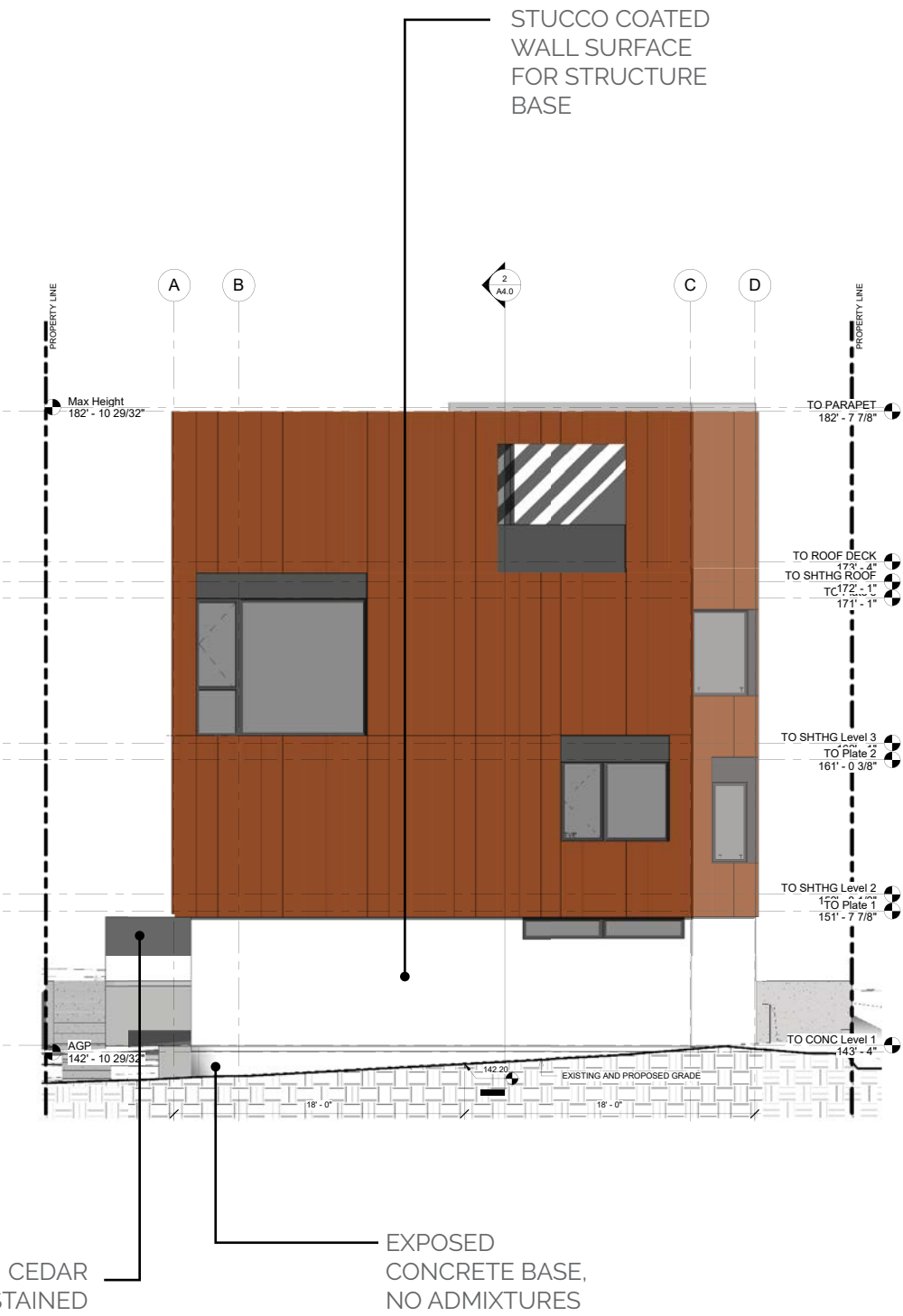
### East Elevation



North Elevation



West Elevation

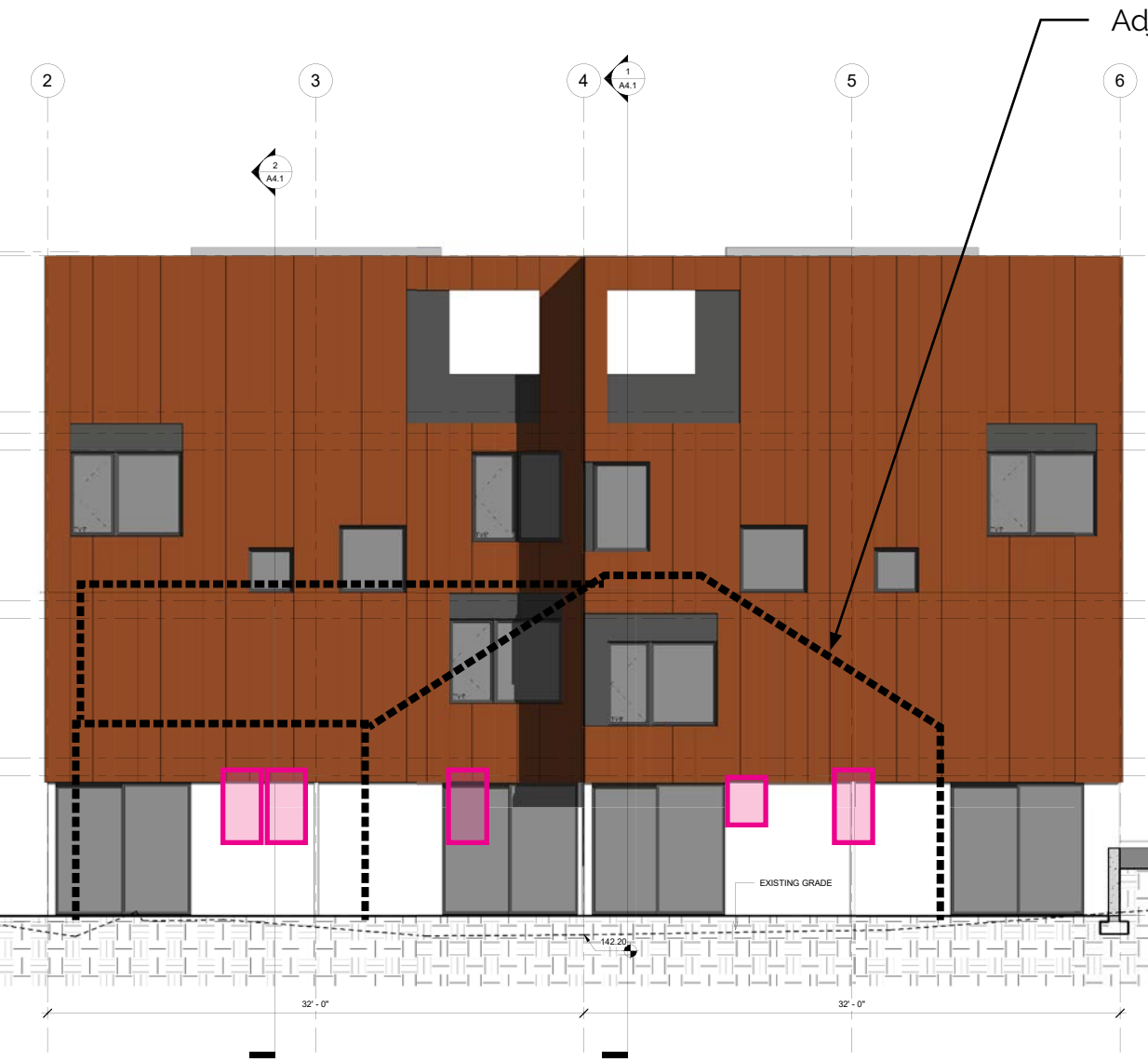




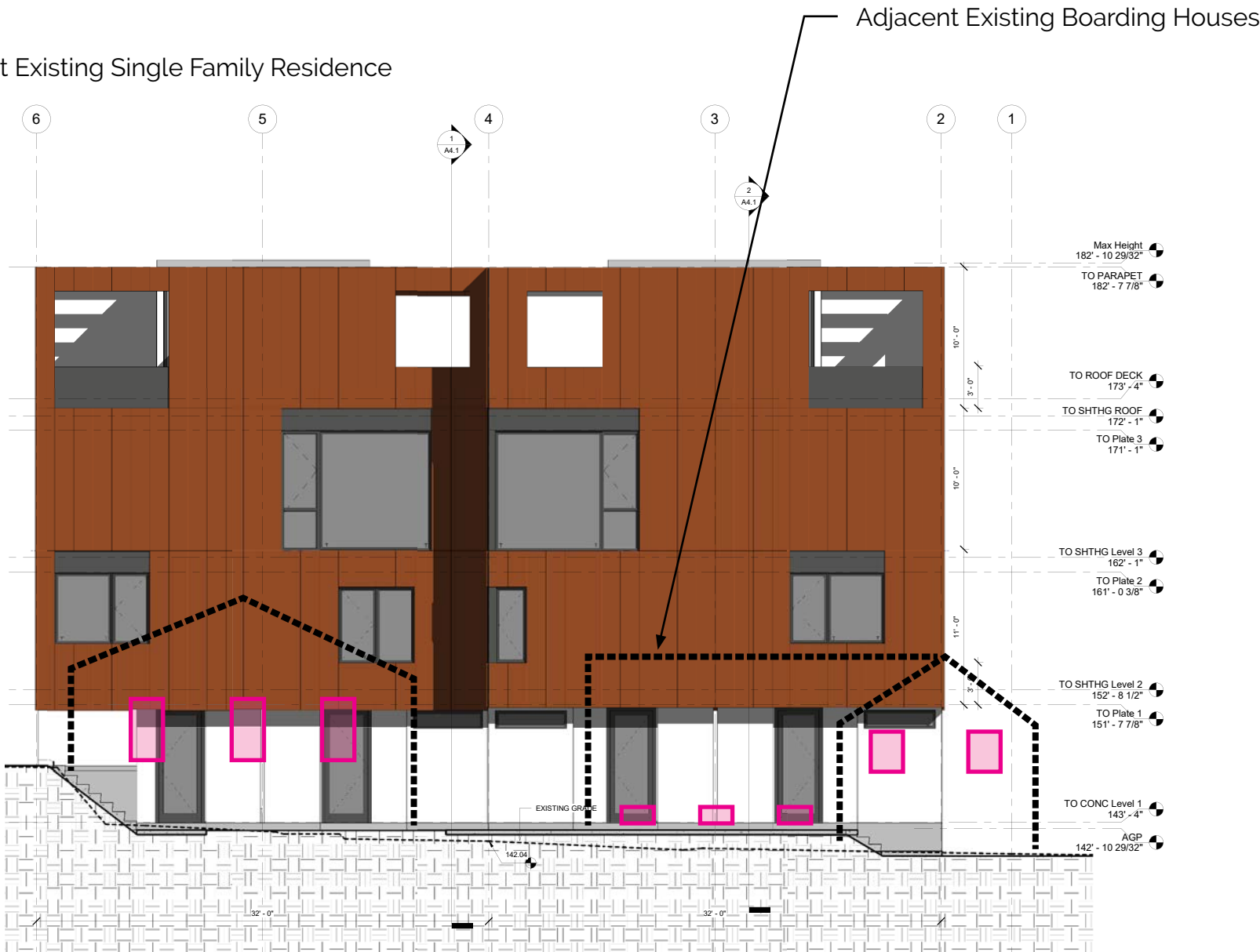
Legend

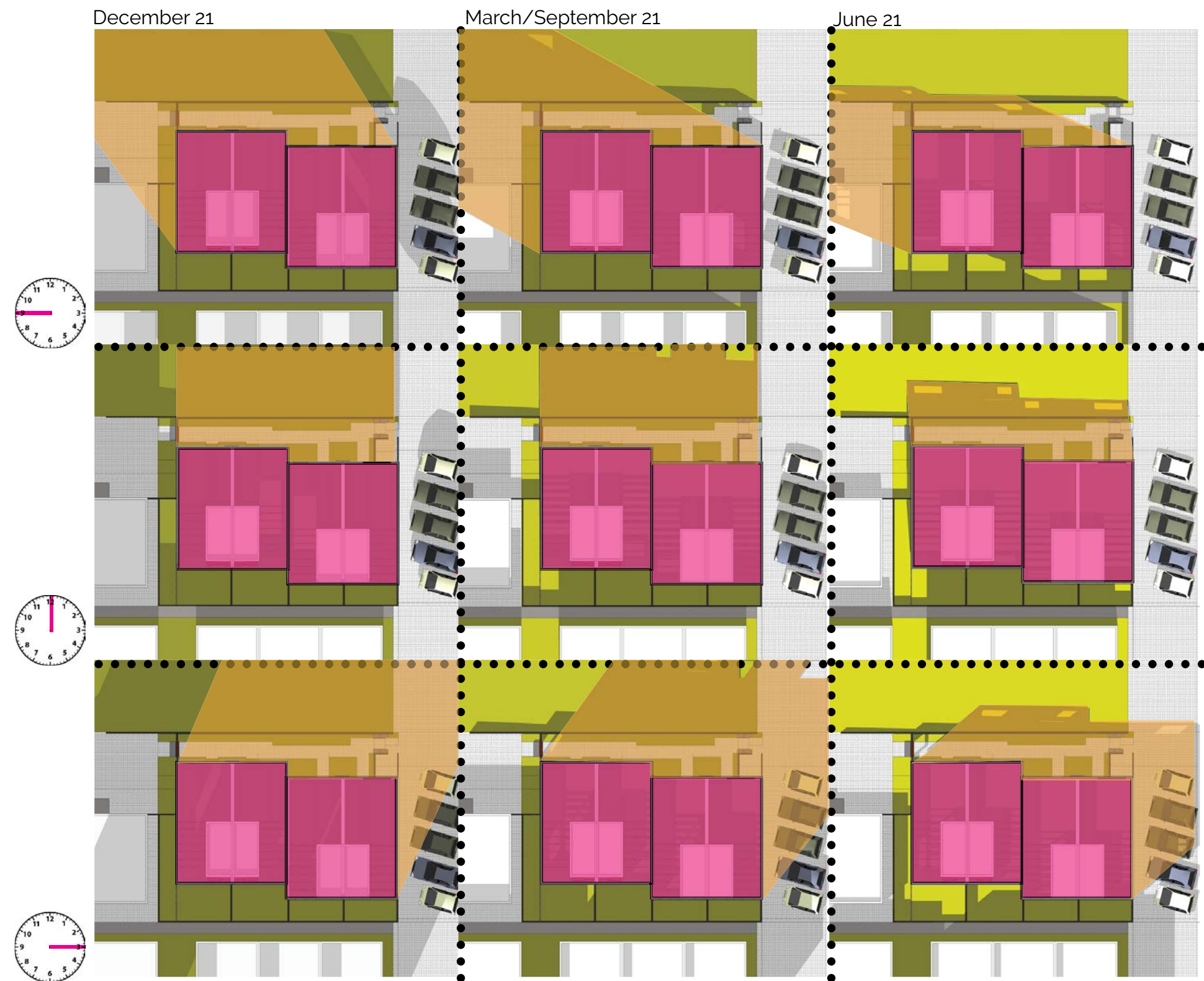
- Proposed fenestration
- Neighboring fenestration

South Elevation



North Elevation







HYBRID Previous Project Experience



Madison Park Condominiums



Bellevue Ave Midrise Apartments



w Court Townhouses



Stevens Residences



Harvard Avenue Apartments