

LAM BOW APARTMENTS

SEATTLE HOUSING AUTHORITY

6935 - 6955 DELRIDGE WAY SW
SEATTLE, WA 98106

SDCI PROJECT #3029799
EARLY DESIGN GUIDANCE
MEETING DATE: May 3, 2018



Karen Kiest | Landscape Architects

PAST PROJECTS

SMR ARCHITECTS

For over three decades, SMR Architects has been crafting inspired structures where people want to live, learn, work and play. With a focus on the people who ultimately use the building, our structures provide a place for life to happen, as well as interact with and enrich the neighborhoods in which they are a part. Our team’s collaborative approach, experience and sustainable philosophy helps us serve both our clients and the community, always putting people first.

SEATTLE HOUSING AUTHORITY (SHA)

Since its establishment in 1939, SHA strives to enhance the Seattle community by creating and sustaining decent, safe and affordable living environments that foster stability and increase self-sufficiency for people with low-incomes. As stewards of the public trust, SHA pursues their mission and responsibilities in a spirit of service, teamwork, and respect. They embrace the values of excellence, collaboration, innovation, and appreciation. SHA provides long-term, low-income rental housing and rental assistance to more than 34,000 people representing more than 17,000 households, in the city of Seattle. SHA owns and operates approximately 8,000 units at nearly 400 sites throughout the city. More than 80% of SHA residents are children, elderly or disabled.

LEGEND: SMR PROJECTS

- 1. **Hoa Mai Gardens** | Seattle Housing Authority | Yesler Terrace, Seattle, WA
- 2. **Plaza Roberto Maestas** | El Centro de la Raza | Beacon Hill, Seattle, WA
- 3. **Velocity** | Imagine Housing | Kirkland, WA
- 4. **Cottage Grove Commons** | Downtown Emergency Service Center | Delridge, Seattle, WA





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IMAGE: SOUTH - WEST AERIAL VIEW OF THE EXISTING SITE.

SHA DEVELOPMENT OBJECTIVES

DESIGN PROPOSAL

NUMBER OF RESIDENTIAL UNITS:

- Building A (Existing): 30 units
- **Building B (Proposed): 50 units**
- 80 units total**

TOTAL AREA: 72,823 SF (1.67 acres)

NUMBER OF PARKING STALLS:

- Building A (Existing): 32 surface-paved
- **Building B (Proposed): 48 below-grade**
- 80 stalls total**

LAM BOW REDEVELOPMENT OBJECTIVES

- Replace the 21 units lost in the October 2016 fire and increase the total number of units on the site.
- Create a mixed-income community with units serving residents at or below 30% of Area Median Income (AMI) and 60% of AMI.
- Facilitate parity between Building A and B.
- Outdoor amenities are to be designed to serve both buildings and to create a shared sense of community.

BUILDING A (EXISTING) RENOVATION

- Renovate 30 existing units.
- Leave surface parking serving Building A as-is.
- Update Building A's fire-suppression systems, and replace interior finishes, fixtures, and signage to match Building B.

BUILDING B (PROPOSED) DESIGN

- Construct 50 new units.
- Provide below-grade parking in Building B.
- Common room and office suite act as an anchor between the new and existing buildings. Both spaces are open and provide visual connection to outdoor amenities.





PROJECT VISION

The Lam Bow Apartments project is a unique opportunity to improve upon an existing context by replacing a lost building with one that meets modern standards for building safety, accessibility and environmental sustainability.

Beyond the technical goals, we hope to engender a sense of community and create meaningful opportunities for social engagement and interaction among residents through thoughtful design.

Children are a unifying force for social interaction. Placing their play opportunities at the heart of the project fosters this interaction and provides a safe environment for play.

By placing the new building on the south side of the south lot, a large central open space can be created to unify both buildings. The two buildings will provide protection for and activate the heart of the project – the open space.

We will reduce the amount of existing asphalt paving on the site, and activate Delridge Way SW by replacing it with passive open space that may house gardening and picnicking activities east of the existing building. This secondary open space will provide a quieter place for adults and children to enjoy.

The new building will provide 50 units of affordable family housing and will consist of 1-, 2- and 3-bedroom units. Structured parking below grade for 48 vehicles will be provided. The existing building will be renovated. Current objectives for the renovation include siding and window replacement, interior finishes replacement, sprinkler installation and a new elevator (for convenience, not a required accessibility improvement).

The new Lambow Apartments will contribute to the neighborhood context by providing activation along both Delridge Way SW and 23rd Ave SW, at an appropriate scale and use. The new building massing provides consistent street walls with living areas of units facing the 23rd and Delridge rights-of-way, as well as sufficient setback to allow for low plantings that will provide visual interest and softening. For security reasons, and to maintain parity between the existing and new buildings, separate residential entries are not proposed in the new building. High quality materials will be selected for longevity and environmental sustainability. Ample fenestration will provide natural light and ventilation for residents, and eyes on the public realm.

The main entrances to the Lambow campus are at the mid-points between two buildings along the street frontages. The entries are open spaces that are bracketed by the existing and new buildings.

LEGEND

1. Facilitate Equity Across Campus
2. Enhance the Neighborhood and Existing Context
3. Design a High Quality Building

SITE SECTION

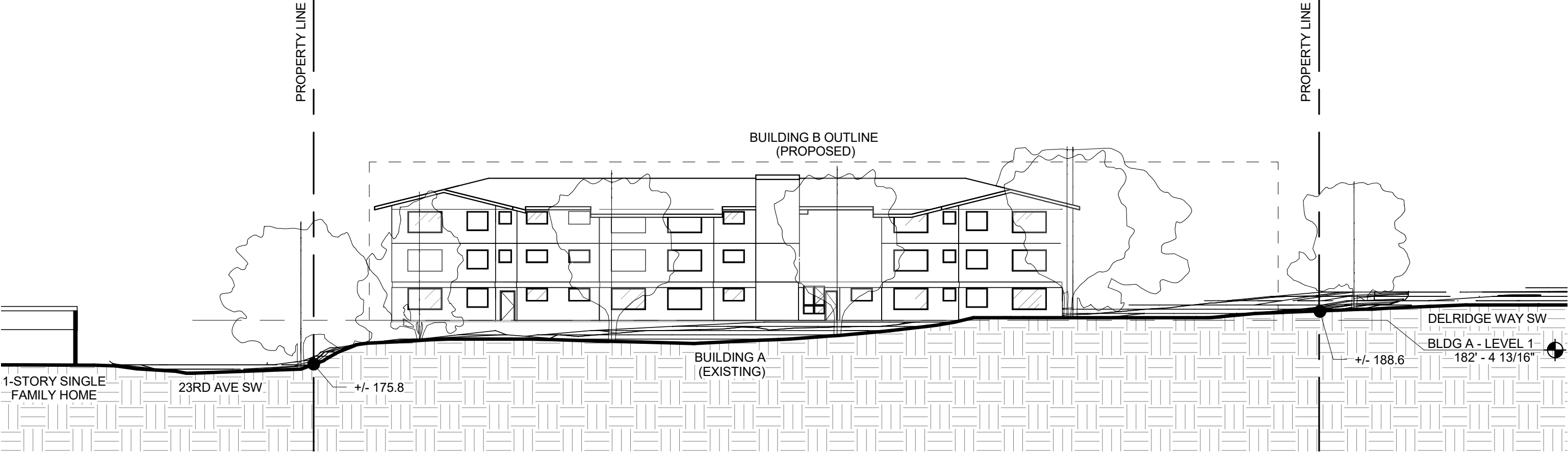
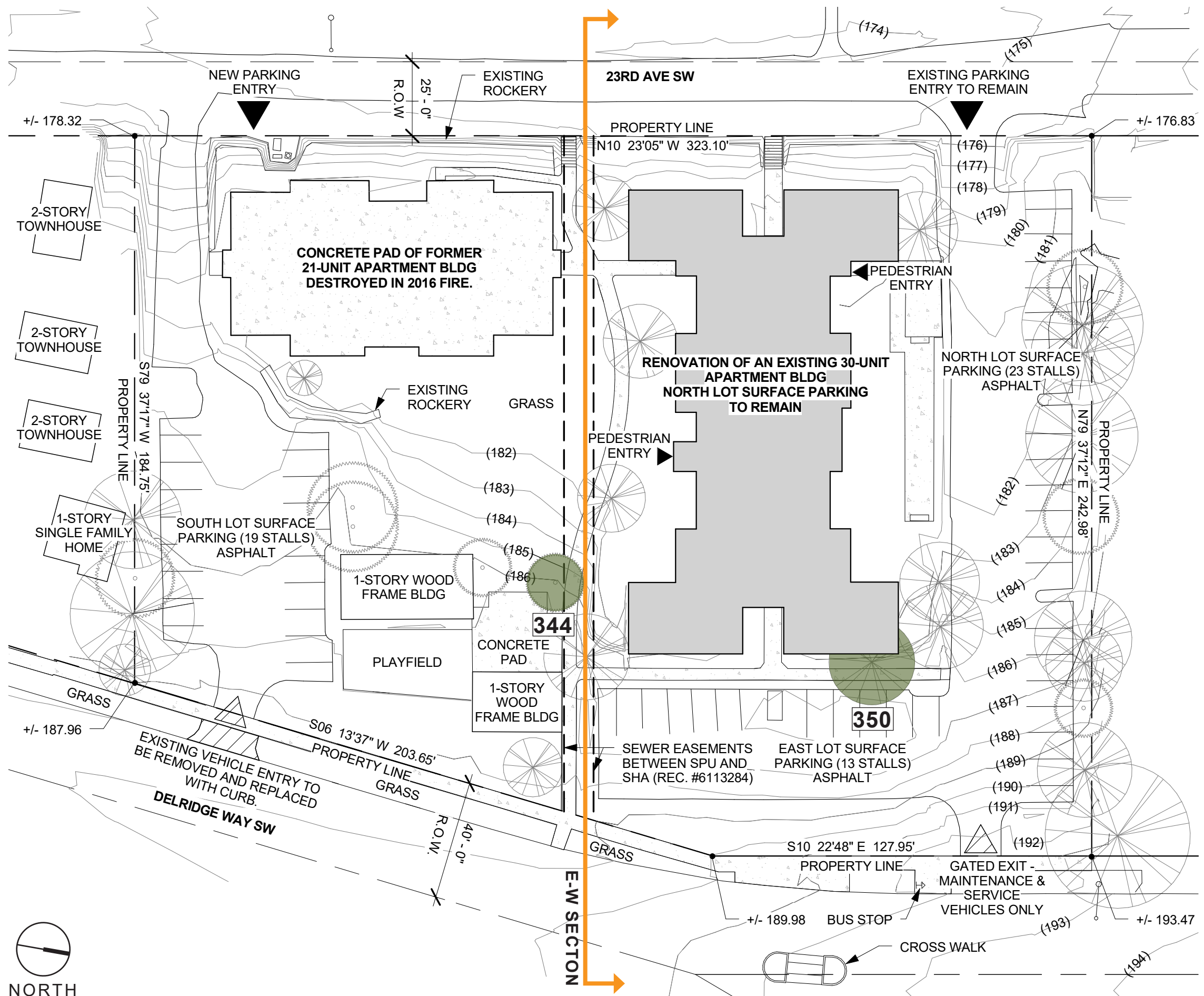


DIAGRAM: E-W SECTION LOOKING NORTH



SITE SURVEY PLAN

LEGAL DESCRIPTION

Lots 3 and 4, block 42, homeroft, according to the plat thereof recorded in volume 24 of plats, page 42, in King County, Washington; except the southerly 50 feet of Lot 4 as measured on the west line thereof.

ARBORIST REPORT

- (23) trees on site are equal to or greater than 6 inches in diameter at standard height (DSH); (2) trees, numbered 344 and 350 are exceptional.

- Tree 344 is a Mountain Hemlock (Tsuga Mertensiana) with a 13 inch DSH. It is in good health and structural condition. Tree 344 is exceptional due to its size. The tree is located adjacent to a concrete patio. Design Alternative 3 will preserve Tree 344.

- Tree 350 is a Japanese Maple (Acer Palmatum) with a 19 inch DSH. It is in good health and structural condition. Tree 350 is exceptional due to its size. The tree is located approximately 3 feet east of the apartment building and is lifting the concrete walkway. A soil depth of 3 inches was observed near the base of the tree and surface roots were observed. Design Alternative's 1, 2 and 3 will preserve Tree 350.



Tree 344



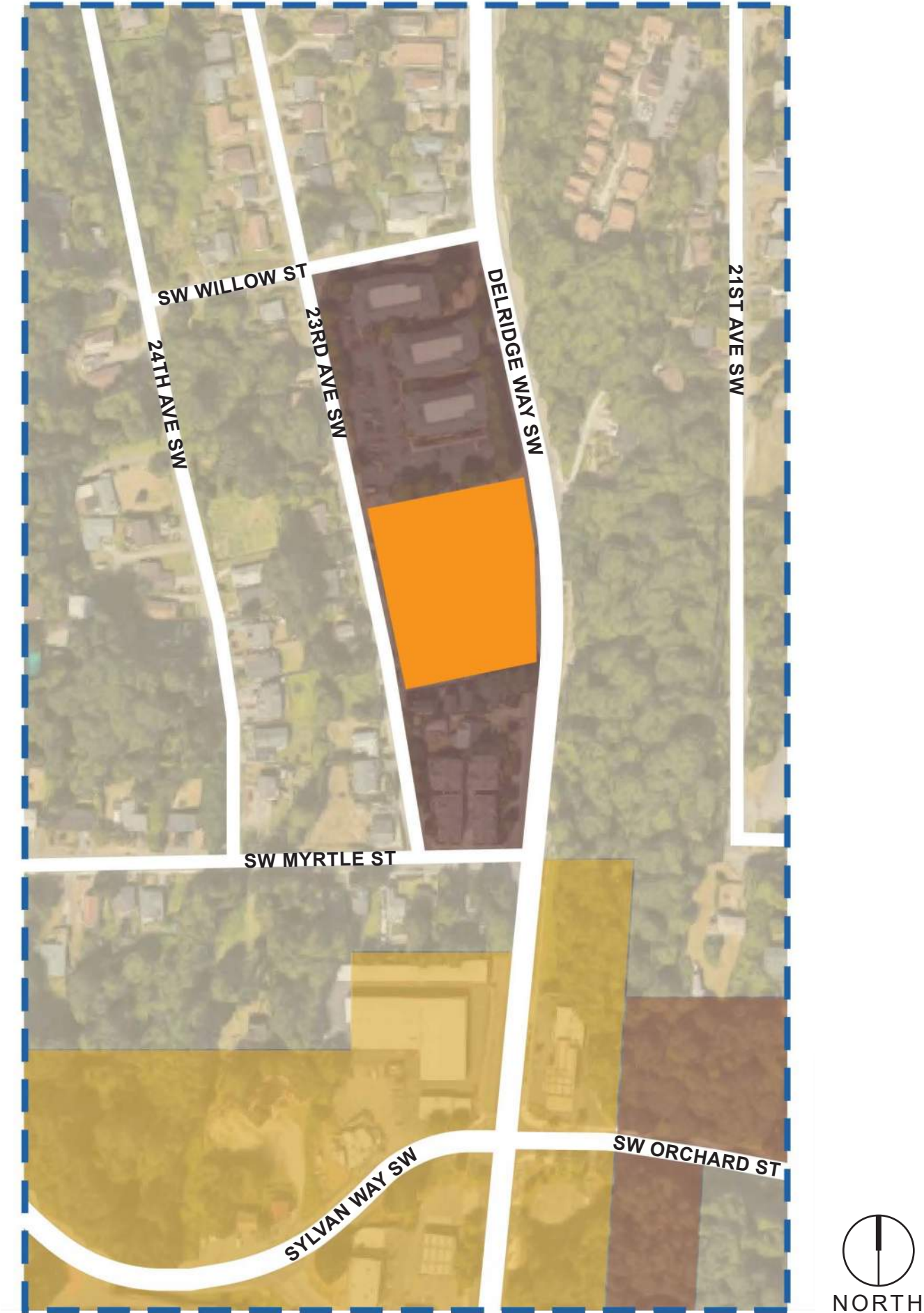
Tree 350

9-BLOCK DEVELOPMENT

The site is located centrally in a LR3 zone. It is not located within an urban village or urban center as shown in the diagram to the right. Although the site is currently not equipped with frequent transit, the Rapid Ride H line is expected to open in 2020, and will meet these requirements.

- ZONING
- SF 5000
 - LR2
 - LR3
 - C1-30/40

- LEGEND
- 9-BLOCK BOUNDARY
 - STREET
 - SITE





9-BLOCK DEVELOPMENT

Although the surrounding neighborhood is predominately made-up of single-family homes, the adjacent sites to the north and south contain apartment buildings, townhomes, retail spaces, restaurants, and a cultural center.

STRUCTURE TYPE

1. LENA APARTMENTS
2. CROFT PLACE TOWNHOMES
3. WILLOW COURT APARTMENTS
4. TOWNHOMES ON 23RD AVE SW
5. TOWNHOMES ON SW MYRTLE STREET
6. PUBLIC STORAGE
7. SHELL GAS STATION
8. TUG INN
9. VIETNAMESE CULTURAL CENTER
10. EL RAY DEL TACO
11. SHERWIN-WILLIAMS PAINT STORE
12. ARCO GAS STATION

STRUCTURE USE

- APARTMENT
- TOWNHOME/DUPLEX
- SINGLE-FAMILY HOME
- STORAGE/WAREHOUSE
- BAR/RESTAURANT
- COMMUNITY CENTER/CHURCH
- RETAIL/WHOLESALE
- GREEN SPACE

LEGEND

- 9-BLOCK BOUNDARY
- SITE




CONTEXT ANALYSIS:
NEIGHBORHOOD & SITE
DEVELOPMENT


Located in the High Point neighborhood of West Seattle, the parcel is situated on the west side of Delridge Way SW. The site is surrounded by residential developments, with commercial businesses to the south around Sylvan Way SW. The topography of the site and surrounding neighborhood is relatively steep, with substantial grade changes.


Delridge Way SW is classified as a principal arterial street and minor transit street. It consists of one lane of traffic in each direction with a center turning lane, and parking on both sides of the street. Metro operates the 120 Line in both directions along this street.


23rd Ave SW is classified as an access street and does not have a transit designation. It is wide enough for two-way traffic with parking on both sides, but is not striped. Currently, no sidewalk, curb and gutter exist on either side of the street in front of the subject property.

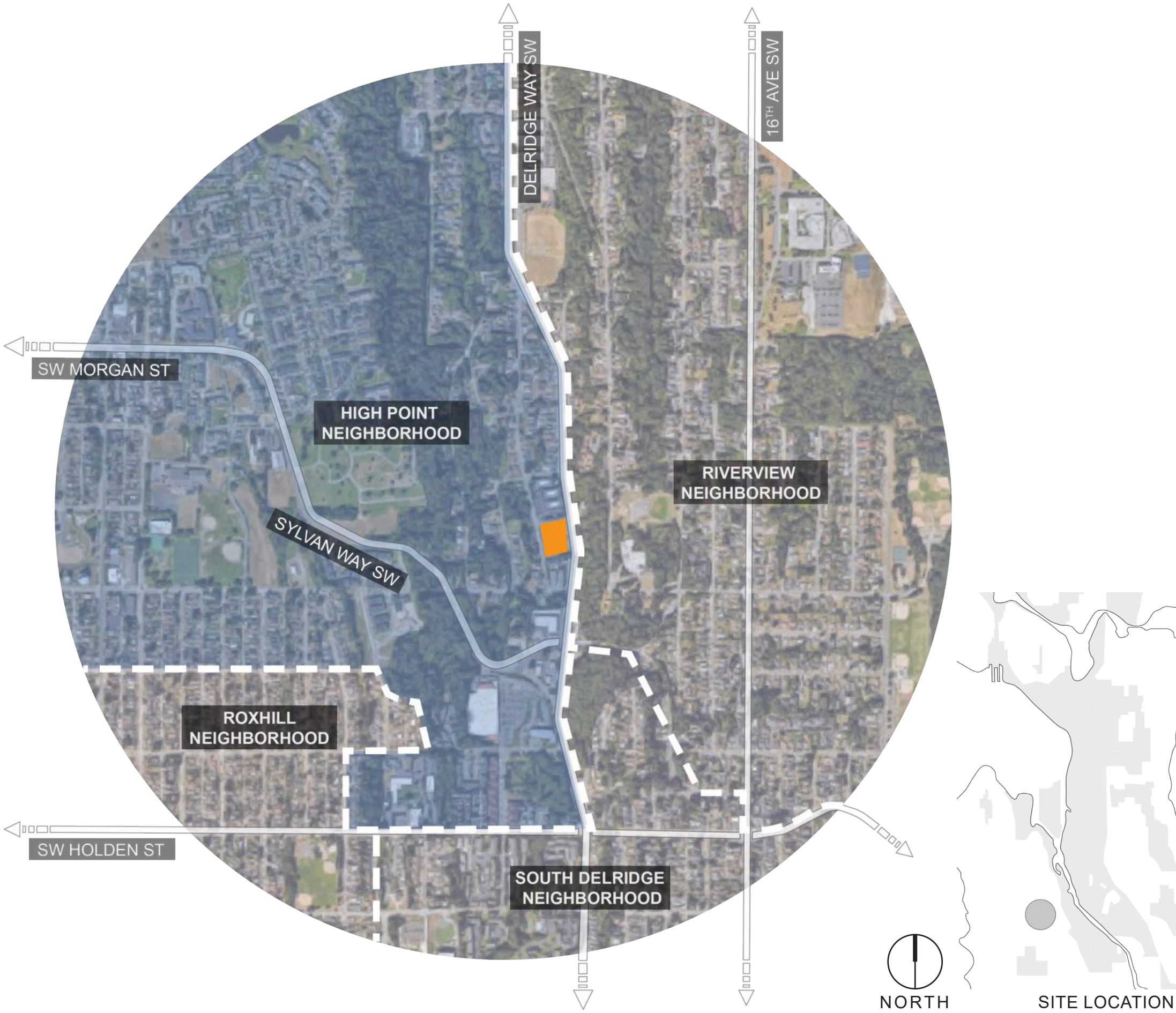
LEGEND

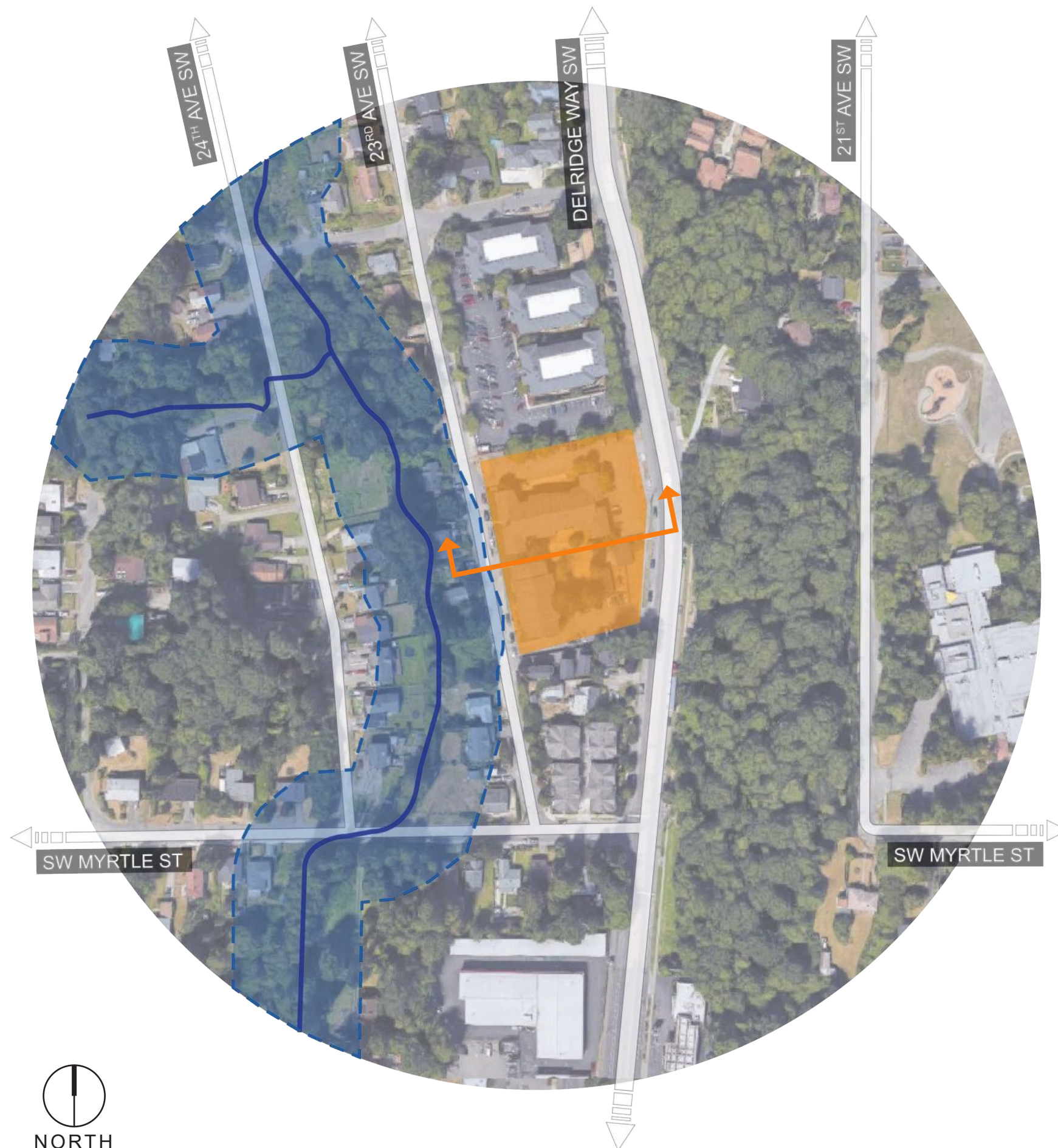
 HIGH POINT NEIGHBORHOOD

 OTHER SURROUNDING NEIGHBORHOODS

 SITE

 STREET





ENVIRONMENTALLY CRITICAL AREAS (ECA) ANALYSIS

A wetland study has been conducted, regarding the riparian corridor that is within close proximity to the site's west property line:

Riparian Management Area:

The subject property appears to be located outside of the 100-foot ECA Riparian Management Area. As such, no restrictions would be on this property with respect to riparian buffer and riparian regulations. Proposed street improvements would not be restricted with respect to the riparian buffer and riparian regulations (SMC 25.09.200.A.3.a).

Wetland and Wetland Buffer:

The subject property is separated from the wetland by a developed street, SMC 25.09.160.E.3 allows for development within the wetland buffer if the project meets the provisions therein, including restoration activities.

Wetlands associated with Longfellow Creek are located approximately 90 feet from the property. While the mapping is approximate, aerial imagery indicates the riparian corridor to be narrow and abutted by residential development; thus, the wetland would not likely extend far beyond the creek corridor given the presence of homes and yards adjacent to the creek corridor. Based on preliminary review, we anticipate the wetland is a Category III wetland with low level of habitat function, with an associated 60 foot buffer, in which case no portion of the subject property would be impacted by wetland buffer.

Site Topography:

The site slopes significantly downward from east to west, with a maximum grade difference between the Delridge Way SW and 23rd Ave SW property lines of approximately 18 feet. The sloping site requires sensitive response to allow the greatest amount of accessibility while maintaining building scale appropriate to the surrounding context. (See page 6 for site section.)

LEGEND

- RIPARIAN CORRIDOR-ECA3
- LONGFELLOW CREEK ROUTE
- SITE

CONTEXT ANALYSIS:
SURROUNDING USES &
NATURAL FEATURES





SURROUNDING USES

- 1. SANISLO ELEMENTARY SCHOOL
- 2. PUBLIC STORAGE
- 3. VIETNAMESE CULTURAL CENTER
- 4. SOUTHWEST PRECINCT - SEATTLE POLICE DEPARTMENT
- 5. REFUGEE AND IMMIGRANT FAMILY CENTER BILINGUAL PRESCHOOL
- 6. FOREST LAWN FUNERAL HOME
- 7. HIGHLINE WEST SEATTLE MENTAL HEALTH CENTER
- 8. SEATTLE FIRE STATION 11
- 9. HIGH POINT COMMUNITY CENTER
- 10. WEST SEATTLE ELEMENTARY SCHOOL
- 11. WEST SEATTLE FOOD BANK
- 12. SOUTH SEATTLE MARKET
- 13. WALGREENS
- 14. NEIGHBORHOOD HOUSE
- 15. LOUISA BOREN STEM K-8
- 16. SOUTH SEATTLE COLLEGE

NATURAL FEATURES

- 17. DELRIDGE AND MYRTLE PARK
- 18. WEST DUWAMISH GREENBELT TRAILS
- 19. RIVERVIEW PLAY FIELD
- 20. LONGFELLOW CREEK
- 21. HIGH POINT COMMONS
- 22. WALT HUNDLEY PLAY FIELD
- 23. EC HUGHES PLAYGROUND

LEGEND

-  SURROUNDING USES
-  NATURAL FEATURES
-  STREET
-  SITE





3. VIETNAMESE CULTURAL CENTER



4. SW PRECINCT - SEATTLE POLICE DEPT.



9. HIGH POINT COMMUNITY CENTER



11. WEST SEATTLE FOOD BANK



14. NEIGHBORHOOD HOUSE



16. SOUTH SEATTLE COLLEGE



18. WEST DUWAMISH GREENBELT TRAILS



20. LONGFELLOW CREEK BEAVER POND



20. LONGFELLOW CREEK SALMON BONE BRIDGE



21. HIGH POINT COMMONS PARK AMPHITHEATER



21. HIGH POINT COMMONS BEE GARDEN



22. WALT HUNDLEY PLAY FIELD

**CONTEXT ANALYSIS:
NOTABLE ARCHITECTURE AND
SITING PATTERNS**

Although the surrounding neighborhood is mostly constructed of single-family homes, prominent streets west of the site boast new development and multifamily housing. Notable architectural context and community-focused green spaces can be found along California Ave SW and Fauntleroy Way SW.





ARCHITECTURAL CONTEXT

- 1. WESTHAVEN APARTMENTS
- 2. DESC'S COTTAGE GROVE APARTMENTS
- 3. ONE COMMUNITY COMMONS
- 4. 5917 FAUNTLEROY WAY SW
- 5. FAUNTLEROY LOFTS
- 6. 6012 CALIFORNIA AVE SW LIVE/WORK TOWNHOMES
- 7. VIRIDIAN APARTMENTS
- 8. MORGAN 5.1 & 5.2 TOWNHOMES

COURTYARD & P-PATCH PRECEDENTS

- 9. THE CROFT TOWNHOMES
- 10. WILLOW COURT APARTMENTS
- 11. HIGH POINT JUNEAU COMMUNITY P-PATCH
- 12. WEST RIDGE APARTMENTS P-PATCH

LEGEND

-  ARCHITECTURAL CONTEXT
-  COURTYARD & P-PATCH PRECEDENTS
-  STREET
-  SITE





1. WESTHAVEN APTS



2. DESC'S COTTAGE GROVE APTS



3. ONE COMMUNITY COMMONS



4. 5917 FAUNTLEROY WAY SW



5. FAUNTLEROY LOFTS



6. 6012 CALIFORNIA SW TOWNHOMES



7. VIRIDIAN APTS



8. MORGAN 5.1 & 5.2 TOWNHOMES



9. CROFT PLACE TOWNHOMES | COURTYARD



10. WILLOW COURT APTS | COURTYARD



11. HIGH POINT JUNEAU COMMUNITY | P-PATCH



12. WEST RIDGE APTS | P-PATCH

STREETSCAPES

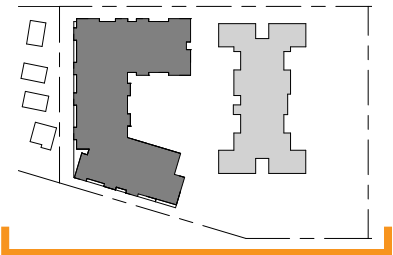
Site



Existing Townhomes

Willow Court Apartments

① DELRIDGE WAY SW LOOKING WEST

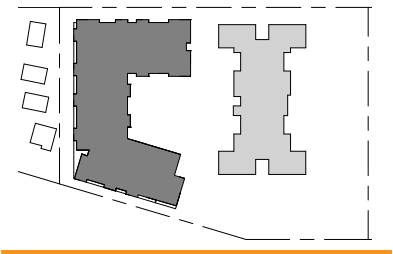


PLAN LEGEND



Greenbelt Along Delridge Way SW

② DELRIDGE WAY SW LOOKING EAST

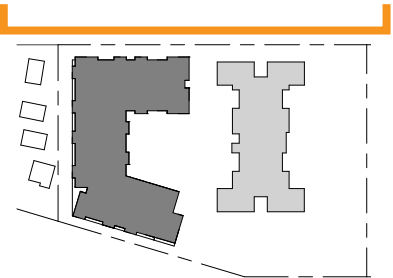


PLAN LEGEND



Single-Residential Homes Along 23rd Ave SW

① 23RD AVE SW LOOKING WEST



PLAN LEGEND

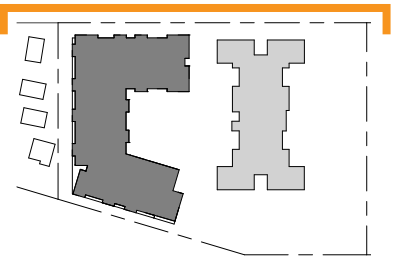


Site

Willow Court Apartments

Existing Townhomes

② 23RD AVE SW LOOKING EAST



PLAN LEGEND

CONTEXT ANALYSIS:
TRANSIT OPPORTUNITIES

The site, shown in orange, is located along a heavily trafficked street, providing a variety of means of access. Nearby frequent bus routes, which depart approximately every 15 minutes during the week, run north to south along Delridge Way SW and 16th Ave SW, and east to west along Sylvan Way SW. By 2020, the Rapid Ride express bus (H Line) will run along Delridge Way SW and provide the most convenient access to downtown Seattle and Burien.

There is also easy access to the site by car. Heavy car traffic usage along Delridge Way SW and moderate traffic usage along Sylvan Way SW and 23rd Ave SW.

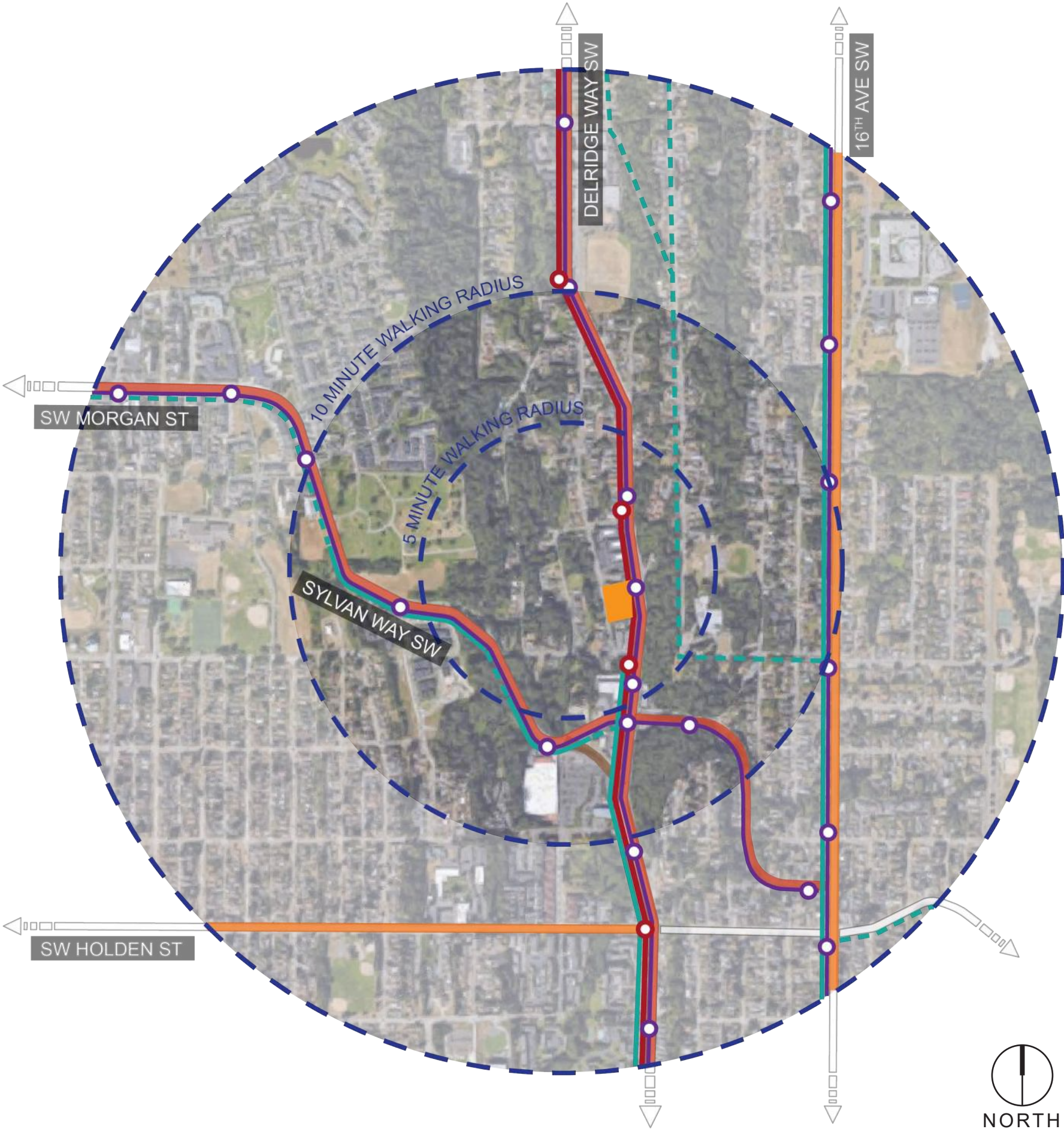
Pedestrian access is provided by sidewalks along Delridge and the highly walkable neighborhoods to the west. There are dedicated bicycle lanes to the east and south of the site along Sylvan Way SW and 16th Ave SW.

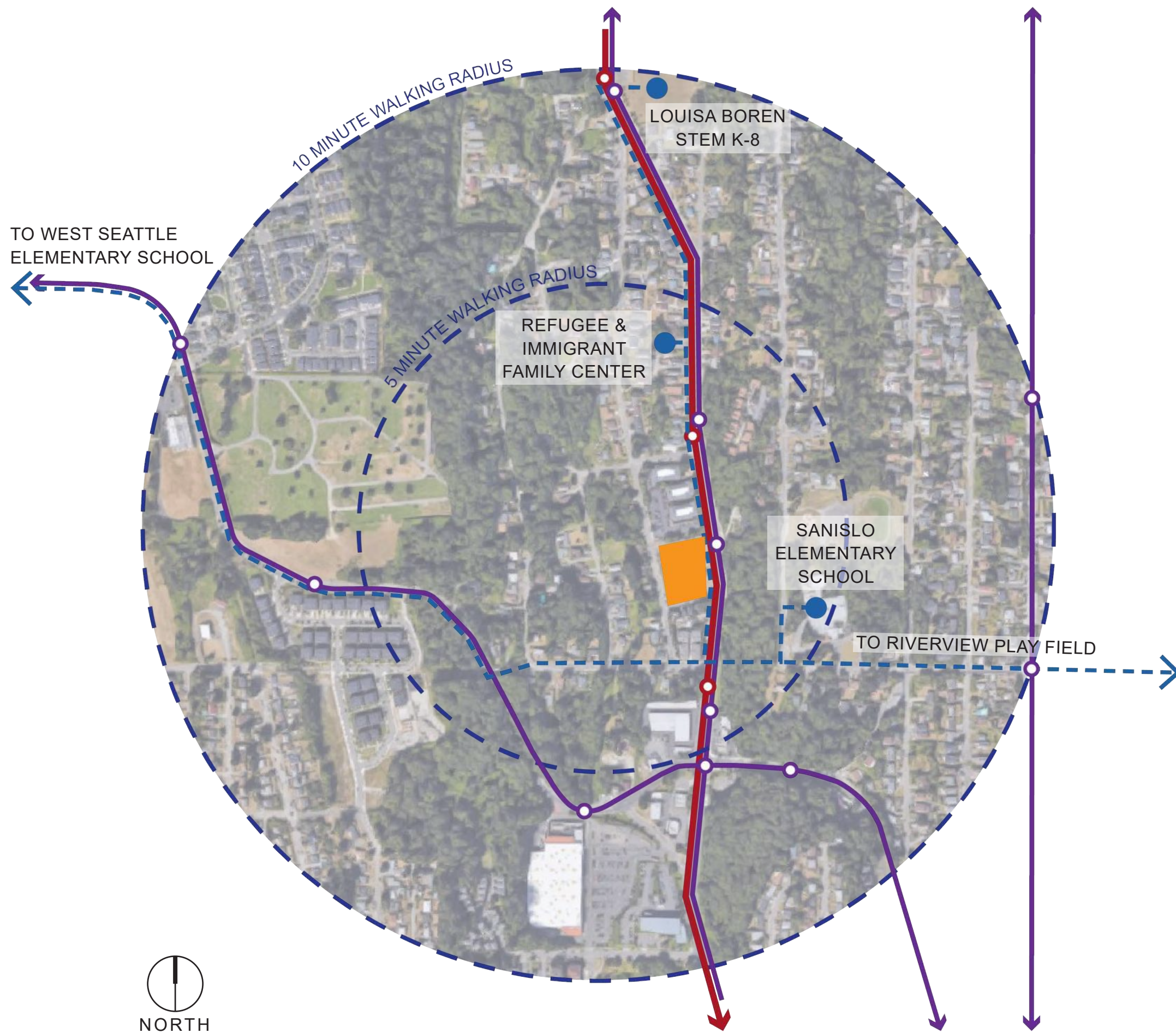
BUS ROUTES:

CURRENT: 120, 125, 128
PLANNED (BY 2020): RAPID RIDE H LINE

LEGEND

- METRO BUS STOP
- METRO BUS ROUTE
- FUTURE RAPID RIDE H LINE STATION
- FUTURE RAPID RIDE H LINE ROUTE
- MODERATE VEHICLE TRAFFIC
- HEAVY VEHICLE TRAFFIC
- DEDICATED BIKE LANE
- BIKE-FRIENDLY PATH
- SITE





CONTEXT ANALYSIS: WALKABILITY

There are three bus stops within a 5-minute walk of the site, located along Delridge Way SW. The closest pedestrian thoroughfare is Delridge Way which provides north-south sidewalks as well as crosswalks to connect east-west pedestrian movement.

Schools, commercial businesses, and green space amenities are within 10 minutes of walking. Sanislo Elementary School and the Refugee and Immigrant Family Center are easily accessible by foot.

LEGEND

- METRO BUS STOP
- METRO BUS ROUTE
- FUTURE RAPID RIDE H LINE STATION
- FUTURE RAPID RIDE H LINE ROUTE
- WALKING PATH
- SITE

CONTEXT ANALYSIS:
SITE ACCESS DIAGRAM

SITE OPPORTUNITIES

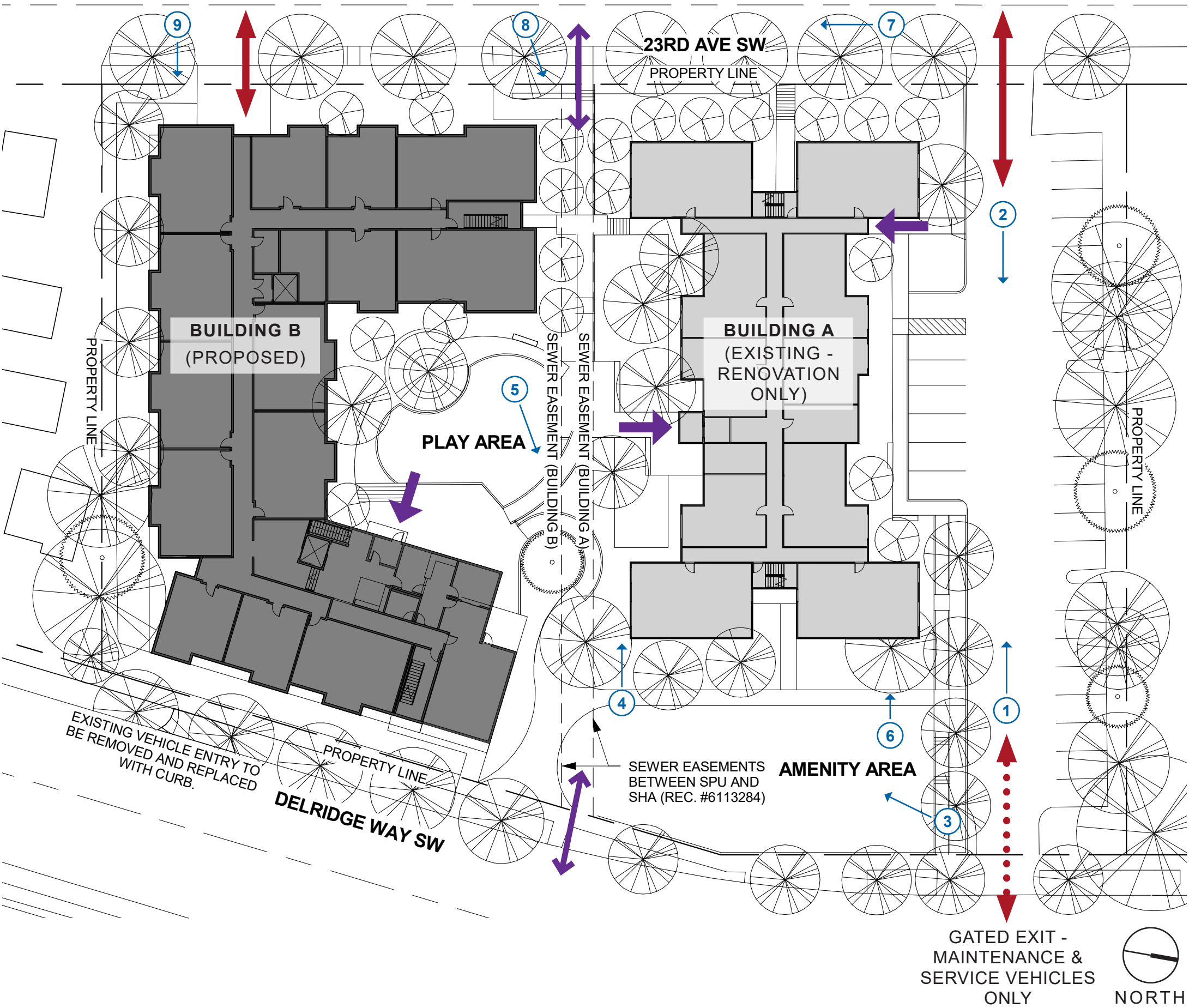
- Easy access to transit system along Delridge Way SW.
- Adjacent low-rise buildings allow for greater solar access and views to the east, south and west.
- Relatively low vehicle traffic on 23rd Avenue SW.
- Easy access to a number of schools, green spaces, and other amenities along Delridge Way SW and SW Myrtle Street.

SITE CONSTRAINTS

- Heavy vehicle traffic on Delridge Way SW.
- The site's significant grade change (approximately 18 feet from east to west) creates potential accessibility challenges between Buildings A & B.
- Building A is existing and will be renovated and provided with a new elevator (for convenience, not a required accessibility improvement). New Building B must respond to, complement and foster parity with the existing building. The development as a whole must be cohesive and accessible.

LEGEND

- ↔ PEDESTRIAN SITE ACCESS
- ➡ PEDESTRIAN BUILDING ACCESS
- ↔ VEHICLE SITE ACCESS
- ➡ MAINTENANCE & SERVICE VEHICLE ACCESS ONLY





① North Surface Parking - Access from Delridge Way



② North Surface Parking - Access from 23rd Ave Currently Closed



③ East Surface Parking - Access from Delridge Way



④ Existing Pathway and Magnolia Trees Looking West



⑤ Existing Pathway, Magnolia Trees, and Tree 344 Looking East



⑥ Existing Exceptional Tree 350



⑦ Existing R.O.W on 23rd Ave Looking South



⑧ Existing Rockery and Site Access from 23rd Ave



⑨ South Surface Parking - Access from 23rd Ave

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SITE ADDRESS: 6935-6955 DELRIDGE WAY SW 98106

PARCEL NO: 354850-2425

LEGAL DESCRIPTION:
Lots 3 and 4, block 42, homecroft, according to the plat thereof recorded in volume 24 of plats, page 42, in King County, Washington; except the southerly 50 feet of Lot 4 as measured on the west line thereof.

ZONING: LR3 (Low-Rise)

OVERLAY: None

LOT SIZE:
- Building A (Existing): (6935 Delridge Way SW): 41,767 SF
- Building B (Proposed): (6955 Delridge Way SW): 31,056 SF
Total Lot Size: 72,823 SF

CURRENT UNIT COUNT:
- Building A (Existing) – 30 units
- Building B (Proposed) - 50 units
(Building B to replace former 21-unit apartment building destroyed in 2016 fire).

23.45.510 – FLOOR AREA RATIO (FAR) LIMITS

B. The maximum FAR allowable for LR3 zones is 1.3

Preferred scheme:
- FAR (Building A and B combined): 1.07 (82% FAR usage)

Project does not qualify for higher FAR for green building standard because of the presence of an existing surface parking lot.

23.54.512 – DENSITY LIMITS – LR ZONES

B. 1/400 SF of lot area for low-income per 23.45.512.B

Maximum Allowable Density:
- Total Lot Area: 72,823 SF
Total = 182 units (1 unit / 400 SF lot area)

Proposed Density (Preferred Scheme):
- Total Lot Area: 72,823 SF
- Building A (Existing): 30 units
- Building B (Proposed): 50 units
Total: 80 units (1 unit / 910 SF lot area)

23.45.514 – STRUCTURE HEIGHT

A. The maximum height allowable is 30 feet.

Due to the sloped topography of the site, the project proposes to use the average grade calculation established in 23.86.006.A and Director’s Rule 4-2012 to establish two sections for average grade.
- Section 1 (East) Average Grade: +186.70’
- Section 2 (West) Average Grade: +183.02’

F. Section 2 (West) meets requirements for increased height limit of 4 feet per this paragraph.
- Separated from a Single Family zoned lot by a street
- Limited to 3-stories above a partially below-grade story
- Street facing facade is greater than 18 inches above street elevation
- Average below-grade exterior wall height is </= 4 feet.

J.2 Parapets may extend up to 4 feet above the maximum height limit.

23.45.518 – SETBACKS AND SEPARATIONS

Table A
- The front setback from street lot lines is 5-foot minimum.
(For preferred scheme: 9’-9” (Delridge Way SW))

- The rear setback is 10 feet from a rear lot line that abuts an alley and 15 feet from a rear lot line that does not abut an alley.
(For preferred scheme: 12’-0” (23rd Ave SW))

- Side setback for facades greater than 40 feet in length: 7-foot average, 5-foot minimum.
(For preferred scheme: 15’-0”)

23.45.522 – AMENITY AREA

A. Amenity Area – 25% of lot area; 50% of amenity area must be ground level amenity. Must be accessible to all residents. Min 250 SF. Min 10’ lineal dimension.

Preferred scheme:
- Amenity Area (Required): 72,823 SF Lot x .25 = 18,206 SF
- Amenity Area (Proposed): 21,718 SF

23.45.524 – LANDSCAPING STANDARDS

A.2.a. A Green Factor score of 0.6 or greater will be met, as is determined in Section 23.86.019.

23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES

A. Maximum structure width is 120 feet.
New Building Structure width = 123’-9” > 120’-0”
(See Requested Departure on page 53.)

B. Façade length within 15 feet of a side lot line is 65% of the length of the lot line.
South Lot Line
Lot line length: 184.75’
The south facade of the new building is greater than 15 feet from the lot line. Length limit does not apply.

23.54.015 – REQUIRED VEHICLE PARKING

Table B, Row I.
- 1 space per unit (no income requirements)
- 0.33 space per unit (30% of median income) with 3 bedroom or greater requiring 1 space per unit.
- 0.75 space per unit (30%-50% of median income) with 3 bedroom or greater requiring 1 space per unit.
- Building A: (0.75 X 18 (1-2 bedroom) + 1.0 x 12 (3 bedroom) = 26 spaces)
- Building B: (0.75 X 44 (1-2 bedroom) + 1.0 x 6 (3 bedroom) = 39 spaces)

Total required parking: 65 spaces

- Existing surface parking (Building A): 32 spaces
- New structured parking (Building B): 48 spaces
Total provided parking: 80 spaces

Table D, Row D.2. 1 long-term bike parking space per 4 dwelling units.
- Minimum of 20 bicycle parking spaces will be provided in the structured parking garage of the new building (Building B).
Total required/provided bike parking: 20

SEATTLE DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

CS1-D: PLANTS AND HABITAT

The proposed development incorporates existing natural features, as well as the development of new ones. Of the existing 28 on site trees identified in the arborist’s report, most are proposed to remain. Two schemes require removal of an Exceptional Tree, while the preferred scheme retains it. In all schemes, three mature magnolias at the center of the site are proposed to remain.



PRESERVATION OF EXISTING SITE TREES



CS2 URBAN PATTERN AND FORM

CS2-C-2: MID-BLOCK SITE

Responds to immediate neighbor, the remaining original Lam-Bow building on site. All schemes endeavor to respond to this existing three-story structure, as well as the reflecting the scale and proportions of existing apartment buildings in the area.



ADJACENT SCALE AND FORM

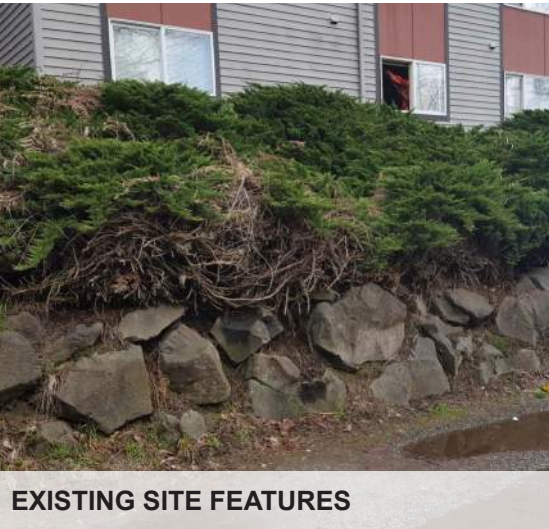


ADJACENT SCALE AND FORM

CS2 URBAN PATTERN AND FORM

D-2: EXISTING SITE FEATURES

Includes a relatively flat portion in the center of the site, with varying steep approaches to the east (Delridge Way SW) and west (23rd Ave SW). All three schemes respond to this condition by bridging steep grade changes on the east and west with structure, and preserving a relatively flat amenity space in the middle of the site.



EXISTING SITE FEATURES



EXISTING SITE FEATURES

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A-4: EVOLVING NEIGHBORHOODS

Delridge has been identified as an area for denser residential development, indicated by upzone proposals as part of MHA, as well as installation of a new Rapid-ride bus system. This project will respond to this changing character by, in all proposals, replacing parking at the street edge with residential units, as well as bringing more units to the neighborhood.

PL1 CONNECTIVITY

B-1: PEDESTRIAN INFRASTRUCTURE

Provides an easy-to-understand pedestrian route to and within the property. Connects the existing building with the new building via a network of accessible pathways and open spaces, enhanced by interaction with existing trees on site. Eliminates curb cut on the south end of Delridge Way SW.



SITE ACCESS

PL2 WALKABILITY

A-1, 2: ACCESSIBILITY

Provide accessible routes to and through the site that connect with both Delridge Way SW and 23rd Ave SW rights-of-way through a network of ramps and textured walkways. Improves upon the existing site accessibility on the north lot.

PL3 STREET-LEVEL INTERACTION

B-2. GROUND-LEVEL RESIDENTIAL

Security/surveillance provided to both buildings on site by pedestrian site entrances, and location of property management offices. Landscape materials will delineate barriers between sidewalks and private space. Residential units are set back from the sidewalk, providing privacy and screening opportunities, with units on 23rd Ave SW securely elevated above the sidewalk by approximately 10 feet.

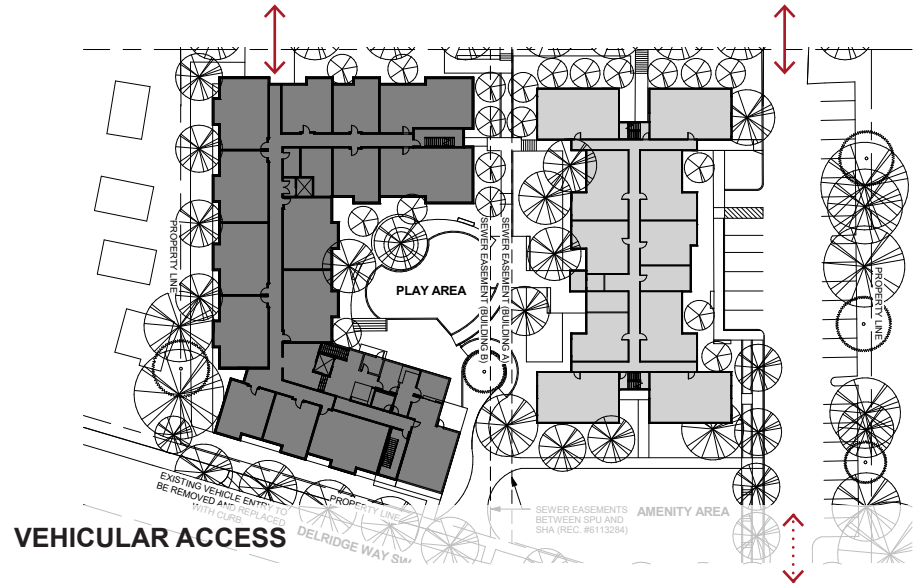


PERSONAL SAFETY AND SECURITY

DC1 PROJECT USES AND ACTIVITIES

DC1-B-1: VEHICULAR ACCESS LOCATION AND DESIGN

Structured parking garage is accessed at the south end of the 23rd Ave SW street frontage, providing safe separation from the pedestrian site access, mid-site on the same frontage, and mid-site on Delridge Way SW.



DC2 ARCHITECTURAL CONCEPT

DC2-A-1: SITE CHARACTERISTICS AND USES

Proposals respond to the curvature of the road as well as insulating interior spaces from the noisy vehicular traffic on Delridge. The C-shaped building form allows for a large central courtyard for both the existing building and new building to share, occupy, and overlook.

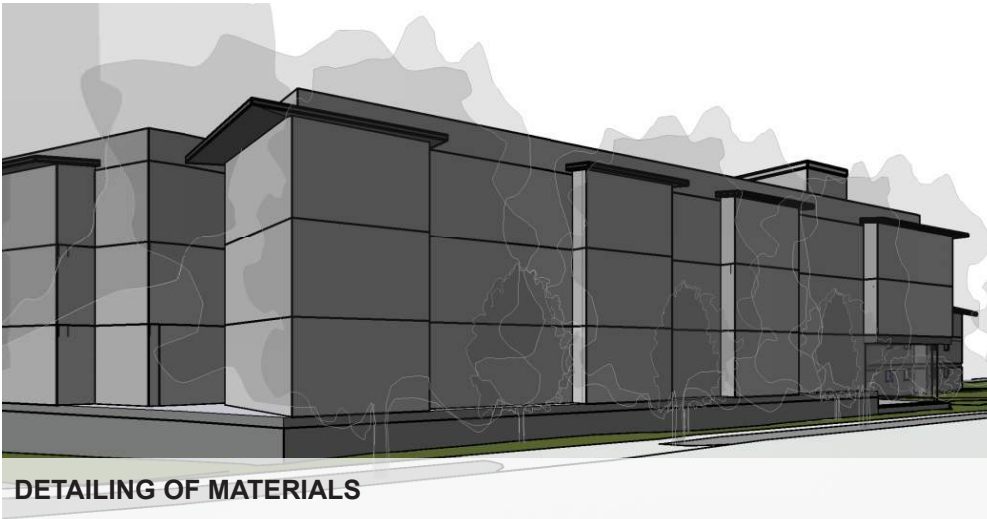


EXISTING BUILDING CHARACTER AND FORM

DC2 ARCHITECTURAL CONCEPT

DC2-B-1: FACADE COMPOSITION

Proposed structure relates to the existing building by mirroring the 3 story scale, completing the courtyard enclosure. Furthermore Bays are scaled similar to the existing building's modulation, and will incorporate design features to bring perceived scale more like the existing building.



DC3 OPEN SPACE CONCEPT

DC3-A: INTERIOR/EXTERIOR FIT

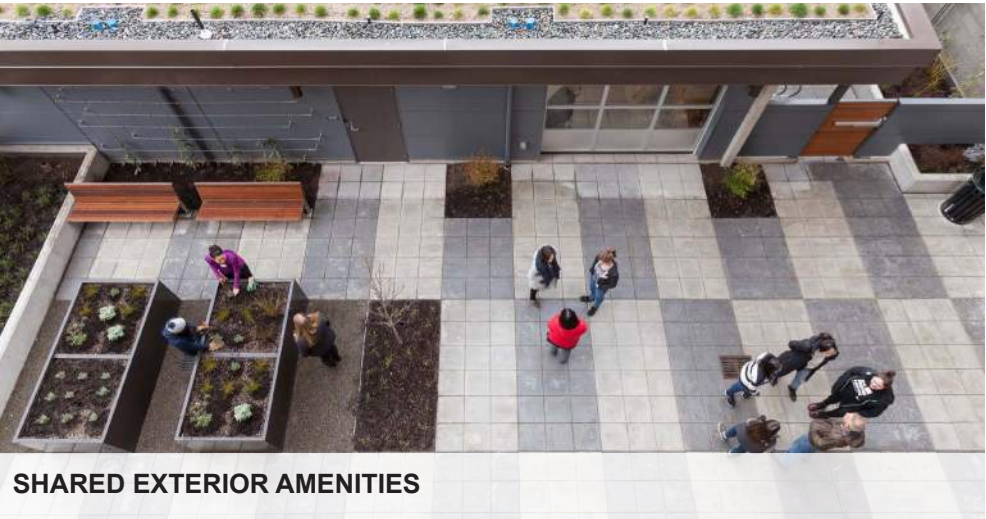
In all schemes, the building massing and arrangement of interior common areas primarily activate the central courtyard, the open space east of the existing building to the north, as well as pedestrian-scaled site elements between these main spaces.



DC3 OPEN SPACE CONCEPT

DC3-B-4: MULTIFAMILY OPEN SPACE

Proposed building massings accommodate large central outdoor amenity areas on the flattest portions of the site for children's play and active use. Because site and amenity areas are shared between the new and existing buildings, it is important that open space create a sense of shared ownership between occupants of both buildings, accomplished best in the schemes with north-facing courtyards.



DC4 EXTERIOR ELEMENTS AND FINISHES

DC4-D-4: PLACE MAKING

The large central open space is the organizing element that creates a campus of the existing and new buildings. Within it, 3 existing magnolia trees and Exceptional Tree 344 will take center stage alongside active children's play space. Passive open space east of the existing building provides opportunities for gardening and picnics.



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DESIGN ALTERNATIVE 1 - CODE COMPLIANT
DIVIDED COURTYARDS



BUILDING FOOTPRINT: 14,425 sq. ft.
TOTAL AREA: 46,582 sq. ft.
HEIGHT: 30'-0" to top of roof structure
FAR: 1.06
UNIT COUNT:
Building A (Existing): 30 units
Building B (Proposed): 49 units
PARKING:
Building A (Existing): 30 stalls
Building B (Proposed): 40 stalls
DEPARTURE REQUESTED: None
EXCEPTIONAL TREES: Both exceptional trees 344 and 350 are to be preserved.

DESIGN GUIDELINE	OPPORTUNITY	CONSTRAINT
CS1-D-1	X	
CS2 C- 2	X	
CS2 D-2	X	
CS3 A-4	X	
PL1 B-1	X	
PL2 A-1,2	X	
PL3 B-2	X	
DC1B-1		X
DC2 A-1	X	X
DC2 B-1		X
DC3 A-1	X	
DC3 B-4		X
DC4 D-4		X



BUILDING FOOTPRINT: 15,841 sq. ft.
TOTAL AREA: 50,058 sq. ft.
HEIGHT: 30'-0" to top of roof structure
FAR: 1.10
UNIT COUNT:
Building A (Existing): 30 units
Building B (Proposed): 50 units
PARKING:
Building A (Existing): 30 stalls
Building B (Proposed): 44 stalls
DEPARTURE REQUESTED: 1 requested departure (for tree 344 removal)
EXCEPTIONAL TREES: Exceptional tree 344 is to be removed and tree 350 is to be preserved.

OPPORTUNITY	CONSTRAINT
	X
	X
	X
X	
X	
X	
	X
X	X
	X
X	X
X	
X	

DESIGN ALTERNATIVES OVERVIEW

DESIGN ALTERNATIVE 3 | PREFERRED
OPEN C - I



BUILDING FOOTPRINT: 15,414 sq. ft.
TOTAL AREA: 49,617 sq. ft.
HEIGHT: 29'-11" to top of roof structure along Delridge Way SW, and 33'-11" to top of roof structure along 23rd Ave SW
FAR: 1.07
UNIT COUNT:
Building A (Existing): 30 units
Building B (Proposed): 50 units
PARKING:
Building A (Existing): 32 stalls
Building B (Proposed): 48 stalls
DEPARTURE REQUESTED: 1 requested departure (see page 53)
EXCEPTIONAL TREES: Both exceptional trees 344 and 350 are to be preserved.

OPPORTUNITY	CONSTRAINT
X	
X	
	X
X	
X	
X	
X	
X	
X	
X	
X	
X	

DESIGN ALTERNATIVE 1

DIVIDED COURTYARDS

OPPORTUNITIES

- CS1-D-1: Plants and Habitat: Exceptional tree 344 located at the north-west corner of the entry vestibule and exceptional tree 350 located east of the existing building will both be retained. Existing magnolia trees will be retained and will become a main feature of the central courtyard between the two buildings.
- CS2-C-2: Massing addresses both Delridge Way SW and 23rd Ave SW creating a street wall and opportunities for eyes on the street.
- CS2-D-2: South-facing courtyard reduces the apparent mass of the building and impacts on the property to the south.
- CS3-A-4: Establishes strong street walls on both Delridge Way SW and 23rd Ave SW. Eliminates surface parking on the south lot.
- PL1-B-1: Provide pedestrian connections to both Delridge Way SW and 23rd Ave SW rights-of-way. Eliminates curb cut on the south end of Delridge Way SW.
- PL2-A-1, 2: Provide accessible routes to and through the site that connect with both Delridge Way SW and 23rd Ave SW rights-of-way through a network of ramps and textured walkways. Improves upon the existing site accessibility on the north lot.
- PL3-B-2: Ground-Level Residential: The property management office suite has a direct view of the site's entry points along Delridge Way SW. Residential units along Delridge Way SW are set back from the sidewalk by approximately 11 feet providing privacy and screening opportunities. Due to the topography of the site, ground level units along 23rd Ave SW are elevated above the sidewalk by approximately 10 feet.
- DC2-A-1: The massing along Delridge Way SW and 23rd Ave SW respond to the geometries of the roads. The generous setbacks provide buffers from vehicular and pedestrian traffic for the street-facing units.
- DC3-A-1: The building massing and arrangement of common areas within the building reinforce and activate the south and north central courtyards.

CONSTRAINTS

- DC-1-B-1: Structured parking garage is accessed near the center of the 23rd Ave SW street frontage, in close proximity to the pedestrian site access point.
- DC2-A-1: The building form eliminates the opportunity for a large central courtyard.
- DC2-B-1: Facade composition and scale of the new building may not relate well to the existing building. Back-to-back bays are out of scale with the existing building's modulation.
- DC3-B-4: The new building's massing divides the central outdoor amenity area in to two separate spaces, reducing contiguous open space, discouraging shared use, and lessening opportunities for a sense of community between occupants of the two buildings.
- DC4-D-4: The space between the existing and new buildings will serve largely as circulation. While the 3 magnolia trees will be saved, they will not be connected with other open space.



SOUTH-EAST AERIAL VIEW

MASSING CONCEPT

- The new building's two main masses run parallel to and address the Delridge and 23rd rights-of-way.
- The center of the campus is occupied by an enclosed community space with units above. Two distinct open spaces are created - south and north of the community space.
- The new building's entry and property management office are located on the northwest corner of the eastern mass and provides supervision of the community space and north courtyard.

BUILDING FOOTPRINT: 14,425 sq. ft.

TOTAL AREA: 46,582 sq. ft.

HEIGHT: 30'-0" to top of roof structure

FAR: 1.06

UNIT COUNT:

Building A (Existing): 30 units

Building B (Proposed): 49 units

PARKING:

Building A (Existing): 30 stalls

Building B (Proposed): 40 stalls

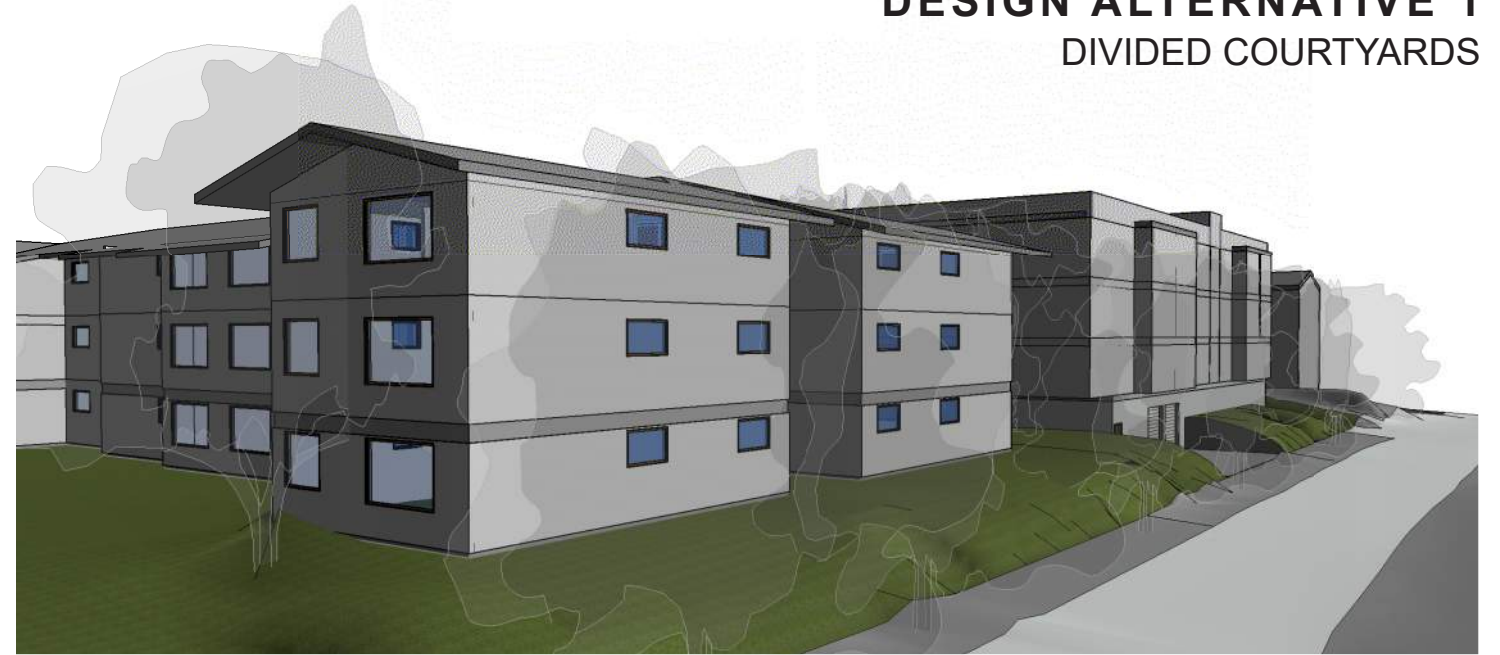
DEPARTURE REQUESTED: None

EXCEPTIONAL TREES: Both exceptional trees 344 and 350 are to be preserved.

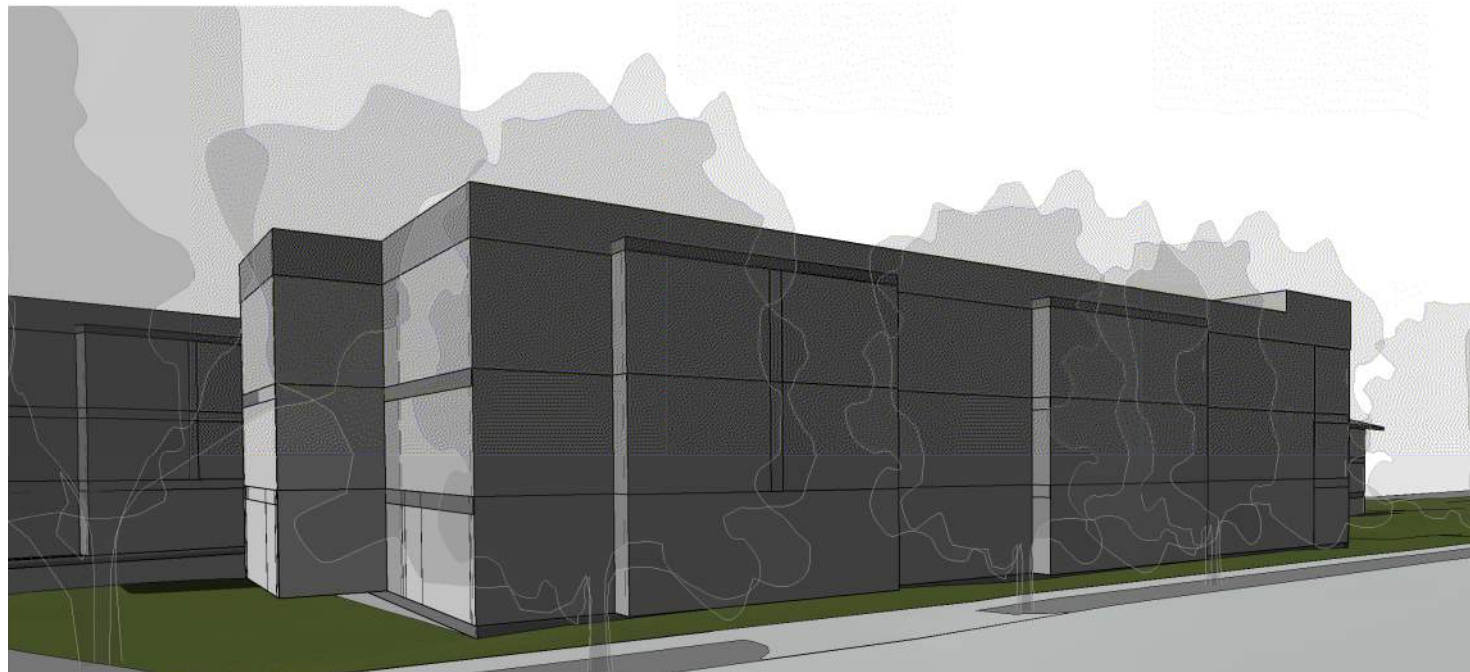
DESIGN ALTERNATIVE 1 DIVIDED COURTYARDS



① SITE FROM 23RD AVE LOOKING NORTH



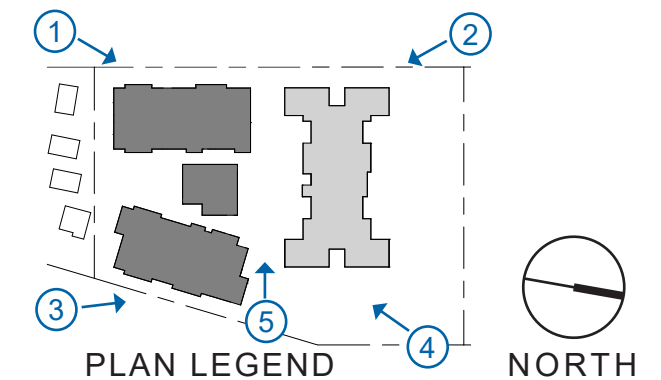
② SITE FROM 23RD AVE LOOKING SOUTH



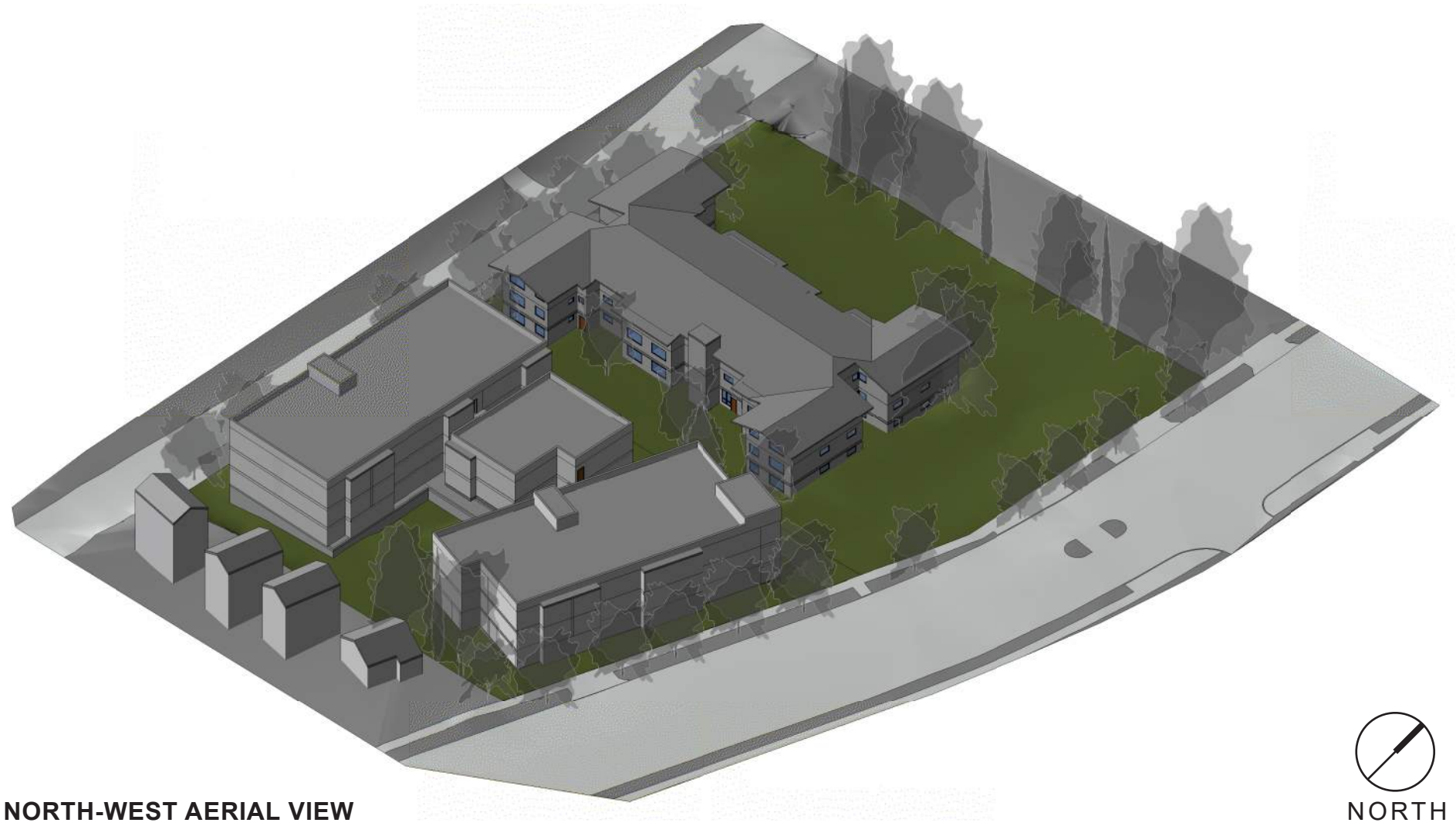
③ SITE FROM DELRIDGE WAY LOOKING NORTH



④ SITE FROM DELRIDGE WAY LOOKING SOUTH

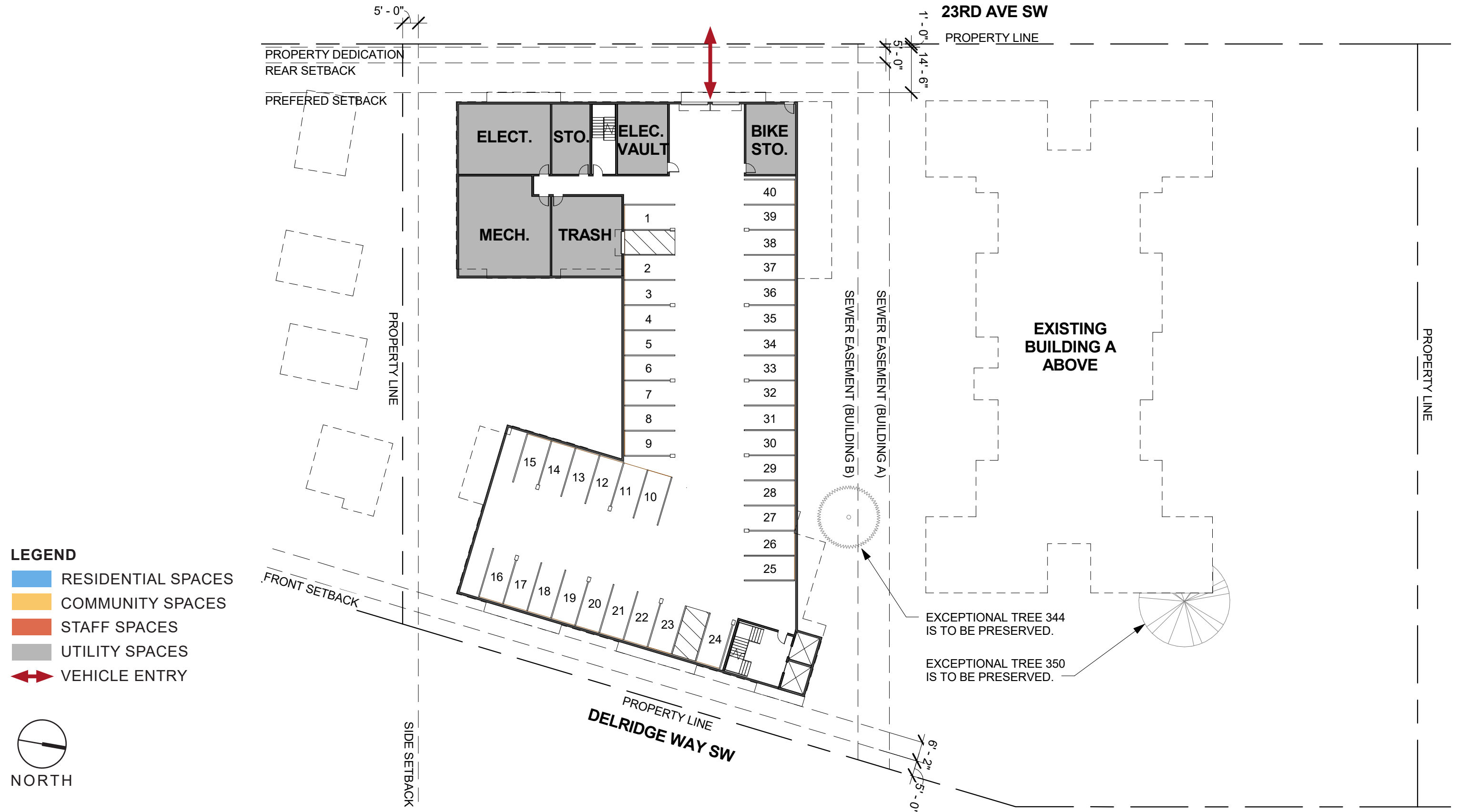


DESIGN ALTERNATIVE 1
DIVIDED COURTYARDS



DESIGN ALTERNATIVE 1

DIVIDED COURTYARDS



LEVEL 0 PARKING PLAN

DESIGN ALTERNATIVE 1
DIVIDED COURTYARDS

NOTE: EXCEPTIONAL TREE 344 IS
TO BE REMOVED AND TREE 350
IS TO BE PRESERVED.

COMMUNITY & STAFF SPACES

- 1. ENTRY VESTIBULE
- 2. CONFERENCE ROOM
- 3. PROPERTY MANAGEMENT
OFFICE
- 4. STAFF WASHROOM
- 5. BREAK ROOM
- 6. RECEPTION
- 7. LOBBY/MAIL ROOM

LEGEND

- RESIDENTIAL SPACES
- COMMUNITY SPACES
- STAFF SPACES
- UTILITY SPACES
- PEDESTRIAN ENTRY
- VEHICLE ENTRY



LEVEL 1 FLOOR PLAN

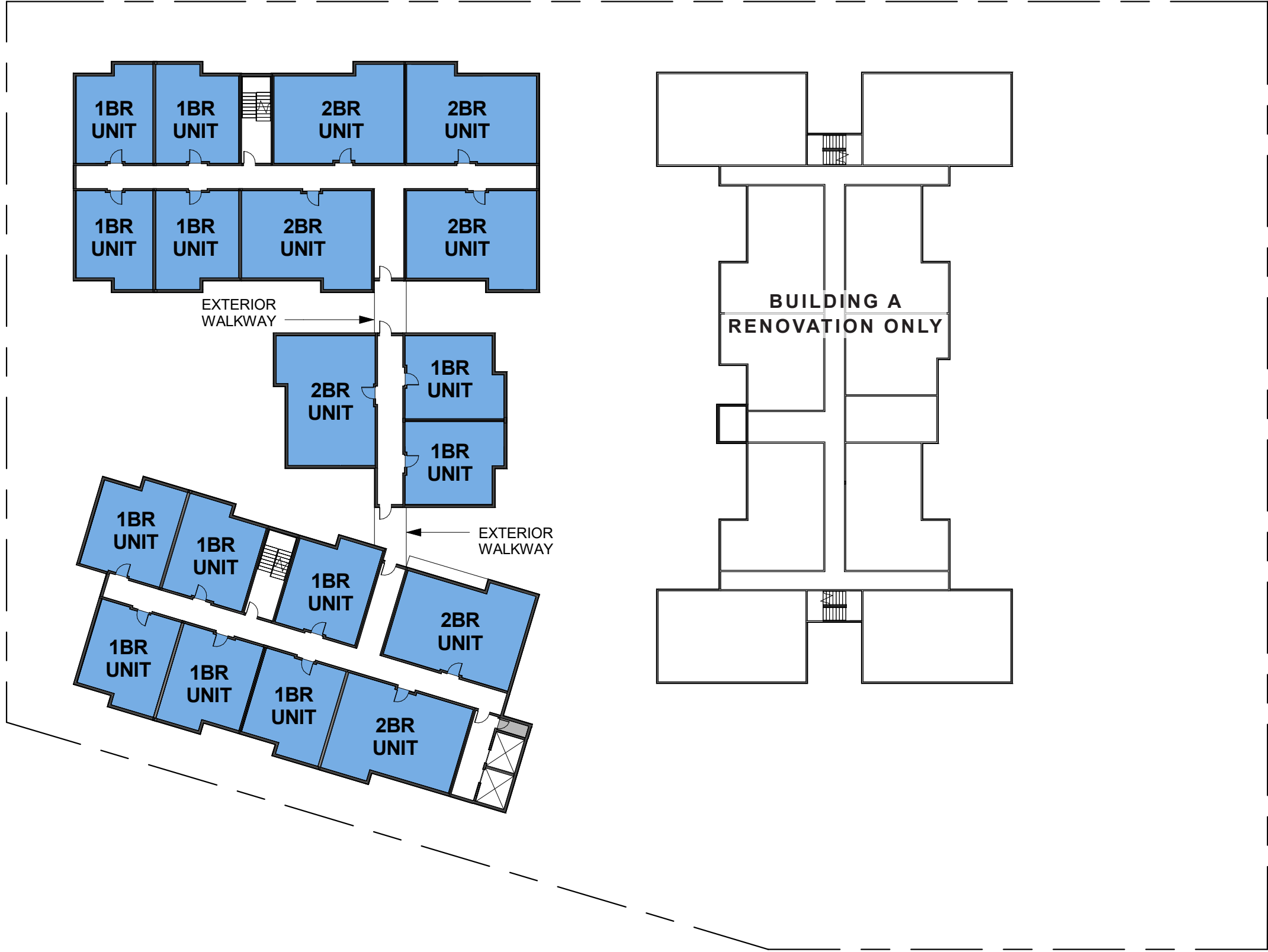


LEGEND

- RESIDENTIAL SPACES
- COMMUNITY SPACES
- STAFF SPACES
- UTILITY SPACES



LEVELS 2 - 3 FLOOR PLAN



DESIGN ALTERNATIVE 2

C - I

OPPORTUNITIES

- CS3-A-4: Establishes strong street walls on both Delridge Way SW and 23rd Ave SW. Eliminates surface parking on the south lot.
- PL1-B-1: Provide pedestrian connections to both Delridge Way SW and 23rd Ave SW rights-of-way. Eliminates curb cut on the south end of Delridge Way SW.
- PL2-A-1, 2: Provide accessible routes to and through the site that connect with both Delridge Way SW and 23rd Ave SW rights-of-way through a network of ramps and textured walkways. Improves upon the existing site accessibility on the north lot.
- DC-1-B-1: Structured parking garage is accessed at the south end of the 23rd Ave SW street frontage, providing safe separation from in the pedestrian site access point.
- DC2-A-1: The C-shaped building form allows for a large central courtyard for both the existing building and new building to share, occupy and overlook.
- DC3-A-1: The building massing and arrangement of common areas within the building reinforce and activate the central courtyard.
- DC3-B-4: The new building's massing allows for a large central outdoor amenity area for children's play and active use, encouraging shared use, and creating opportunities for a sense of community between occupants of the two buildings. The passive open space east of the existing building provides opportunities for gardening and picnics.
- DC4-D-4: The large central open space is the organizing element that creates a campus of the existing and new buildings. Within it, 3 existing magnolia trees will take center stage alongside active children's play space.

CONSTRAINTS

- CS1-D-1: Due to the new building layout, exceptional tree 344 located at the north-west corner of the eastern building volume will need to be removed.
- CS2-C-2: The massing along Delridge Way SW pulls away from the sidewalk and does not provide a continuous street wall or opportunities for eyes on the street.
- CS2-D-2: Massing places long façade along the south property line potentially impacting the property to the south.
- PL3-B-2: Ground-Level Residential: The property management office suite does not have a direct view of the site's entry points along Delridge Way SW or 23rd Ave SW. Residential unit on the southeast corner of the new building is set back only 5 feet from the Delridge Way SW sidewalk.
- DC2-B-1: Facade composition and scale of the new building may not relate well to the existing building. Back-to-back bays are out of scale with the existing building's modulation. No on-site precedent for exterior circulation connections between building wings.
- DC2-A-1: The massing along Delridge Way SW does not respond to the curvature of the road, and provides the minimum amount of required setback for its east-facing units.
- DC3-A-1: The arrangement of common areas within the building reinforce do not provide good visual connection or supervision of the passive open space east of the existing building.



SOUTH-EAST AERIAL VIEW

MASSING CONCEPT

- The new building's western mass runs parallel to and addresses the 23rd Ave SW right-of-way. The eastern mass parallel to and references the eastern facade of the existing building, creating a triangular open space along the Delridge Way SW right-of-way.
- The center of the campus is a large open space shared by the existing and new buildings. An enclosed community space and property management office anchor the south end of the courtyard.
- Building entries for the two buildings face one another across the courtyard.

BUILDING FOOTPRINT: 15,841 sq. ft.

TOTAL AREA: 50,058 sq. ft.

HEIGHT: 30'-0" to top of roof structure

FAR: 1.10

UNIT COUNT:

Building A (Existing): 30 units

Building B (Proposed): 50 units

PARKING:

Building A (Existing): 30 stalls

Building B (Proposed): 44 stalls

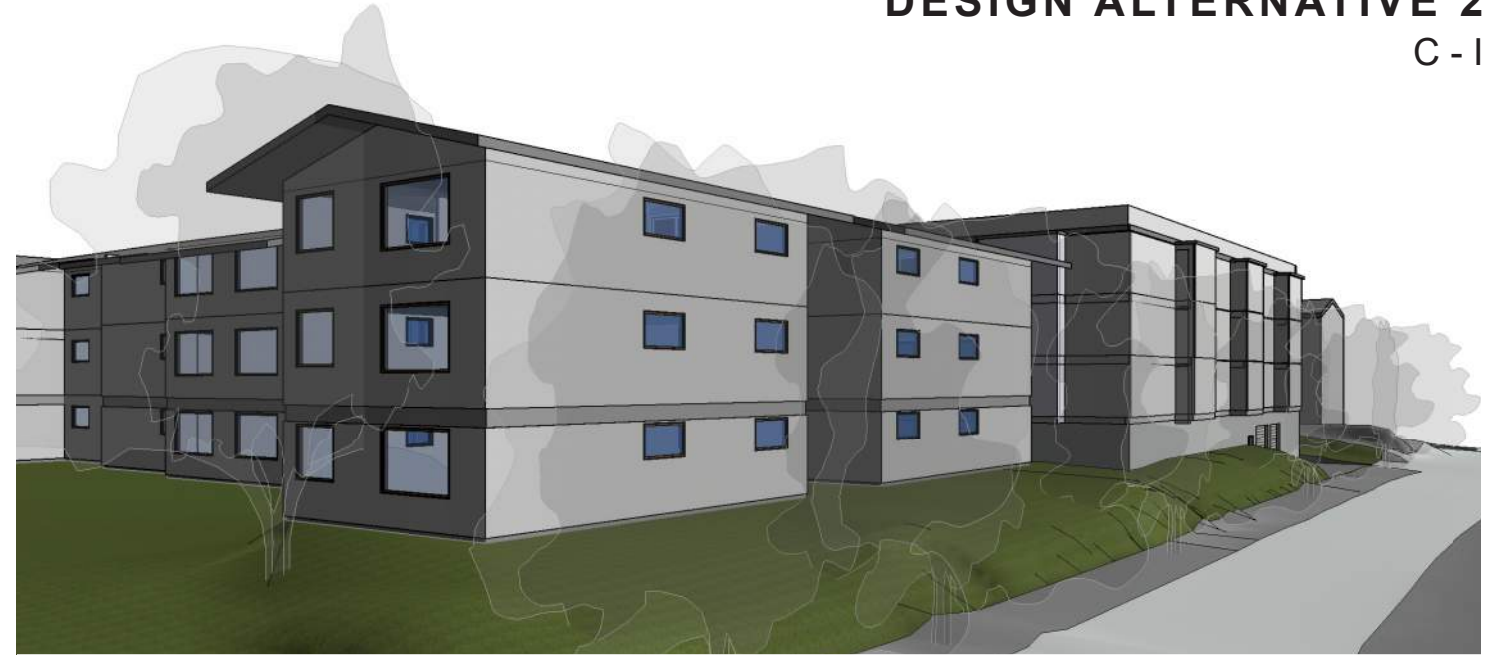
DEPARTURE REQUESTED: 1 req. departure

EXCEPTIONAL TREES: Exceptional tree 344 is to be removed and tree 350 is to be preserved.





① SITE FROM 23RD AVE LOOKING NORTH



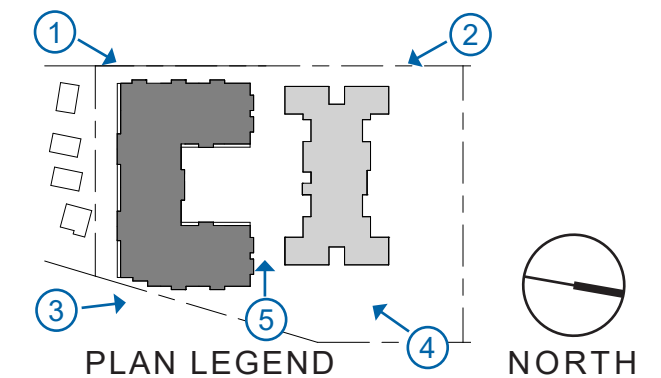
② SITE FROM 23RD AVE LOOKING SOUTH

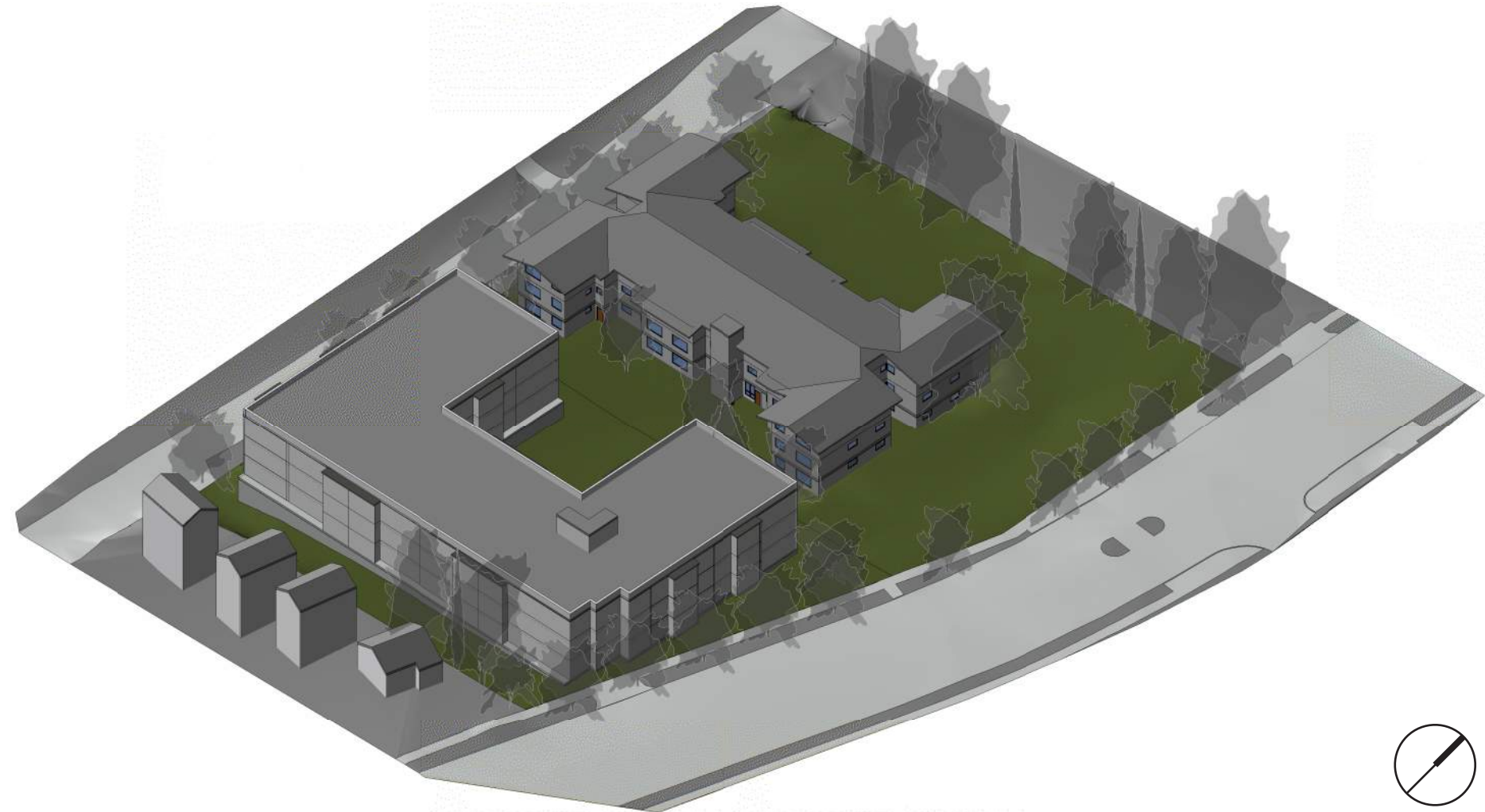


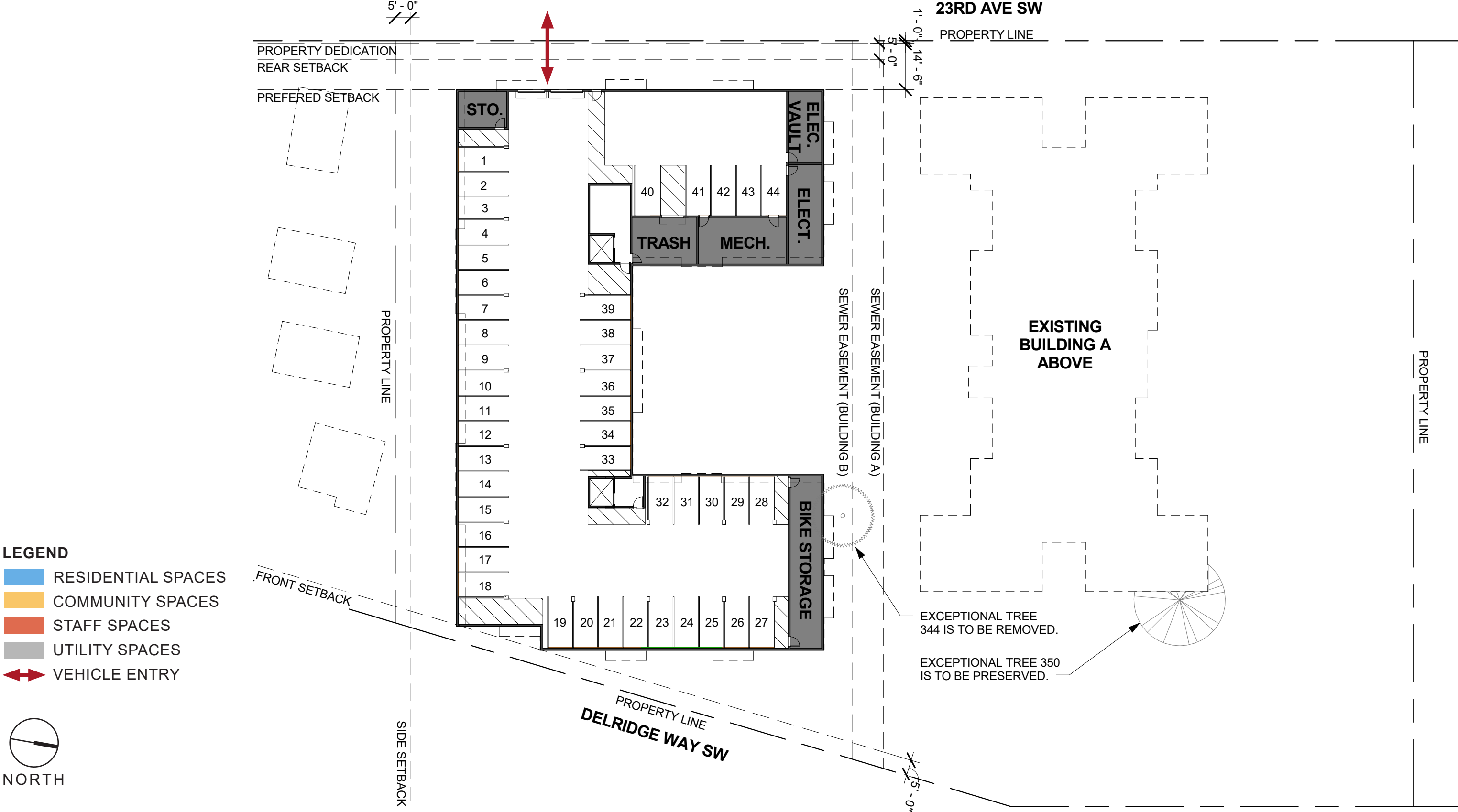
③ SITE FROM DELRIDGE WAY LOOKING NORTH



④ SITE FROM DELRIDGE WAY LOOKING SOUTH







LEGEND

- RESIDENTIAL SPACES
- COMMUNITY SPACES
- STAFF SPACES
- UTILITY SPACES
- VEHICLE ENTRY



LEVEL 0 PARKING PLAN

DESIGN ALTERNATIVE 2
C - I

NOTE: EXCEPTIONAL TREE 344 IS TO BE REMOVED AND TREE 350 IS TO BE PRESERVED.

COMMUNITY & STAFF SPACES

- 1. ENTRY VESTIBULE
- 2. LOBBY
- 3. MAIL ROOM
- 4. RECEPTION
- 5. BREAK ROOM
- 6. STAFF WASHROOM
- 7. CONFERENCE ROOM
- 8. PROPERTY MANAGEMENT OFFICE

LEGEND

- RESIDENTIAL SPACES
- COMMUNITY SPACES
- STAFF SPACES
- UTILITY SPACES
- PEDESTRIAN ENTRY
- VEHICLE ENTRY



LEVEL 1 FLOOR PLAN



LEGEND

- RESIDENTIAL SPACES
- COMMUNITY SPACES
- STAFF SPACES
- UTILITY SPACES



LEVELS 2 - 3 FLOOR PLAN



DESIGN ALTERNATIVE 3 | PREFERRED

OPEN C - I

OPPORTUNITIES

- CS1-D-1: Plants and Habitat: Exceptional tree 344 located at the north-west corner of the entry vestibule and exceptional tree 350 located east of the existing building will both be retained. Existing magnolia trees will be retained and will become a main feature of the central courtyard between the two buildings.
- CS2-C-2: Mid-Block Site: Alternative 3's three-story mass reflects the scale and proportions of existing apartment buildings in the area.
- CS3-A-4: Creates formal entry point for the campus and centralizes the entry between the two buildings. Establishes strong street walls on both Delridge Way SW and 23rd Ave SW. Eliminates surface parking on the south lot.
- PL1-B-1: Provides an easy-to-understand pedestrian route to and within the property. Connects the existing building with the new building via a network of pathways and open space that is enhanced by interaction with existing trees on site. Eliminates curb cut on the south end of Delridge Way SW.
- PL2-A-1, 2: Provide accessible routes to and through the site that connect with both Delridge Way SW and 23rd Ave SW rights-of-way through a network of ramps and textured walkways. Improves upon the existing site accessibility on the north lot.
- PL3-B-2: Ground-Level Residential: The property management office suite has a direct view of the site's entry points along Delridge Way SW. Residential units along Delridge Way SW are set back from the sidewalk by approximately 11 feet providing privacy and screening opportunities. Due to the topography of the site, ground level units along 23rd Ave SW are elevated above the sidewalk by approximately 10 feet.
- DC-1-B-1: Structured parking garage is accessed at the south end of the 23rd Ave SW street frontage, providing safe separation from in the pedestrian site access point.
- DC2-A-1: Site Characteristics and Uses: Alternative 1's massing along Delridge Way SW responds to the curvature of the road. The massing's generous setback provides a buffer from the noisy vehicular traffic on Delridge for its east-facing units. The C-shaped building form allows for a large central courtyard for both the existing building and new building to share, occupy and overlook.
- DC2-B-1: Facade composition and scale of the new building relate well to the existing building. Bays are scaled similar to the existing building's modulation.
- DC3-A-1: The building massing and arrangement of common areas within the building reinforce and activate the central courtyard and passive open space east of the existing building.
- DC3-B-4: The new building's massing allows for a large central outdoor amenity area for children's play and active use, encouraging shared use, and creating opportunities for a sense of community between occupants of the two buildings. The passive open space east of the existing building provides opportunities for gardening and picnics.
- DC4-D-4: The large central open space is the organizing element that creates a campus of the existing and new buildings. Within it, 3 existing magnolia trees and exceptional tree 344 will take center stage alongside active children's play space.

CONSTRAINTS

- CS2-D-2: Massing places long façade along the south property line potentially impacting the property to the south.
- Alternative 3 is not code compliant regarding the structure width along the west façade 23.45.527.



SOUTH-EAST AERIAL VIEW

MASSING CONCEPT

- The new building's two main masses run parallel to and address the Delridge and 23rd rights-of-way.
- The center of the campus is a large open space shared by the existing and new buildings. The flared eastern mass allows for an expansive central courtyard and welcoming gesture for approach from Delridge.
- The new building's entry and property management office are located on the northwest corner of the eastern mass and provide supervision of the large open and existing building's new entry.

BUILDING FOOTPRINT: 15,414 sq. ft.

TOTAL AREA: 49,617 sq. ft.

HEIGHT: 29' - 11" to top of roof structure along Delridge Way SW, and 33' - 11" to top of roof structure along 23rd Ave SW

FAR: 1.07

UNIT COUNT:

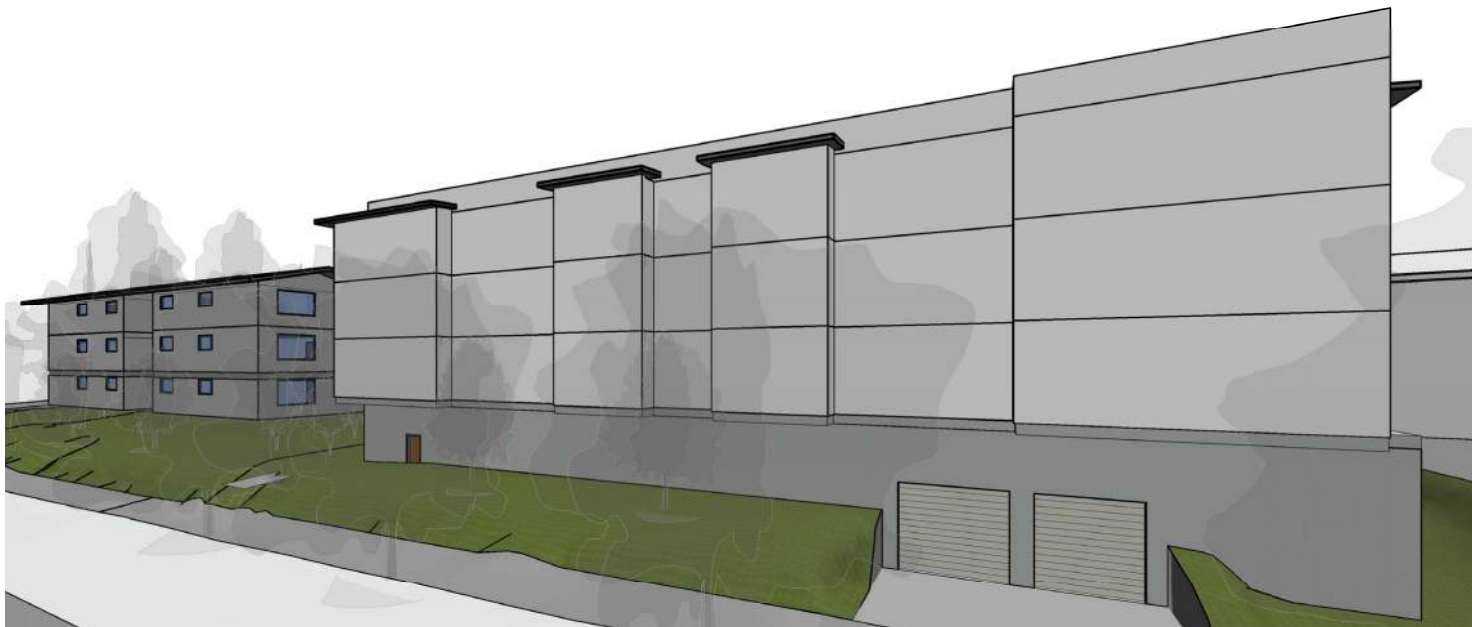
Building A (Existing): 30 units
Building B (Proposed): 50 units

PARKING:

Building A (Existing): 32 stalls
Building B (Proposed): 48 stalls

DEPARTURE REQUESTED: 1 req. departure

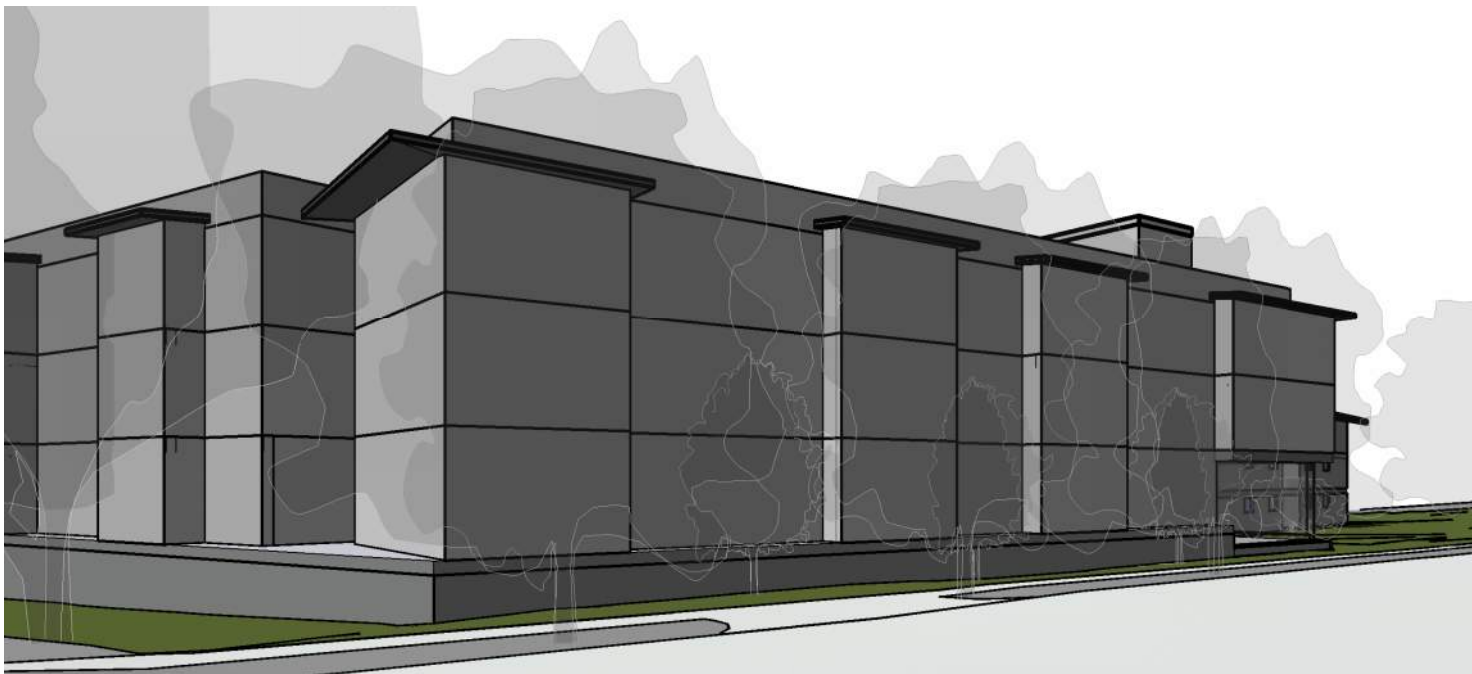
EXCEPTIONAL TREES: Both exceptional trees 344 and 350 are to be preserved.



① SITE FROM 23RD AVE LOOKING NORTH



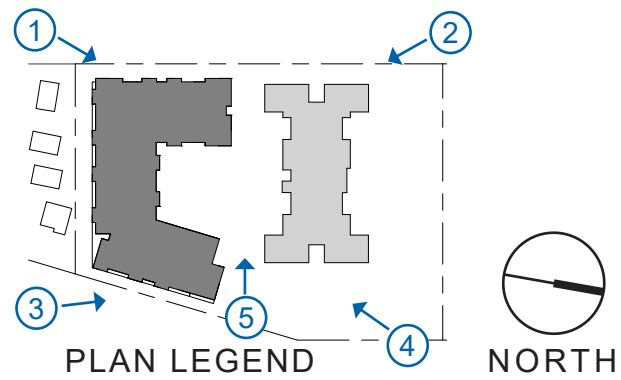
② SITE FROM 23RD AVE LOOKING SOUTH



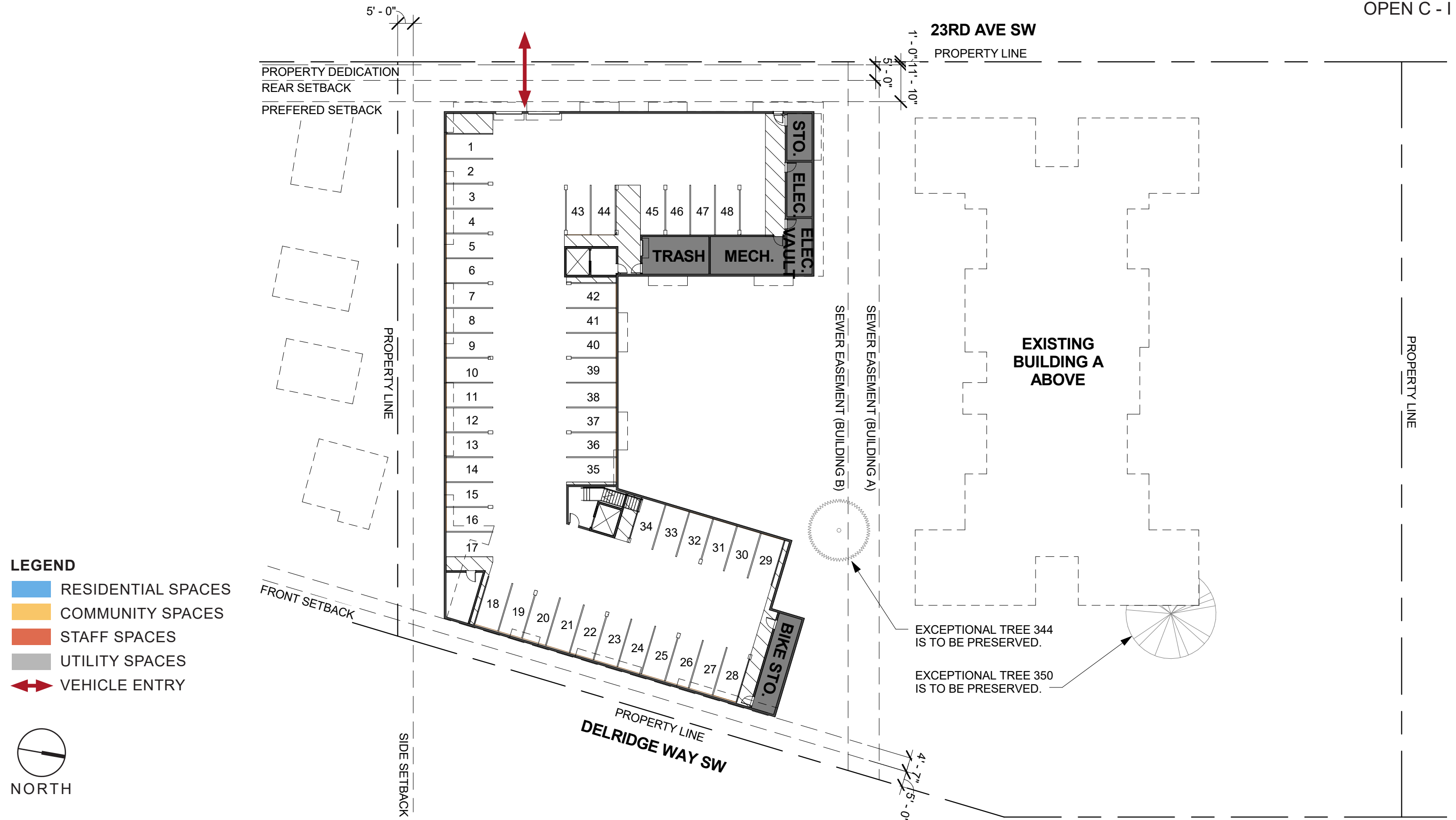
③ SITE FROM DELRIDGE WAY LOOKING NORTH



④ SITE FROM DELRIDGE WAY LOOKING SOUTH







LEVEL 0 PARKING PLAN

OPEN C - I

LEVEL 1 FLOOR PLAN



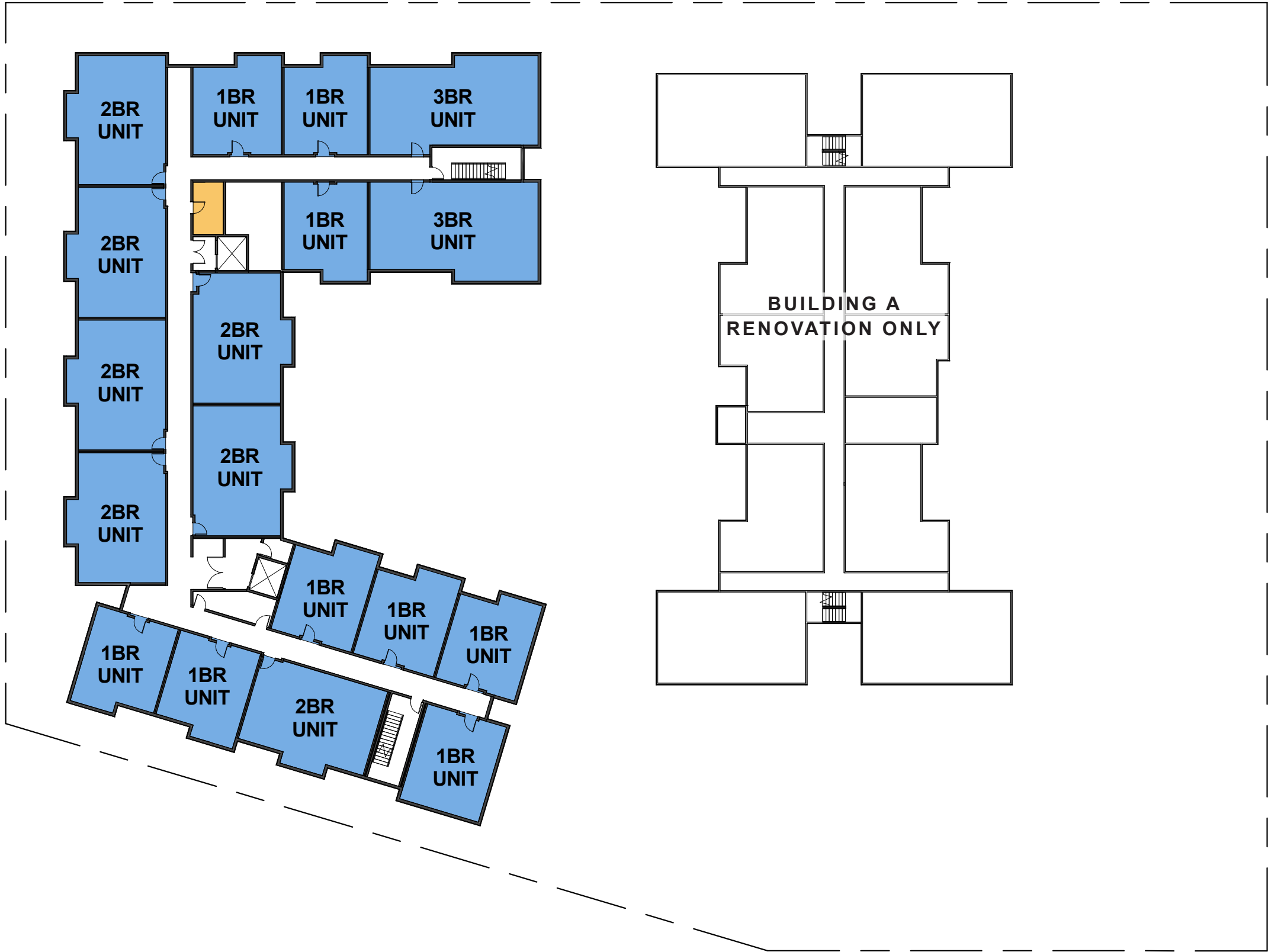
LEGEND

- RESIDENTIAL SPACES
- COMMUNITY SPACES
- STAFF SPACES
- UTILITY SPACES



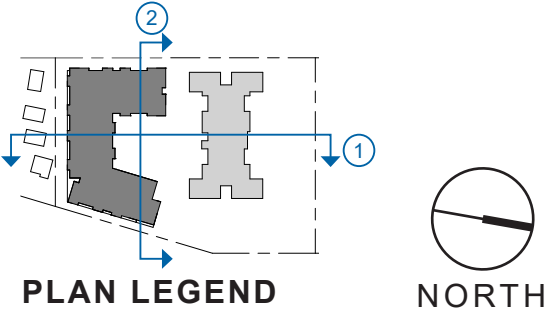
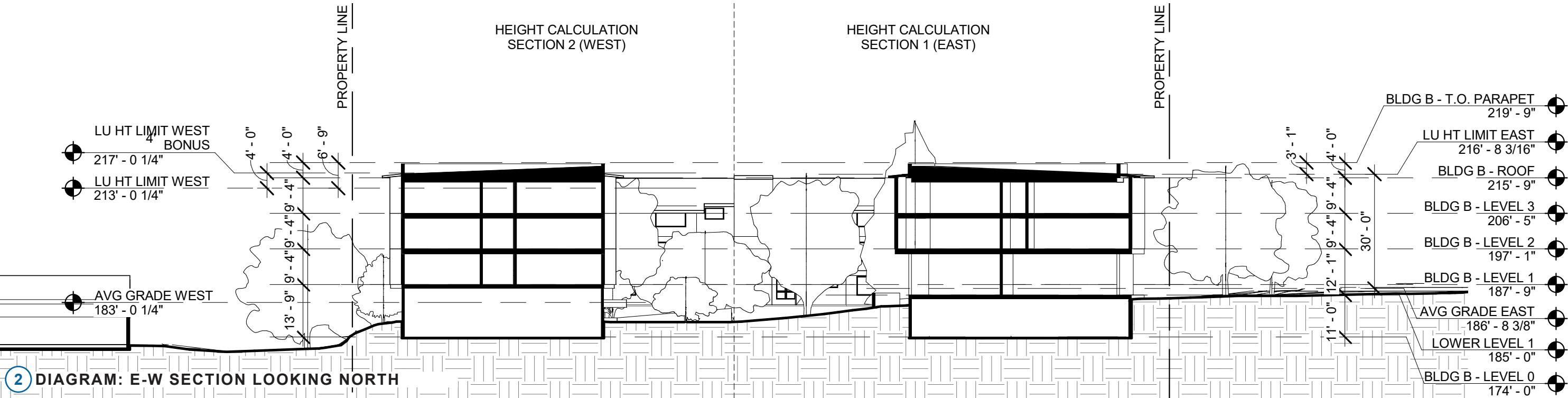
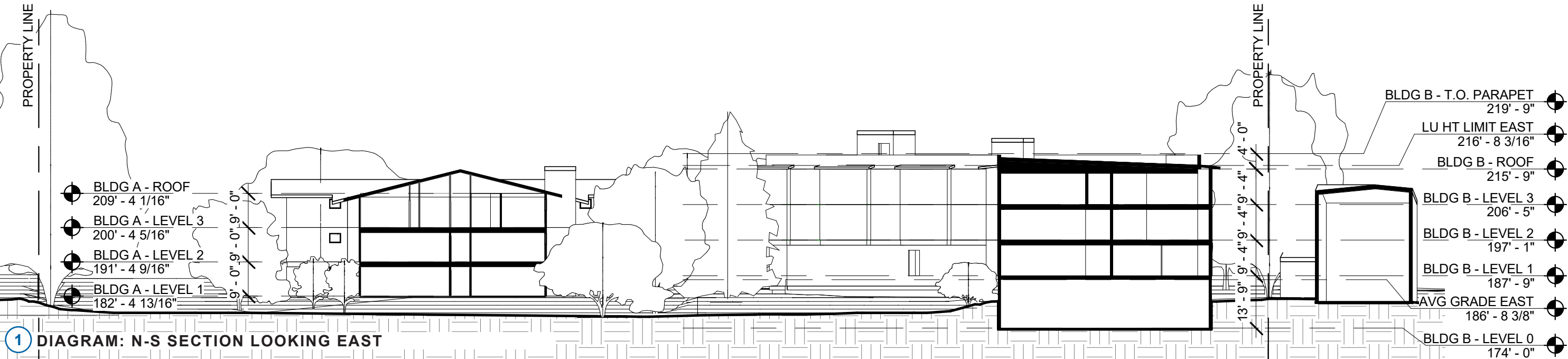
NORTH

LEVELS 2 - 3 FLOOR PLAN



DESIGN ALTERNATIVE 3 | PREFERRED

OPEN C - I

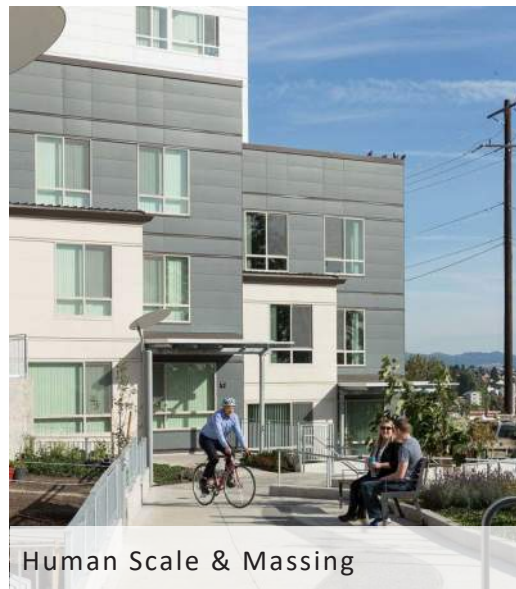




Simple Massing Modulation



Material & Texture Differentiation



Human Scale & Massing



Screening & Material Layering



Durable Materials



Facade Transparency in to Courtyard



Transparency at Common Room

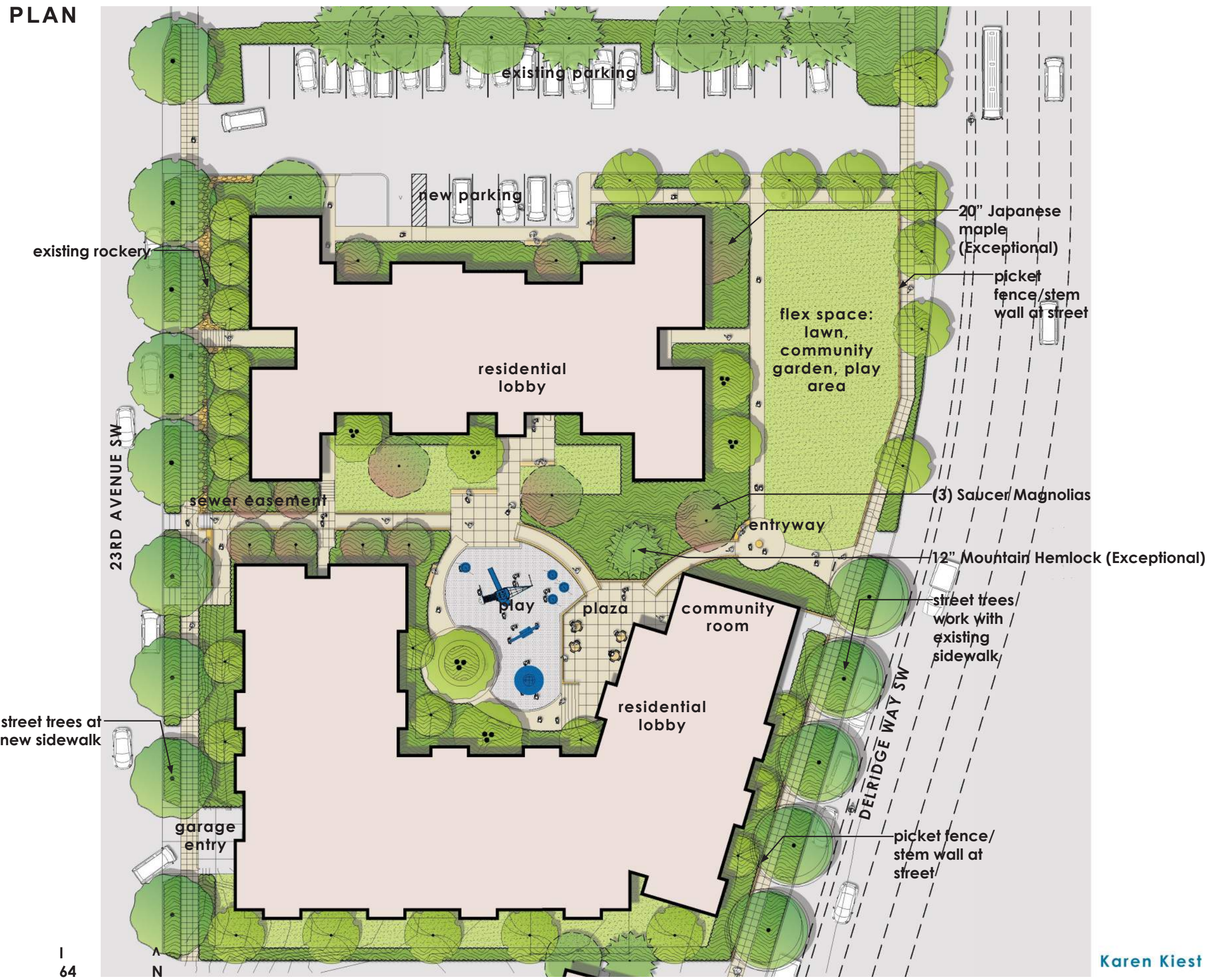
MASSING & MATERIAL INSPIRATION

As part of an evolving neighborhood, Building's A and B will help activate new development and bring desirable context to the site. To support the scale and diversity of the existing neighborhood, Building B's massing will be modulated proportionally to neighboring structures through the use of bays and material changes.

The ground floor and shared outdoor amenities will respond to the pedestrian scale and infrastructure of the site. Building B's massing will include material changes, canopies, and smaller modulations that occur at the human scale (i.e. window, room or unit modulation) to help break up the building and relate to the residential developments nearby.

With the site bridging both new and existing buildings, the materials chosen will respond to both massings, while having the durability and scale more suitable for a multi-family building. Deliberate use of materials, colors and textures will emphasize the programmatic uses, points of entry, and shared amenities between both buildings.

LANDSCAPE PLAN



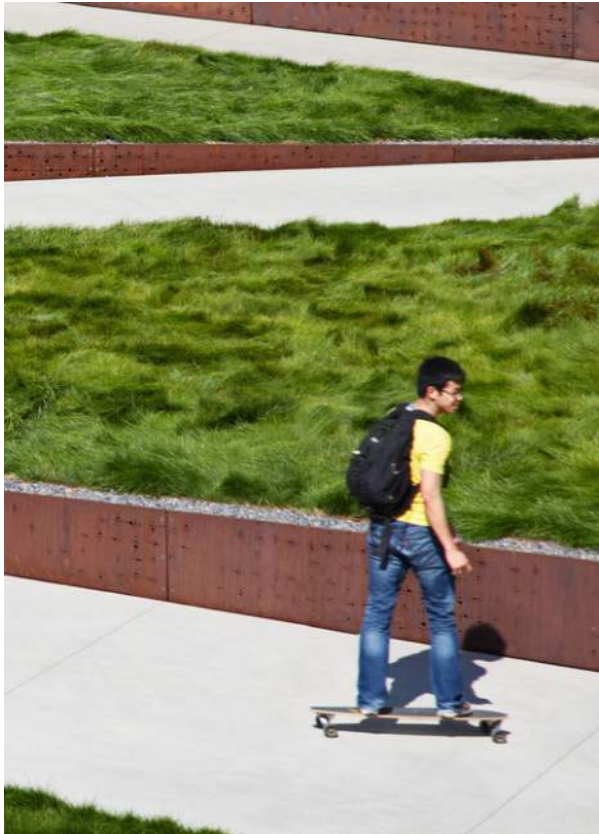
Karen Kiest | Landscape Architects



generous new streetscapes



steps



long ramps



steep ramps



parking



entryway



gather



play

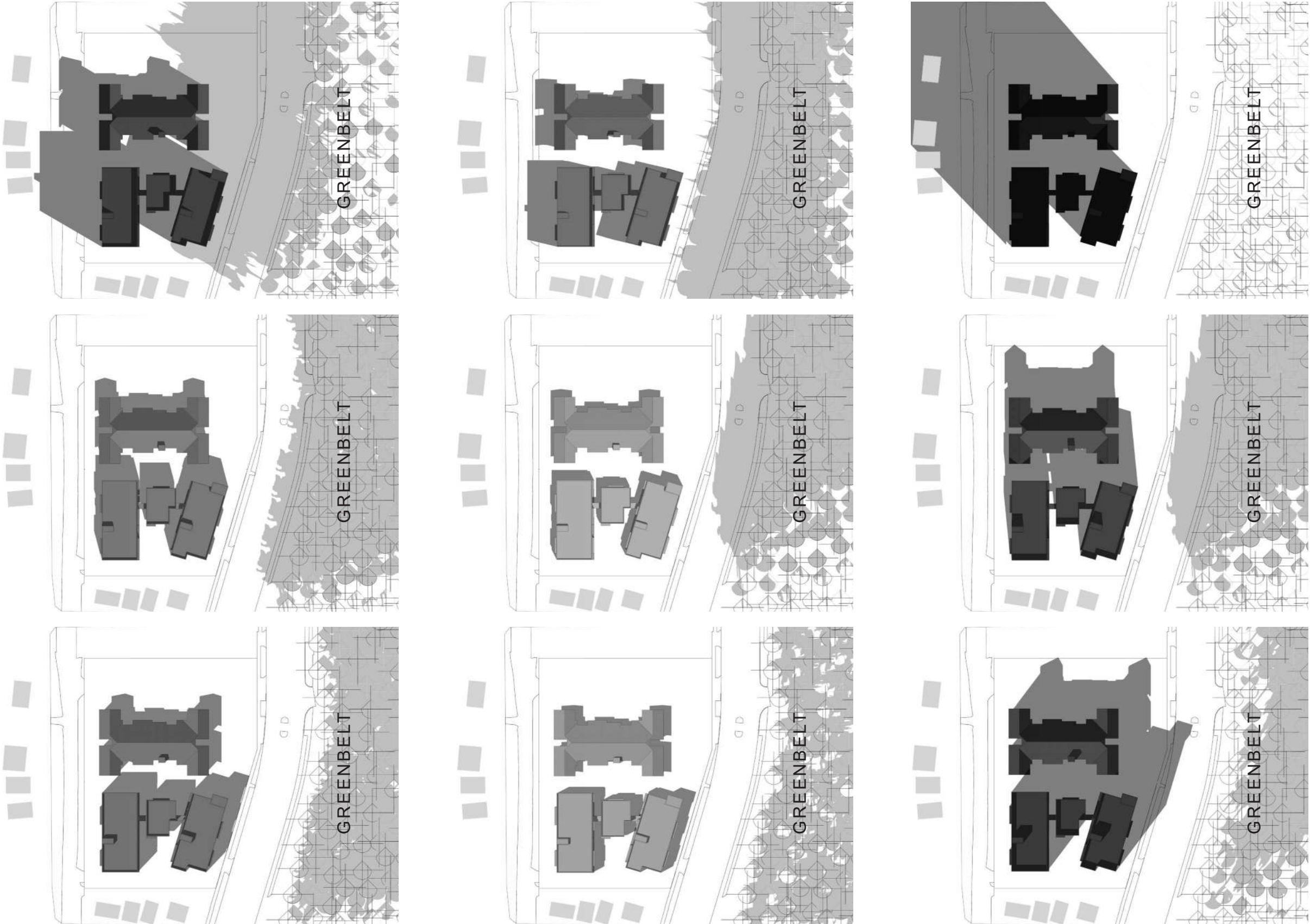


strengthen



grow

SOLAR DIAGRAMS - DESIGN ALTERNATIVE 1



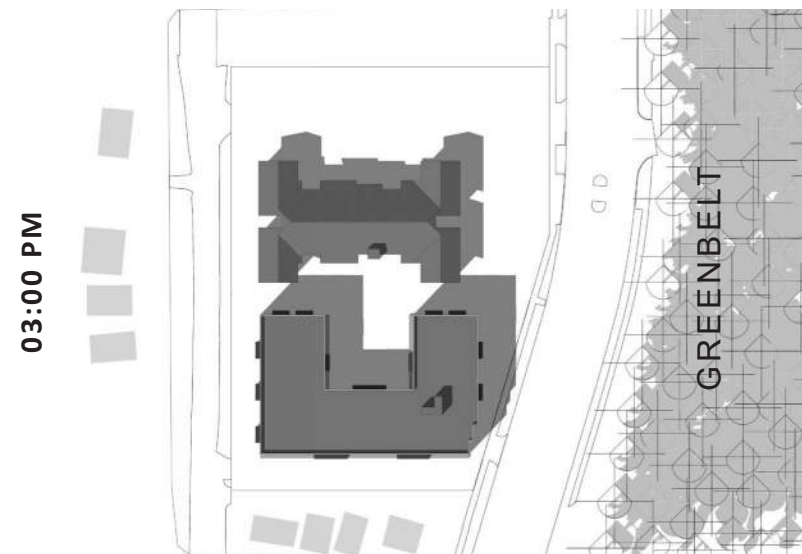
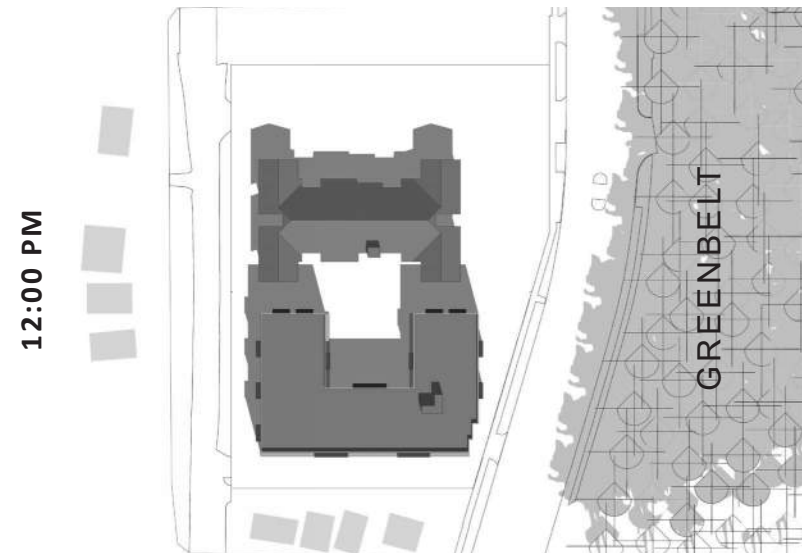
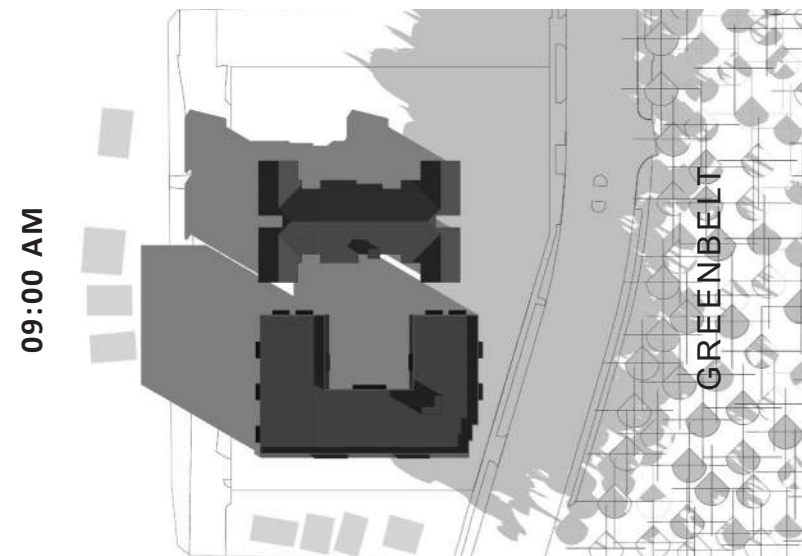
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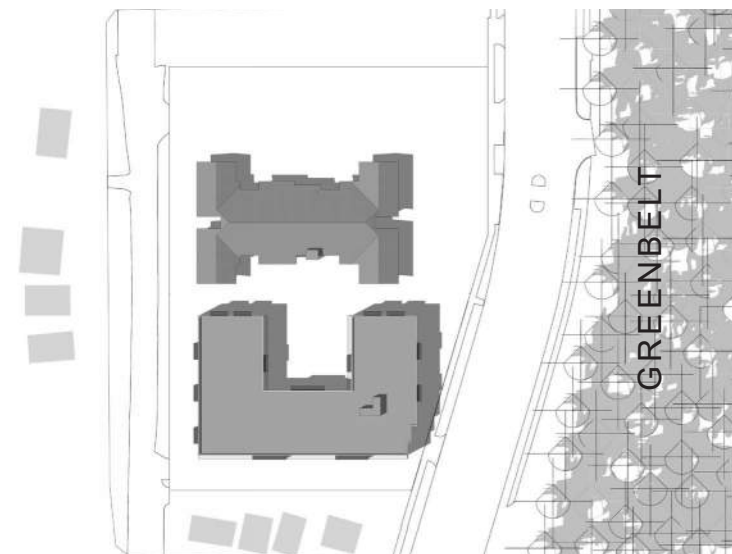
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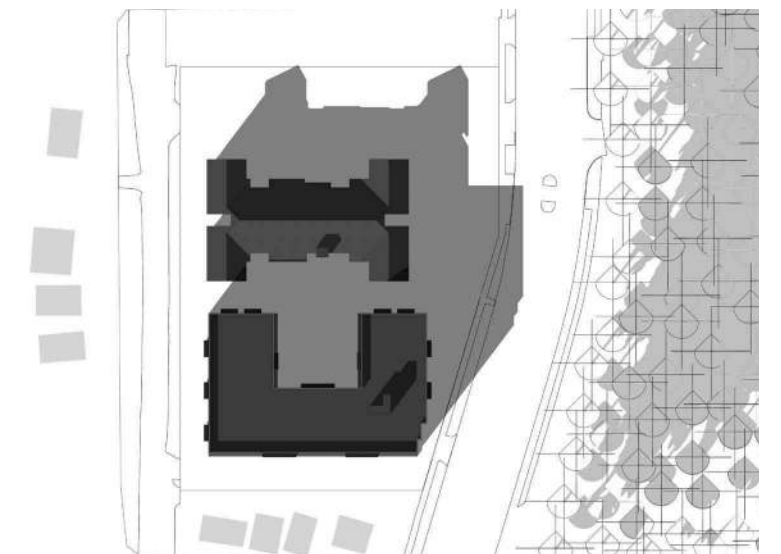
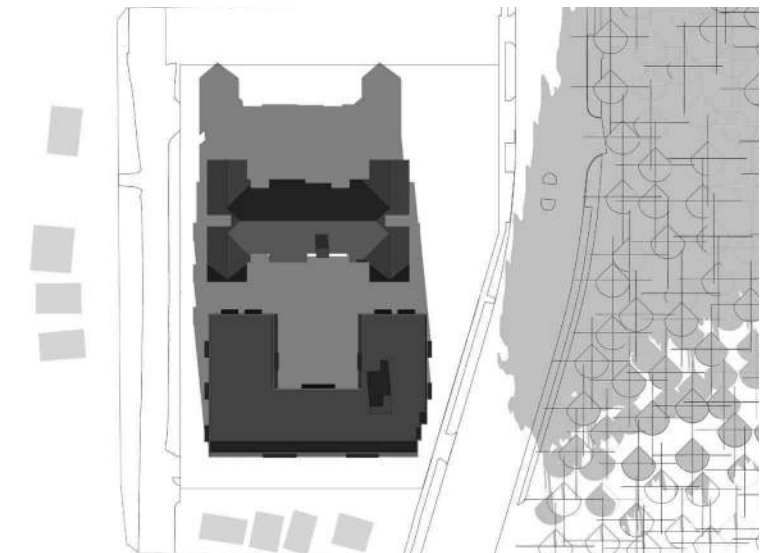
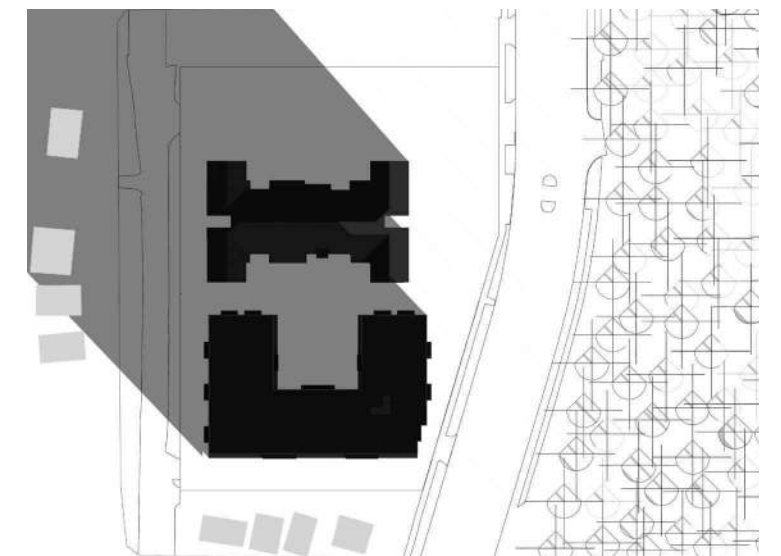
NORTH



MARCH/SEPTEMBER 21

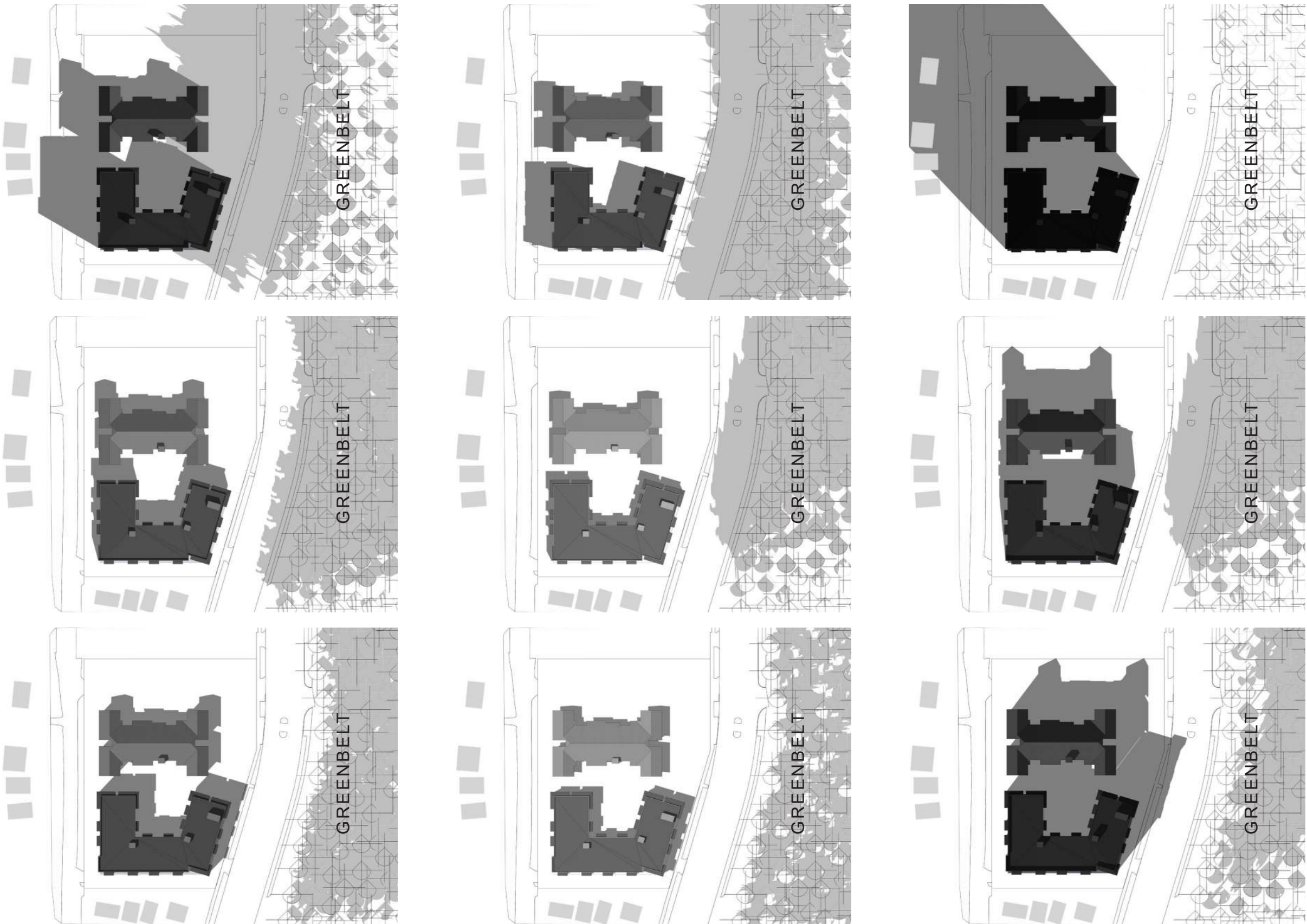


JUNE 21



DECEMBER 21

SOLAR DIAGRAMS - DESIGN ALTERNATIVE 3 | PREFERRED



MARCH/SEPTEMBER 21

JUNE 21

DECEMBER 21

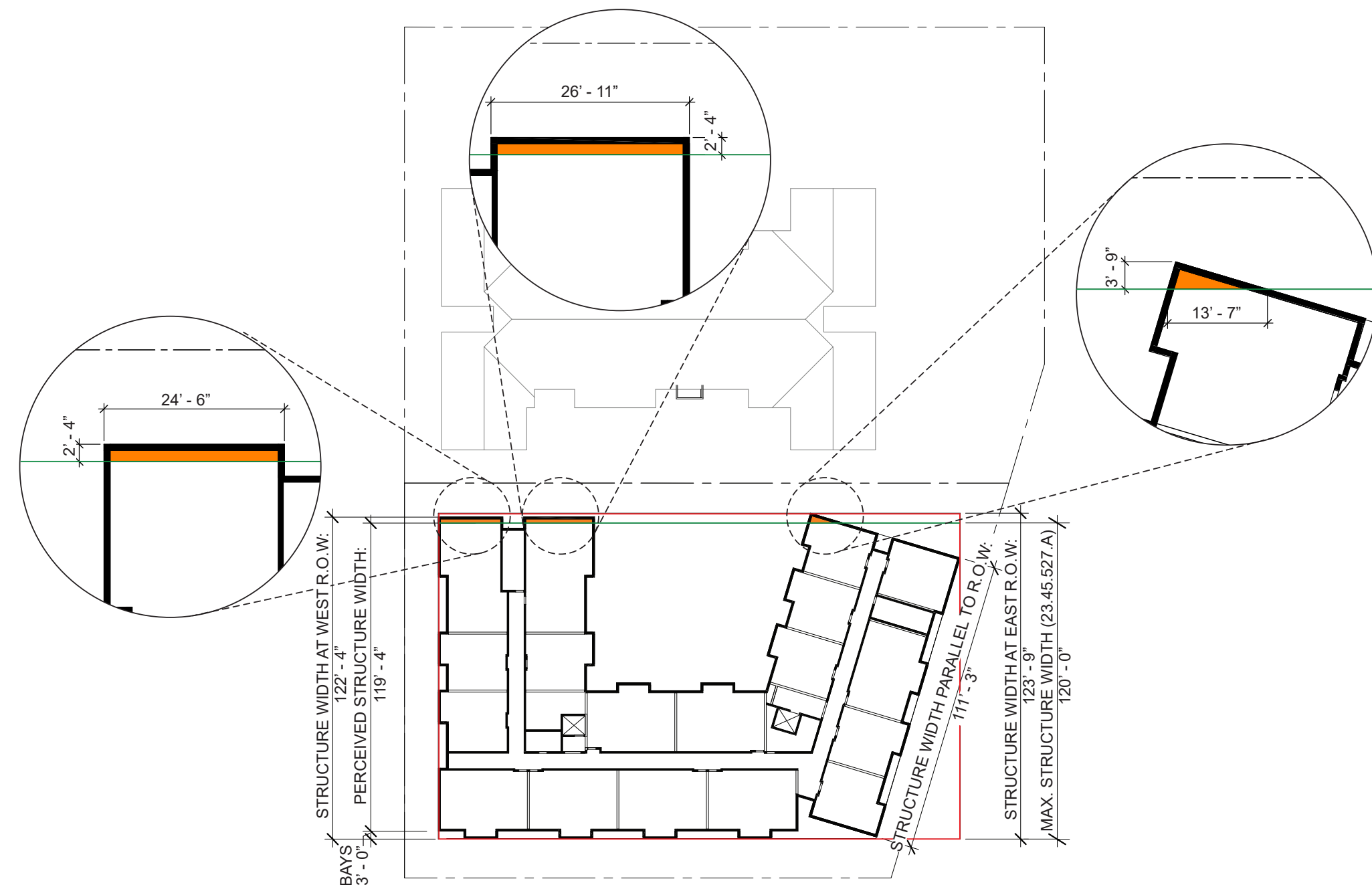
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NORTH



REQUESTED DEPARTURE SUMMARY

23.45.527.A. Structure width in LR3 zone outside Urban Villages, Urban Centers or Station Area Overlay Districts for apartments is 120 feet.

The preferred scheme includes two street-facing facades.

Each façade is oriented parallel to the street upon which it fronts. Delridge Way SW changes direction and runs diagonally along the east property line of Lot 4. The east façade of the building, as measured parallel to Delridge Way SW is 111'-3" long.

The west façade of the building is 119'-4" long as measured parallel to 23rd Ave SW. Bay projections on the south façade of the building add 3'-0" to the overall structure width for an overall width of 122'-4", but are recessed from the street-facing facade.

On the east frontage, the preferred scheme's massing rotates to maintain a parallel relationship with Delridge Way SW. The eccentric geometry of Delridge causes the structure width - as measured orthogonal to 23rd Ave SW, to exceed the maximum allowable structure width. When measured parallel to Delridge, the perceived structure width is 111'-3". This additional width is only present on the upper levels of the building. The ground floor structure width on the east facade measures 116'-2" (as measured orthogonal to 23rd). The north end of the building has been pulled southward on the ground floor in an effort to save exceptional tree 344 and highlight it as a feature of the site.

On the west frontage, the preferred scheme's structure width is 122'-4". 3'-0" of this width is taken up by bay projections on the south side of the building, designed to create visual interest and a hierarchy of scale. The south-facing 3'-0" bays are recessed from the west elevation by approximately 10'-0" so that the perceived structure width along 23rd Ave SW is 119'-4".

We believe the departure creates a better building and site response. By lengthening the structure widths along the right-of-way frontages, we are able to preserve exceptional tree 344 and a mature magnolia tree between the existing and new buildings, and make them center pieces of the campus design. We are also able to make the interior courtyard more generously proportioned thereby improving its utility and access to natural light for the open space and buildings.

The project requests a departure from the maximum structure width. We request some flexibility to develop the design further, and so request a departure of up to 5'-0" for a maximum allowable structure width of 125'-0".

LEGEND

DEPARTURE