

# Administrative Design Guidance Application



**OWNER:**  
ADAM KOCH  
6983 24TH AVE SW  
Seattle, WA 98106

**PROJECT:**  
DELRIDGE WAY TOWNHOUSES  
8417 DELRIDGE WAY SW  
Seattle, WA 98106

**ARCHITECT:** Novion Group Inc.  
8634B 3rd Ave NW  
Seattle, WA 98117  
rod@noviongroup.com (206.361.6133)



TABLE OF CONTENTS

3

PROJECT ZONING & INFORMATION

Development Objectives

Project Description

Zoning Map

Neighborhood Analysis

7

VICINITY INFORMATION

Vicinity Map

Existing Buildings in Immediate Vicinity of Subject Site

Existing Neighborhood Style and Context thru photos

11

SITE DETAILS

Site Survey

Site Analysis

Street Elevations

Zoning Synopsis

17

DESIGN GUIDELINES RESPONSES

20

DESIGN OPTIONS & MASSING

Option A—Site Layout and Description

Option A—Massing

Option B—Site Layout and Description

Option B—Massing

Option C (preferred option)—Site Layout and Description

Option C (preferred option)—Massing

Option C (preferred option)—Additional Massing Views

Option C (preferred option)—Landscape Plan

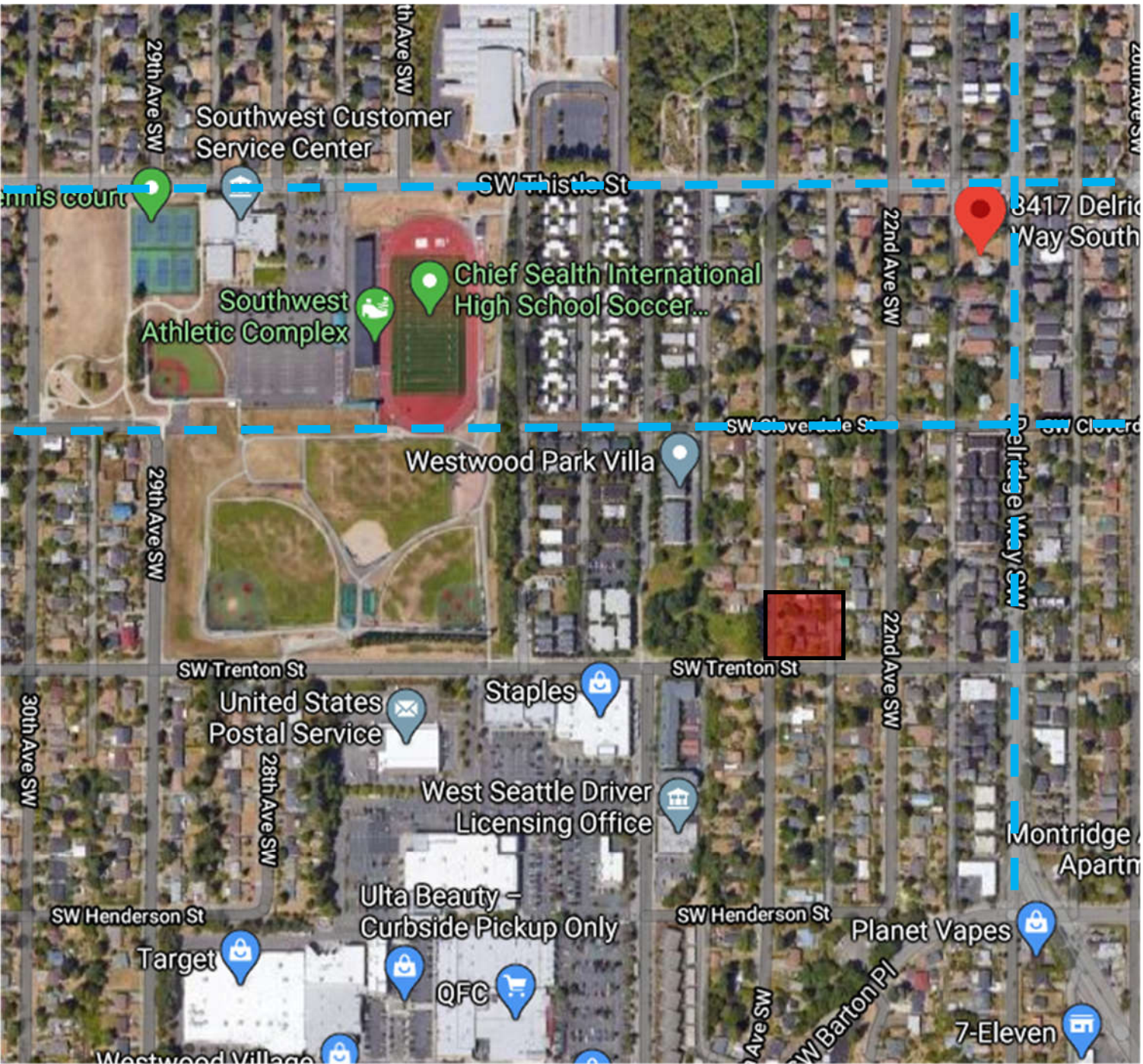
Option C (preferred option)—Shadow Study

29

COMMUNITY OUTREACH MATERIAL

30

OTHER MODERN DESIGNS BY ARCHITECT



N



# DEVELOPMENT OBJECTIVES

## PROJECT TEAM

**Owner: Adam Koch**  
6983 24th ave sw  
Seattle, WA 98106  
Contact: Michael Nelson

**Architect & Applicant: Novion Group Inc.**  
8634B 3rd Ave NW  
Seattle, WA 98117  
Contact: Shaun Novion

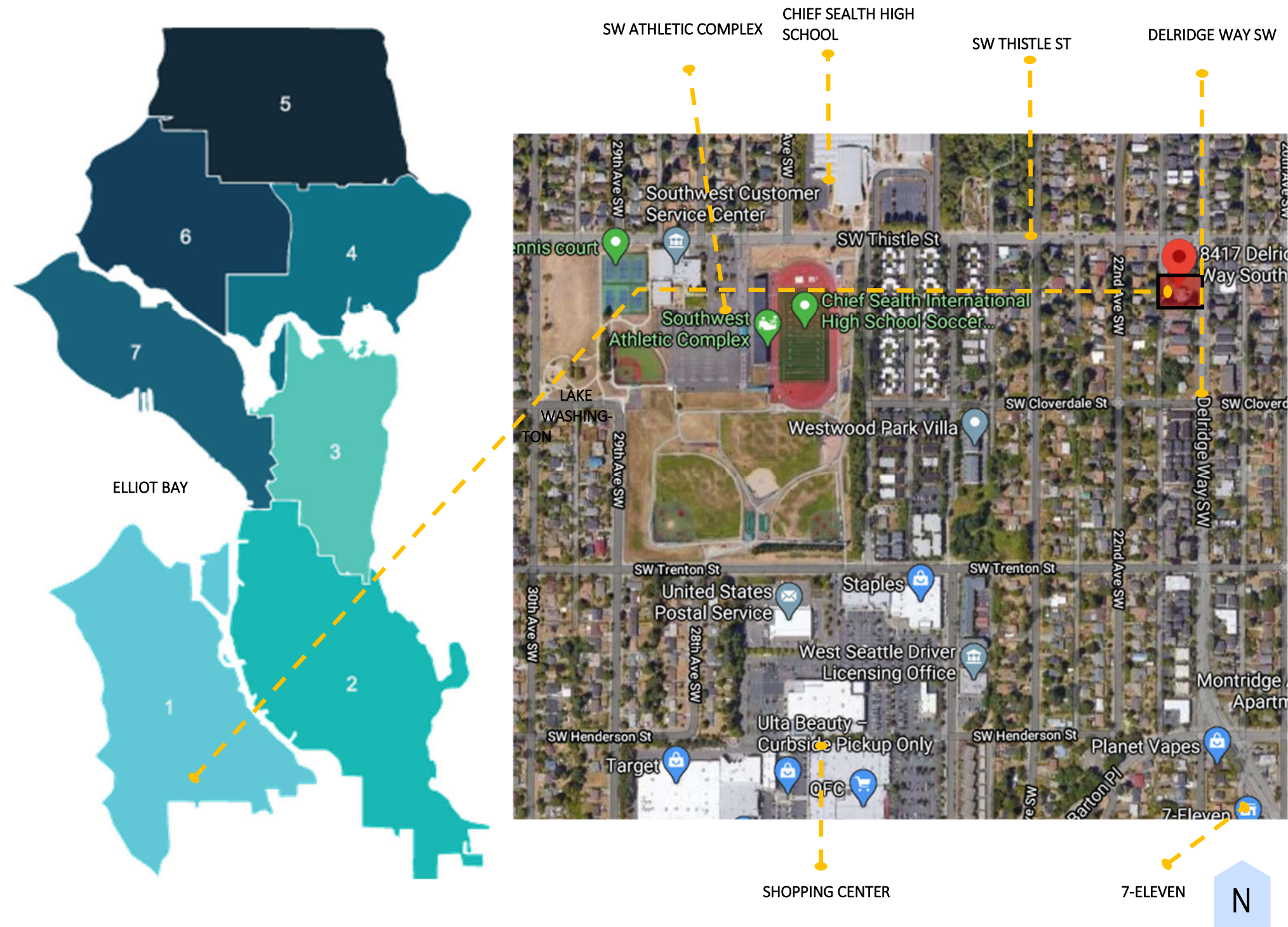
**Landscape Architect: GHA Landscape Architects**  
1417 NE 80th St  
Seattle, WA 98115  
Contact: Neil Buchanan

**SDCI Project #3033306-EG**  
Contact: xxx

**Existing Site:**  
Address: 8417 Delridge Way SW  
Location: South of SW Thistle ST; East of Delridge Way SW.  
Site Area: 15,314 SF  
Existing Development: Single family

**Project Proposal:**  
Number of Residential Units: 14 new townhouse units  
Number of Parking Stalls: 14 surface stalls  
Gross Floor Area of Residential Use: 21,427 SF

**Developmental Objective:**  
To provide more multifamily housing in a neighborhood with a plan to increase the density of underutilized Lowrise lots. The proposal is to provide 14 new townhouse units in a location where the residents will benefit from the easy connection to the neighborhood amenities and public transportation, as well as





# PROJECT DESCRIPTION

**Project Description:** Demolish existing structure. Construct (2) buildings with 7 units per building with a total of 14 units.

The subject site is currently a residential single family home on an LR2 (M) zoned lot. It is located along Delridge Way SW. The site is part of the Westwood-Highland Park residential urban village.

With a proposed expansion of the Westwood–Highland Park Residential Urban Village and an increased need for housing per desired density limits, this proposal aims to develop 14 new modern influenced townhouse units available for purchase, on a lot along Delridge Way SW and SW Thistle St.

**Site Information:**

- City: City of Seattle
- Existing Zoning: LR2 (M)
- Site Area: 15,314 SF
- APN Number: 9485700195

Comprehensive Plan Land Use: Delridge Plan



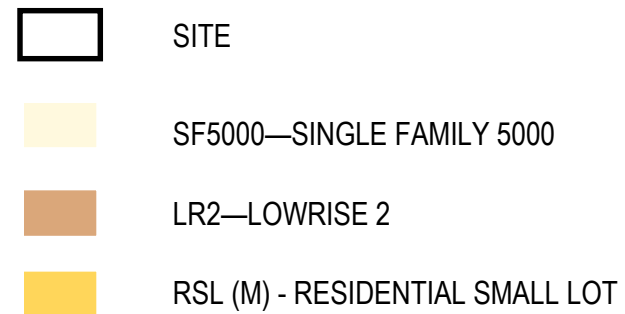


# ZONING MAP

The area directly west of the subject site is zoned RSL (M) . South along Delridge Way SW, LR2 continues. NW about a quarter of a block it is zoned for SF5000. 1 block east of the site the zone changes to SF5000.

There is a planned effort to continue defining the neighborhood, through growth and urban planning along Delridge Way SW.. The goal is to create a walkable tree lined street with connectivity through parks, schools, transit and engaging public spaces that foster a sense of community.

LEGEND: CURRENT ZONING

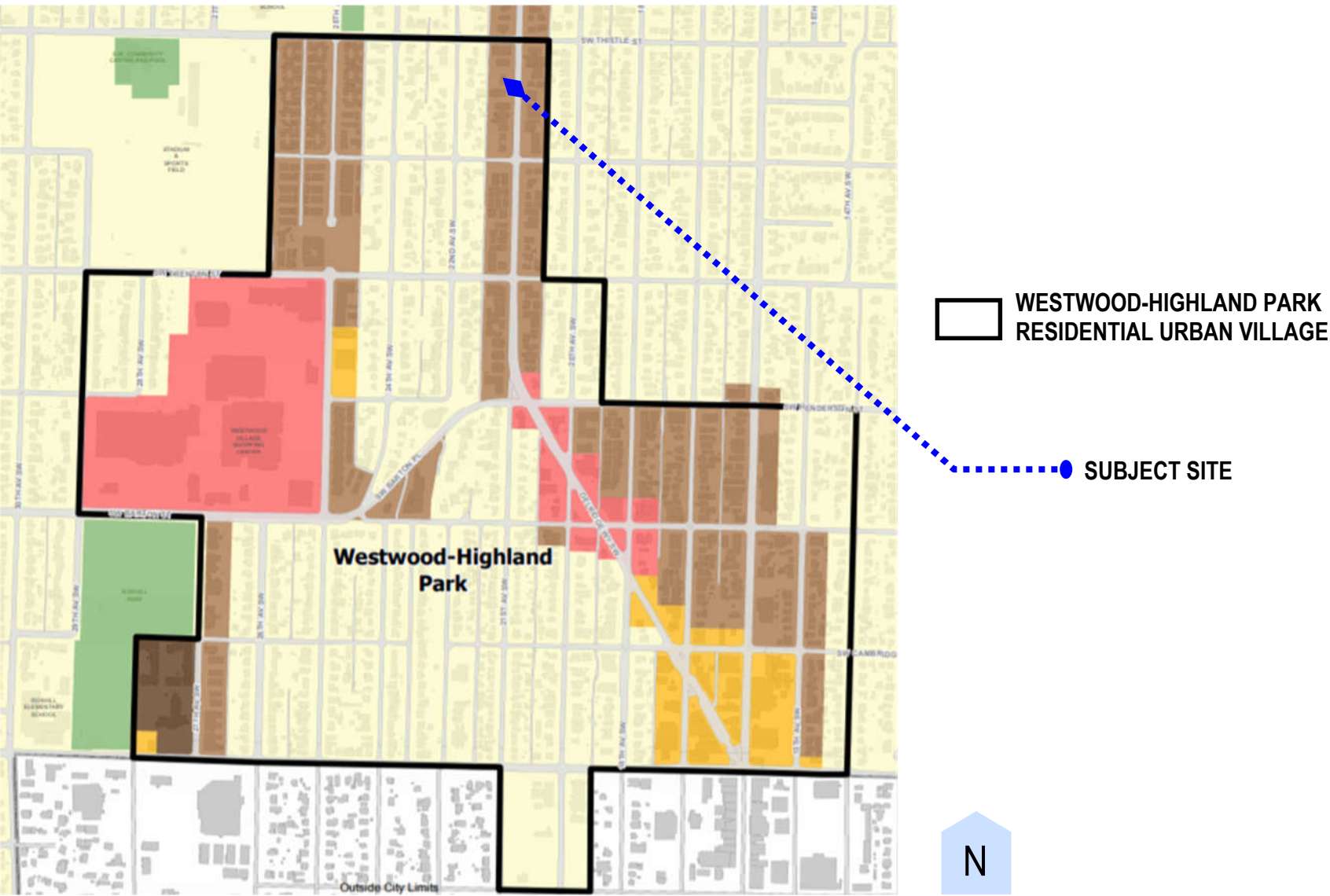


# NEIGHBORHOOD ANALYSIS

## WESTWOOD-HIGHLAND PARK RESIDENTIAL URBAN VILLAGE

The Westwood-Highland Park residential urban village current footprint extends North to SW Thistle St, East to 14th Ave NW, South to SW 98th St, and West to 29th Ave SW. Delridge Way SW is a major arterial where businesses large and small coexist, with engaging public spaces and streetscapes mixed in. In the Westwood-Highland Park Plan, most recently updated in 2015, the community identified the areas they wanted the OPCD to focus on. These include, creating a vibrant town center, increased pedestrian friendly routes to public spaces and an improved stormwater infrastructure. These elements with the plan to enlarge the Urban Village footprint, are laid out with the ambition to nurture a community orientated neighborhood.

### CURRENT BORDERS:





# VICINITY MAP

## TRANSIT

There are multiple Metro transit stops within blocks of the subject site. The routes that run north/south along Delridge Way SW, connect to downtown seattle via the 120. The routes that run east/west along SW Thistle connect you to the surrounding neighbors eventually turning north and south.

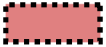







## CYCLING

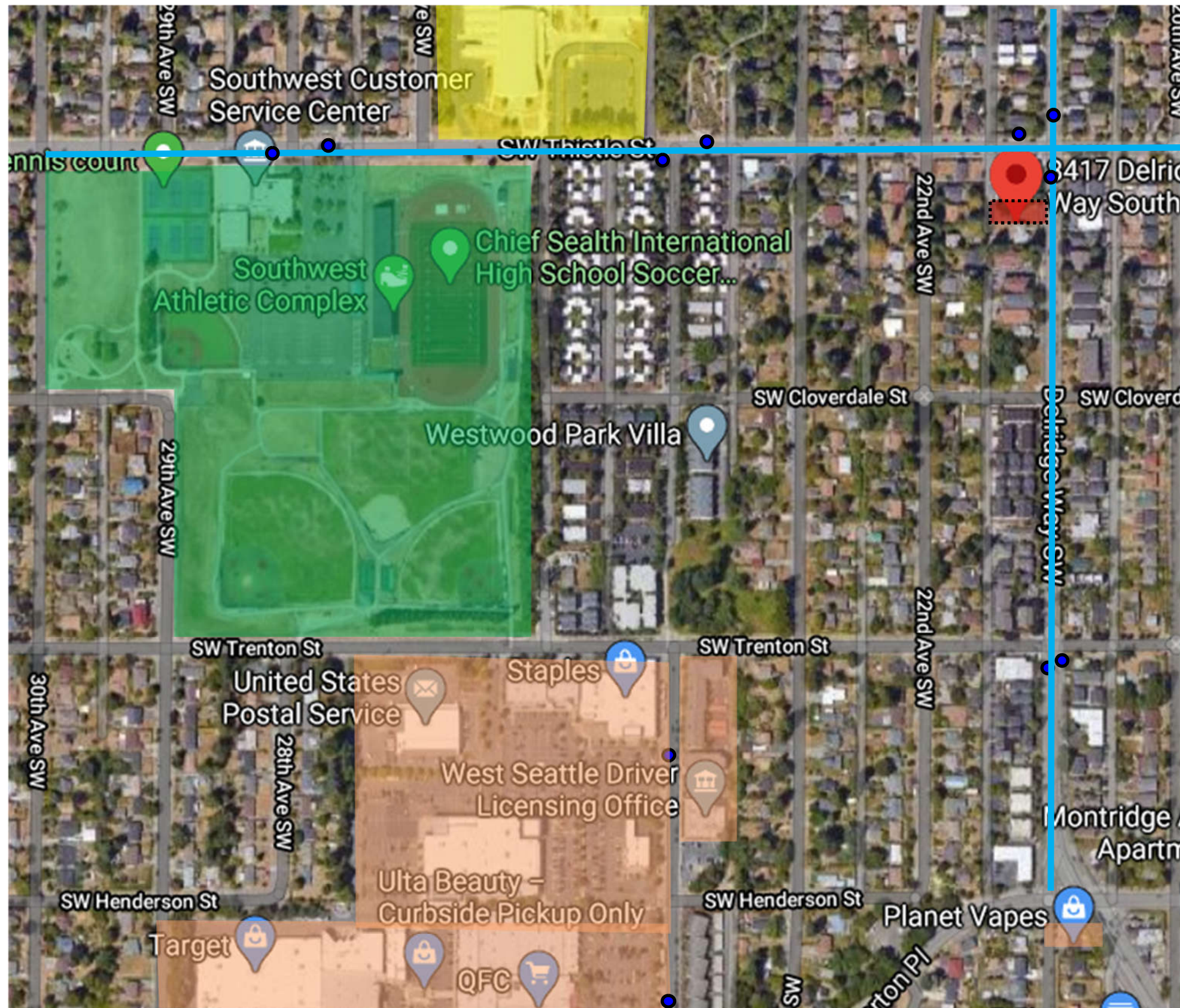
SW Delridge Way is part of the Bicycle Master Plan that would add bike lanes in front of 8417 Delridge Way SW by 2024.

## RECREATION

The subject site is conveniently located near, and a short travel distance to many retail stores and public recreational amenities. These include grocery stores, restaurants, banks, pharmacies, playfields, and pedestrian friendly streets. The opportunity for future residents to participate and engage with the community will be easily achieved with an already established presence of nearby amenities

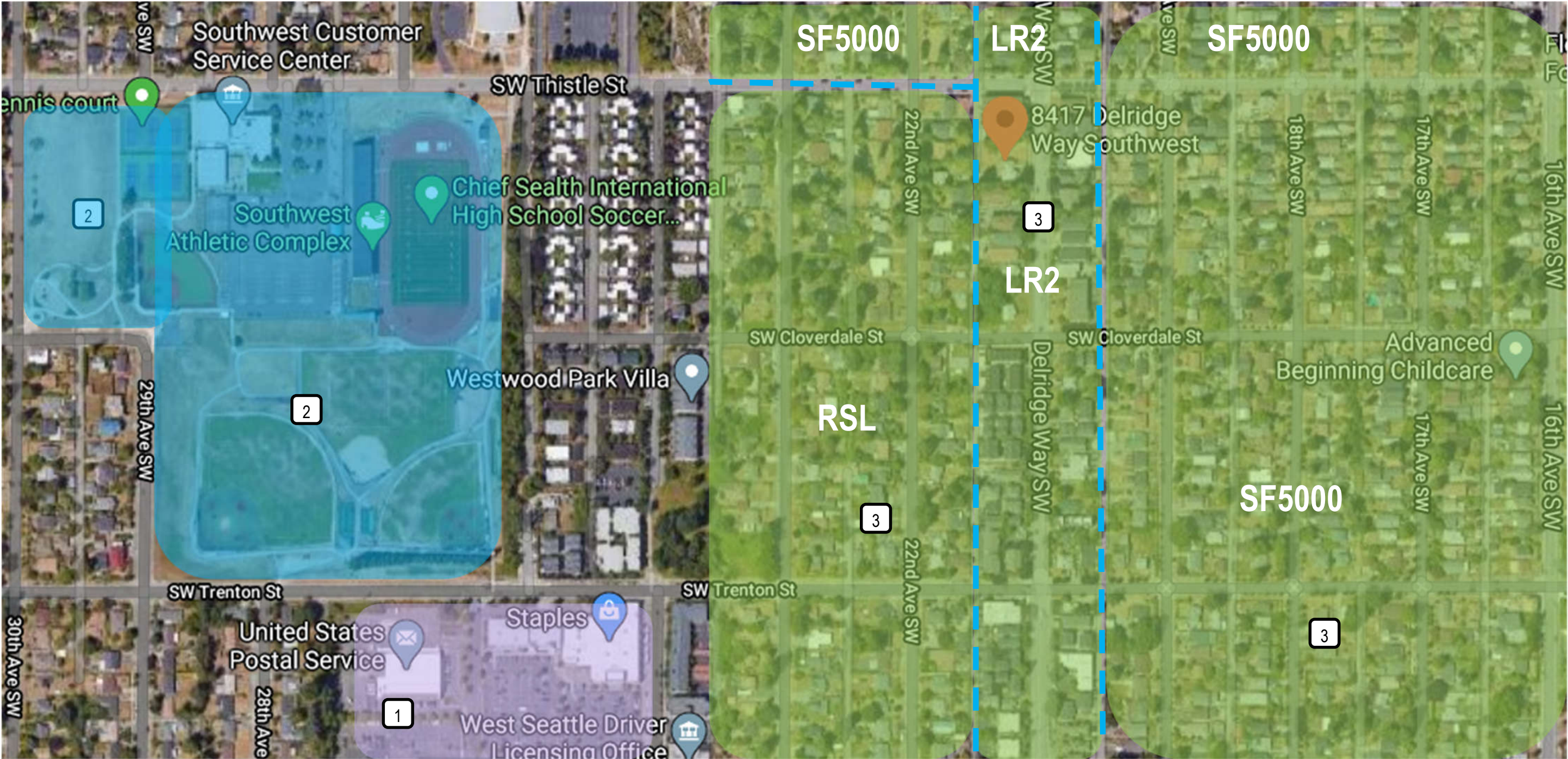
## LEGEND

-  SITE
-  METRO TRANSIT STOPS
-  METRO TRANSIT ROUTES
-  BIKE LANE
-  NEIGHBORHOOD GREENWAY
-  PARKS & PUBLIC SPACES
-  RETAIL
-  SCHOOLS





EXISTING BUILDINGS IN IMMEDIATE CONTEXT



1—COMMERCIAL

The majority of commercial buildings in the immediate vicinity of the property are to the southwest. You have a shopping center comprised of eclectic shops, banks, grocery stores and restaurants. Provided within the shopping center is ample parking for the community which in turn provides more street parking.

2—COMMUNITY BUILDINGS & SPACES

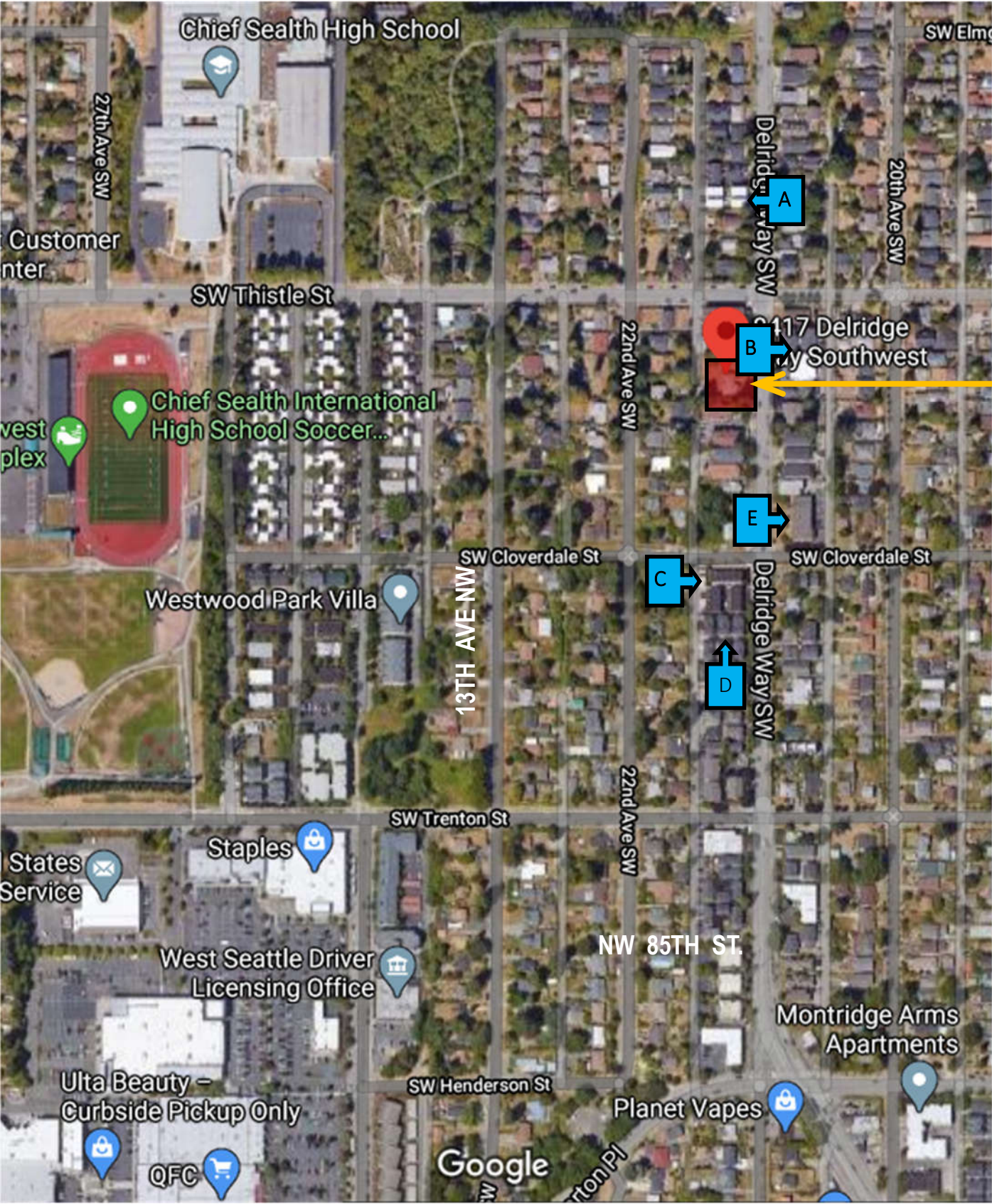
There is a great public athletic complex within walking distance of the subject site to the west. The athletic complex provides a track and field, tennis courts, 4 baseball diamonds, a football field, and 2 soccer fields. Plethora of athletic abilities could be accomplished within walking distance of subject site.

3—RESIDENTIAL

Sandwiched east and west by RSL and SF5000 respectively, while we have LR2 zone continuing north and south along Delridge Way SW. Plenty of single family homes in the surrounding neighbors, while multifamily structures mixed with single family homes run up and down Delridge Way SW.



EXISTING NEIGHBORHOOD STYLE AND CONTEXT



A—8143 DELRIDGE WAY SW



B—8408 DELRIDGE WAY



C—8601 DELRIDGE WAY SW



D—8609 DELRIDGE WAY SW



E—8455 DELRIDGE WAY SW

SUBJECT SITE





EXISTING NEIGHBORHOOD STYLE AND CONTEXT



F—8427 DELRIDGE WAY SW



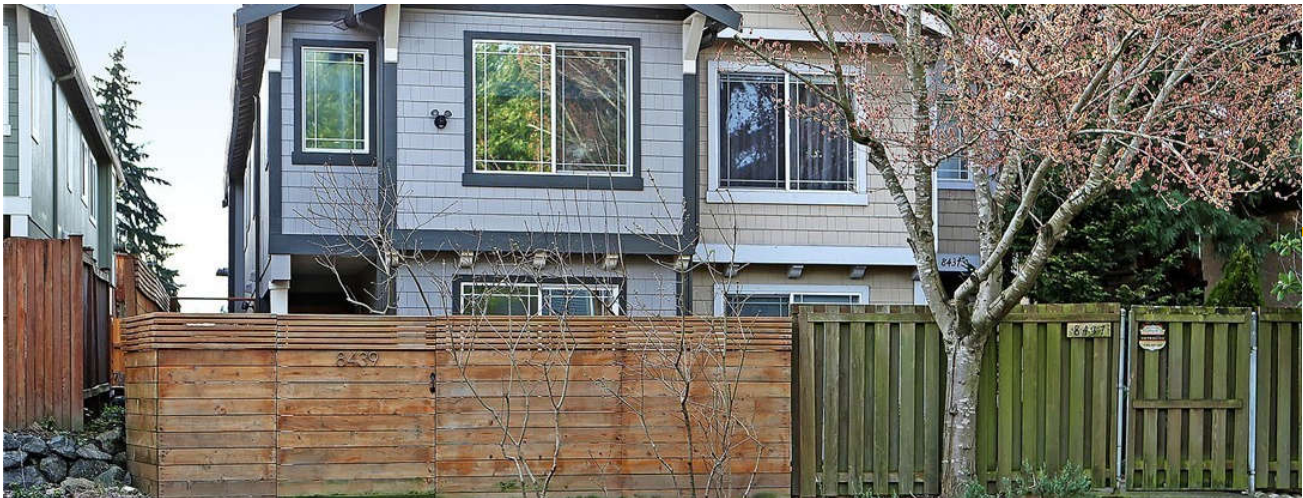
G—2529 SW CLOVERDALE ST



H—2116 SW THISTLE ST



I—8644 DELRIDGE WAY SW



J—8439 DELRDIGE WAY SW



SUBJECT SITE



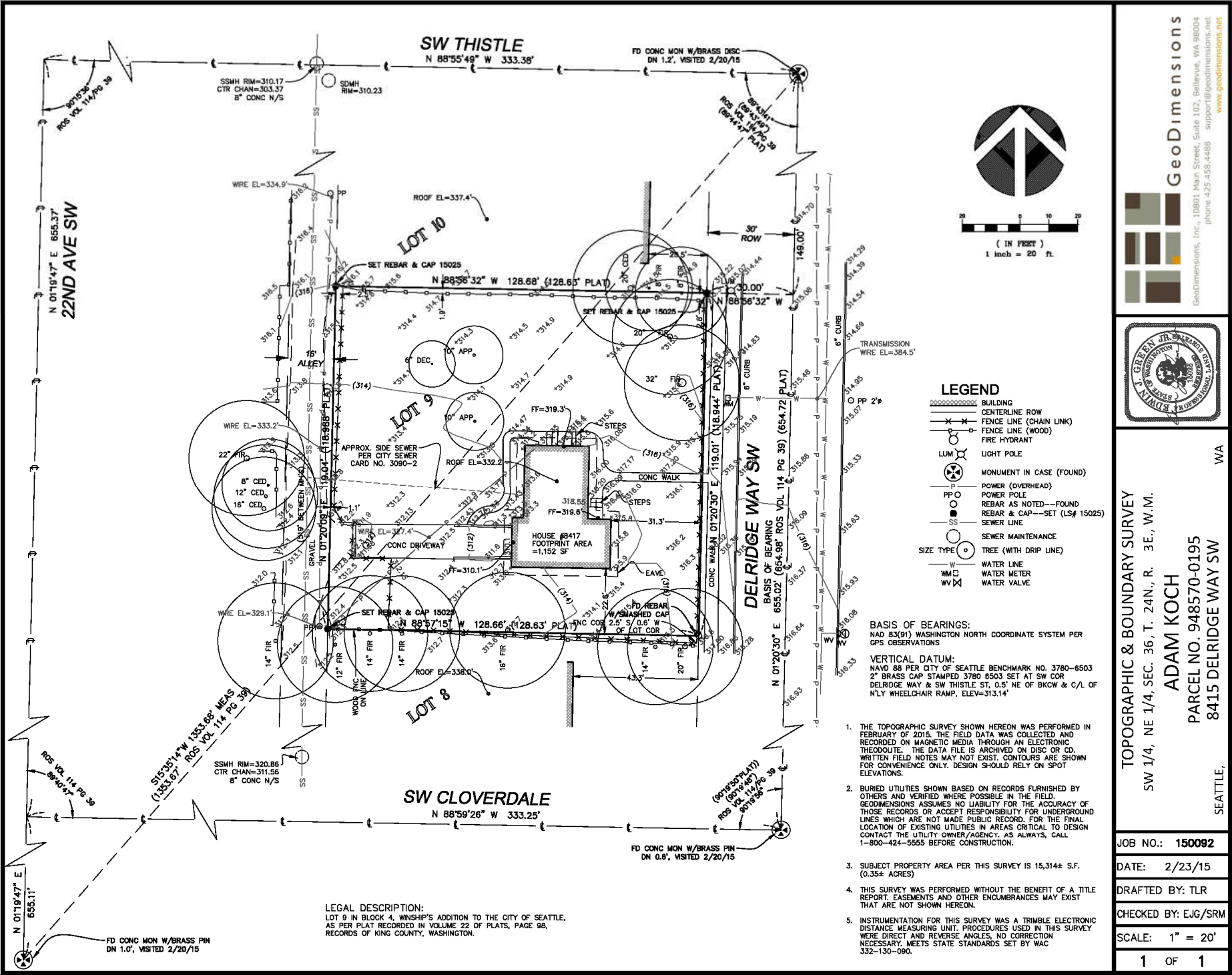
# SITE SURVEY

The subject site is a mostly flat, rectangular shaped parcel. The site is a corner lot, fronting both Delridge Way SW as a major arterial, located within the limits of the Westwood-Highland Park urban village.

- Existing single family structure located near the middle of the lot
- Existing hardscapes to be removed and replaced
- Existing curbs & sidewalks Delridge Way SW to be improved with a 4' setback required by SDOT
- SIP for the alley to be improved per SDOT standards.

Legal Description:

LOT 9 IN BLOCK 4, WINSHIP'S ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 22 OF PLATS, PAGE 98, RECORDS OF KING COUNTY, WASHINGTON.



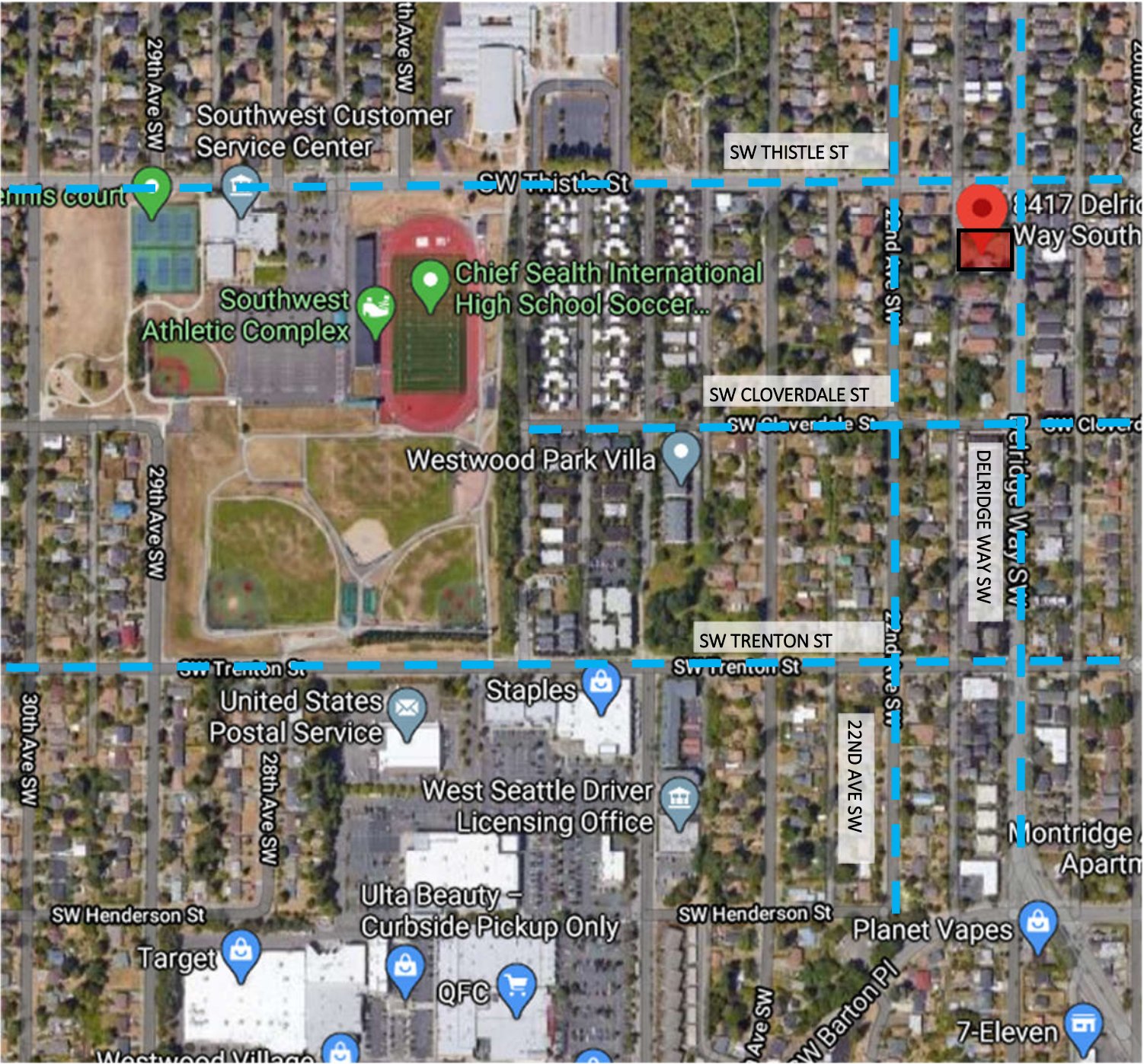


# SITE ANALYSIS

The proposed project will be developed on what is presently being used as a single family structure on Delridge Way SW in the Westwood-Highland Park Urban Village. Directly South of the subject property there is a mid-century apartment building. East across Delridge Way SW is another mid-century apartment building. To the West, the lots are presently being used as a single family residence, although the zoning would allow for more residential units. To the North is an apartment complex approx. 20-30 years old. Along Delridge Way SW is a mix of commercial, multi-family and single family uses.

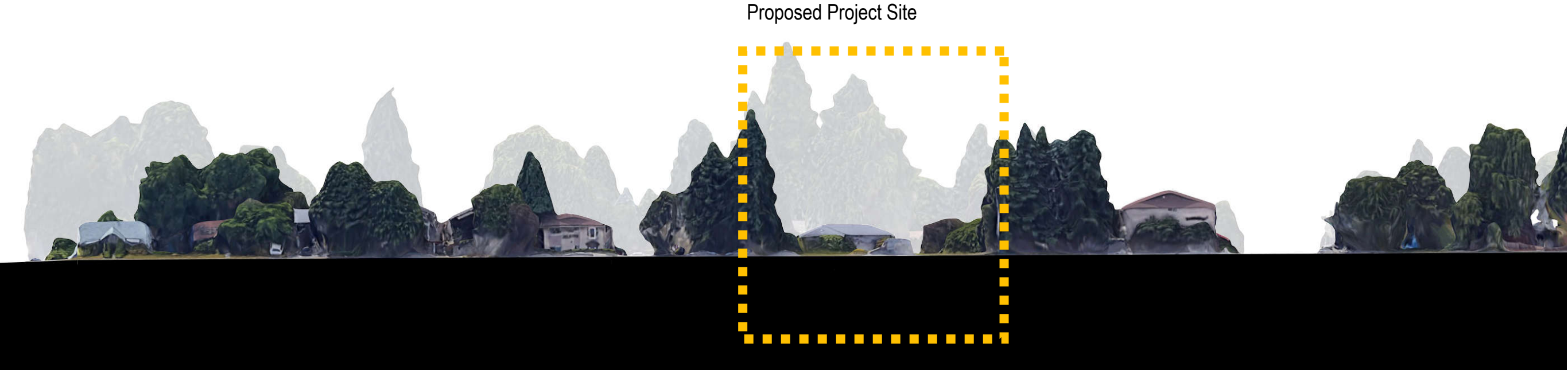
The subject lot does not presently consist of any notable site features to be retained. The existing foliage will be removed and replaced with new native plants and trees. A new curb, sidewalk and planting strip are being proposed on Delridge Way SW, fronting the subject site. The most notable feature of the subject site would be it's location in the Westwood-Highland Park Urban Village. It is conveniently located on a major arterial, with frequent transit stops a short distance away. The proposed roof decks should provide an expansive territorial view of the neighborhood.

The subject site is on Delridge Way SW, a major arterial. There is frequent transit service along Delridge Way, providing opportunities to travel around neighboring amenities.





# DELRIDGE WAY SW ELEVATIONS—LOOKING WEST



Project Site (Looking West)





DELRIDGE WAY SW ELEVATIONS—LOOKING EAST



Looking East from proposed project site





ZONING SYNOPSIS

SITE OVERVIEW	
Zoning	LR2 (M) — The surrounding lots are a mixture of residential and commercial, with a high emphasis of pedestrian friendliness. There are a large number of new multi-family developments, with a steady stream of new construction being proposed.
Overlay	Westwood-Highland Park Residential Urban Village
Lot Area	15,314 sf
COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.45.504 Table A  Uses permitted include Residential, Live-Work, limited Commercial, Institutions, Uses in existing or former schools, Parks and Playgrounds
Provided	Residential townhouses are being proposed
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A  The maximum permitted FAR for townhouses 1.4 in MHA zone
Provided	The proposed FAR is 15,314 * 1.4 = 21,439.6 SF
Requirement	Density — SMC 23.45.512 Table A  There is no density limit for townhouses
Provided	The proposed density for the preferred option is 14 new townhouse units
Requirement	Structure Height — SMC 23.45.514 Table A  The maximum permitted height limit for townhouses is 40' from Avg. grade (plus an additional 10' for stair penthouses)
Provided	The proposed height is 38' to the top of the fourth floor.

COMPLIANCE SUMMARY	
Requirement	Setbacks — SMC 23.45.518 Table A  The Required setbacks for townhouses: Front— 5' min; 7' avg Rear— 5' min; 7' avg Side— 5'
Provided	All options meet or exceeds all the required setbacks
Requirement	Amenity Area — SMC 23.45.522  The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	All options propose ground level amenity areas as well as private roof top decks, exceeding the required area by ~6,000 SF
Requirement	Landscaping Standards — SMC 23.45.524  The required amount of landscaping shall meet a Green Factor of .6
Provided	See landscape plan on sheet 27
Requirement	Structure Width & Façade Length — SMC 23.45.527  Maximum structure width for townhouses is 90' The maximum façade length for portions of structures within 15' of a side lot line is 65% of the length of the lot line
Provided	All options meet the width and length requirements.
Requirement	Design Standards — SMC 23.45.529  The required street facing façade standards include at least 20% of the street facing façade be transparent glass, and façade articulation is to be applied to certain sized facades.
Provided	All options meet the required design standards for rowhouses.



# ZONING SYNOPSIS

COMPLIANCE SUMMARY	
Requirement	<b>Required Parking — SMC 23.54.015 Table B &amp; D</b>
	No vehicular parking is required because the subject site is located in an Urban Village and a Frequent Transit Service area. The required amount of long-term bicycle parking is 1 stall/unit, and The required amount of short-term bicycle parking is 1 stall/20 units
Provided	The preferred option proposes 14 surface parking stalls located behind all structures at the back of the lot, per SMC 23.45.510.C; the required bicycle parking is proposed at each building with a cover. This is not concrete decision, I might opt for a communal storage where the storage area for solid waste is right now.
Requirement	<b>Solid Waste &amp; Recycle — SMC 23.54.040</b>
	Storage requirements for 14 residential units is either individual 2'x6' solid waste storage areas or 150sf of shared storage area
Provided	The preferred option is proposing 256sf of area, located in the back of the lot, where they will be screened from street view. I have not made a concrete decision on this. Other option would be for 2x6 individual storage areas behind each unit.

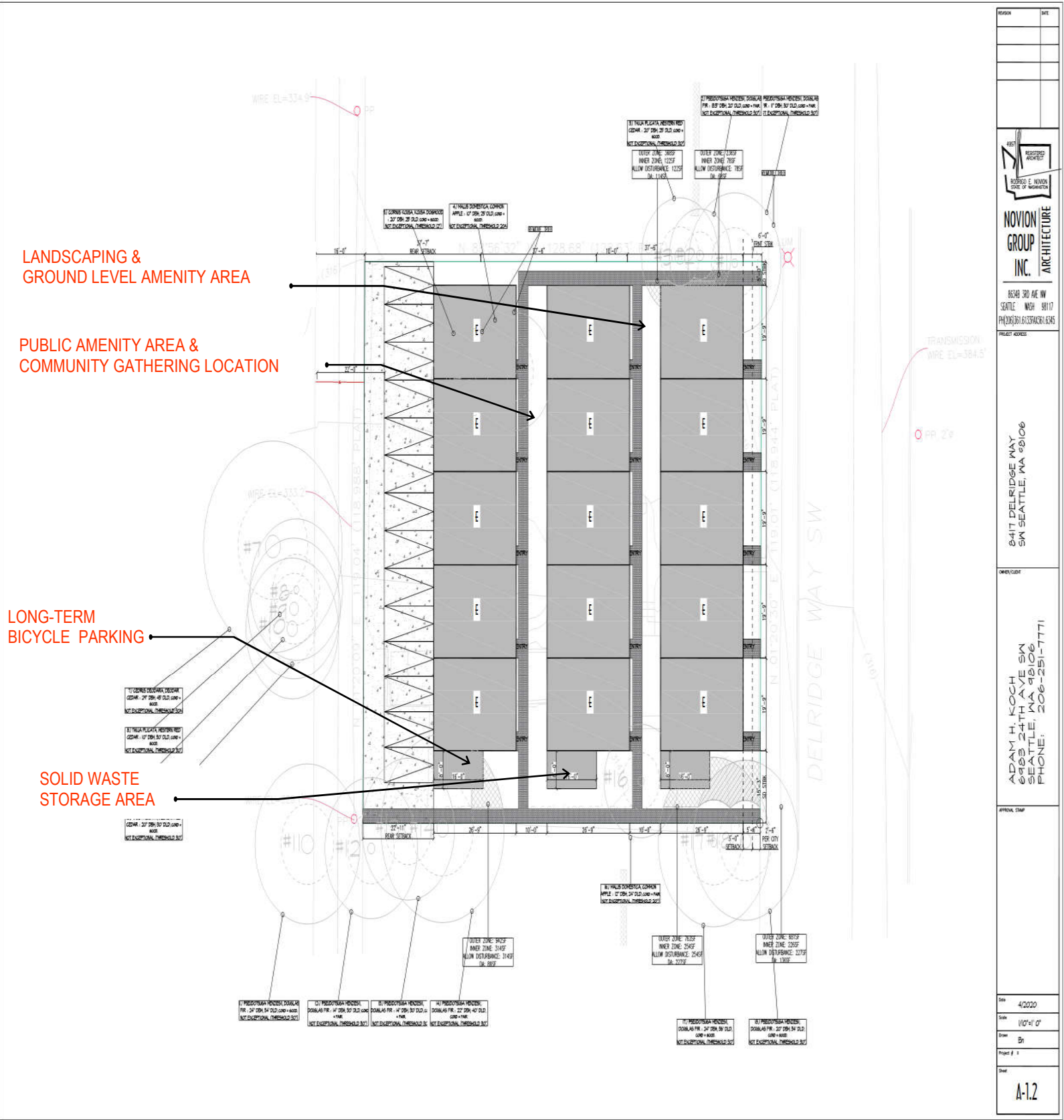


# DESIGN GUIDANCE RESPONSES

[illegible]



# OPTION A—SITE LAYOUT AND DESCRIPTION



## Option A — Code Compliant

**Proposal:**  
15-unit townhomes  
(Typical unit 1560sf)

**Advantages:**  
Less Impervious Area—More Landscaping  
Ample space for solid waste storage and bicycle parking  
Not abutting southern lot line

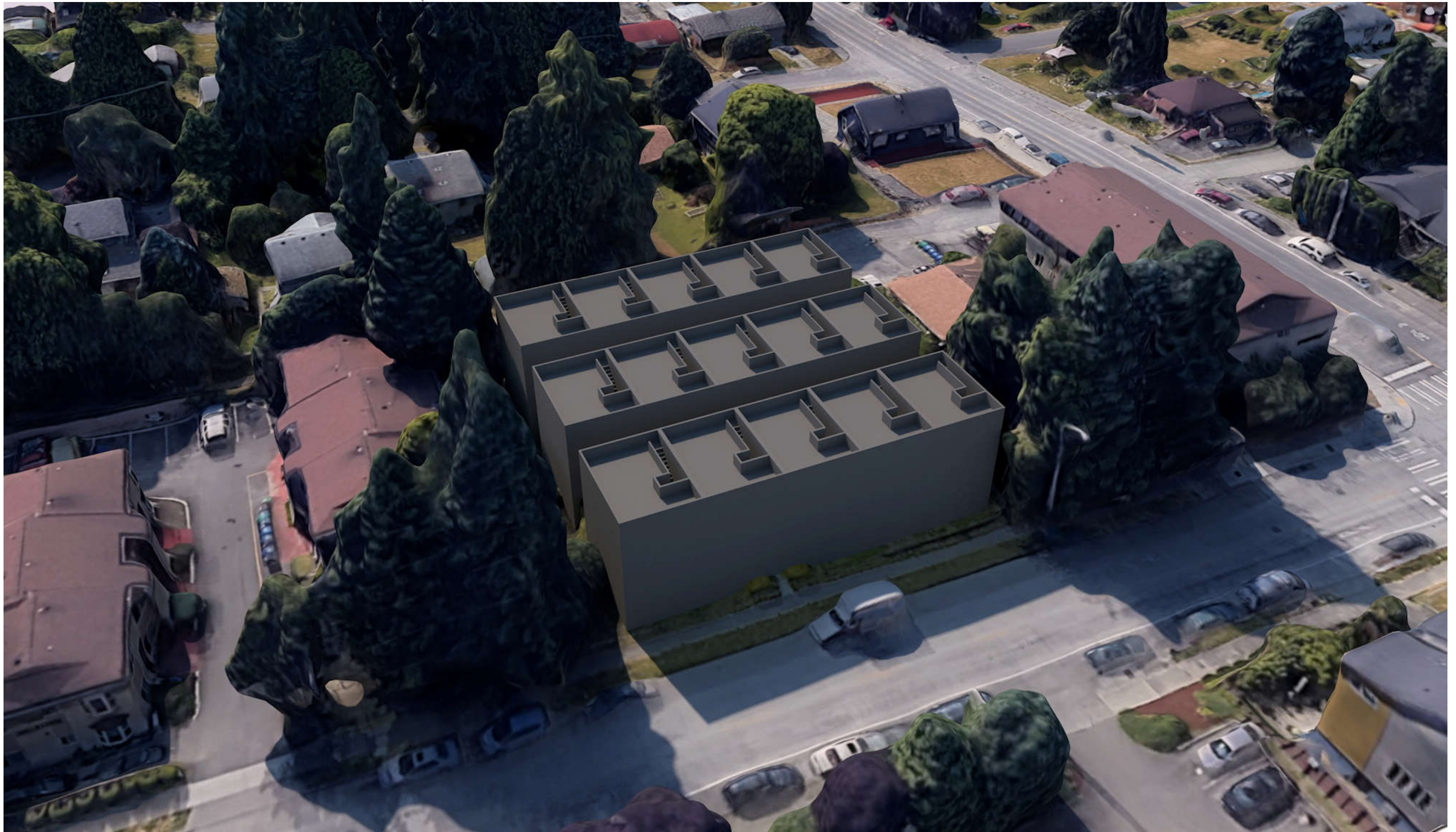
**Disadvantages:**  
No Vehicular parking for one of the units  
Less width because of 3 buildings vs 2  
Shared walls

**Option A Advantages:** With this layout the site gets less impervious area and more landscaping because of the choice to build 3 buildings vs 2. You are able to create 2 green areas between the buildings + an area abutting Delridge Way SW. By reaching our max FAR, we are able to push the buildings to the north and get ample space for solid waste storage and bike parking. This creates an easily accessible area for all units to use. In addition, the buildings are removed

**Option A Disadvantages:** With this layout we are not able to achieve parking for all units, one unit will not have a dedicated parking spot. Another disadvantage of this layout is we lose width for all the buildings. Therefore we have to build them up and use the maximum height limit, 40'. In addition, this layout produces shared walls with all (3) buildings, which can be a disadvantage with lacking a sense of privacy.

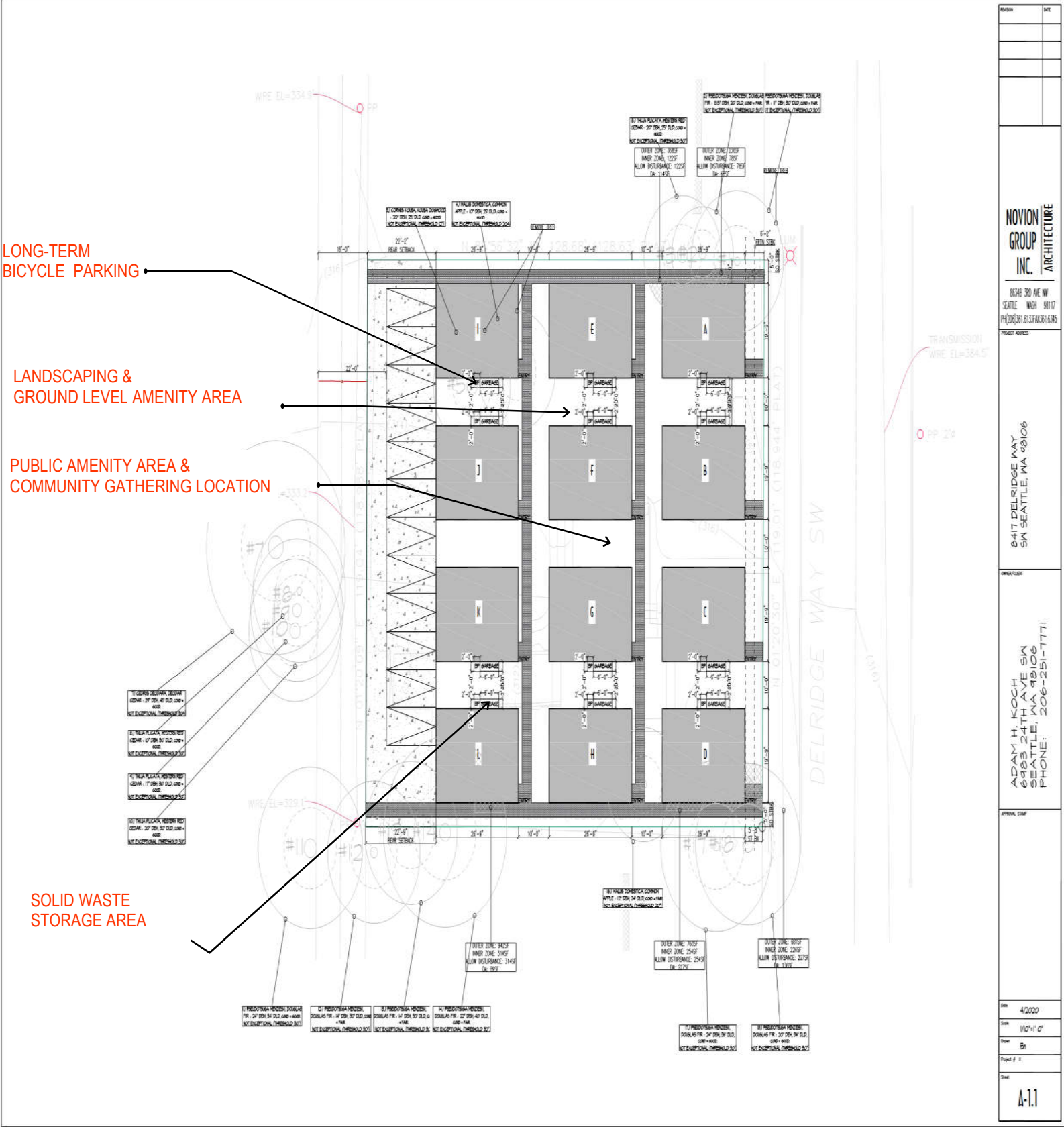


## OPTION A—MASSING STUDY (LOOKING WEST)





OPTION B—SITE LAYOUT AND DESCRIPTION



Option B — Code Compliant

**Proposal:**  
12-Unit townhomes.  
(Typical unit 1900 sf)

**Advantages:**  
Sunlight  
No shared walls  
All units have some kind of yard with potential

**Disadvantages:**  
Less # of units  
4 stories

Option B has a disadvantage in that there we are 2-3 units shy of other layouts. The reason being is the spacing needed to accomplish this layout. By using this layout to achieve 4 bed-rooms we would use the full height allowed, 40', which would be a disadvantage to neighboring properties, as we would be towering over them.

Option B does have it's advantages when considering the amount of landscaping and vegetation that is proposed on-site. The lack of hardscape increases the opportunities to allow for more plantings around the building footprint. This proposed layout creates yards, some bigger than others, for all units. In addition, this layout has an advantage for sunlight's potential to reach more units vs a big blocks of buildings. Here the residents can have an option for where to build their garden beds and where to place their BBQ. features. They can also store their bicycles on their own property by their own accord.

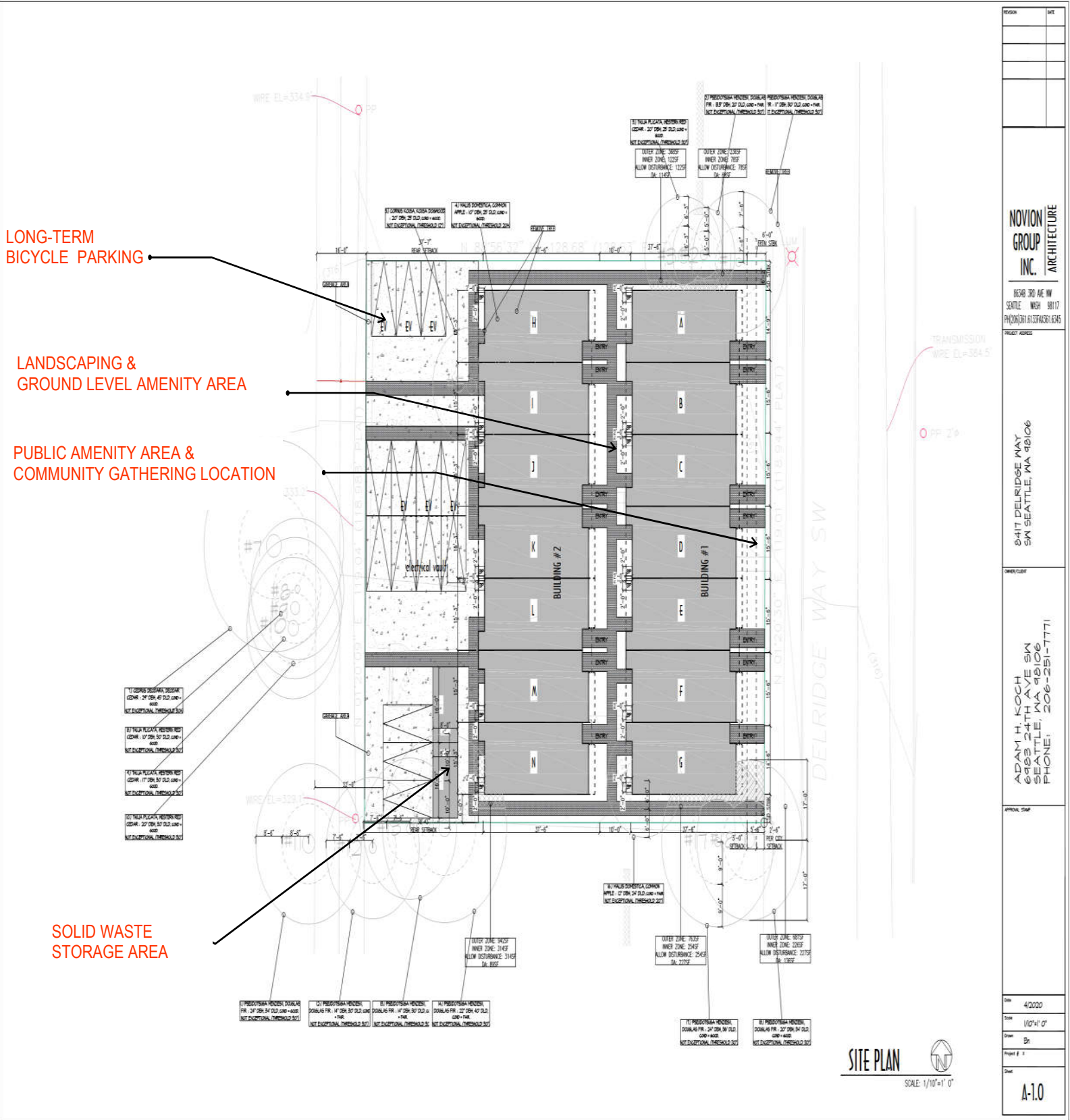


## OPTION B—MASSING STUDY (LOOKING WEST)





OPTION C (PREFERRED OPTION)—SITE LAYOUT AND DESCRIPTION



Option C — Preferred Option

**Proposal:**  
14-Unit townhomes.  
(Typical unit 1702 sf)

**Advantages:**  
Less Impervious Area—More Landscaping  
More units  
More parking  
More length  
2 buildings vs 3

**Disadvantages:**  
Shared walls  
Smaller units

Option C—the Preferred Option

Option C Advantages: With this layout we are able to achieve green space between the buildings + green space abutting Delridge Way SW. Another advantage of this layout is we are able to provide parking for all units, therefore not pushing anyone to park off property. In addition, this layout provides more length for each building which in turn the units do not feel as crowded or stacked all while achieving 14-Units on the property. Also, this layout provides 2 buildings vs 3, which in turn can create more natural light throughout the property.

Option C Disadvantage: With this layout our unit size decreases to able to park all 15 vehicles. In addition, in order to park all vehicles and achieve 14 units we have to create 2 buildings that share walls. A disadvantage with sharing walls with other units is your sense of privacy may be compromised.



## OPTION C (PREFERRED OPTION)—MASSING STUDY (LOOKING SOUTHWEST)





OPTION C (PREFERRED OPTION)—ADDITIONAL MASSING STUDY VIEWS



Preferred Option C Massing Study—Looking Northwest



Preferred Option C Massing Study—Looking West



Preferred Option C Massing Study—Looking East

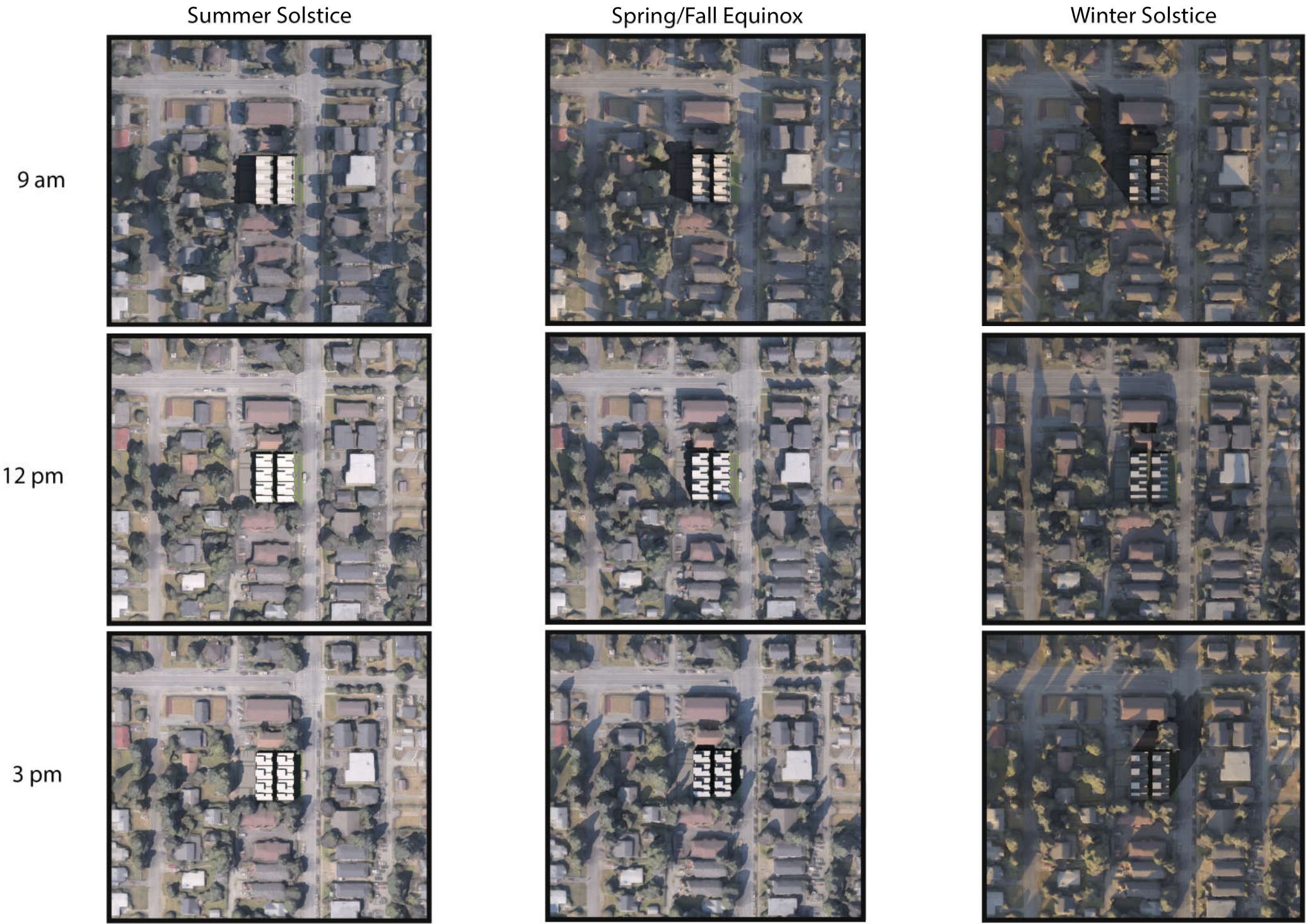


OPTION C (PREFERRED OPTION)—LANDSCAPE PLAN





OPTION C (PREFERRED OPTION)—SHADOW STUDIES





COMMUNITY OUTREACH MATERIALS

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW

Brief summary of the proposal:

Demolish the building and Construct fourteen new units with surface parking.

Project/Property Address: 8415 Delridge Way SW, Seattle, WA

SDCJ Project Number: 3033306-EG

Applicant/Contact Person: Andrew Novion –NOVION GROUP INC.

Website: <http://www.noviongroup.com>

Feedback can be submitted:

Directly to the Applicant via email. [office@noviongroup.com](mailto:office@noviongroup.com)

Through our interactive website. [www.noviongroup.com](http://www.noviongroup.com)

Please label your emailed feedback and/or comments as “Feedback for 3033306-EG” in the subject line.

Feedback and Comments will be accepted through April 12th, 2019.

Additional information about the project can be found:

SDCJ - Seattle Services Portal <https://cosas.cda.seattle.gov/portal/welcome.aspx>

Seattle Department of Neighborhood <https://www.seattle.gov/neighborhoods>

A Community meeting open to the general public will be held at the Southwest Library Branch of the Seattle Public Library Meeting room on Monday, April 8th, 2019 from 4:30PM-5:30PM. Space is limited. RSVP is appreciated.

Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While a collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

**Retention of Public Records.** All outreach materials and information sent or gathered as part of this Community Outreach effort are public records subject to the Washington Public Records Act, and may be subject to disclosure to a third-party requestor. Applicants should follow best practices for managing the data collected during public engagement, as provided by the City of Seattle. All relevant records will be retained and must be provided to City of Seattle if requested to fulfill a records request.

**RULE AUTHORITY:**

Seattle Municipal Code subsections 23A.1.014.B, 23A.1.016.B, and 23A.1.018.B.

**BACKGROUND:**

Seattle Ordinance No. 125429 added requirements to Chapter 23.41 SMC that all projects going through Streamlined, Administrative, or Full Design Review shall conduct community outreach. Specifically, applicants shall prepare a community outreach plan and document compliance with the community outreach plan before the early design guidance (EDG) meeting can be scheduled.

The purpose of the community outreach plan (hereafter “plan”) is to identify the outreach methods an applicant will use to establish a dialogue with nearby communities early in the development process in order to share information about the project, better understand the local context, and hear community interests and concerns related to the project. The plan shall include printed, electronic/digital, and in-person outreach methods.

**Overarching Goal.** The purpose of these requirements is to ensure that applicants provide early notification to the local community that a project is being planned as well as opportunity for the local community to engage in a dialogue with the applicant about the project. While some outreach methods may serve both of these functions simultaneously, applicants should select a complementary set of outreach strategies so that a balanced approach to notification and opportunity for dialogue is achieved in all outreach plans. Further, the intent of this outreach is to be inclusive of interested parties to allow for a diversity of neighborhood perspectives to be heard.

If you would like to request an interpreter at the Community Meeting, please reach out to us via email no later than Wednesday, April 3rd, 2019. Note that emails are returned within 1-2 business days.

Si desea solicitar un intérprete en la reunión comunitaria, comuníquese con nosotros por correo electrónico a más tardar el miércoles 3 de abril de 2019. Tenga en cuenta que los correos electrónicos se devuelven dentro de 1-2 días hábiles.

Community Outreach Feedback

Synopsis of the feedback generated from the mailer, website and neighborhood meeting held at the Southwest Branch Library

A copy of the mailer that was sent to residences within 500’ is shown here. This mailer was translated into Spanish as required by DON. This information was also included on the website link for this particular project outreach. (2) people attended the community meeting held at the Southwest branch library.

Feedback we received was through a survey provided on the website. It was provided by people identifying themselves as people who live close by. Their concerns are that the final design fit in with the neighborhood “look”, be family friendly, environmentally sustainable, and it stands out as a unique landmark building. In addition, neighbors are concerned with the impact of construction related activities (noise & debris). Also, they want to make sure the proposal will be affordable for young families seeking to grow. They identify themselves as mostly 25-45 years of age and having lived in the neighborhood for approx. 5-15 years.



OTHER MODERN DESIGNS BY ARCHITECTURAL FIRM

