



Project Information

Project Description: Construction of 2 Single Family Residences and 7 Townhouses with 7 Parking Stalls.

Address: 8455 Delridge Way SW, Seattle, WA 98106

Parcel #: 9485700181

Legal Description: LOT 6, BLOCK 4, WINSHIP'S ADDITION TO THE CITY OF SEATTLE, LESS NORTH 52 FEET, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF PLATS, PAGE 98, IN KING COUNTY, WASHINGTON.

Site Area: 8,614sf

Zoning: LR2 (M)

Overlays: Westwood-Highland Park (Residential Urban Village)

Misc: Low MHA Area (M), Frequent Transit Service Area

ECA: None

Existing Use: Existing SFR

FAR Limit: 1.4 FAR x 8,614sf Site = 12,059.6sf Allowed

Density Limit: No Limit

Height: 40'

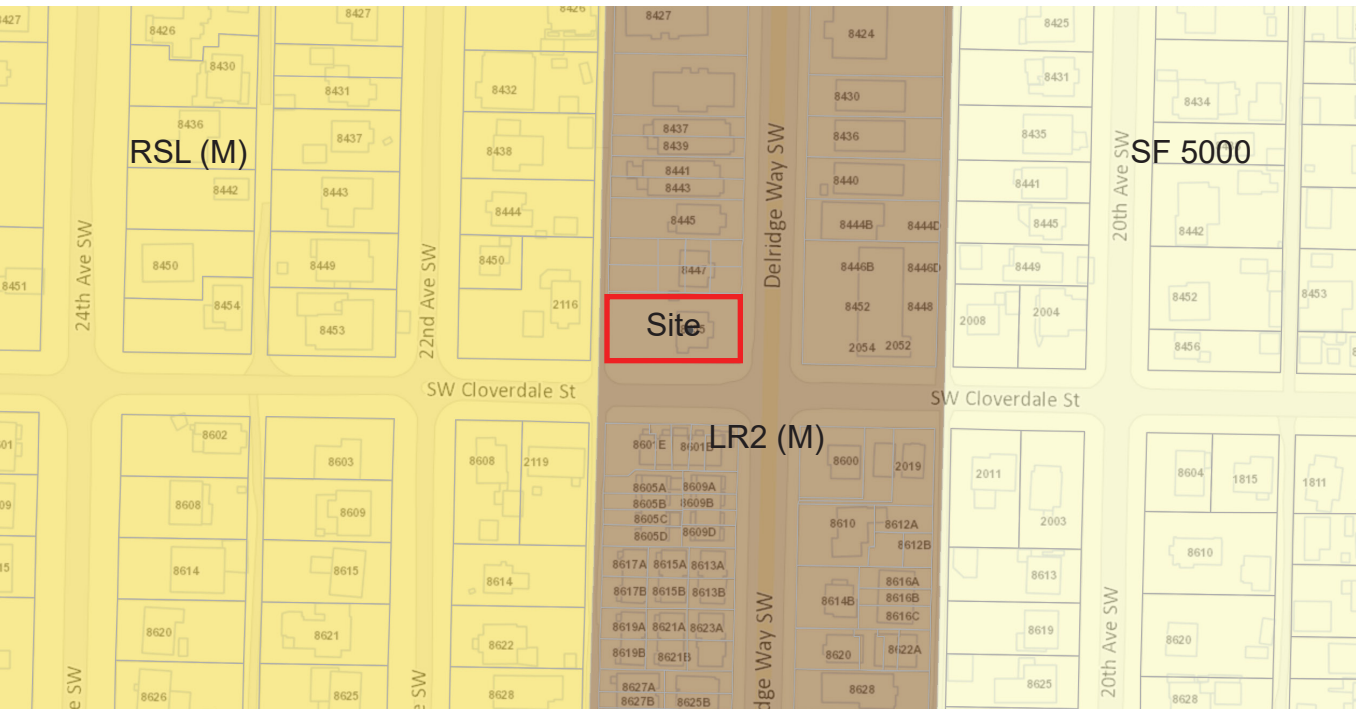
Parking: None Req'd

Gross Floor Area: 11,910sf (Gross Floor Area of Proposed Building)

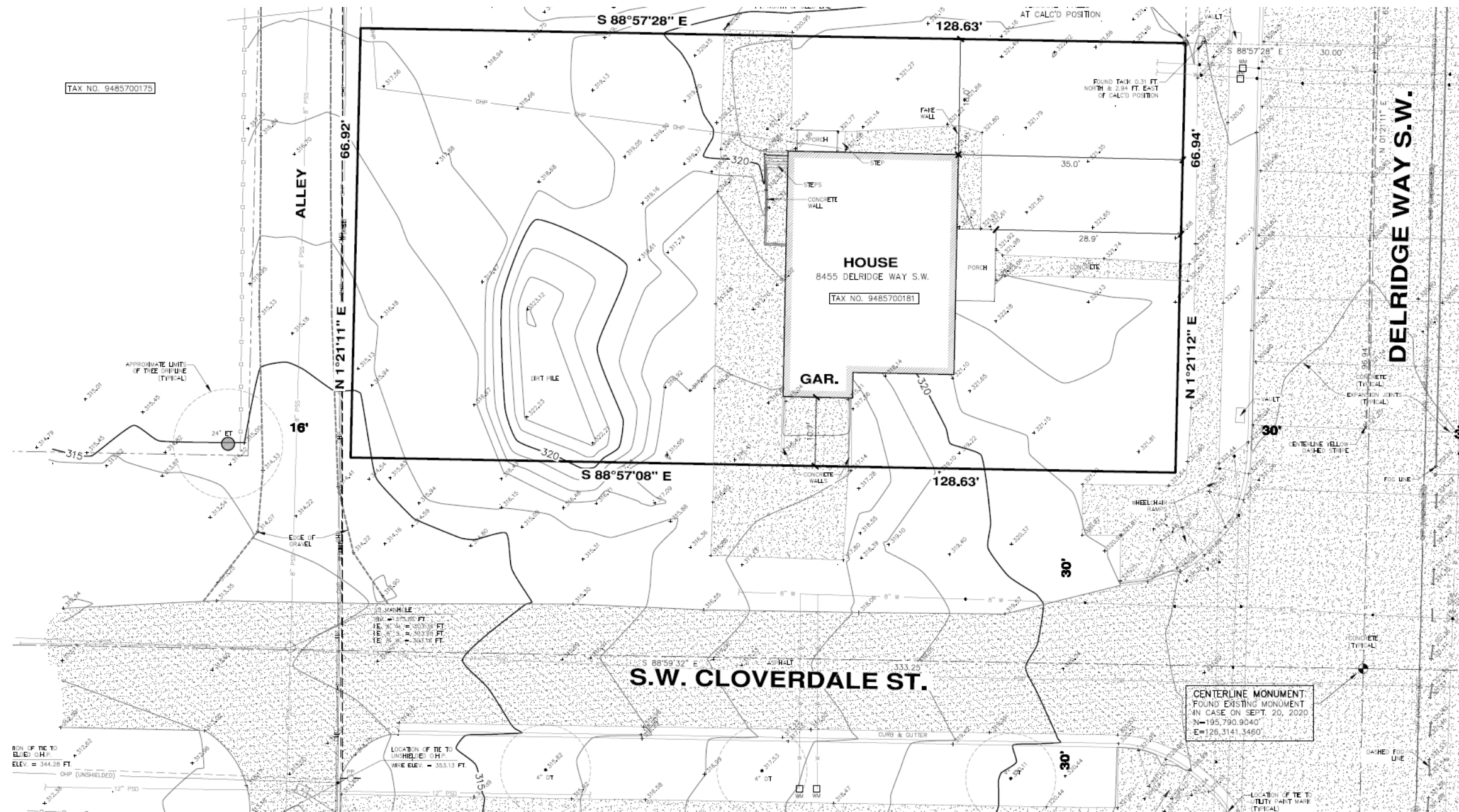
FAR: 11,910sf < 12,059.6sf, Complies

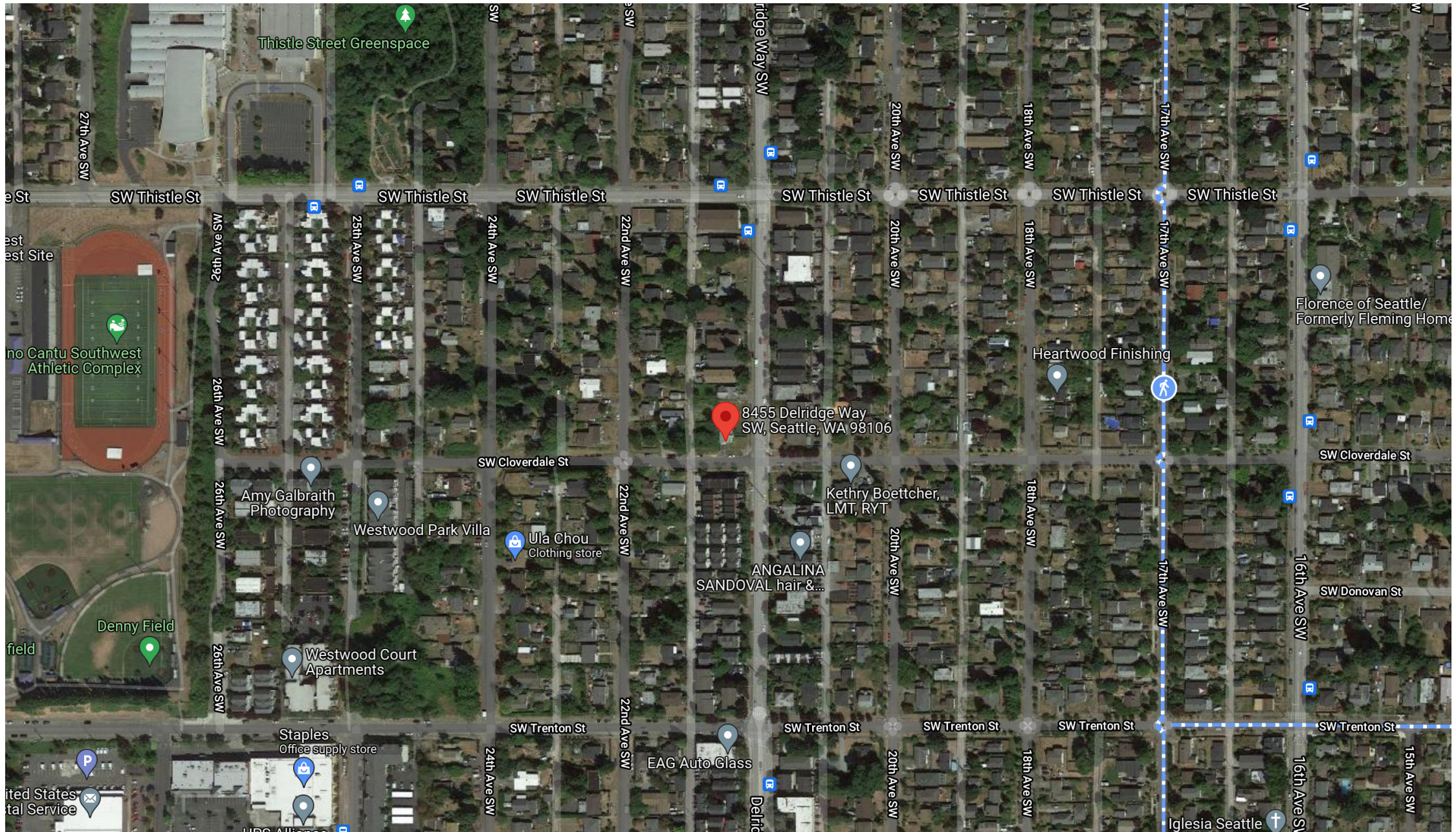


Aerial Context



Zoning





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Context Map
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Looking NW at Cloverdale and Delridge Corner of Site



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Existing Site
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Looking NW on Delridge



Looking NE on Delridge



Looking SW on Delridge



Looking SE on Delridge





Looking SW on Cloverdale



Looking NW on Cloverdale



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Existing Streetscape
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Seattle Design Guidelines

Design Response

CS1. Natural Systems and Site Features A. Energy Use	This project will meet the Priority Green SDCI Requirements and also utilize Built Green Certification.
CS2. Urban Pattern and Form A. Location in the City and Neighborhood B. Adjacent Sites, Streets, and Open Spaces	This site will orient 1 of the smaller townhouse buildings directly to Cloverdale and the other townhouse building directly to Delridge. The other 2 proposed single family residences are located at the rear corner of the site. This organization of the site creates the greatest amount of amount space through a procession of linked courtyards activating the building edges.
CS3. Architectural Context and Character A. Emphasizing Positive Neighborhood Attributes	This neighborhood offers a mix of housing typologies and a mix of density. This proposed site offers both single family residences as seen in a lot of the neighborhood, as well as 2 smaller townhouse buildings oriented to the street edges. The scale doesn't exceed 3-stories in an effort to further maintain compatibility of scale.
PL1. Connectivity B. Walkways and Connections	Our favorite part of this site is the procession of linked courtyards. They connect all buildings on the site to all other buildings on the site and they are only accessible to people, not cars. This helps adds to the network of pedestrian connectivity for this neighborhood and creates better scale and open space for the site and the proposed smaller massings here.
PL2, PL3, PL4. Walkability, Street Level Interaction, Active Transit PL2.B. Safety and Security PL3.A. Entries PL3.C. Residential Edges PL4.B. Planning Ahead for Bicyclists	Both streets are anchored by 2 townhouse buildings that are oriented directly to the street. The smaller single family residences are organized in the back of the site. The courtyards connect all 4 of these smaller buildings. Unit entries are located at the street for the townhouses and along the courtyard for the 2 single family residences. These residential edges are connected with this series of courtyards to better foster interaction of residents. Bicyclists can easily access the site and park along the courtyard or alleys. Primary bike and courtyard access is proposed from Cloverdale which is a more quiet street than Delridge.
DC2. Architectural Concept A. Massing D. Scale and Texture E. Form and Function	The massing of 4 smaller buildings is preferred to create the greatest amount and network of open space at the site. These massings are all proposed at 3-stories instead of the 4-stories allowed to provide greater compatibility of scale within the neighborhood context. The massings show a combination of typologies instead of a singular expression to allow for a greater rthym of scale and better network of proposed open space.
DC3. Open Space Concept A. Building-Open Space Relationship C. Amenities and Features	The procession of linked courtyards proposed and its concept drives the form and scale of the rest of the site massings. They create a network of amenity and interaction spaces to support the proposed buildings on all sides and create the best environment for both the residents and the public. Plants, trees, and green roofs will help further articulate these great spaces.

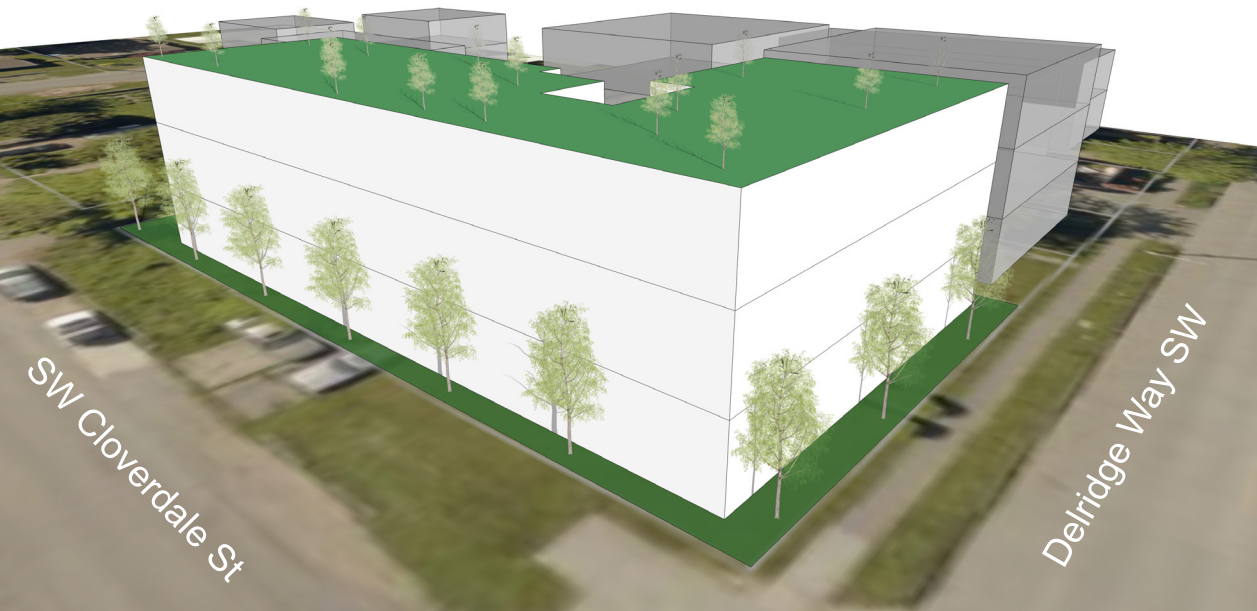
Option 1: Rowhouse Corner (Code Compliant)

This option holds the corner of the site by lining both streets with residential rowhouse units. Each unit has a direct entrance from the street. Parking is tucked away at the rear corner of the site and accessed from the alley. Garden amenity areas are located at the alley edge of Cloverdale and the inside corner of the L-shaped massing facing the parking area. This massing is proposed as 3-stories instead of the 4-stories allowed to be better scaled to the neighborhood height.

Total Area: 11,905 sf

Number of Units: 9 Rowhouse Units

Number of Parking Stalls: 9 Parking Stalls



Looking NW

Positives:

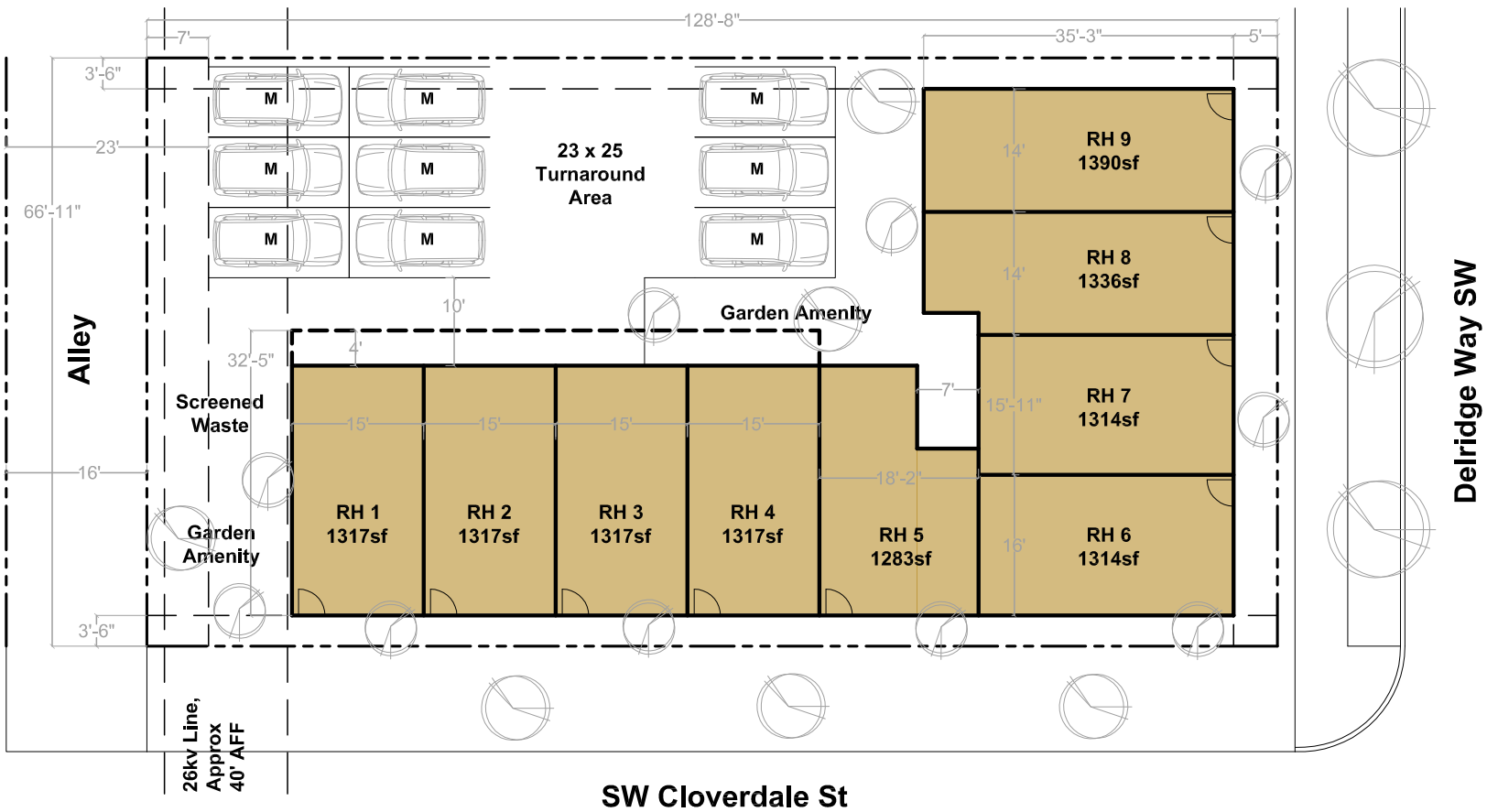
- Each unit has a direct street entrance
- Parking is tucked away at rear corner of site
- 2 gardens on the site near parking and waste areas
- 3 story massing instead of the 4 stories allowed
- 9 parking stalls provided

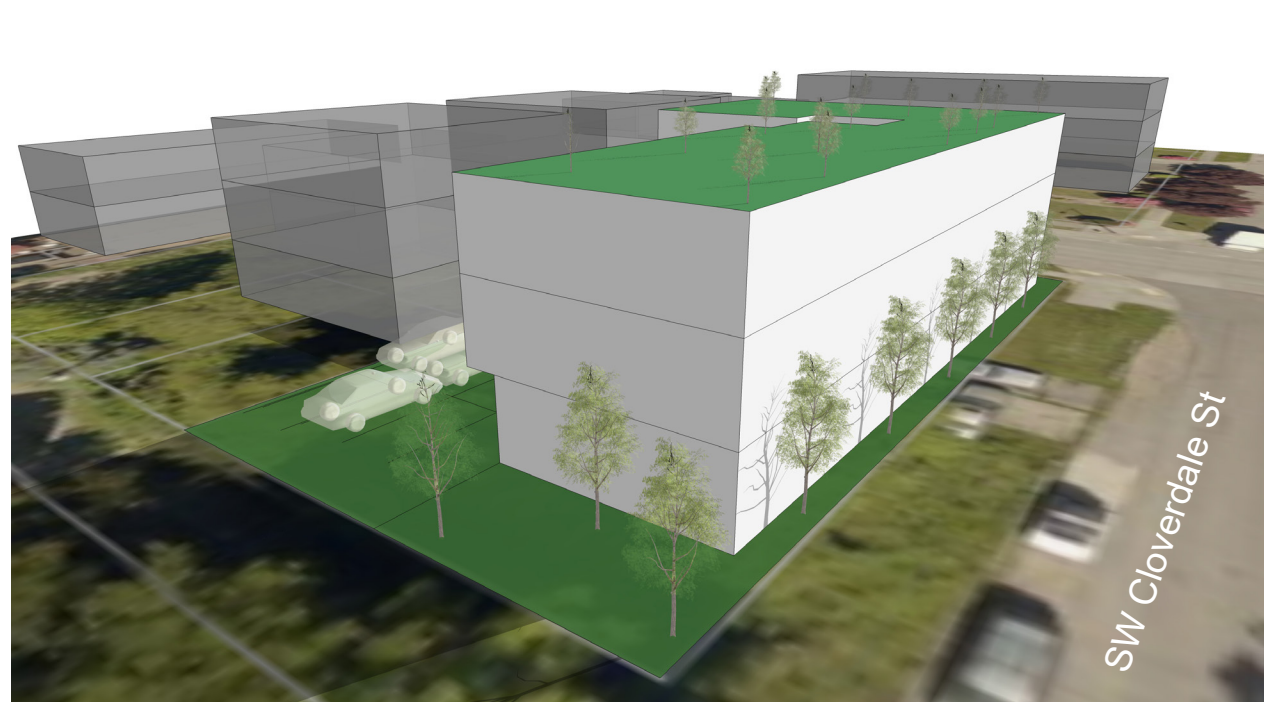
Negatives:

- Long building at both street edges
- Amenity areas located at parking rear of site
- All of the units are the same typology

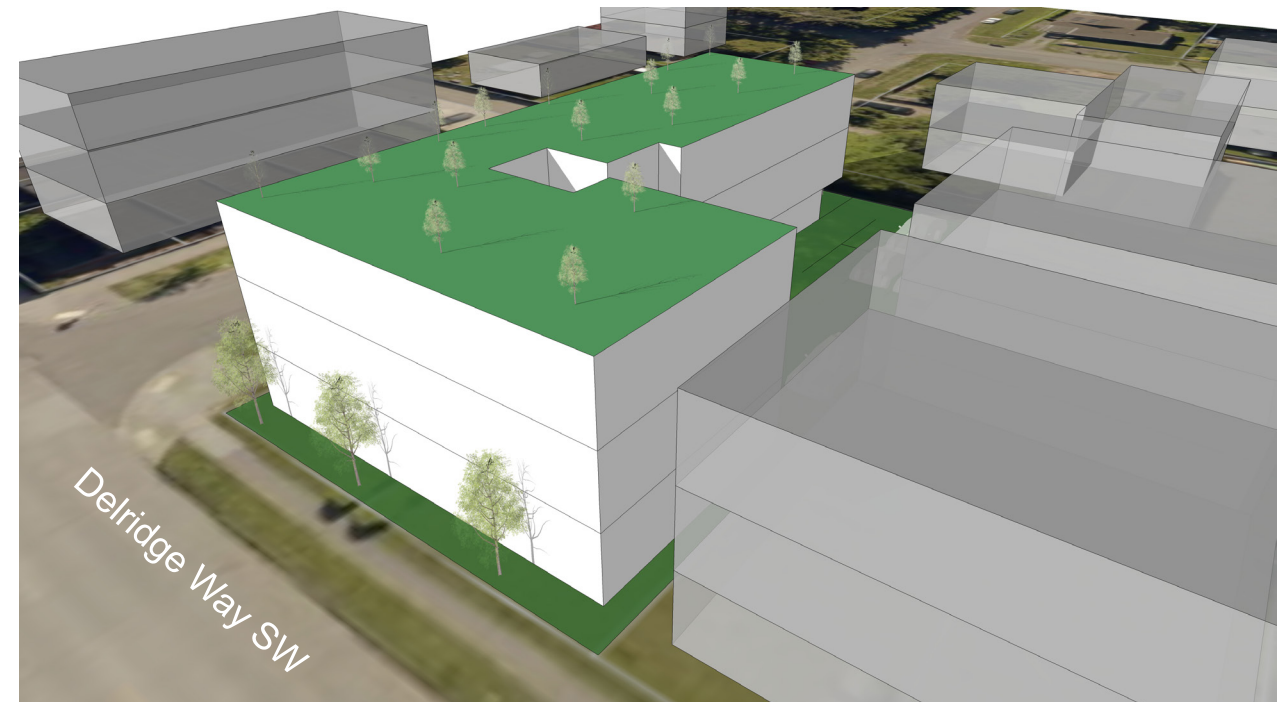
Departures:

- None requested

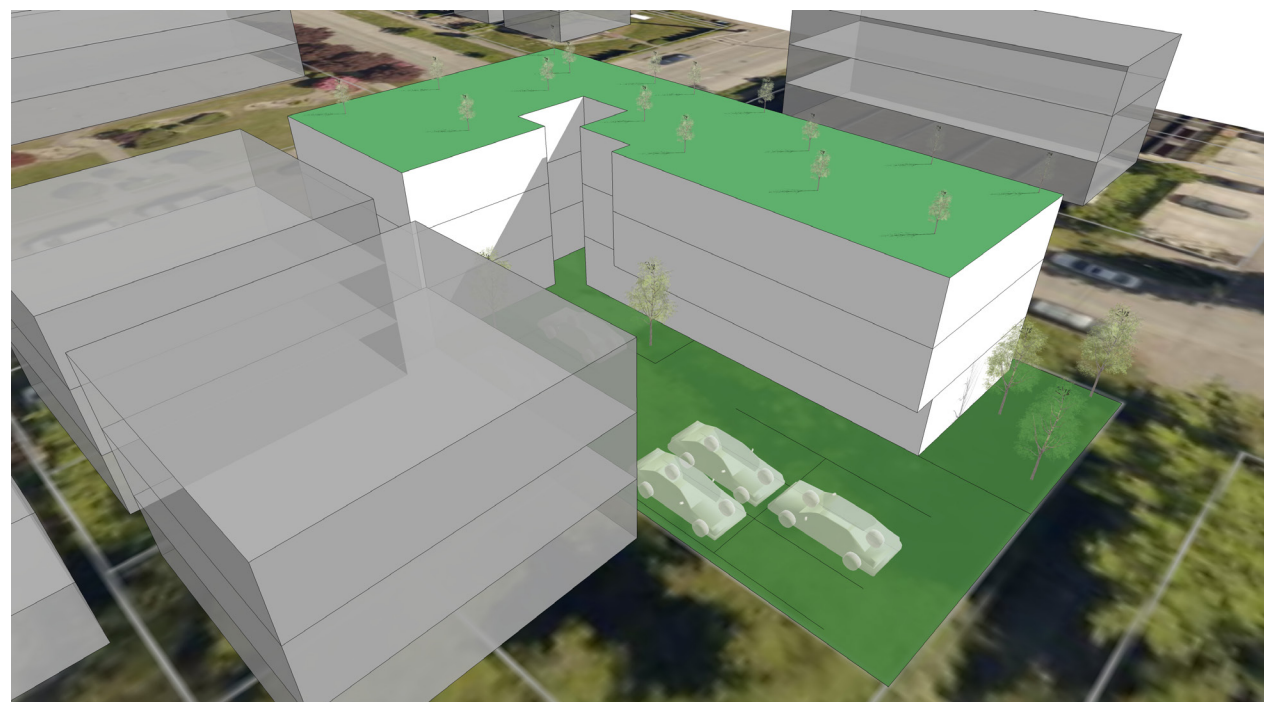




Looking NE on Cloverdale St



Looking SW on Delridge Way



Looking SE from Alley



Aerial Looking North

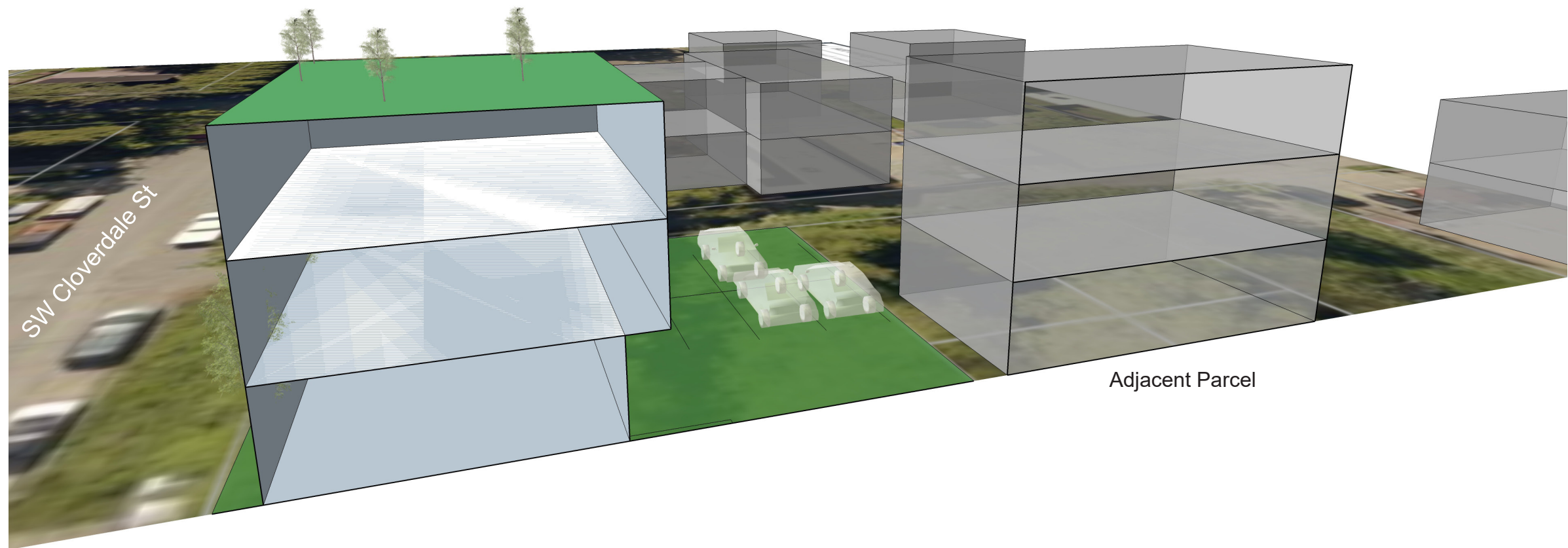


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Adjacent Parcel

N-S Section - Looking West



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Option 1
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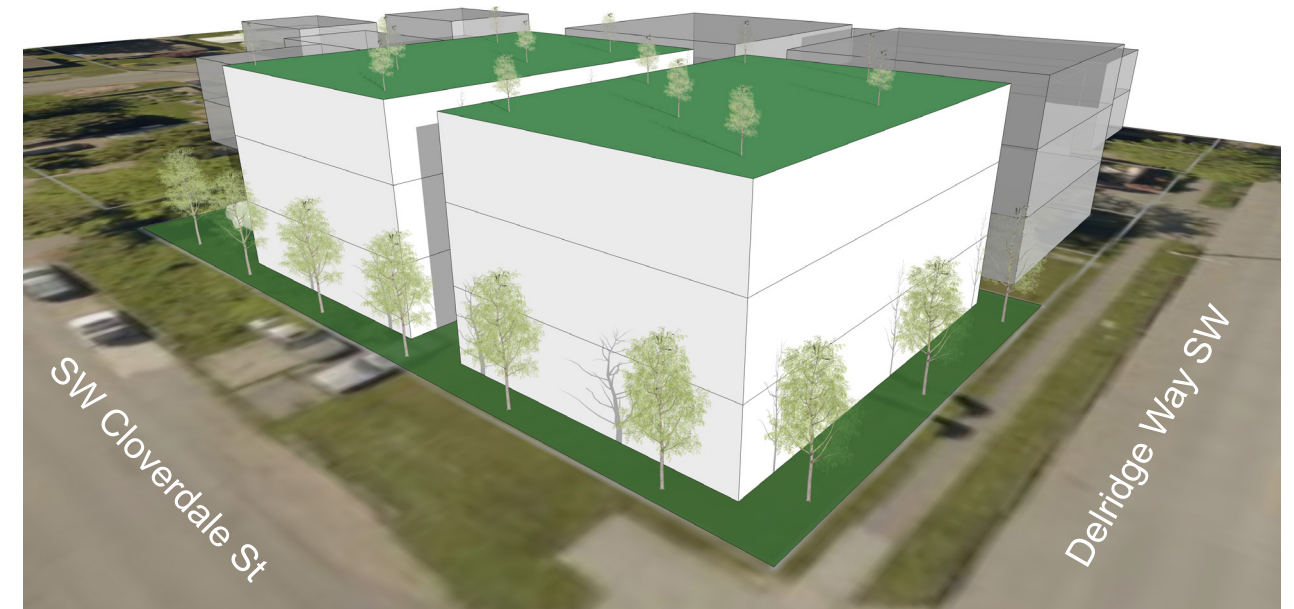
Option 2: Townhouse Cluster (Code Compliant)

This option creates 2 masses instead of a singular mass holding the corner. A large central courtyard anchors the mid-block of Cloverdale to foster greater interaction of people and reduce the perceived mass. Parking is located along the alley. All of the units are residential townhouses in this option. 5 of the 8 units are oriented to the street and the remainder are oriented to the side lot line of the adjacent parcel. This option is also 3-stories for better scale instead of the 4-stories allowed.

Total Area: 11,920 sf

Number of Units: 8 Townhouse Units

Number of Parking Stalls: 7 Parking Stalls



Looking NW

Positives:

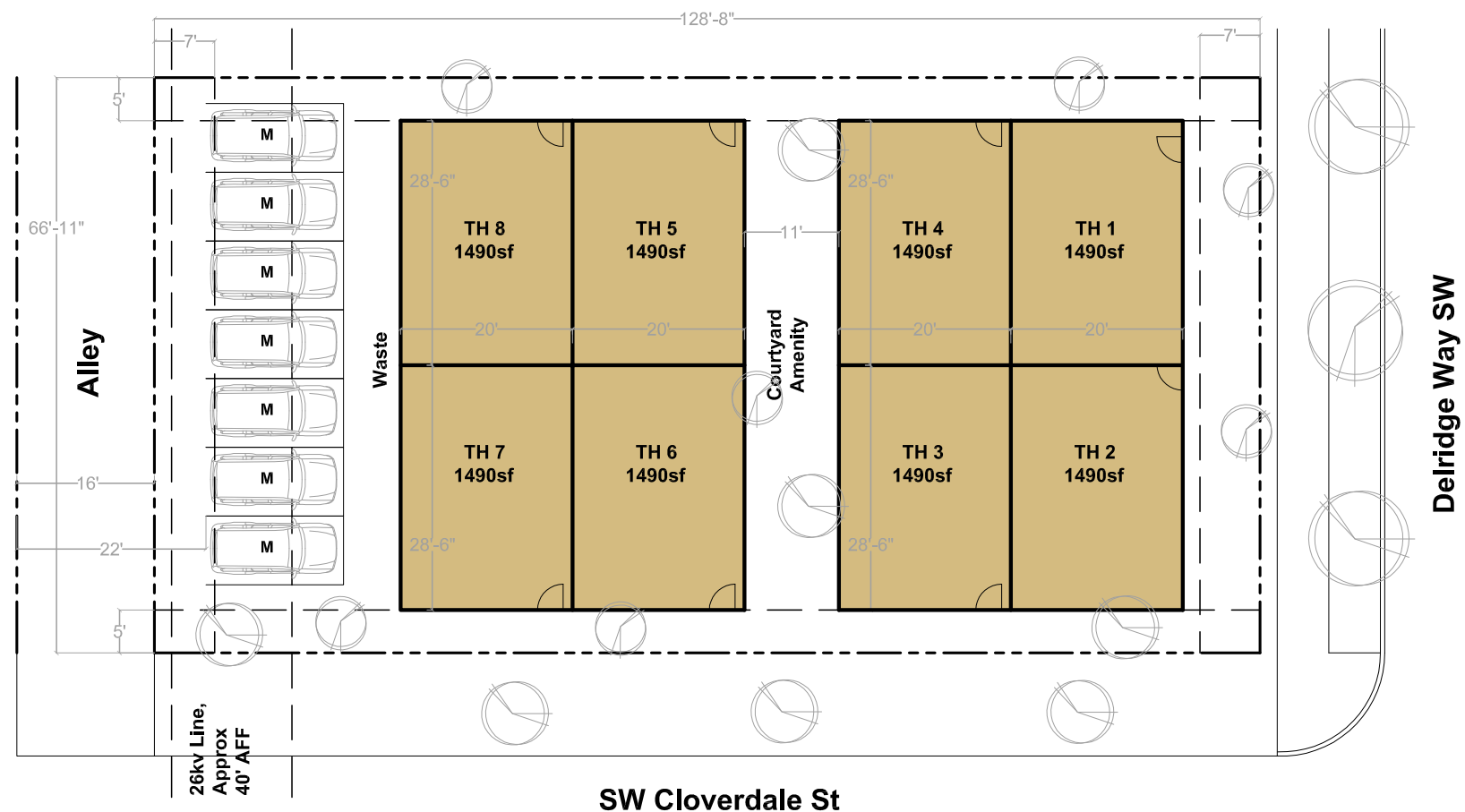
- Courtyard amenity anchoring mid-block
- 3 story massing instead of the 4 stories allowed
- Parking located along alley edge
- Each unit is a corner unit

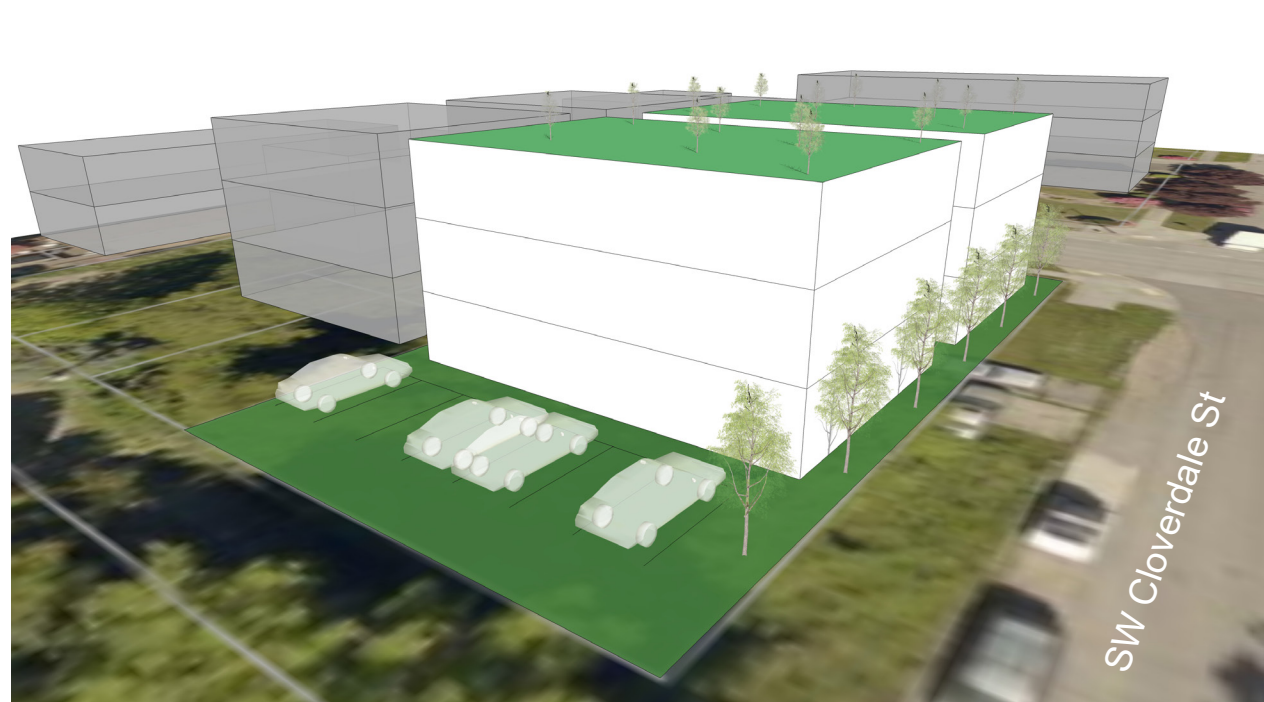
Negatives:

- Large massing footprints at 40' x 57'
- All of the units are the same typology
- Only 1 courtyard area
- 7 parking stalls provided instead of 9

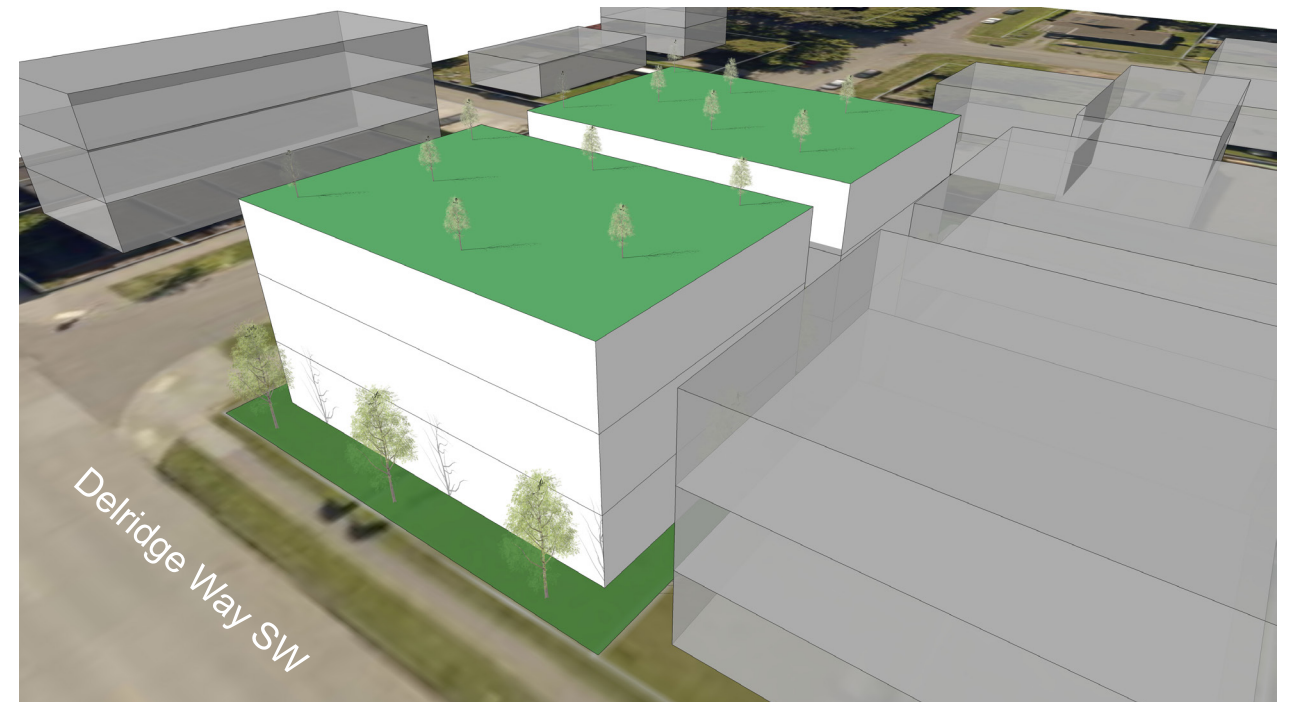
Departures:

- None requested

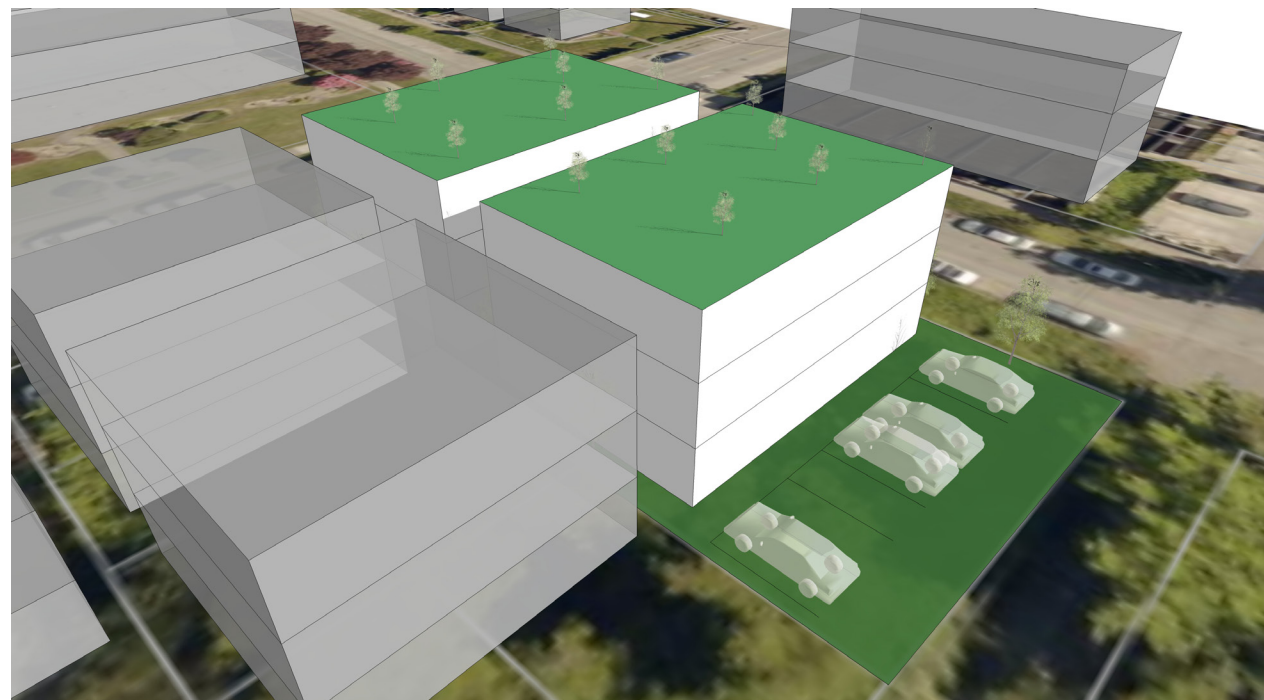




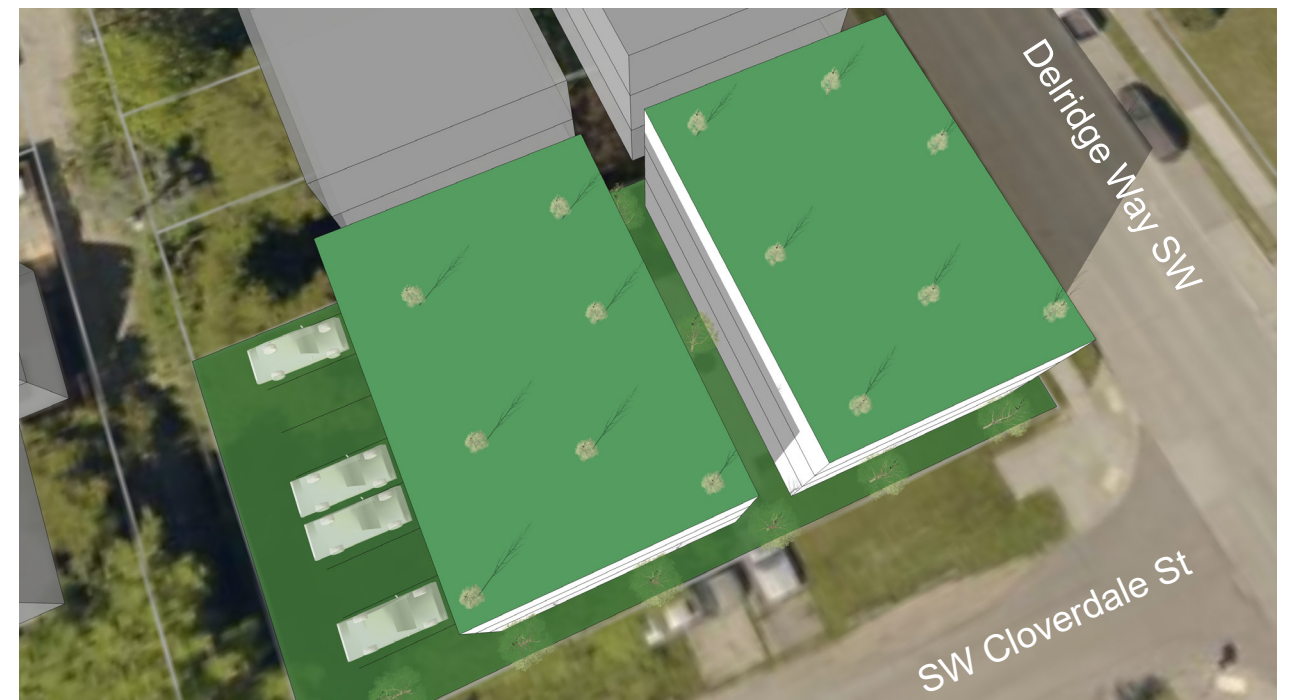
Looking NE on Cloverdale St



Looking SW on Delridge Way

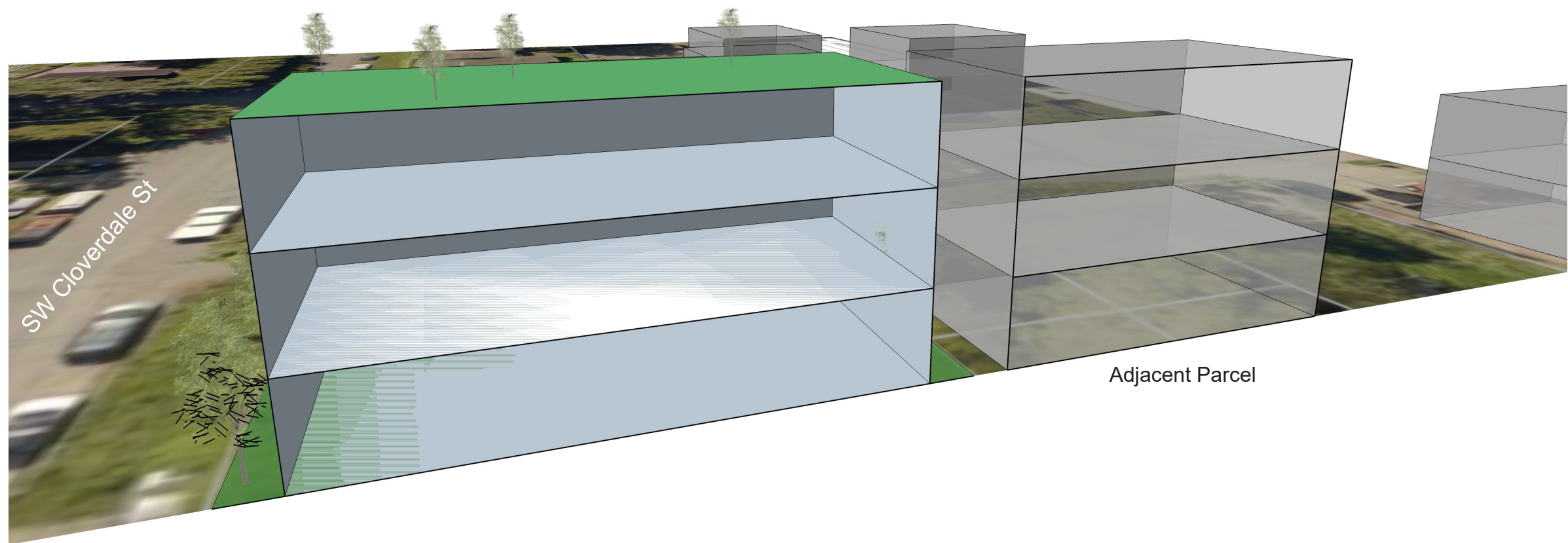


Looking SE from Alley



Aerial Looking North





N-S Section - Looking West



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Option 3: Urban Village - Preferred (Code Compliant)

This preferred option creates the greatest amount of open space for the site in organizing the site as a procession of linked courtyards. These open spaces are carved away from the larger massings of the previous schemes to create a more porous site plan composed of 4 smaller building masses. This allows for multiple housing typologies as well and 2 single family residences tucked away in the courtyard zone. Cloverdale is activated by a smaller 3 townhouse building and Delridge is activated by a 4 townhouse building. This option is also scaled at 3-stories instead of the 4 allowed to better fit with the scale of this neighborhood. Parking is located along the edge of the alley.

Total Area: 11,910 sf

Number of Units: 2 Single Family Residences & 7 Townhouses

Number of Parking Stalls: 7 Parking Stalls

Positives:

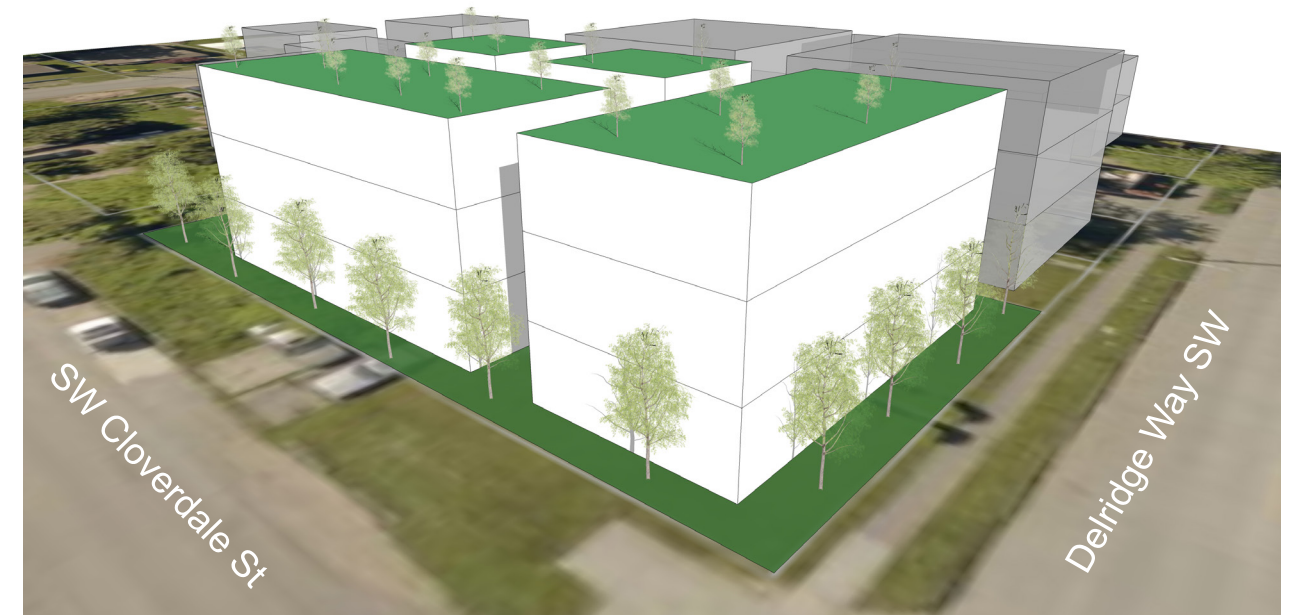
- Procession of linked courtyards creates the greatest amount of open space for site and active edges for massing
- Multiple housing typologies with 2 single family residences and 7 townhouses across site
- 4 smaller massings instead of 1 or 2 larger massings
- Parking located along the alley edge
- 3 story massing instead of the 4 stories allowed

Negatives:

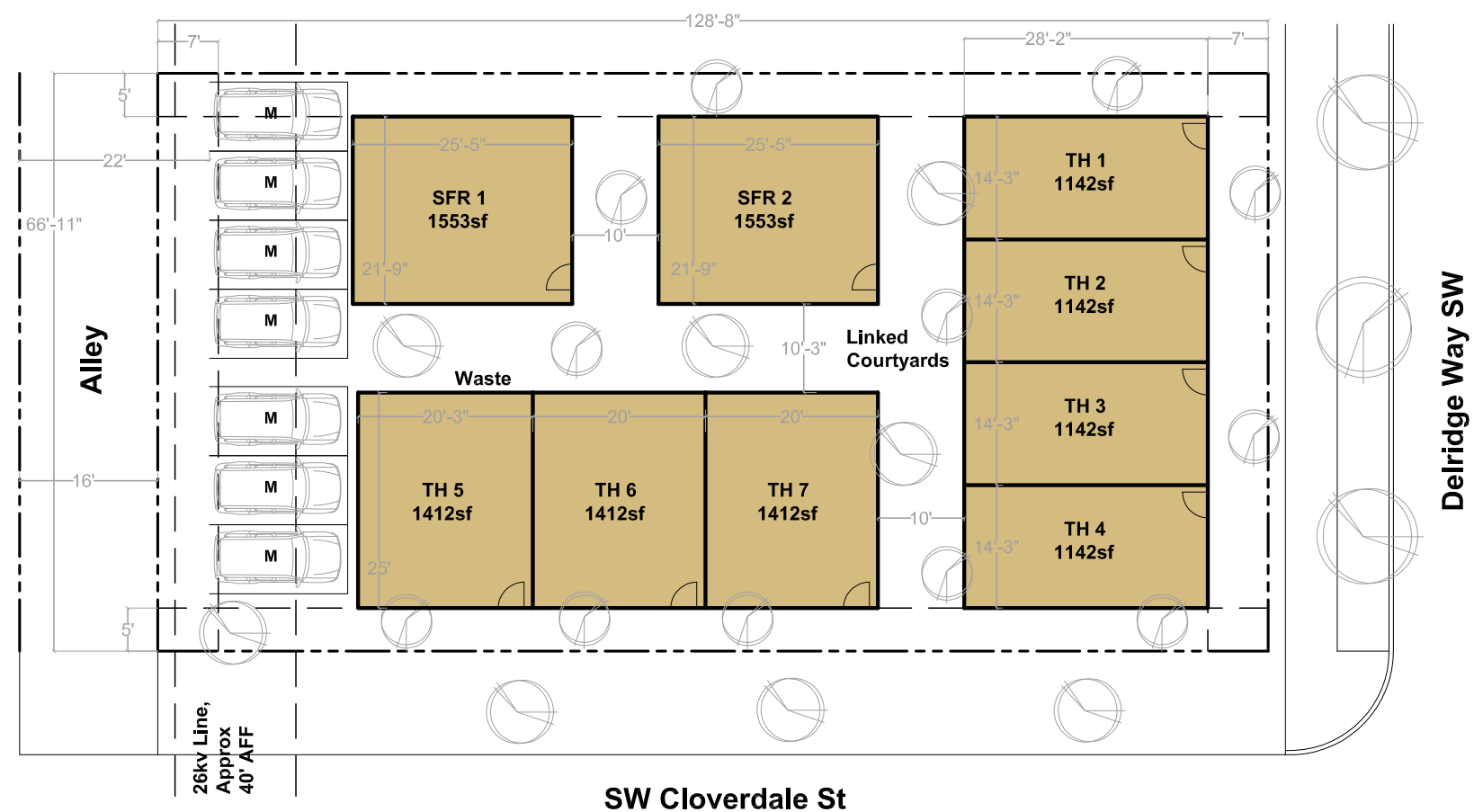
- 7 parking stalls provided instead of 9

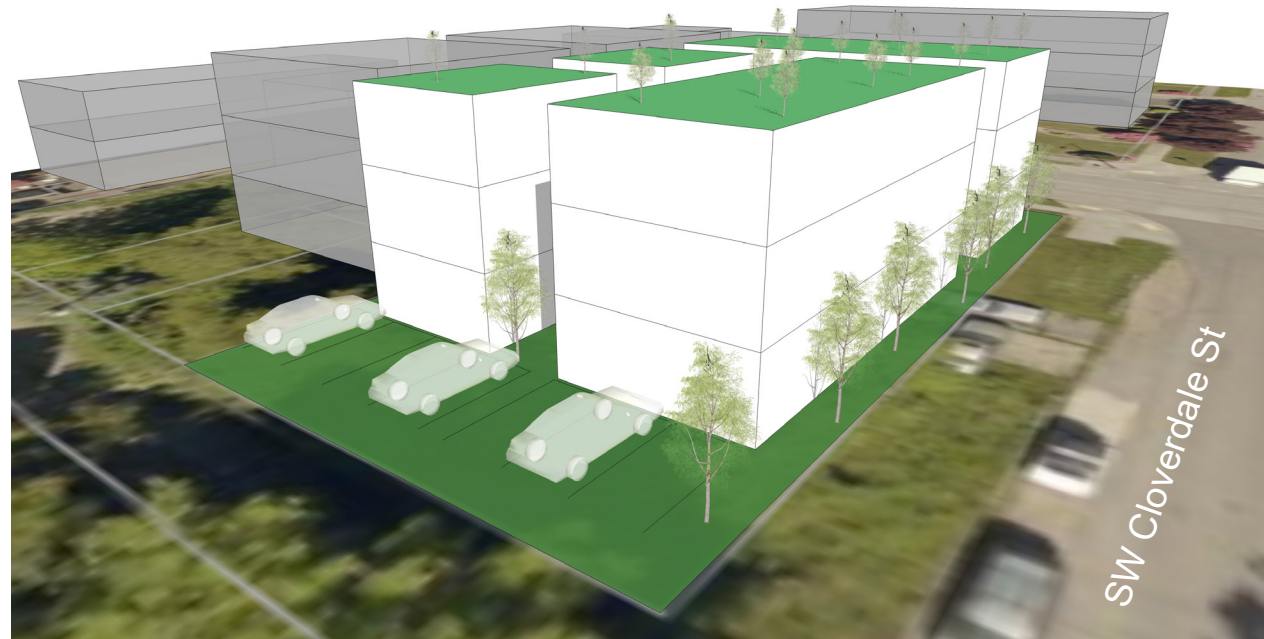
Departures:

- None requested

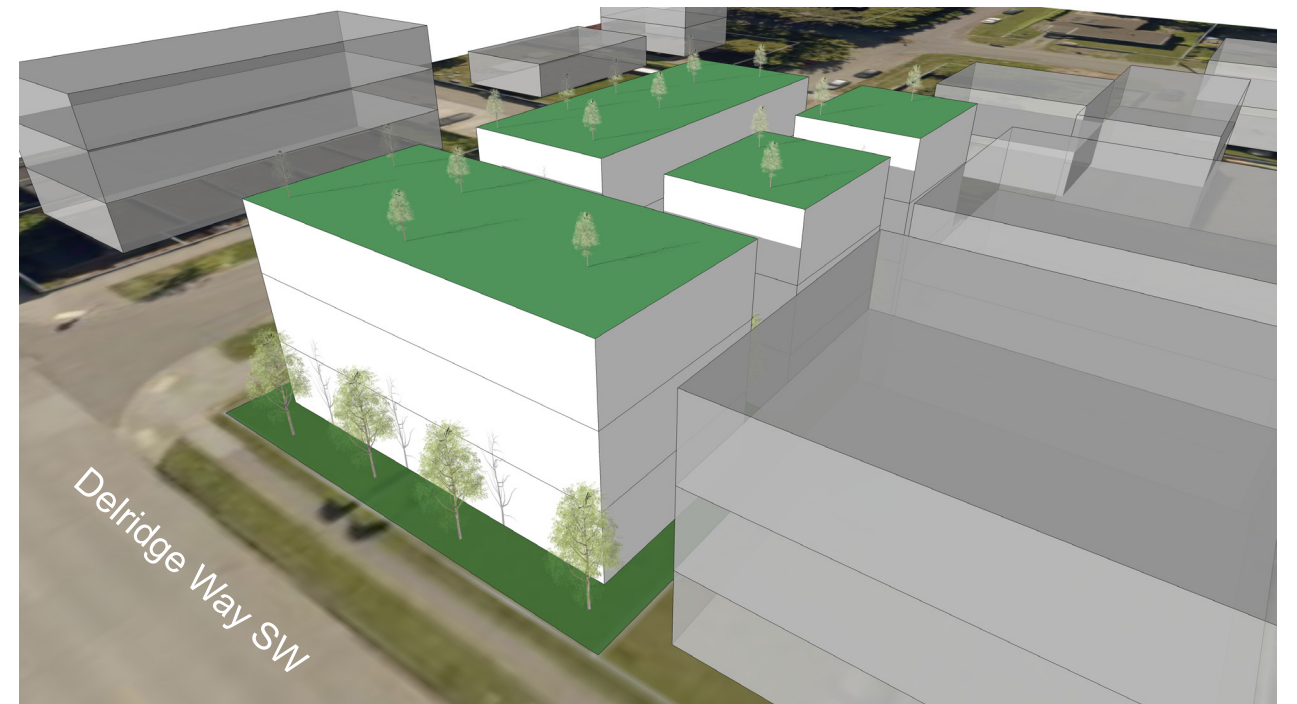


Looking NW

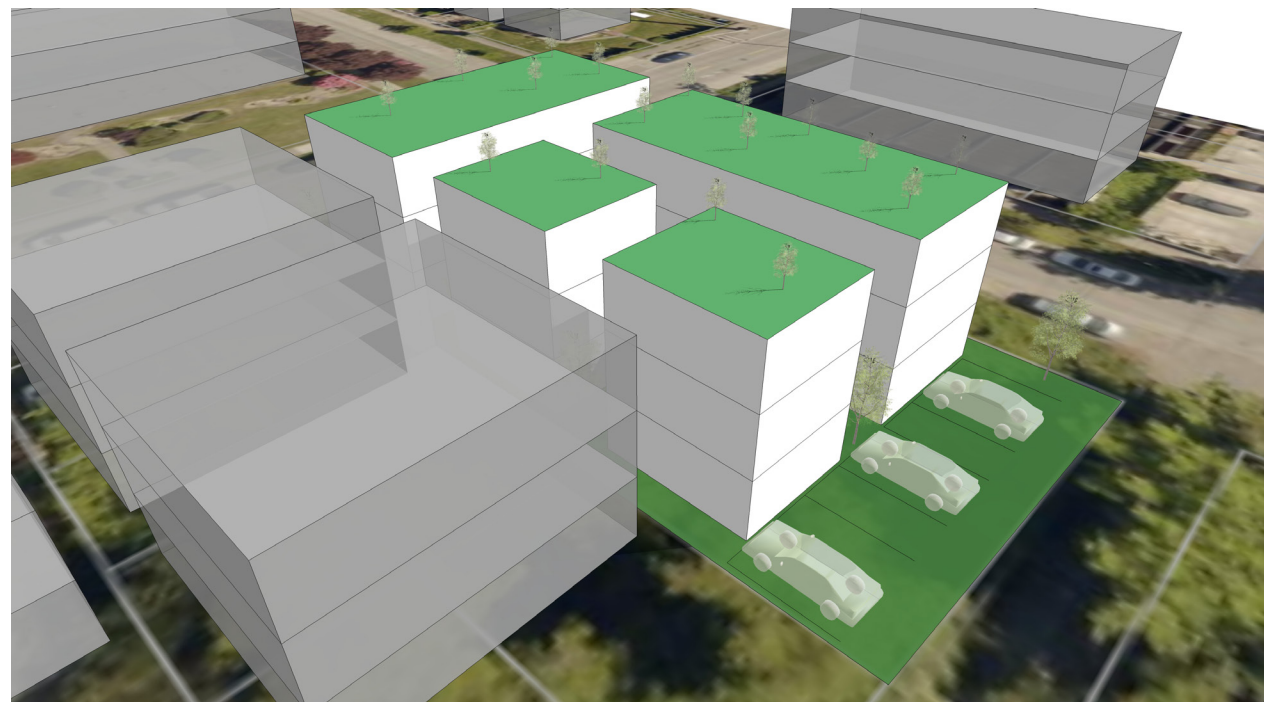




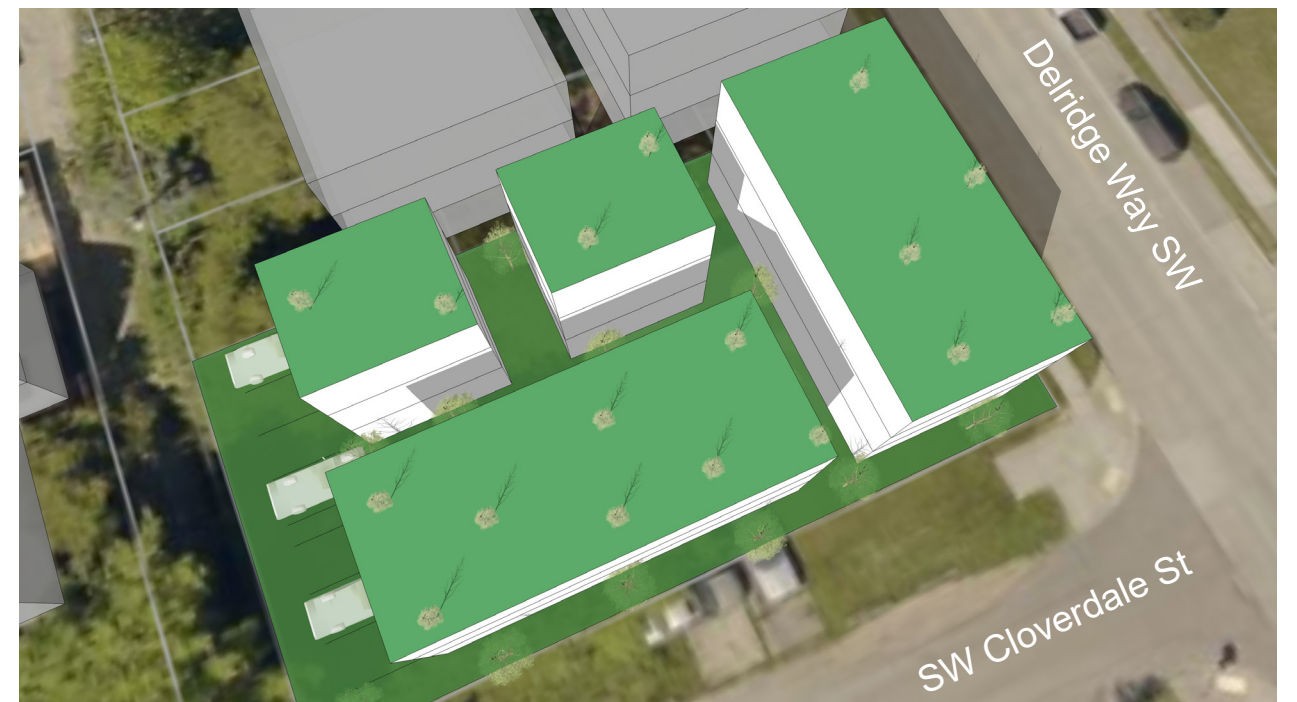
Looking NE on Cloverdale St



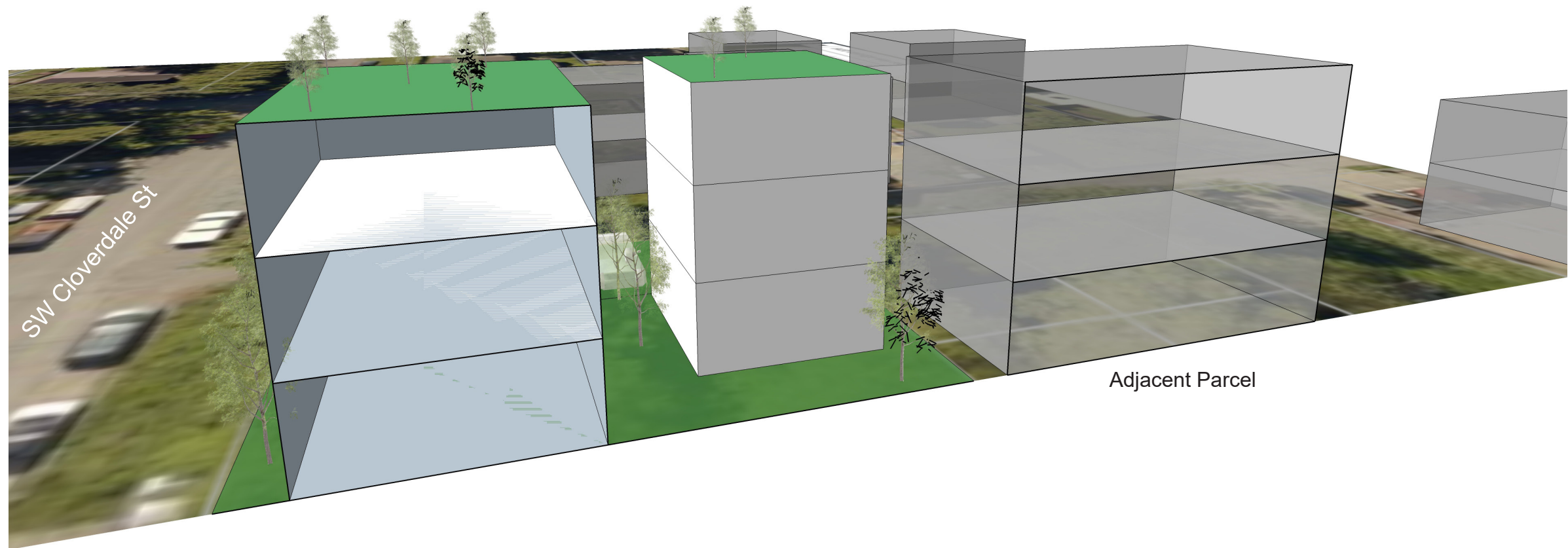
Looking SW on Delridge Way



Looking SE from Alley



Aerial Looking North



N-S Section - Looking West



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Option 3 - Preferred
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