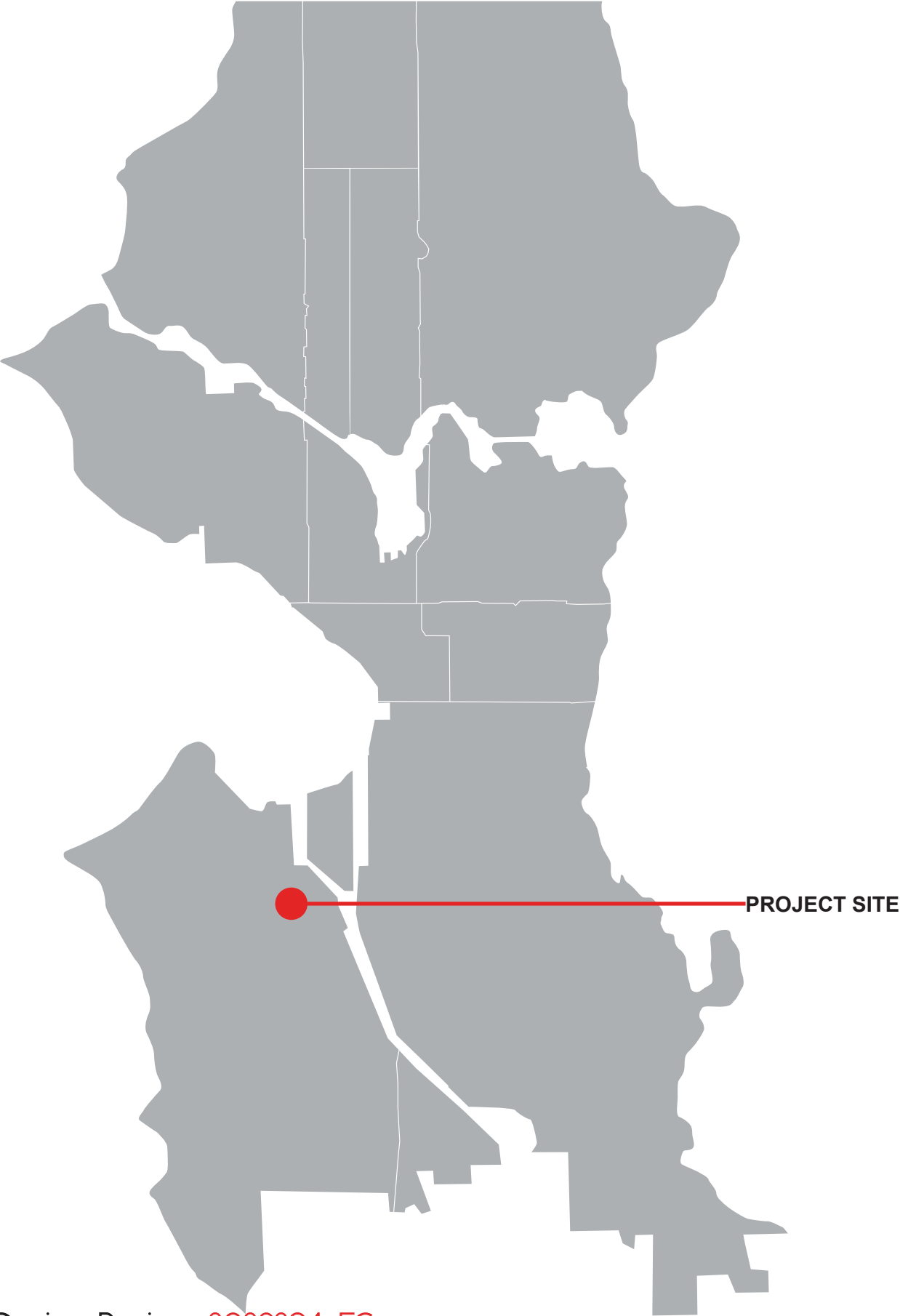


5011 DELRIDGE WAY SW. SEATTLE WA, 98106



SDR PACKET - 06-28-2018
DELRIDGE WAY SW

PROJECT ADDRESS	5011 Delridge Way SW Seattle, WA 98106
SDCI PROJECT NUMBER	#3032394-EG (OLD# 3028677-LU)
PROJECT TEAM	
ARCHITECT	Medici Architects Jen Kim 11661 S.E.1st St. Suite 200 Bellevue, WA 98005 (425) 453-9298 jenn@mediciarchitects.com
OWNER/DEVELOPER	BDR URBAN 12 LLC Andrew Miller 11100 Main Street Suite 201 Bellevue, WA 98004 (425) 889-5400 andrew@bdrcapitalpartners.com
CIVIL ENGINEER	Davido Consulting Group, Inc. Tim Gabelein, PE 15029 Bothell Way NE Lake Forest Park, WA 98155 (206) 523-0024 tim@dcgengr.com
ARBORIST	Arbor Options, LLC Ryan Ringe, Principal (206) 755-5826 ryan@arboroptions.com
LANDSCAPE ARCHITECT	Root of Design, LLC Devin Peterson 7104 265th ST N.W. #218 Stanwood, WA 9892 (206) 491-9545 devin@rootofdesign.com

CONTENTS

PAGE	SECTION
1	Proposal Description
2	Context Analysis
3	Existing Site Conditions
4	Existing Street Elevations
5	Site Plan
6-7	Zoning Data
8-9	Design Guidelines
10-23	Architectural Concept
24-25	Landscape Design



PROPOSAL DESCRIPTION



DEVELOPMENT OBJECTIVES

Streamlined Design Review for 2, 3-story townhouse buildings (6 units total). Parking for 6 vehicles proposed. Existing building to be demolished.

- Promote density within the neighborhood, while emphasizing a transition of scale from multifamily residential to the neighboring single family homes.
- Enhance the street-scape with contemporary architecture that connects and engages the street.
- Encourage pedestrian traffic to utilize adjacent amenities along Delridge Way SW.

PROJECT INFORMATION

ADDRESS	5011 Delridge Way SW Seattle, WA 98106
PROJECT NUMBERS	#3032394-EG (OLD# 3028677-LU) 3030262-LU (LBA)
PARCEL NUMBER	#177310-0710
ZONE	LR2
EXISTING LOT SIZE	PARCEL B: 4,969 SF
PROPOSED LOT SIZE	PER #3030262-LU (LBA) PARCEL Z: 7,454 SF
OVERLAYS	None
ALLOWED FAR	1.0/1.2 (higher value must meet SMC 23.45.510 C)
DENSITY LIMIT	1/1,600 SF or No Limit
ALLOWED HEIGHT	30'

CONTEXT ANALYSIS

ANALYSIS OF SITE

Currently the site has an existing multifamily triplex. The site is primarily flat with the west side sloping steeply to the alley.

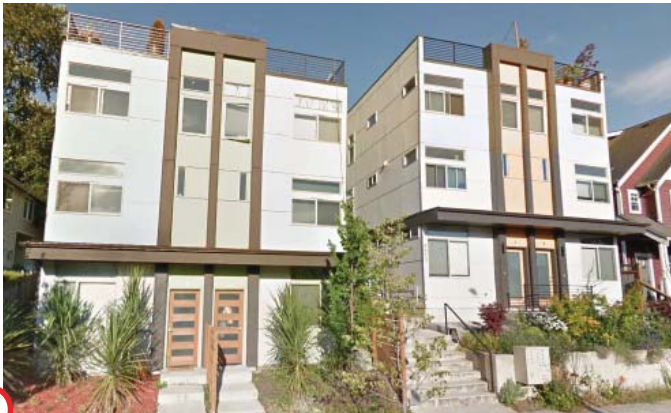
ANALYSIS OF CONTEXT

This project is located along Delridge Way SW in the city of Seattle. The site has excellent access to the 120 bus transit line running along Delridge Way SW to and from Downtown Seattle and Burien. Delridge Way SW is designated for a future bike lane expansion and Rapid Ride Transit. The project site is zoned LR2. The neighboring zones are SF5000 and LR2. Multiple parks, stores and restaurants are situated along Delridge Way SW which promotes walkability and makes it convenient for residents to contribute to neighborhood economics.

ZONING MAP LEGEND

PARK LR2 SF5000 BUS STOP

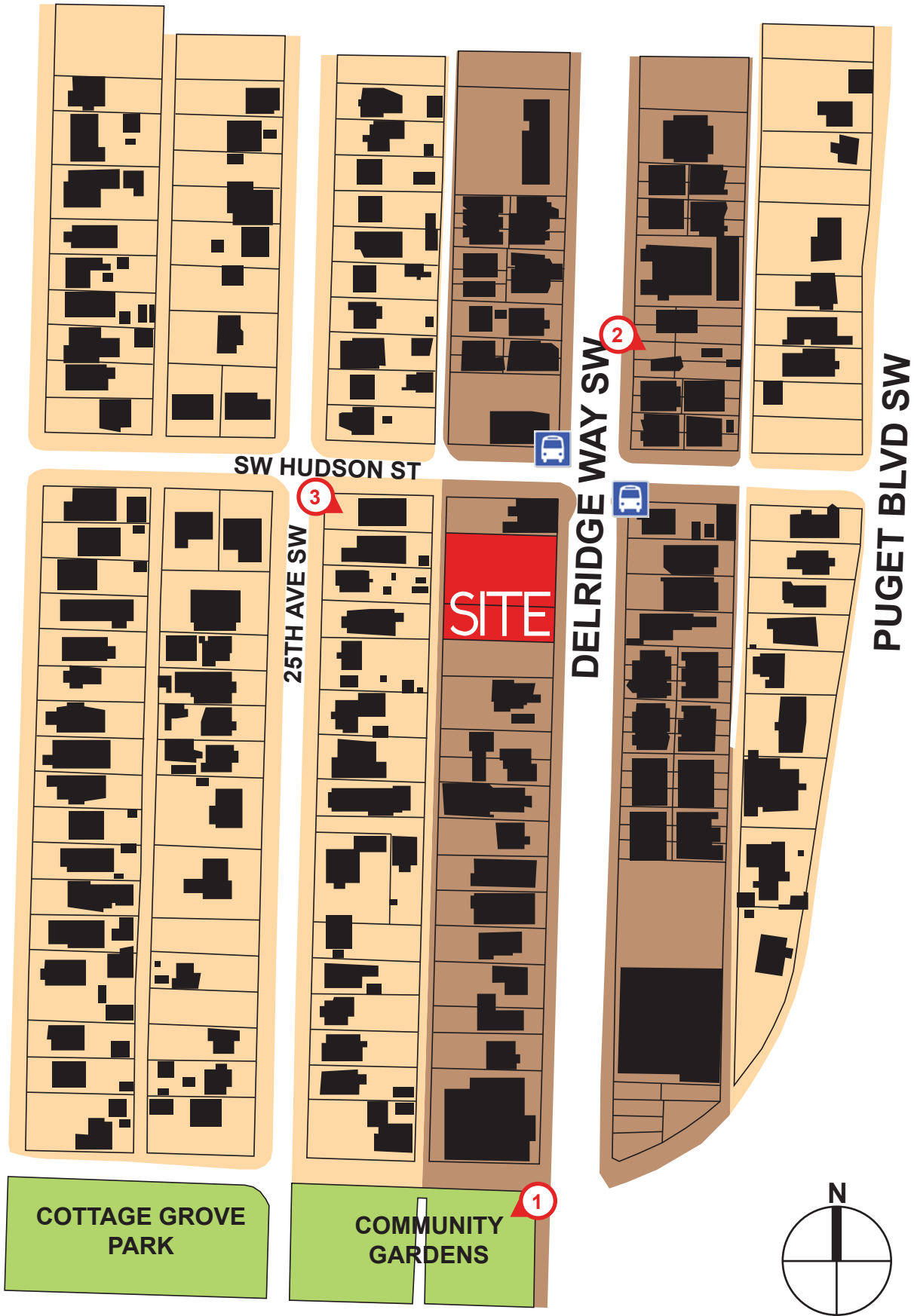
DELTRIDGE P-PATCH COMMUNITY GARDENS



NEIGHBORING DUPLEX



NEIGHBORING SINGLE FAMILY



EXISTING SITE CONDITIONS



EXISTING PARCEL DESCRIPTIONS

PARCEL A (9,939 SQ. FT.)
LOTS 2 AND 3, BLOCK 23, COTTAGE GROVE NUMBER TWO AN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 22 OF PLATS, PAGE 71, RECORDS OF KING COUNTY AUDITOR;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B (4,969 SQ. FT.)
LOT 4, BLOCK 23, COTTAGE GROVE NUMBER TWO AN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 22 OF PLATS, PAGE 71, RECORDS OF KING COUNTY AUDITOR;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

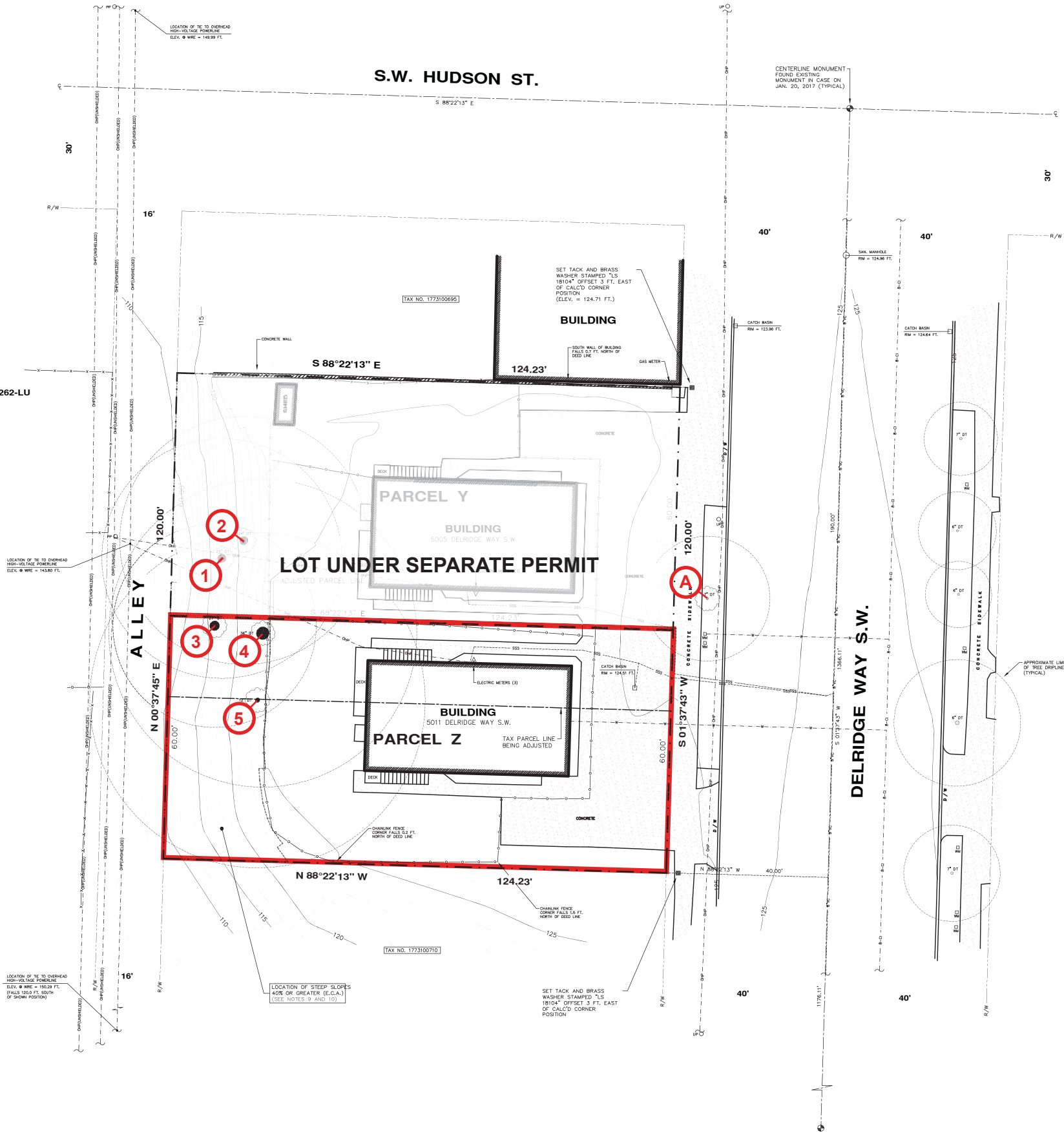
ADJUSTED PARCEL DESCRIPTIONS FOR PROPOSED LBA #3030262-LU

PARCEL Y (7,454 SQ. FT.)
LOT 2 AND THE NORTH HALF OF LOT 3, BLOCK 23, COTTAGE GROVE NUMBER TWO AN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 22 OF PLATS, PAGE 71, RECORDS OF KING COUNTY AUDITOR;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL Z (7,454 SQ. FT.)
THE SOUTH HALF OF LOT 3 AND ALL OF LOT 4, BLOCK 23, COTTAGE GROVE NUMBER TWO AN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 22 OF PLATS, PAGE 71, RECORDS OF KING COUNTY AUDITOR;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JANUARY 20, 2017.
4. PARCEL AREA = 14,908 SQ. FT.
5. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4209-2684810, DATED NOVEMBER 10, 2016.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 1773100700
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. THE AREA OF ON-SITE STEEP SLOPES 40% OR GREATER = 2,716 SQ. FT. OR 18% OF TOTAL PARCEL AREA.
10. THE LOCATION AND AREA OF STEEP SLOPES AS DISPLAYED HEREON ARE APPROXIMATE AND HAVE BEEN DETERMINED TO THE BEST OF OUR ABILITY FROM FIELD DATA COLLECTED BY US DURING THE COURSE OF THIS SURVEY. FINAL DETERMINATION OF THE LOCATION OF STEEP SLOPES, AND ANY ASSOCIATED BUFFERS, IS DEPENDENT UPON REVIEW AND APPROVAL BY THE CITY OF SEATTLE.
11. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTENCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.



SIGNIFICANT TREES

- 1 **BLACK COTTONWOOD:**
26.9" DBH w/ 22ft dripline radius
fair condition
- 2 **BLACK COTTONWOOD:**
28.4" DBH w/ 34ft dripline radius
fair condition
- 3 **BLACK COTTONWOOD:**
26.9" DBH w/ 23ft dripline radius
good/fair condition
- 4 **BLACK COTTONWOOD:**
35.7" DBH w/ 38ft dripline radius
good/fair condition
- 5 **BLACK LOCUST:**
22.9" DBH w/ 29ft dripline radius
good/fair condition

SIGNIFICANT R.O.W. TREES

- A **GALLERY PEAR:**
7.6" DBH w/ 15ft dripline radius
good/fair condition

EXISTING TREES

The current survey and Arborist report show five (5) significant trees on the subject property and one (1) significant tree in the Right of Way. All significant trees were identified, measured for diameter at breast height (DBH), evaluated for condition, and classified as Exceptional or Non-Exceptional according to Seattle DPD Director's Rule 16-2008.

All five (5) significant trees located on the property were all Non-Exceptional. There were no (0) encroaching Exceptional trees located on adjacent private properties. There was one (1) significant R.O.W. tree.

All trees including the five (5) trees located on the property and the one (1) R.O.W. tree, total of six (6) trees, are to be removed for the development of the site.

EXISTING ENVIRONMENTALLY CRITICAL AREA

There is an existing Steep Slope E.C.A. on the subject property. The steep slope has been determined to be created out of man made grading activity.

EXISTING STREET ELEVATIONS

DELRIDGE WAY SW (FACING WEST)



SITE

DELRIDGE WAY SW (FACING EAST)



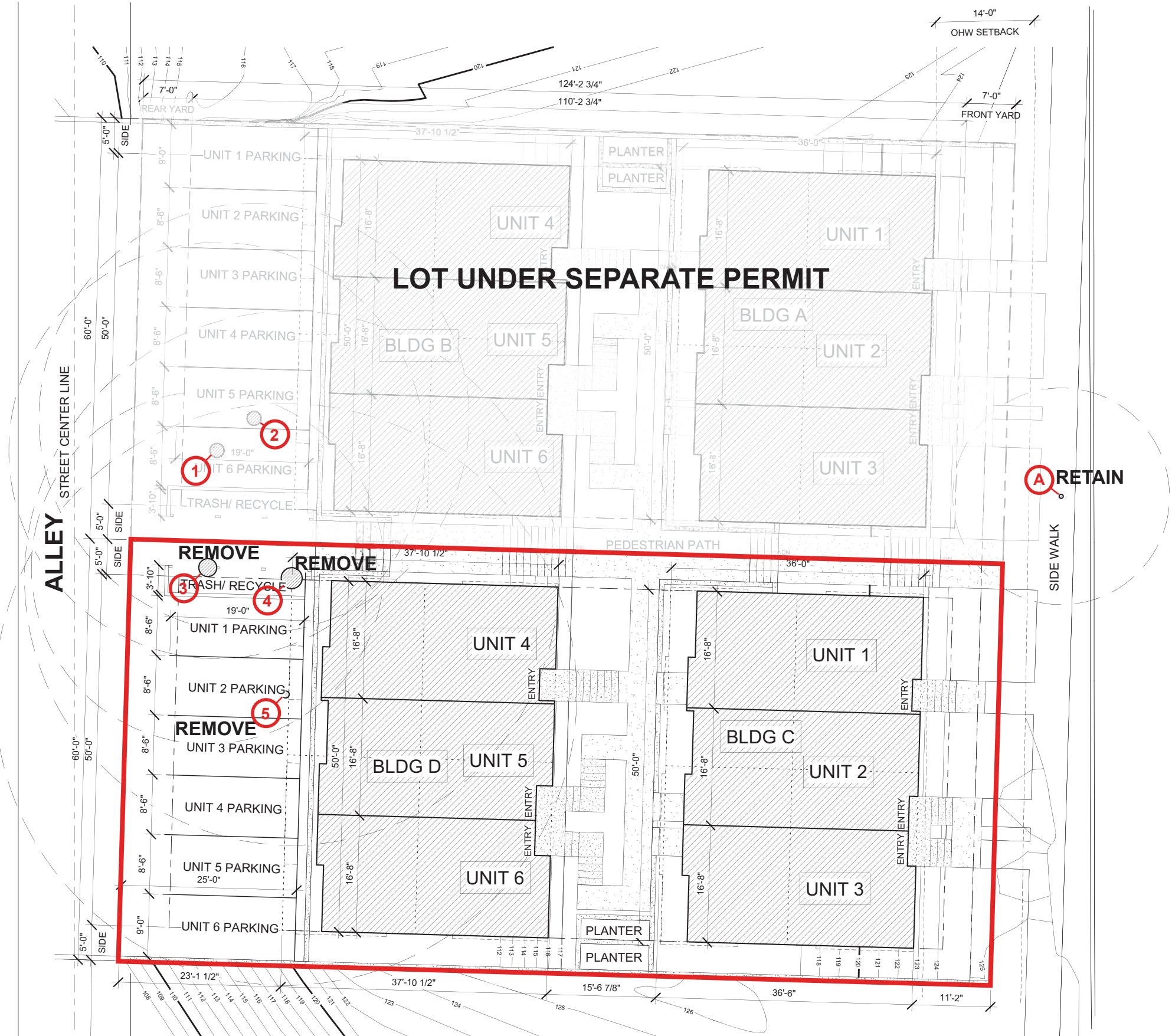
ACROSS FROM SITE

SITE PLAN

LEGAL DESCRIPTION

PROPOSED LEGAL DESCRIPTION

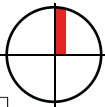
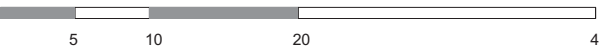
PARCEL Z, LBA #3030262-LU (7,454 SQ FT)



DELRIDGE WAY SW

STREET CENTER LINE

site plan
SCALE: PER GRAPHIC SCALE



LOT AREA	7,454 SF PER DISCRETIONARY LAND USE ACTION SDCI# 3030262
DEVELOPABLE LOT AREA	7,454 SF for multi-family (townhome) project
ZONING	LR2
OVERLAY	None
EXISTING LAND USE	Multi-Family Residential

23.45.512 - DENSITY LIMITS

LR2: no limit for Townhouse developments, if meeting standards of 23.45.510.C (see footnote).

-Six (6) units maximum proposed.

23.45.514 - STRUCTURE HEIGHT

LR2: 30 feet base height
Shed and butterfly roofs may extend 3 feet above limit.

-Proposed buildings to meet height requirements with shed roofs.

23.45.518 - SETBACKS

Front: 7' average, 5' minimum
Rear: 7' average, 5' minimum
Side: 5' for facades less than 40' in length, 7' average & 5' minimum for facades greater than 50' in length
Separation between multiple structures: 10'
Bay windows may project a maximum 2' into setback and separation if they are no closer than 5' to lot line, not more than 10' in width, and no more than 30% of the area of facade.
Unenclosed decks may project a maximum 4' into setback if they are no closer than 5' to the lot line, not more than 20' wide, and separated from other deck by a distance equal to at least ½ of the width of the projection.

-Proposed buildings to comply with setbacks.

23.45.522 - AMENITY AREA

Required amount of amenity area for townhouse developments is equal to 25% of the lot area.
Minimum 50% of the required amenity area to be provided at ground level (except that on the roof of a structure) and may be provided as private or common space.
All units shall have access to an amenity area.
No common amenity areas shall be less than 250 square feet in area.

-Amenity area to be provided at ground level landscaped areas and private decks.

23.45.524 - LANDSCAPING STANDARDS

Landscaping that achieves a Green Factor score of 0.6 or greater is required.
Street trees are required.

-Landscape plan to be provided to show compliance with Green Factor.

23.45.504 - PERMITTED USES

Residential Use permitted outright
Residential Townhouse use proposed

23.45.510 - FLOOR AREA RATIO (FAR) LIMITS

LR2: 1.2 for Townhouse developments, if meeting standards of 23.45.510.C (see footnote)
1.2 * 7,454 SF = 8,944.8 SF allowable

-Proposed buildings to meet FAR requirement.

23.45.527 - STRUCTURE WIDTH

LR2: 90'
The maximum combined length of all portions of facades within 15' of a side lot line shall not exceed 65% of the length of that lot line.
North side lot line: .65 * 124.23 = 80.75' total facade length allowed
South side lot line: .65 * 124.23 = 80.75' total facade length allowed

-Proposed North facade length= 72'-0"
Proposed South facade length= 72'-0"

23.45.529 - DESIGN STANDARDS

Enhance street-facing facades; Foster a sense of community by integrating pedestrian-oriented new development; Provide a sense of openness and access to light and air; Encourage compatibility of variety of housing types with scale and character of neighborhood.

-Proposed buildings to utilize articulation, architectural features, and materials to provide variety in facades. Large windows and doors will provide light and ventilation, with common and private access to outdoor amenity areas. A visually prominent pedestrian entry on the street-facing facade will be provided, along with additional architectural details to identify individual townhouse units.

23.45.536 - PARKING LOCATION, ACCESS AND SCREENING

Required parking (per 23.45.015.C) shall be located in a parking area at the rear of the lot in accordance with 23.45.510.E.5.

-Each unit will be provided with one parking space located at the rear of the lot. Access is taken from the alley. No parking, parking access or garage doors will be visible from Delridge Way SW.

23.54.015 - REQUIRED PARKING

Per Table B, multifamily residential uses are required 1 space per dwelling unit.

-1 space per dwelling unit is provided onsite located at the rear of the lot. A large parking stall is provided.

23.45.510.C - ADDITIONAL CODE REFERENCES

- Standards to meet in order to qualify for higher FAR and higher density:
1. Proposed development to meet the green building standard.
 2. Improvements to alley must be made if abutting an alley.
 3. Parking location to be located in a parking area or structure at the rear of the lot.
 4. Access to parking shall be from a street with no more than one driveway.

CS1 NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

B. Sunlight and Natural Ventilation
Sun and Wind: Take advantage of solar exposure and natural ventilation available on site where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

Private decks for each unit are located on the west side of the buildings in order to gain as much sunlight without being blocked by neighboring buildings. Roof decks for each unit are provided for additional access to light and air. Doors and operable windows are located on all sides of the buildings to promote ventilation and fresh air. Bedrooms are located on the ends of buildings to take advantage of building corners with windows on two sides.



CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes
Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

The proposed development is in alignment regarding to height, bulk, and scale with neighboring buildings. Architectural modulation, detailing, and placement of glazing emphasizes a pedestrian scale. The project helps to transition the neighborhood into a more pedestrian friendly zone by encouraging resident access from Delridge SW to the central courtyard.



PL1 CONNECTIVITY

Complement and contribute to the network of open spaces around the site and connections among them.

A. Network of Open Spaces
Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities.

A large central pathway leading from the street to the interior courtyard invites residents and guests to the core public area. This localized zone creates a hub for neighbors and visitors to interact outside of their homes, fostering a tight-knit community.



PL3 STREET LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries
Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part.

Individual unit entries from the street will be marked with overhangs, exterior lights, and address numbers. They will be easily identifiable and protected from weather.



DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. Massing

Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies, or other elements; and/or highlighting building entries.

B. Architectural and Facade Composition

Facade Composition: Design all building facades considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

C. Secondary Architectural Features

Dual Purpose Elements: Consider architectural features that can be dual purpose – adding depth, texture, and scale as well as serving other project functions.

D. Scale and Texture

Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

All facades use a combination of decks, overhangs, modulation, material changes, and changes in the facade plane to create interest and articulation to reduce perceived mass.

With a simple shed roof form and well-articulated facades, the whole building feels cohesive and interesting. Windows are aligned to create rhythm, and materials are given breaks and changes in color to break down the scale.

-Decks are incorporated at second floors, which serve as outdoor amenity spaces, but also provide relief in the overall facade and overhead weather protection for the floor below. Building projections are used to increase floor area within the building, but also provide modulation on the exterior elevations.

-Landscaping is incorporated at the street-facing facade and interior courtyard to welcome and encourage a human scale. The entries are covered and protected from weather and appropriately lit to invite pedestrians. Textural changes in material foster opportunities for interaction with the building street facade.



DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

A. Building Materials

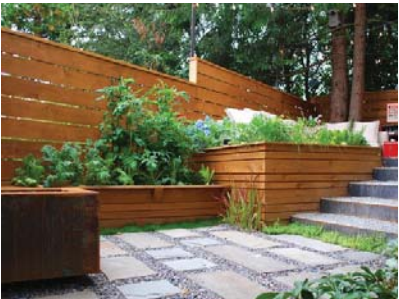
Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.

D. Trees, Landscape and Hardscape materials

Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

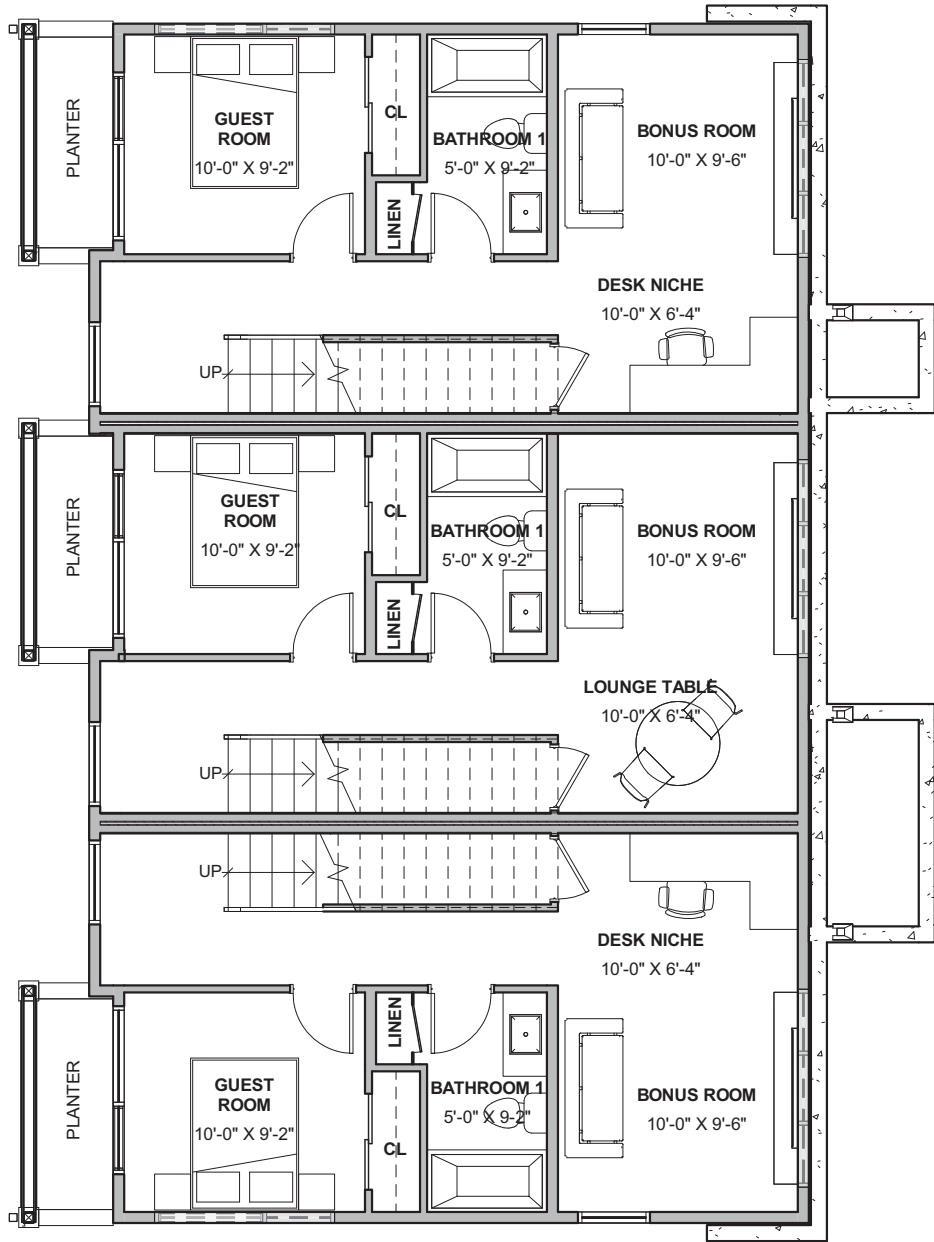
The preferred material palette includes smooth fiber cement panels and fiber cement lap siding. The variety of scale, colors, and textures provide interest, and each of the materials are easily maintainable.

Landscape and planting plan will accentuate the open areas and create visually welcoming areas. Landscaping will be designed with native and low-maintenance plants that can thrive in this location.

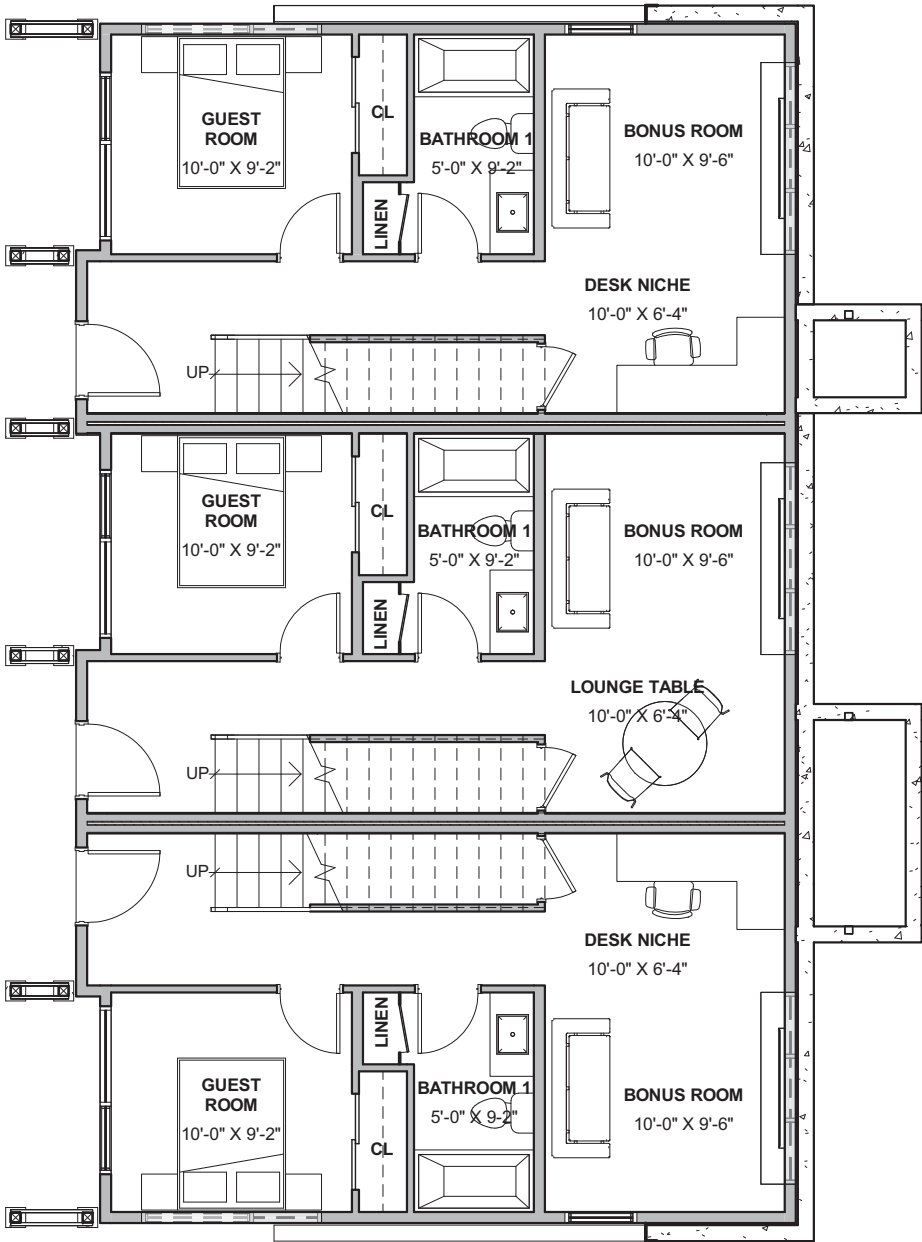


ARCHITECTURAL CONCEPT: FLOOR PLANS

SDR PACKET - 06-28-2018
DELDRIDGE WAY SW

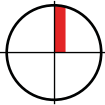


BLDG B



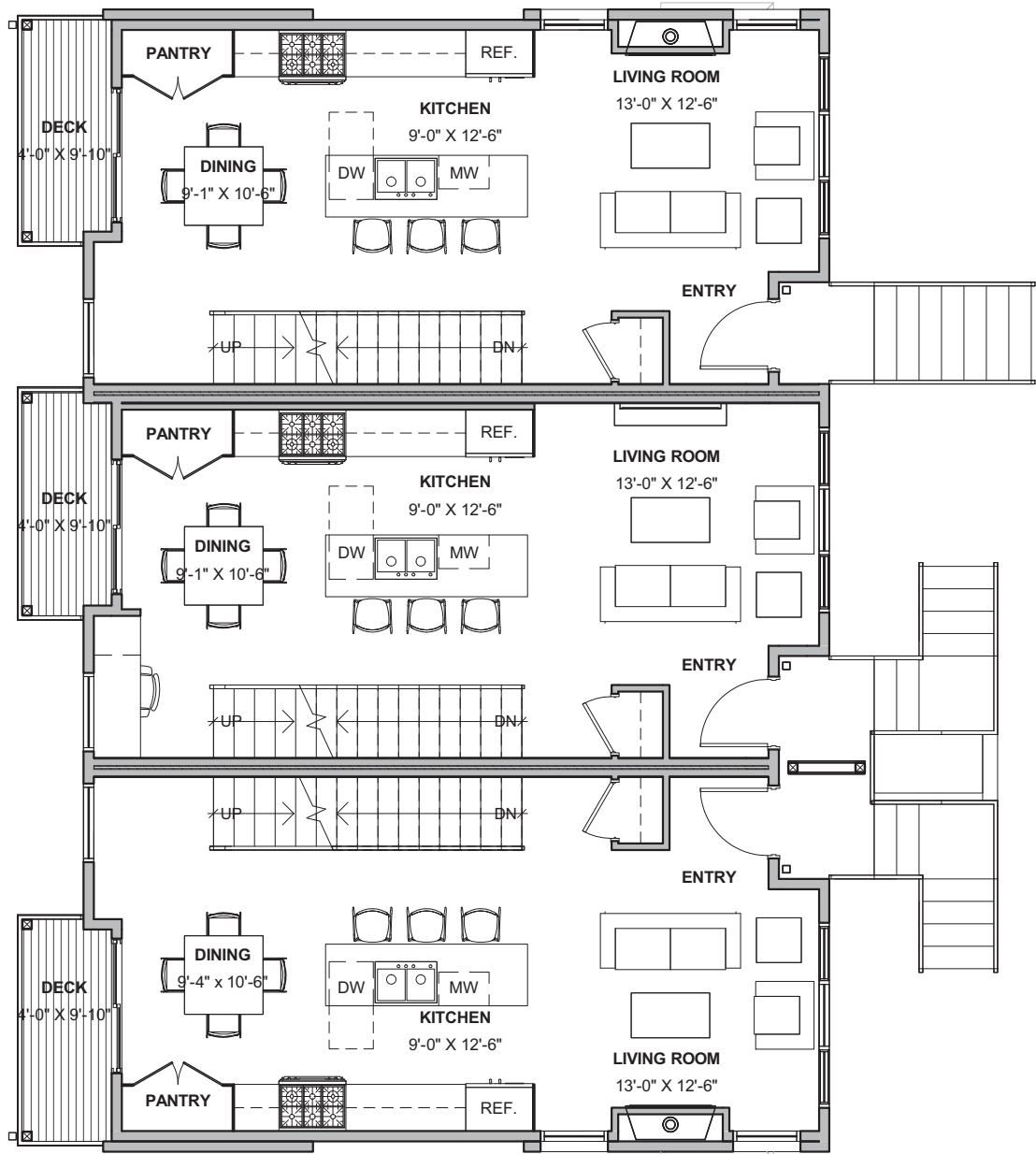
BLDG A

first floor plans
SCALE: N.T.S.

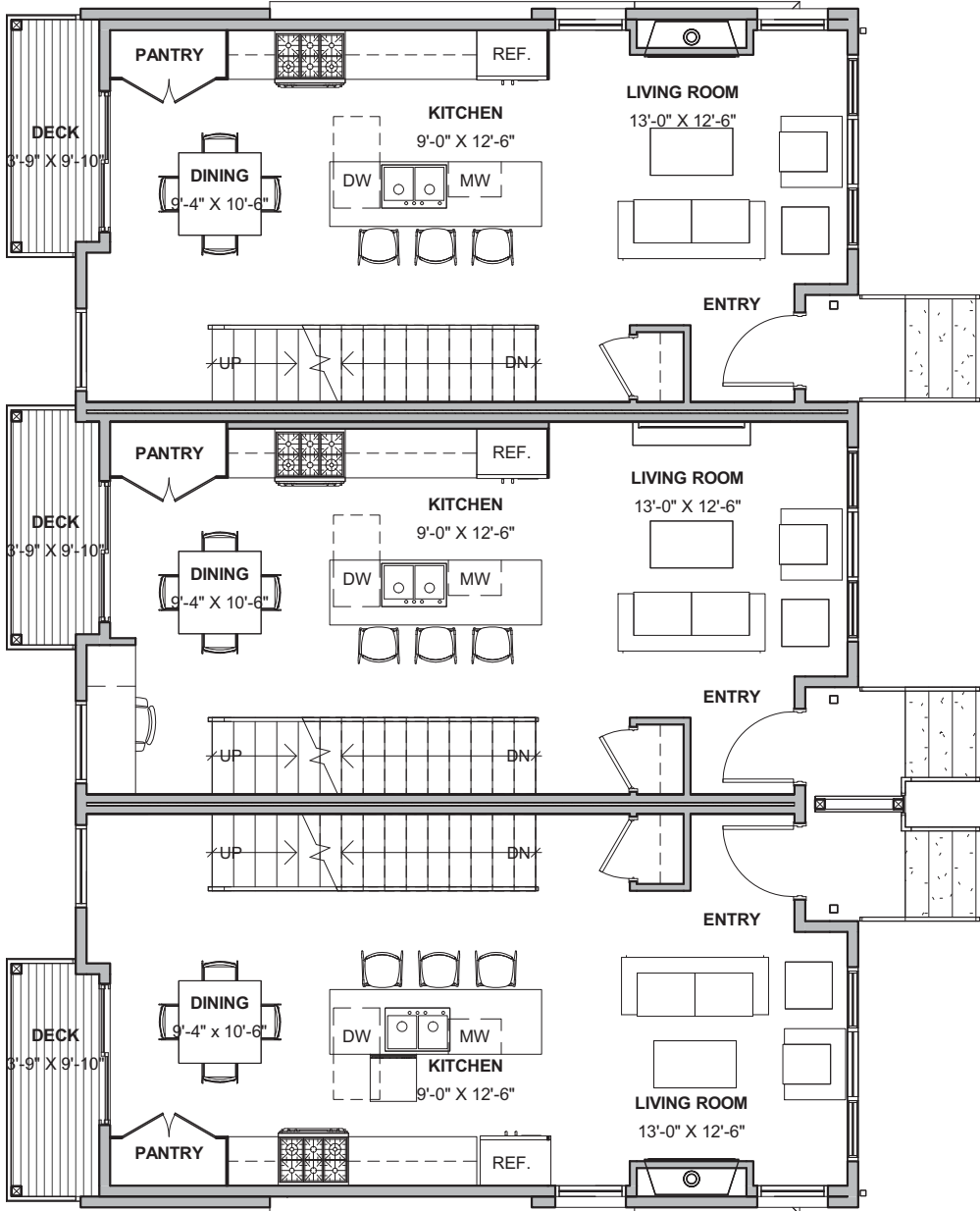


ARCHITECTURAL CONCEPT: FLOOR PLANS

SDR PACKET - 6-28-2018
DELRIDGE WAY SW

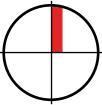


BLDG B



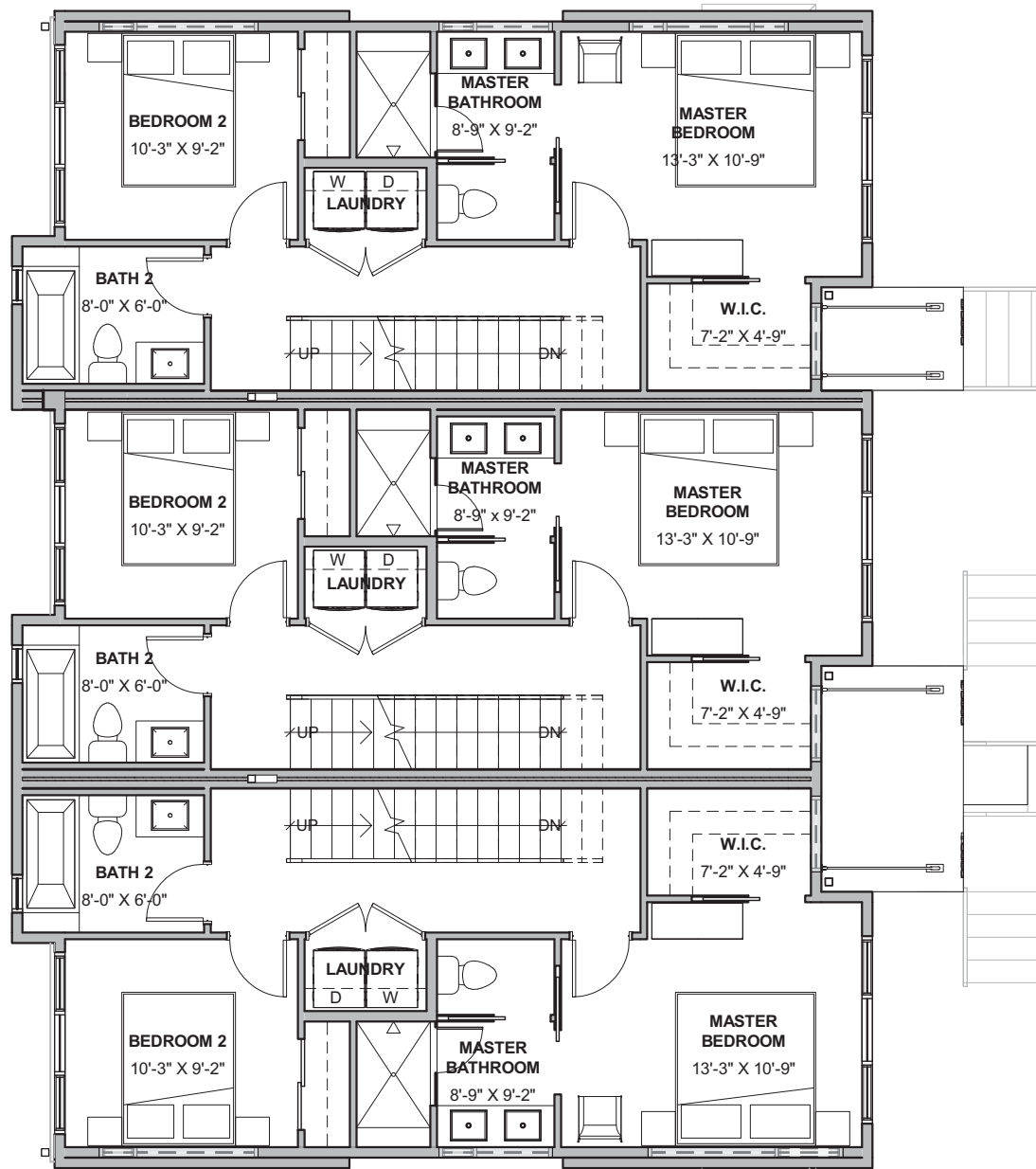
BLDG A

second floor plans
SCALE: N.T.S.

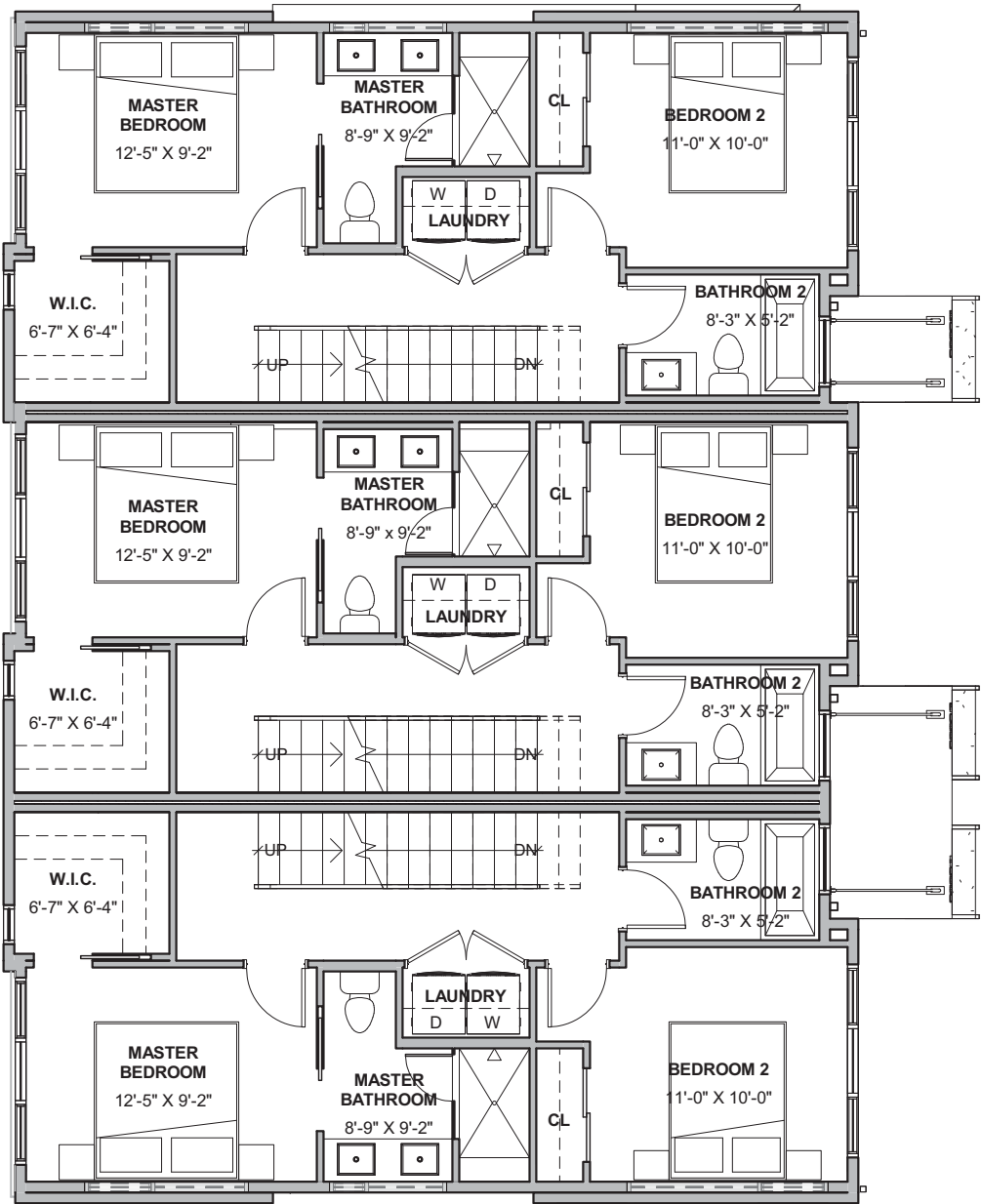


ARCHITECTURAL CONCEPT: FLOOR PLANS

SDR PACKET - 06-28-2018
DELRIDGE WAY SW

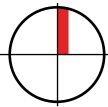


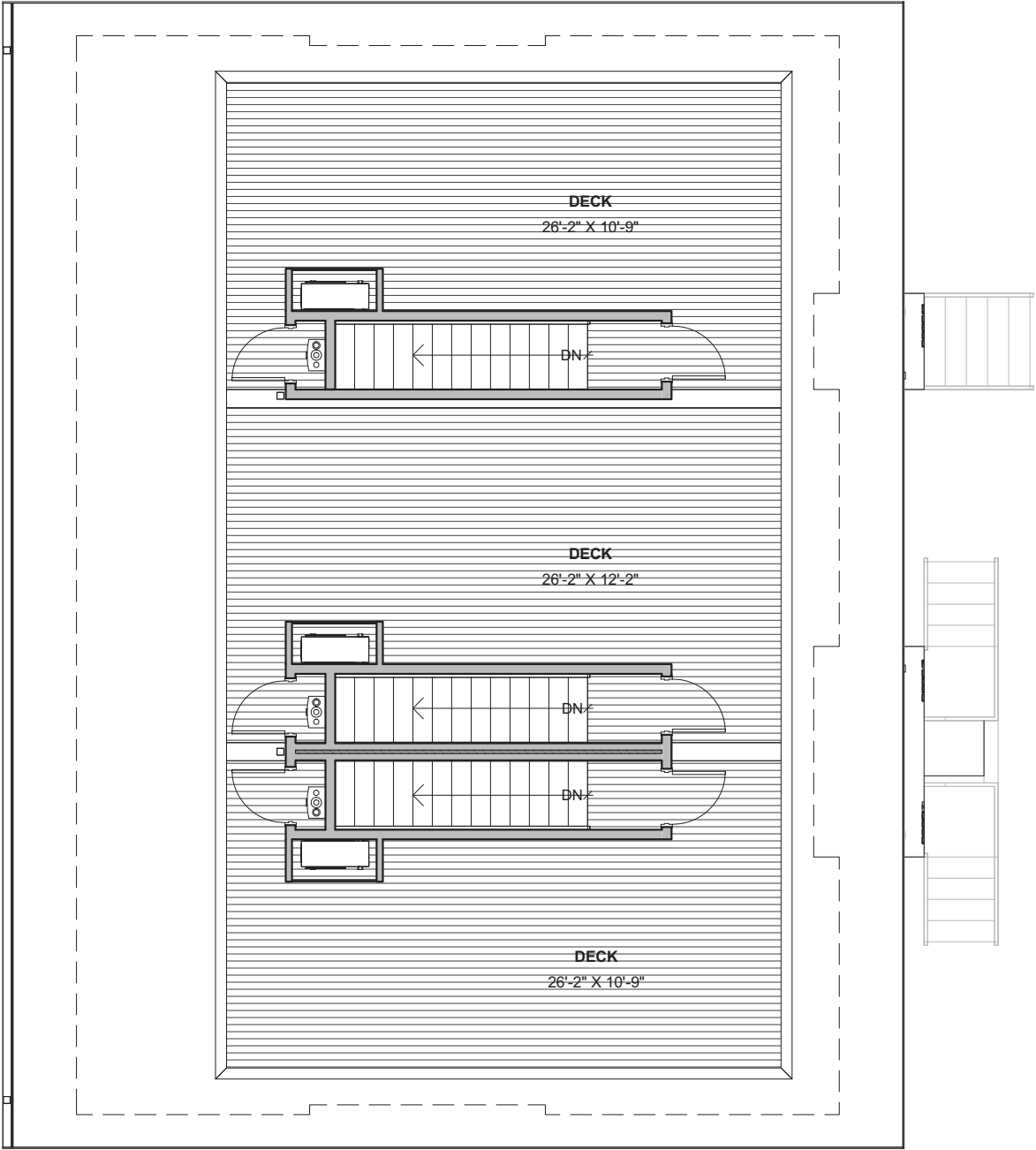
BLDG B



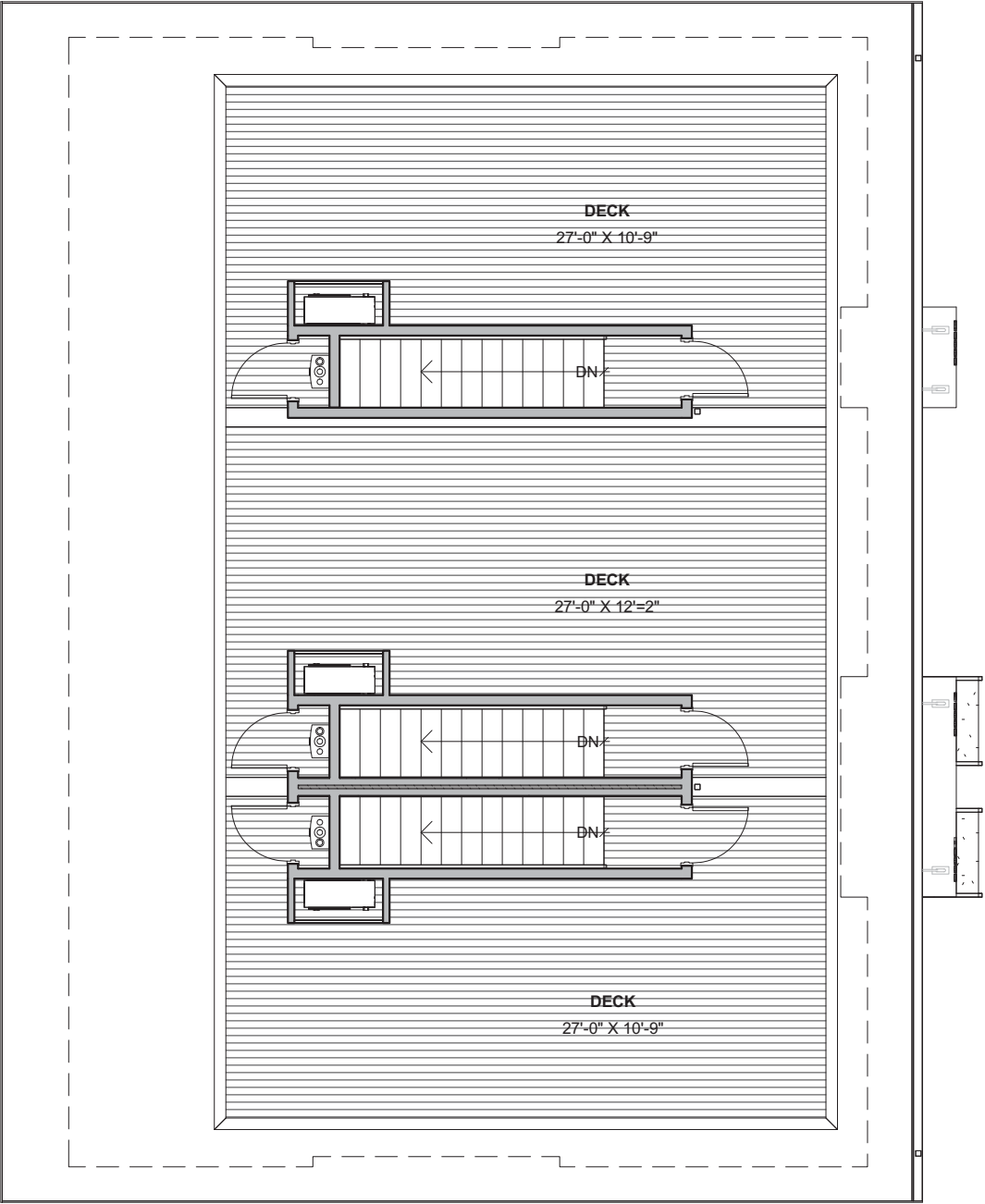
BLDG A

third floor plans
SCALE: N.T.S.



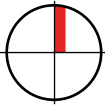


BLDG B



BLDG A

roof deck plans
SCALE: N.T.S.





STREET VIEW

PROPOSED STRUCTURE

NEIGHBORING PROJECT

EXISTING NEIGHBORING
MULTI FAMILY BUILDING



STREET VIEW

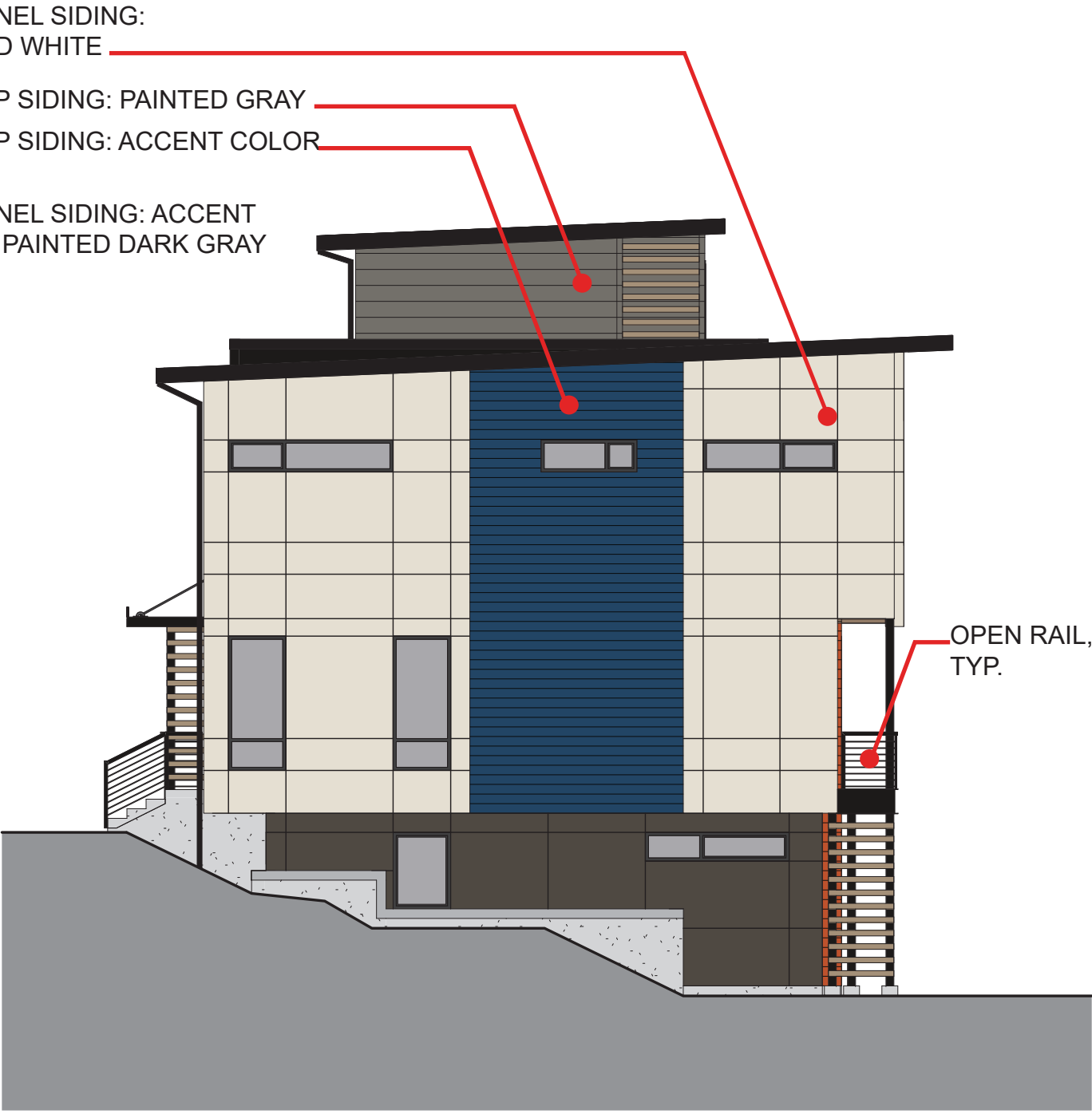
PROPOSED STRUCTURE

NEIGHBORING PROJECT

EXISTING NEIGHBORING
MULTI FAMILY BUILDING



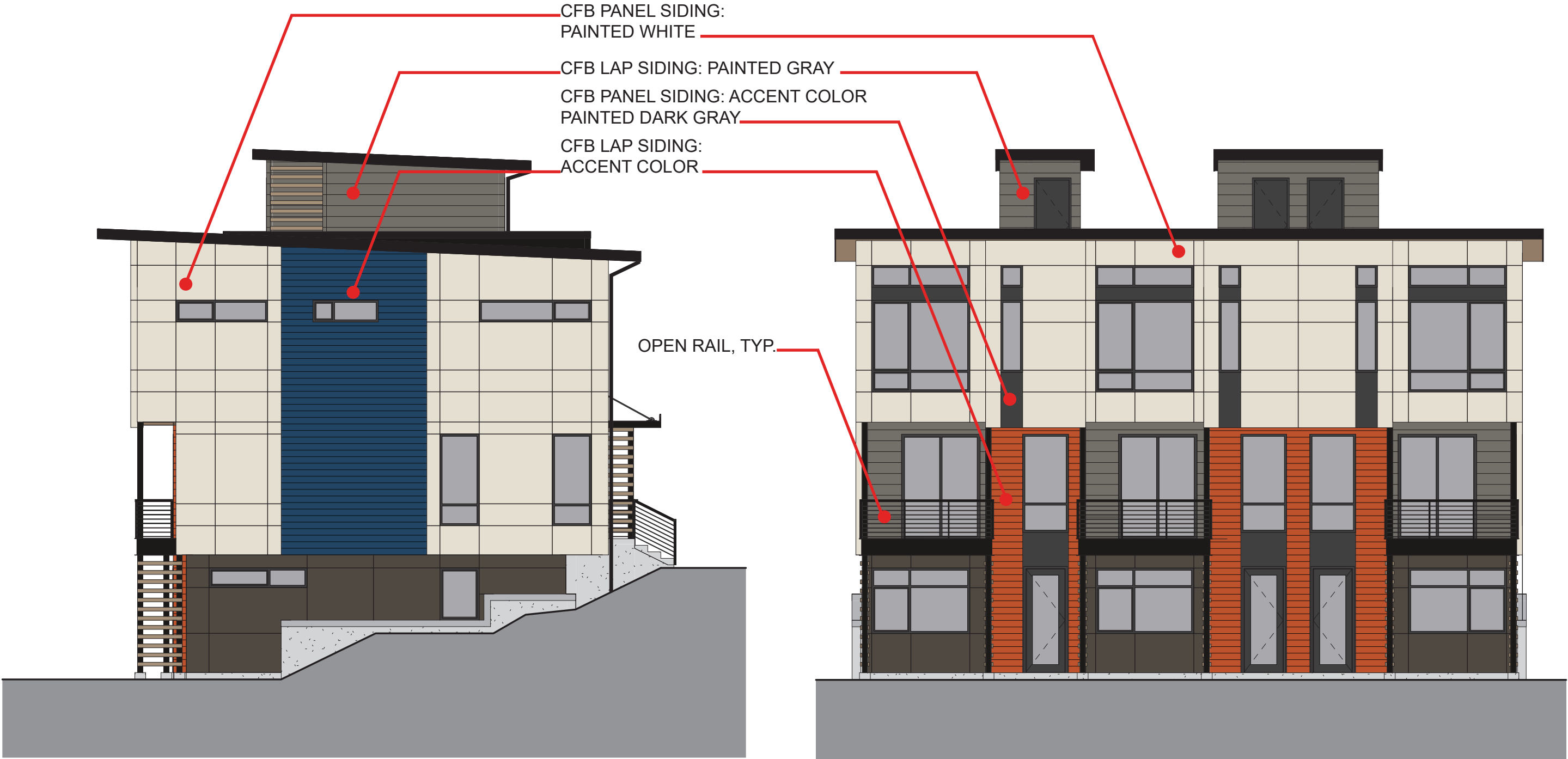
BLDG A: EAST ELEVATION



BLDG A: NORTH ELEVATION

ARCHITECTURAL CONCEPT: ELEVATIONS

SDR PACKET - 6-28-2018
DELRIDGE WAY SW



BLDG A: SOUTH ELEVATION

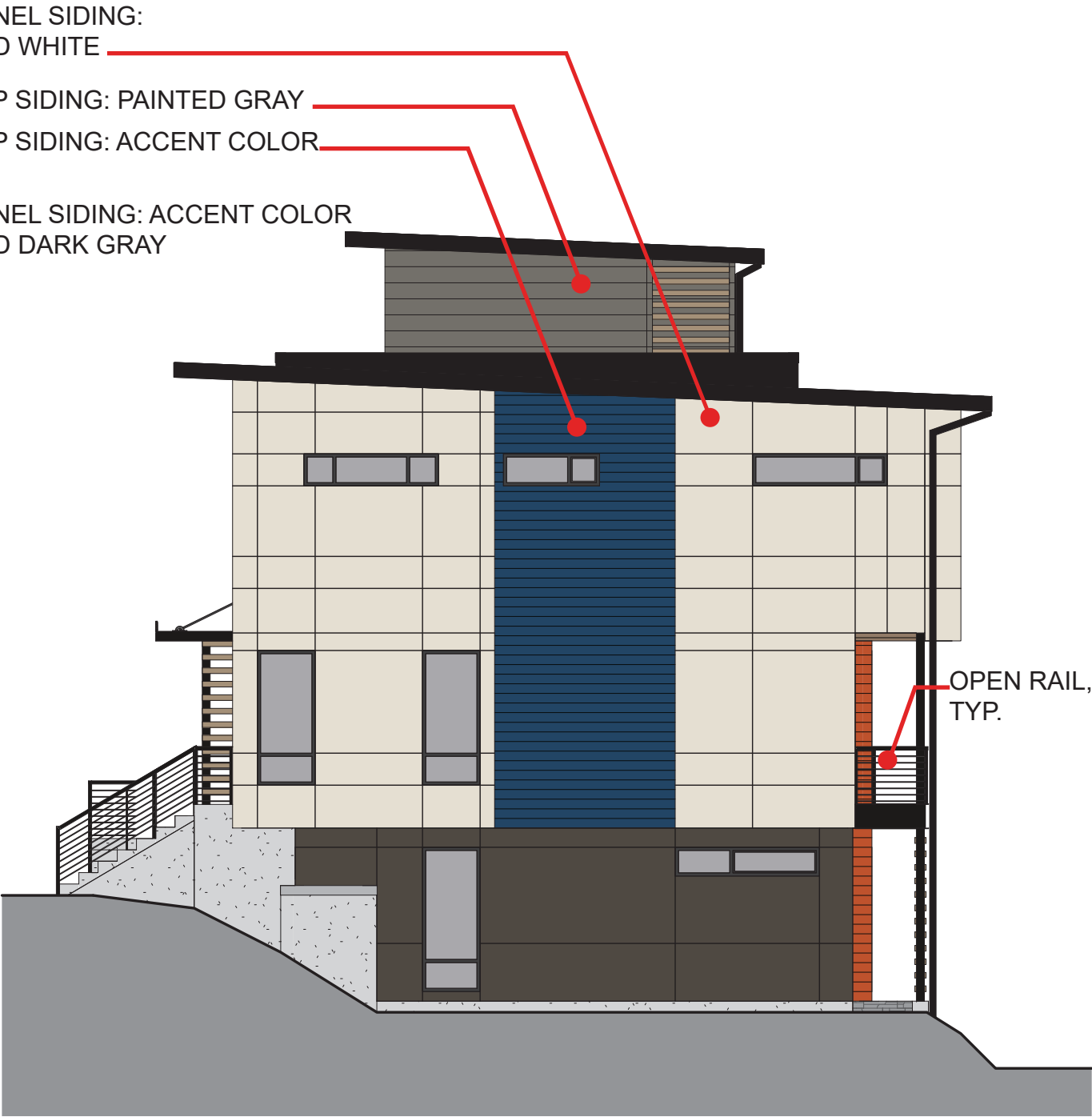
BLDG A: WEST ELEVATION

ARCHITECTURAL CONCEPT: ELEVATIONS

SDR PACKET - 06-28-2018
DELRIDGE WAY SW



BLDG B: EAST ELEVATION



BLDG B: NORTH ELEVATION

CFB PANEL SIDING:
PAINTED WHITE

CFB LAP SIDING: PAINTED GRAY

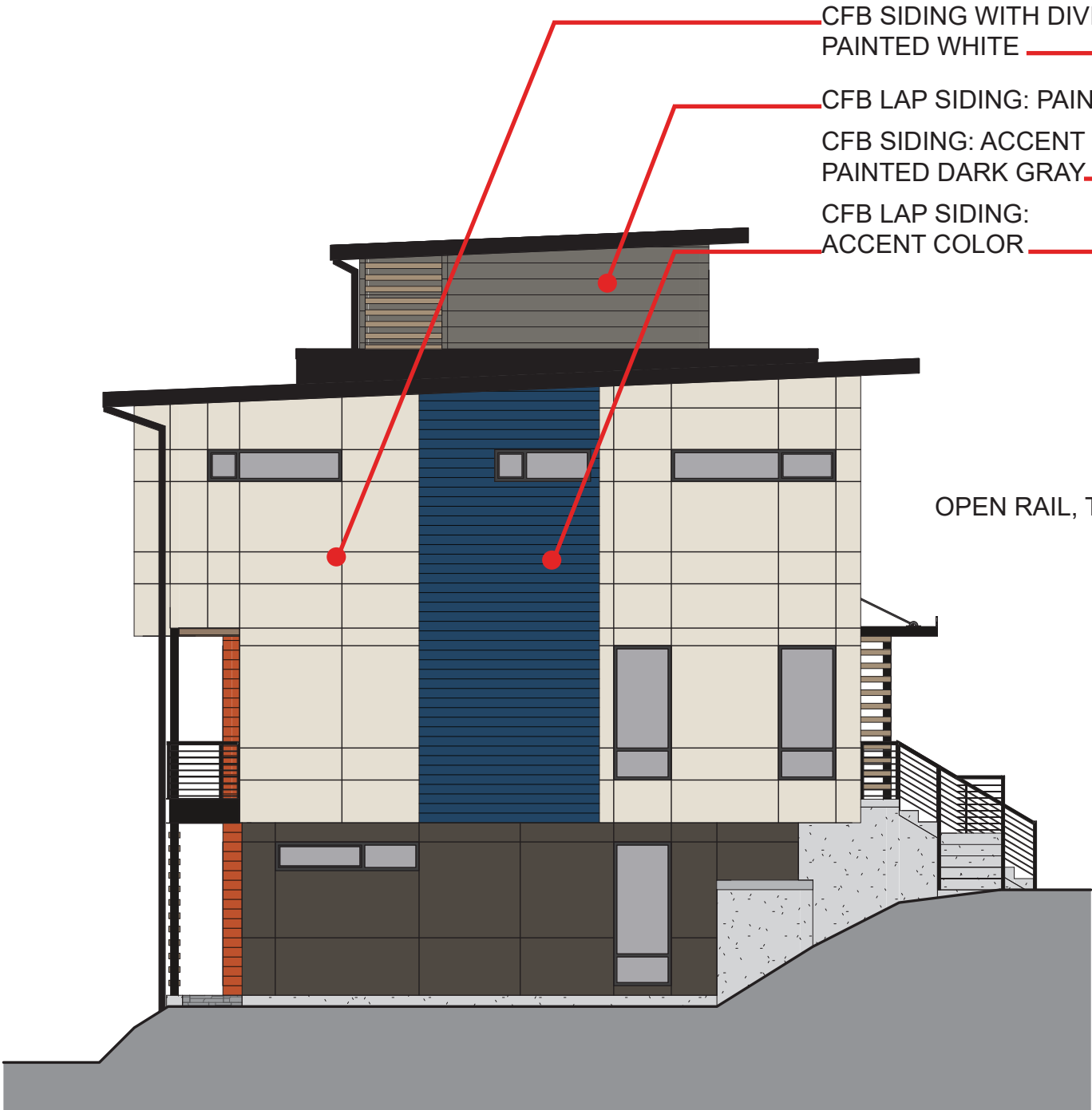
CFB LAP SIDING: ACCENT COLOR

CFB PANEL SIDING: ACCENT COLOR
PAINTED DARK GRAY

OPEN RAIL,
TYP.

ARCHITECTURAL CONCEPT: ELEVATIONS

SDR PACKET - 6-28-2018
DELRIDGE WAY SW



BLDG B: SOUTH ELEVATION



BLDG B: WEST ELEVATION

ARCHITECTURAL CONCEPT: ELEVATIONS

SDR PACKET - 06-28-2018
DELRIDGE WAY SW

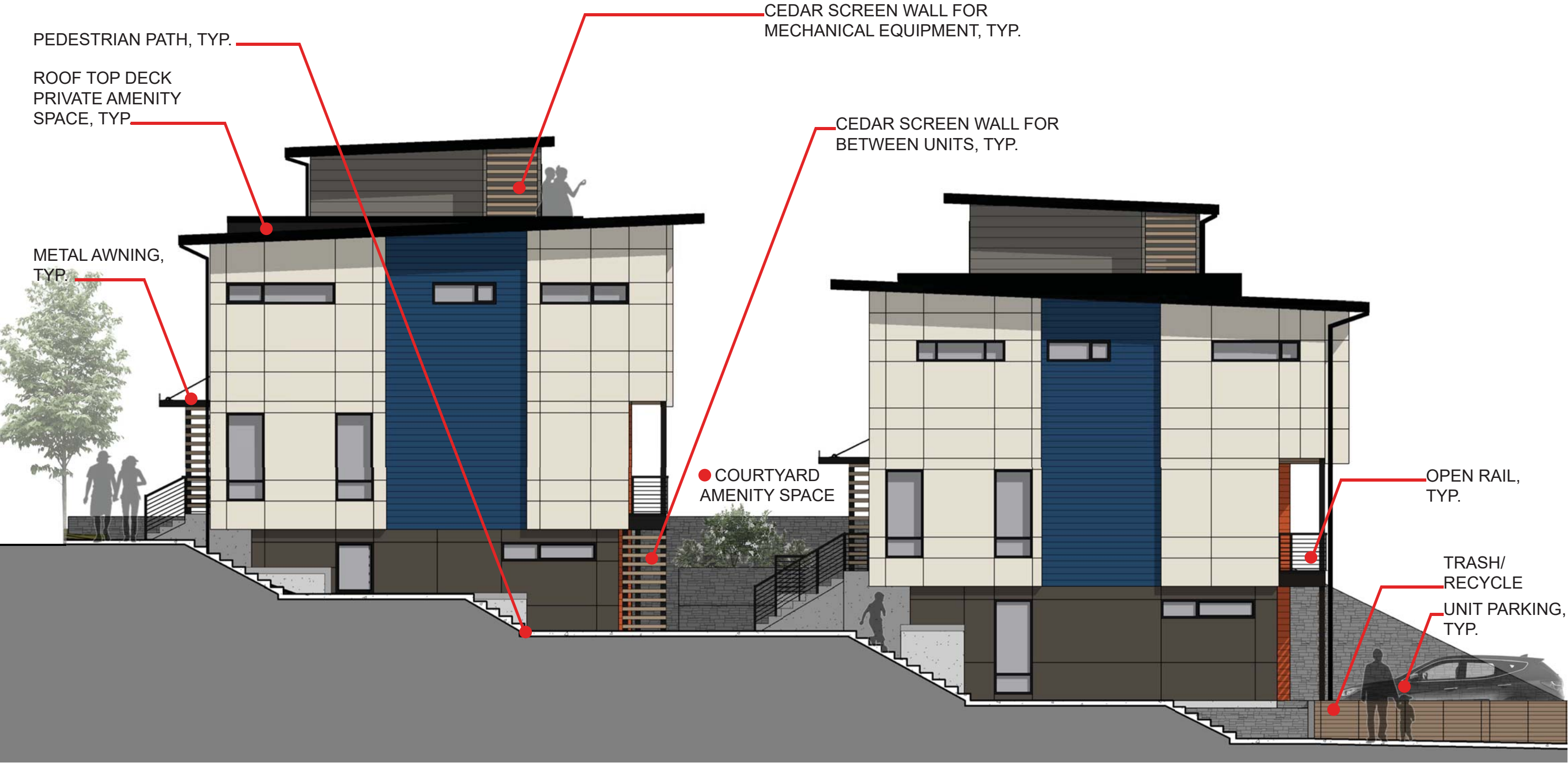


SITE: SOUTH ELEVATION

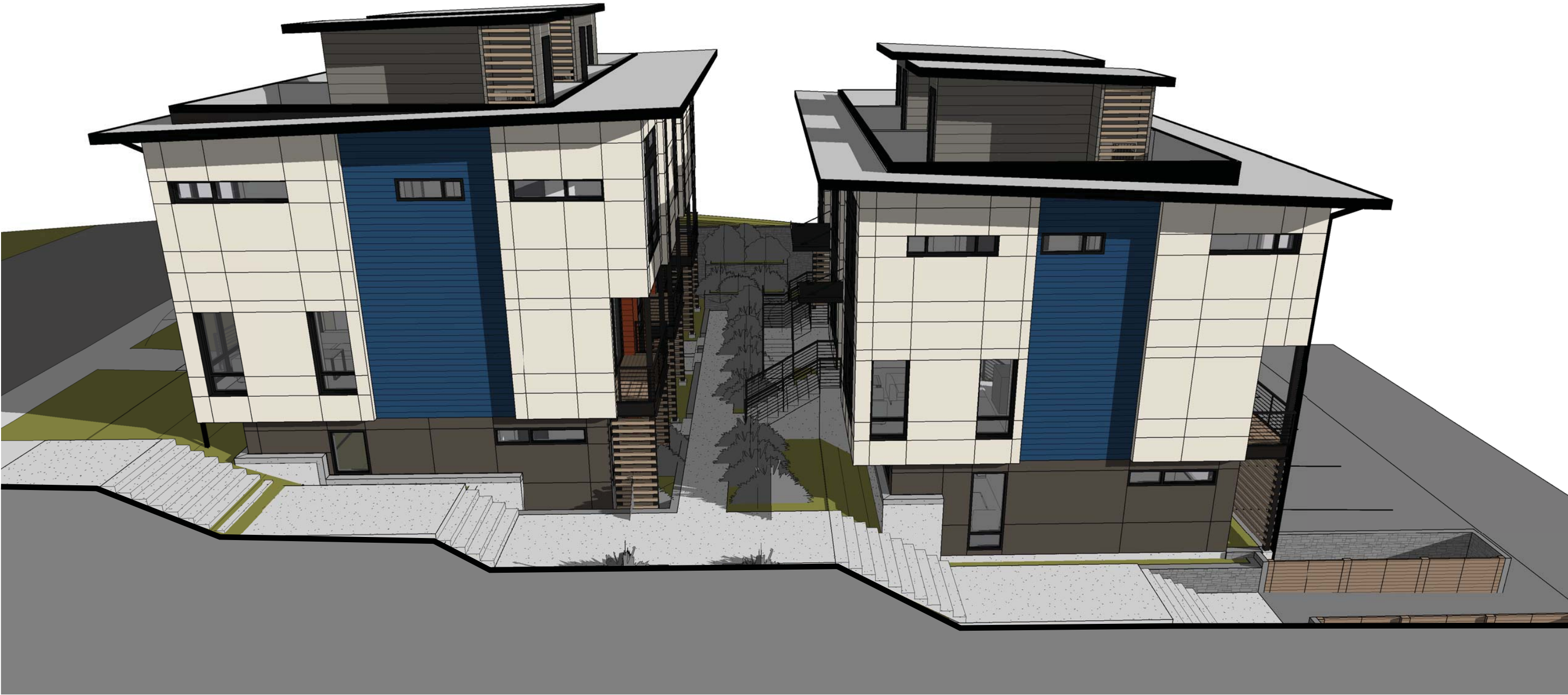


ARCHITECTURAL CONCEPT: ELEVATIONS

SDR PACKET - 6-28-2018
DELRIDGE WAY SW



SITE: NORTH ELEVATION



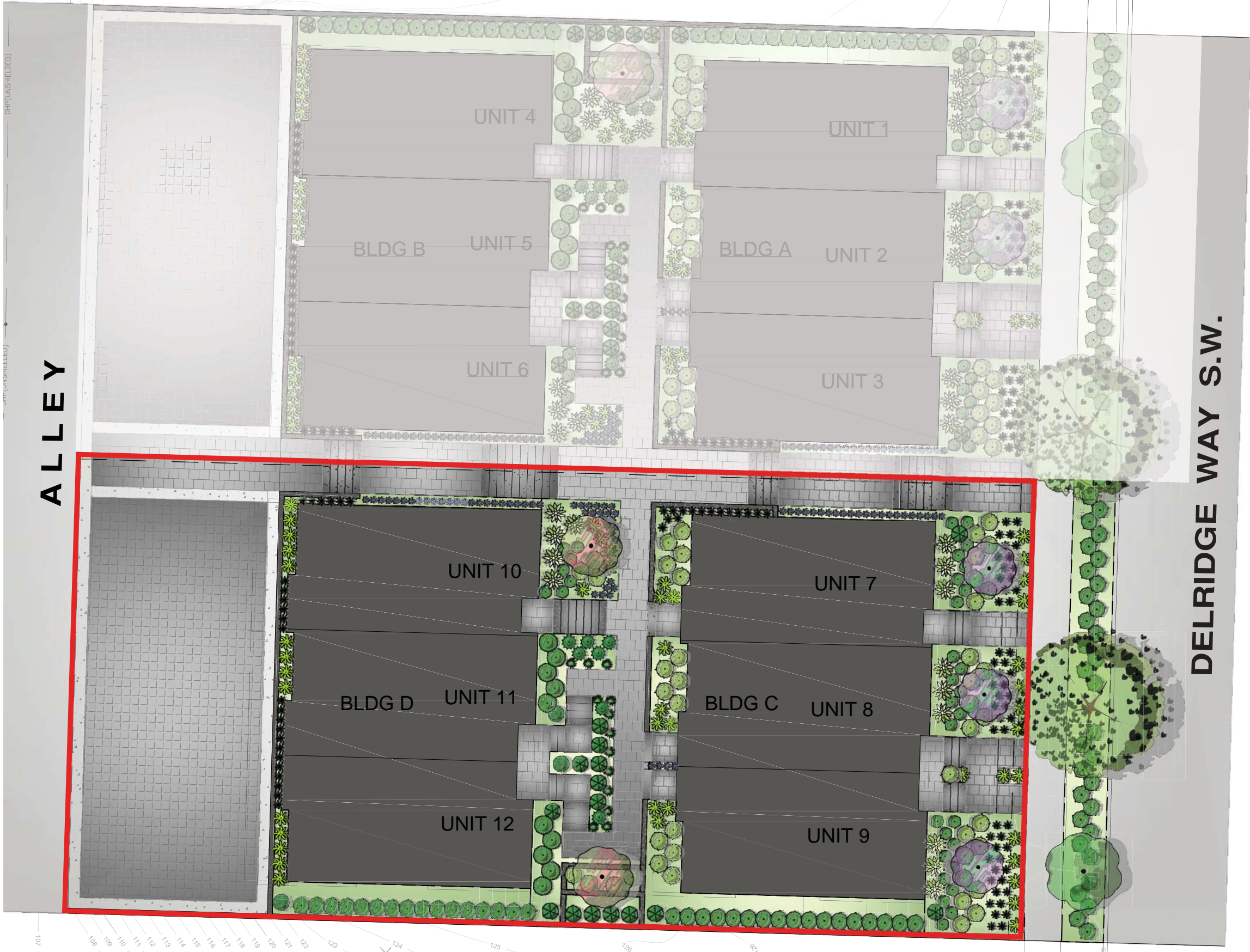
PEDESTRIAN PATH



AERIAL FROM SOUTH

LANDSCAPE DESIGN: PLANTING PLAN

SDR PACKET - 06-28-2018
DELRIDGE WAY SW

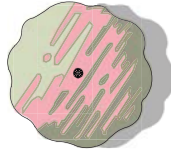
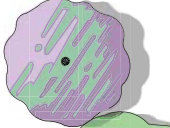
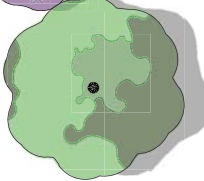
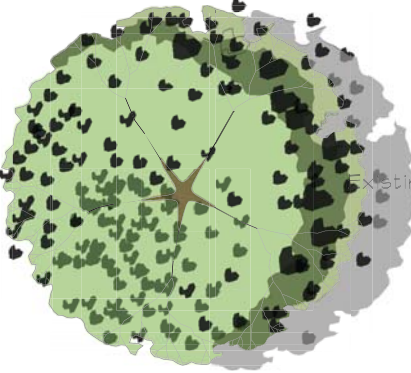


site plan
SCALE: PER GRAPHIC SCALE

LANDSCAPE DESIGN: PLANTING DETAILS

SDR PACKET - 6-28-2018
DELRIDGE WAY SW

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	1.5" Cal
	Fagus sylvatica 'Danyck'	Danyck Beech	1.5" Cal
	Malus zumi calocarpa Street Tree	Redbud Zumi Crabapple	2" Cal
EXISTING TREE	BOTANICAL NAME	COMMON NAME	SIZE
		Existing Street Tree To Remain	Varies

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	1 gal
	Hakonechloa macra 'Aureola'	Golden Variegated Hakonechloa	1 gal
	Leucothoe fontanesiana 'Rainbow'	Rainbow Leucothoe	2 gal
	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal
	Nandina domestica 'Gulf Stream' TM	Heavenly Bamboo	2 gal
	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	1 gal
	Osmanthus heterophyllus 'Goshiki'	Goshiki Holly	2 gal
	Prunus laurocerasus 'Mount Vernon'	Mount Vernon Laurel	2 gal
	Sarcococca hookeriana humilis	Dwarf Sweet Box	1 gal
	Sarcococca ruscifolia	Fragrant Sarcococca	2 gal
	Taxus x media 'H.M. Eddie'	H.M Eddie Yew	3'-5' Ht

