

ADDRESS: 2216 & 2228 SW Orchard St
Seattle, WA 98106

PROJECT #: 003834-20PA

PARCEL #: 798540-0445
798540-0480

LOT SIZE: 12,887 SF
17,268 SF (30,155 SF total)

ZONE: C1-55 (M)

ARCHITECT: FINCH DESIGN & PRODUCTION
Project Contact: Andrew Finch

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OWNER: BEE'S PLUMBING & HEATING

CONTENTS:

3.0	Development Objectives	2
3.5	Summary of Public Outreach	3
4.0	Existing Site Plan	4
5.0	Urban Design Analysis - Maps	5
5.3	Urban Design Analysis - Axonometric View	8
5.3	Urban Design Analysis - Area Photos	9
5.3	Urban Design Analysis - Streetscape Photo Montages	10
5.3	Urban Design Analysis - Site Photos	11
6.0	Zoning Summary	12
7.0	Design Guidelines	13
8.0	Architectural Massing Concepts - Overview	15
8.0	Architectural Massing Concepts - Option 1	16
8.0	Architectural Massing Concepts - Option 2	18
8.0	Architectural Massing Concepts - Option 3	20
8.0	Architectural Massing Concepts - Sun Shadow Studies	22



3.0 DEVELOPMENT OBJECTIVES

Number of residential units:	None.
Commercial square footage:	Office: 6,000-7,000 sf Warehouse/Storage: 4,500-5,200 sf
Parking(approximate):	31-33 surface parking spaces 8-10 basement parking spaces
Development Objectives/Summary:	<p>The proposed building will provide Bee's Plumbing and Heating with a new headquarters for their growing business. Its design will fit into the character of the area while also providing a more welcoming presense and a higher level of design. The street edge will be reinforced by placing the building near the front of the lot, and will place necessary parking and loading areas along the sides and rear of the lot in order to lessen the degree to which large expanses of surface parking characterize the area.</p> <p>The building will be 3-4 stories in height - in line with residential development along Orchard St and Delridge Way and reflecting a denser urban environment than currently exists - and by being located away from the west property line, the degree to which it will cast a shadow over the neighboring Vietnamese Cultural Center will be limited.</p> <p>Generous glazing and a clearly delineated entry will provide a friendlier and more open character than the existing Tug Inn building or the neighboring Public Storage. Materials will provide a contemporary industrial feel while also referencing the older development in the area.</p> <p>A number of calls for improved attention to the landscape on the site will be answered both through street edge and sidewalk improvements required by the city, as well as landscaped areas in front of the building and at both the southwest and southeast corners of the lot. Additional green space on the lot</p>



3.5 SUMMARY OF PUBLIC OUTREACH

Scale: Our survey results suggested that most people are comfortable with the building being 3-4 stories tall, and feel that to be appropriate. About one third felt the building should be shorter, although that feeling could be attributed to a concern about how a taller building would effect the Vietnamese Cultural Center to the west, which is also downhill from the site. That impact can be limited by careful siting and form.

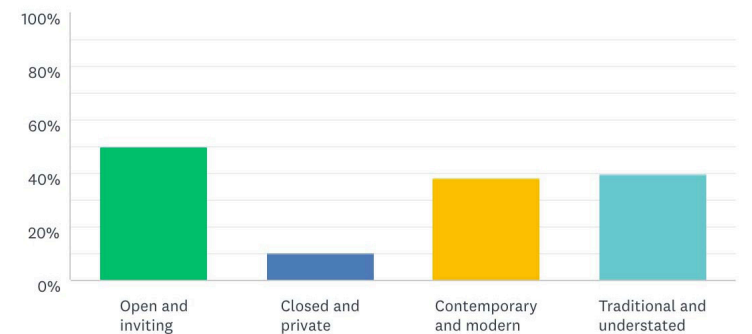
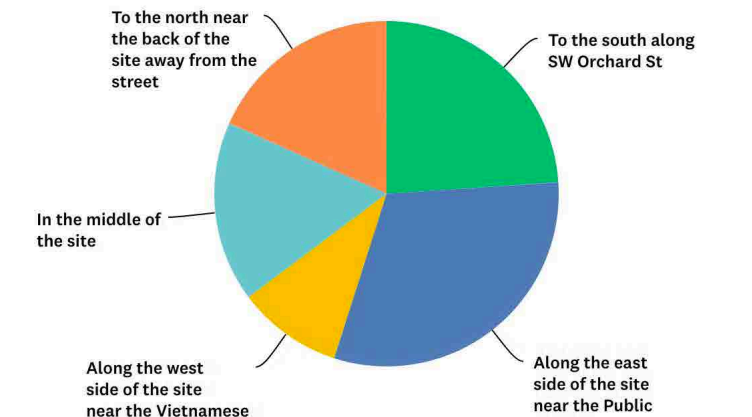
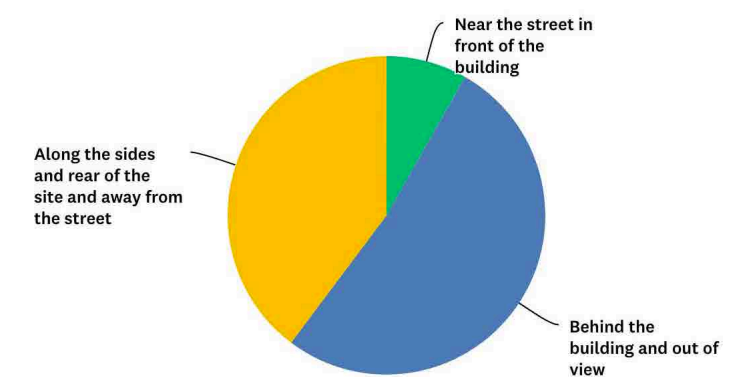
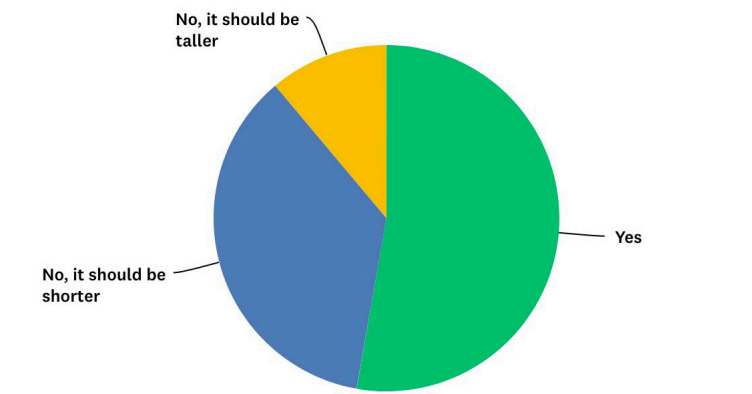
Location of Parking: In line with our intentions to avoid the new project feeling like a strip mall, nearly 90% of those surveyed chose to either place the parking behind the building or to the sides and behind it. The benefit we see to placing parking on the sides as well as behind it is the ability to have different zones of parking, and being able to separate work trucks and warehouse access from regular vehicles.

Location of Building: The majority of respondents chose to place the building close to Orchard St or closer to the east side of the block. Both options would help to minimize the impact of the project on the Vietnamese Cultural Center. Keeping the building away from the west property line in particular would help to minimize the impact of the building on the center.

Project Feel: Stylistic preferences were split, however, there was a strong preference for the new project to provide a friendly presence, and not to simply be a corporate office block.

Project Use: Although it is not in our plans, a number of those surveyed expressed interest in the development including space for a bar, restaurant, or cafe, and stated the fact that Delridge Way is a food desert. Several people also mentioned the need for a grocery store, although realistically, the site is too small to support one. Retail, similarly, was also mentioned a few times, although it is unlikely that the site would be able to support a retail business given Orchard is such a busy thoroughfare and space for public parking would be extremely limited.

Main takeaways: Although it is not in our plans, a number of those surveyed expressed interest in the development including space for a bar, restaurant, or cafe, and stated the fact that Delridge Way is a food desert. Several people also mentioned the need for a grocery store, although realistically, the site is too small to support one. Retail, similarly, was also mentioned a few times, although it is unlikely that the site would be able to support a retail business given Orchard is such a busy thoroughfare and space for public parking would be extremely limited.

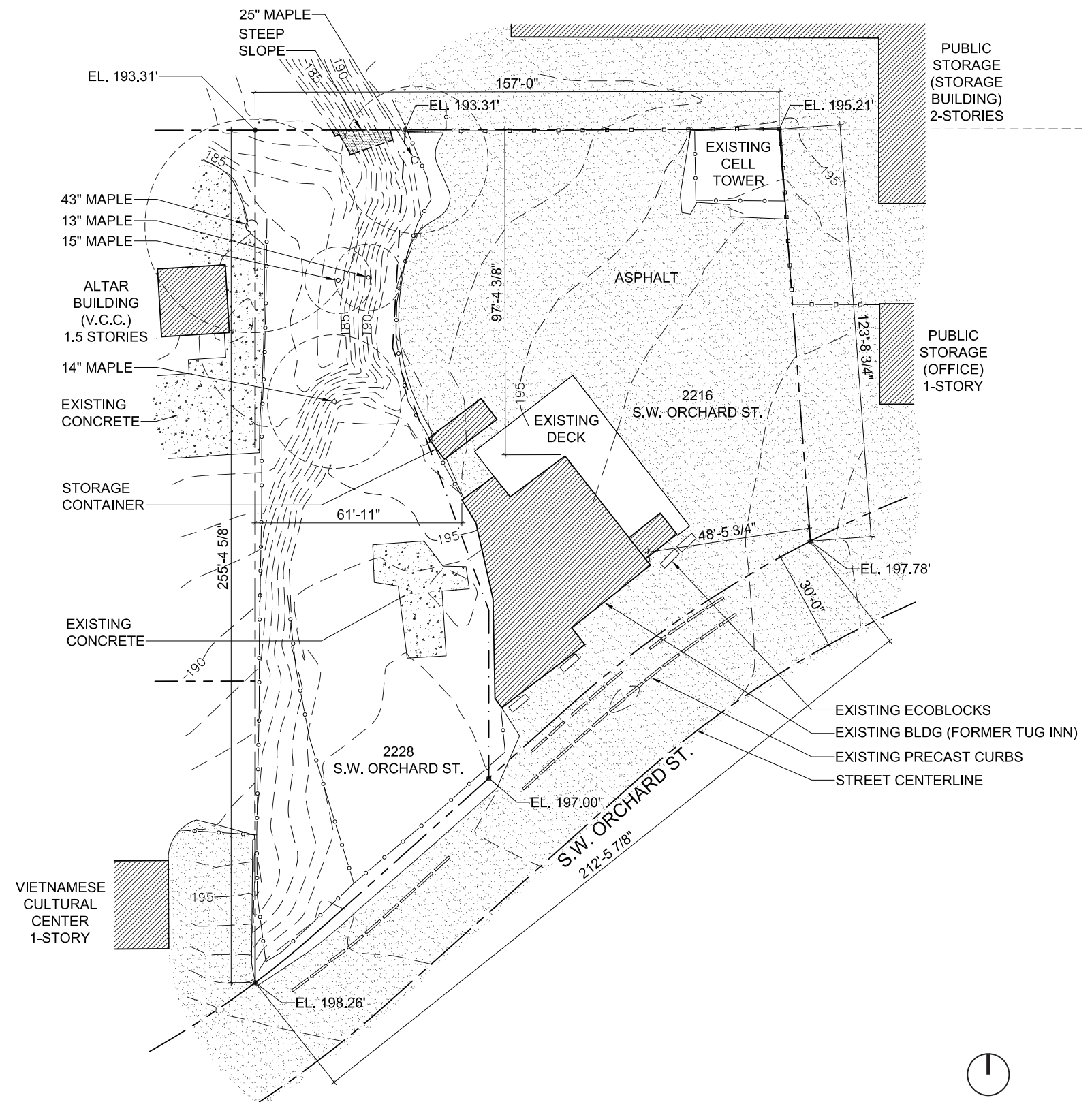


4.0 EXISTING SITE PLAN

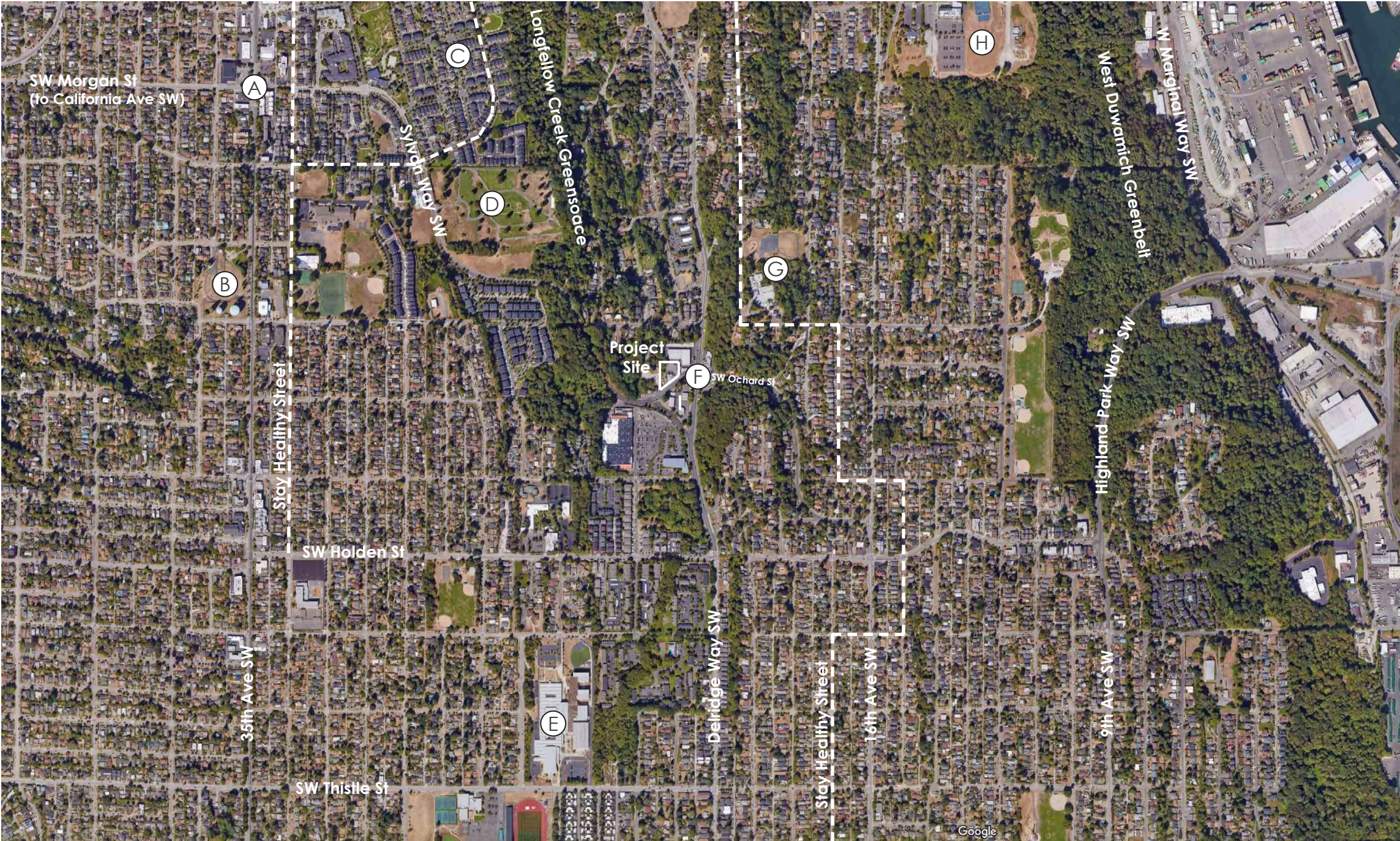
ADDRESS: 2216 & 2228 SW Orchard St
Seattle, WA 98106

LEGAL DESCRIPTION: STEEL PLANT ADD PCL Y SEATTLE LOT BOUNDARY ADJUSTMENT # 3032605-LU REC# 20190515900013 SD LOT BOUNDARY ADJUSTMENT LOC IN LOTS 16 THRU 18 OF BLK 7 OF SD ADD LESS ST

STEEL PLANT ADD PCL Z SEATTLE LOT BOUNDARY ADJUSTMENT # 3032605-LU REC# 20190515900013 SD LOT BOUNDARY ADJUSTMENT LOC IN LOTS 16 THRU 18 OF BLK 7 OF SD ADD LESS ST



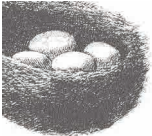
5.0 URBAN DESIGN ANALYSIS - Large Scale Vicinity Map



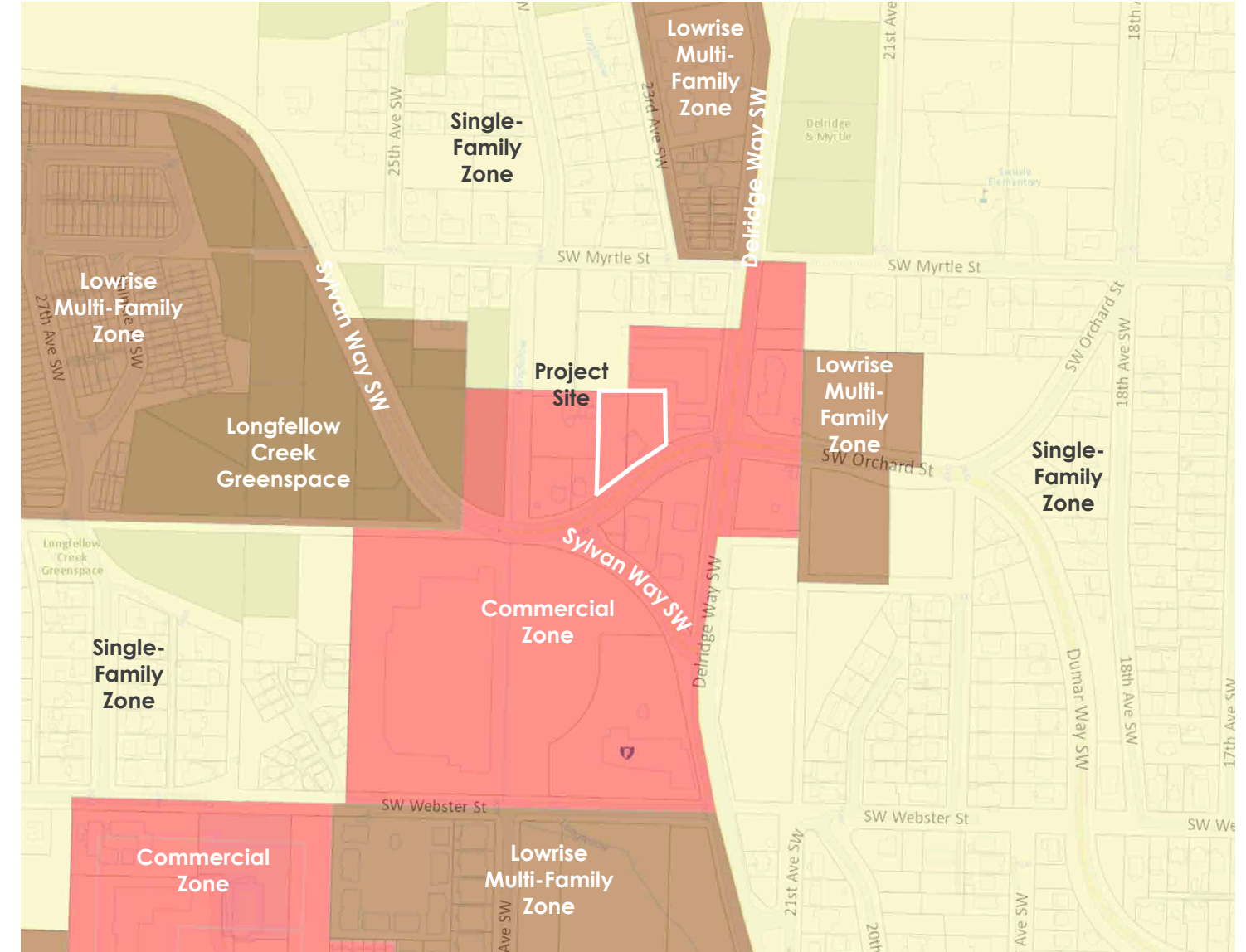
The project site is just off Delridge Way SW, a significant north-south thoroughfare that normally provides access to the West Seattle Bridge. SW Orchard St provides quick access to W Marginal Way SW and greater Seattle to the east. Sylvan Way SW provides a route to 35th Ave SW and the heart of West Seattle.

The commercial zone the project is located in is adjacent to Longfellow Creek to the east, with significant green spaces on the east side of the Delridge Way and on the hillside above the industrial areas along the Duwamish. Multi-family housing is primarily centered along Delridge Way SW and within the High Point neighborhood to the west on Sylvan Way SW, while the rest of the area is dominated by single-family housing.

- (A) 35th Ave SW and SW Morgan St
- (B) Myrtle Reservoir Park - Water Towers
- (C) High Point Neighborhood
- (D) Forest Lawn Cemetery
- (E) Chief Sealth High School
- (F) SW Orchard St and Delridge Way SW
- (G) Sanislo Elementary School
- (H) West Seattle College
- (I) N



5.0 URBAN DESIGN ANALYSIS - 9 Block Vicinity Map



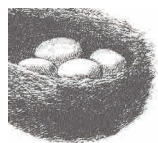
- ① Home Depot
- ② Southwest Precinct - SPD
- ③ Public Storage
- ④ Vietnamese Cultural Center
- ⑤ El Rey Del Taco Food Truck
- ⑥ Shell, Food Mart
- ⑦ Sherwin-Williams Paint Store
- ⑧ Arco, AM/PM
- ⑨ West Seattle Mental Health Center
- ⑩ Lam Bow - Proposed 5 story apt. bldg.
- ⑪ 9 proposed townhouses
- ⑫ Proposed Townhouses



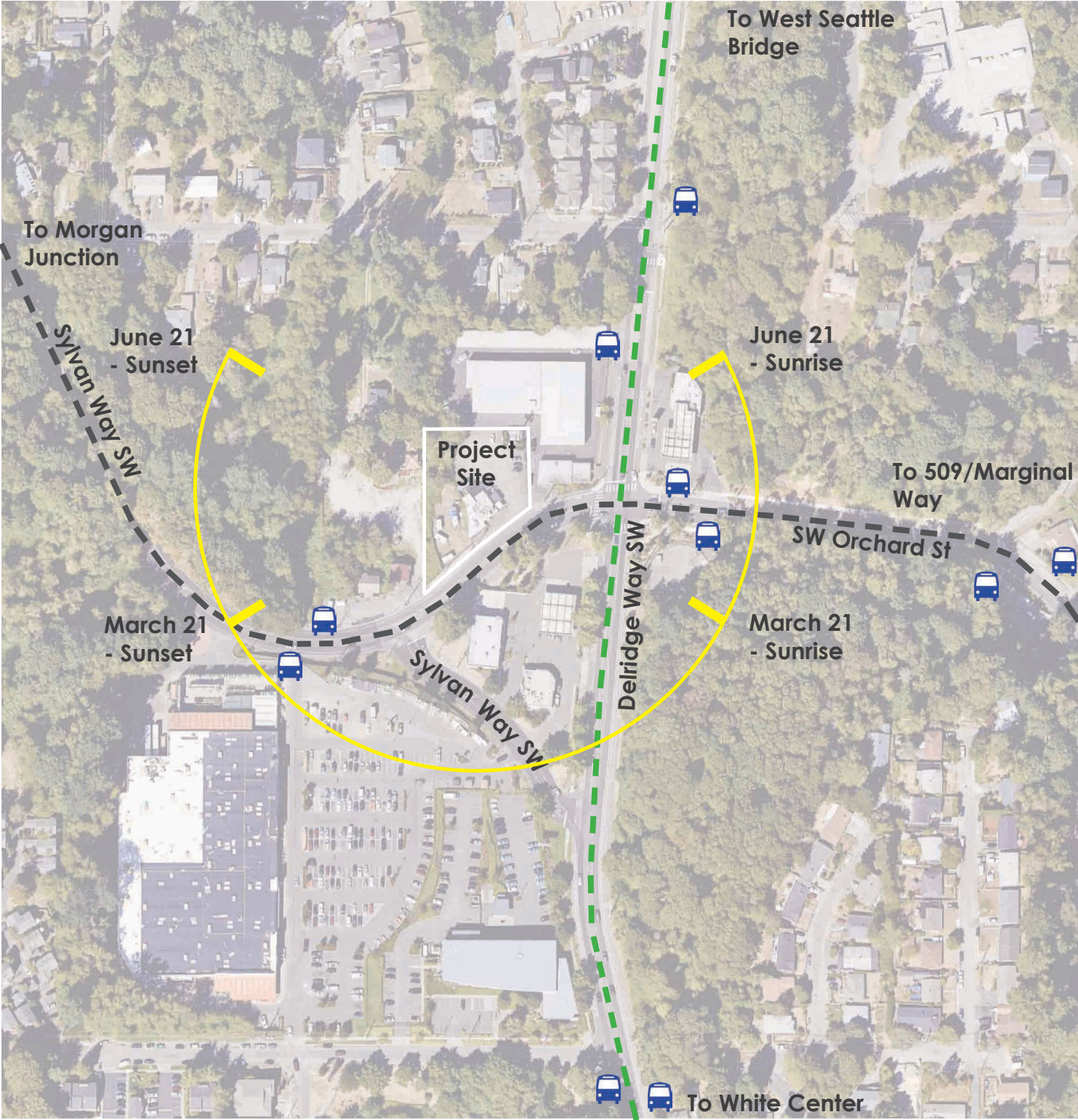
The site is within an auto-oriented commercial zone, served by the main north-south artery of DeLridge Way SW, and the east-west connectors of Sylvan Way SW and SW Orchard St. Retail businesses include Home Depot and Sherwin-Williams. Two gas-stations with associated convenience stores are located at the main intersection of DeLridge Way SW and SW Orchard St. The site has a Public Storage building to the east and north (a western portion of whose site is zoned for residential use), and the Vietnamese Cultural Center is to the west.



Multi-family zones are located along the main streets, with single-family zones filling in most of the remaining surroundings, with significant green spaces in the immediate surroundings.



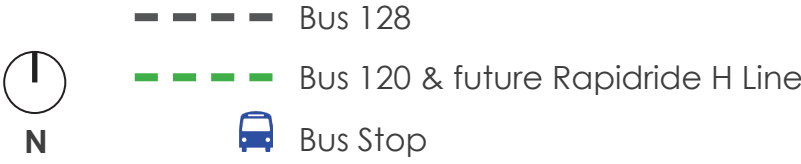
5.7 URBAN DESIGN ANALYSIS - Site and Transportation Analysis



Food and amenities: El Rey Del Taco is one of only two restaurants or food carts within a mile of the site. The area is formally defined as a food desert (being more than 1 mile away from the nearest grocery store) with the nearest one 1.5 miles away. Other amenities are not within easy walking distance.

Walkability: Sidewalks are present on both sides of Delridge Way in the surrounding area. Both sides of SW Orchard St have sidewalks east of Delridge. West of Delridge, no sidewalk exists on the south side of Orchard St, and an asphalt sidewalk with a poured concrete curb is only present as far as the Public Storage driveway. Due to the lack of food and amenities nearby, sidewalks see only limited use.

Bus Routes: Bus route 128 connects to the North Admiral neighborhood via California Ave SW, and to the Southcenter Mall via White Center and Tukwila. Bus route 120 runs north-south on Delridge Way, and connects north to downtown Seattle, and south to Burien.



5.3 URBAN DESIGN ANALYSIS - Axonometric View



Axonometric views of the site emphasize the amount of green space and undeveloped land in the surrounding area. Most nearby roofs are flat, with only the residential scale business and cultural center buildings to the west use regular sloped roofs. All businesses include significant amounts of surface parking, and the Southwest Police Precinct building is the only one that attempts to directly address the street, although its main entrance is off the parking lot to the south of the building.

- ① Home Depot
- ② Southwest Precinct - SPD
- ③ Public Storage
- ④ Vietnamese Cultural Center
- ⑤ El Rey Del Taco Food Truck
- ⑥ Shell, Food Mart
- ⑦ Sherwin-Williams Paint Store
- ⑧ Arco, AM/PM



5.3 URBAN DESIGN ANALYSIS

Retail



Existing retail is home improvement/construction focused. The businesses are built with parking in front, emphasizing the auto-oriented nature of the area.

Gas Stations/Storage



A pair of gas-stations with convenience stores and a Public Storage reinforce the idea that this isn't a pedestrian oriented area.

Cultural/Institutional



The Vietnamese Cultural Center uses an old house as its main building, with traditional Asian cultural buildings and additional parking on the grounds behind it.

The Seattle Police Department building is sited near the street, and is the only non-cultural building using materials in an architectural fashion.

Existing Residential



Nearby housing includes a combination of single and multi-family residences. Multi-family development along the main arteries is from a variety of eras, with a mix of apartments and townhouses. Older traditional forms with sloped roofs are prevalent, although many newer developments use more modern forms.

Proposed Residential

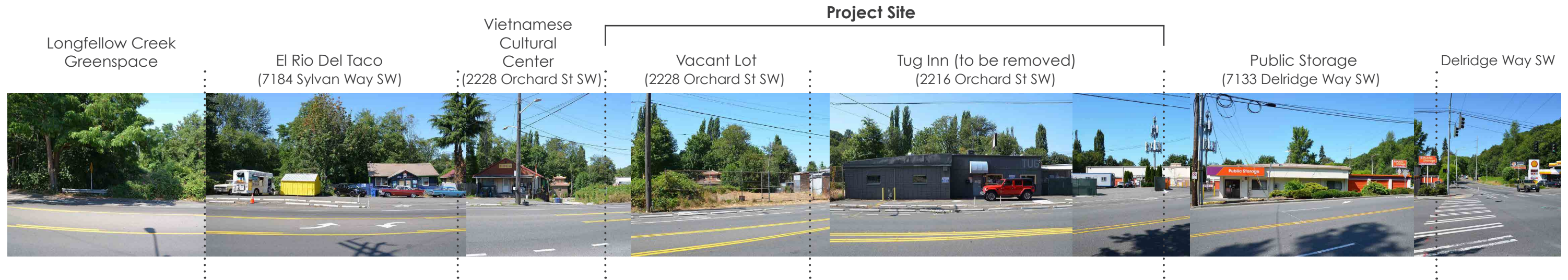


Proposed development in the area is generally larger scale multi-family housing, including the 5-story Lam Bow Apartments (top) being built along Delridge Way SW in association with the SHA. Two separate 9 townhouse developments are also proposed within the surrounding blocks, one along Delridge Way, and the other along SW Orchard St (bottom). These are much more modern in character than older development.



5.4 URBAN DESIGN ANALYSIS - Streetscape Photo Montages

North Side of Orchard St SW



Structures are generally located behind parking. El Rio Del Taco and the Vietnamese Cultural Center have buildings with sloped roofs. The Tug Inn is oriented near the street, but offers a largely blank facade to it. The sidewalk is only concrete at the corner. Along the Public Storage building to the driveway it is merely a concrete curb with asphalt paving behind it.

South Side of Orchard St SW



Sloping up to the south, grassy or bark-dusted slopes, a screen of trees, chain link fencing and a concrete block retaining wall provide a largely blank street front. No sidewalk is present either along the slope below the Arco or next to the Home Depot, despite the presence of a bus stop on the street next to the Home Depot.



5.7 URBAN DESIGN ANALYSIS - Site Photos

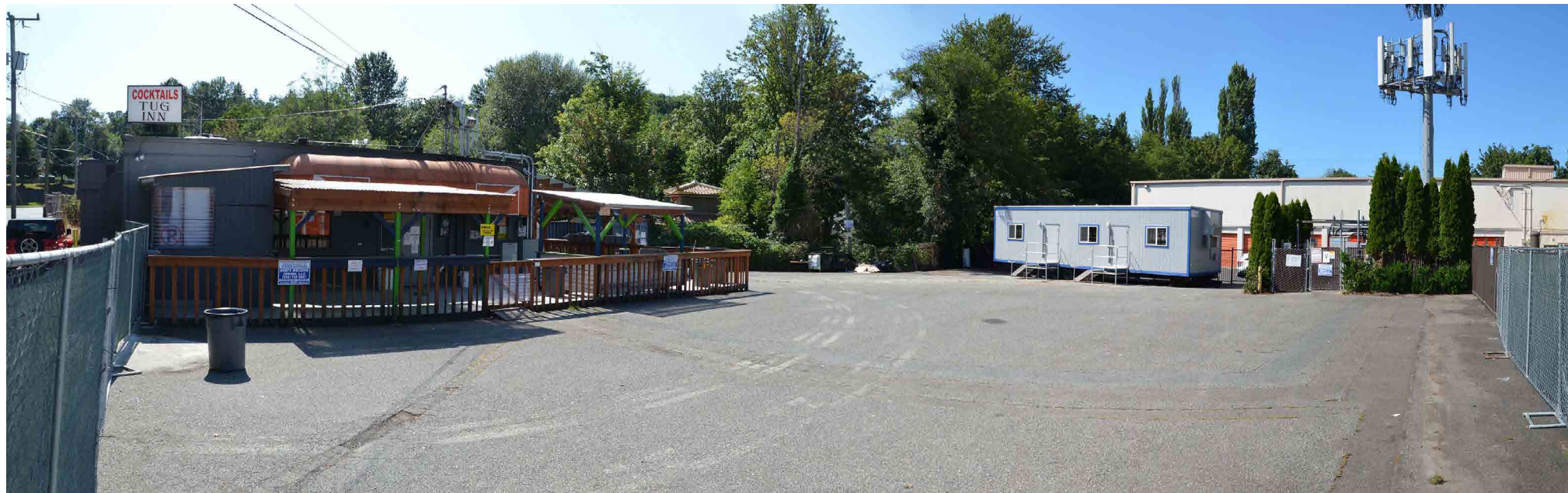
2228 Orchard St SW - Currently vacant site

The west side of the site is currently vacant, with the west edge and north end made up of overgrown slopes. The west side of the Tug Inn building is on the right.



2216 Orchard St SW - Tug Inn

The east side of the site includes the former Tug Inn building along SW Orchard St, and is otherwise mostly paved. The northeast corner houses a cell tower that will remain.



6.1 ZONING SUMMARY

Site Zone:	C1-55 (M) C1 zoning is for an auto-oriented retail/service commercial area, and is describes as typically including "large supermarkets, building supplies and household goods, auto sales and repairs, and apartments." Multi-story offices are also included in the standard building types.
Street level design:	No requirements for non-residential structures that are not across the street from a residential zone.
Maximum size of commercial use:	25,000-40,000 SF for warehouse uses 35,000 SF for office uses (1 FAR = 30,155 SF, maximum is dictated by the greater area)
Parking Location:	No restrictions. Project does not include residential uses, and is not across the street from a residential zone.
Permitted/Prohibited Uses: SMC 23.34.080 A.	Function. To provide for an auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods and the larger community, citywide, or regional clientele.
Structure Height:	Height Limit = 55'
Floor Area Ratio (FAR):	1 (or 35,000 SF office use)
Setbacks:	4' Dedication
Arterial Classification:	Principal Arterial
Street Type:	Urban Center Connector (6' sidewalk, 5'-6" landscape, 6" curb, (2) 11' lanes of traffic)
ROW Width Minimum:	68' (60' existing)



7.0 DESIGN GUIDELINES

CS1 - Natural Systems and Site Features:

B. Sunlight and Natural Ventilation:

1. Sun and Wind - Placing the building near the middle of the site and towards the street maximizes the amount of daylight it will get, regardless of what goes up near it. All floors will have operable windows to allow for cross ventilation.

2. Daylight and Shading - Glazing will be spaced evenly along exterior walls, and placed primarily between desk height and the ceiling on upper floors to provide work surfaces with generous amounts of daylight and minimize reliance on light fixtures. Overhangs or shading devices on the east, west, and south faces will help to minimize unwanted solar heat gain.

Siting the building near the middle of the property and near the street to the south will also limit how much the building will shade neighboring properties.

C. Topography

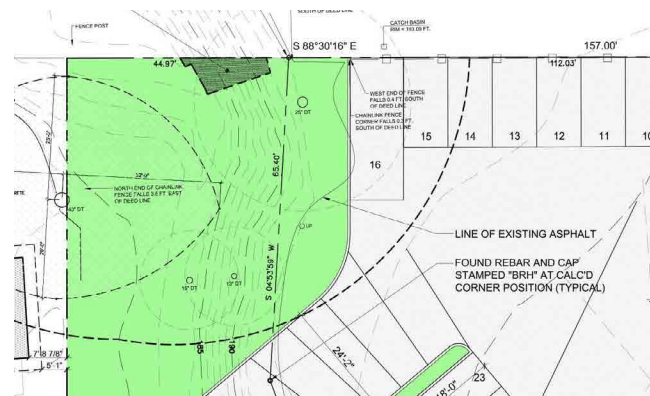
1. Land Form - Surface parking will be located to the southwest and northwest of the building at or near existing grades, while the driveway will drop down on the northwest side of the building to more closely follow the natural topography of the site and to provide driveway access to the basement.

D. Plants and Habitat

1. On-Site Features - Existing wetlands related to Longfellow Creek and trees in the northwest corner of the site will remain largely untouched. Remediation work will be aimed at removing invasive species and reintroducing native plants. New landscaped areas at the southeast and southwest corners of the site and between the building and road will improve the property.



Shadows on neighboring properties are reduced by placing the building in the middle of the site.



The driveway has been designed to end before the wetland setback. Parking within the setback will be included only where paving already exists.

E. Water

2. Adding Interest with Project Drainage - It is our intention to use the project drainage as a design feature, likely using the area in front of the building and the sidewalk, whether it becomes some sort of large bioswale, water retention pond, or bioretention planter with plantings relating back to the wetlands on the site.

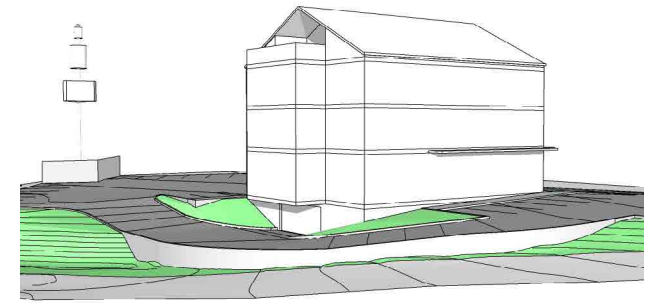
CS2 - Urban Pattern and Form:

A. Location in the city and neighborhood:

1. Sense of Place - Existing and proposed development along Delridge Way and Orchard St is a mix of traditional residential forms and contemporary residential or commercial development, with an emphasis on traditional forms up Sylvan at High Point. This project will help reinforce the street edge by not being oriented behind parking, and will reinforce the character of the immediate area as a neighborhood commercial center.

B. Adjacent Sites, Streets, and Open Spaces:

2. Connections to the Street - The unusual shape of the site and the presence of wetlands at the northwest corner meant it made sense both from a circulation and street character standpoint to orient the building directly parallel to the street, reinforcing the street edge, with new landscaped areas at each property corner and in front of the building to reflect the nature of the greenspaces in the area.



Reducing the height of the existing slope and allowing for much less soil retention, the driveway will follow the topography of the neighboring site.



The entry courtyard design for the office's "Sky House" project, including a combination of plantings and pond.



7.0 DESIGN GUIDELINES

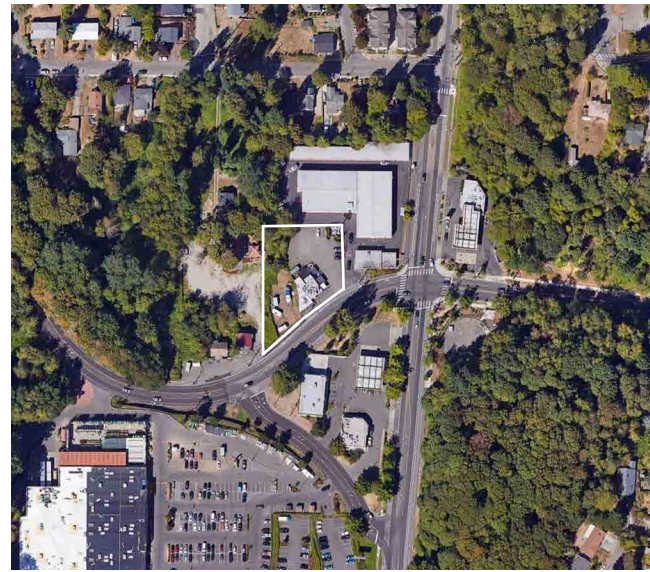
CS2 - Urban Pattern and Form (continued):

B. Adjacent Sites, Streets, and Open Spaces:

3. Character of Open Space - Significant amounts of the surrounding area are heavily forested. The Public Storage, Tug Inn and Vietnamese Cultural Center currently offer very little to no real green space along the front of their sites to reinforce this. The addition of planted areas along the front of our site will improve the feel of this stretch of road significantly.

PL3 - Street-Level Interaction:

A. Entries - The proposed main entry will be located at the southeast corner of the building, facing towards the main intersection of Orchard St and Delridge Way. The entry be shielded from the weather by a steel awning or an overhang. A concrete walkway will lead directly to it from the new sidewalk.



DC1 - Project Uses and Activities:

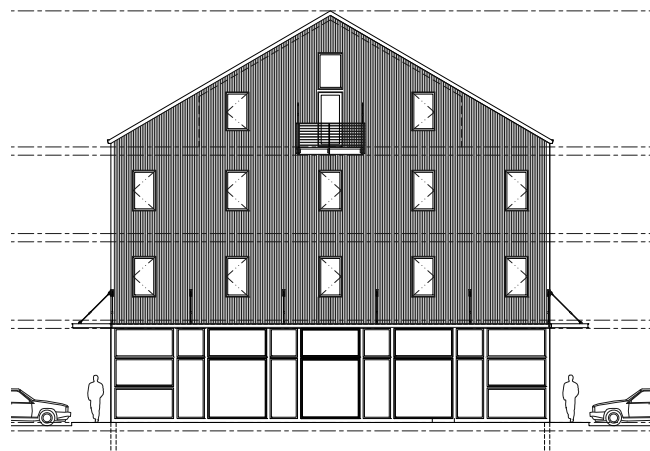
C. Parking and Service Areas:

1. Below-Grade Parking - Approximately 8 to 10 parking spaces will be located in the basement of the building, accessed from the northwest side of the building via a driveway that dips down in order to also limit the visual impact of site works on the neighboring VCC. Other parking will be located to the sides of the building and behind it.

DC2 - Architectural Concept:

B. Architectural and Facade Composition:

1. Facade Composition - In all three of the proposed massings, window spacing and proportions have been carefully thought out to work on the front, sides and rear facades, with windows evenly spaced across the facade and window compositions and architectural elements aligning vertically from floor to floor.



This study for what the south elevation of Option 1 might look like shows our intent to develop a clear rhythm throughout the facades and to include a high degree of transparency at the street level.

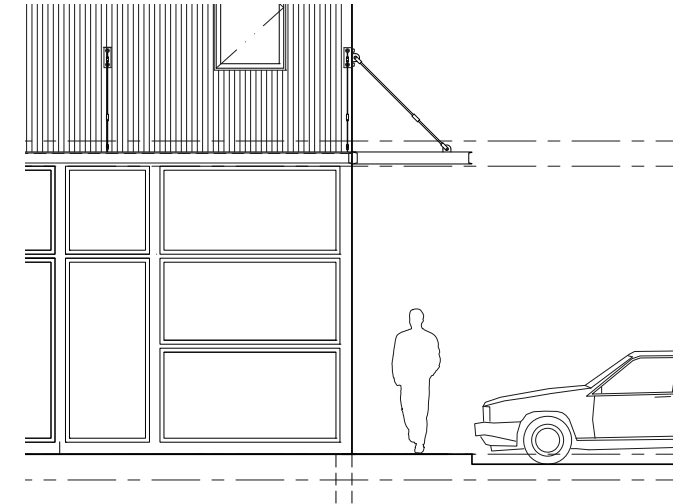
C. Secondary Architectural Features:

1. Even on the simplest massing we are proposing (Option 1) we are including a balcony on the front, a projecting bay on the back with a roof deck at the top level, and awnings around the bottom story to provide sun and rain protection. Similar elements are shown on the massing studies for the other options as well.

DC4 - Exterior Elements and Finishes:

A. Building Materials:

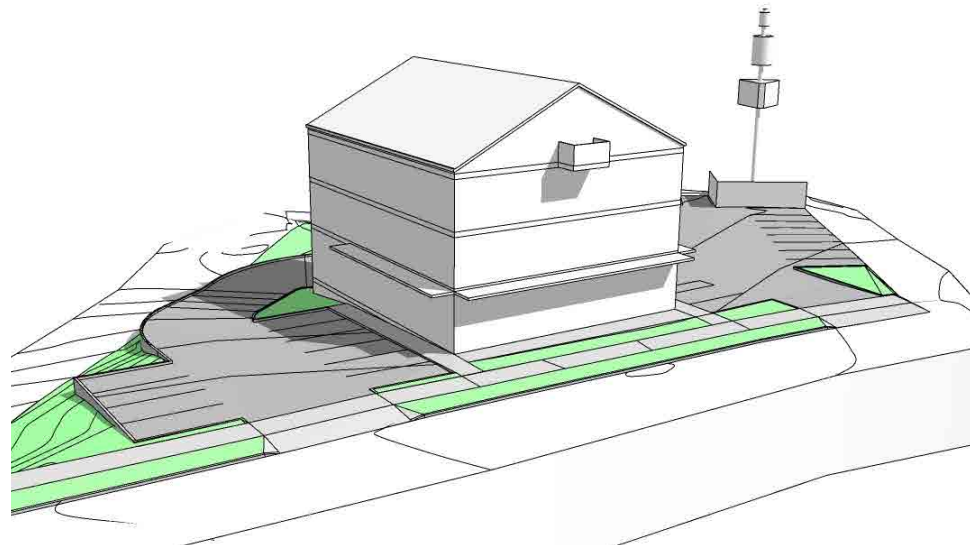
1. Exterior Finish Materials - Metal siding is intended to be used on the exterior of the buildings to reflect the commercial and industrial nature of the area and program. The nearby Southwest Precinct building of the SPD provides a nearby precedent for this.



8.0 ARCHITECTURAL MASSING CONCEPTS

Option 1 (Preferred)

Simple gable facing Orchard St.

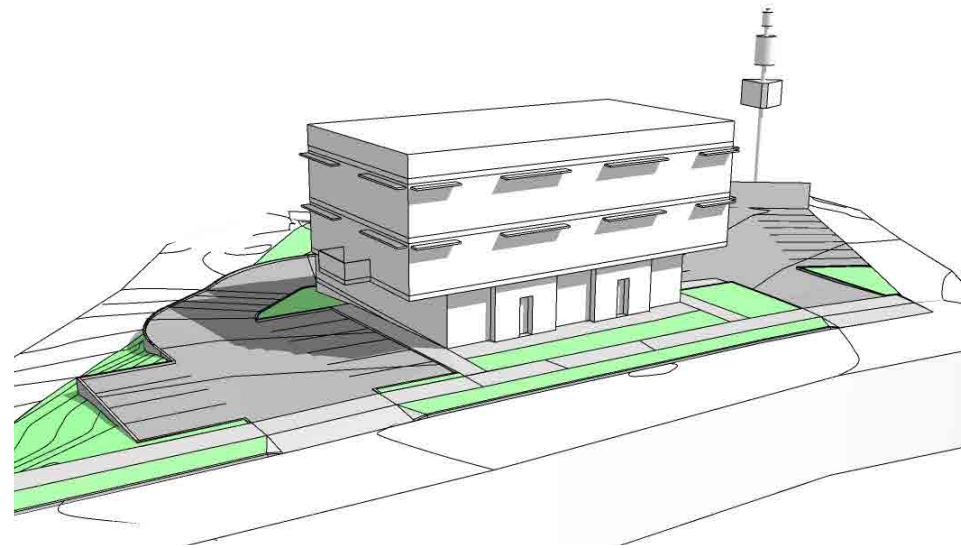


This is the simplest massing we've developed, and offers the smallest footprint as well. It will also be the easiest to build due to the poor bearing capacity of the soil. The more traditional form with a gable end facing the street blends easily with the existing buildings to the west, as well as the greater residential area around it. Metal siding will speak to the commercial/ industrial nature of the client and primary occupant, and evokes the area's mills and industrial buildings, while also relating to the existing use of metal siding at the nearby SPD precinct building. Storefront glazing on the bottom floor provides a sense of transparency and friendliness at the street level, while residential scale tall windows will be evenly spaced on the upper floors. A balcony on the south side helps provides some visual interest, along with steel awnings that will provide shading from the sun and protection from the rain around the bottom floor. This option also offers the most parking.

Parking: Approx. 43 spaces (33 surface + 10 basement)
 Office Space: 6,950 square feet
 Warehouse/Storage Space: 4,650 square feet
 Total: 11,600 square feet

Option 2

Modern flat roofed boxes with cantilevers.

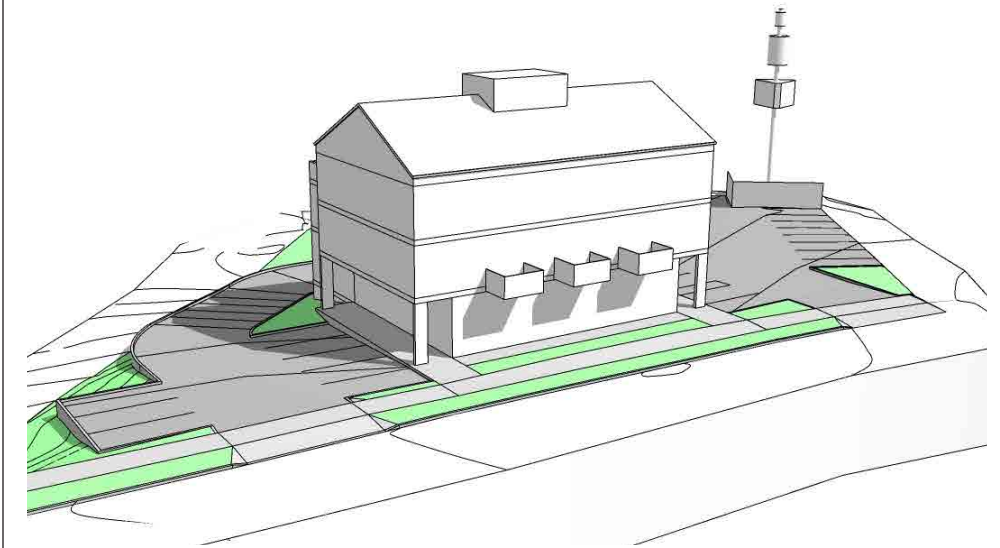


This is the most modern option we've developed, and offers the second smallest footprint. The second and third floors cantilever out to the northeast and southwest, providing additional floor space on these levels, keeping the overall height lower, and providing covered areas at the ground floor. Broad windows are shielded from excessive sun with shading devices. A large third floor roof deck provides outdoor space on the north side of the building, and helps the building step down towards the main cultural buildings of the Vietnamese Cultural Center.

Parking: Approx. 39 spaces (31 surface + 8 basement)
 Office Space: 6,650 square feet
 Warehouse/Storage Space: 3,830 square feet
 Total: 10,480 square feet

Option 3

Gable parallel to Orchard St.



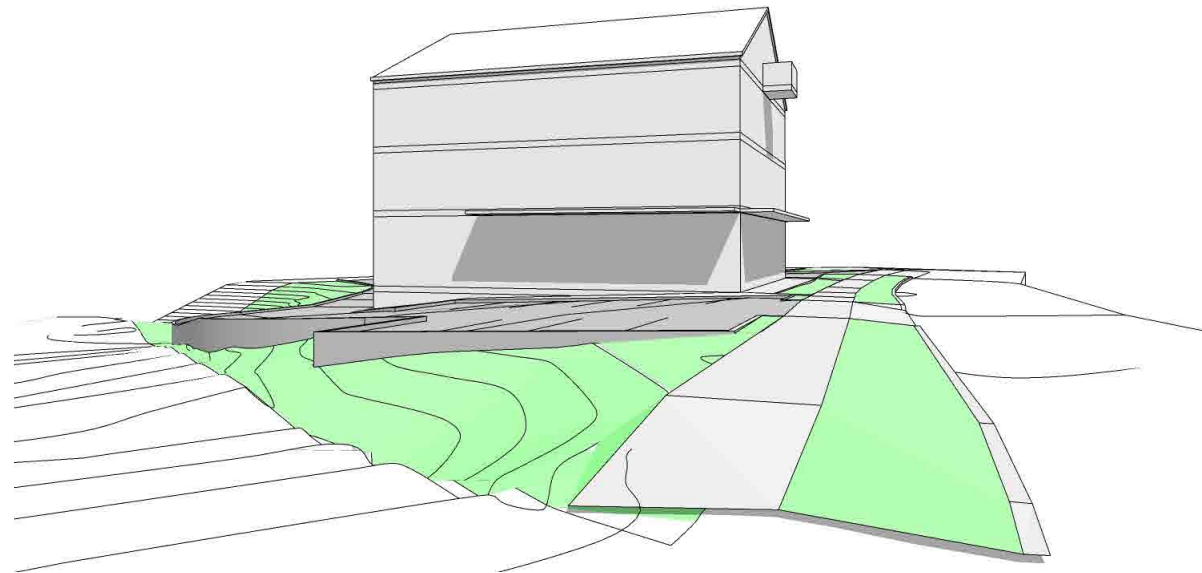
A second more traditional option, this time with a gable parallel to the street. The second and third floors borrow the upper floor layouts from the second option, providing additional floor space on these levels, and keeping the overall height at the front facade lower. Covered areas on both sides also include piers to ground the corners and eliminate the need to cantilever as much weight out from above the lower level. Due to poor soil conditions, this may or may not provide benefits over the cantilevered option. The need to hold parking back from the line of piers means fewer parking spaces are available than the first option, and the building has to move southwest in order to accommodate the parking along its east side. This option also steps down to the northwest to provide a roof deck, but is also located the closest Vietnamese Cultural Center to the west.

Parking: Approx. 41 (31 surface + 10 basement)
 Office Space: 5,640 square feet
 Warehouse/Storage Space: 4,450 square feet
 Total: 10,090 square feet

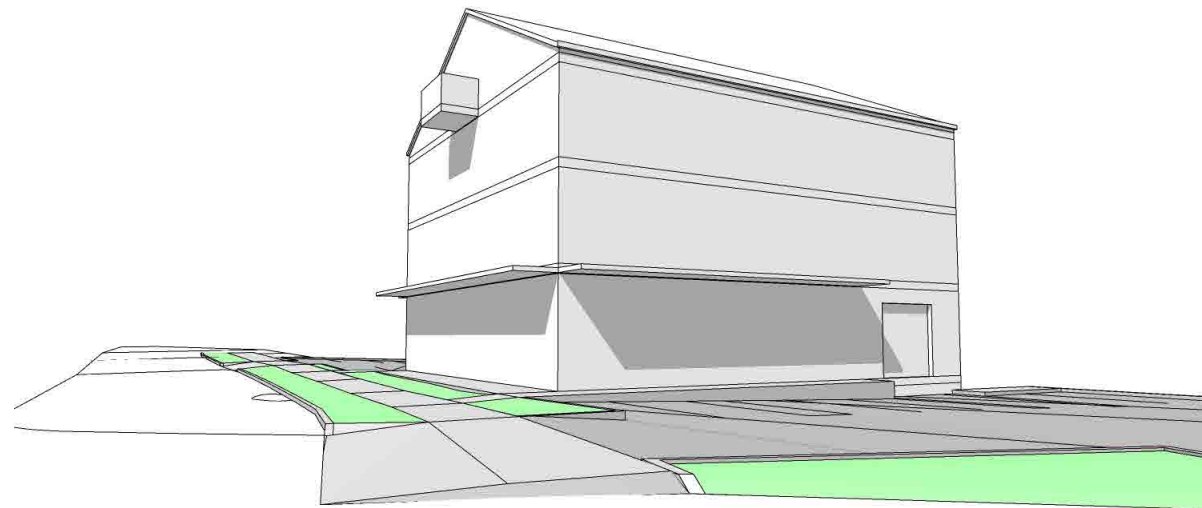


8.0 ARCHITECTURAL MASSING CONCEPTS - Option 1 (Preferred)

Option 1 (Preferred)
Simple gable facing Orchard St.



View from the southwest along Orchard St.

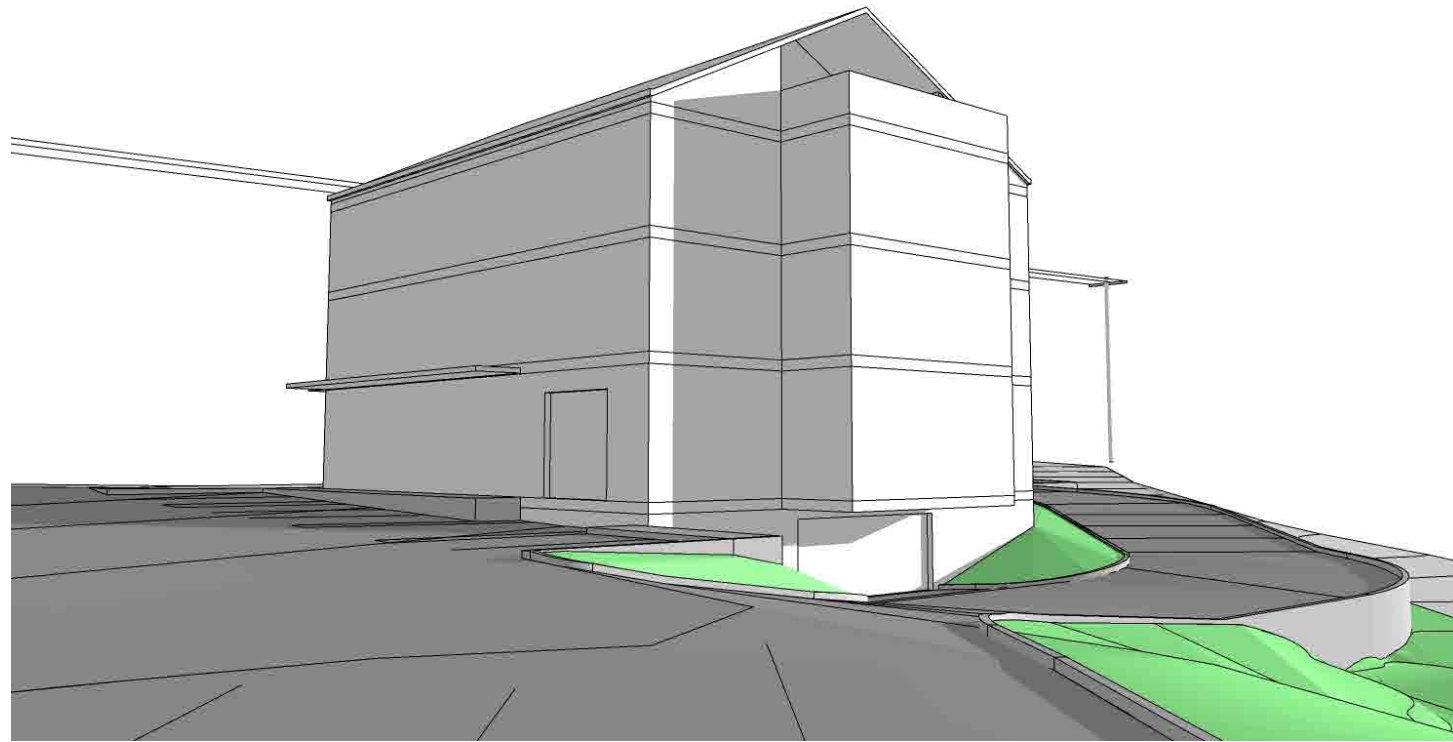


View from the east along Orchard St.

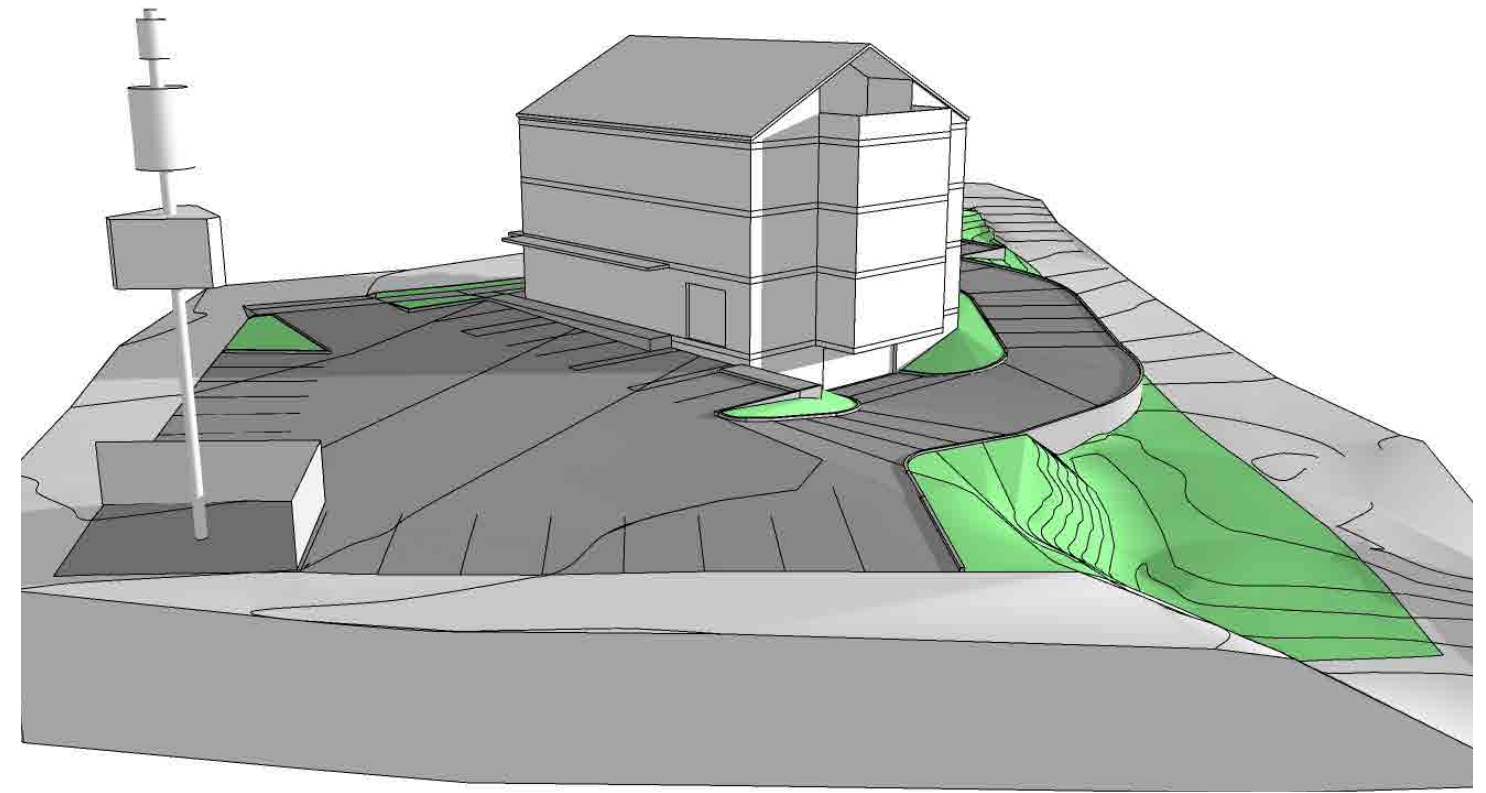


8.0 ARCHITECTURAL MASSING CONCEPTS - Option 1 (Preferred)

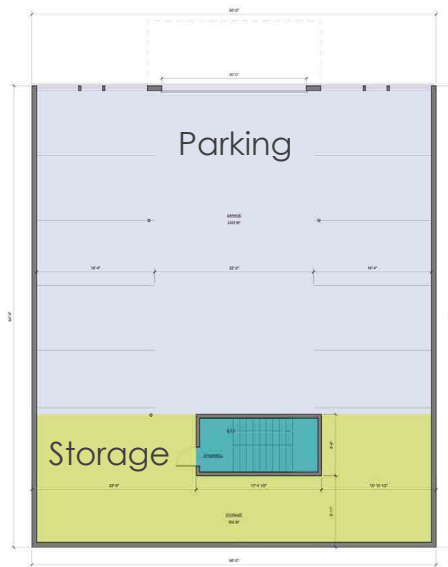
Option 1 (Preferred)
Simple gable facing Orchard St.



View from the north end of the site.



Elevated view from north of the site.



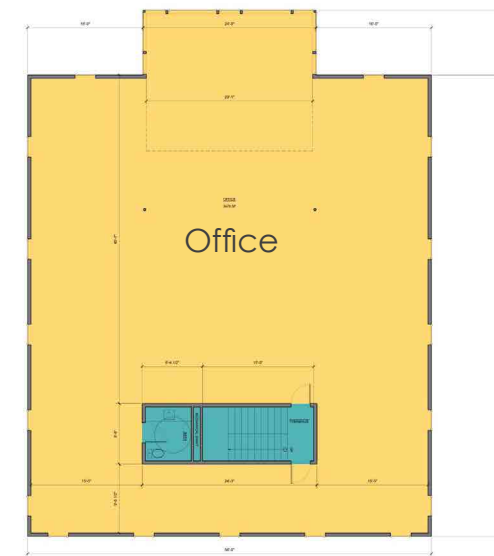
Basement Plan



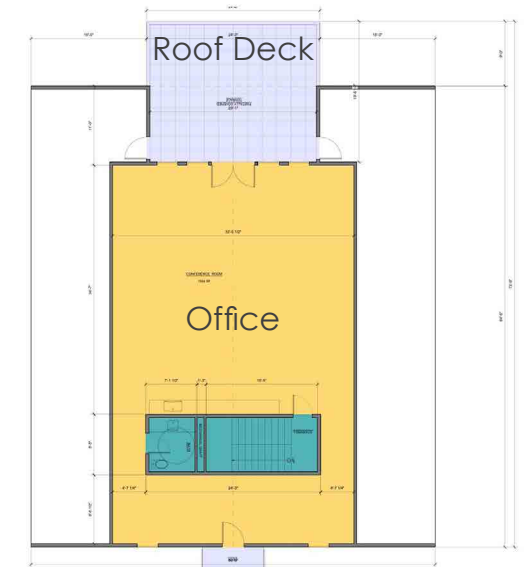
Ground Floor Plan



Second Floor Plan



Third Floor Plan



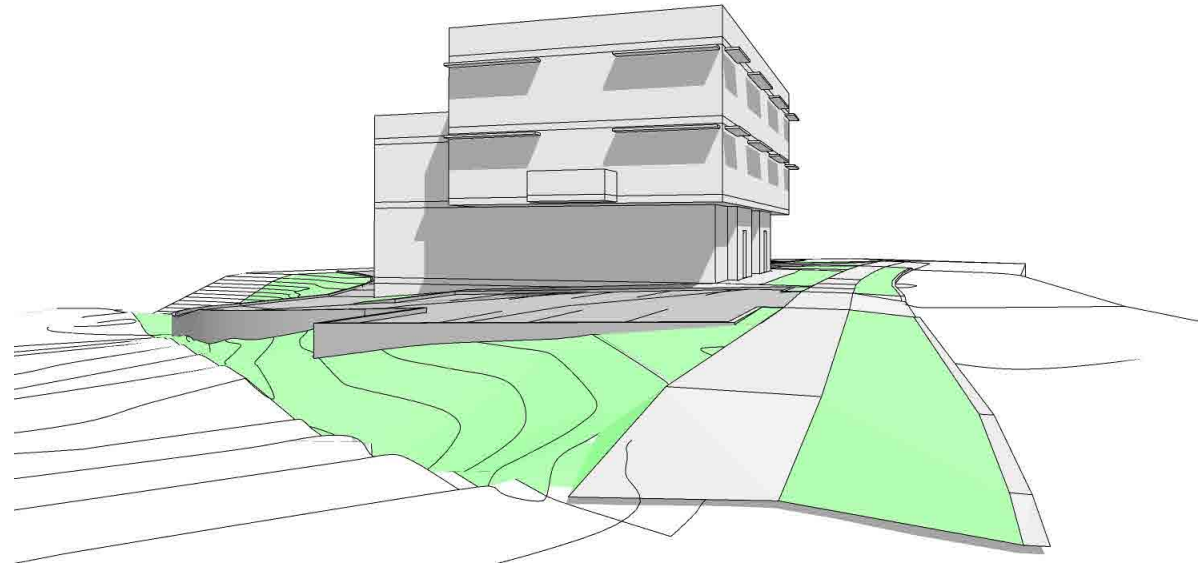
Third Floor Plan



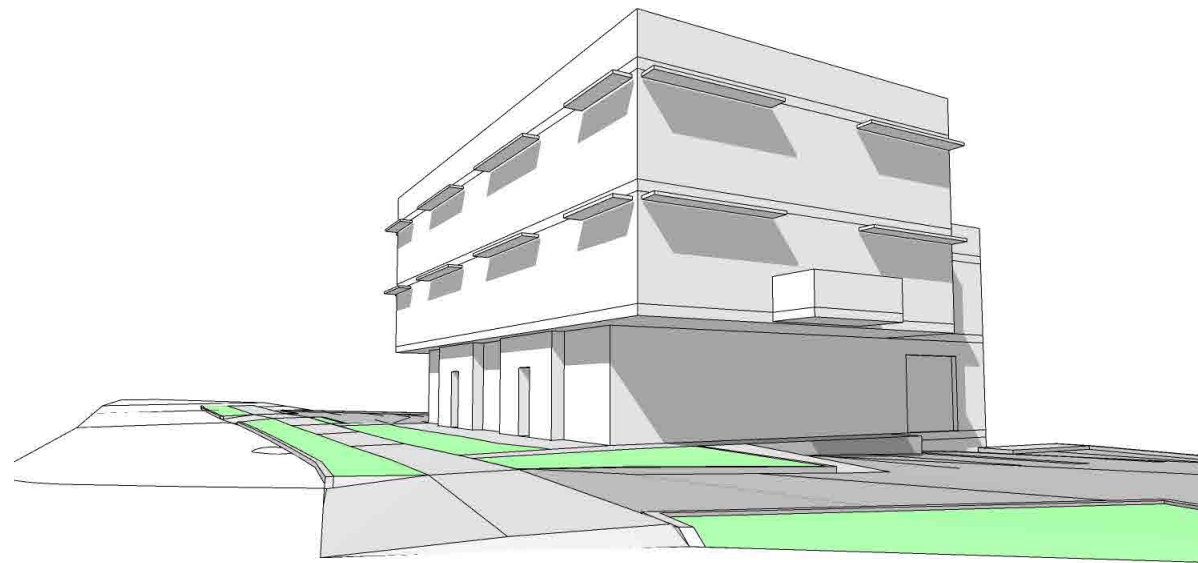
8.0 ARCHITECTURAL MASSING CONCEPTS - Option 2

Option 1 (Preferred)

Simple gable facing Orchard St.



View from the southwest along Orchard St.



View from the east along Orchard St.



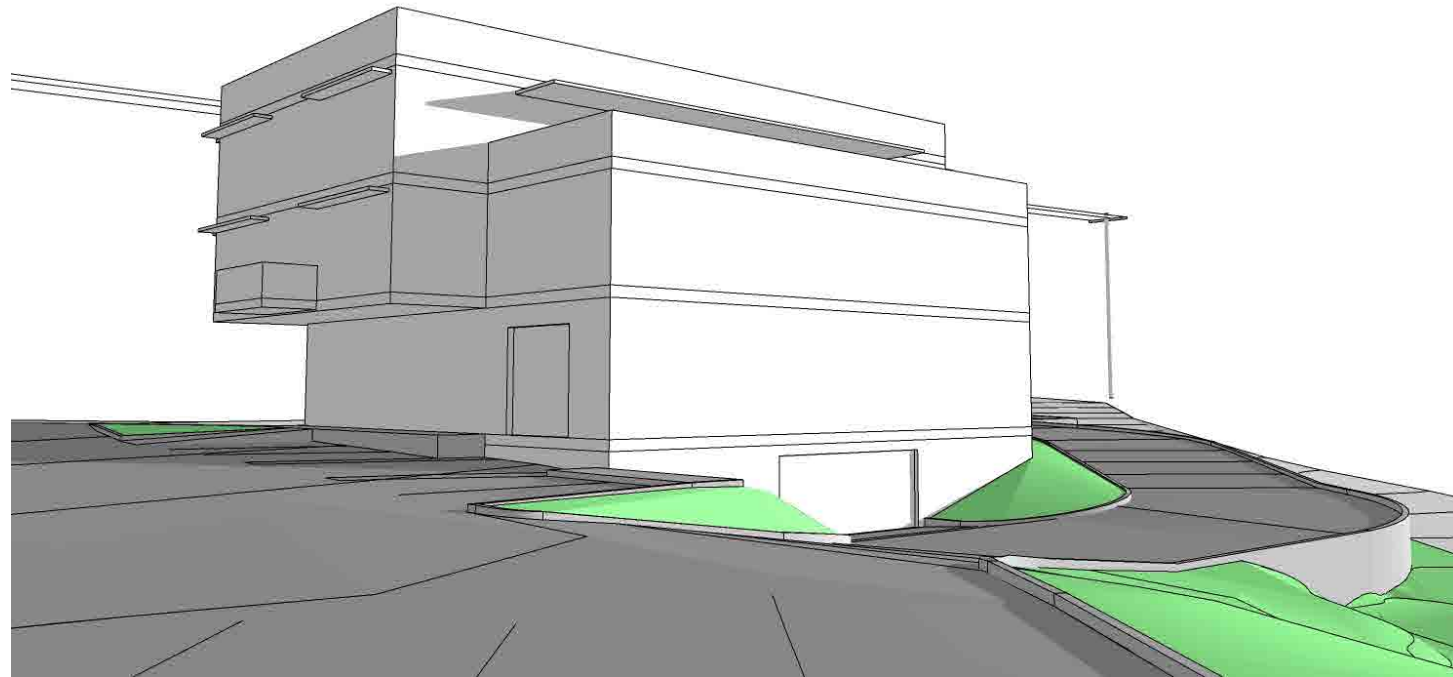
Site Plan



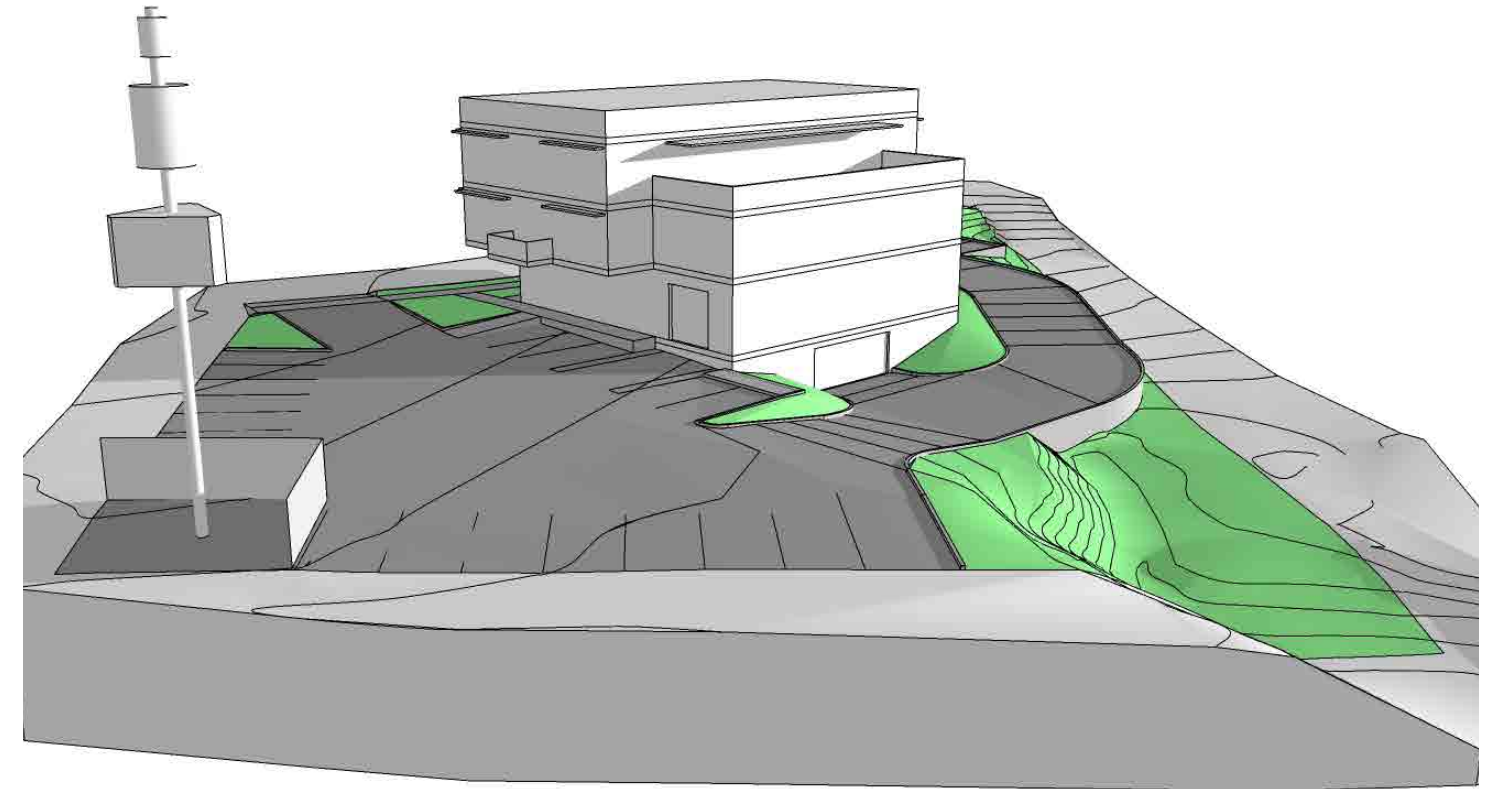
8.0 ARCHITECTURAL MASSING CONCEPTS - Option 2 Floor Plans

Option 1 (Preferred)

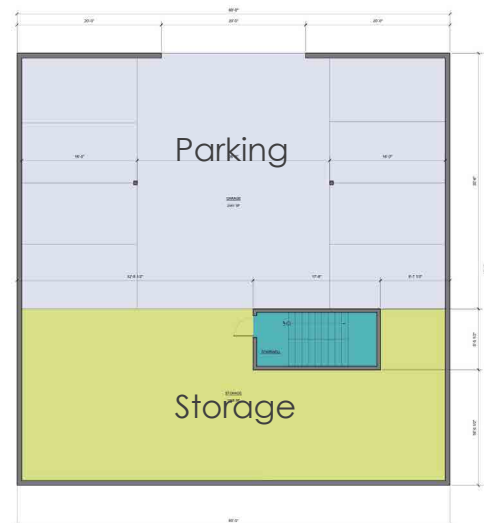
Simple gable facing Orchard St.



View from the north end of the site.



Elevated view from north of the site.



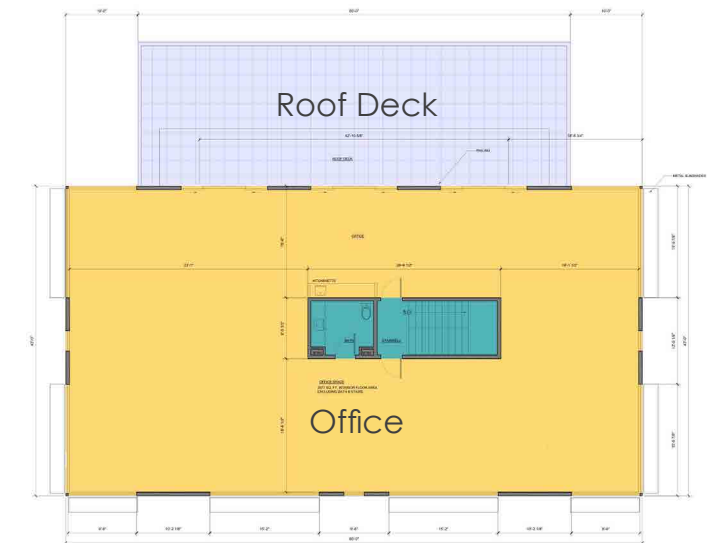
Basement Plan



Ground Floor Plan



Second Floor Plan



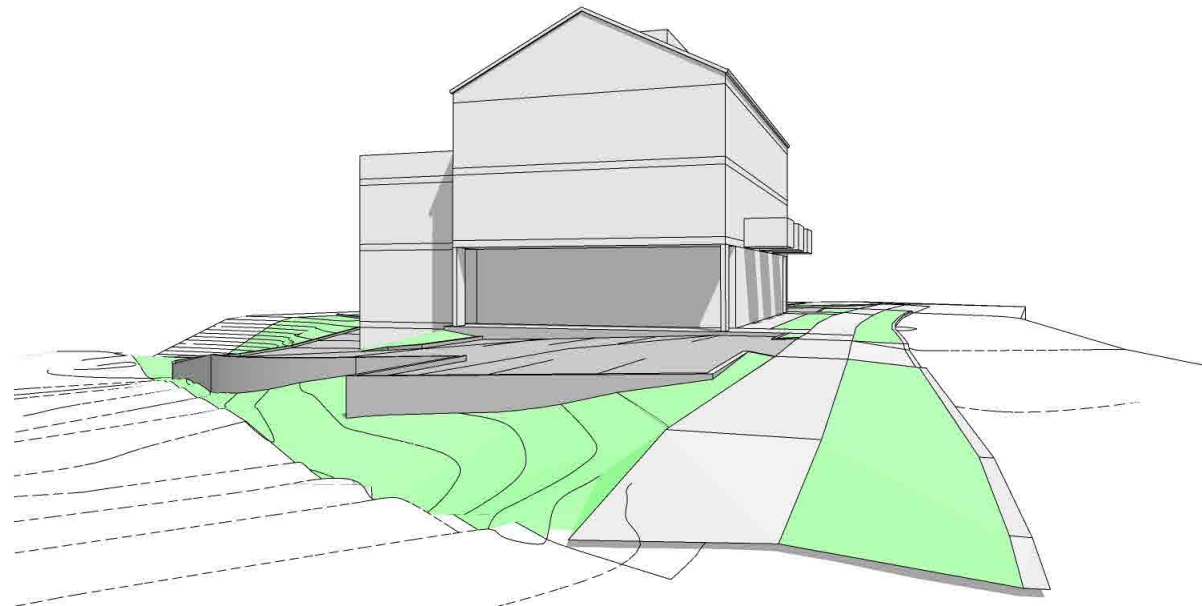
Third Floor Plan



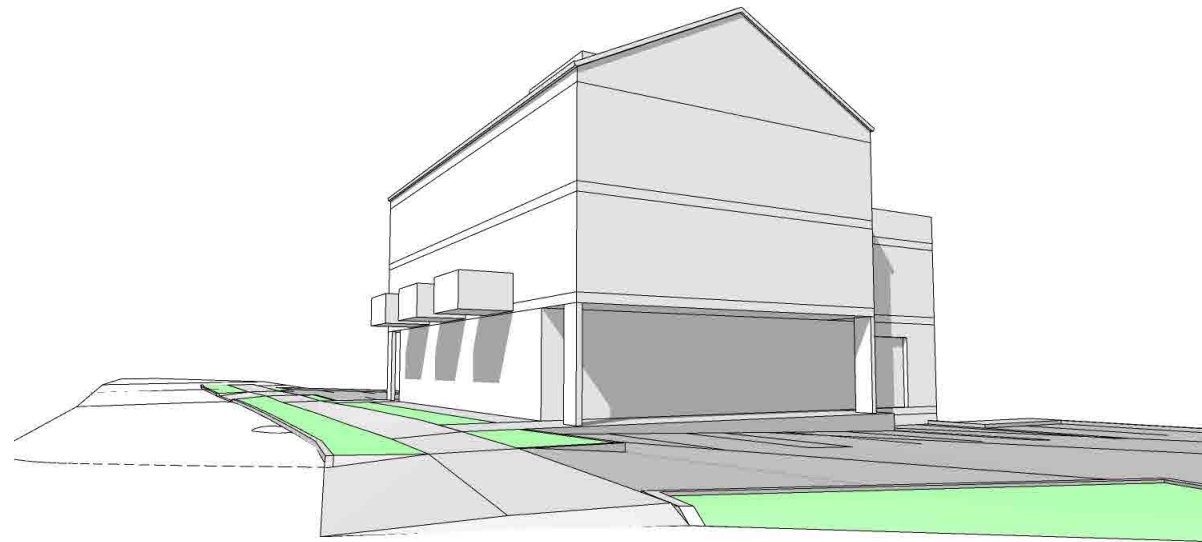
8.0 ARCHITECTURAL MASSING CONCEPTS - Option 3

Option 1 (Preferred)

Simple gable facing Orchard St.



View from the southwest along Orchard St.



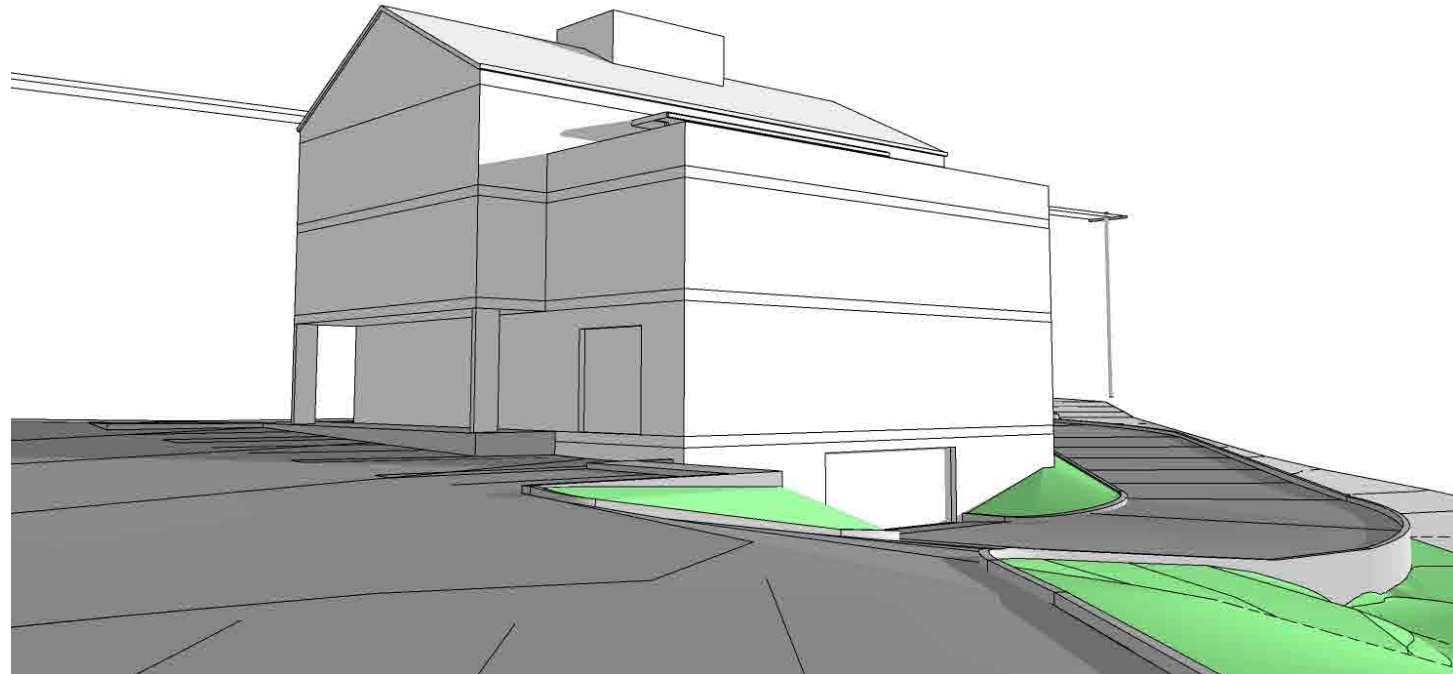
View from the east along Orchard St.



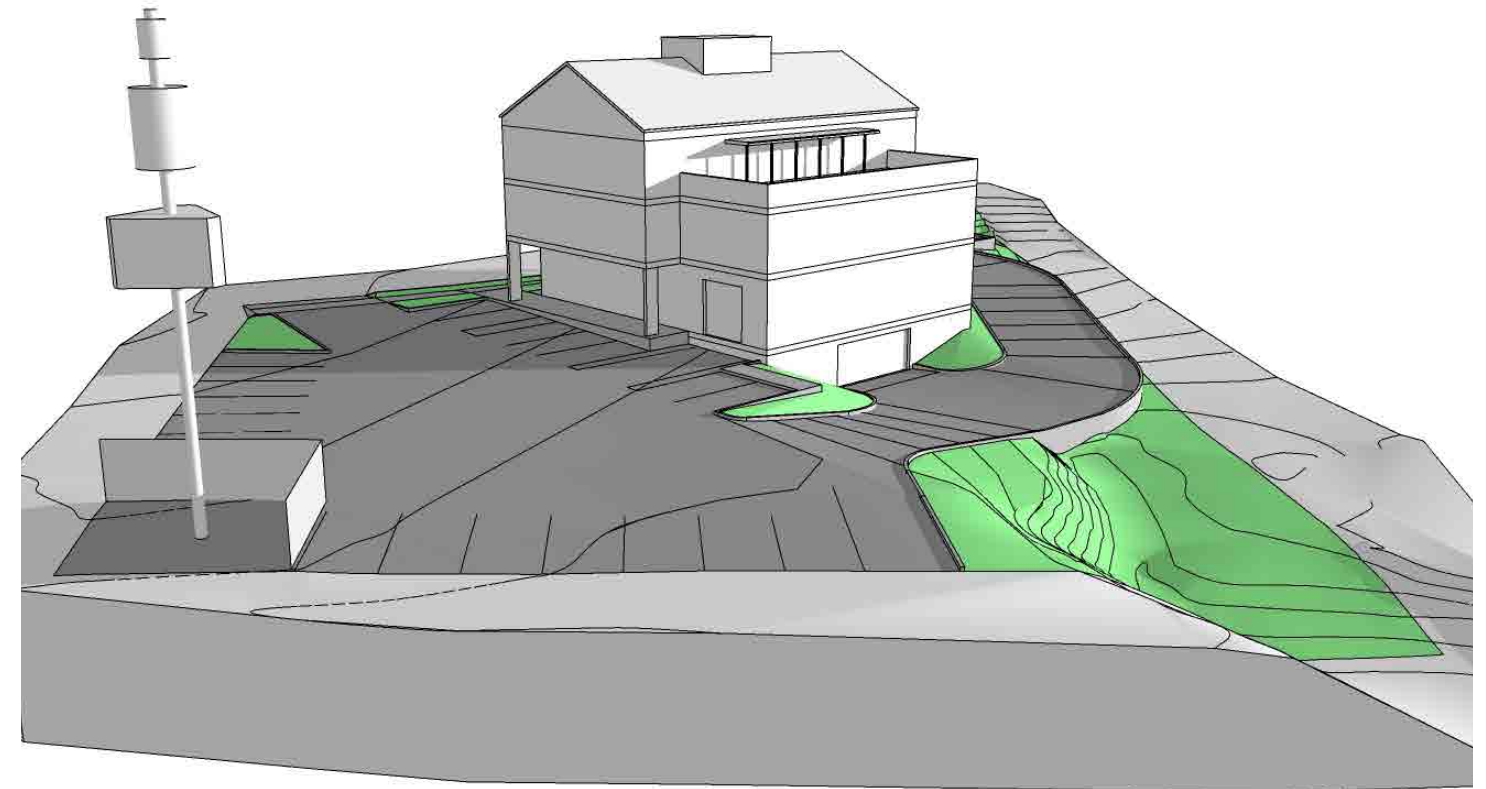
8.0 ARCHITECTURAL MASSING CONCEPTS - Option 3 Floor Plans

Option 1 (Preferred)

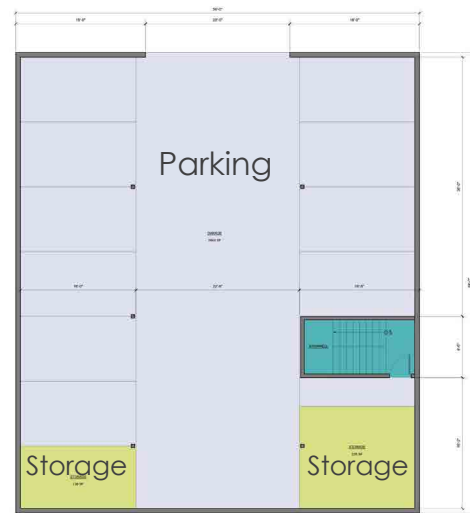
Simple gable facing Orchard St.



View from the north end of the site.



Elevated view from north of the site.



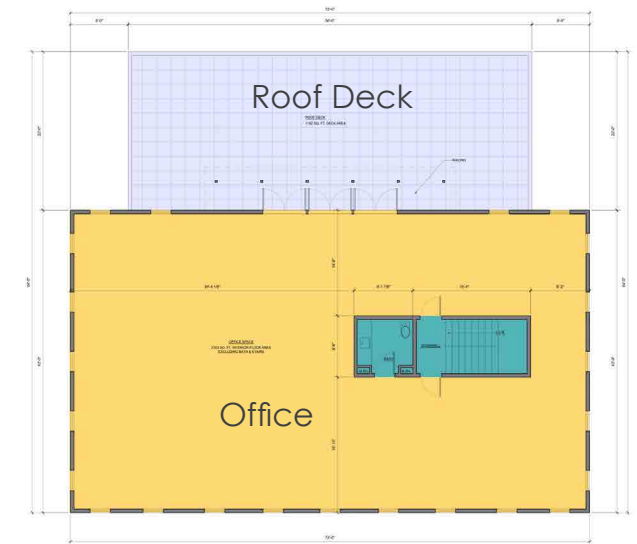
Basement Plan



Ground Floor Plan



Second Floor Plan



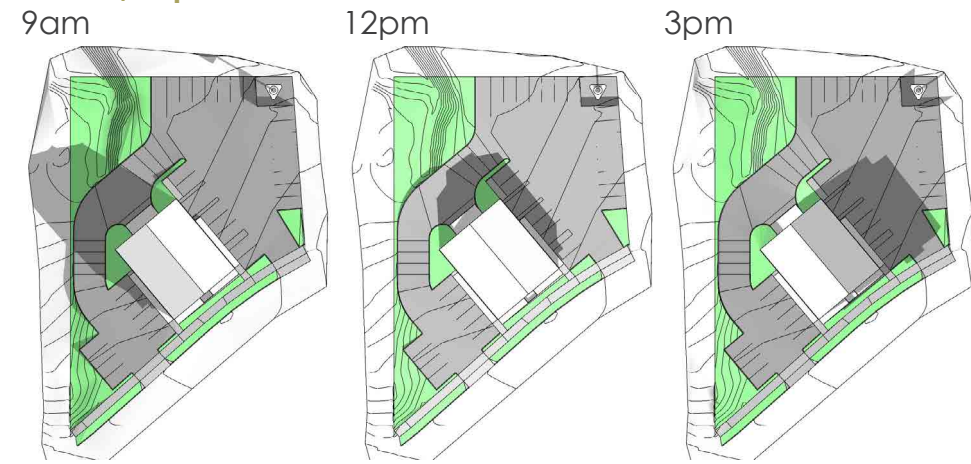
Third Floor Plan



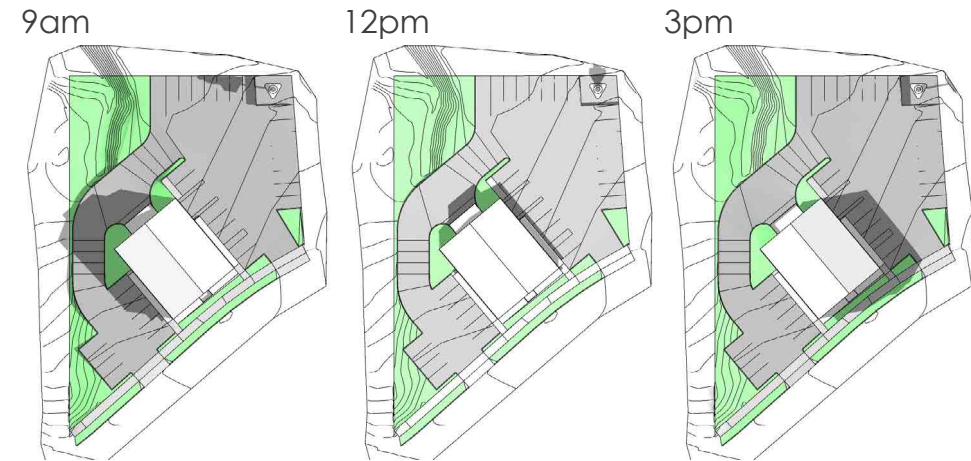
8.0 SUN SHADOW STUDIES

Option 1 (Preferred)

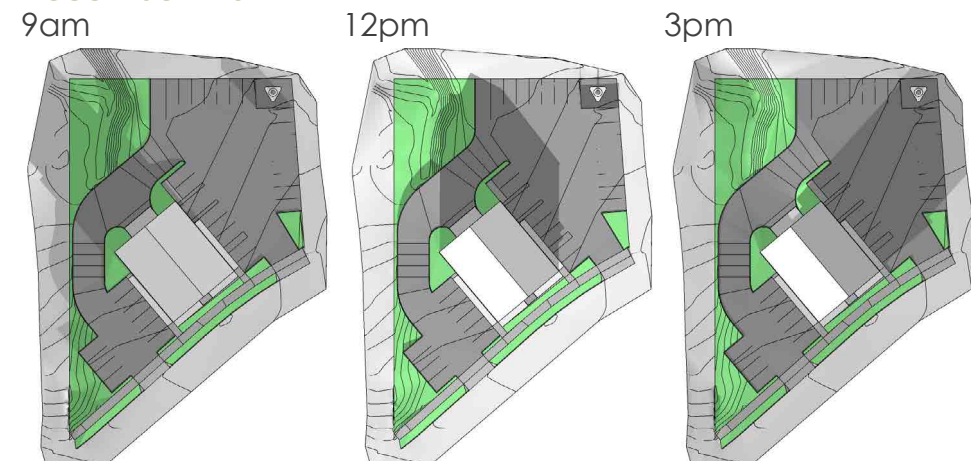
March/September 21st



June 21st

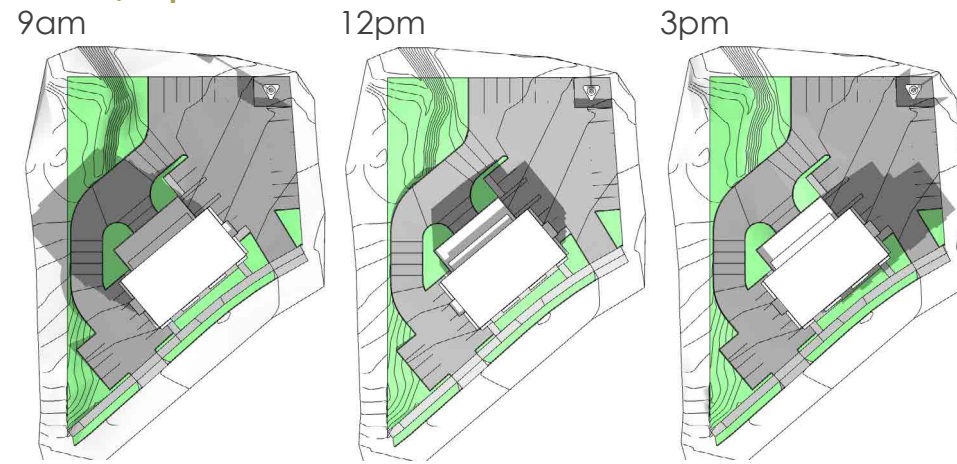


December 21st

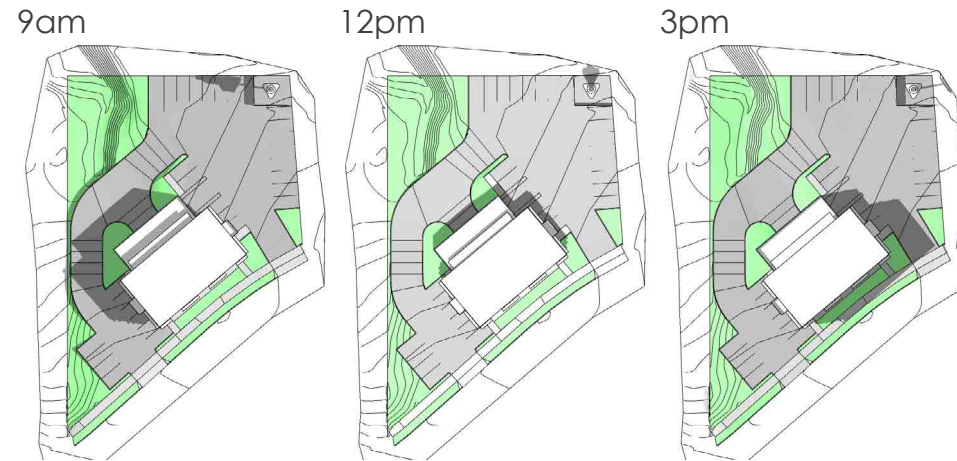


Option 2

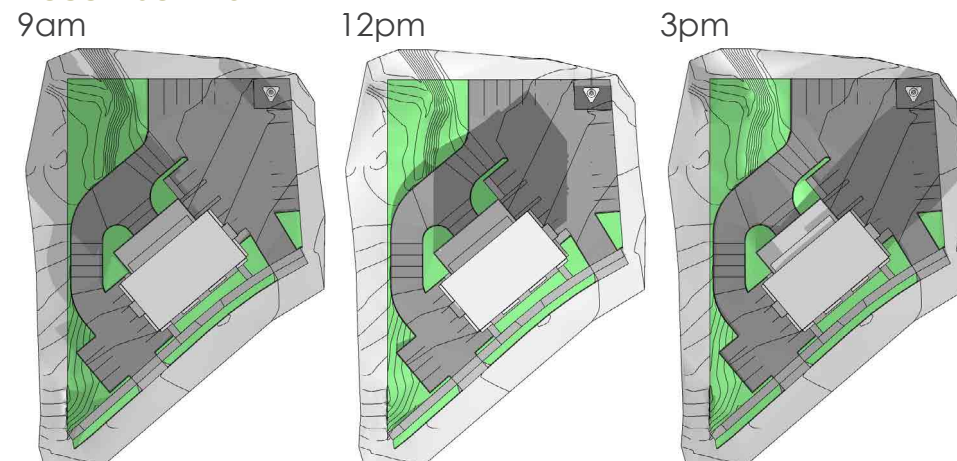
March/September 21st



June 21st

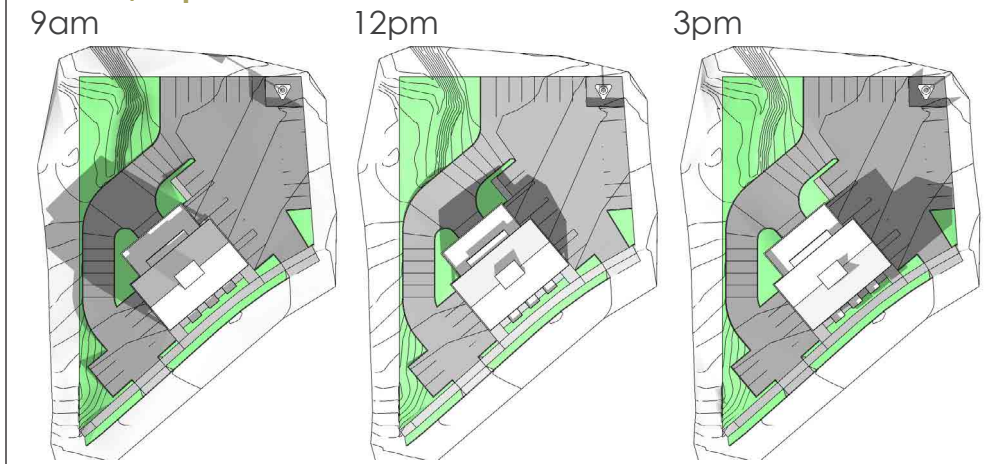


December 21st



Option 3

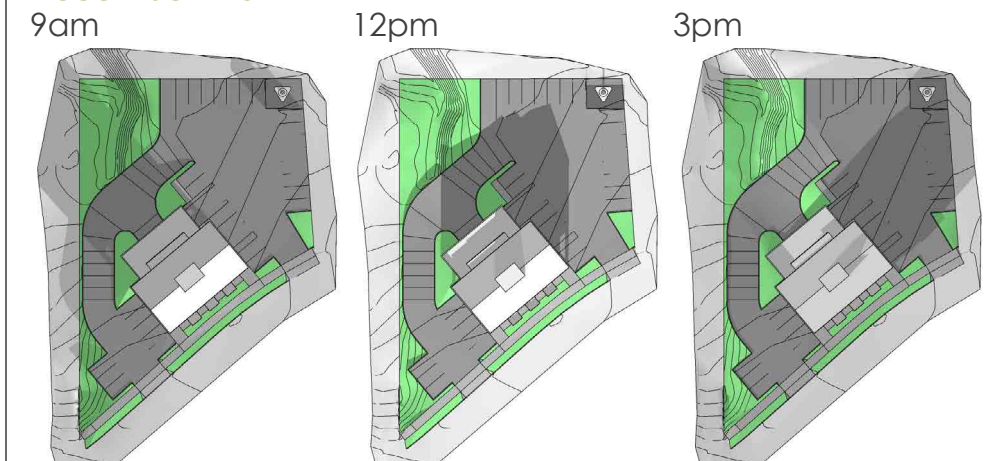
March/September 21st



June 21st



December 21st



Do we need this sheet?

9.1: Departure summary table for all anticipated development standard departures, including the following:
Code citation;
Code requirement;
Proposed design departure;
Rationale explaining how the departure results in a project which better meets the intent of specific design guidelines;
9.2: Graphics, as needed, to clearly explain the departure(s) showing code compliant dimension/area and the requested departure with dimensions/ sq. ft./% of difference.;

