

Administrative Design Review (ADR)

7035 DELRIDGE WAY SW

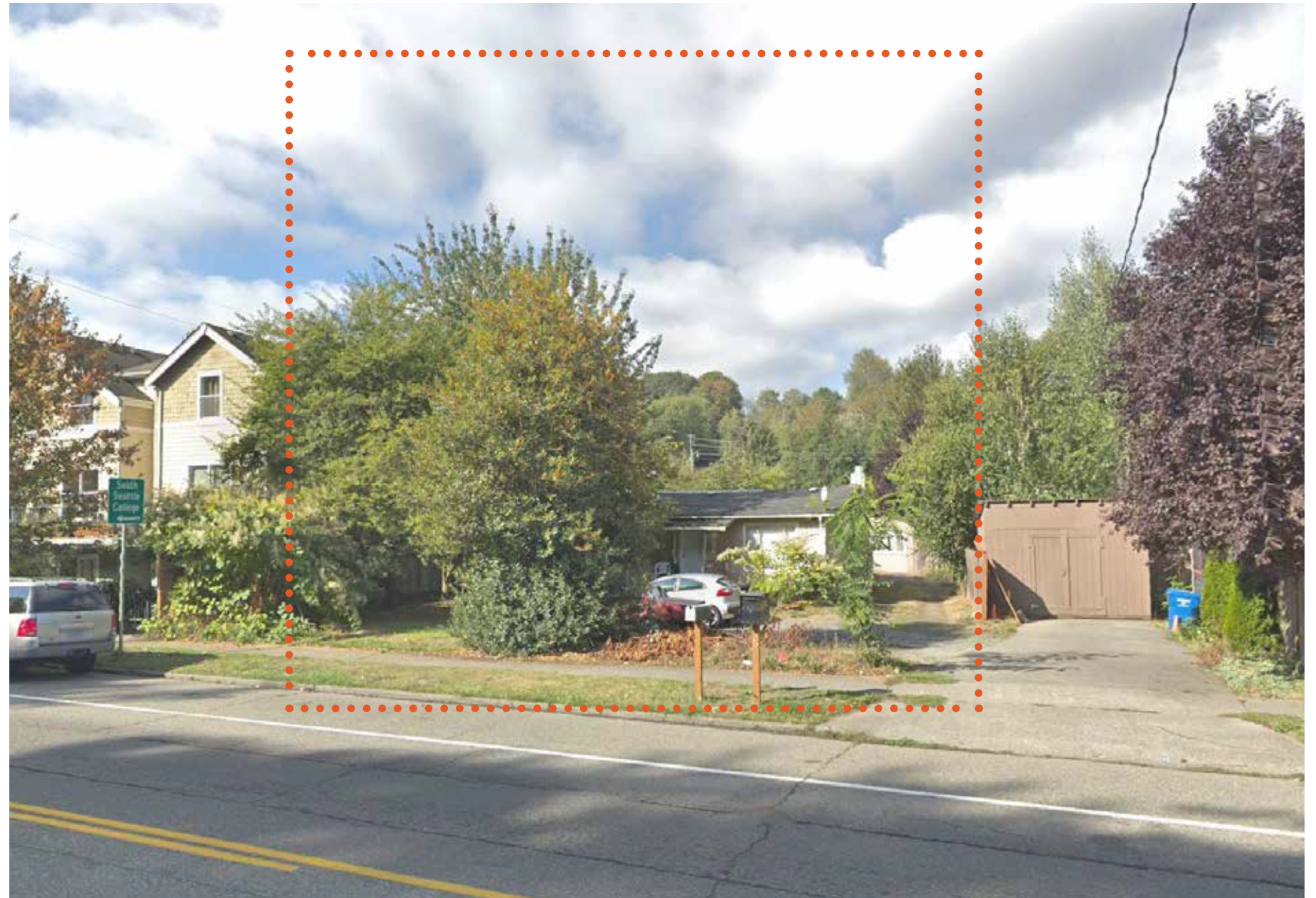
Project #: #3035831-EG

Submittal Date: August 06, 2020

Applicant Team: Urban Edge Development LLC,
Developer

b9 architects
Architect

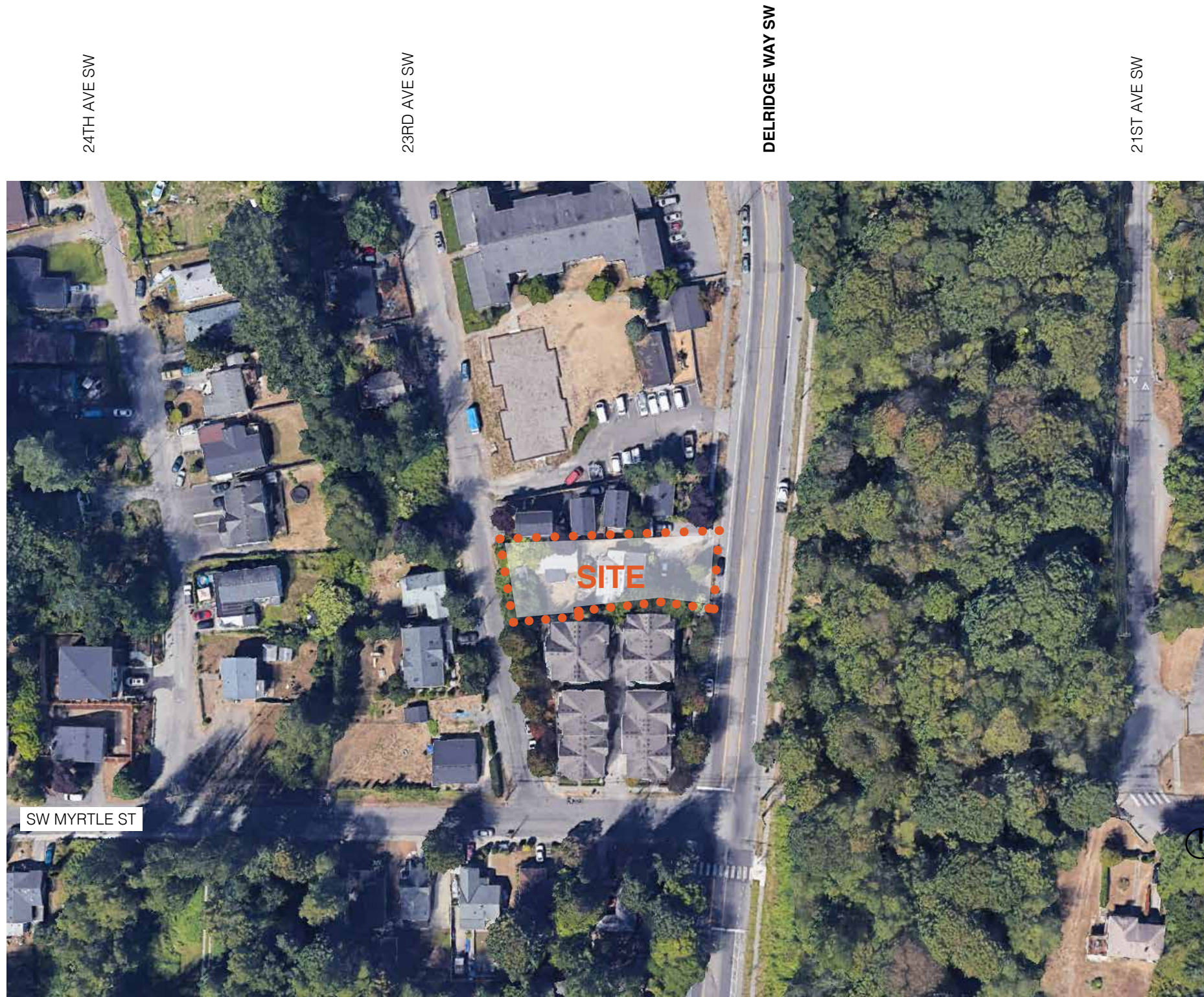
Root of Design
Landscape Architect



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OBJECTIVES

Construct (3) three-story, three-unit townhouse structures, with (7) private garage parking stalls and (2) surface parking stalls. Access to (9) parking stalls provided from Delridge Way SW. Existing structures to be demolished.

Gross Floor Area	19,000 sf
Number of Units	9
Number of Parking Spaces	9
Number of Bike Parking Spaces	9

Sustainability

Design and construct new structure to achieve a 4-Star Built Green certification.

EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a townhouse proposal at 7035 Delridge Way SW, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included 10 posters placed in the neighborhood, an interactive project website, and a 1-hour community on-site tour/walk. No public members were in attendance during the 1-hour site walk and no input on the proposed development was received through email or the comment form provided on the website.

Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018 VI.E.- Documentation: Early Design Guidance

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

	OUTREACH METHOD	DATE IMPLEMENTED	# OF COMMENTS RECEIVED	DESIGN-RELATED COMMENTS
①	Printed Outreach 10 posters placed in neighborhood landmarks, community and utility poles	January 17, 2020	0	None received
②	Digital Outreach Interactive project webpage	January 13, 2020	0	None received
③	In-Person Outreach Hosted 1-hour community on-site walk	February 1, 2020	No public members in attendance	None received

ZONING ANALYSIS

This site is located in an LR3 zone and is located across the street from a SF 5000 zone and adjacent to C1-55.

ADDRESS

7035 Delridge Way SW

PARCEL #

343850-2432

LEGAL DESCRIPTION

HOMECROFT ADD BEG ON E LN LOT 5 AT PT 151.43 FT NLY OF SE COR TH S 86 DEG 51 MIN 55 SEC W 96.25 FT TO POB TH N 3 DEG 08 MIN 05 SEC W 3 FT TH N 86 DEG 31 MIN 15 SEC E 55.50 FT TH ELY 40.75 FT TO PT ON ELY LN SD LOT 5 151.43 FT NLY OF SE COR TH NLY 64 FT TH WLY TO PT ON WLY LN LOT 4 DIST 16 FT NLY OF MOST SLY COR SD LOT 4 TH SLY 66 FT TH N 86 DEG 51 MIN 55 SEC E TO POB

PLAT BLOCK: 42

PLAT LOT: 4-5

LOT SIZE

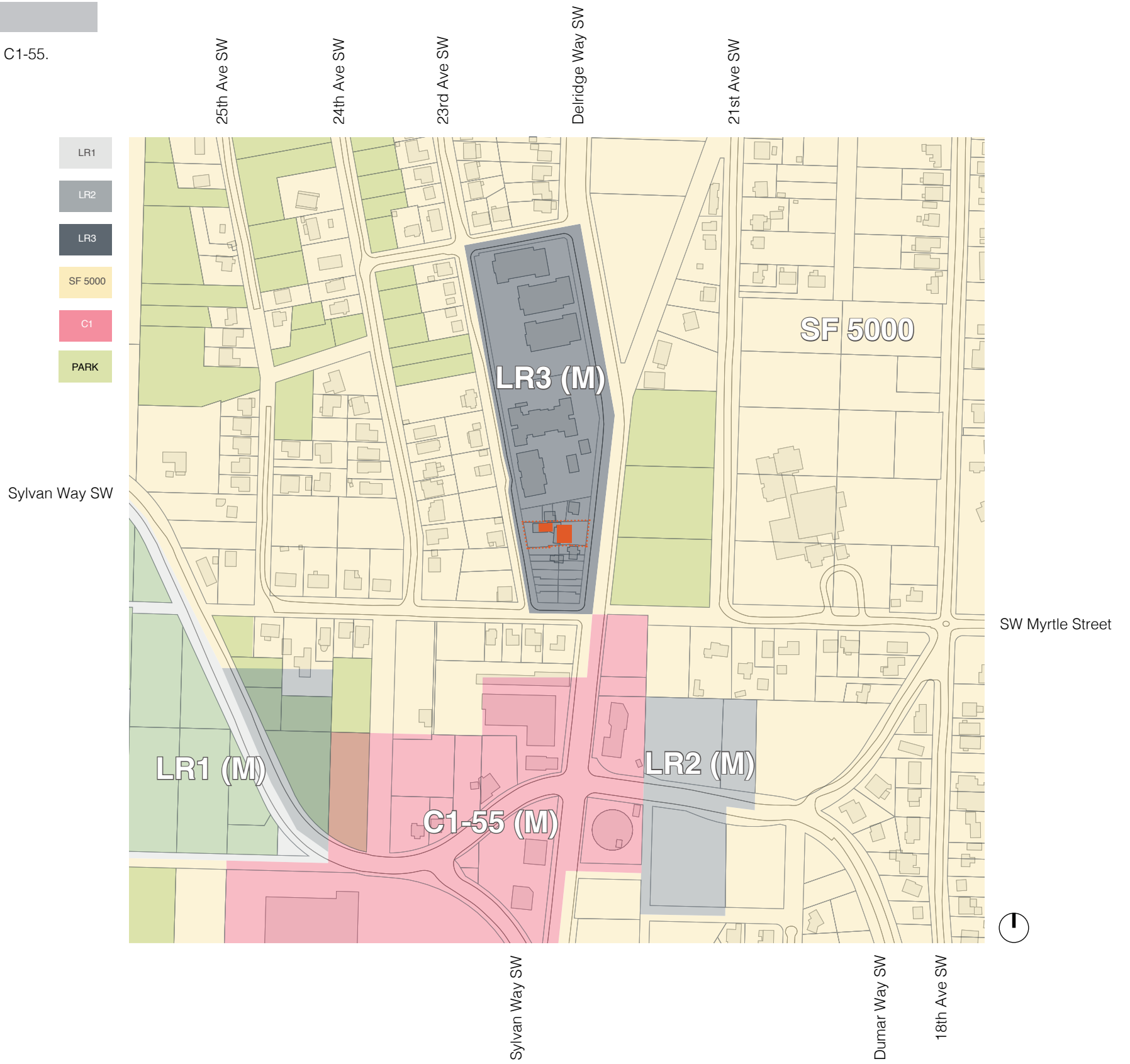
9,685 SF

ZONE

LR3

URBAN VILLAGE OVERLAY

None



ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- FAR is 1.8 in zones with an MHA suffix
- All stories, or portions, that are underground is exempt from FAR limits

23.45.512 DENSITY LIMITS:

- Development shall not exceed a density of one dwelling unit per 1,300 square ft of lot area
- When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit

23.45.514 STRUCTURE HEIGHT:

- Structure height for Rowhouse, Townhouse, and Apartment developments is 40 ft
- In LR zones, the high side(s) of a shed or butterfly roof may extend 3 ft above the height limits, provided that the low side(s) of the shed or butterfly roof are no higher than the height limit. The roof line of a shed or butterfly roof may be extended in order to accommodate eaves, provided that the highest point of the roof extension is no more than 4 ft above the height limit

23.45.518 SETBACKS AND SEPARATIONS:

- For Townhouse developments, there is a 7 ft average and 5 ft minimum front setback
- 5 ft minimum side setback for facades 40 ft or less in length, and 7 ft average and 5 ft minimum side setback for facades greater than 40 ft in length
- In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 ft, except for principal structures separated by a driveway or parking aisle
- In LR and MR zones, if principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 ft greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 ft. If principal structures are separated by

a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 ft into the required separation if they are at least 8 ft above finished grade

- Cornices, eaves, gutters, roofs, and other forms of weather protection may project into required setbacks and separations a maximum of 4 ft if they are no closer than 3 ft to any lot line
- Unenclosed decks up to 18 in above existing or finished grade, whichever is lower, may project into required setbacks or separations to the lot line
- Unenclosed porches or steps no higher than 4 ft above existing grade, or the grade at the street lot line closest to the porch, whichever is lower, may extend to within 4 ft of a street lot line

23.45.522 AMENITY AREA:

- The required amenity area for rowhouse and townhouse developments in LR zones is equal to 25 percent of the lot area
- A min. of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure may be counted as amenity area provided at ground level
- For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space
- In LR zones, an amenity area shall not be enclosed within a structure
- For Townhouse developments no common amenity area shall be less than 250 square ft in area, and shall have a min. horizontal dimension of 10 ft
- For Townhouse developments at least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees

23.45.524 LANDSCAPING:

- A Green Factor Score of 0.6 or greater is required
- Street trees are required. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of the Seattle Department of Transportation, shall determine the additional street trees to be provided
- If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with street trees along the street property line or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of Transportation.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH:

- Max. structure width for Townhouse developments and Apartments is 120 ft
- The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line

23.45.530 GREEN BUILDING STANDARDS

- For projects exceeding the floor area ratio (FAR) of 1.6, the applicant shall make a commitment that the proposed development will meet the green building standard

23.45.534 LIGHT AND GLARE STANDARDS

- Exterior lighting shall be shielded and directed away from adjacent properties
- To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height

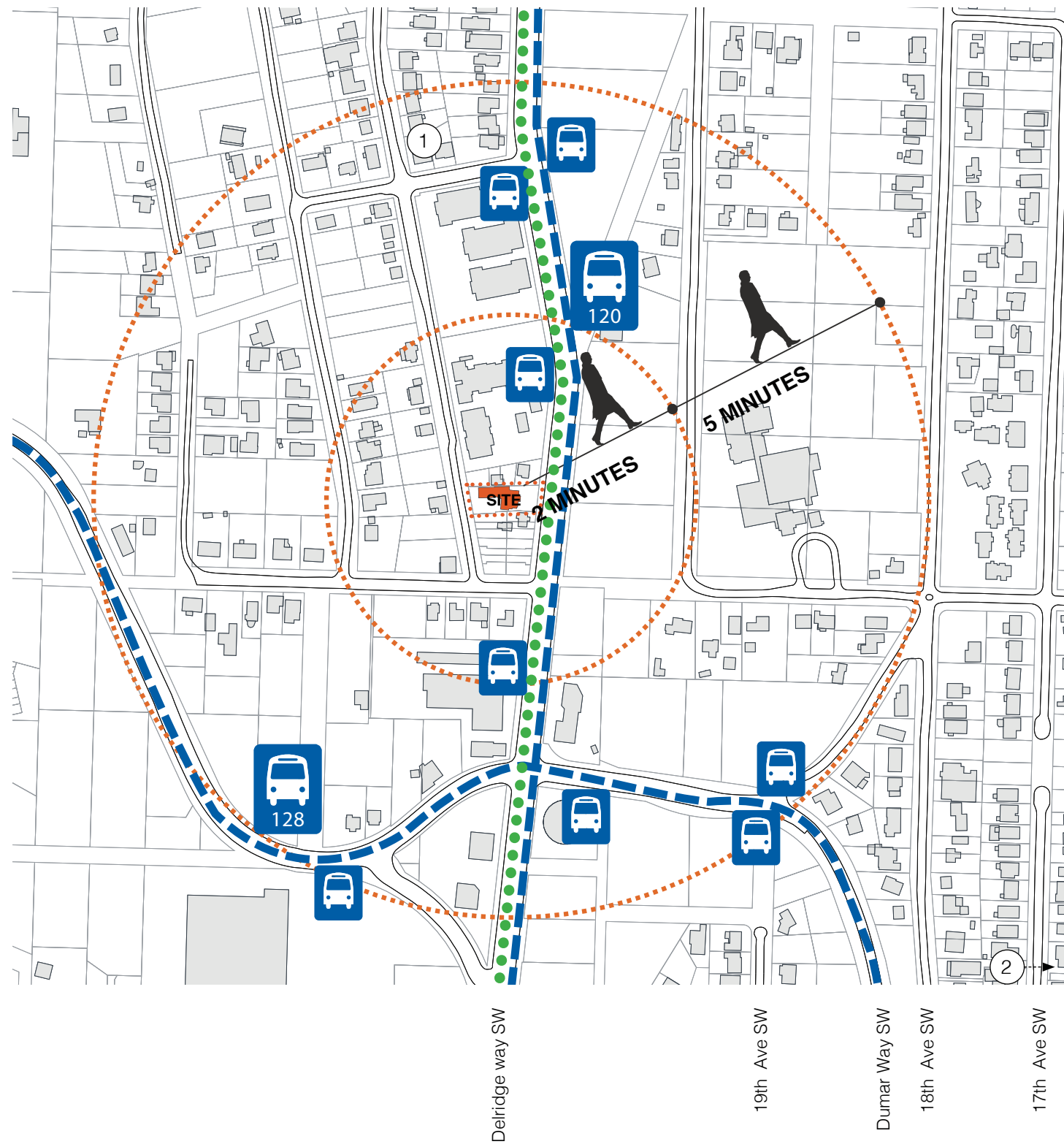
23.54.015 REQUIRED PARKING

- 1 required parking space per dwelling unit
- 1 long-term bike parking space required per dwelling unit
- 1 short-term bike parking space required per 20 dwelling units
- Rounding. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.
- Garage doors in LR zones and MR zones facing the street shall be set back at least 18 feet from the street lot line, and shall be no closer to the street lot line than the street-facing facade of the structure

23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS

- Residential with 9-15 dwelling units - 150 sq ft of shared storage space

TRANSIT & ACCESS



The site served by multiple bus lines, including the #120 and #128 within a ½ mile walking distance, facilitating travel to Alaska Junction, the Admiral District, Downtown Seattle, and beyond Seattle to White Center, Burien, Tukwila and South Center.

Delridge Way SW provides dedicated bike lanes running in the north-south direction. A combination of bicycle friendly roads and roads with dedicated bike lanes are within close proximity to the site and lead to the Duwamish Trail that connects to the Seattle Bridge Trail.





1 Bike route at Delridge SW

2 MINUTES
Shell Gasoline
Public Storage

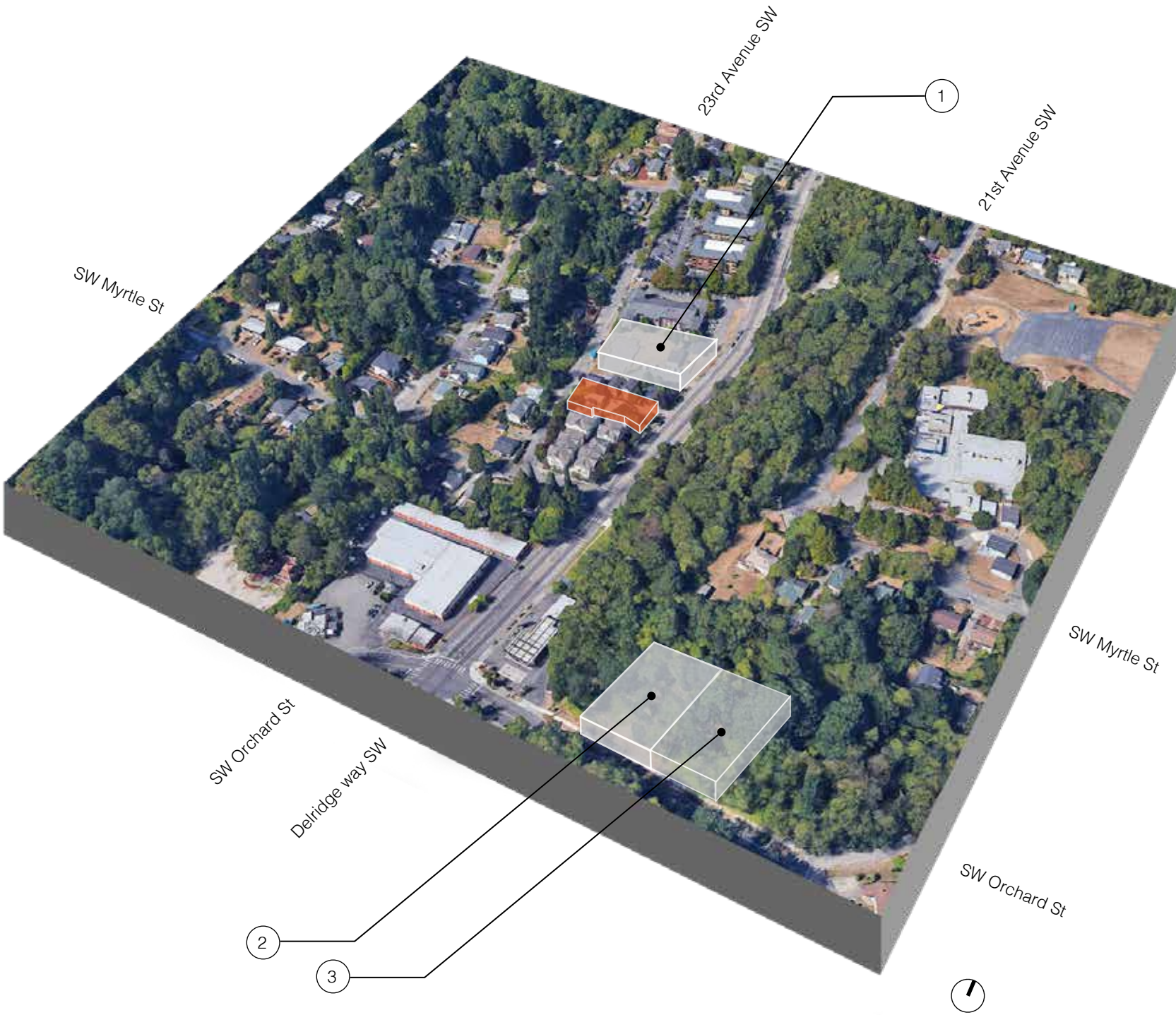
5 MINUTES
Tug Inn
El Rey del Taco
Home Depot
Sherwin-Williams Paints
AMPM
Arco Gasoline



2 Bus Stop on Delridge Way SW

-  Bike Route
●●●●●●●●
-  Bus Stop & Route
■ ■ ■ ■ ■ ■ ■ ■

NEIGHBORHOOD CONTEXT



- LEGEND:
- NEW DEVELOPMENT
 - SITE
- ① Land Use Application under Project #3029799 to provide a 3-story (50) unit apartment development proposed in 2017
 - ② Land Use Application under Project #3033684-EG with one 4-story (9) unit rowhouse development.
 - ③ Land Use Application under Project #3033683-EG with one 4-story (9) unit rowhouse development.

NEIGHBORHOOD ANALYSIS

- The neighborhood is predominantly residential, with a mix of multifamily and single-family structures. Some commercial and institutional uses to the South and East.
- The commercial uses include Shell Gas and Convenience, AM/PM Gas and Convenience, Home Depot, Public Storage and Sherwin Williams.
- The site is served by multiple bus lines, including the #120 and #128 within a ½ mile walking distance, facilitating travel to Alaska Junction, the Admiral District, Downtown Seattle, and beyond Seattle to White Center, Burien, Tukwila and South Center. Rapid Ride and a separate bike lane are proposed along Delridge Way SW in front of the project site.



① Townhouse Development
2202 SW Myrtle St
Built: 2006, 14 Units



② Single Family Residence
6971 23rd Ave SW
Built: 1947



③ Single Family Residence
6983 24th Ave SW
Built: 2018



④ Townhouses
6966 23rd Ave SW
Built: 2005



⑤ Sanislo Elementary School
1812 SW Myrtle St



⑥ Convenience Store with Gas
7132 Delridge Way SW



⑦ Delridge and Myrtle Park



⑧ Tug Inn
2216 SW Orchard St



⑨ Lam Bow Apartments
6935 Delridge Way SW



⑩ Willow Court
6901 Delridge Way SW
Built: 1989, 105 Units



⑪ Single Family Residence
6921 24th Ave SW
Built: 1986



⑫ Single Family Residence
2431 SW Myrtle St
Built: 1942

ARCHITECTURAL CONTEXT



① Single Family Residence
1827 SW Orchard St
Built: 1956



② Single Family Residence
6983 24th Ave SW
Built: 2018



③ Home Depot
7345 Delridge Way SW
Built: 2005



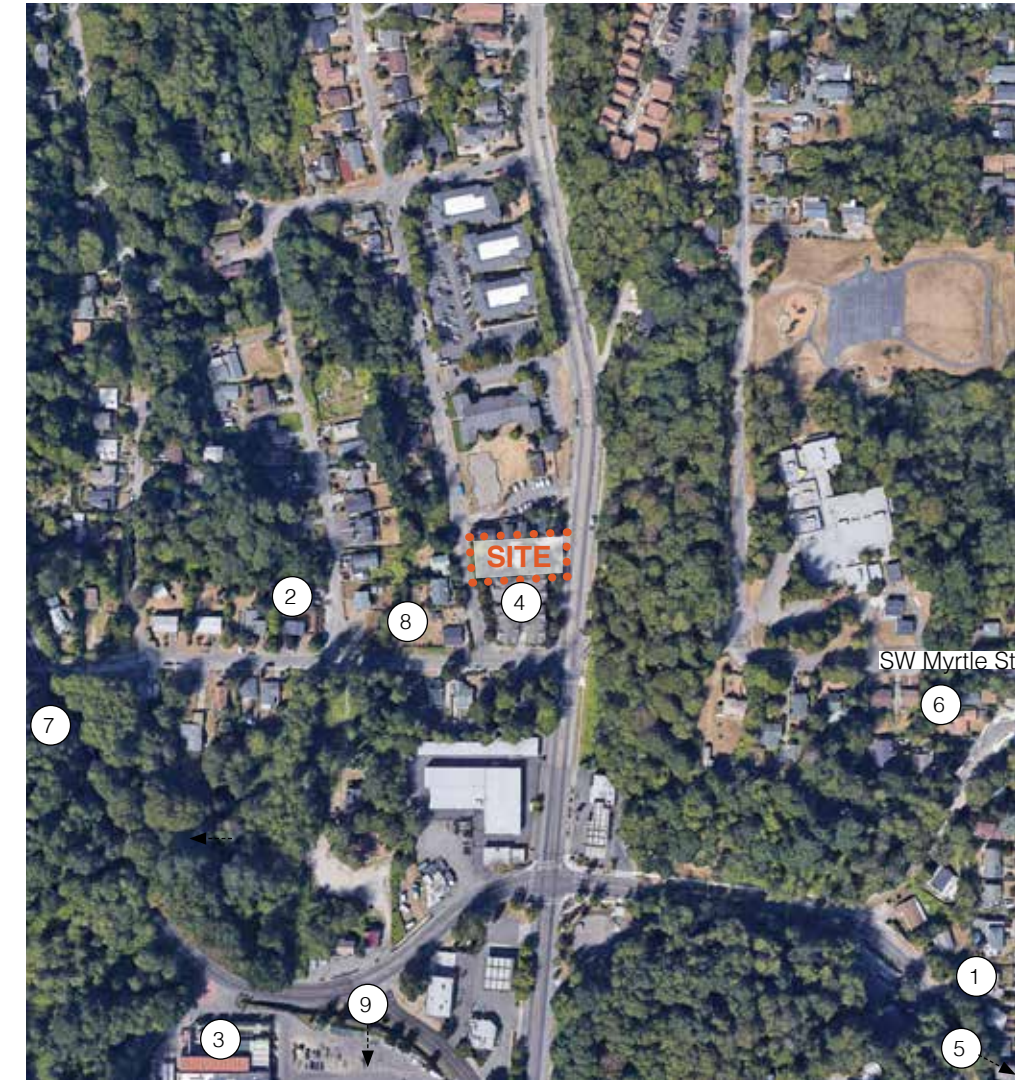
④ Townhouse Development
2202 SW Myrtle St
Built: 2006, 14 Units



⑤ Seattle Fire Station 11
1514 SW Holden St
Built: 1971



⑥ Single Family Residence
1825 SW Myrtle St
Built: 1972



①

Sylvan Way SW

Delridge Way SW

SW Myrtle St



7 Rowhouse Developemnt
2718 SW Sylvan Heights Dr
Built: 2014, 180 Units



8 Single Family Residence
2307 SW Myrtle St
Built: 1947



9 SW Precinct Police Station
2300 SW Webster St
Built: 2002

The architectural context surrounding the project site is an eclectic mix of commercial, residential and institutional uses. The immediate context is primarily single and multi-family residences to the north, west, and south. To the north is a multi-family residence consisting of 3 townhouses constructed in 1948 and 2005. To the south is a multi-family residence consisting of 14 townhouses constructed in 2006. To the west across 23rd Avenue SW is a single family residence constructed in 1928.

The single family homes are a mix of traditional one and two story structures with gable roofs, wood/brick siding and private

garages. The commercial uses include familiar architectural styles defined by their respective brands, including Shell Gas and Convenience, AM/PM Gas and Convenience, Home Depot, Public Storage and Sherwin Williams.

The broader context includes large, contemporary townhouse developments that are generally three-story structures and include gable roofs, private decks, elevated entry porches and private garages. These developments arrange the units in repetitive patterns and employ varying colors to attempt to distinguish individual units.

ADJACENT USES



Proposed Developments in Proximity to the Site

9 6955 Delridge Way SW
79 Units

10 7100 Delridge Way SW
58 Units, 1,344 sq ft Retail



1 Convenience Store with Gas along Delridge Way SW



2 Single Family Residence along 18th Ave SW



③ Sanislo Elementary School along SW Myrtle St



④ Commercial storefronts along SW Holden St



⑤ Vietnamese Cultural Center along SW Orchard St



⑥ Single Family Residence along Dumar Way SW

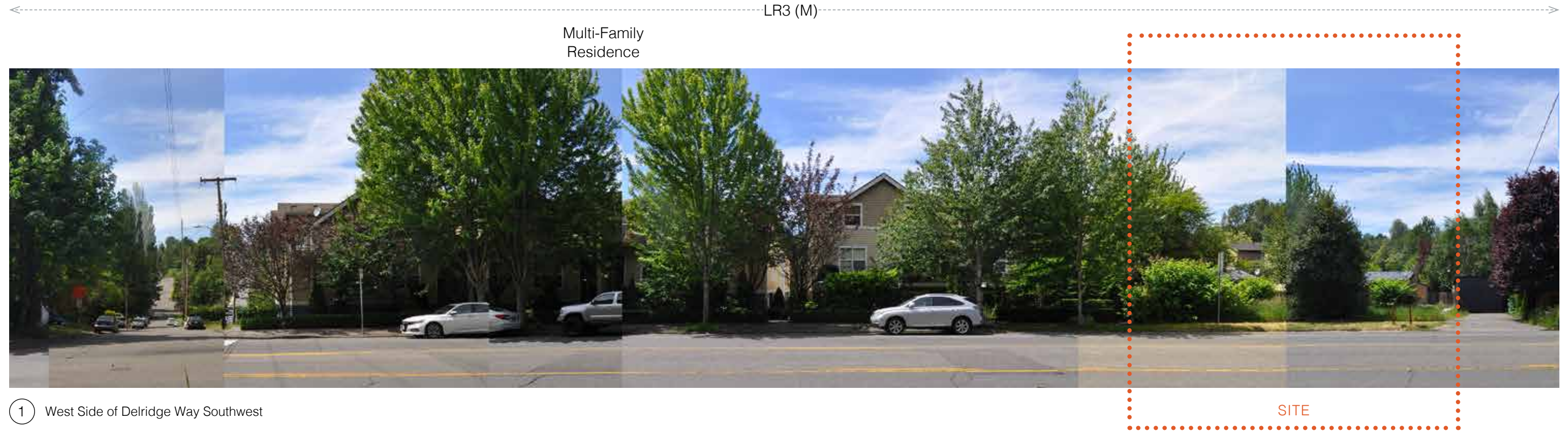


⑦ Seattle City of SPU



⑧ Single Family Residence along SW Orchard St

STREET PANORAMAS



STREET PANORAMAS

←-----LR3 (M)-----→

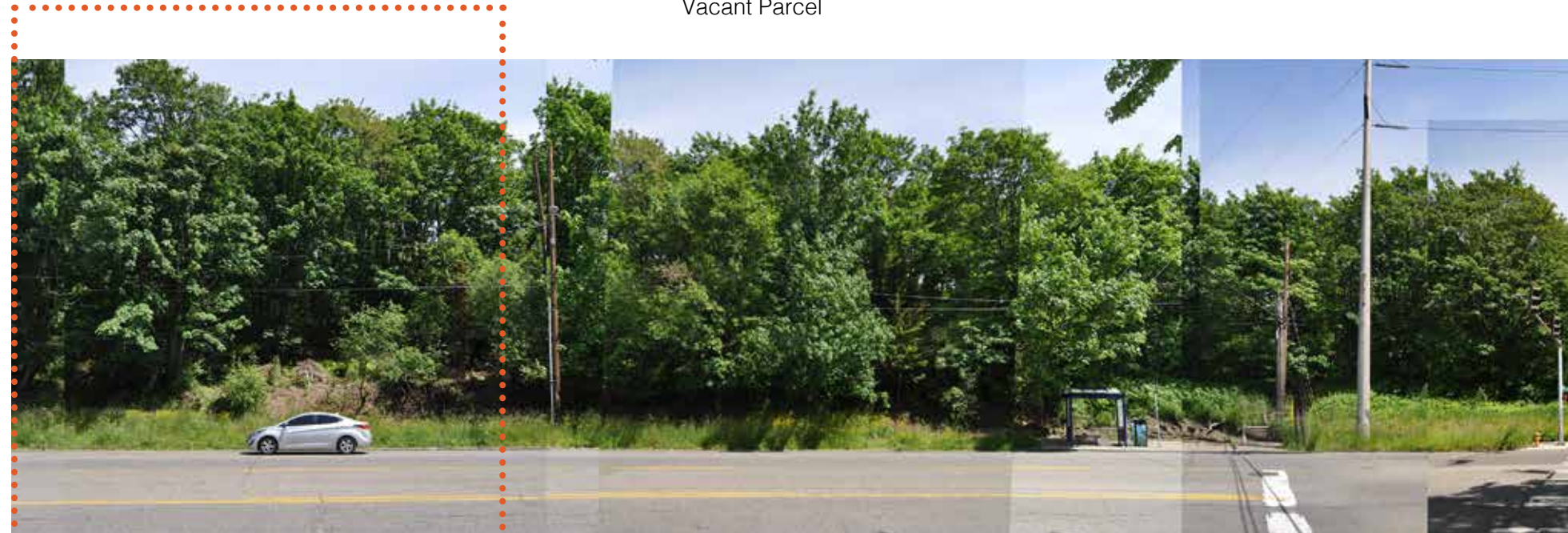
Multi-Family Residence

Multi-Family Residence

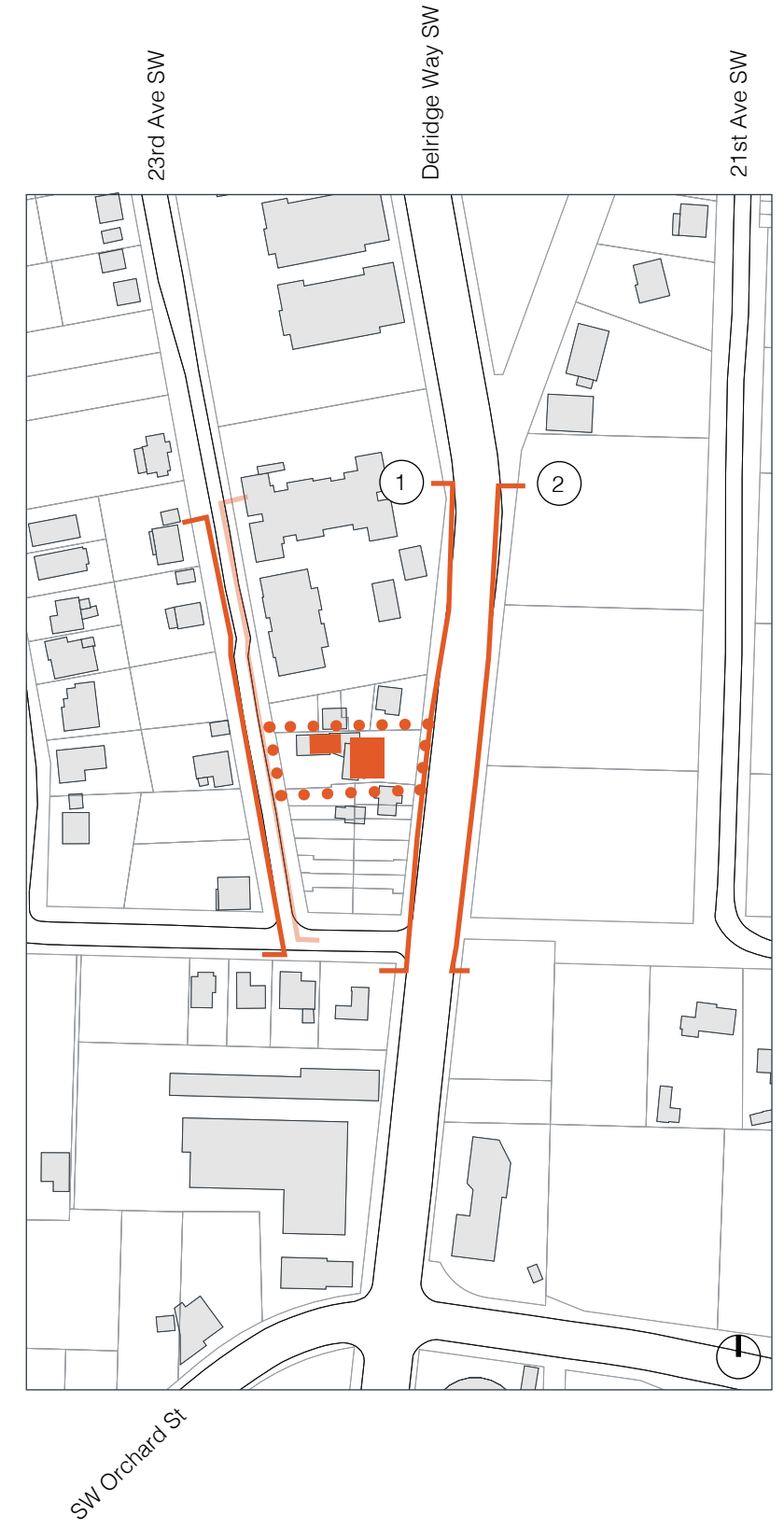


←-----SF 5000-----→

Vacant Parcel



ACROSS FROM SITE



STREET PANORAMAS



STREET PANORAMAS

←-----LR3 (M)-----→

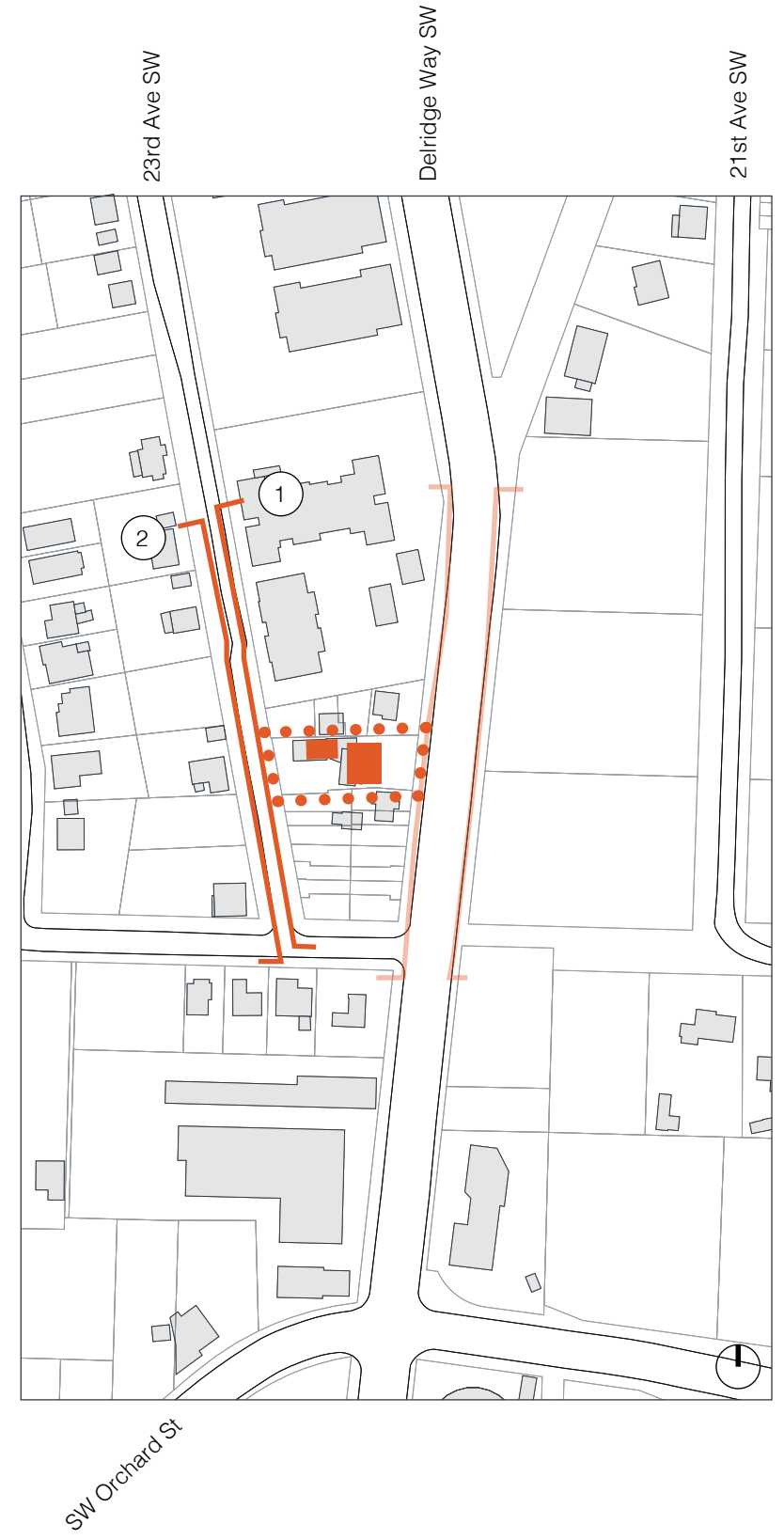
Multi-Family Residence



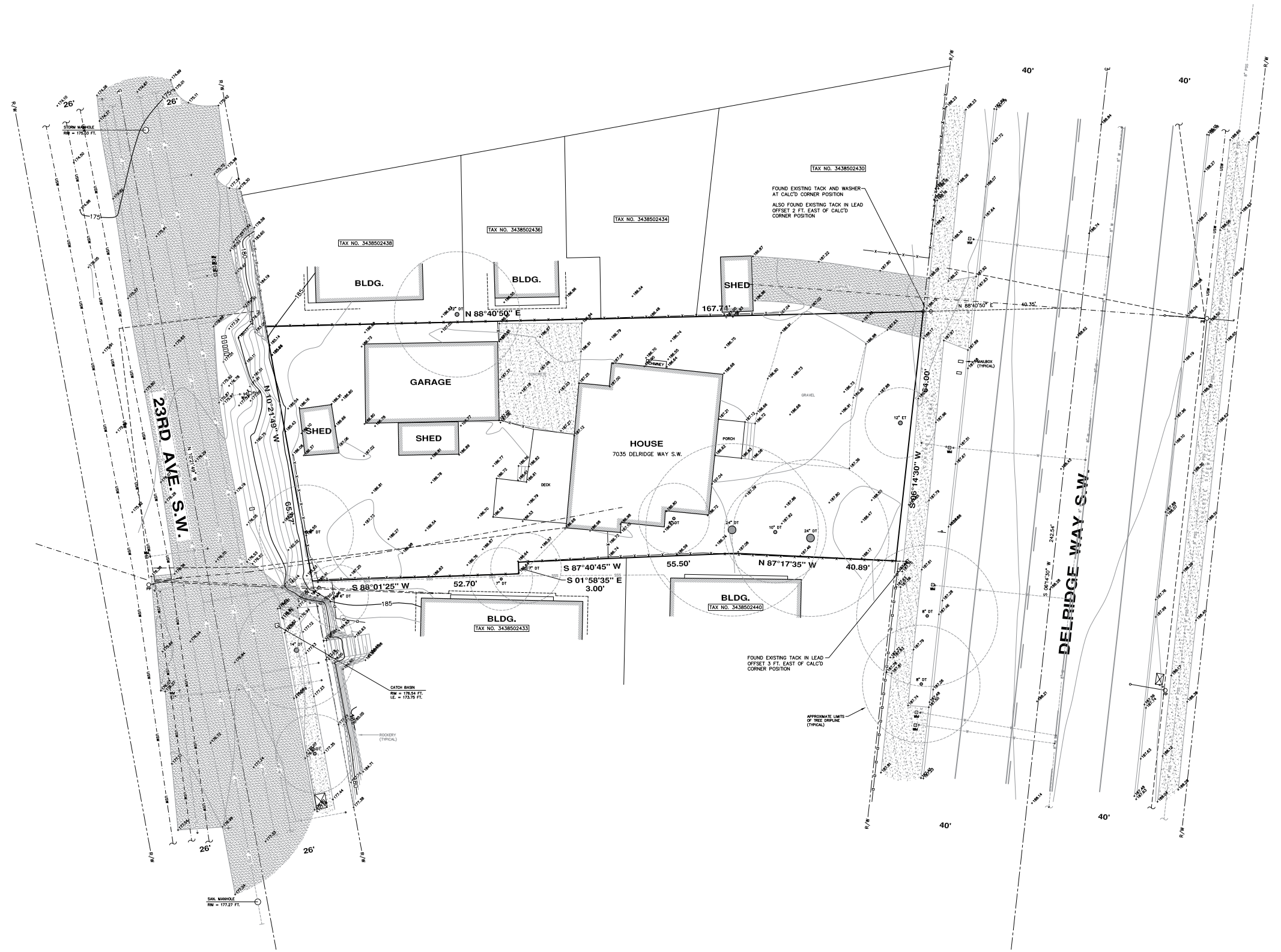
←-----SF 5000-----→

Single Family Residence

Single Family Residence



SITE SURVEY



SITE CONDITIONS & CONSTRAINTS



CONSTRAINTS

1. The site is a through lot, connecting Delridge Way SW and SW 23rd Avenue. The angle between these two streets is large enough that only one of these streets, Delridge Way SW, is determined to be the "front", making 23rd Avenue SW the rear.
2. The topography of the site is relatively flat for the majority of the lot, at the elevation of Delridge Way SW. There is a significant drop of nearly 10 feet adjacent to 23rd Avenue SW, creating an opportunity to bury a story of the structure along that facade.
3. The proposal in the preferred alternative is separated into three structures, with two located at the Delridge Way SW elevation, and the third connecting at both the 23rd Avenue SW and Delridge Way SW elevations.
4. The site contains a small amount of land mapped as an Environmentally Critical Area [ECA], Steep Slope. This is due to the right of way cut to create 23rd Avenue SW along the site's west side.
5. Delridge Way SW is an Urban Center Connector and is a Principal Arterial that runs north-south, connecting south to SW Orchard Street, also a Principal Arterial, and north to SW Spokane Street. Delridge Way SW accesses the 120 Bus Line and the 128 Bus Line along SW Orchard Street. Future Rapid Ride is planned along Delridge Way SW as well as a separate bike lane.
6. The site to the north contains a large tree that will be protected as part of the proposal.

ARBORIST REPORT



Andrew Lyon
ISA certified arborist, PN-6446A
ISA Tree Risk Assessment Qualified

8109 240th St SW
Edmonds WA 98026
206-734-0705

1/16/2019

Arborist Inventory Report for:

7035 Delridge Way SW

Seattle WA 98106

This report includes all trees at least 6" in diameter at breast height (DBH) on or within 5' of this lot. The trees are numbered and located according to the attached tree map.

According to the guidelines in the Director's Rule 2008, there are no groves on or overhanging this lot. There are no Exceptional trees on or overhanging these lots.

1. English Holly *Ilex aquifolium* DBH 16", 12' tall with a 6' drip line. This tree is to be removed.
2. Flowering Plumb *Prunus cerasifera* DBH 19", 18' tall with a 12' drip line. This tree is to be removed.
3. Flowering Cherry *Prunus serrula* DBH 8", 30' tall with an 8' drip line. This tree is to be removed.
4. Flowering Cherry *Prunus serrula* DBH 20", 35' tall with a 13' drip line. This tree is to be removed.
5. Flowering Cherry *Prunus serrula* DBH 7", 30' tall with an 8' drip line. This tree is to be removed.
6. Flowering Cherry *Prunus serrula* DBH 8", 10' tall with an 8' drip line. This tree is to be removed.
7. Flowering Cherry *Prunus serrula* DBH 8", 10' tall with an 8' drip line. This tree is to be removed.
8. Flowering Cherry *Prunus serrula* DBH 6", 15' tall with an 8' drip line. This tree is to be removed.
9. Bigleaf Maple *Acer macrophyllum* DBH 8", 12' tall with a 6' drip line. This tree is to be removed.
10. Flowering Cherry *Prunus serrula* DBH 6", 17' tall with an 8' drip line. This tree is to be removed.
11. Flowering Plumb *Prunus cerasifera* DBH 8", 25' tall with a 10' drip line. This tree is on the neighboring lot to the north and will not be affected by the development project.

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ☺



Andrew Lyon
ISA certified arborist, PN-6446A
ISA Tree Risk Assessment Qualified

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206-734-0705

12. Rocky Mt. Maple *Acer glabrum* DBH 4", 10' tall with a 5' average drip line. This tree is on the neighboring lot to the south. This tree is less than 6" DBH and is therefore not a significant tree in Seattle.
13. Rocky Mt. Maple *Acer glabrum* DBH 4", 10' tall with a 5' average drip line. This tree is on the neighboring lot to the south. This tree is less than 6" DBH and is therefore not a significant tree in Seattle.
14. European Beech *Fagus Sylvatica* DBH 6", 25' tall with a 4' drip line. This tree is located on the neighboring lot to the south and is to be retained and protected. A tree protection area shall be created by fencing the area on the lot that is within 5' of this tree with 4' tall orange construction fencing. There shall be no traffic, site disturbance, storage of materials or washing of materials within the fenced area during the development project.
15. European Beech *Fagus Sylvatica* DBH 7", 25' tall with a 4' drip line. This tree is located on the neighboring lot to the south and is to be retained and protected. A tree protection area shall be created by fencing the area on the lot that is within 5' of this tree with 4' tall orange construction fencing. There shall be no traffic, site disturbance, storage of materials or washing of materials within the fenced area during the development project.
16. Flowering Cherry *Prunus serrula* DBH 6", 20' tall with an 8' drip line. This tree located on the neighboring lot to the south and will not be affected by the development project.
17. Flowering Cherry *Prunus serrula* DBH 6", 10' tall with a 7' drip line. This tree is to be retained and protected with 4' chain link fencing in a 7' radius. It shall be posted with SDOT tree protection signage.
18. Flowering Plumb *Prunus cerasifera* DBH 12", 25' tall with a 10' drip line. This tree is on the neighboring lot to the north and is to be retained and protected. The area within 10' of this tree shall be excavated by hand with care taken to gently lift out the concrete and cleanly cut or prune any encountered roots. After this, A tree protection area shall be created by fencing the area on the lot that is within 8' of this tree with 4' tall orange construction fencing. There shall be no traffic, site disturbance, storage of materials or washing of materials within the fenced area during the development project.
19. European White Birch *Betula pendula* DBH 8", 25' tall with an 8' drip line. This tree is on the neighboring lot to the north and is to be retained and protected. A tree protection area shall be created by fencing the area on the lot that is within 7' of this tree with 4' tall orange construction fencing. There shall be no traffic, site disturbance, storage of materials or washing of materials within the fenced area during the development project.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

Andrew Lyon

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206-734-0705

ISA PN-6446A

Tree Risk Assessment Qualified CTRA #512

Tree Chart for 7035 Delridge Way SW

Tree Number	Common Name	Total DBH inches	Exceptional?	On Property	Remove or Retain
1	Holly	16	No	Yes	Remove
2	Flowering Plumb	19	No	Yes	Remove
3	Flowering Cherry	8	No	Yes	Remove
4	Flowering Cherry	20	No	Yes	Remove
5	Flowering Cherry	7	No	Yes	Remove
6	Flowering Cherry	8	No	Yes	Remove
7	Flowering Cherry	8	No	Yes	Remove
8	Flowering Plumb	8	No	Yes	Remove
9	Bigleaf Maple	8	No	Yes	Remove
10	Flowering Cherry	6	No	Yes	Remove
11	Flowering Plumb	8	No	No	Retain
12	Rocky Mt Maple	4	No	No	Retain
13	Rocky Mt Maple	4	No	No	Retain
14	European Beech	6	No	No	Retain and Protect
15	European Beech	7	No	No	Retain and Protect
16	Flowering Cherry	6	No	No	Retain and Protect
17	Flowering Cherry	6	No	ROW	Retain and Protect
18	Flowering Plumb	12	No	No	Retain and Protect
19	European Birch	8	No	No	Retain and Protect

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ☺



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EXISTING CONDITIONS

- The site fronts both Delridge Way SW and 23rd Avenue SW. The property is an irregular shape, with Delridge Way SW and 23rd Avenue SW at angles to the east-west property lines, with the angle between them greater than 15 degrees. As a result, Delridge Way SW has been determined to be the front of the site for setback purposes. The irregular shape results in an east-west length of approximately 167 feet along the north property line and 149 feet along the south property line. The frontage along Delridge Way SW is 64 feet and along 23rd Avenue SW is approximately 66 feet. The parcel fronts Delridge Way SW. The lot currently contains

an existing single-family home. The immediate surroundings are predominantly single family homes and multifamily structures. At the west end of the site there is a 10 ft grade change down to street level.

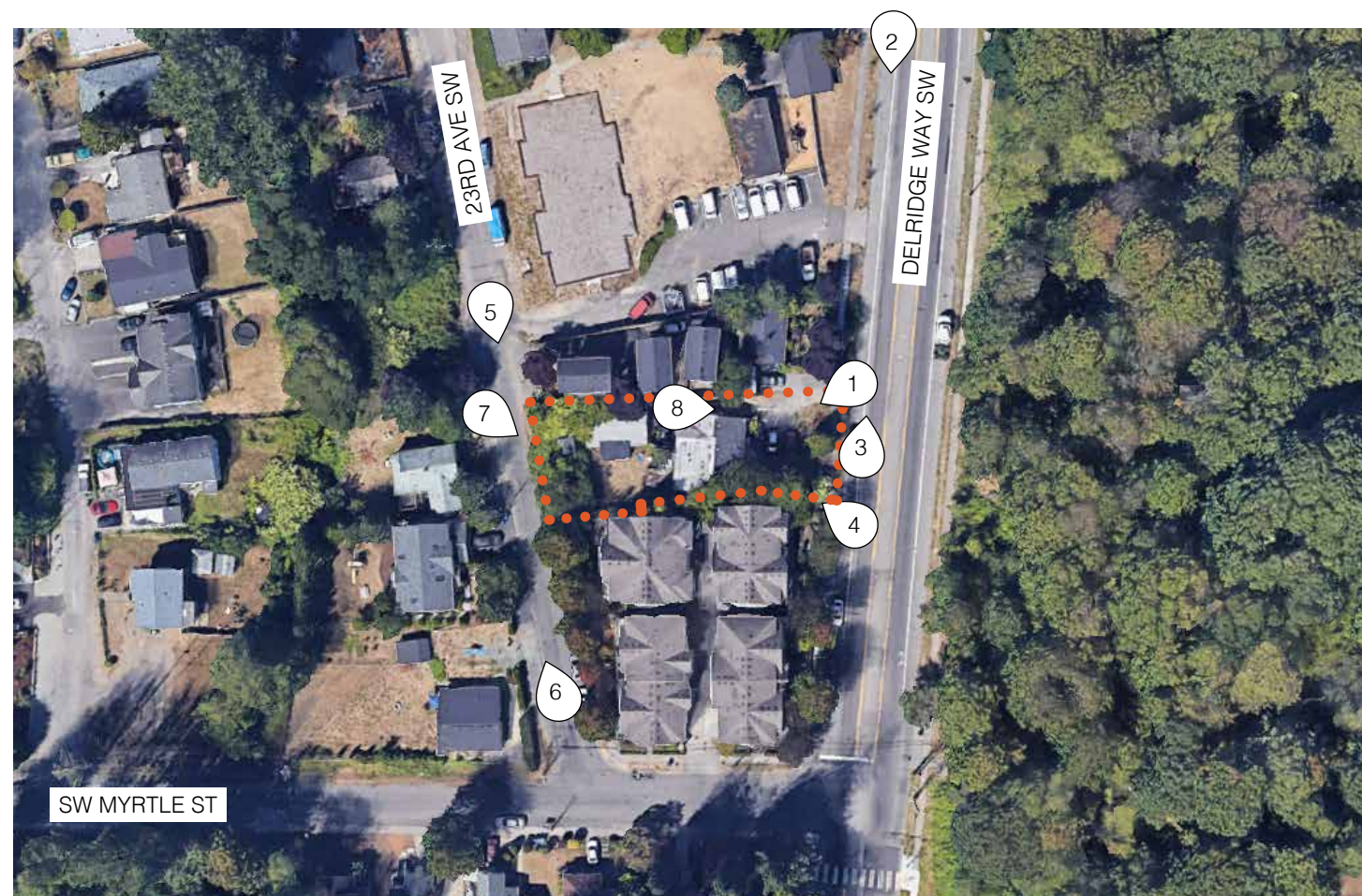
- North of the parcel, a new 5-story apartment building is proposed under project #3029799.



① View facing Southwest looking at site



② View facing Northwest looking at site



①



3 View of Delridge Way SW looking South



4 View of Delridge Way NW looking North from Site



5 View of 23rd Avenue SW looking South from Site



6 View of 23rd Avenue SW looking North



7 View facing Southeast looking at site



8 View facing East from on site

PROJECT EVOLUTION

ZONING ENVELOPE

- Massing shown is based on minimum setback requirements per the Seattle Municipal Code.

SIDE SETBACKS

- Larger setbacks are proposed along the north and south sides of the property. These setbacks create larger buffers to the adjacent sites and introduce locations for amenity areas at grade for residents.

DRIVE AISLE

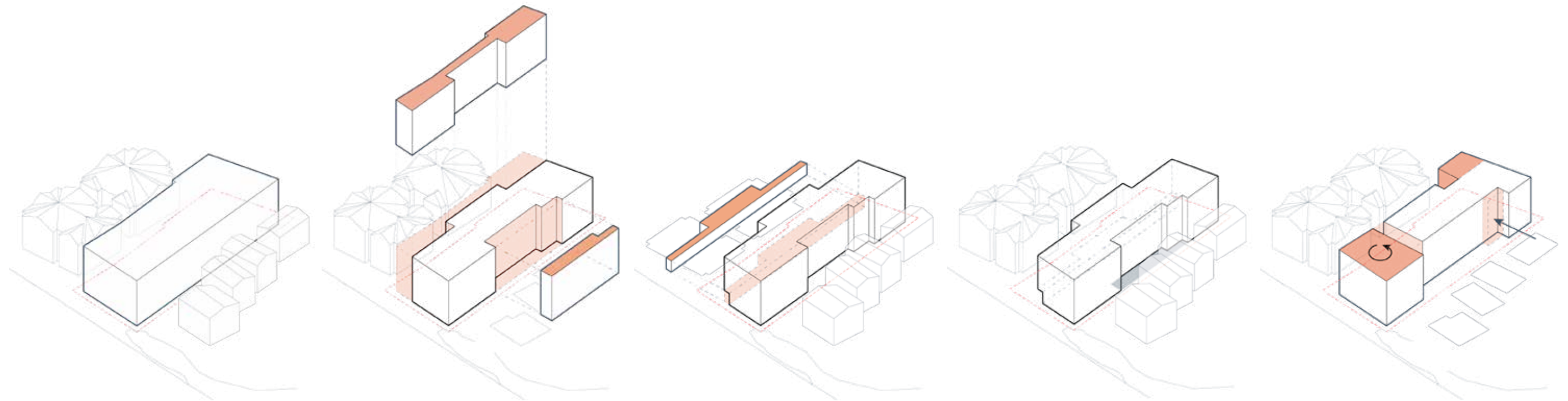
- Additional massing is removed to create a drive aisle on the southern side of the property, with access from Delridge Way SW.

ALTERNATIVE 1

- Massing strategy creates a single code compliant structure, with all units oriented north-south, providing only two units with direct street access. Modulated side setbacks break up the overall massing with a large vehicular and pedestrian circulation to the south. A secondary pedestrian circulation path is proposed along the north property line.

STREET ENGAGEMENT

- Three units are removed from the single structure and rotated to front Delridge Way SW.
- The western two units are reconfigured to face 23rd Avenue SW.

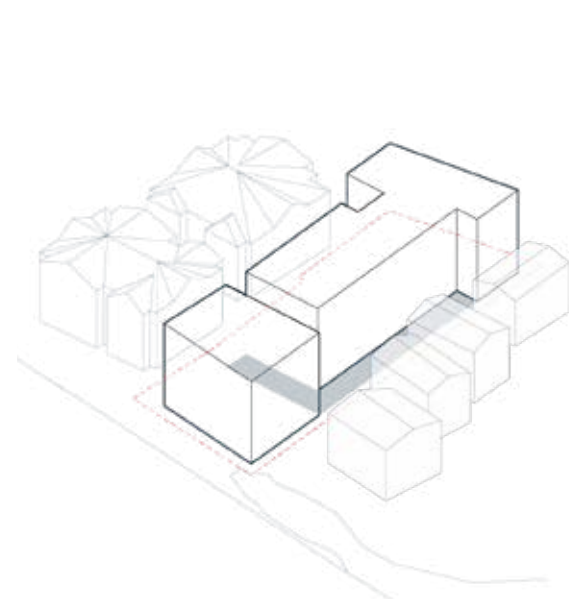


AMENITY AREA AT GRADE

PROJECT EVOLUTION

ALTERNATIVE 2

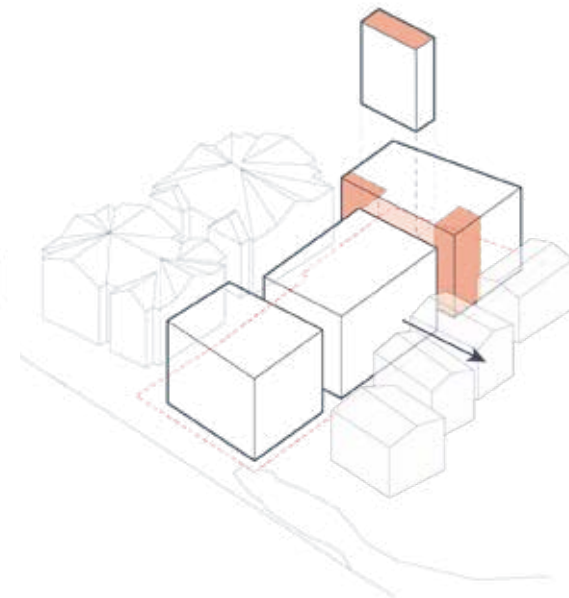
- Massing strategy proposes two structures, one smaller one at the east side. This allows for a greater variation of amenity spaces and better distribution of light and air.



■ AMENITY AREA AT GRADE

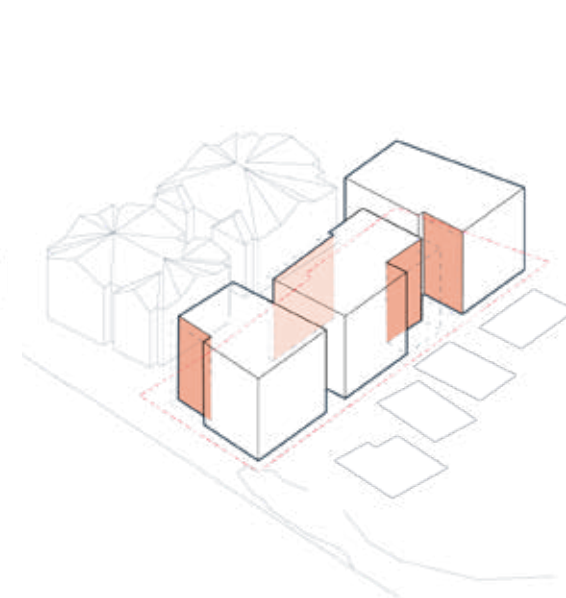
REDISTRIBUTE MASS

- Massing is further reduced, with a reorientation of units to face 23rd Avenue SW. Both street frontages are prioritized with a relocation of the amenity area, reducing privacy concerns and impacts to adjacent sites to the north and south.
- The middle three units remaining from the original massing strategy are shifted north creating the potential for a large woonerf on the south side of the property for pedestrian and vehicular access.



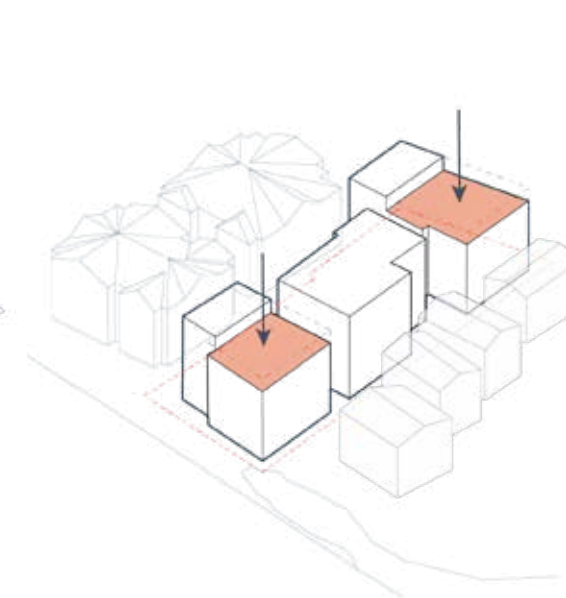
MODULATION

- Modulation is proposed in multiple locations within the site. These recessed areas create depth and opportunity for variation in materiality and texture.



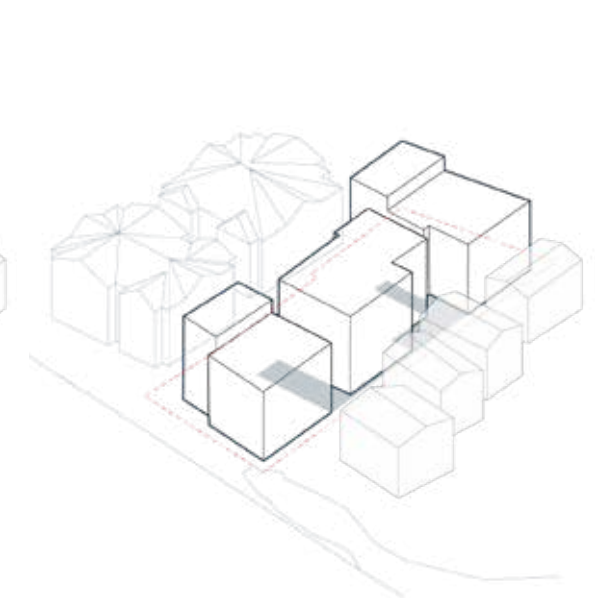
BUILDING HEIGHT

- In response to adjacent sites, the proposed structure height is lowered adjacent to both streets. This reduces the scale of the proposed three-unit structures, acknowledging the scale of surrounding context.



ALTERNATIVE 3

- Three unique structures create a more contextual alternative with modulation and material variation on all facades.
- Multiple private and common amenity areas are provided across the site, creating opportunities for engagement with both street frontages and within the site between dwellings.
- A large woonerf provides a shared space for pedestrians and vehicles along the south edge of the site which adds to the site's total amenity area, providing up to 50% of amenity area.



■ AMENITY AREA AT GRADE

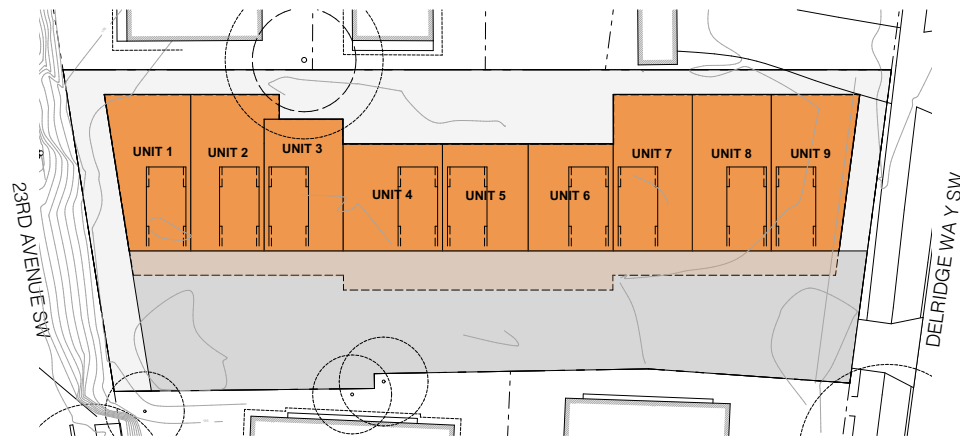
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DESIGN PROPOSAL ALTERNATIVES

ALTERNATIVE 1

Gross Floor Area 18,223 sf

- Code compliant, single large structure running length of site.
- Exterior space between this proposed structure and the structures on adjacent sites are used primarily for vehicular access and circulation.
- Proposed structures do not respond to the existing site topography or adjacent development.
- The majority of the units do not face either Delridge Way SW or 23rd Avenue SW.
- The site strategy proposes minimal modulation in the massing.
- Nearly all units exclusively face north-south, creating privacy issues for adjacent sites.



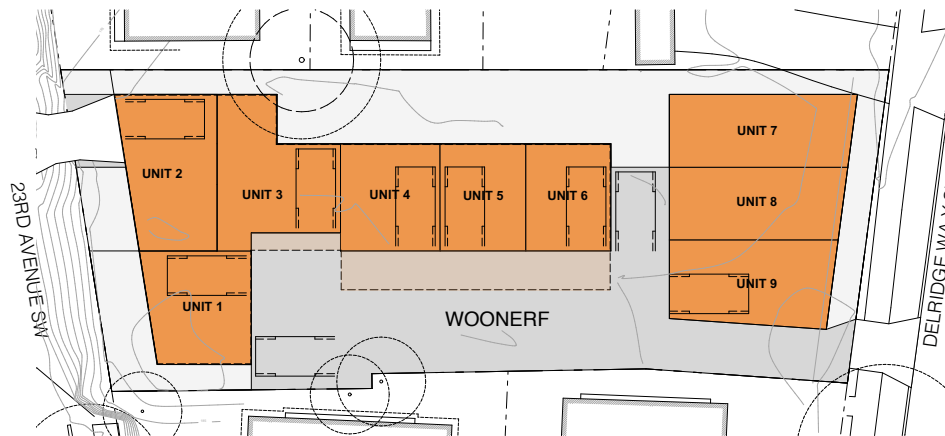
VEHICULAR CIRCULATION
UNIT

Site Plan

ALTERNATIVE 2

Gross Floor Area 18,991 sf

- Code complaint, two structures, one smaller facing Delridge Way SW, one larger running the length of the site.
- Rotation of units creates more direct engagement with the two adjacent streets, Delridge Way SW and 23rd Avenue SW.
- Woonerf-inspired pedestrian-oriented driveway and vehicular access.
- Proposed structure engages the lower grade at 23rd Avenue SW with one unit entry.
- The majority of the units are exclusively facing north-south, creating privacy issues for adjacent sites.
- The site strategy proposes relatively minimal modulation in the massing.



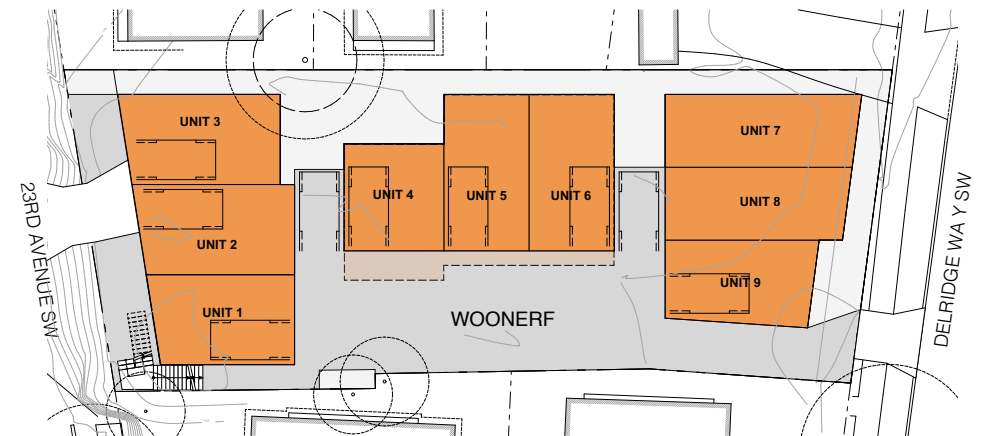
VEHICULAR CIRCULATION
UNIT

Site Plan

ALTERNATIVE 3 (PREFERRED)

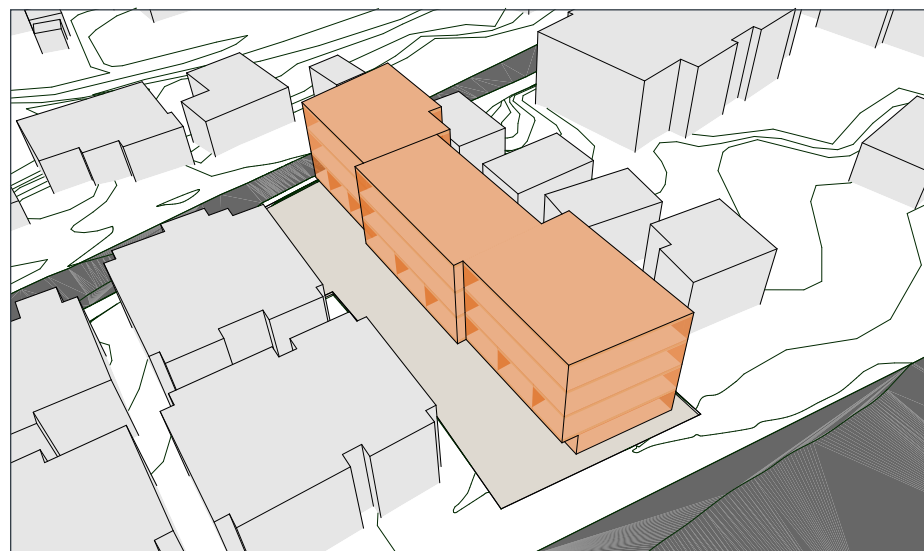
Gross Floor Area 17,846 sf

- Three smaller equally sized structures.
- Proposed structures respond to the existing site topography by locating three units at the west of the lot at the level of 23rd Avenue SW.
- The majority of the units face east-west, directly fronting the two adjacent streets, Delridge Way SW and 23rd Avenue SW.
- The massing features significant modulation, responding to all site edges consistently and expressing individual townhouse units.
- The height is varied between units, also contributing to the modulation and expression of the individual units.
- South-facing woonerf provides pedestrian-oriented and vehicular access.

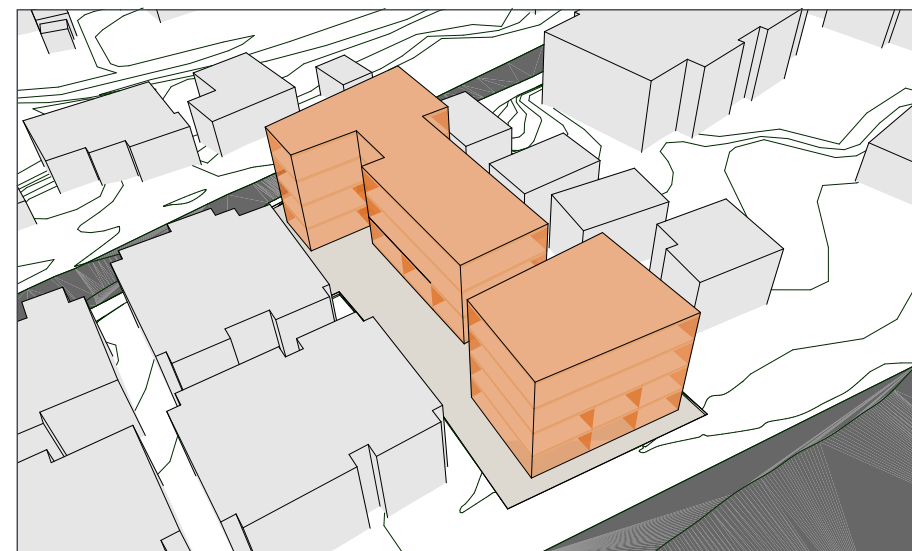


VEHICULAR CIRCULATION
UNIT

Site Plan



Aerial View looking Northwest from Delridge Way SW



Aerial View looking Northwest from Delridge Way SW



Aerial View looking Northwest from Delridge Way SW

ALTERNATIVE 1

Alternative 1 is a code compliant scheme containing a single four story structure with a total of (9) townhouse units. A driveway along Delridge Way SW provides access to (9) garages inside the individual townhouse units. Exterior space to the north and south of the proposed structure is used primarily for vehicular access and circulation.

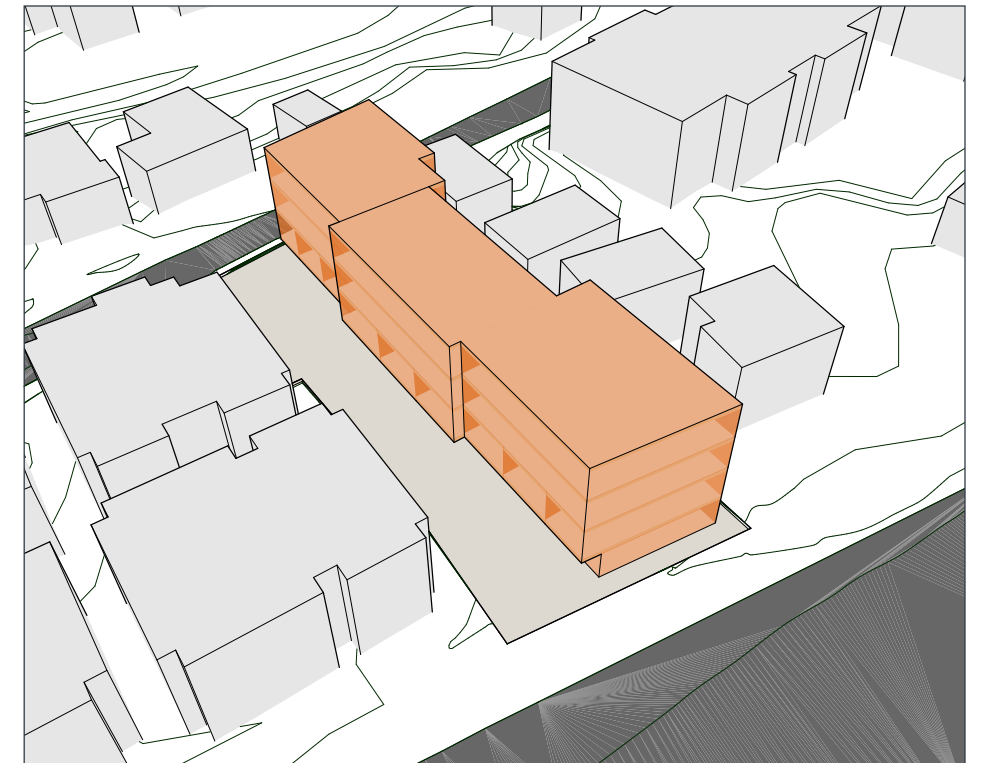
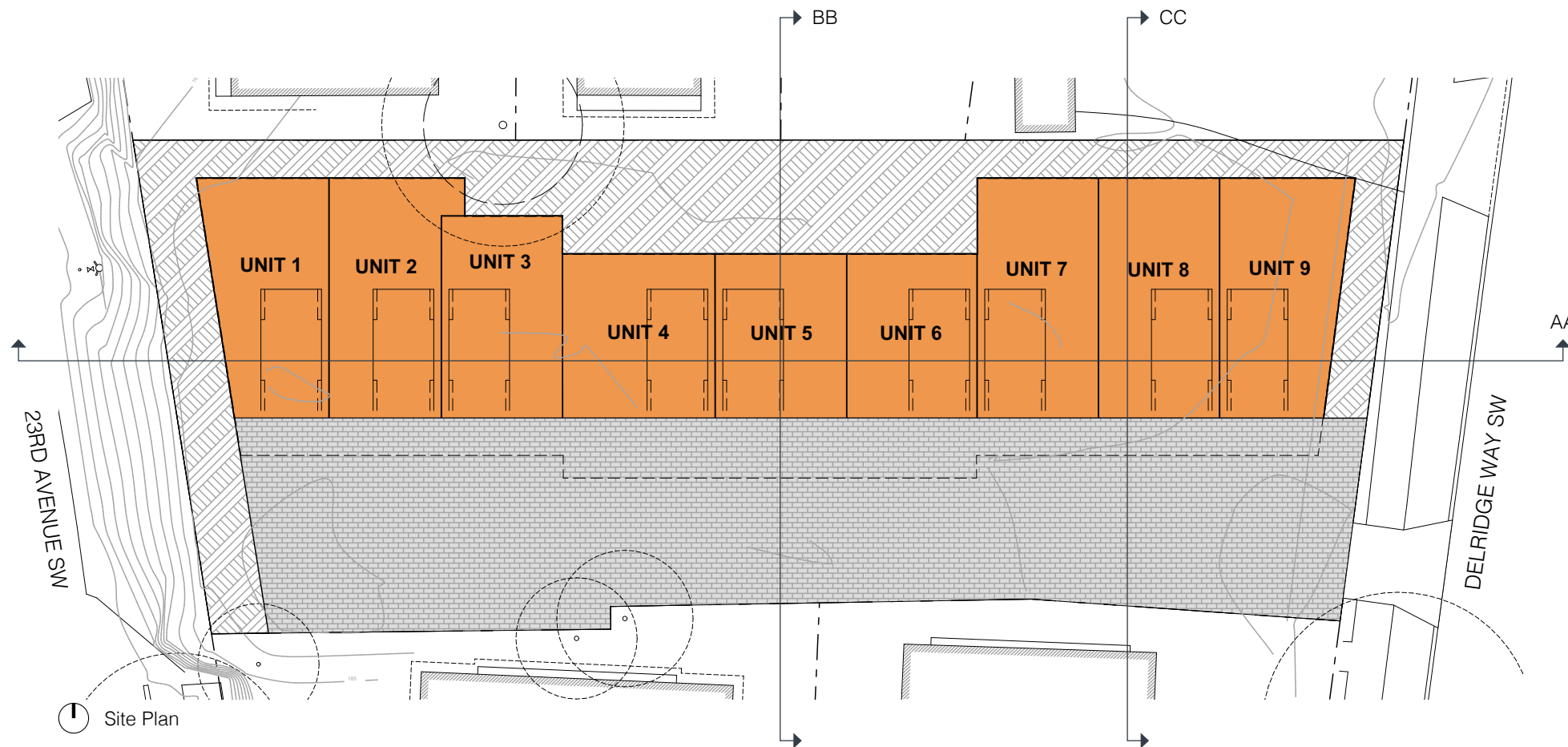
Gross Floor Area 18,223 sf

Advantages:

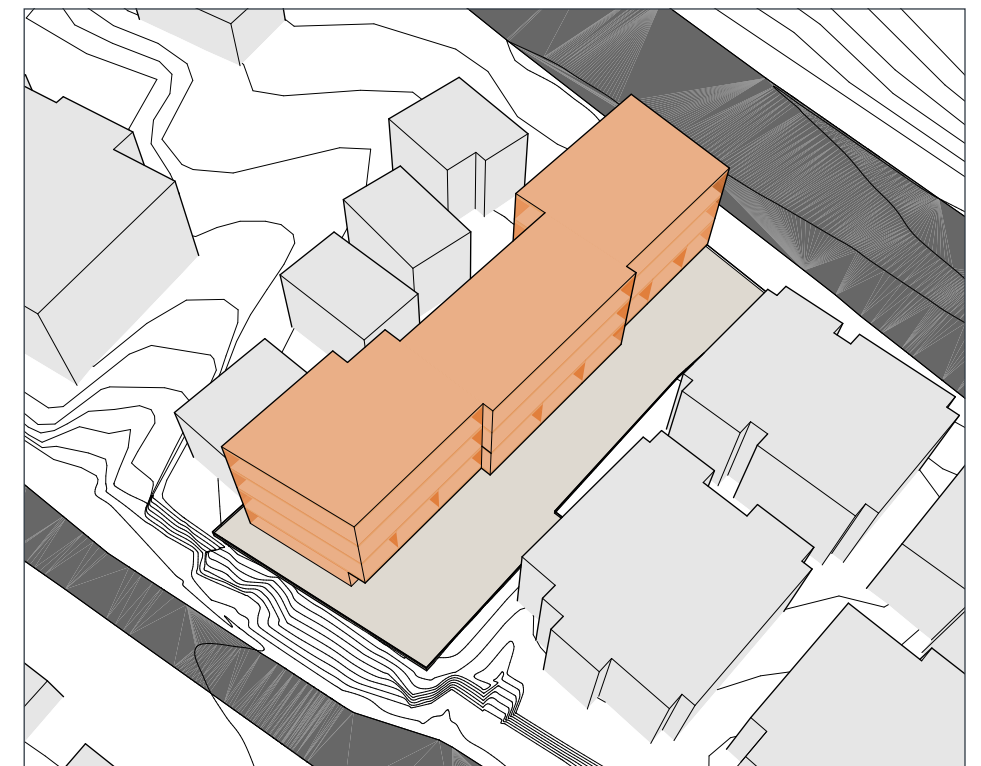
- Code Compliant

Issues:

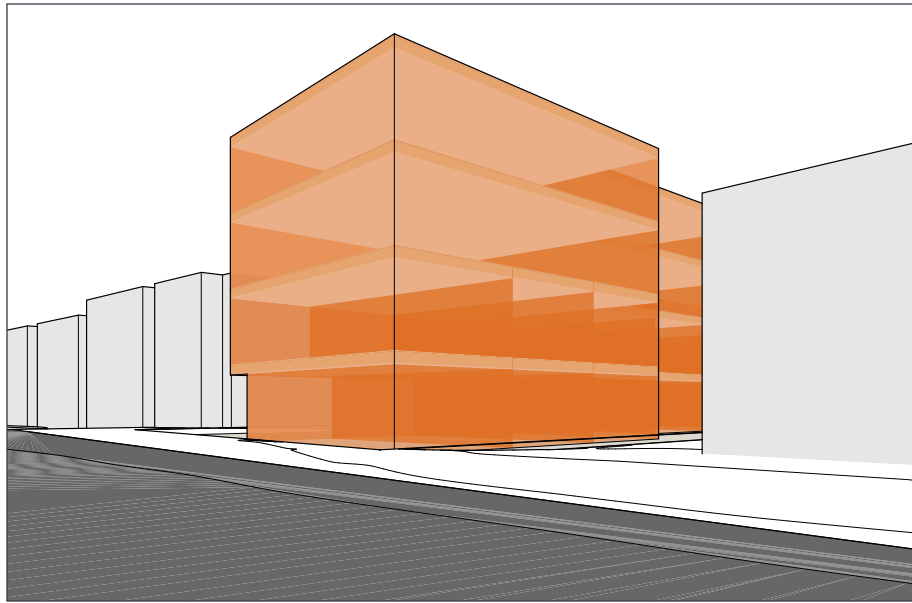
- Single large structure running length of site.
- Exterior space between this proposed structure and the structures on adjacent sites are used primarily for vehicular access and circulation.
- Proposed structures do not respond to the existing site topography or adjacent development.
- The majority of the units do not face either Delridge Way SW or 23rd Avenue SW.
- The site strategy proposes minimal modulation in the massing.
- Nearly all units exclusively face north-south, creating privacy issues for adjacent sites.



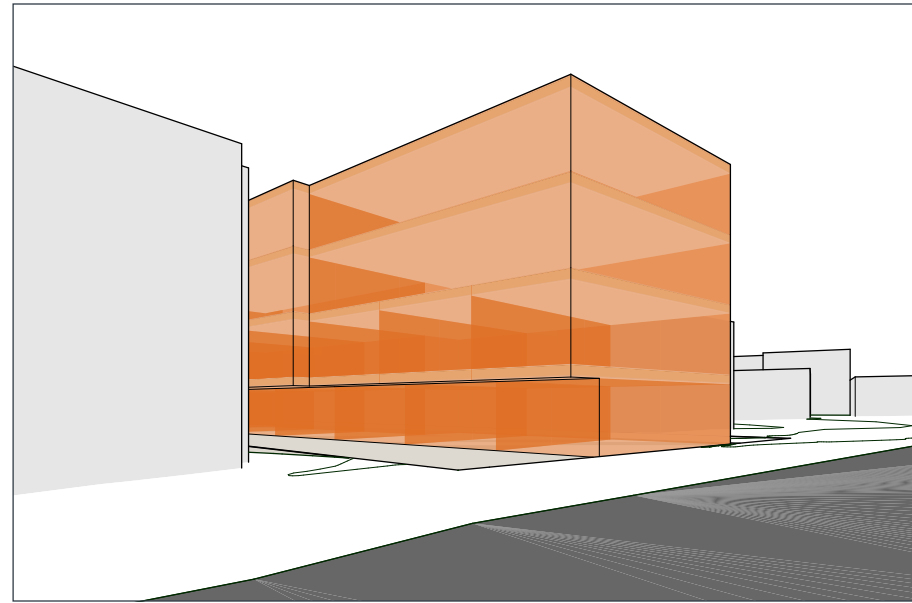
1 Aerial View looking Northwest from Delridge Way SW



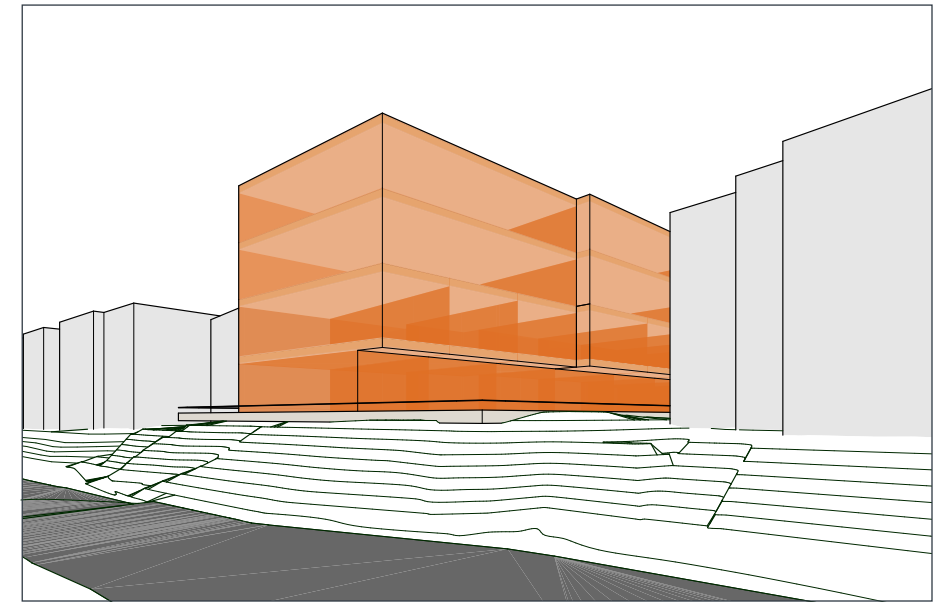
2 Aerial View looking Northeast from 23rd Avenue SW



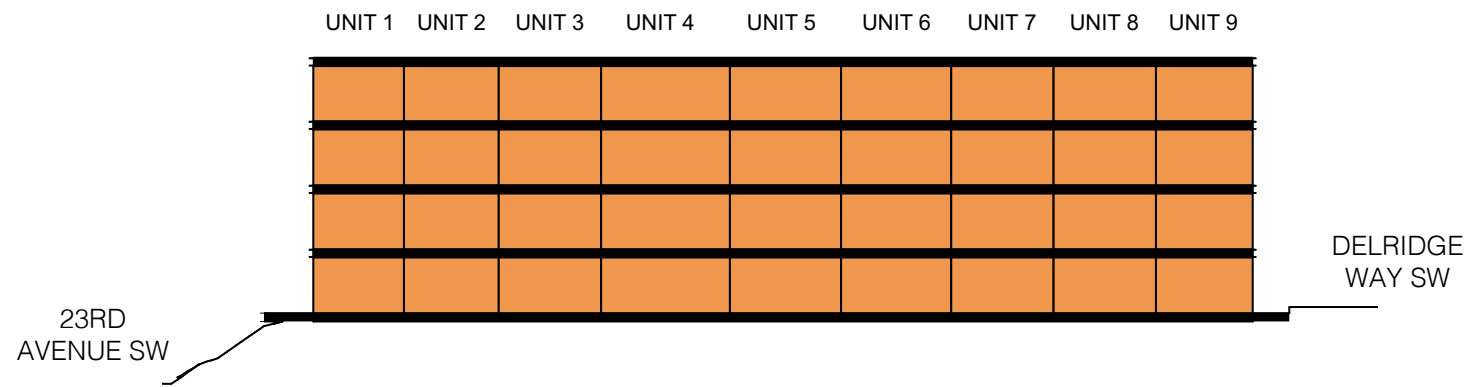
3 View looking Southwest from Delridge Way SW



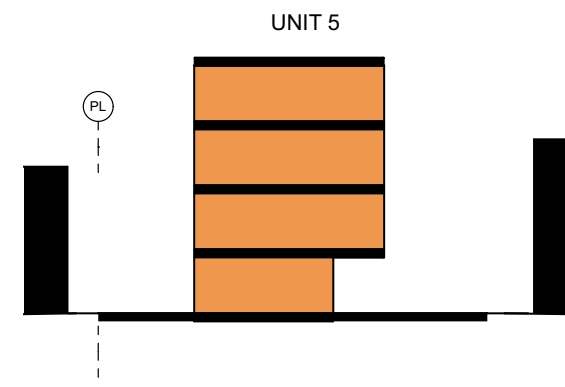
4 View looking Northwest from Delridge Way SW



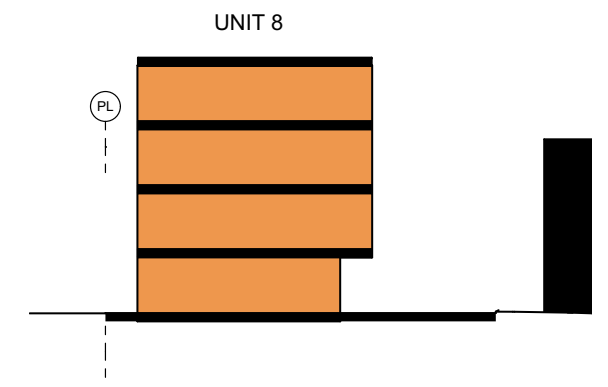
5 Aerial view looking Northeast from 23rd Avenue SW



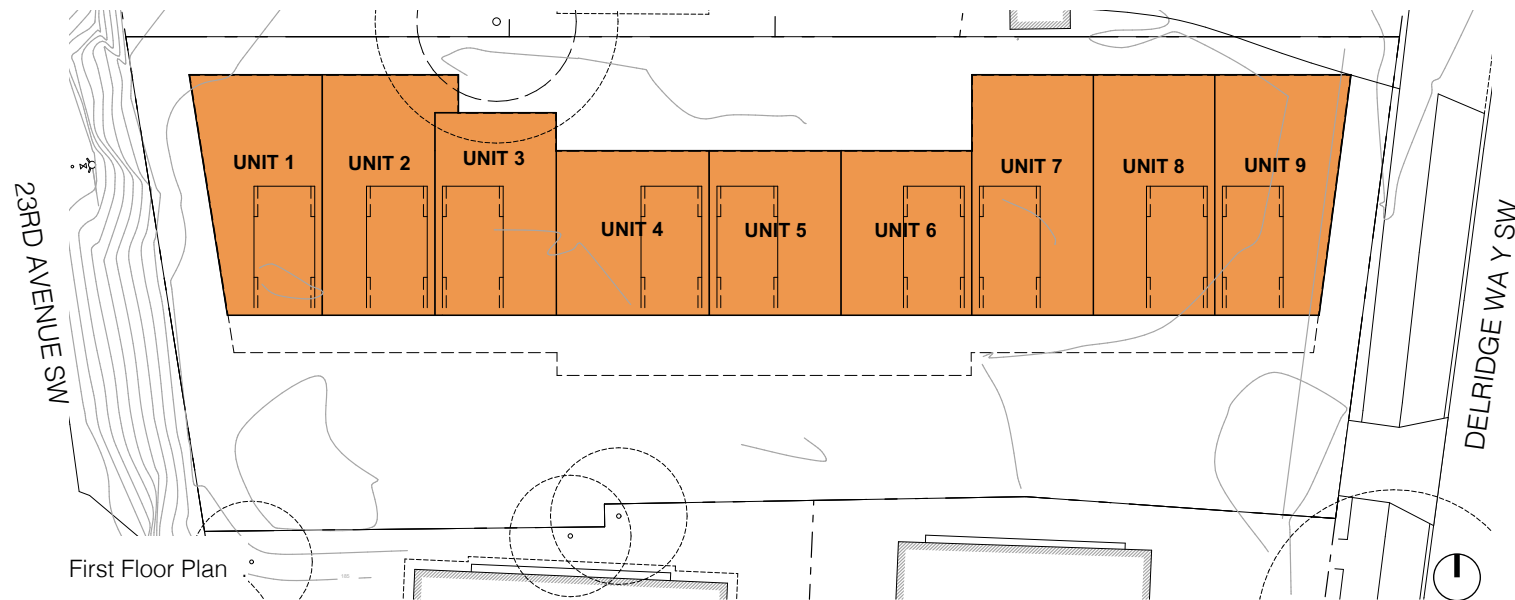
AA Longitudinal Section looking North



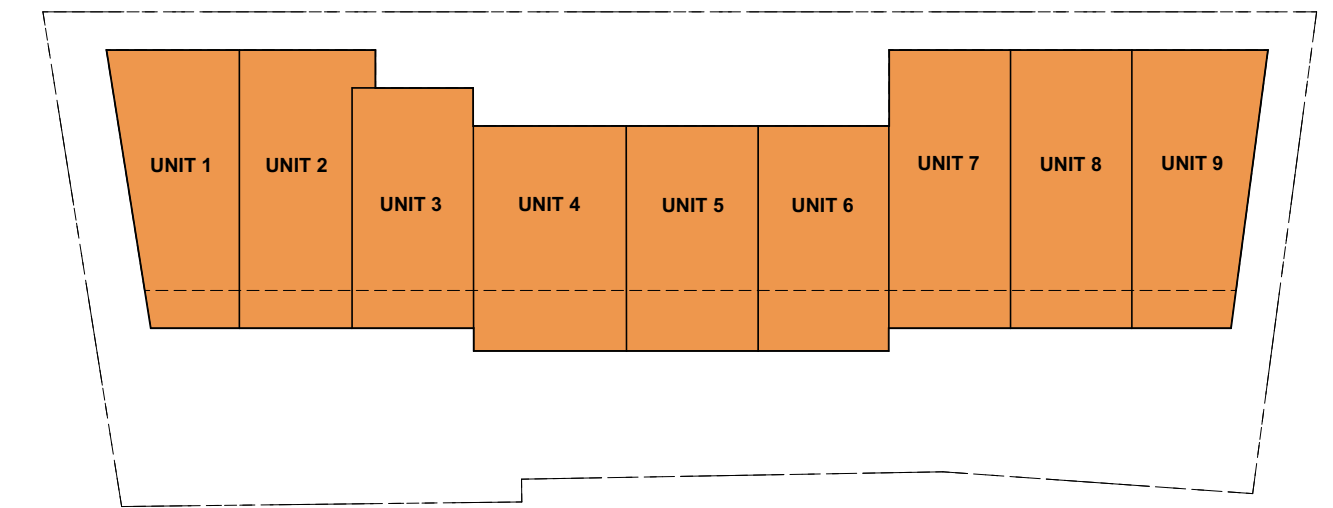
BB Transverse Section looking East



CC Transverse Section looking East



First Floor Plan



Typical Floor Plan

ALTERNATIVE 2

Alternative 2 is a code compliant scheme containing (2) four story structures with a total of (9) townhouse units. A driveway along Delridge Way SW provides access to (6) garages inside the individual townhouse units and (2) surface parking stalls. A driveway along 23rd Avenue SW provides access to (1) private below grade unit garage. Exterior space around and between the proposed structures is used primarily for vehicular access and circulation.

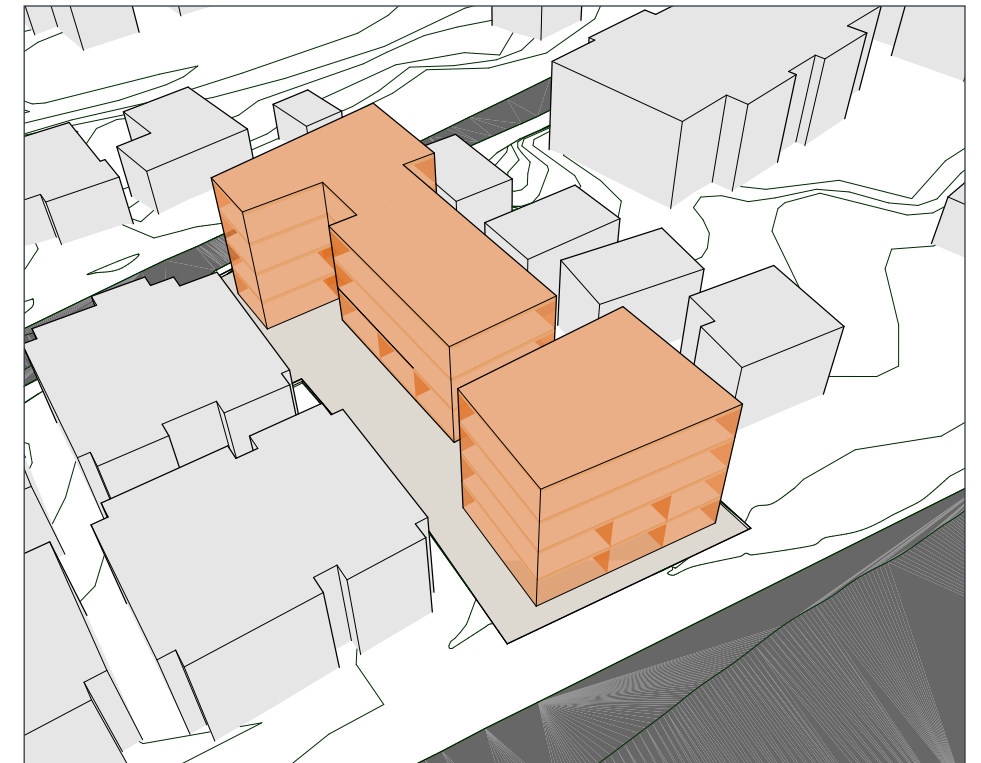
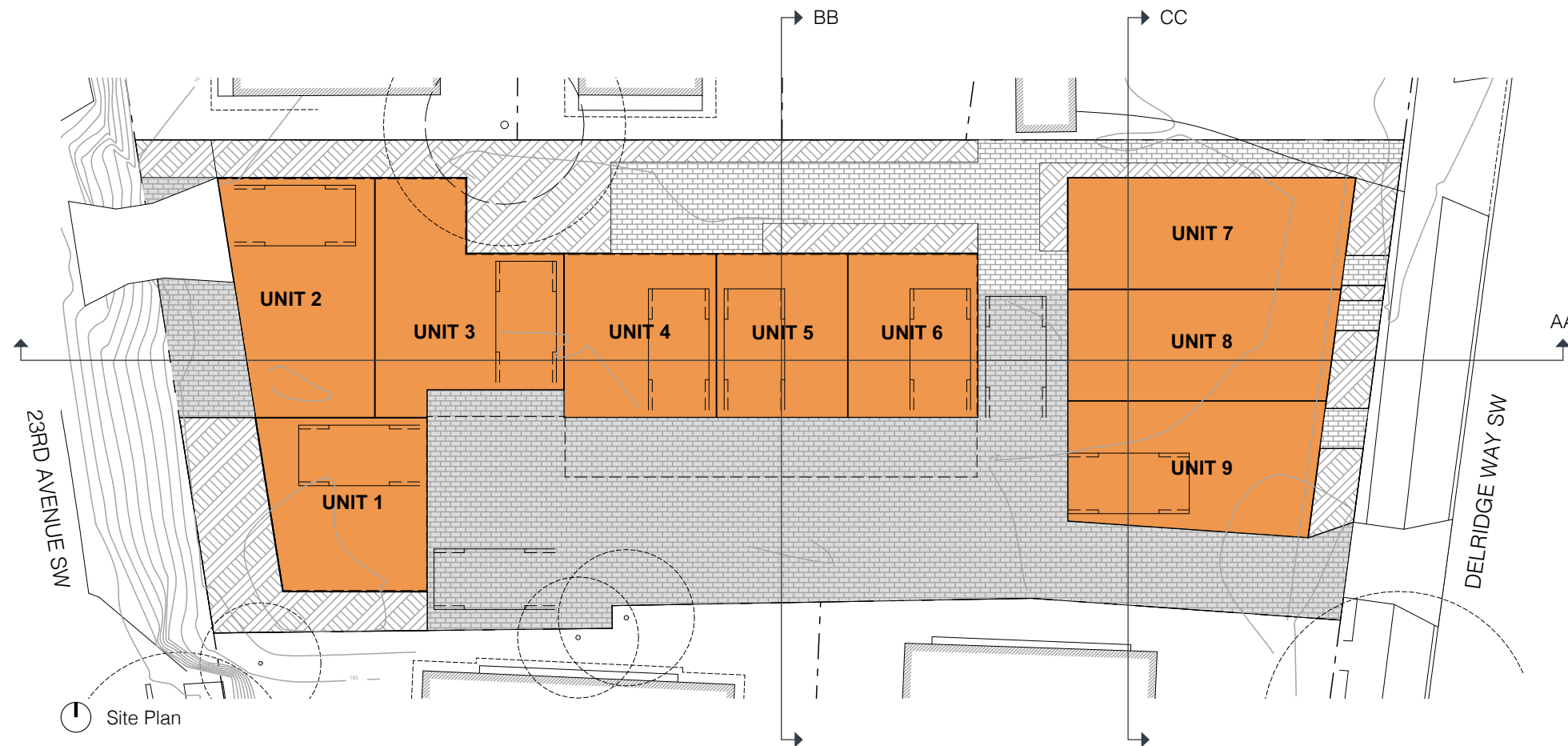
Gross Floor Area 18,991 sf

Advantages:

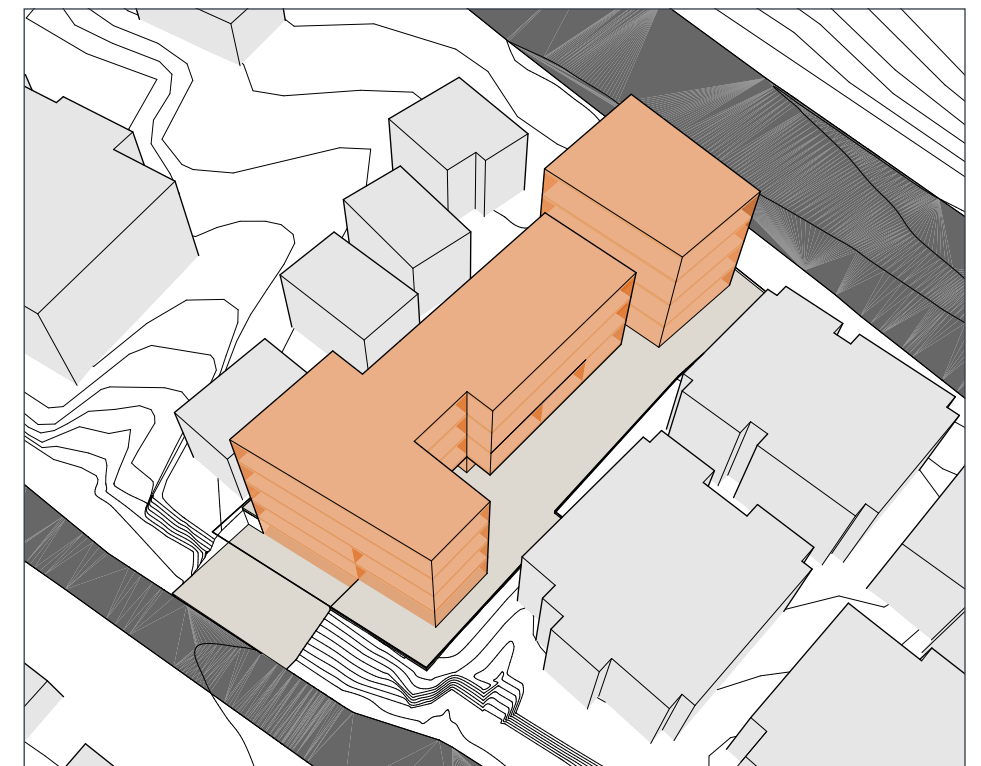
- Code Compliant
- Two structures, one smaller facing Delridge Way SW, one larger running the length of the site.
- Rotation of units creates more direct engagement with the two adjacent streets, Delridge Way SW and 23rd Avenue SW.
- Woonerf-inspired pedestrian-oriented driveway and vehicular access.
- Proposed structure engages the lower grade at 23rd Avenue SW with one unit entry.

Issues:

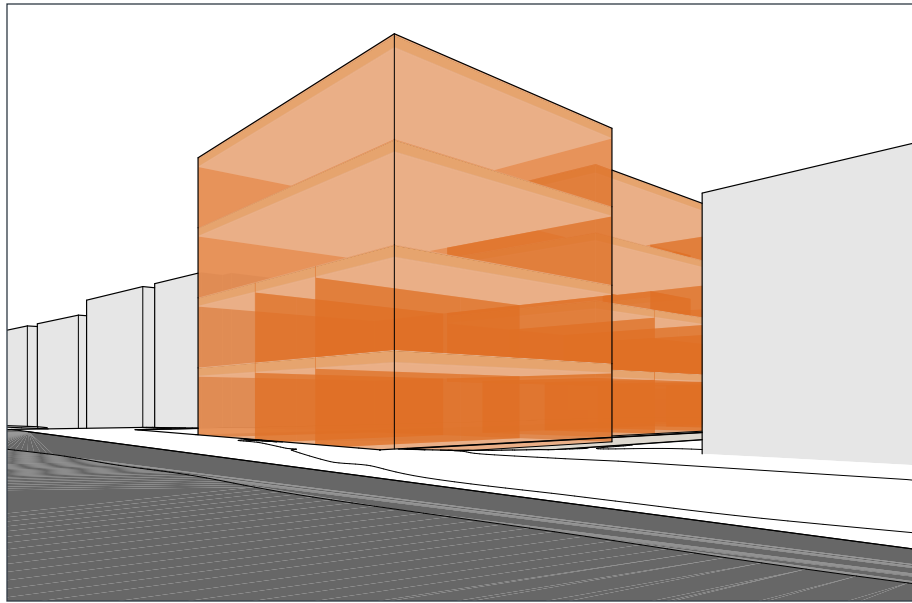
- The majority of the units are exclusively facing north-south, creating privacy issues for adjacent sites.
- The site strategy proposes relatively minimal modulation in the massing.



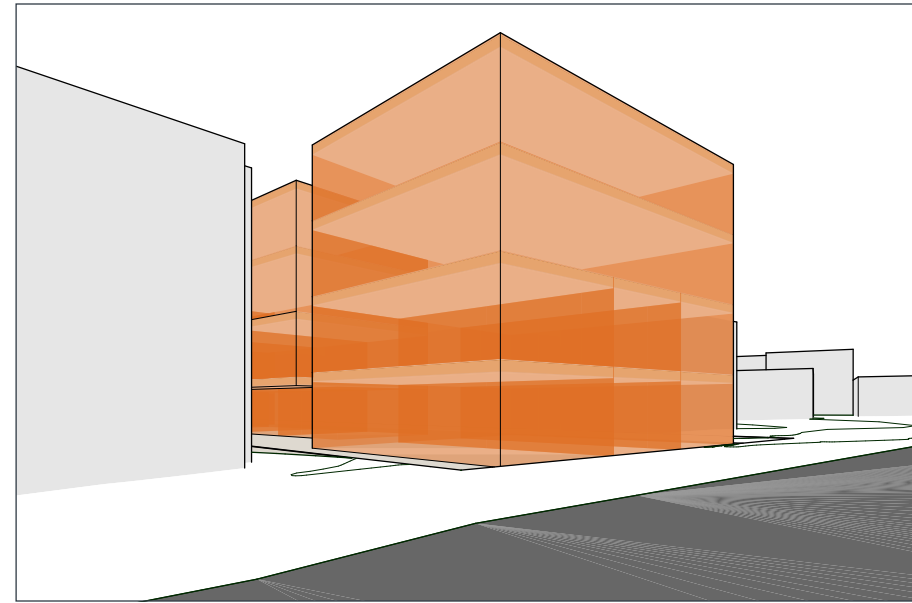
1 Aerial View looking Northwest from Delridge Way SW



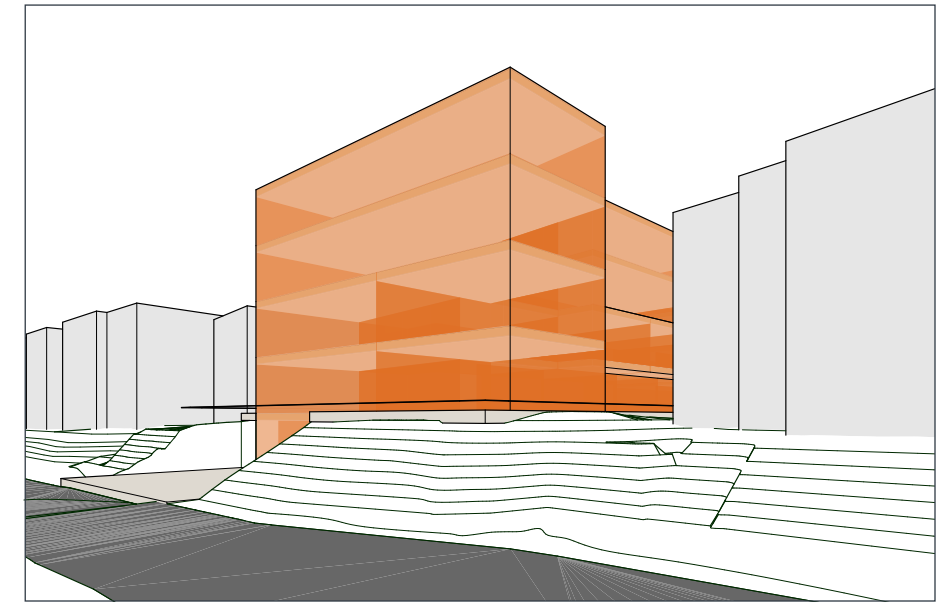
2 Aerial View looking Northeast from 23rd Avenue SW



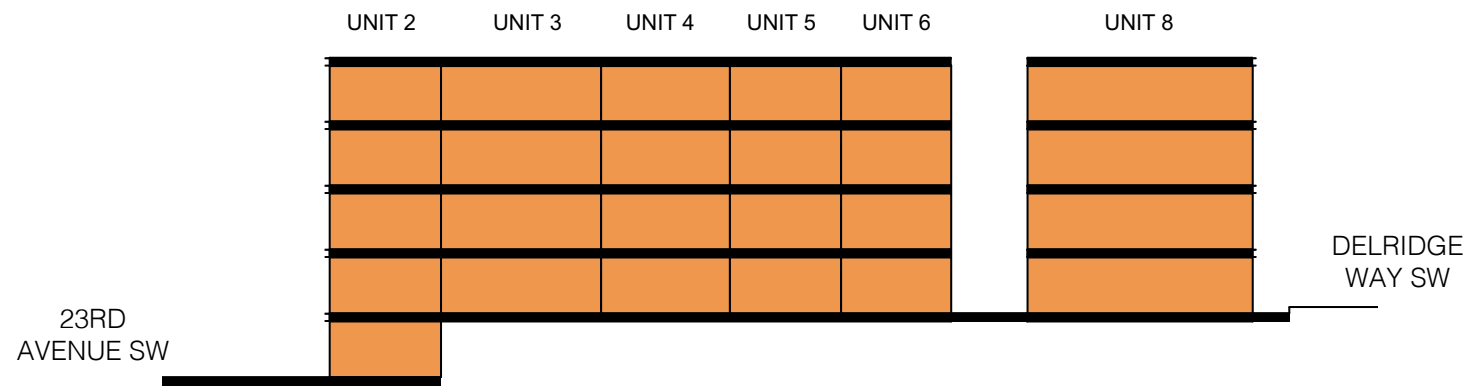
3 View looking Southwest from Delridge Way SW



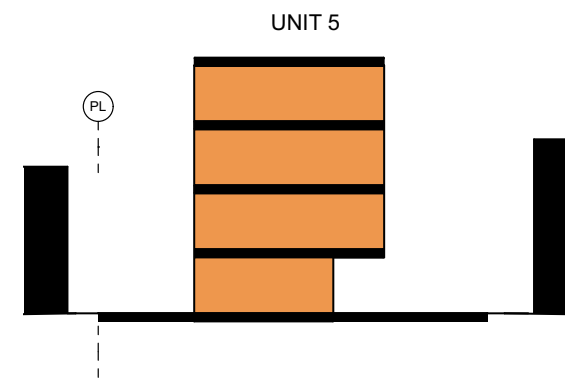
4 View looking Northwest from Delridge Way SW



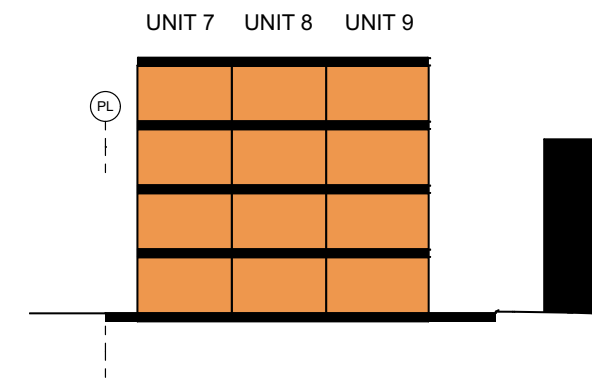
5 Aerial view looking Northeast from 23rd Avenue SW



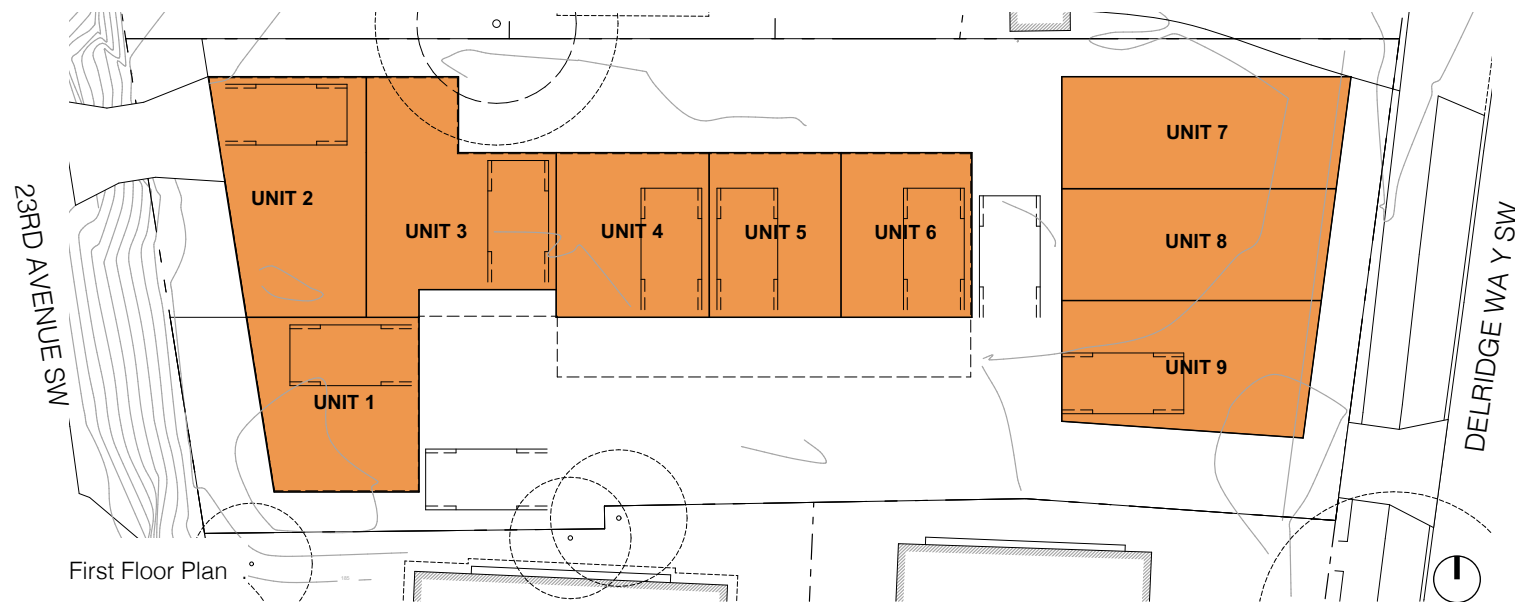
AA Longitudinal Section looking North



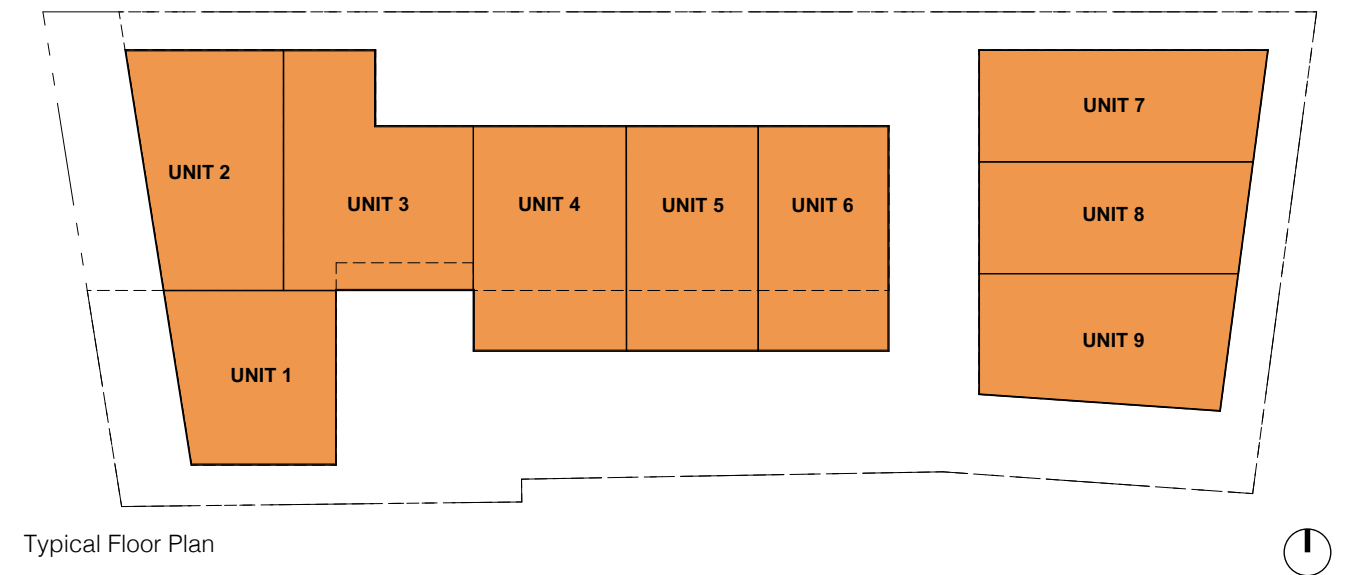
BB Transverse Section looking East



CC Transverse Section looking East



First Floor Plan



Typical Floor Plan

ALTERNATIVE 3 - PREFERRED

Alternative 3 is a code compliant scheme containing (3) three to four story structures with a total of (9) townhouse units. A driveway along Delridge Way SW provides access to (5) garages inside the individual townhouse units and (2) surface parking stalls. A driveway along 23rd Avenue SW provides access to (2) private below grade unit garages. Exterior space between and around the proposed structures includes shared amenity areas as well as vehicular access and circulation.

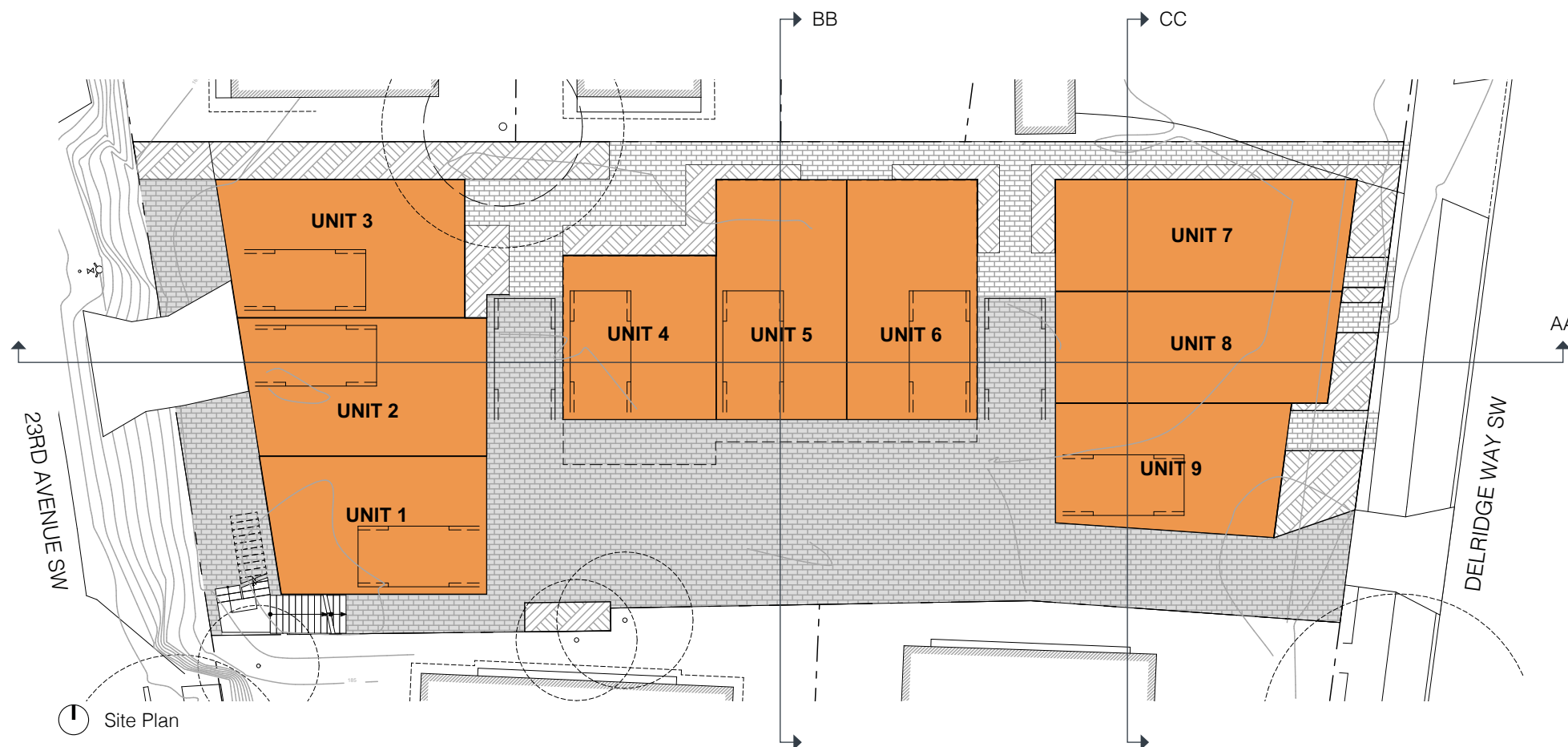
Gross Floor Area 17,846 sf

Advantages:

- Three smaller equally sized structures.
- Proposed structures respond to the existing site topography by locating three units at the west of the lot at the level of 23rd Avenue SW.
- The majority of the units face east-west, directly fronting the two adjacent streets, Delridge Way SW and 23rd Avenue SW.
- The massing features significant modulation, responding to all site edges consistently and expressing individual townhouse units.
- The height is varied between units, also contributing to the modulation and expression of the individual units.
- South-facing woonerf provides pedestrian-oriented and vehicular access.

Issues:

- May request a departure for Deck Projection at Front Setback

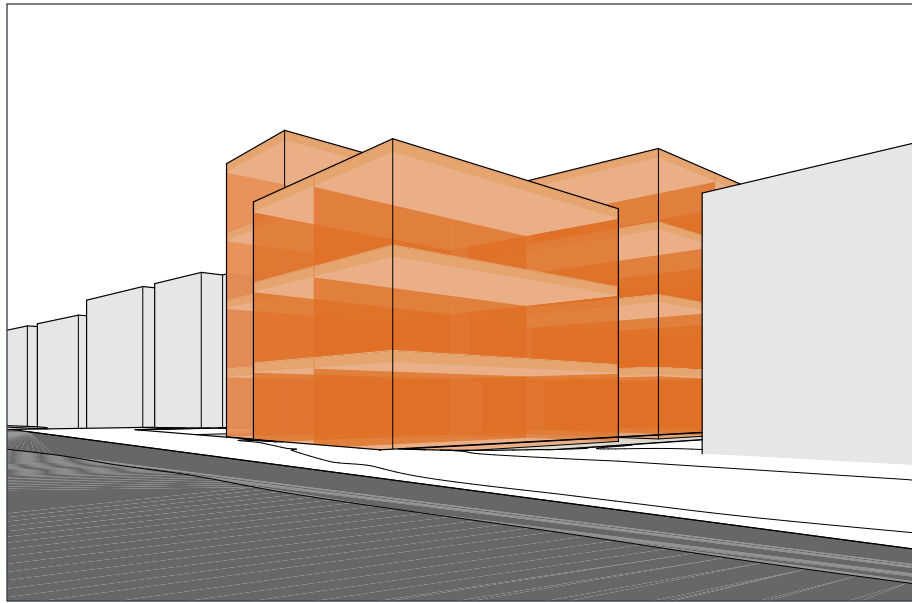


1 Aerial View looking Northwest from Delridge Way SW

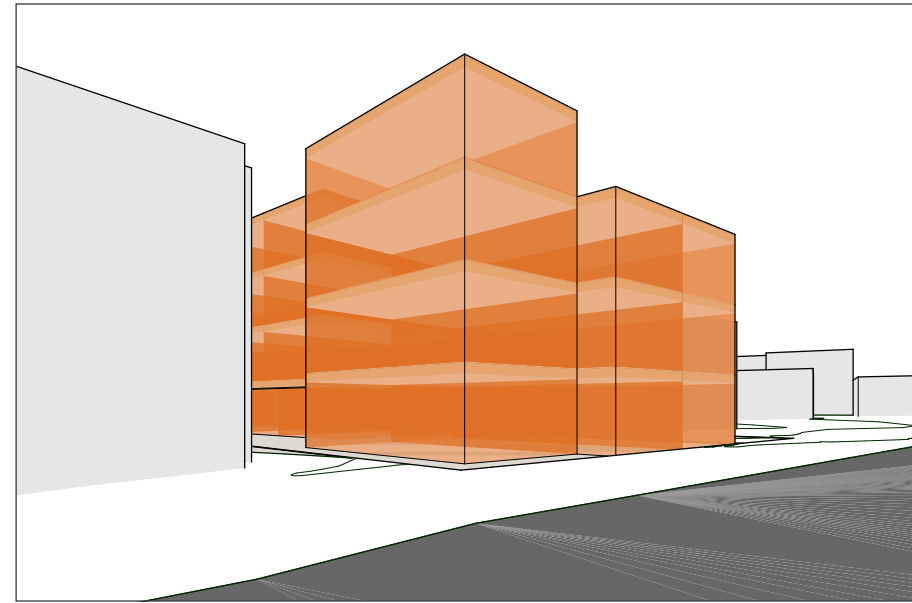


2 Aerial View looking Northeast from 23rd Avenue SW

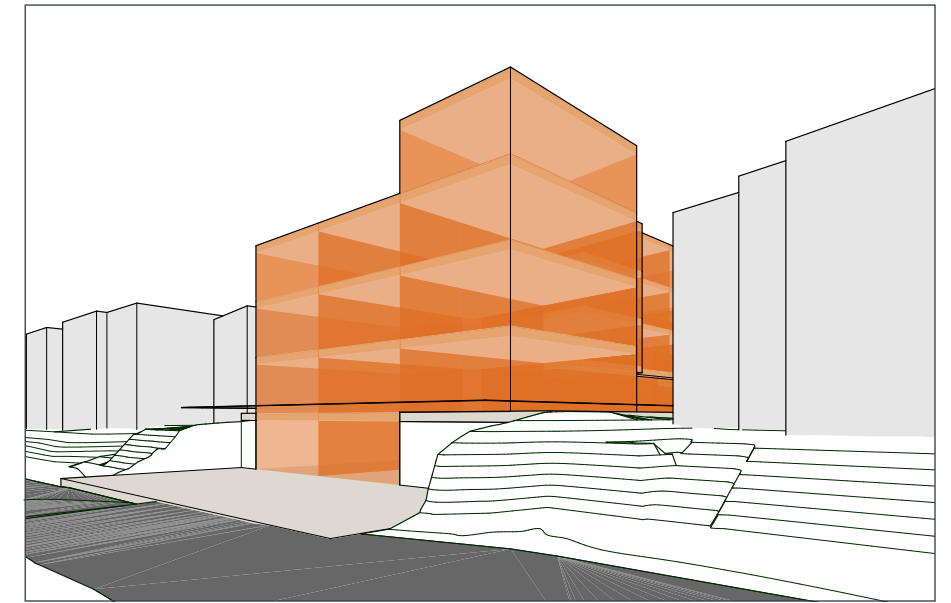




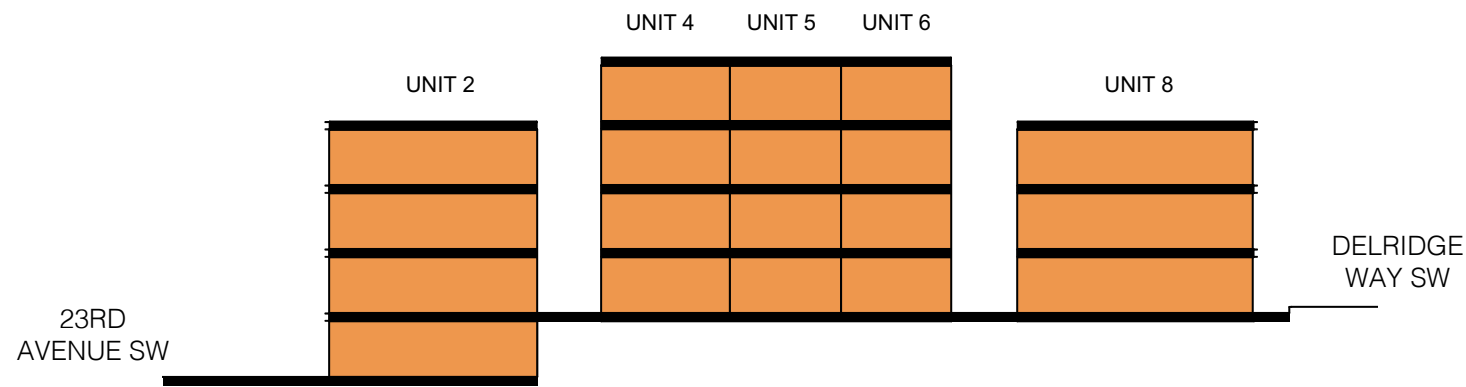
3 View looking Southwest from Delridge Way SW



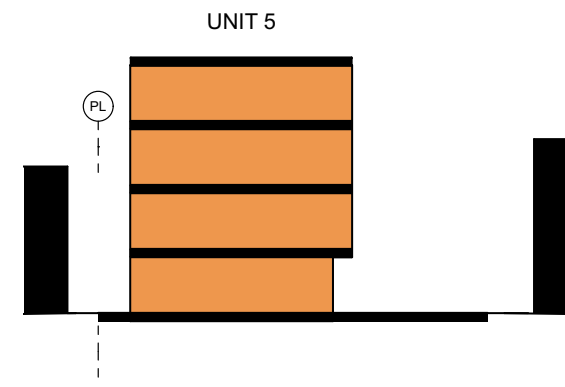
4 View looking Northwest from Delridge Way SW



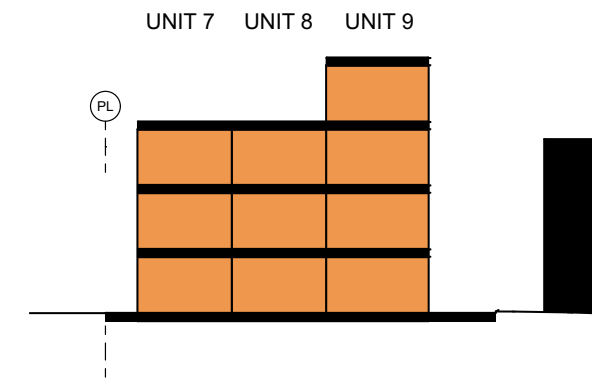
5 Aerial view looking Northeast from 23rd Avenue SW



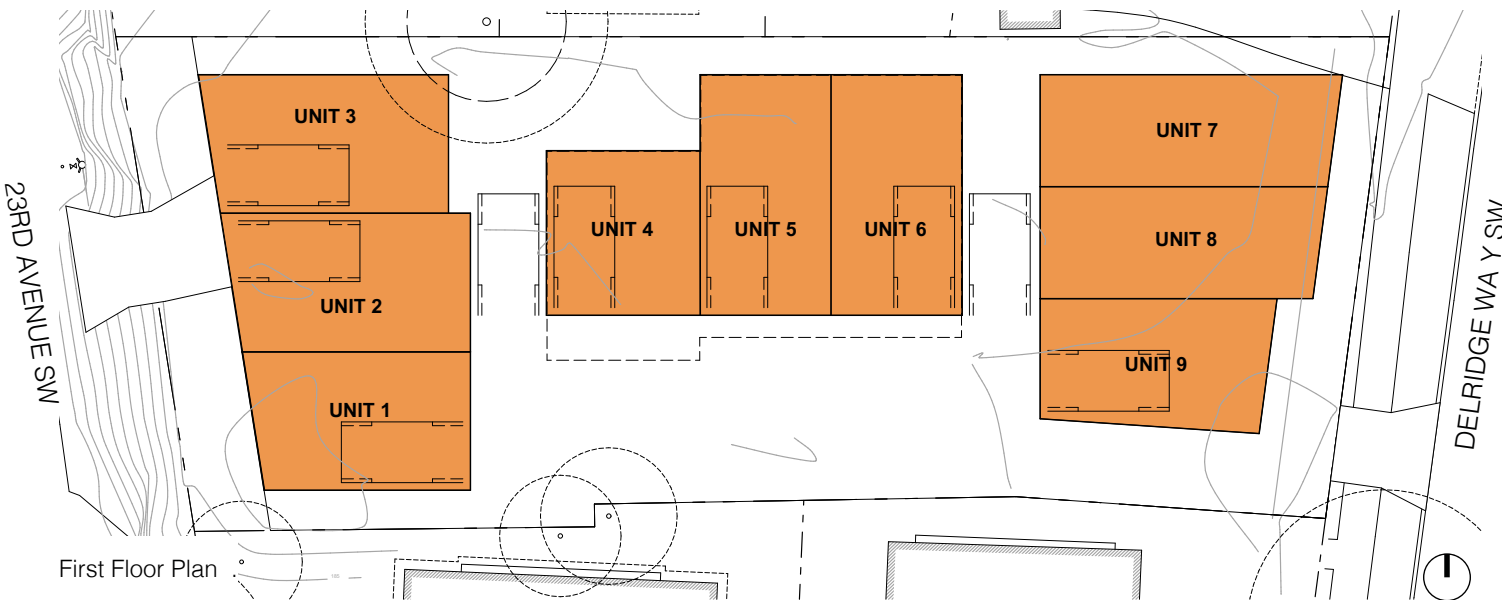
AA Longitudinal Section looking North



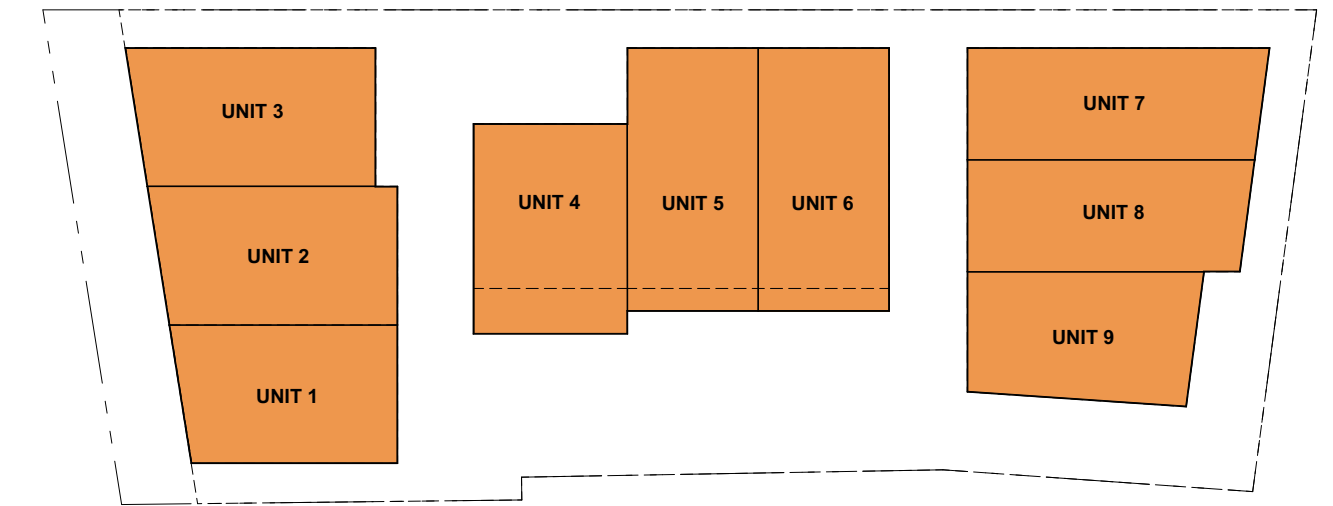
BB Transverse Section looking East



CC Transverse Section looking East

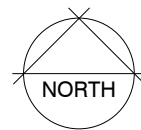


First Floor Plan



Typical Floor Plan

ALTERNATIVE 3 CONCEPTUAL LANDSCAPE PLAN



RENDERED LANDSCAPE PLAN

NTS



MEXICAN FEATHER GRASS



DWARF PERIWINKLE



JAPANESE SEDGE



WESTERN SWORD FERN



LIMELIGHT HYDRANGAEA

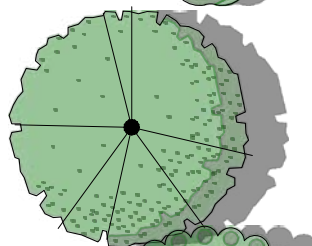
PLANT SCHEDULE

TREES

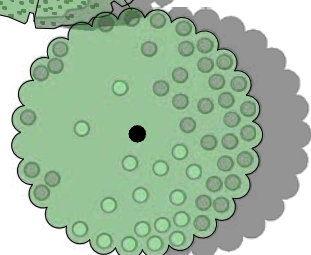
BOTANICAL / COMMON NAME



Acer circinatum / Vine Maple



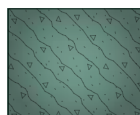
Nyssa sylvatica / Tupelo
Street Tree



Tilia cordata 'Greenspire' / Greenspire Linden
Street Tree

GROUND COVERS

BOTANICAL / COMMON NAME



Fragaria chiloensis / Beach Strawberry



Pachysandra terminalis / Japanese Spurge



Vinca minor 'Bowles Blue' / Dwarf Periwinkle

PLANT SCHEDULE

SHRUBS

BOTANICAL / COMMON NAME



Aucuba japonica 'Gold Dust' / Gold Dust Aucuba



Bergenia cordifolia 'Winterglut' / Winterglow Bergenia



Carex oshimensis 'Everillo' / Everillo Japanese Sedge



Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus



Festuca glauca / Blue Fescue



Hydrangea paniculata 'Limelight' / Limelight Hydrangea



Liriope muscari 'Big Blue' / Big Blue Lilyturf



Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo



Nassella tenuissima / Mexican Feather Grass



Pieris japonica 'Brouwer's Beauty' / Lily of the Valley Bush



Polystichum munitum / Western Sword Fern



Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel



Rhododendron x 'Ramapo' / Ramapo Rhododendron



Sarcococca ruscifolia / Fragrant Sarcococca

DESIGN PRECEDENTS

The design team did an analysis of projects precedents that will inform the design of the proposed development. These examples show the articulation of these architectural features.

- ① QUALITY MATERIAL HIGHLIGHTS ENTRIES
- ② DECKS + MASSING MODULATION
- ③ HIGHLIGHT 1 & 2 STORY VOLUMES
- ④ FRONT YARDS + RAISED ENTRIES
- ⑤ UNITS OVER PARKING GARAGE
- ⑥ HIGHLIGHTED INDIVIDUAL UNIT ENTRIES



Townhouses at 410 12th Ave E
b9 Architects

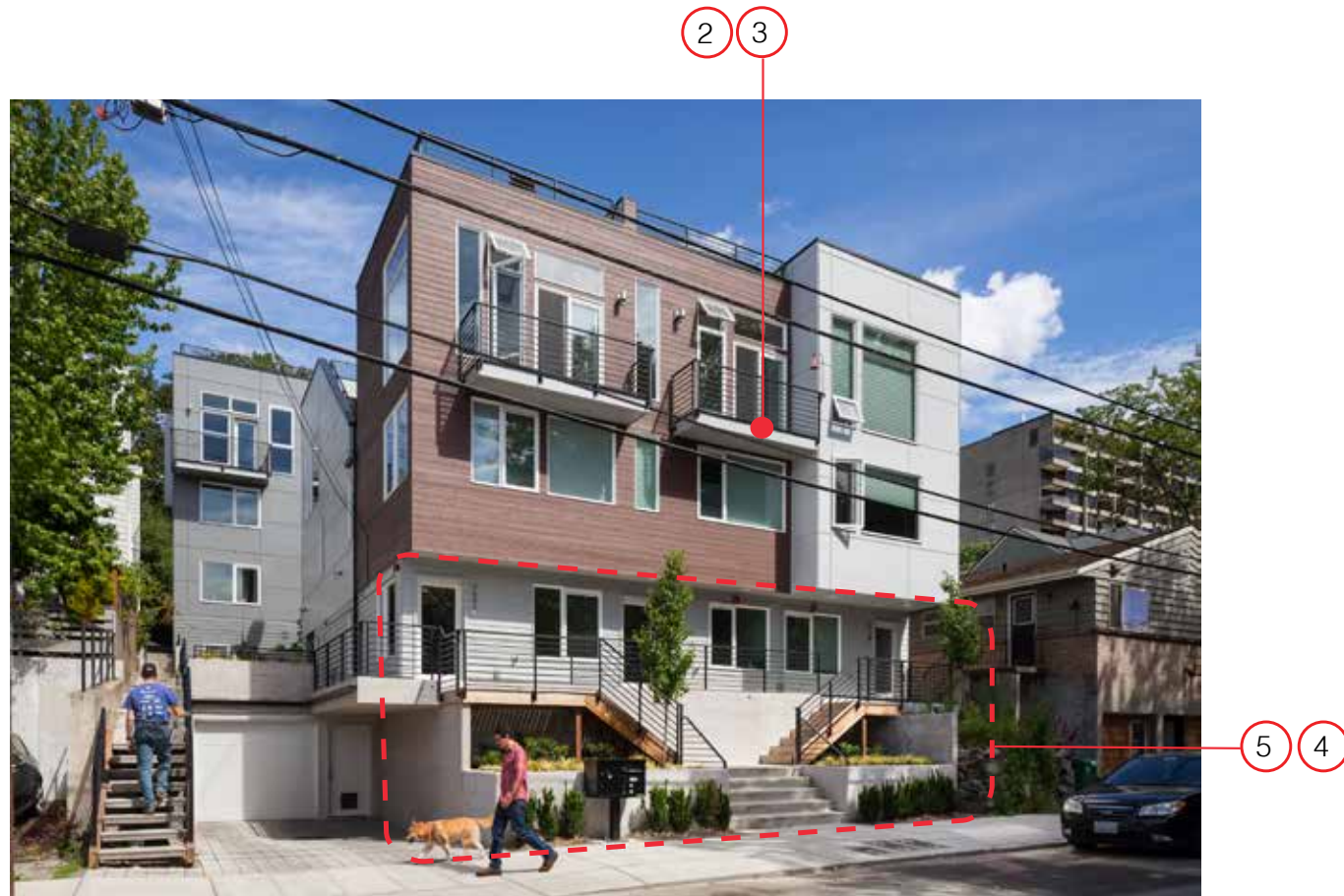


Rowhouses at 6736 Corson Avenue
b9 Architects

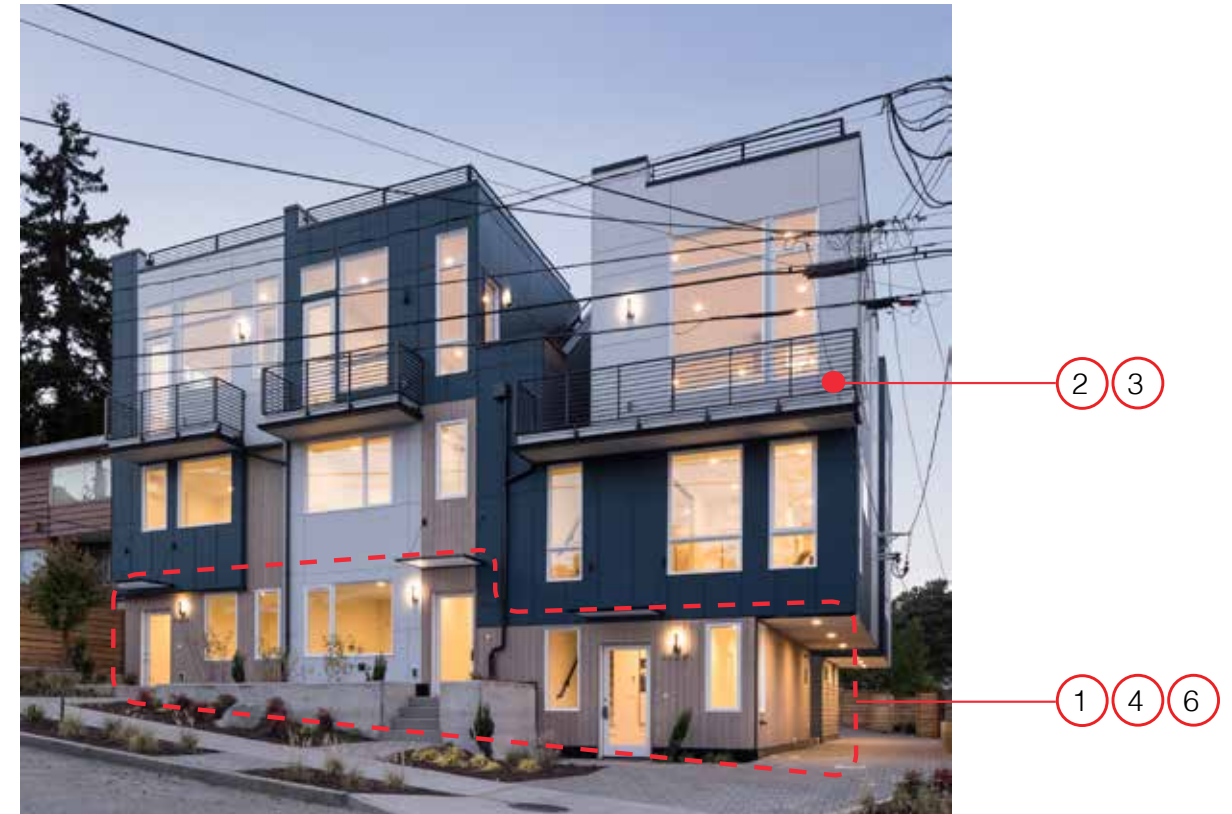
DESIGN PRECEDENTS

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- ① QUALITY MATERIAL HIGHLIGHTS ENTRIES
- ② DECKS + MASSING MODULATION
- ③ HIGHLIGHT 1 & 2 STORY VOLUMES
- ④ FRONT YARDS + RAISED ENTRIES
- ⑤ UNITS OVER PARKING GARAGE
- ⑥ HIGHLIGHTED INDIVIDUAL UNIT ENTRIES



Townhouses at 722 Summit Avenue E
b9 Architects



Townhouses at 2328 W Plymouth Street
b9 Architects

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.C - Topography **CS1.D - Plants and Habitat**

The majority of the site is flat, at the level of Delridge Way SW to the east, with an approximate 1 foot rise in grade towards the center of the site. There is a significant grade change between the site and 23rd Avenue SW to the west, with an approximate elevation change of 10 feet down to 23rd Avenue SW. The preferred Alternative 3 proposal responds to the existing topography in two ways; by providing units with entries directly from the elevation of 23rd Avenue SW and a fully below-grade lower floor that contains private garages and a shared trash room for all units.

The below-grade story is exposed along the 23rd Avenue SW facade, creating a three-story facade abutting the adjacent structures to the north. This is scaled proportionally with the adjacent three-story townhouse structures to the north and south.

CS2 URBAN PATTERN & FORM

CS2.B - Adjacent Sites, Streets, and Open Space

The project proposes varying degrees of connection to the adjacent streets with the strongest connection in Alternative 3. It connects to both Delridge Way SW and 23rd Avenue SW with units oriented to interact with the public realm at both street frontages. Although 23rd Avenue SW is technically the rear of the project, it is designed to be a second "front". The Delridge Way SW front yards and unit entries benefit from the green open space to the east of the project. In addition, the project is establishing a sidewalk and planting strip where there is currently no existing presence along 23rd Avenue SW.

CS2.D - Height, Bulk, and Scale

A combination of design strategies result in solutions that respect adjacent sites and demonstrate responsiveness to height, bulk and scale compatibility. The proposal includes a progression of Height, Bulk and Scale, with the preferred Alternative 3 broken into three separate structures, with two fronting the adjacent streets, Delridge Way SW and 23rd Avenue SW. The proposed structures contain a mix of three and four-story units, several of which do not utilize the full allowable height. This approach respects the scale of the existing three-story townhomes to the north and south of the site.

A common amenity area and large building setback are located with respect to a neighboring tree to the north, providing a buffer between the structures. A large woonerf provides a very generous setback to the south at the center structure, creating a buffer and maintaining privacy for adjacent structures to the south. In addition, individual units are articulated with modulation and material variation including upper level setbacks for balconies at the top floor of most units.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

CS3.A - Emphasizing Positive Neighborhood Attributes

The proposal provides an approach to the massing that is contemporary and livable in a neighborhood of evolving architectural character. It is consistent in use and scale with the adjacent existing multi-family and single-family residential structures to the north and south and incorporates shared amenity spaces at the street level internal to the site. Materials are consistent with adjacent structures in the neighborhood, with stained wood cladding adding interest and quality at unit entries and recessed decks.

PUBLIC LIFE

PL1 CONNECTIVITY

PL1.A Network of Open Spaces

A network of open spaces enliven the site, highlighted by a south-facing woonerf, a courtyard at the northern boundary of the site organized to feature an existing tree on the neighboring site to the north and street-facing front yards.

PL2.B Safety and Security **PL2.D Wayfinding**

The preferred Alternative 3 engages both street frontages equally, with two three-unit townhouse structures oriented towards each street. A combination of entries at grade, raised entries and access points provide multiple opportunities for connection to the streetscape. Each street provides a primary pedestrian access to the central woonerf and related courtyard space.

PL3.A - Entries

The through lot condition provides access along Delridge Way SW and 23rd Avenue SW, for both pedestrians and vehicles. The street-facing unit entries are recessed, providing 7 to 10-foot setbacks along the street-facing property lines. Canopies and strategic lighting create a safe walkway environment off of Delridge Way SW towards the central units. Landscaping and two-tone permeable pavers enhance the pedestrian experience, prioritizing the movement of the pedestrian over that of the car.

PL4 ACTIVE TRANSPORTATION

PL4.A - Entry Locations and Relationships **PL4.B - Planning Ahead for Bicyclists**

The majority of the proposed units in Alternative 3 have direct access to either Delridge Way SW or 23rd Avenue SW. In addition, the woonerf at the south edge of the project provides access for all users, whether pedestrians, bicyclists or vehicles. Secure, indoor bicycle parking will be provided for the majority of the proposal in private garages of the units. The two units without private garages are provided nearby outdoor bicycle parking with overhead weather protection.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

DC1.B Vehicular Access and Circulation

The proposal provides access from two sides, utilizing the site's topography to design goals for the project. A network of open spaces, including a south-facing woonerf create buffers to adjacent sites and minimize privacy issues. All vehicles are hidden from view, located in either private unit garages or between structures. Vehicles access the higher grade from Delridge Way SW via the woonerf for the majority of the units with two vehicles taking access from 23rd Avenue SW to fully below grade private garages beneath units.

DC2 ARCHITECTURAL CONCEPT

DC2.A Massing **DC2.B Architectural and Facade Composition** **DC2.C Secondary Architectural Features** **DC2.D Scale and Texture**

The proposal acknowledges the existing pattern of development, particularly the adjacent project to the south. However, instead of imitating that project's architectural forms, which arose out of specific code language in 2006 to take advantage of additional height allowed under the pitched roof allowance, the team proposes contemporary architectural forms.

The design divides the site into three segments, two fronting the adjacent streets, Delridge Way SW and 23rd Avenue SW, and one at the center of the site. This strategy reduces the size of each structure, with each segment containing three-units. The height and overall massing and modulation responds to the adjacent context, with three-story structures located at the north end of the site along both street frontages. Large setbacks are provided along the north and south property lines that create buffers to adjacent sites and introduce locations for amenity areas at grade for residents.

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COMPLETED WORK b9 ARCHITECTS



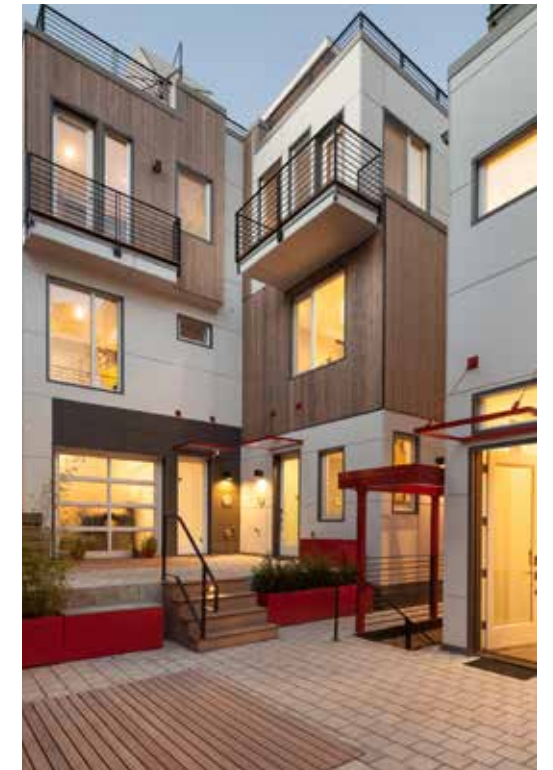
1911 E Pine St.



208 25th Ave E



208 25th Ave E Courtyard



410 12th Ave E



1224 N 5th Ave



3806 Fremont Ave N