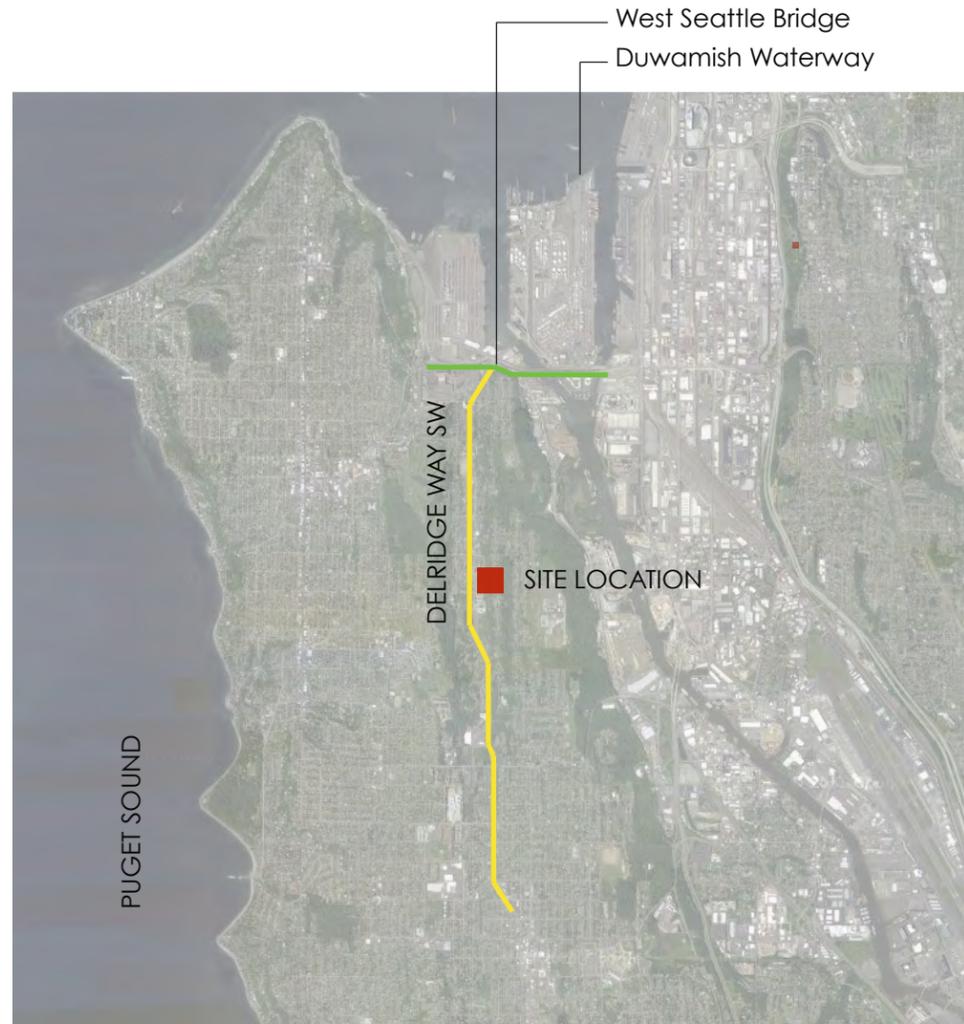


# Delridge Apartments - 5444 Delridge Way SW

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VICINITY MAP



SITE LOCATION



## Delridge Neighborhood Project Location

## DEVELOPMENT OBJECTIVES

### NUMBER OF RESIDENTIAL UNITS:

75 Studio Apartments  
4 Stories

### COMMERCIAL SQUARE FOOTAGE:

±2,500 SF

### NUMBER OF PARKING STALLS:

±13

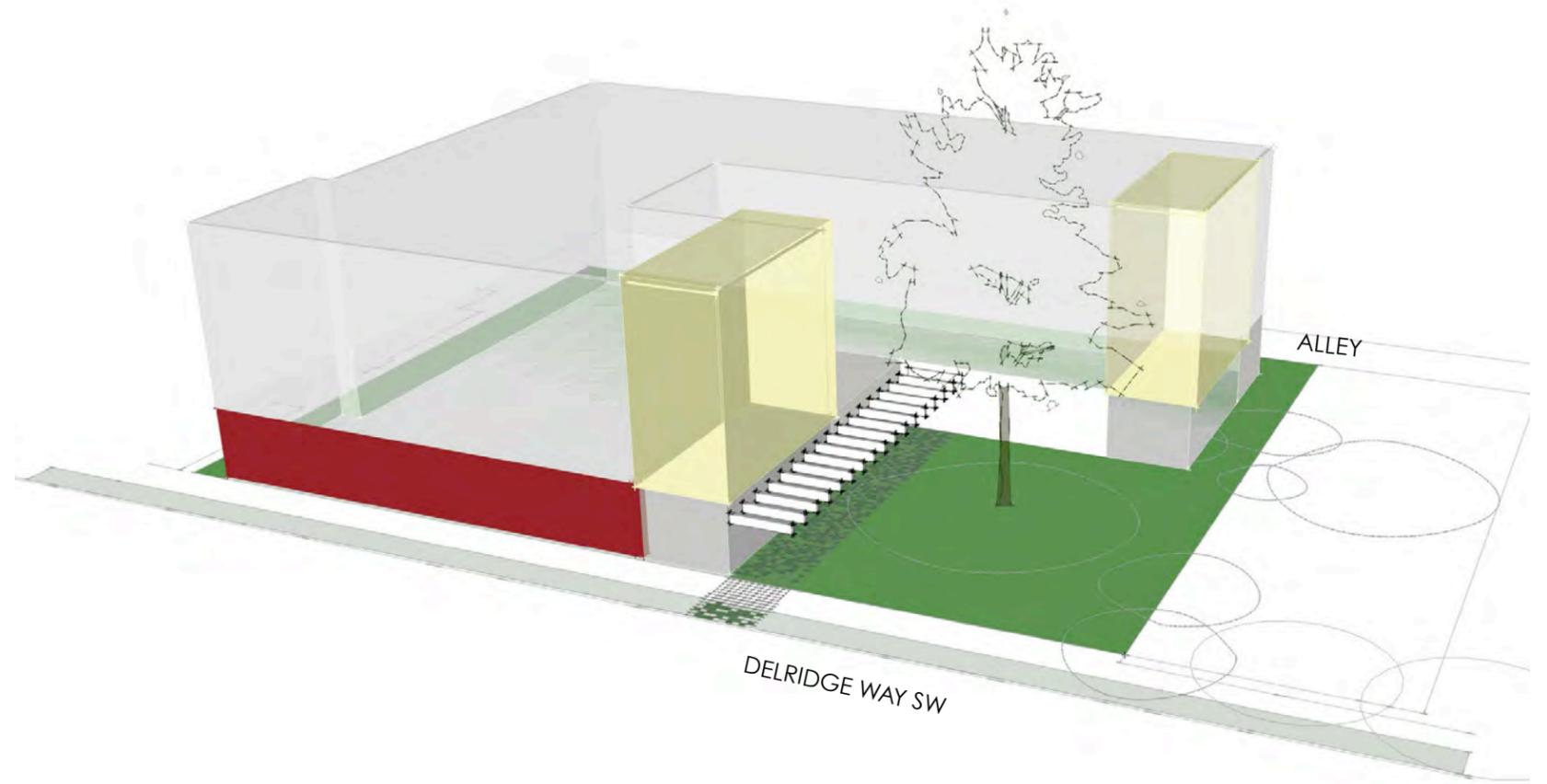
### PROPOSED PRESERVATION:

Designated exceptional tree per  
DR 6-2001

## DEPARTURE REQUEST

### SMC 23.47.005 - Street Level Uses

80% Non-Residential and 20% Residential ratio will apply to street frontage within 10' of property line, although the southeast wing may not meet this ratio, depending on the design approach.

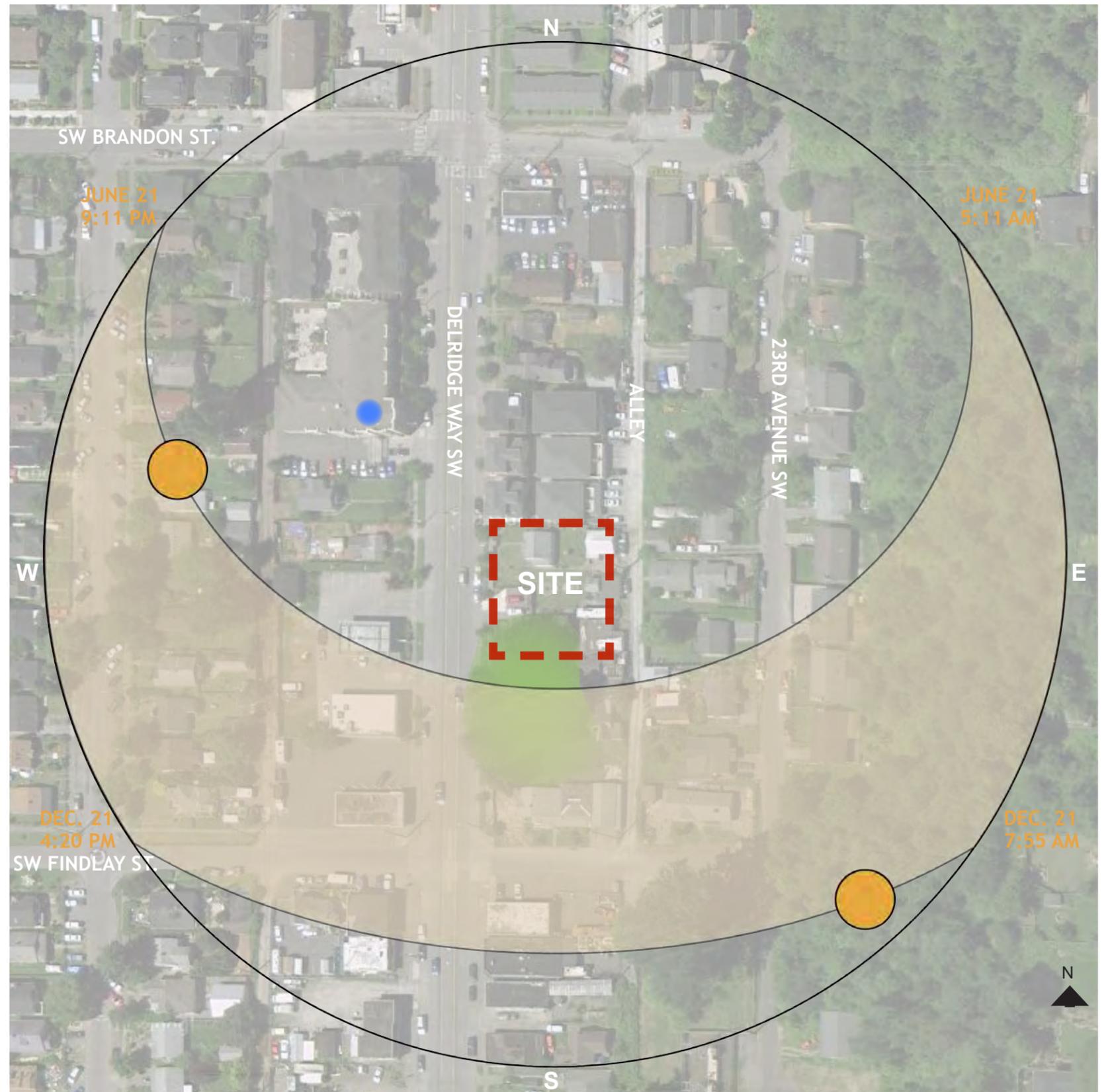


CONCEPT DIAGRAM

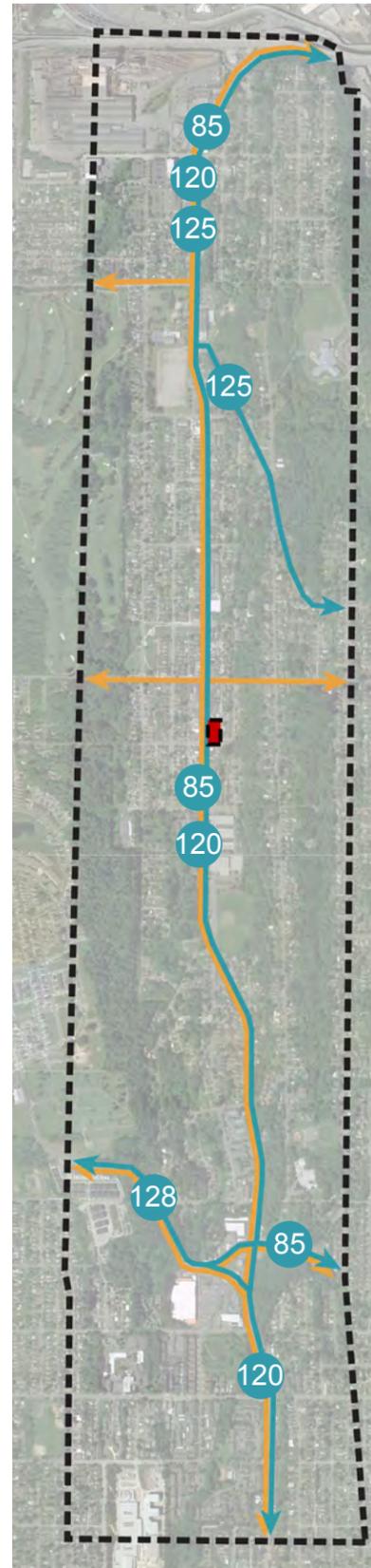


**KEY**

-  Solar Access
-  Green/Open Space
-  Delridge Public Library



**Site Opportunities**



**KEY**

-  Existing Crosswalk
-  Heavy Auto Traffic Flow
-  Bus Route
-  Bus Stop

**Transportation Opportunities**



**DELRIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZXYZ





DELRIDGE NEIGHBORHOOD BOUNDARY

**NORTH NODE**

COOPER ELEMENTARY SCHOOL

HISTORIC COOPER CULTURAL CENTER

DELRIDGE COMMUNITY CENTER & PLAYFIELD

WEST SEATTLE RECREATION CENTER

**CENTRAL NODE**

COMMUNITY GARDEN & PARK

DELRIDGE PUBLIC LIBRARY

**PROJECT SITE**

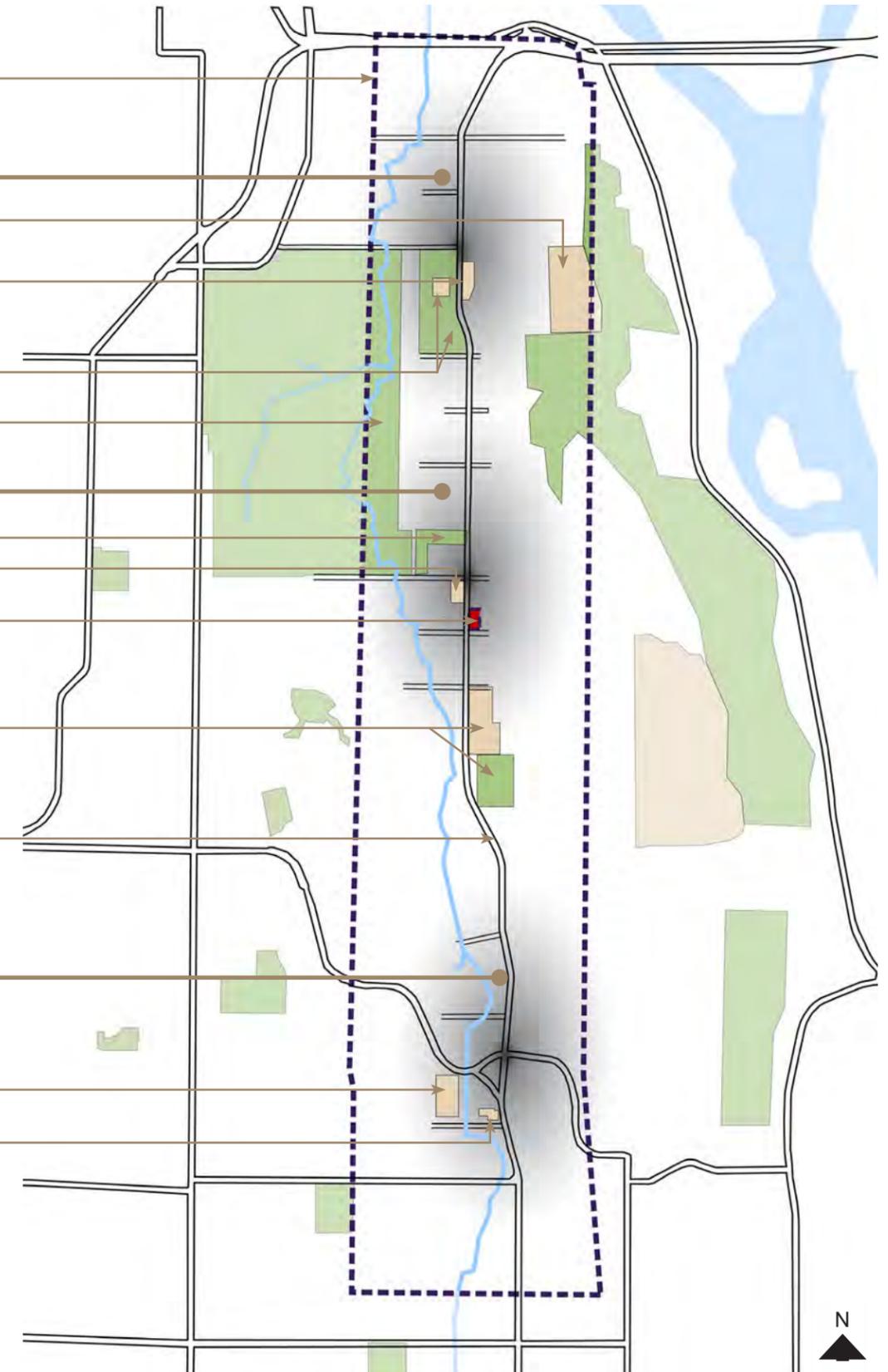
LOUISA BROWN JR. HIGH SCHOOL & BALLFIELD

DELRIDGE WAY SW

**SOUTH NODE**

HOME DEPOT

DELRIDGE POLICE DEPARTMENT



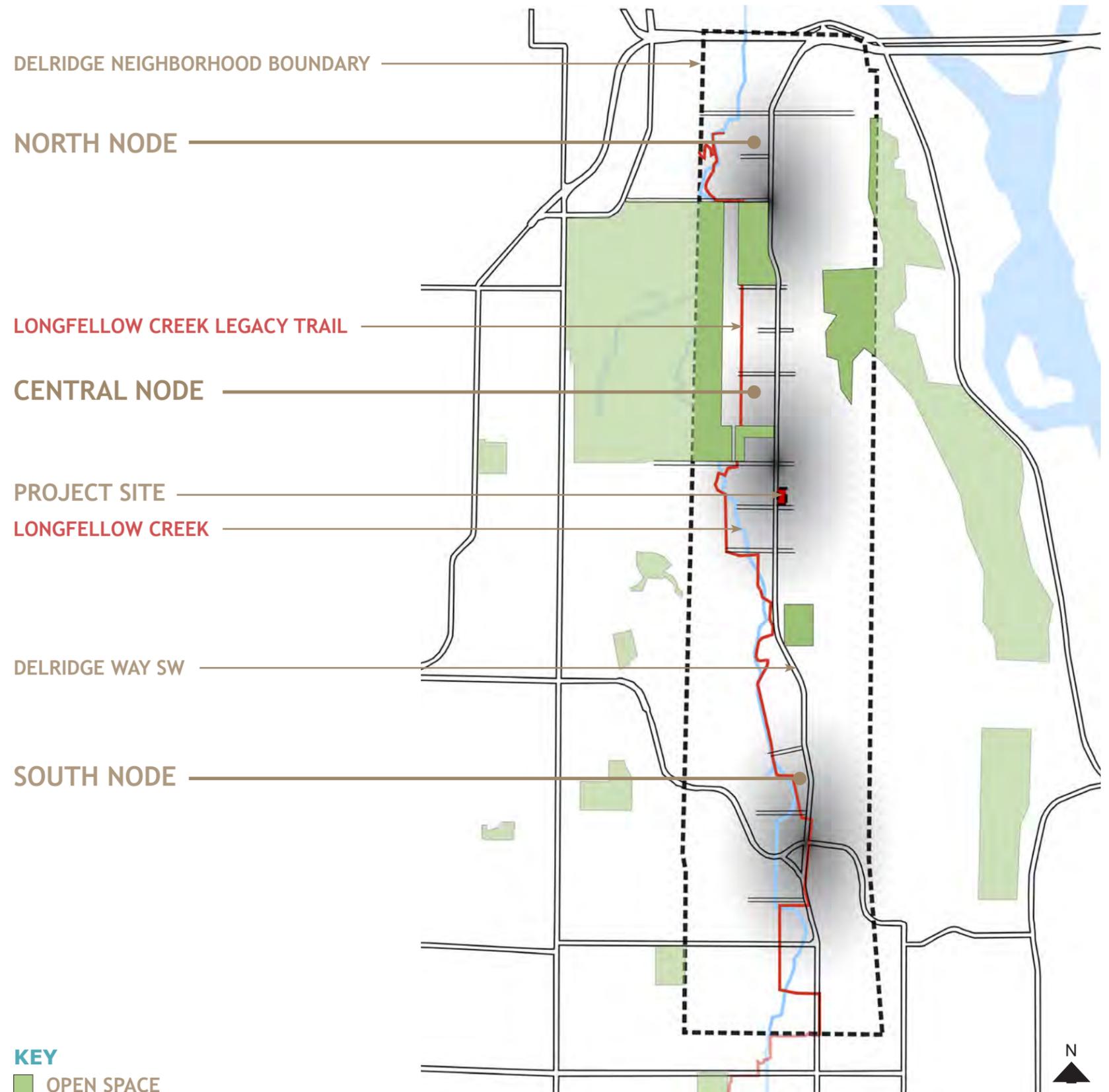
**Neighborhood Nodes**



**DELRIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZXYZ





**Open Space & Creek Trail Map**



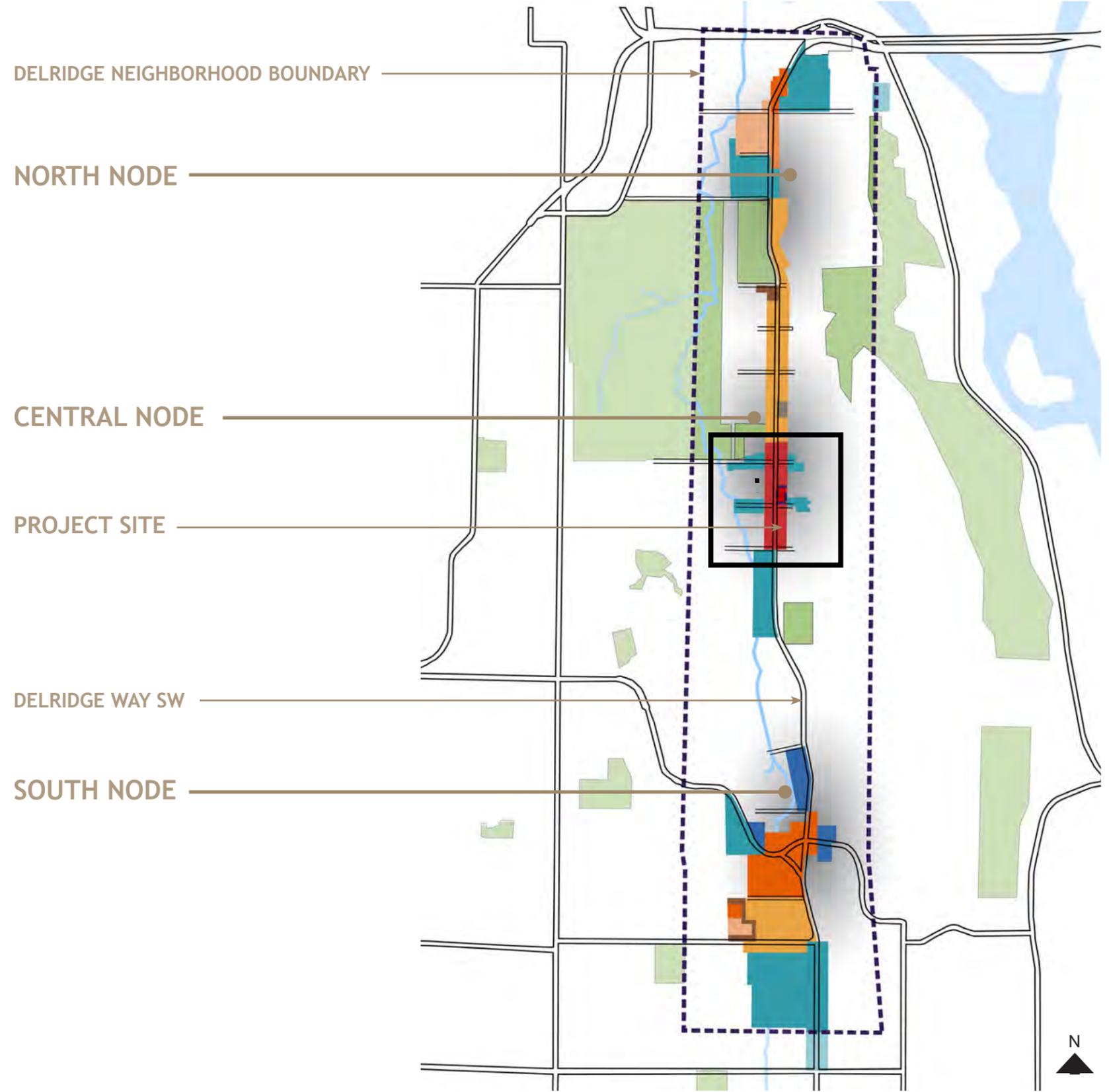
**DELDRIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZXYZ



**ZONING KEY**

- NC2-40
- NC1-65
- NC1-40
- NC1-30
- LR2-RC
- LR1
- LR2
- LR3
- SF5000 & SF7200 (ALL OTHER AREAS SHOWN)



**Delridge Zoning**



**DELTRIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZXYZ

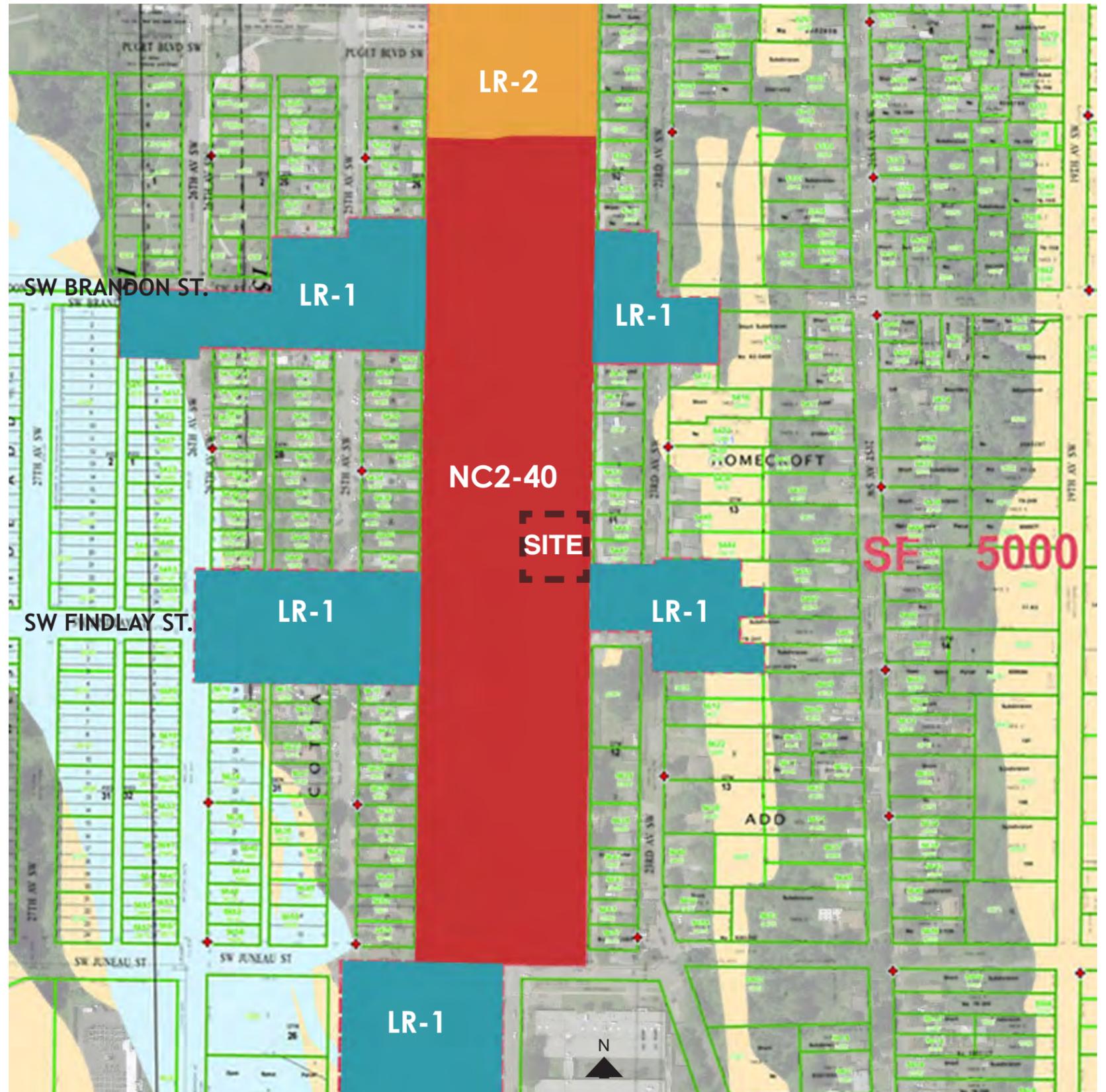


## EXISTING ZONING: NC2-40

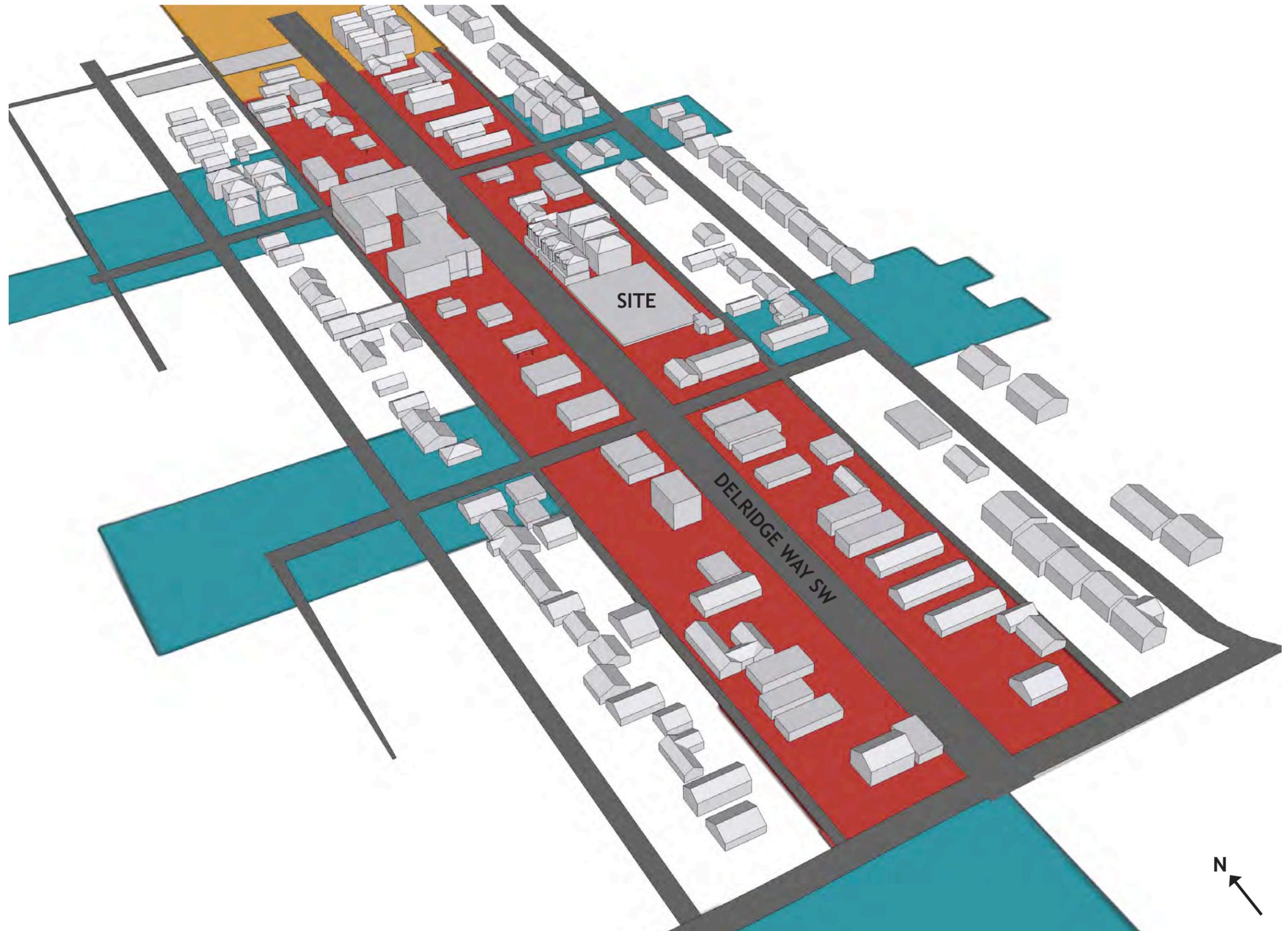
The site is zoned as NC2-40 and is identified as part of the Central Node District of Delridge Way SW, where Brandon St and Findlay St. define the boundary of this node by LR-1 zoning.

NC2-40 zoning allows for 40+ feet height. Relative to this site, approximately 100 apartment unit capacity is possible with below grade parking. This density extends beyond Brandon to the north and Findlay St. to the south for an additional block.

NC2-40 density extends beyond Brandon to the north and Findlay St. to the south for an additional block. The Central Node area NC2-40 zone has approximately 55% of undeveloped parcels, allowing for future development of mixed use commercial and residential, excluding the proposal and development of this project.



City of Seattle Zoning Map



**KEY**

- NC2-40
- LR1
- LR2
- SF5000 & SF7200 (ALL OTHER AREAS SHOWN)

**9-Block Zoning Diagram**



**DELRIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZXYZ



## 9-BLOCK DEVELOPMENT DIAGRAM

1. Project Site
2. Restaurant (S. Asian; not open)
3. Kitchen/Sanitation Facility for Seattle Food Trucks
4. Commercial Space for Rent  
(Closed Metal Fabrication)
5. Creative Children's Corner
6. B & P Laboratories
7. Albertson Used Tires
8. Appliances Store/Repairs
9. Restaurants (Italian & Vietnamese)
10. Super 24 Food Store
11. Shell Gas Station & Mini-Mart
12. Delridge Public Library & Residential Apartments (above)
13. DNDA Office, SW Early Learning & Residential Apartments (above)
14. Delridge Convenience Store & Exxon Gas Station
15. Delridge Community Garden
16. Auto Repair Shop
17. Community Health Clinic & Residential Apartments (above)



### PROGRAM KEY

- Project Site
- Residential
- Retail/Restaurant/Office
- Industrial/Gas Station
- Public Library
- Community Garden/Park

## 9-Block Development Diagram



**SEATTLE PUBLIC LIBRARY**

SIGNIFICANCE: Mixed-Use Residential | MATERIALS: Brick, wood, stucco | KEY FEATURE: Brick at street level



Restaurants (Italian and Vietnamese)



Super 24 Food Store



Shell Gas Station



DNDA/Apartments/Early Learning



**MIXED USE RESIDENTIAL**

MATERIALS: Brick, wood | KEY FEATURE: Brick at street level



Community Care Res. & Healthcare



Auto Repair



Future Restaurant (South Asian)



Commercial Buildings for Rent



**North Node Development**



**DELRIDGE APARTMENTS**

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**Central Node Development**

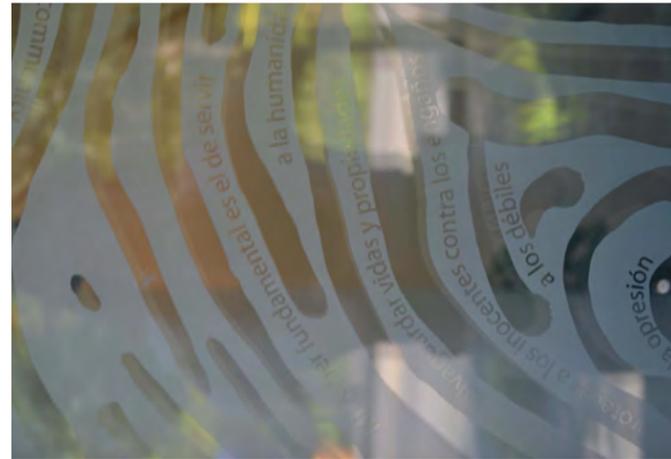
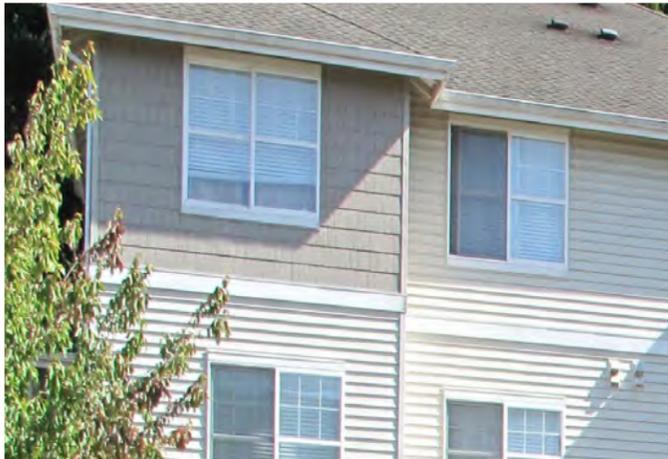
**South Node Development**

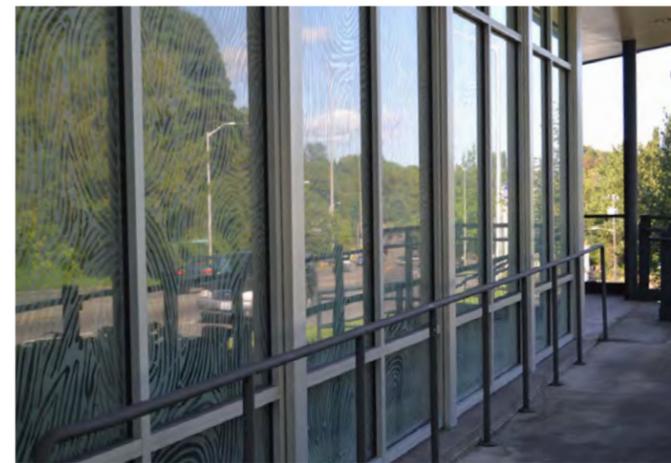


**DELRIIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZYXZ





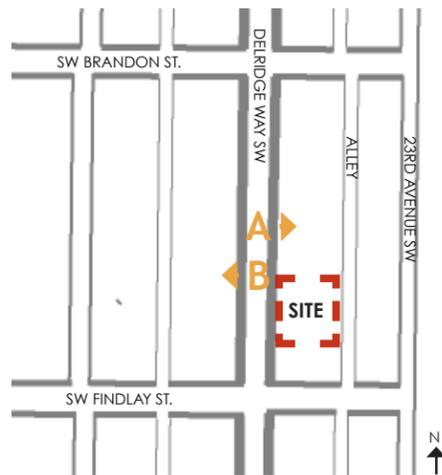


**DELRIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZYZ

**Neighborhood Street Frontage, Lighting & Signage**





SITE ELEVATION



DELDRIDGE WAY SW  
EAST ELEVATION

A



DELDRIDGE WAY SW  
WEST ELEVATION

B

OLYMPIA PIZZA & PASTA | SW FINDLAY ST. | SUPER 24 FOOD STORE | SHELL GAS STATION | RESIDENTIAL | SEATTLE PUBLIC LIBRARY DELDRIDGE & RESIDENTIAL APARTMENTS ABOVE | OFFICE, EARLY LEARNING & RESIDENTIAL APARTMENTS ABOVE | SW BRANDON ST.

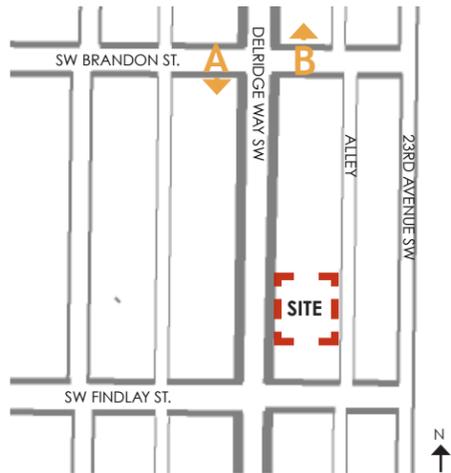
Streetscapes



DELDRIDGE APARTMENTS

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZXYZ





SW BRANDON STREET ELEVATION



SW BRANDON ST. SOUTH ELEVATION

A



SW BRANDON ST. WEST ELEVATION

B



**DELDRIDGE APARTMENTS**

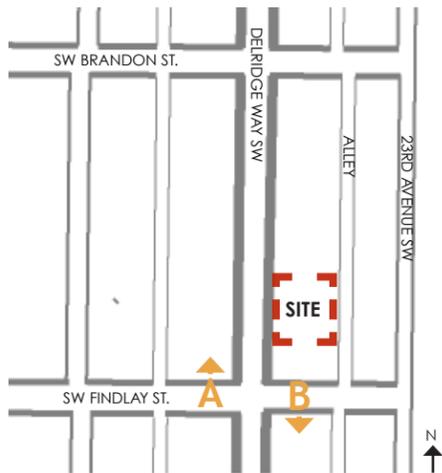
5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZXYZ

**Streetscapes**





SW FINDLAY STREET ELEVATION



SW FINDLAY ST.  
NORTH ELEVATION

A



SW FINDLAY ST.  
SOUTH ELEVATION

B

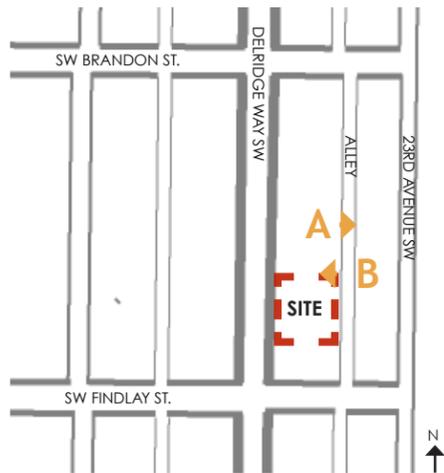


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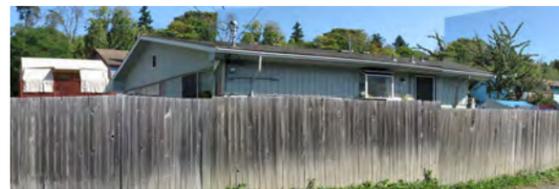
5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZYZ

**Streetscapes**





ALLEY LOOKING SOUTH TO SITE



ALLEY FACING EAST

A



ALLEY FACING WEST

B

SW FINDLAY ST. ENTRANCE

VIEW OF SITE BEHIND

VIEWS OF SITE

PARKING GARAGES & BUILDINGS ON ALLEY



**DELRIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZYZ

**Streetscapes**



**BULK + MASSING OPTIONS**

(3) Schemes

**FACADE ARTICULATION**

(3) Schemes

**CONCEPT METAPHOR - 'Lanterns in the Park'**

- Lantern-like building forms anchor a proposed courtyard
- Lighting and landscape design opportunity
- Security and safety opportunity

**COMMERCIAL STREET FRONTAGE**

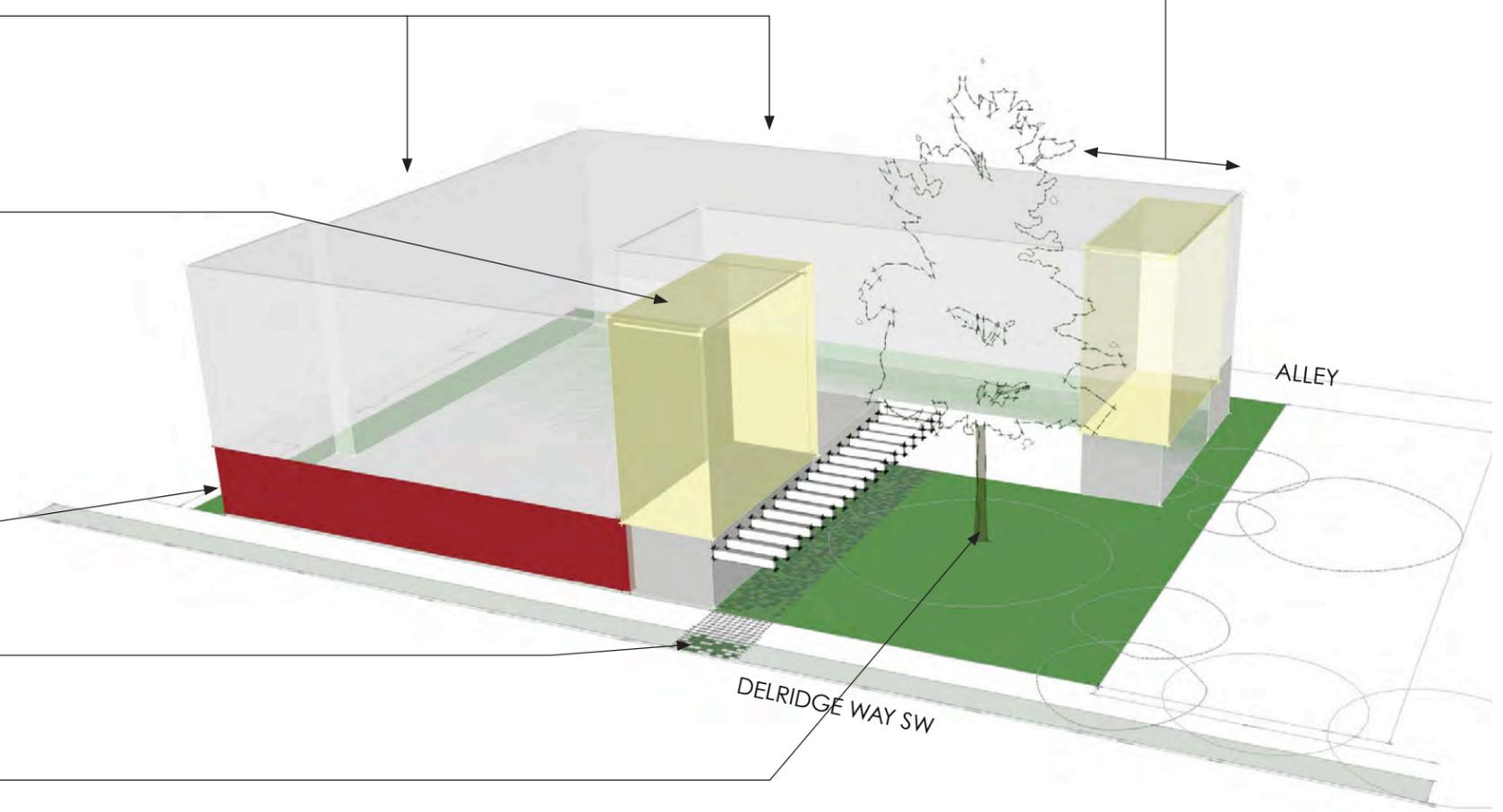
(3) Schemes

**RESIDENTIAL ENTRY POINT DEFINED**

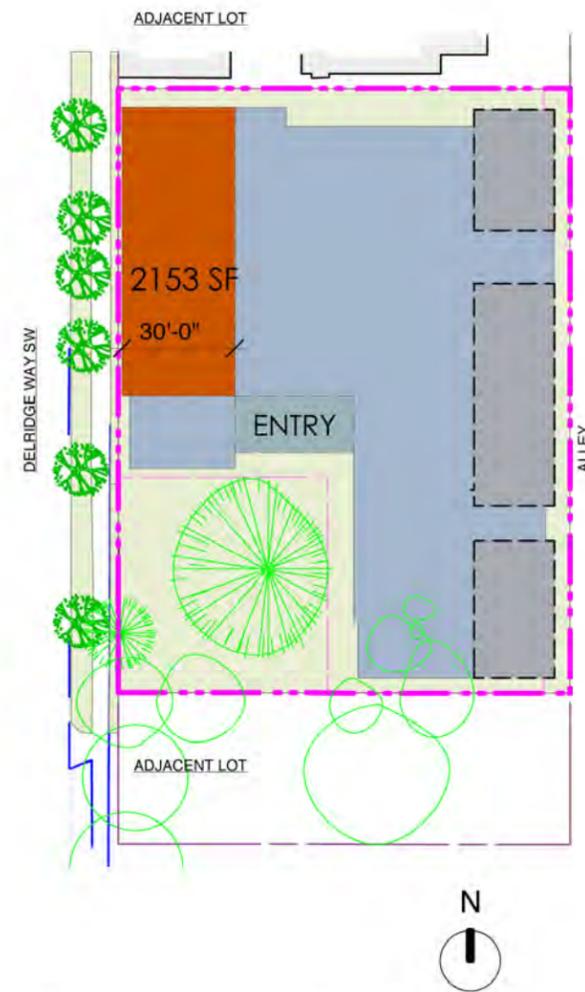
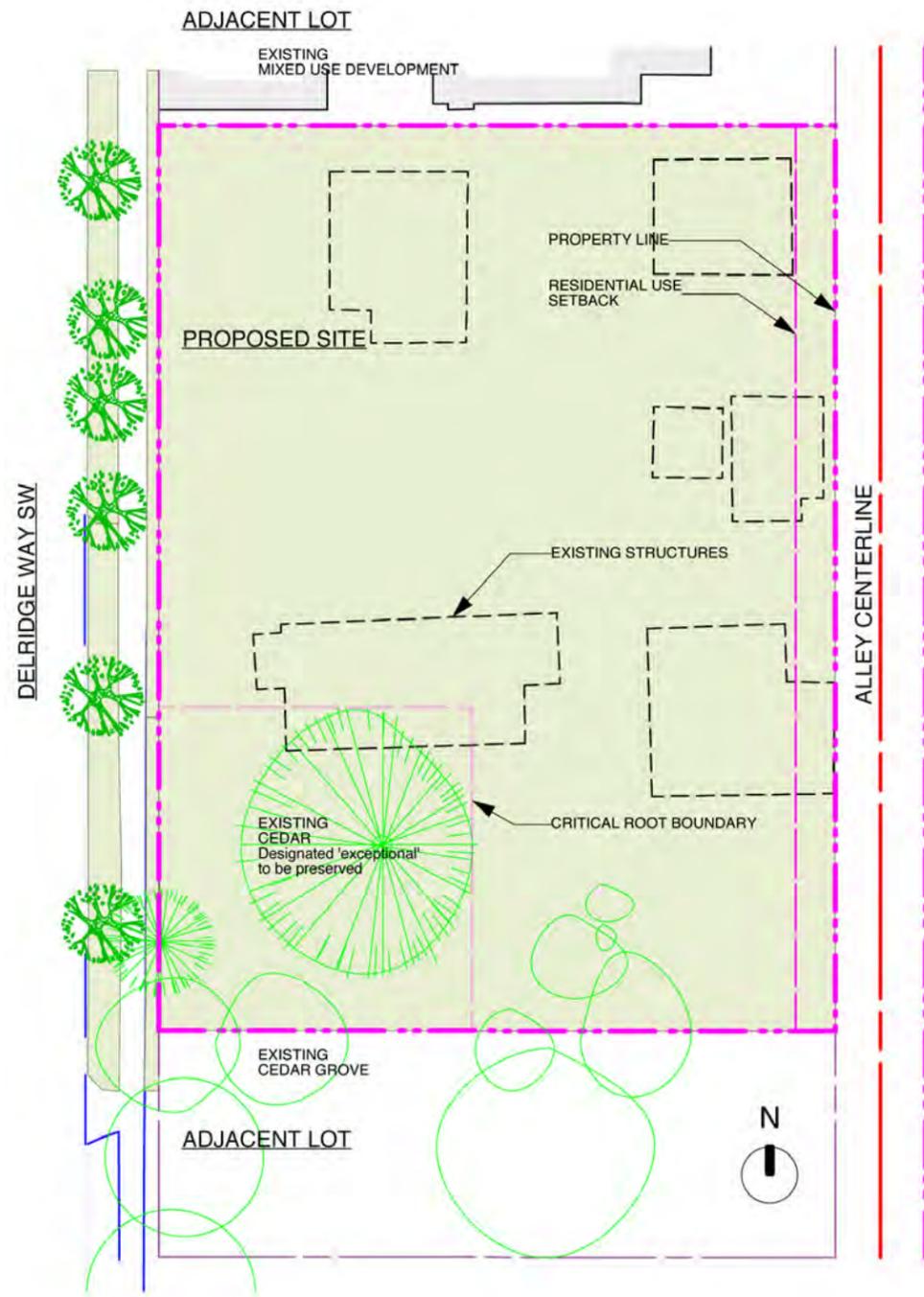
Defined by canopy structure and paving design

**CEDAR TREE PRESERVATION**

Design opportunity for an open space courtyard



**CONCEPT DIAGRAM**



commercial
  common residential
  lobby residential
  parking accommodations

**SCHEME A**  
**Preferred Scheme**  
 Code Compliant  
 Minimized Bulk - Open Space Opportunity  
 Residential Use at Courtyard and Alley  
 Commercial Use 'Eyes on the Street'

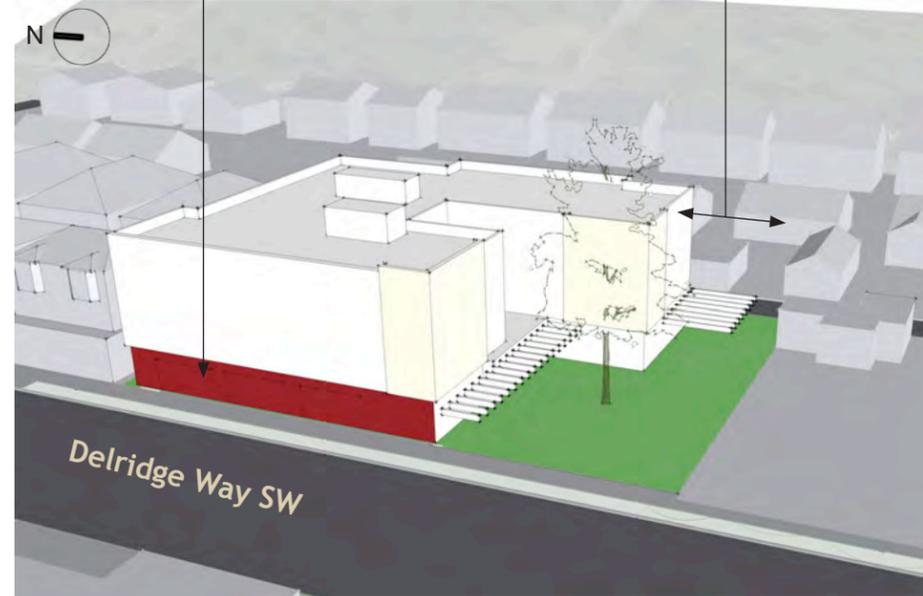
**SCHEME B**  
**Departure**  
 Stepped Massing at Alley  
 Residential Use at Courtyard  
 Commercial Use 'Eyes on the Street'

**SCHEME C**  
**Departure**  
 Modulated Facade at Alley  
 'Residential Use 'Eyes on the Street''

## Existing Site Conditions & Proposed Schemes

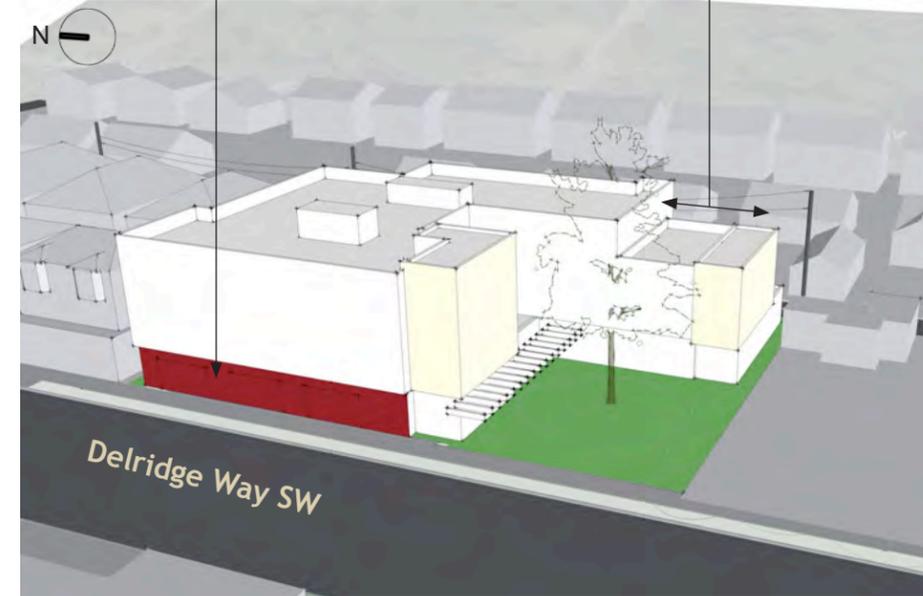
Minimized bulk and  
Maximized open space opportunity

80% Commercial frontage



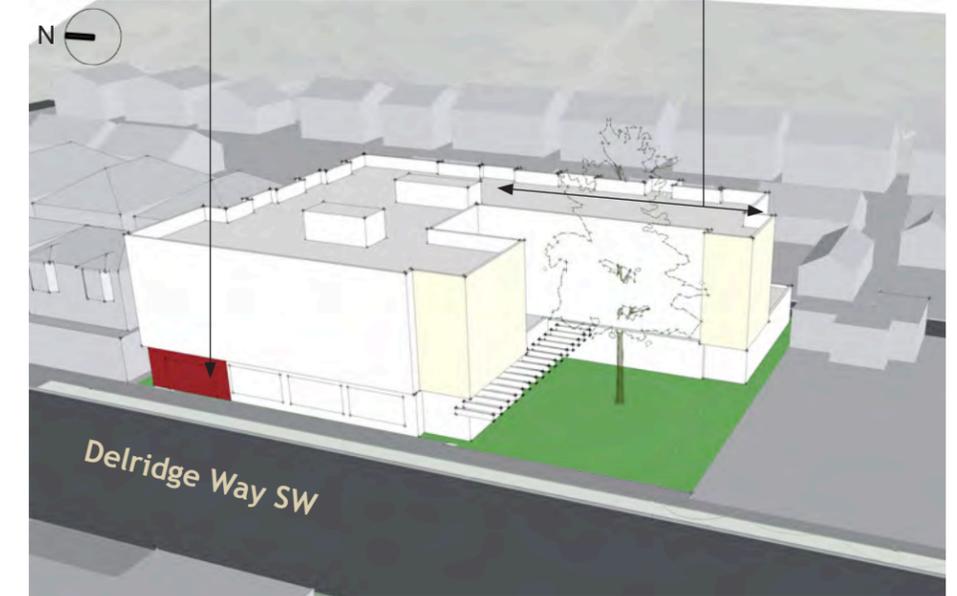
Minimize mass to three stories

80% Commercial frontage  
within 10' of property line



Four story mass

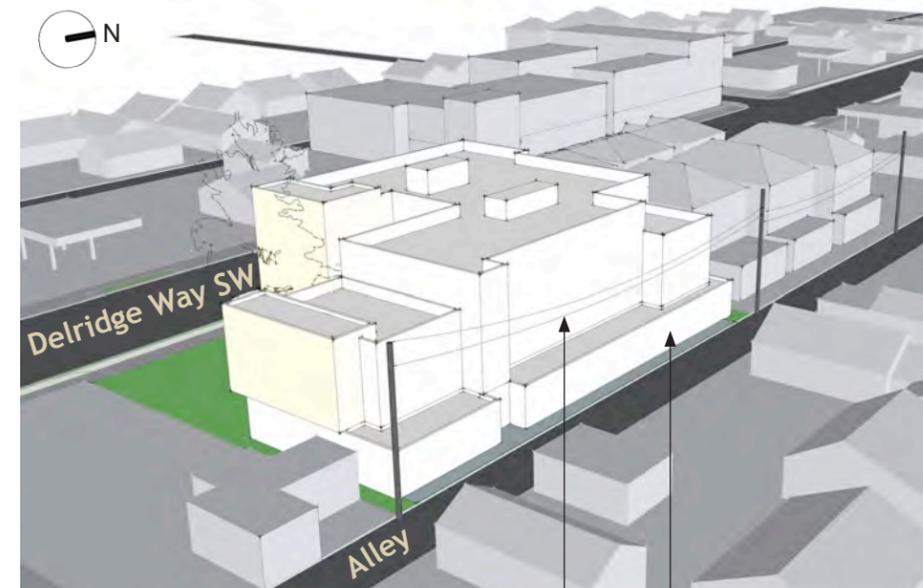
37% Commercial frontage  
63% Residential Services within 10'  
of property line



Articulated facade

Minimize garage facade  
Minimize concrete paving  
Increase permeable space

**Scheme A**



Articulated facade

Garage facade at alley

**Scheme B**

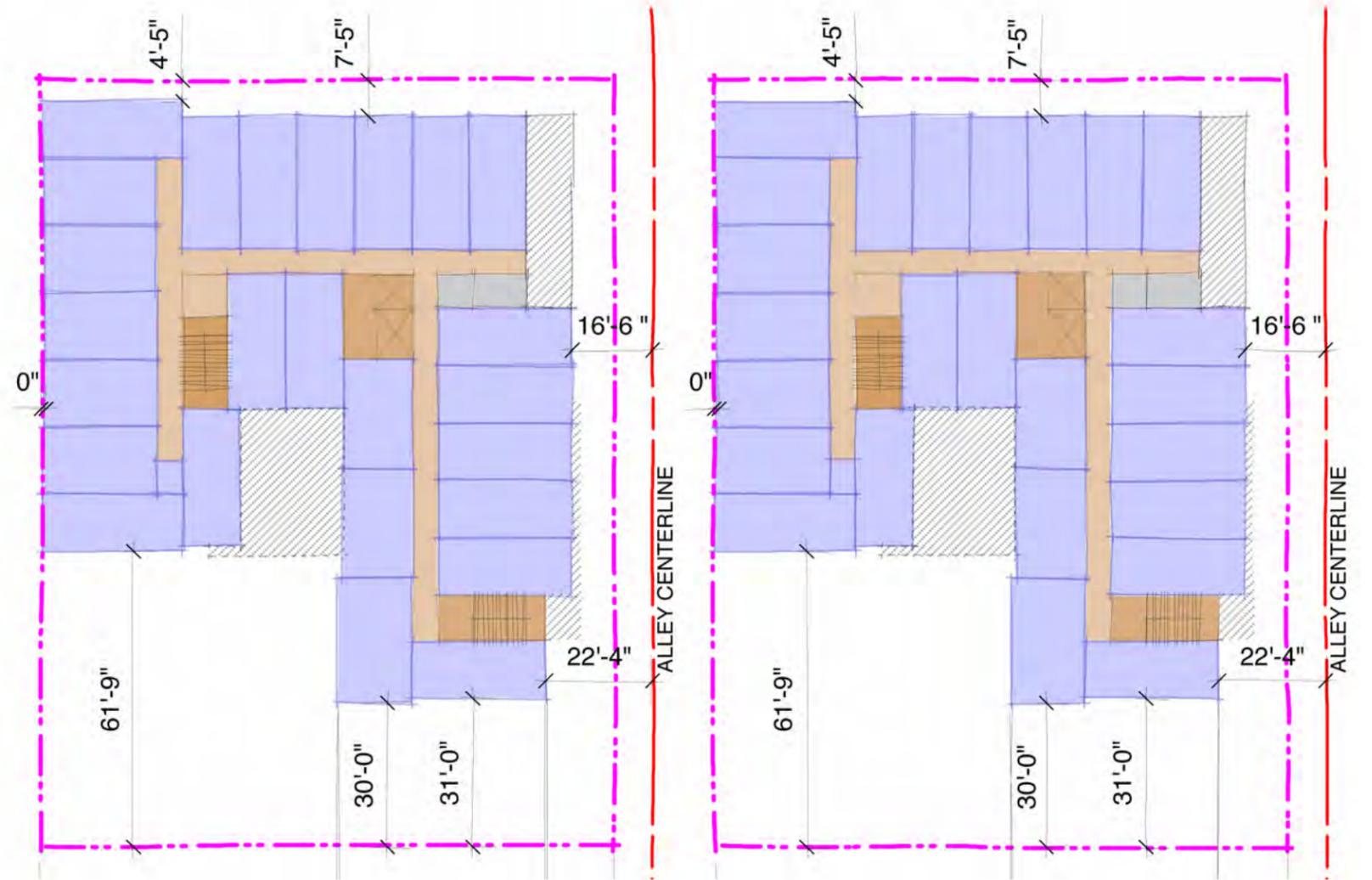
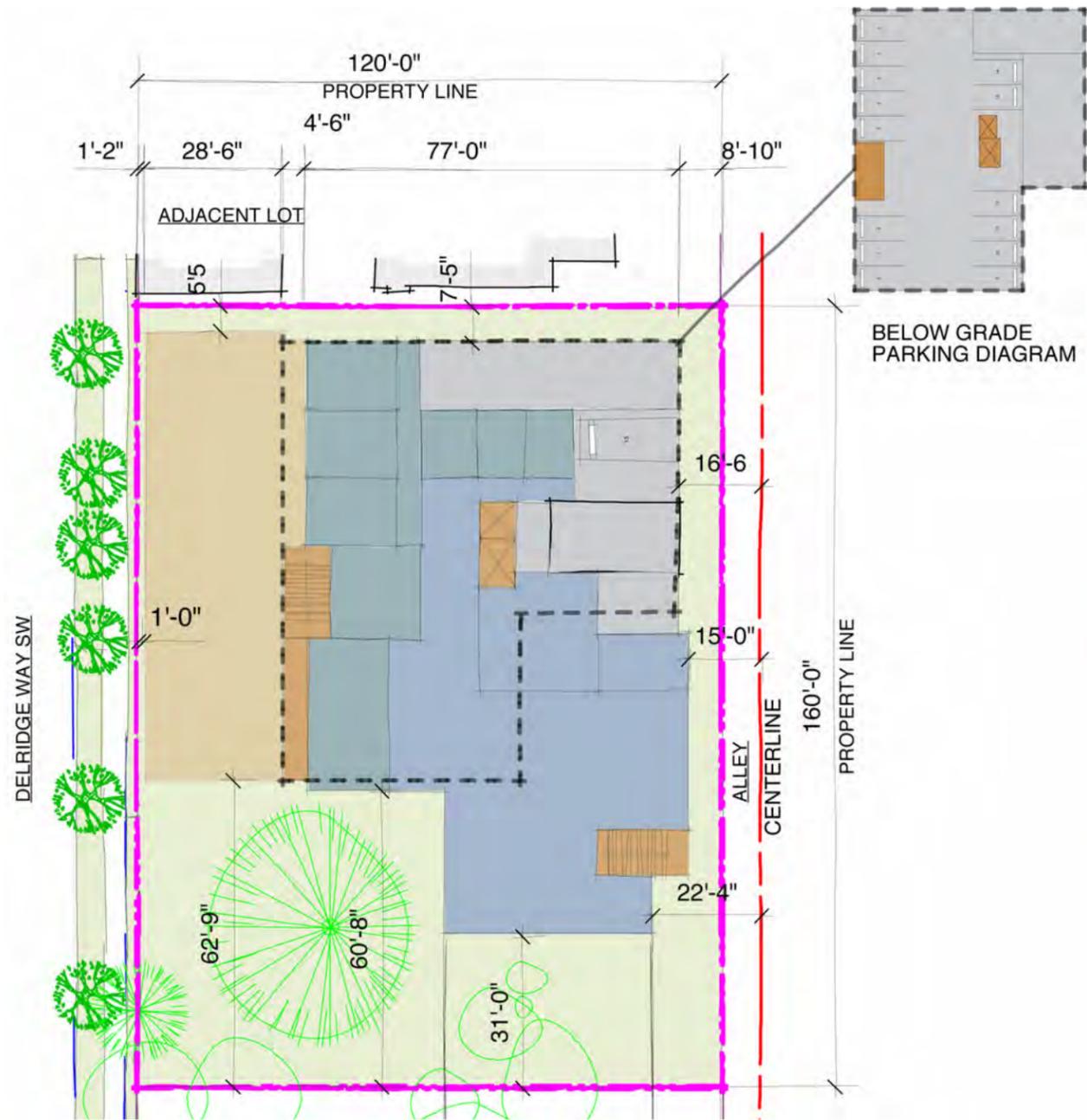


Articulated facade

Garage facade at alley

**Scheme C**





**Program Features**

- Code Compliant Scheme
- (75) Studio units
- 2700 SF Ground Floor Commercial
- Below Grade Parking

 Commercial	 Common Area Residential
 Residential Studio Units	 Utility - Storage - Parking
 Circulation	 Open Space

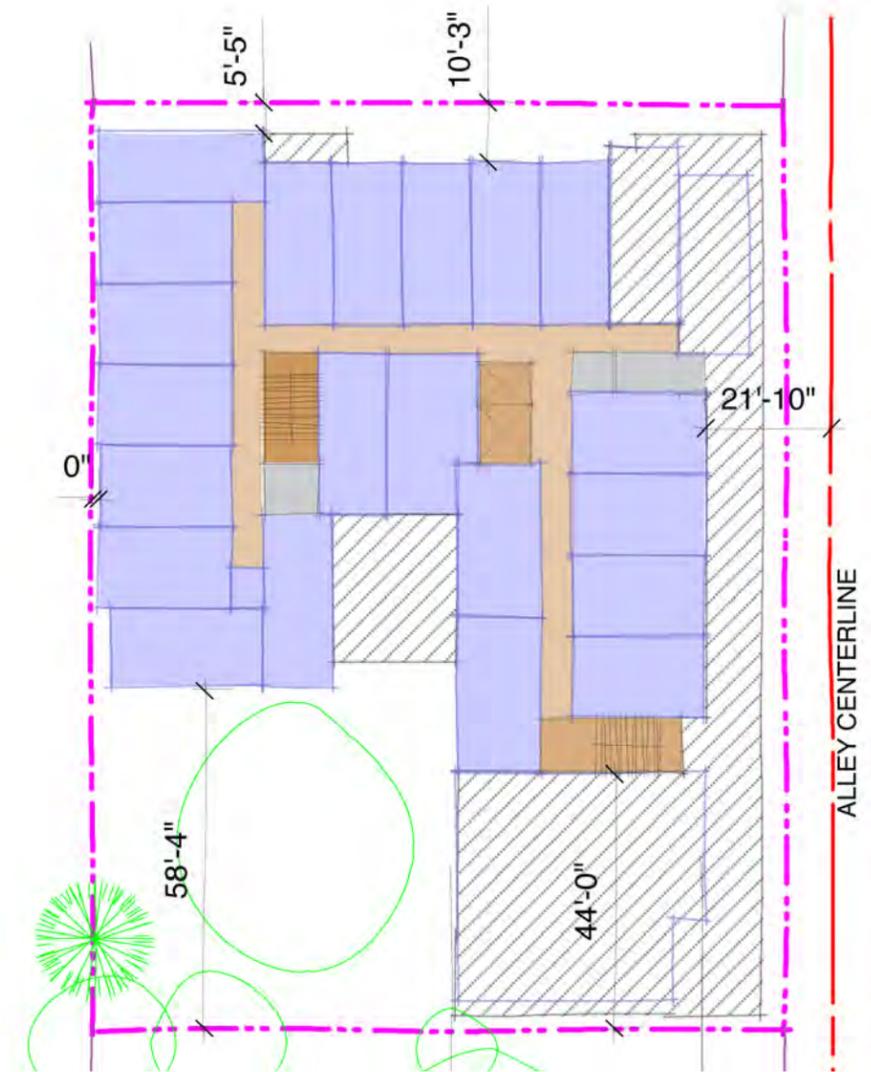
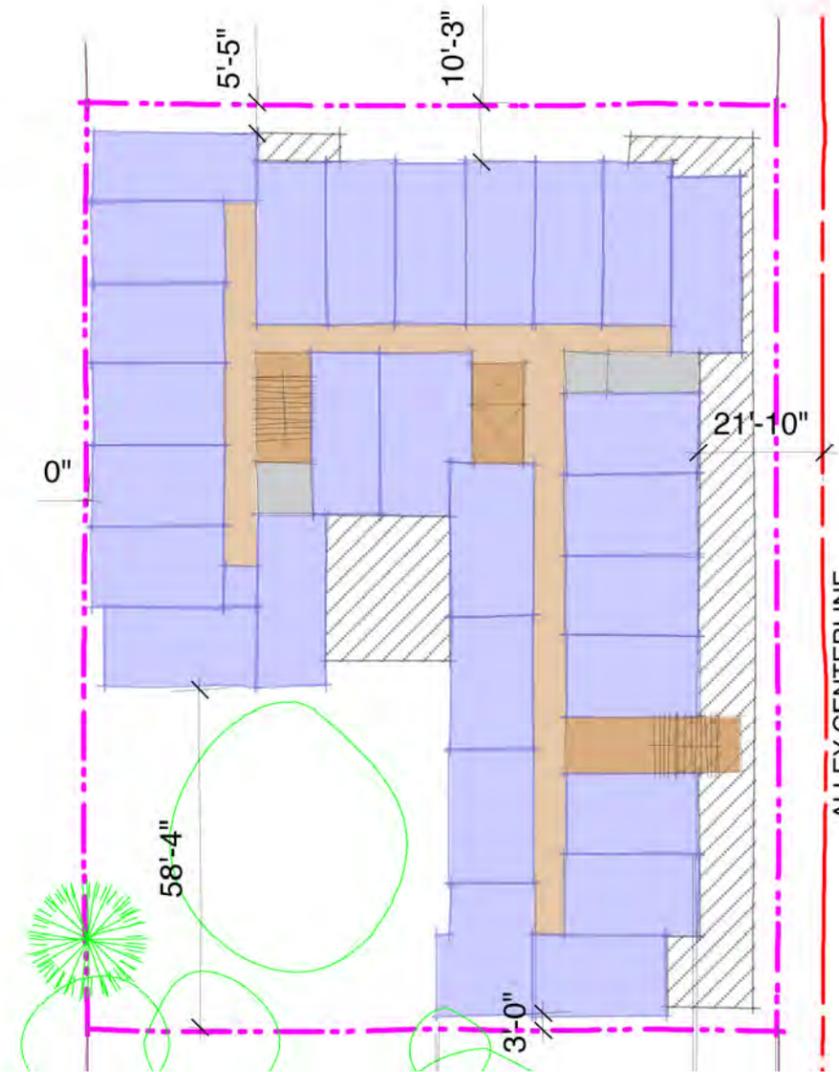
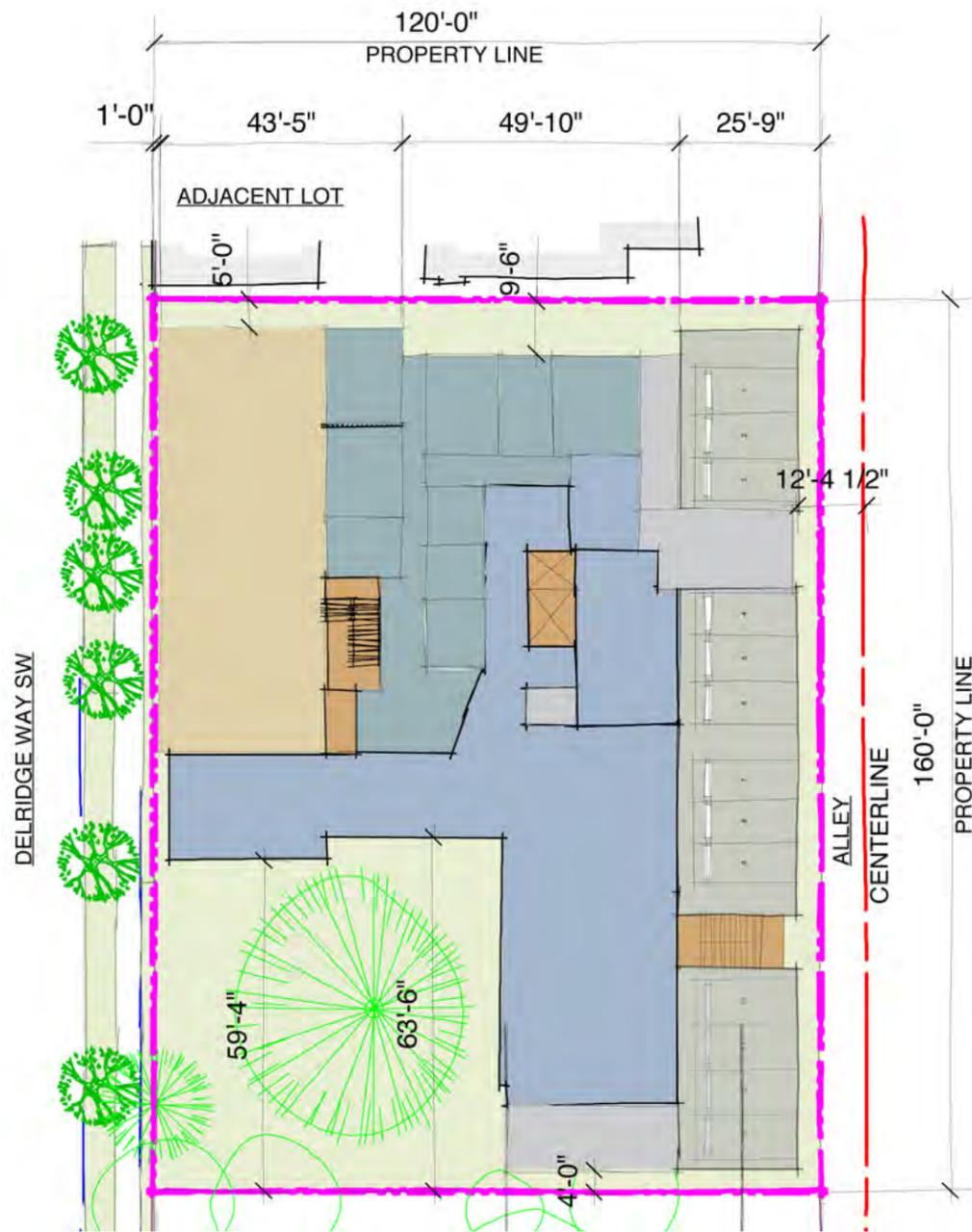


**DELRIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZYXZ

**Scheme A Plan**





**Program Features**

- Code Compliant Scheme
- (75) Studio units
- 2153 SF Ground Floor Commercial
- Parking at grade
- Departure request

 Commercial	 Common Area Residential
 Residential Studio Units	 Utility - Storage - Parking
 Circulation	 Open Space

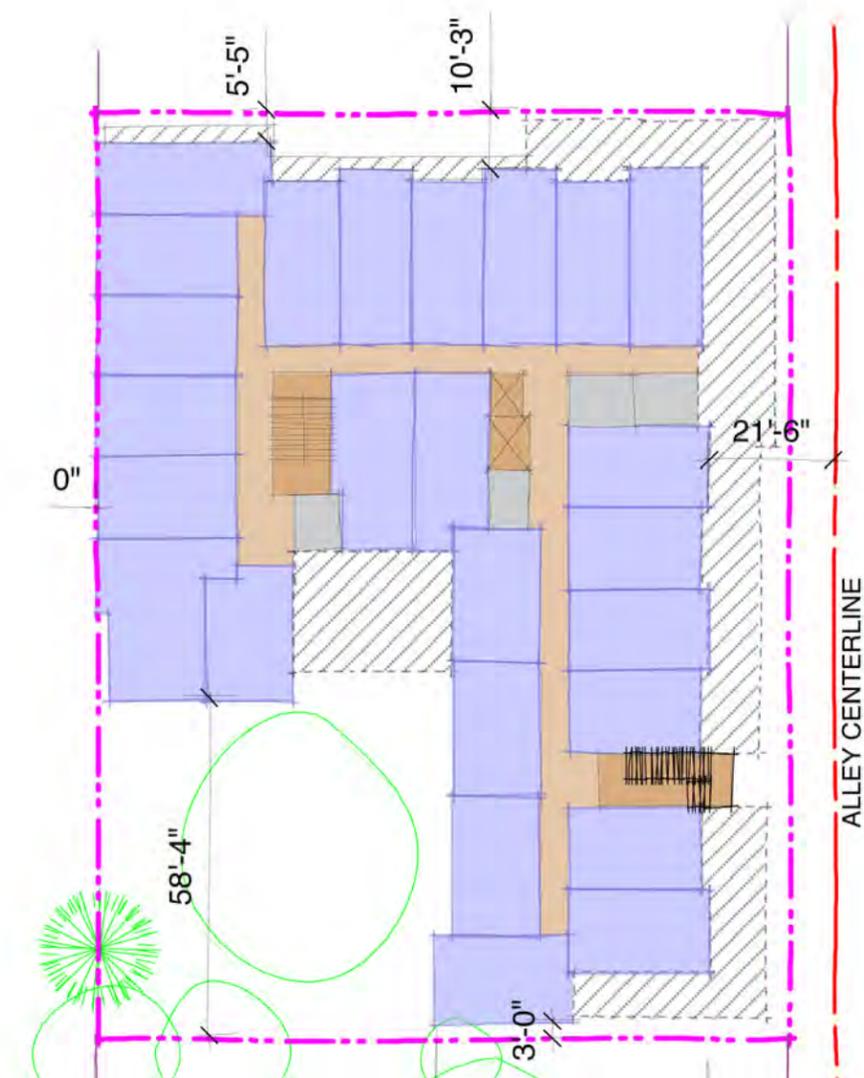
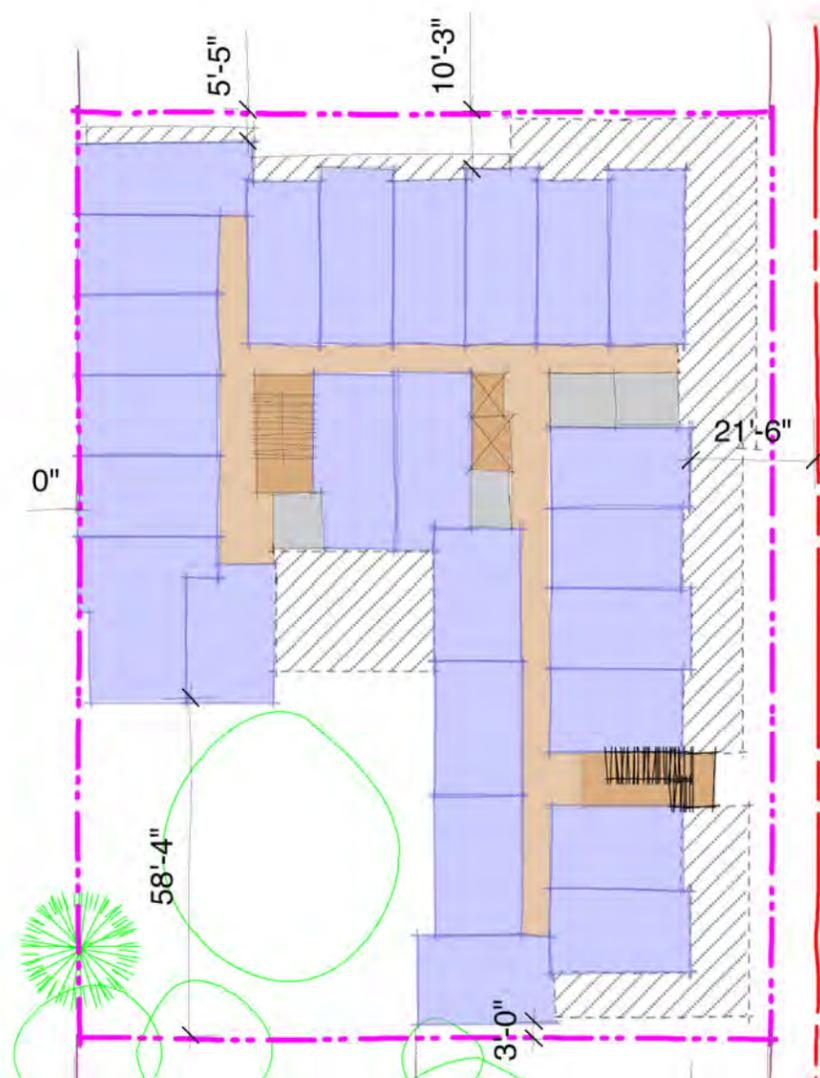
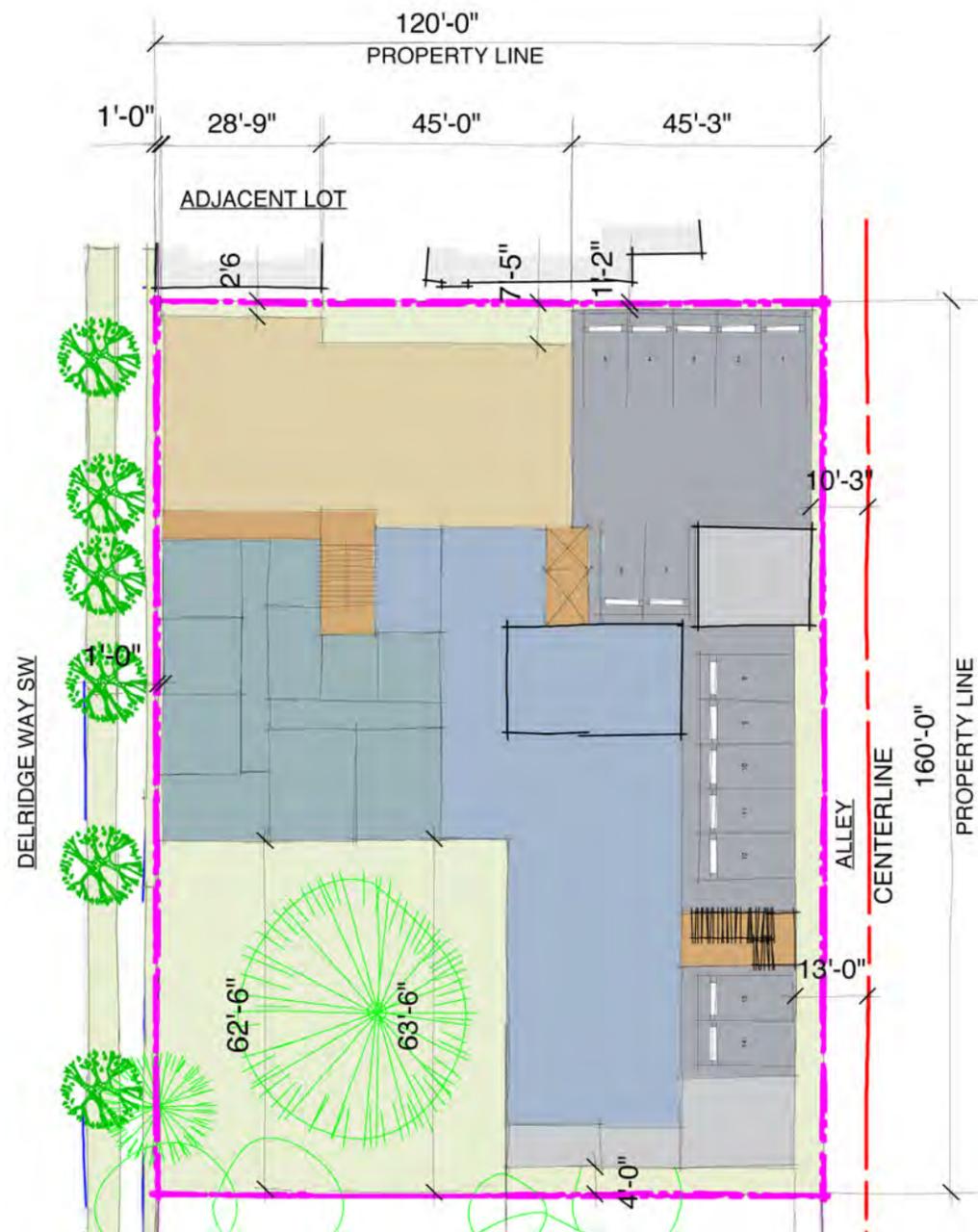


**DELDRIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZXYZ

**Scheme B Plan**





**Program Features**

- Code Compliant Scheme
- (75) Studio units
- 2300 SF Ground Floor Commercial
- Parking at grade
- Departure request

 Commercial	 Common Area Residential
 Residential Studio Units	 Utility - Storage - Parking
 Circulation	 Open Space



**DELDRIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZXYZ

**Scheme C Plan**





BIRDSEYE VIEW -LOOKING EAST



DELRIDGE WAY SW - LOOKING NORTH

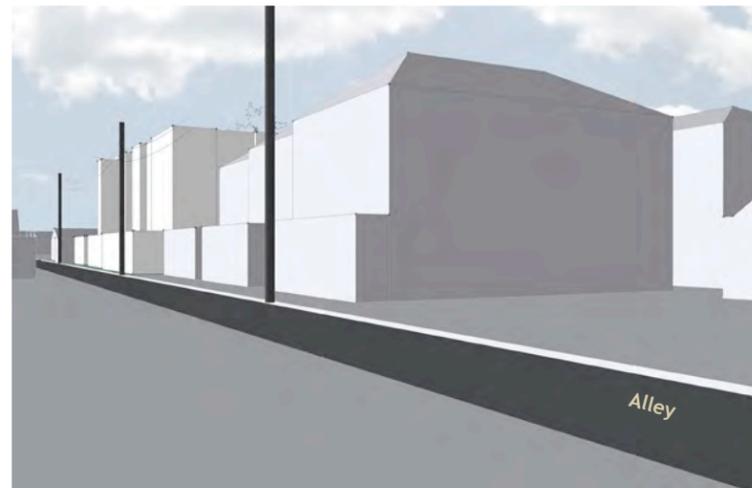
**Scheme B**

**Scheme C**

**Preferred Scheme A**



Alley



Alley



Alley



Alley



Alley



ALLEY VIEW - LOOKING SOUTH



Alley



ALLEY VIEW - LOOKING NORTH

**Scheme B**

**Scheme C**

**Preferred Scheme A**

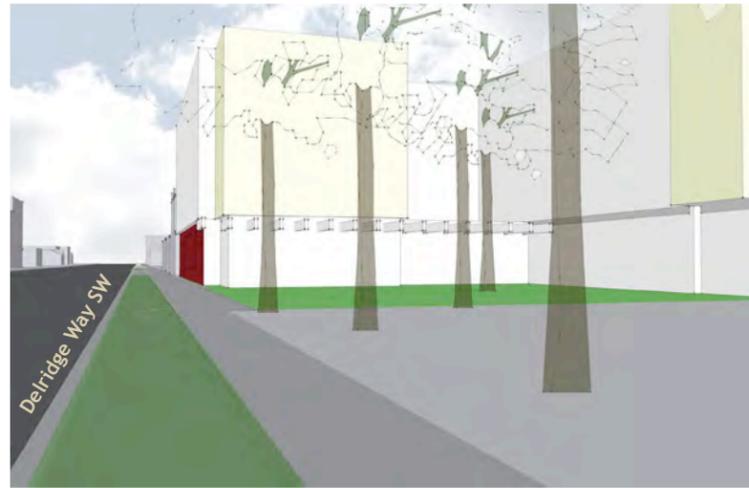
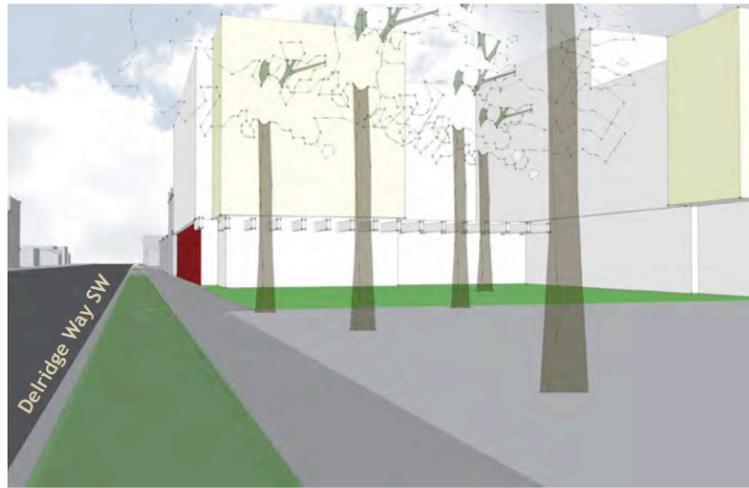


**DELRIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZXYZ

**Massing Views**





DELTRIDGE WAY SW - LOOKING NORTH

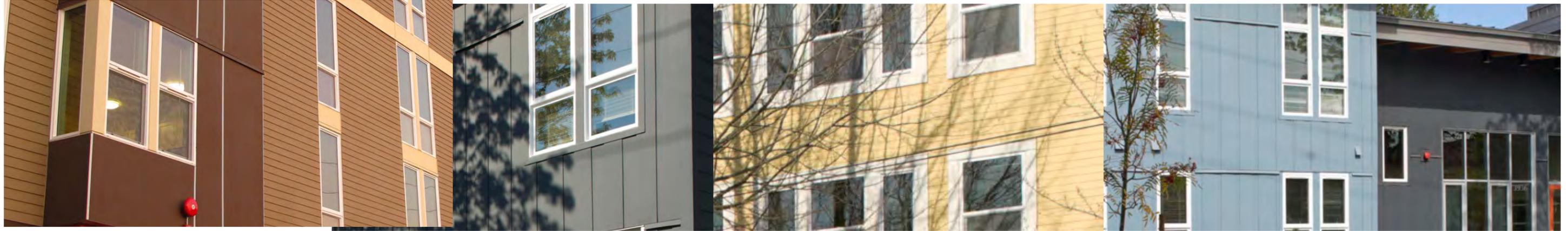


DELTRIDGE WAY SW - LOOKING SOUTH

**Scheme B**

**Scheme C**

**Preferred Scheme A**



VERTICAL & HORIZONTAL FIBER CEMENT SIDING



BRICK & CONCRETE WITH STOREFRONT WINDOWS



DELRIDGE APARTMENTS

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZXYZ

Exterior Siding Material Palette



## Design Guideline Analysis (Important Guidelines in Bold)

### A-1 Responding to Site Characteristics

A Deadora Cedar is a designated 'exceptional' tree exists on a single lot and to the south a grove of similar species to the south. The preservation of the exceptional tree is proposed. This gives us an extensive, existing canopy that provides shade as well as a buffer between Delridge Way SW and the proposed residential setback from the sidewalk. Because of the critical root zone constraints, we are encouraged to orient the entry for the apartments south facing the courtyard.

### A-2 Streetscape Compatibility

The preservation of a tree sets constraints at the southern portion of the property and allows for a break in the massing of a 4 story building as well as a viewing of an integrated landscape plan that defines entry to the residential. The majority of the street facing facade will be of commercial use.

### A-3 Entrances Visible to the Street

The main building entry for commercial is facing Delridge Way SW and the residential main entry is facing south toward the courtyard. Residents will walk a short, level path, flanked by landscaping to the front door. The form of the entry will be accentuated by an awning and building form that identifies the change from commercial use to residential use.

### A-4 Human Activity

The activity drawn by commercial use and residential use will naturally spill into the courtyard and along Delridge Way SW. This will activate the entry path. Along Delridge Way SW, we will propose a semi-private entry point to the courtyard and allow for access to the open space for the residents' use.

### A-5 Respect for Adjacent Sites

Through the Design Review process we will explore scale and materials that are contextually appropriate for the Delridge Central Node given this is adjacent to the public library and higher density zoning, yet adjacent to single family housing.

### A-6 Transition Between Residence and Street

The transition between the residential units and the street will take place in by access via the courtyard. The transition will be identified by a canopy that identifies both the entry to the semi-private courtyard as well as the main entry to the residential service lobby. It is imperative that this entry sequence be obvious, safe, pleasant and secure. The courtyard will be a landscaped buffer with groundcover and low height plantings that encourage preservation of the Deadora Cedar root zone. This design guideline is particularly important for the many units facing Delridge Way SW. The courtyard will create a gradient of semi-public to semi-private space in this area.

### A-7 Residential Open Space

The residents of this building will have access to a wide range of open space throughout the neighborhood. Within the property itself, the open space will be programmed around gardening and landscaped pathways.

### A-8 Parking and Vehicle access

We have the advantage of a private alley to serve the parking access to garage(s) at grade or below grade.

### A-9 Parking on Commercial Street Fronts

We have the advantage of a private alley to serve the parking access to garage(s) at grade or below grade.

### B-1 Height, Bulk, and Scale Compatibility

Zoning NC-40. We intend that the building identifies the commercial and residential component by breaking in the mass and changes in material. The building may step down depending on the option of parking proposed. The north section will be four stories and the south may be three stories depending on the parking proposed. In terms of bulk, the courtyard will be a major void along the street front and allow us to comfortably mass 4 stories continuous north of the courtyard without a break along this facade or bay modulation above. We will propose a material change that anchors the courtyard and again, identifies the break from commercial use to residential use. Three schemes are proposed with articulation at the north facade and the east alley facing facade.

### C-1 Architectural Context

We will strive for compatible and complementary aesthetics to the neighborhood of Delridge without being identical to other buildings. We will explore material use that will identify with the character and scale of buildings along the Delridge Way SW arterial.

### C-2 Architectural Concept and Consistency

The proposed massing concept will read as a metaphor of 'lanterns in the park' where the courtyard is anchored by lantern-like building forms at the courtyard to, provide a visual break by the use of building materials and also indicate a transition from commercial to residential use. Tree preservation is proposed along with a residential entry point at the courtyard. We also have three schemes with commercial program at Delridge Way SW.

### C-3 Human Scale

As we develop the design of the building, we will enhance the residential character of the building through details that support the human scale.

### C-4 Exterior Finish Materials

Through the Design Review process we will explore nuanced applications of similar finishes that are present along the Delridge Way SW arterial. Our task is to choose materials and methods that enhance the residential character of the neighborhood, but are appropriate for a building of this scale and for the concept described in Guideline C-2.

### C-5: Structured Parking Entrances

The parking will be entered via the private alley to the east.

### D-1: Pedestrian Open Spaces and Entrance

We are conceiving the courtyard as a secondary pedestrian zone, for the use of residents. The space between the entrance and Delridge Way SW will be accessible, well lighted and buffered by low-lying, landscape elements.

### D-2: Blank Walls

There will not be any blank walls facing the streets.

### D-3: Retaining Walls

This guideline applies when retaining walls are higher than eye level. We won't have that condition.

### D-4: Design of Parking Lots Near Sidewalks

There is no parking lot near the sidewalk.

### D-5: Visual Impacts of Parking Structure

Three schemes are proposed, one with below grade parking and the other two with alley access garages.

### D-6: Screening of Dumpsters, Utilities, and Service

All utilities and trash will be enclosed within a garage and trash pick-up will occur off the alley.

### D-7: Personal Safety and Security

There will be many pairs of eyes facing the street as all apartments will face either one of the streets or the private alley. Lighting needs will be reconciled between security concerns and glare into living units.

### D-8: Treatment of Alleys

The site is adjacent to a private alley. We will use this alley to access the parking, trash and utilities.

### D-9: Commercial Signage

Signage will be proposed above an entry niche to the single-tenant commercial use.

### D-10: Commercial Lighting

We will seek to reconcile the residential lighting needs with the distance from the sidewalk and the security needs. We intend to do this with path lighting and building lighting controlled by the residents of each unit.

### D-11 Commercial Transparency

Not applicable

### D-12 Residential Entries and Transitions

The building will have one main residential entry. We will have a canopy at the entrance that draws pedestrians into the courtyard and to the main entry access.

### E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

The proposed preservation of the Deadora Cedar at the courtyard will offer a visual continuity to an existing cedar grove at the adjacent property.

### E-2: Landscaping to Enhance the Building and/or Site

The landscaping will be our strongest tool to differentiate the residential entry and commercial uses.

### E-3: Landscape Design to Address Special Site Conditions

The existing trees are the biggest gift as well as the biggest constraint to this site. We will work carefully with the arborist to employ as much landscaping as possible in the critical root zone.



**EVANS HOUSE**  
415 10th Avenue  
Seattle, WA  
DESC



**CANADAY HOUSE**  
424 Minor Avenue N  
Seattle, WA  
DESC



**RAINIER HOUSE**  
5270 Rainier Avenue South  
Seattle, WA  
DESC



**KERNER SCOTT HOUSE**  
510 Minor Avenue  
Seattle, WA  
DESC



**DELRIDGE APARTMENTS**

5434 Delridge Way SW Seattle, Wa 98108 —XY.ZX.2011 Early Design Guidance DPD Project Number: XYZXYZ

**Relevant Projects**

