

425 19th Ave East

SDCI Project: #3040121-EG
09/15/2022



Architect: JULIAN WEBER ARCHITECTS, LTD.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: LEGACY GROUP CAPITAL
400 112th AVE NE #400
BELLEVUE, WA 98004



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Project Data

Address: 425 19TH AVE E,
SEATTLE, WA, 98112

Tax ID Number: 423240-1145

SDCI Project Number: #3040121-EG

Lot Size: 5,433 SF

Proposal: Multifamily Housing (6) Townhouses

Vehicle Parking: 5 stalls

Bike Parking: 6 Long-term
1 Short-term

FAR: 5,433 SF x 2.3 = 12,495.90 SF allowed
(4 start BuiltGreen)

GFA: 11,443 > 5,000 SF SDR Threshold

FAR (PROPOSED)

TH1	
Level 1	398 SF
Level 2	398 SF
Level 3	398 SF
Level 4	398 SF
Level 5	83 SF
1,677 SF	

TH2	
Level 1	398 SF
Level 2	398 SF
Level 3	398 SF
Level 4	398 SF
Level 5	83 SF
1,677 SF	

TH3	
Level 1	385 SF
Level 2	409 SF
Level 3	409 SF
Level 4	409 SF
Level 5	209 SF
1,820 SF	

FAR (PROPOSED)

TH4	
Level 1	385 SF
Level 2	409 SF
Level 3	409 SF
Level 4	409 SF
Level 5	209 SF
1,820 SF	

TH5	
Level 1	335 SF
Level 2	408 SF
Level 3	408 SF
Level 4	408 SF
Level 5	82 SF
1,641 SF	

TH6	
Level 1	335 SF
Level 2	408 SF
Level 3	408 SF
Level 4	408 SF
Level 5	82 SF
1,641 SF	
TOTAL	10,275 SF

FAR CALCULATION			
LOT AREA	Base F.A.R.	ALLOWED	PROPOSED
5,433.00 SF	2.3	12,495.90 SF	10,275 SF

Project Info & Area Summaries

		<u>Required/Allowed per SMC 23.45</u>	<u>Proposed</u>
<div> <div> <div>Key Metrics</div> <div>Current</div> </div> <div> <div>Zone:</div> <div>LR3 (M2)</div> </div> <div> <div>MHA:</div> <div>M2 (High)</div> </div> <div> <div>Urban Village:</div> <div>Madison-Miller (Residential Urban Village)</div> </div> <div> <div>Parking Flexibility:</div> <div>Yes</div> </div> </div>	Vehicle Parking:	(5) Spaces	(5) Spaces
	Bike Parking:	(7) Spaces Required	(7) Spaces Provided
		Long-term: (1) Space per Dwelling Unit	(6) Long-term Bike Parking
		Short-term: (1) Space per 10,000 SF, min	(1) Short-term Bike Parking
	Amenity Area:	5,433 x 25% = 1,358 SF Amenity Required 50% Ground Related = 680 SF	684 SF Ground Related 1,772 SF Total Amenity Provided
	Structure Height:	50' + 4' parapet allowance & 10' penthouse Allowed	TH1 - TH3 = 56' Total TH4 - TH6 = 53' Total
	Front Setback (East):	5' Minimum, 7' Average	7' 2" Min, 7.77' Average
	Rear Setback (West):	5' Minimum, 7' Average	24' 9" Min, 25.11' Average
	Side Setback (North):	5' Minimum, Facade Length < 40'	5'
	Side Setback (South):	5' Minimum Facade Length < 40'	5'
	Separation:	10'	10'
	Facade Length:	120' x .65 = 78' Allowed	78' Proposed



416 18th Ave E



513 20th Ave E



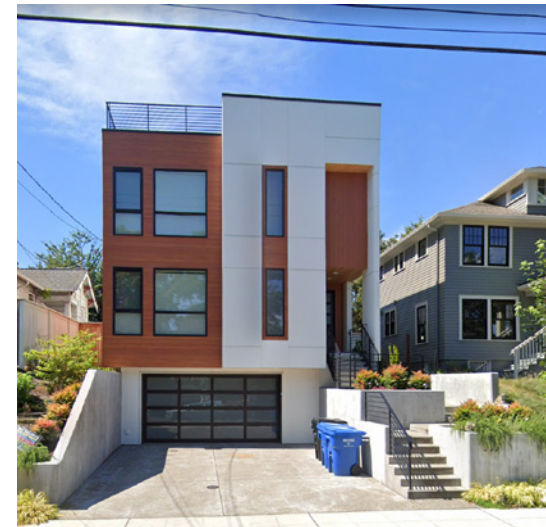
131 22nd Ave E

Modulation, Reduced Building Mass, Materiality

The neighborhood near our site has recently been up zoned and has seen significant development in the last decade. This shift in scale and building type has introduced a new design language into the area. Many contemporary buildings feature a modulated facade highlighted by a shift in material. This technique reduces a buildings sense of scale, provides visual interest and informs the users locations of entrances, balcony's and views.



322 21st Ave E



335 22nd Ave E



623 19th Ave E

Entry Condition, Grade, Stoops

The site features a significant grade change like many other plots in the neighborhood. The design team seeks to utilize this change in grade by stepping the proposed structure in line with the existing grade. This stepping will allow for a break down in scale from the street, better views for occupants of the project, and added privacy between adjacent units/ Additionally utilizing the grade will provide a raised stoop condition for street facing units.

Development Objectives

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!



SCAN ME

TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE* OR TAKE AN ONLINE SURVEY**

425 19th Ave E

SDCI #004807-22PA

Legacy Capitol and JW Architects are collaborating to design the redevelopment of 425 19th Ave E. This project will be located midblock on the west side of 19th Avenue E. When it's complete, the new homes will be 4 stories tall and will include 6 townhomes with 5 open parking stalls.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
 - Building forms and materials sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number #004807-22PA or project address.

Project Contact:

Julian Weber, Founding Principal, JW Architects
outreach@jwaseattle.com

ARCHITECTS
www.jwaseattle.com

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE

* jwaseattleoutreach.wixsite.com/42519th ** ONLINE SURVEY from Aug.5-Aug26 2022 jwaseattleoutreach.wixsite.com/425-survey-english

English Flyer

Early Community Outreach was realized during May and Approved by the Department of Neighborhoods on 08/31/2022

QR Code to easily access the online survey and dedicated website

Link to dedicated project website and public comments.

Link to project website and survey.

OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided links to the online survey and to the website with a commenting function. The website along with the survey was created on August 5th and ran until August 26th. The website for the project will permanently stay online to document our outreach work with the commenting option while the survey was kept online for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as quality materials, importance of safety as well as some of their concerns regarding parking availability and the scale and look of the new building. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

Public Outreach Summary

425 19th Ave E | Streamlined Design Review 6

Survey Results

What is your connection to this development project?

I live in the general area	1
I live very close to the project	7
I live very close to the project , I visit the area often for work or leisure	2
I own a business nearby	1

What is most important to you about a new building on this property?

Other (fill in blank, 100 character max.): [Lots of units and balconey's]	1
That is affordable for residents and/or businesses, That it is designed to be family-friendly	1
That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind	2
That it brings new services or amenities to the area (businesses, open space, etc), That is affordable for residents and/or businesses	2
That it fits into neighborhood look, That it brings new services or amenities to the area (businesses, open space, etc), That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind	1
That it fits into neighborhood look, That it is designed to be family-friendly	1
That it fits into neighborhood look, That it is designed with environmental sustainability in mind	2
That it fits into neighborhood look, That it stands out as a unique and landmark building	1

What are some landmarks/spaces that help to identify your neighborhood

	4
(fill in blank, 300 characters max.): [Historic brick buildings on 19th, older historic homes]	1
(fill in blank, 300 characters max.): [Miller community center]	1
(fill in blank, 300 characters max.): [Miller Field, St. Joe's Church and School]	1
(fill in blank, 300 characters max.): [Miller park/playfield. 19th & Mercer Building (Cone & Steiner, Hello Robin), and the brick buildings that house Rocket Taco and Fuel.]	1
(fill in blank, 300 characters max.): [Miller Playfield]	1
(fill in blank, 300 characters max.): [Old, character homes, lots of trees and green spaces.]	1
(fill in blank, 300 characters max.): [Volunteer Park, Miller Community Center]	1

How long have you lived in the neighborhood?

	2
10-15 years	2
1-2 years	2
Less than a year	2
More than 15 years	3

We will be improving the sidewalk and landscaping at street-level.

What design features do you prefer?

	1
Additional designs for safety (street lighting, gates, fences, etc)	1
Additional designs for safety (street lighting, gates, fences, etc), Other (fill in blank, 100 characters max.): [19th Avenue needs frequent street sweeping, never gets it.]	1
Additional designs for safety (street lighting, gates, fences, etc), Quality building materials at street-level (brick, large windows, etc)	1
Lots of plants/greenery	1
Lots of plants/greenery, Additional designs for safety (street lighting, gates, fences, etc), Quality building materials at street-level (brick, large windows, etc)	1
Lots of plants/greenery, Other (fill in blank, 100 characters max.): [That the large tree in the back garden of the property will be preserved.]	1
Lots of plants/greenery, Quality building materials at street-level (brick, large windows, etc)	1
Lots of plants/greenery, Seating/places to congregate (sidewalk cafes, benches, etc)	2
Quality building materials at street-level (brick, large windows, etc), Seating/places to congregate (sidewalk cafes, benches, etc)	1

What is your age?

	2
25-34 years old	3
35-44 years old	4
45-54 years old	1
55-64 years old	1

What do you like least about living/working in your neighborhood

	2
(fill in blank, 300 characters max.): [19th has a lot of traffic at certain times of day.]	1
(fill in blank, 300 characters max.): [blind corners, hazardous sidewalks]	1
(fill in blank, 300 characters max.): [Cost of living, rampant homelessness, terrible streets and sidewalks]	1
(fill in blank, 300 characters max.): [Current level of homelessness, crime, and vandalism]	1
(fill in blank, 300 characters max.): [Dirty streets and traffic disruptions and lack of parking enforcement.]	1
(fill in blank, 300 characters max.): [Far from businesses (e.g. groceries, USPS)]	1
(fill in blank, 300 characters max.): [Increasingly limited parking, loss of views due to high density construction]	1
(fill in blank, 300 characters max.): [The addition of generic, new boxy construction clashing with the area]	1
(fill in blank, 300 characters max.): [Ugly new construction]	1

What concerns do you have about the project?

	2
Construction noise/impacts, That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [Very limited parking in the area so 5 spots for 6 units is not sufficient.]	1
Construction noise/impacts, That it will not be affordable	1
Construction noise/impacts, That I will not like the way it looks, That it will not be affordable	1
Construction noise/impacts, The existing residence is going away, That it will not be affordable, That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [Poor design and materials]	1
Construction noise/impacts, The existing residence is going away, That I will not like the way it looks, That it may feel out of scale with other buildings nearby	1
Other (fill in blank, 100 characters max.): [Construction disruptions of traffic on 19th.]	1
That it will not be affordable, Other (fill in blank, 100 characters max.): [Not enough housing (only townhomes)]	1
That it will not be affordable, That it may feel out of scale with other buildings nearby	1
That I will not like the way it looks, That it may feel out of scale with other buildings nearby	1

What do you like most about living or working in your neighborhood?

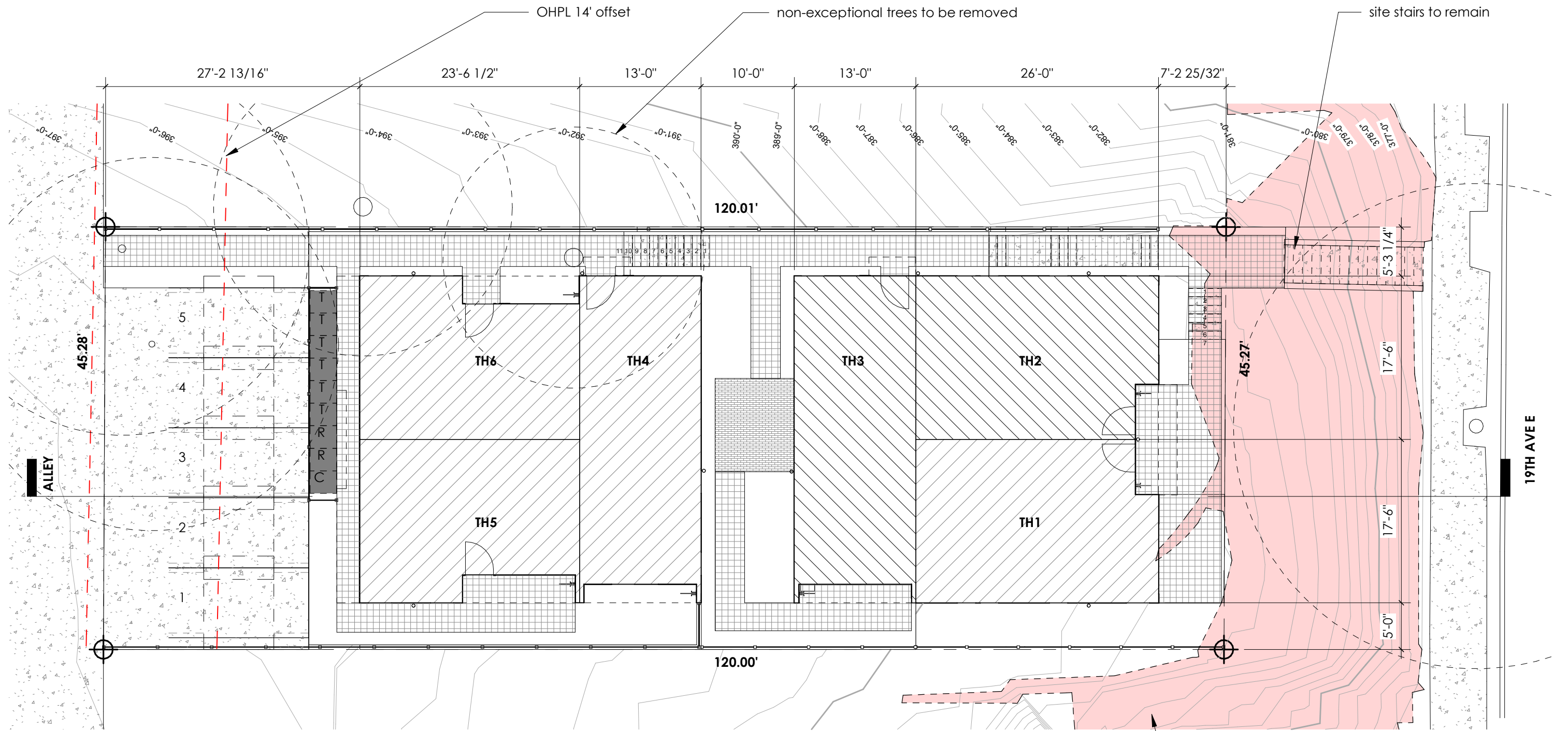
	3
(fill in blank, 300 characters max.): [Close to friends doctor restaurants church.Dirty]	1
(fill in blank, 300 characters max.): [easy parking, good vibes]	1
(fill in blank, 300 characters max.): [Human scale and walkability - don't fuck it up with a hideous monstrosity. Le Corbusier is ugly and formally incoherent.]	1
(fill in blank, 300 characters max.): [Local business, mass transit, proximity to downtown]	1
(fill in blank, 300 characters max.): [Quiet with proximity to good transport and business areas]	1
(fill in blank, 300 characters max.): [Very residential yet close to amenities]	1
(fill in blank, 300 characters max.): [Walkability, access to green space, quiet]	1
(fill in blank, 300 characters max.): [Walkability and the quality of the pedestrian experience. Small local businesses.]	1

Is there anything specific about this property or neighborhood that would be important for us to know

	8
(fill in blank, 300 characters max.): [Many neighbors work from home so efforts to reduce construction noise and impacts would be greatly appreciated.]	1
(fill in blank, 300 characters max.): [There are many pedestrians, dogs, and children on that street. It would be great to have a welcoming street presence. Having a mix of units and ones that could support families would be a positive.]	1
(fill in blank, 300 characters max.): [This development should provide affordable housing]	1

What are the languages spoken in your home?

	2
English	9



SITE PLAN

SCALE: 3/32" = 1' 0"

red hatch indicates ECA steep slope

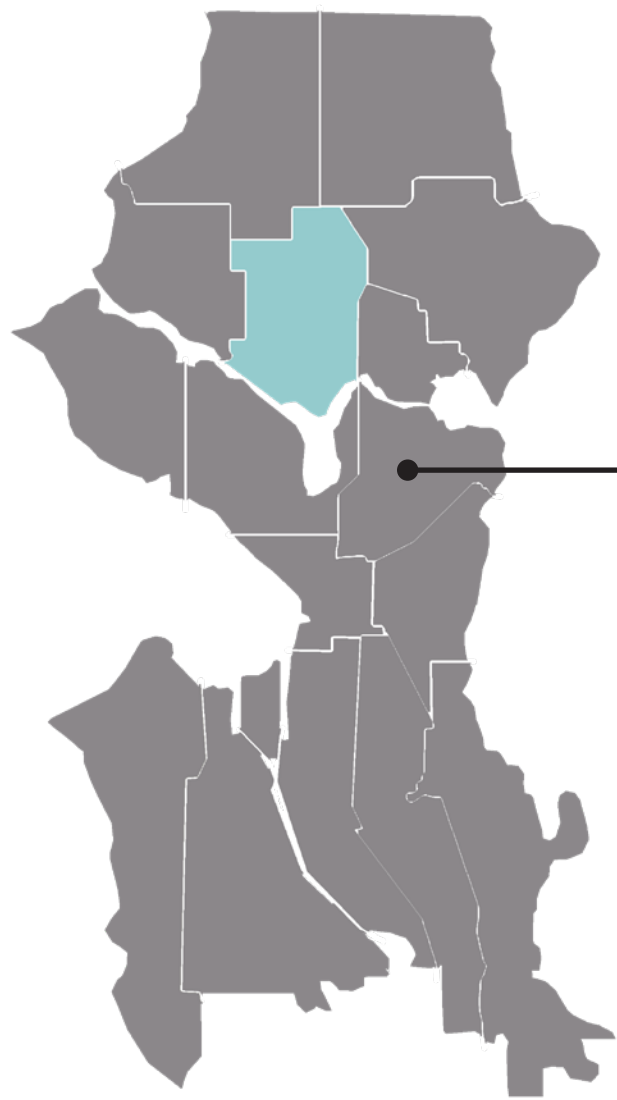
Site Plan



SITE SECTION

SCALE: 3/32" = 1' 0"

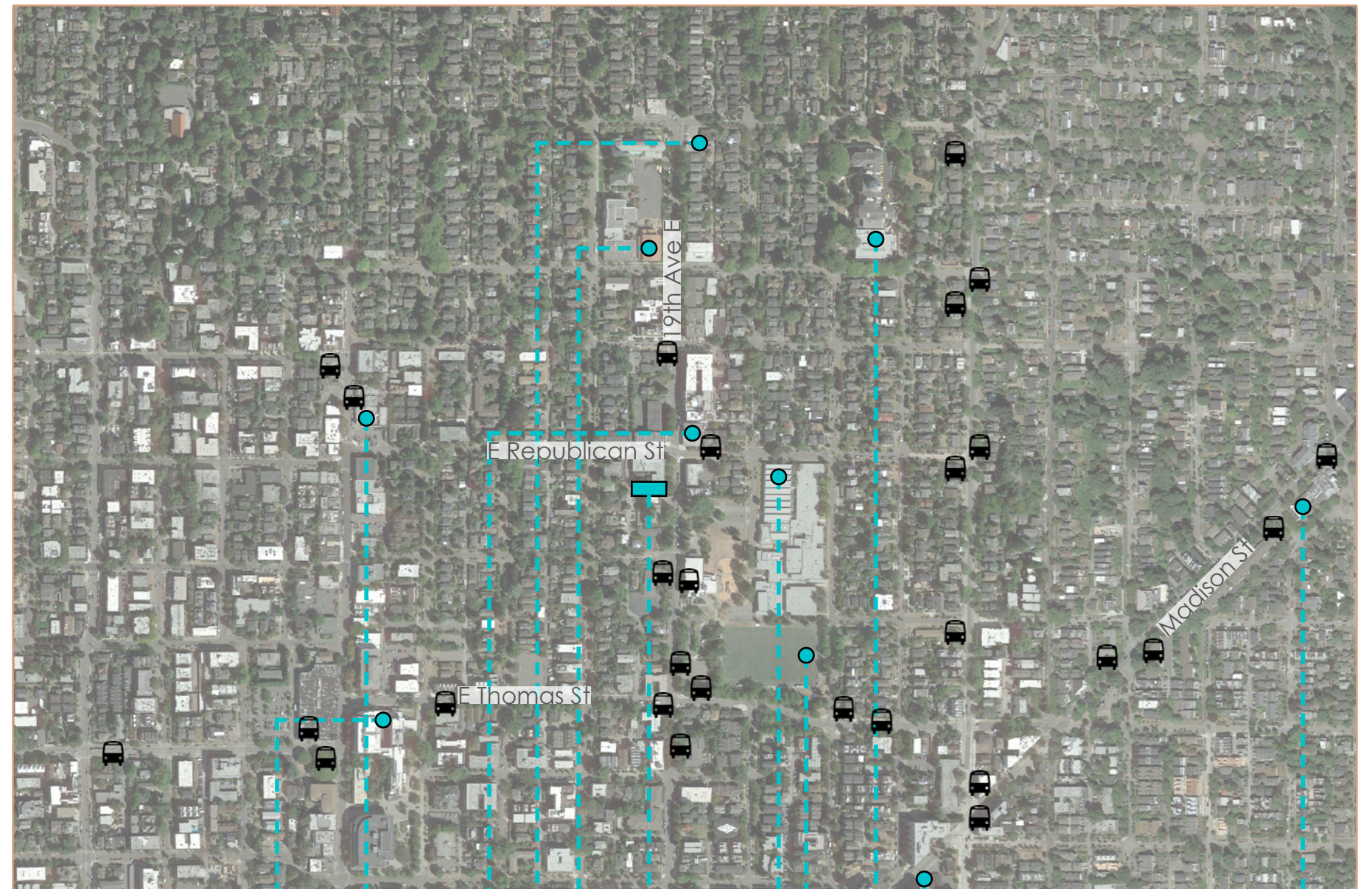
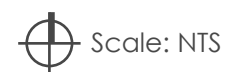
Site Section



Site:
Capitol Hill/Seattle
Metro Neighborhood



EXISTING SITE



Group Health
Cooperative

Walgreens

Community Doctor
Community Clinic

Macrina Bakery
and Cafe

Monsoon
Seattle

SITE: 425 19th Ave East

Safeway

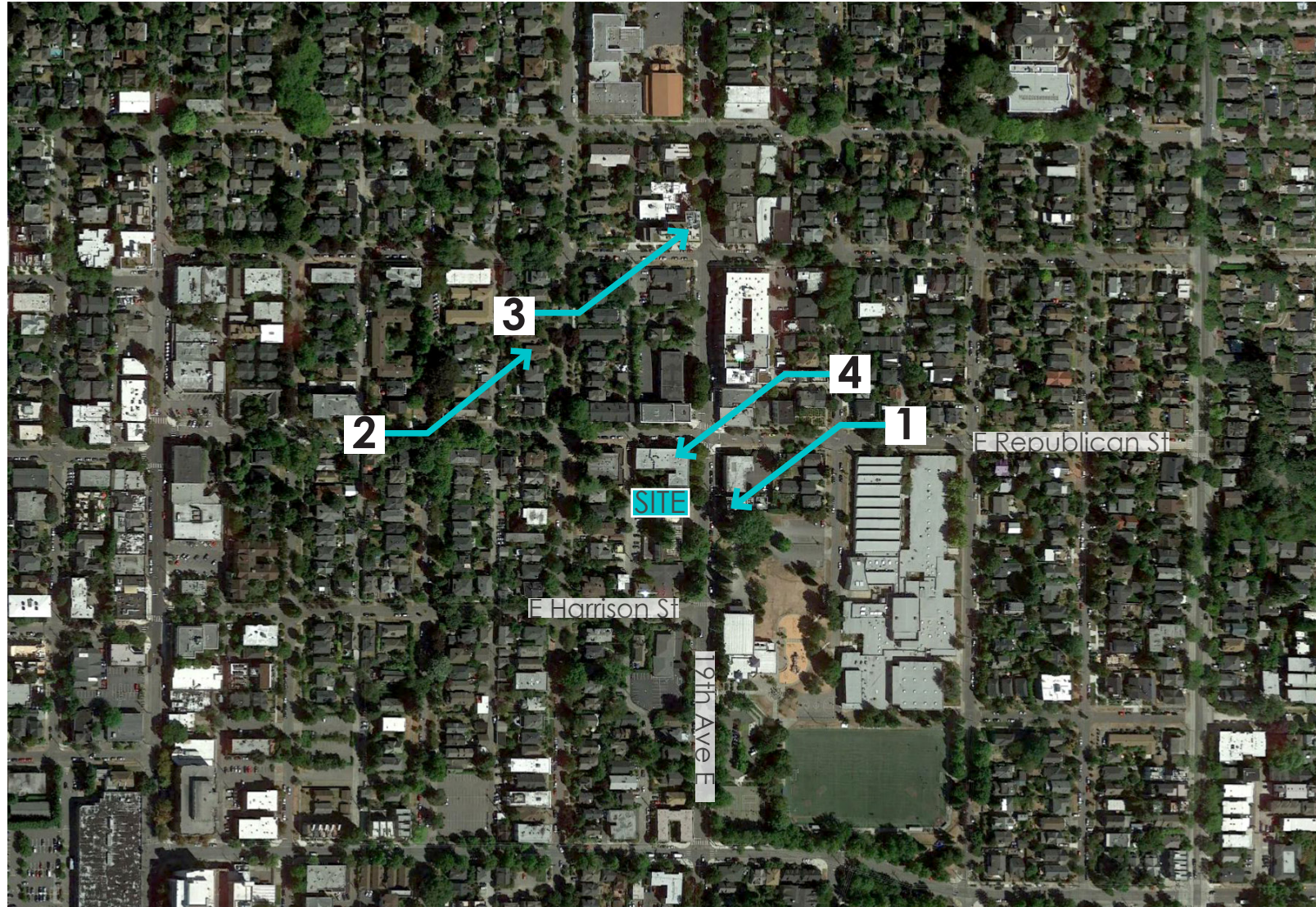
Holy Names Academy

Miller Playfield

Edmond S Meany
Middle School

The Harvest
Vine

Context



Neighborhood

The proposed development at 425 19th Ave E is located in a recently up-zoned LR3 (M2) zone. The project sits on a semi busy road with lined on each side by low rise apartment buildings. The site is one parcel away from neighborhood commercial zoning. Our project designs for the future of the community, a high density urban neighborhood with access to frequent transit and a plethora of neighborhood amenities.



1. Multi-Family Residential
418 19th Ave E



2. Single Family Residential
519 18th Ave E

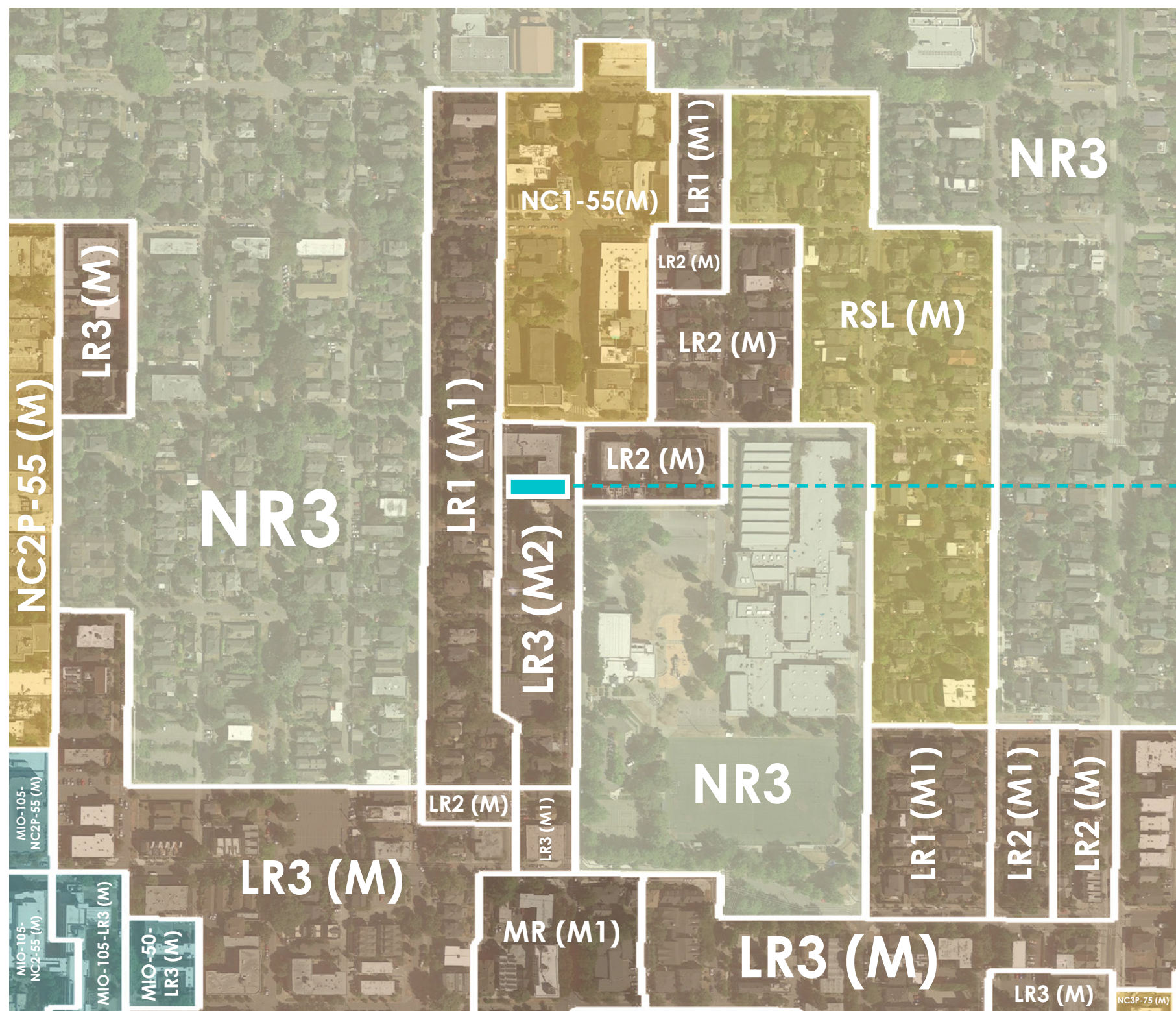


3. Apartments
601 19th Ave E



4. Apartments
1898 E Republican St

Context Analysis



Project Site Zoning: LR3 (M2)

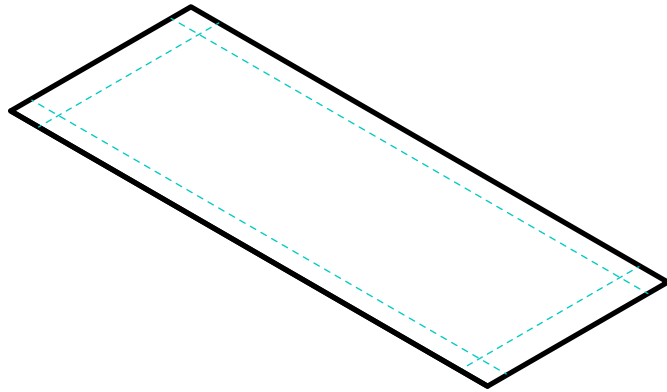
*DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.

Adjacent Zoning: NC1-55 (M), LR1 (M1), LR2 (M), LR3 (M1), NR3

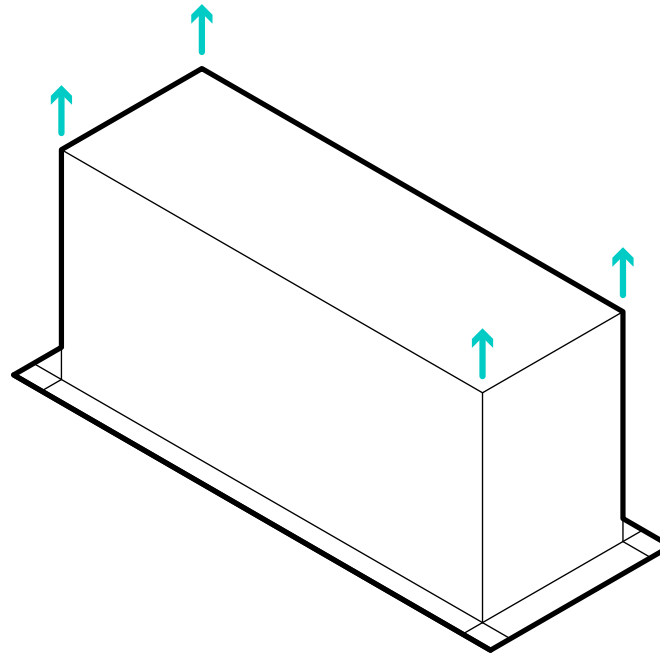
Key:

- Neighborhood Commercial ■
- High-Density Multi-Family ■
- Lowrise Multi-Family ■
- Residential Small Lot ■
- Neighborhood Residential ■
- Major Institutions ■

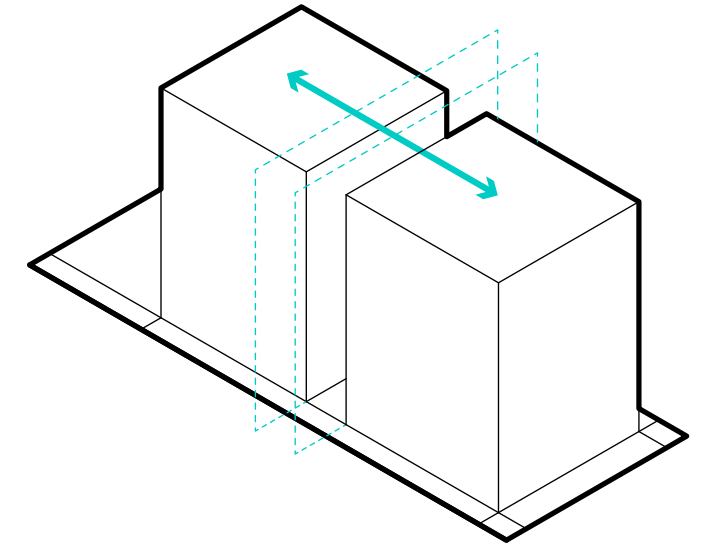
SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS1 Natural Systems and Site Features	B. Sunlight and Natural Ventilation	The project maximizes natural light in each unit by opening up to the north and south. Windows were strategically placed to optimize daylighting according to the internal program. To promote natural ventilation, operable windows were placed in strategic locations through out the design allow for passive ventilation
	D. Plants and Habitat	The proposed project will integrate the grade and vegetation currently fronting 19th Ave E with a raised stoop looking over the street. Additionally 680sf of planted common amenity area will be provided on site.
CS2 Urban Pattern and Form	A. Location and the City and Neighborhood	The project will bring more visual density and activity to the neighborhood by adding more visual interaction opportunities between pedestrian and future occupants. This will be achieved through the addition of large street facing glazing and a large stoop.
	C. Relationship to the Block	The design will hold a scale similar to the surrounding buildings. In order to reduce scale the building will lie roughly 25' back from the current sidewalk and up about eight feet in elevation. It will provide a contemporary take on the existing building typologies.
	D. Height, Bulk, and Scale	The design will be of a similar height to the existing buildings directly adjacent to the site. It will utilize material such as wood and lap siding to sale down its exterior as well as modulation to help delineate these changes and break down the overall mass.
CS3 Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes	The project takes existing architectural language in the neighborhood and adapt it into a contemporary design for the future precedents. Wooden exterior slats at an angle are reminiscent of the wooden siding of existing neighboring buildings. Cedar siding is used to accent entries and create a warm welcoming space at the stoops. The primary material is lap siding which fits well into the neighborhood building many of which also use lap siding as a primary material.
PL2 Walkability	A. Safety and Security	The project will be raised from street level and will include a multitude of viewing angles from within the building that have sightlines of the sidewalk. The occupants will have the ability to have eyes on the street to surveille if needed but will also be protected and have privacy. Light from within the building and on the porch will also contribute to the area feeling safer.
PL3 Street Level Interaction	A. Entries	The projects northern face will have both independent and shared entry sequences. Both will be behind a fence identifying a clear break from public and private space. The surrounding outdoor space will be landscape and will be a semiprivate space for those who live there to enjoy. This design will also further the potential for the project to bolster the existing sense of community.
DC2 Architectural Concept	A. Massing	This projects massing was dictated by the need for many amenities and improvements on the site. The footprint on the building was pushed back on the western face to provide parking, disposal services, and greenspace. The southern and eastern sides were manipulated to create improved sidewalks, communal green space and entry sequences. The remaining site informed the structures footprint.
	B. Architectural and Facade composition	Like its neighboring structures the project has a shared pitched roof defining helping to define each independent unit. Furthermore, each unit has its own rooftop deck space. To define and communicate entry ways for each unit are pulled back and clad in cedar siding. The penhouses are pulled away from the building edges to minimize bulk and create seamless facades.



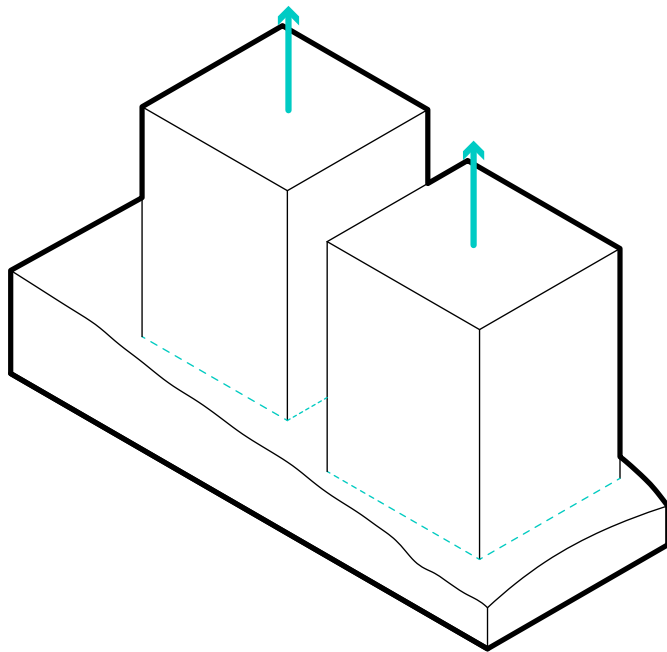
1. Define site setbacks dictated by zone



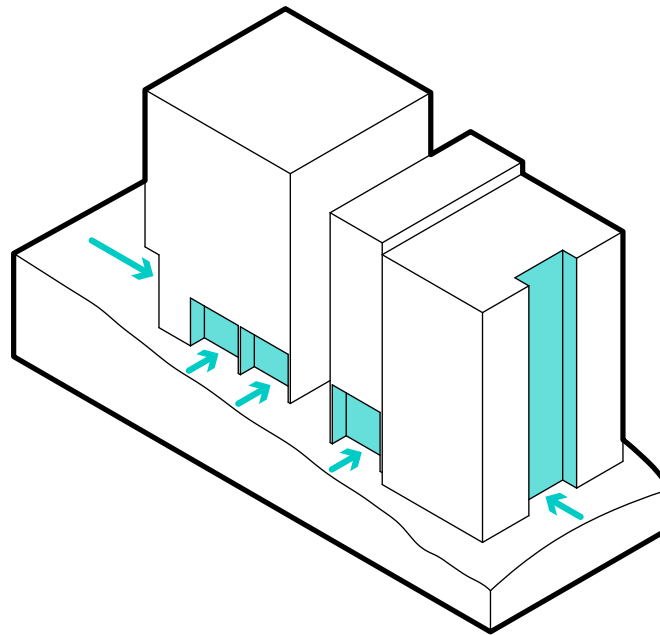
2. Extrude mass to stay below the height limit



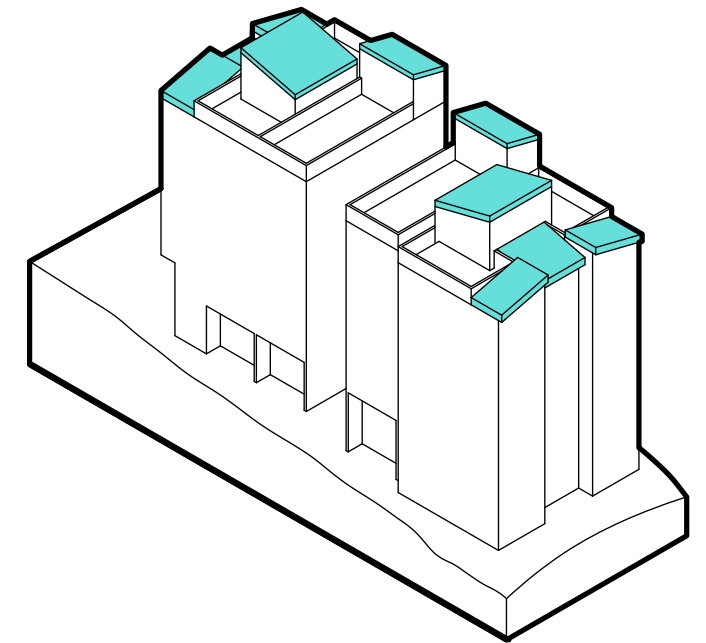
3. Split and shift building mass to accommodate minimum separation and parking



4. Adjust building mass to step on grade



5. Push and pull facade and introduce building modulation



6. Add parapet, rooftop deck and roof articulation

Design Concept



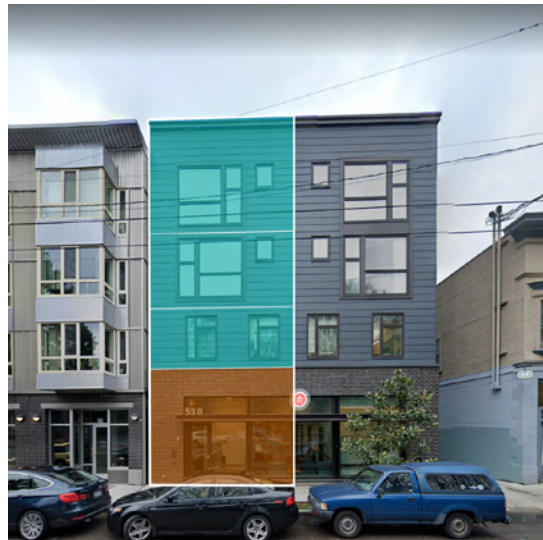
1. Apartment
Four Story Over Garage
411 19th Ave E



2. Apartment
Three Story
424 19th Ave E



3. Apartment
Two Story Over Garage
430 18th Ave E



4. Mixed-Use Residential
Three Story Over Commercial
512 19th Ave E



5. Mixed-Use Residential
Three Story Over Commercial
550 19th Ave E



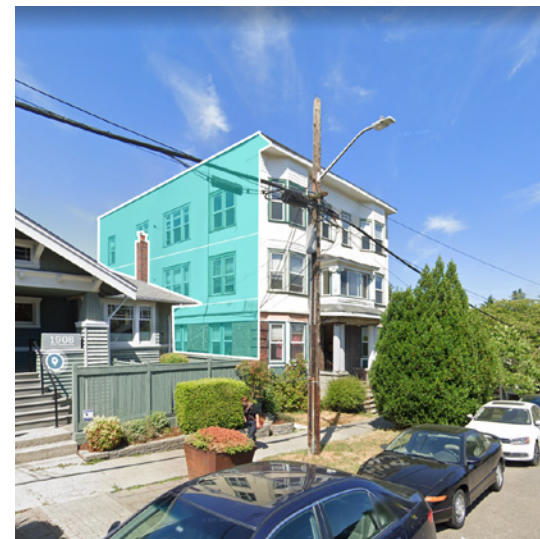
6. Apartment
Four Story
1810 E Republican St



7. Mixed-Use Residential
Three Story Over Commercial
1812 E Republican St



8. Apartment
Three Story
1819 E Republican St



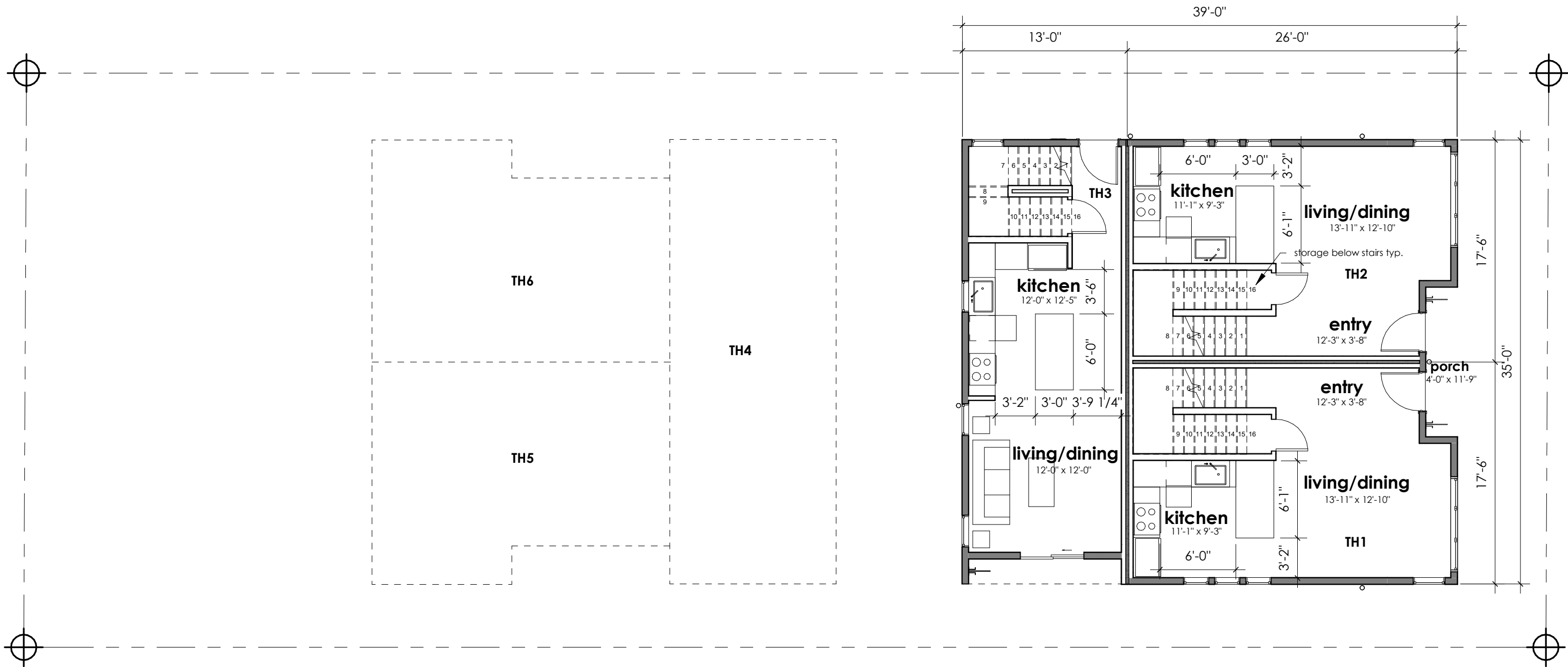
9. Apartment
Three Story
1914 E Republican St



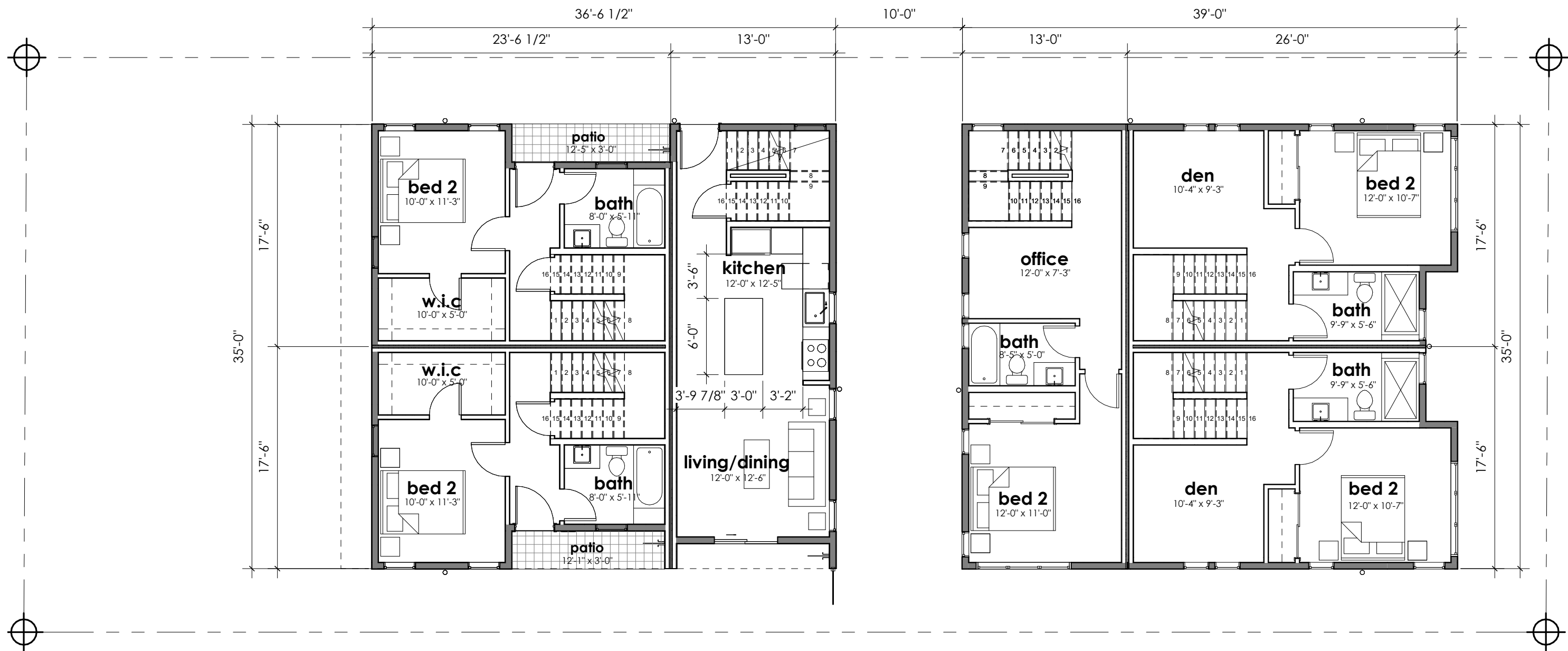
Proposed Design



Context Diagram



Floor Plans

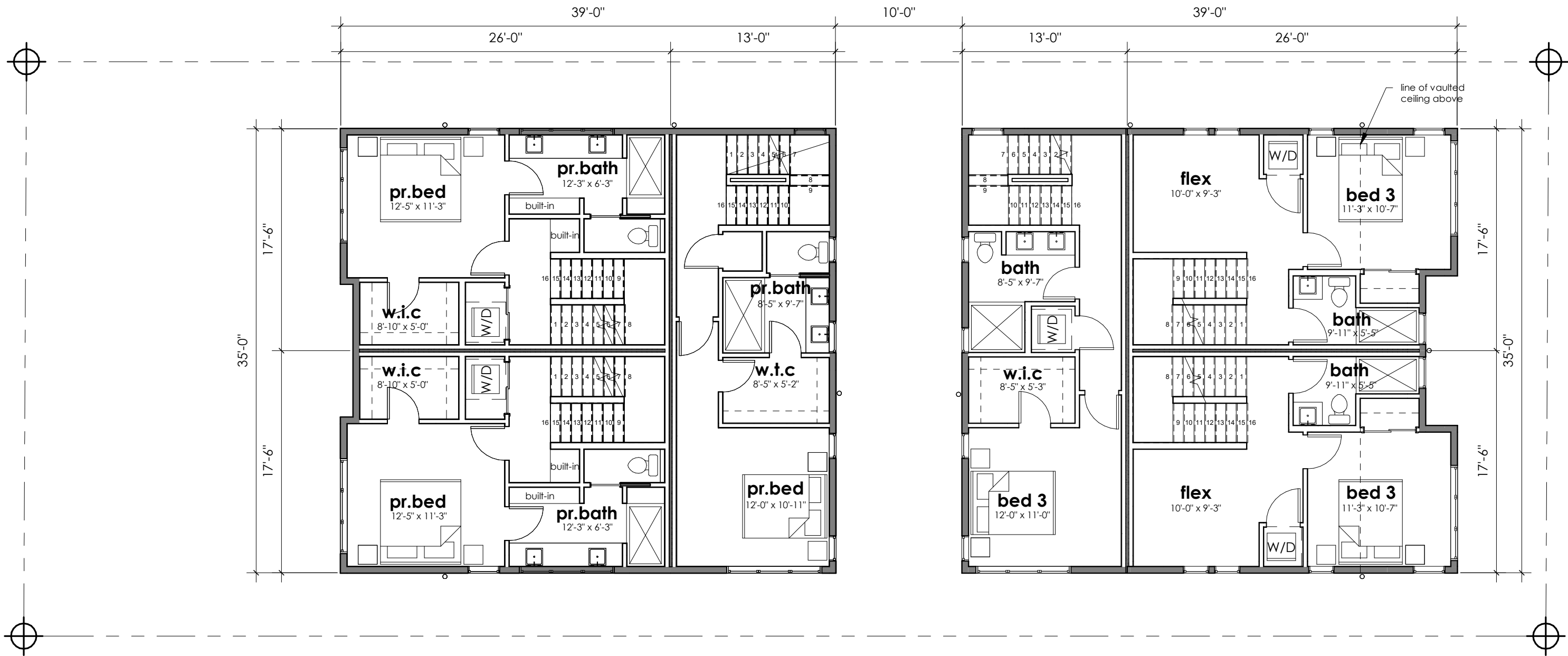


LEVEL 2
SCALE: 1/8" = 1'-0"



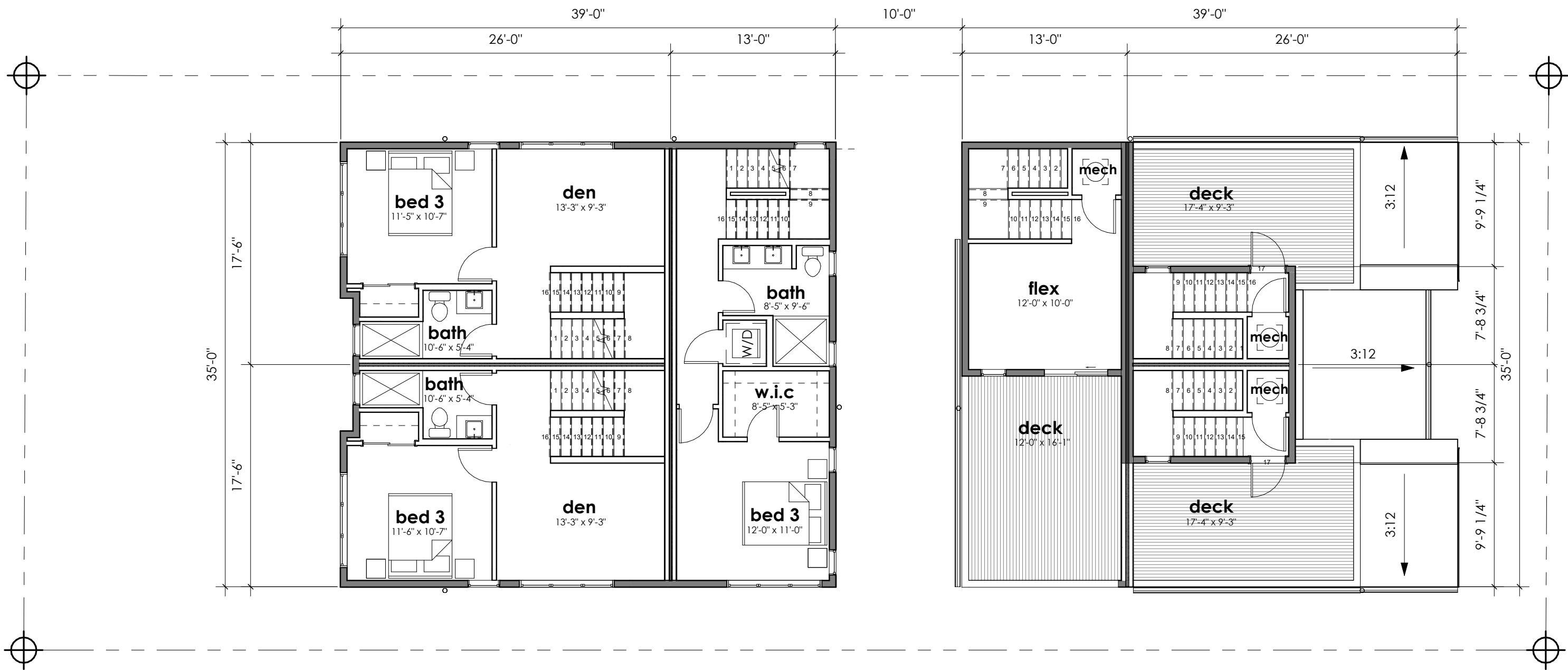
LEVEL 3

SCALE: 1/8" = 1'-0"



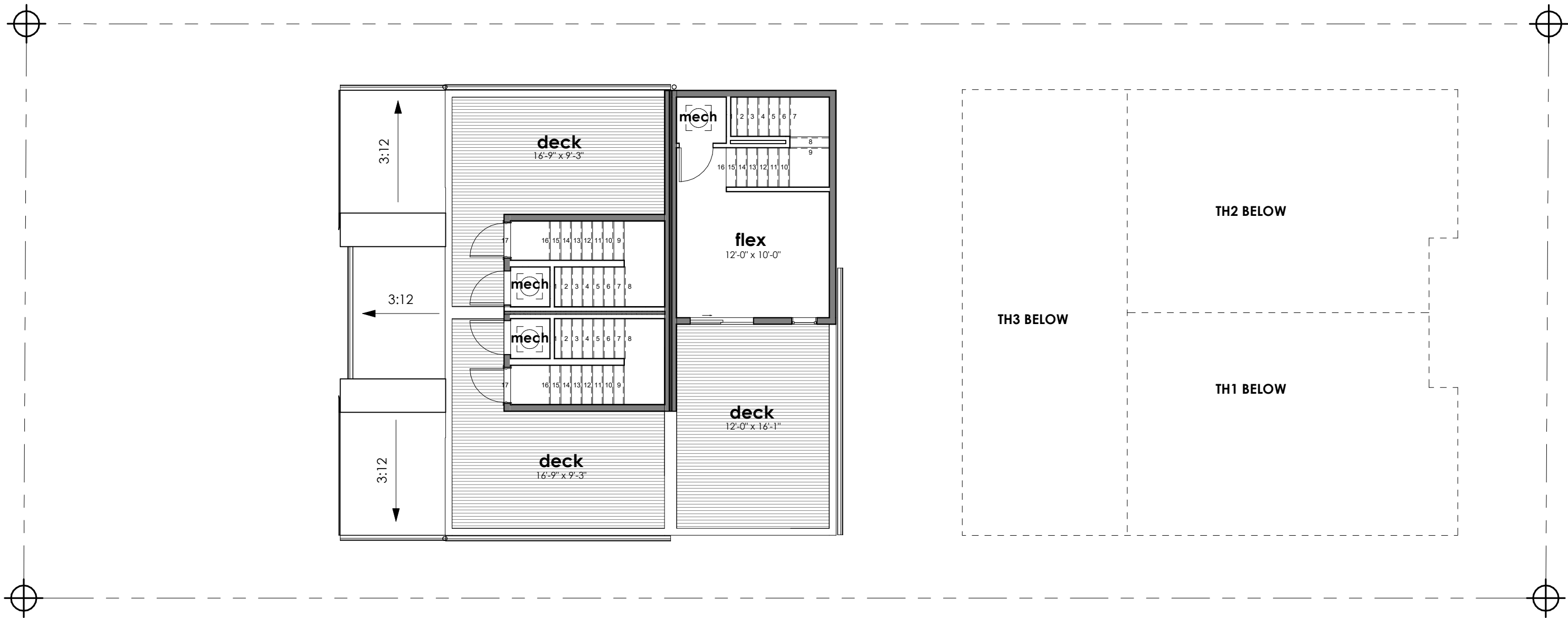
LEVEL 4

SCALE: 1/8" = 1'-0"



ROOF DECK

SCALE: 1/8" = 1'-0"



ROOF DECK
SCALE: 1/8" = 1'-0"

1. White Panel



4'x8' Cementitious Panel w/
1x2 Cedar Batts at 12"o.c

Sherwin Williams #7006
Extra White

Primary Material

2. Black Lap



James Hardie Lap Siding w/
6" reveal

Sherwin Williams #6993
Black of Night

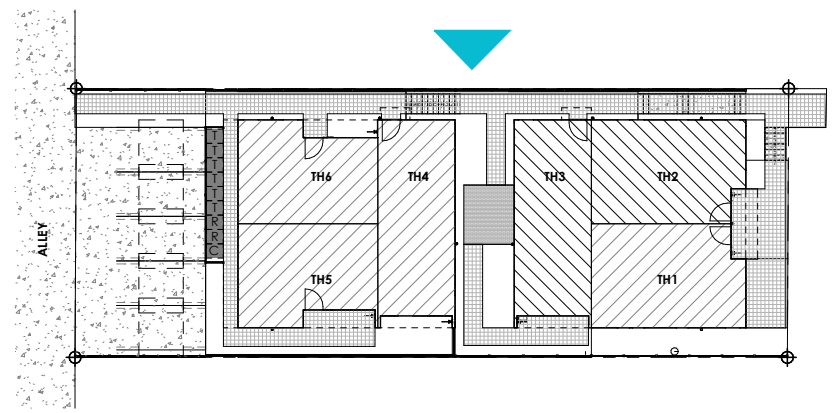
Accent material on most
facades

3. Cedar Siding



1"x4" T&G Cedar Siding

Utilized as accent material at
entries



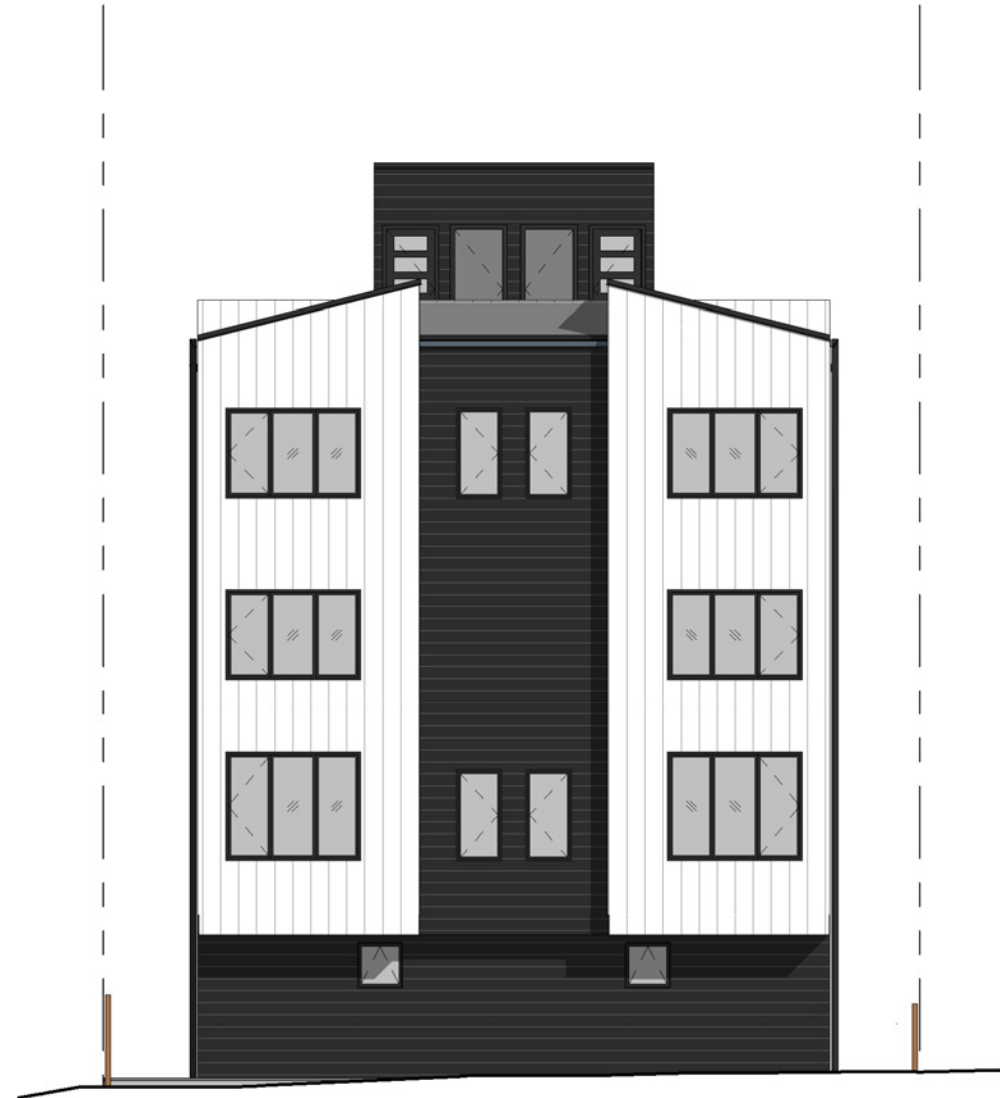
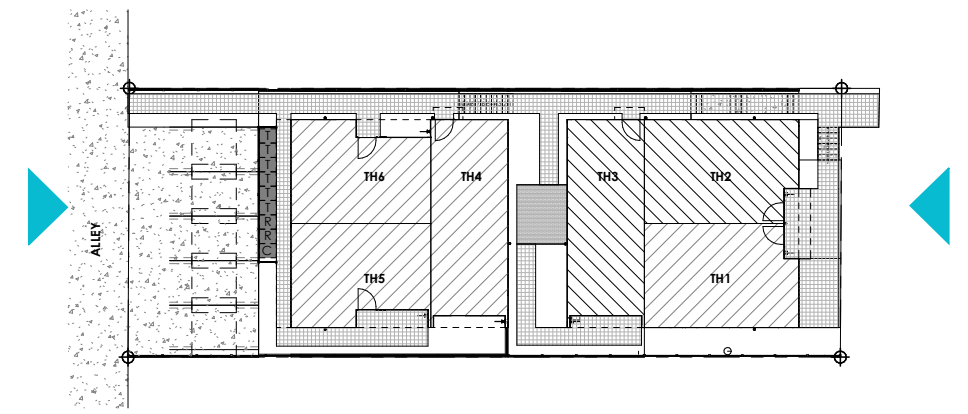
NORTH ELEVATION
SCALE: 3/32" = 1' 0"

Building Elevations

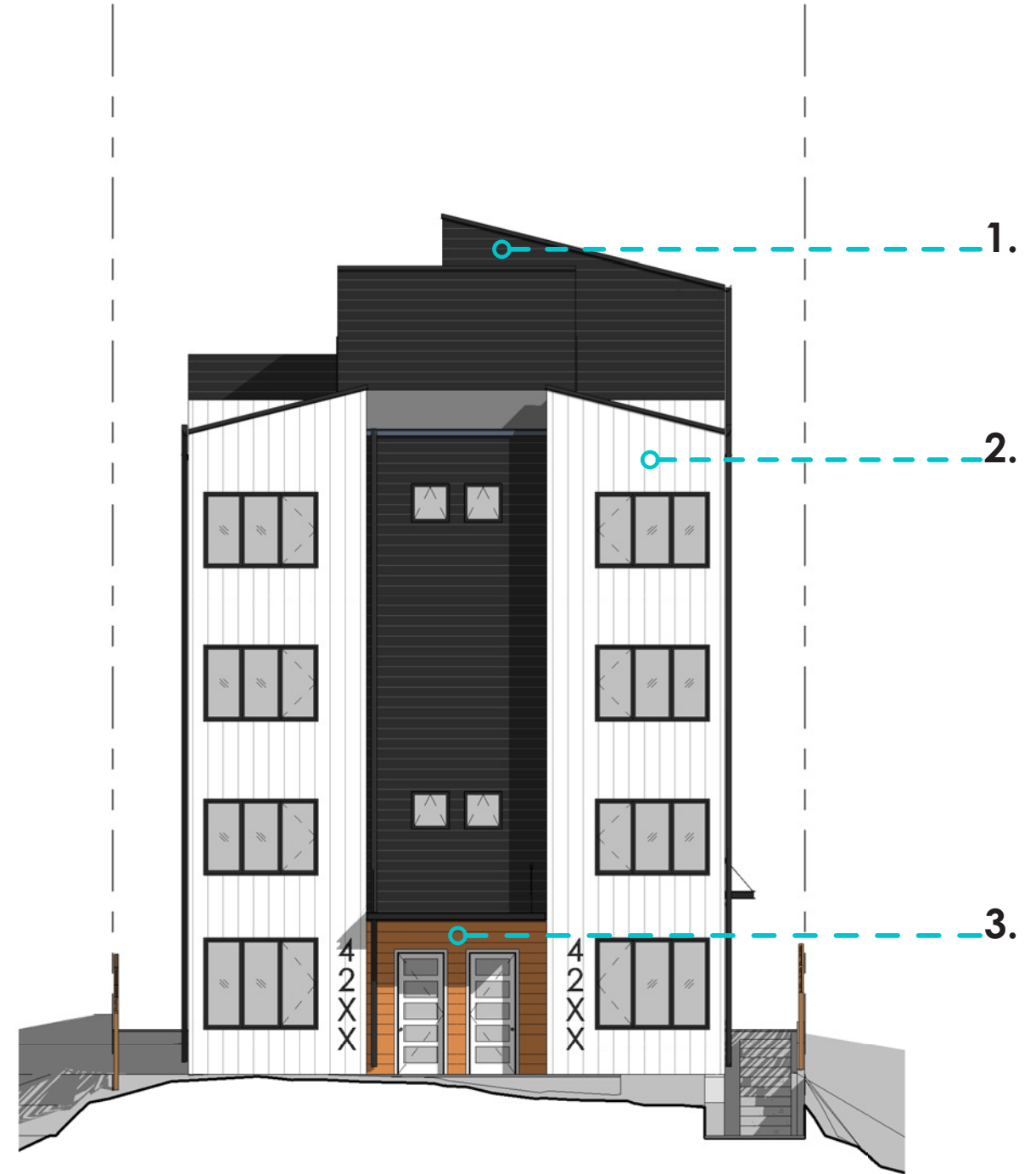


SOUTH ELEVATION
SCALE: 3/32" = 1' 0"

Building Elevations

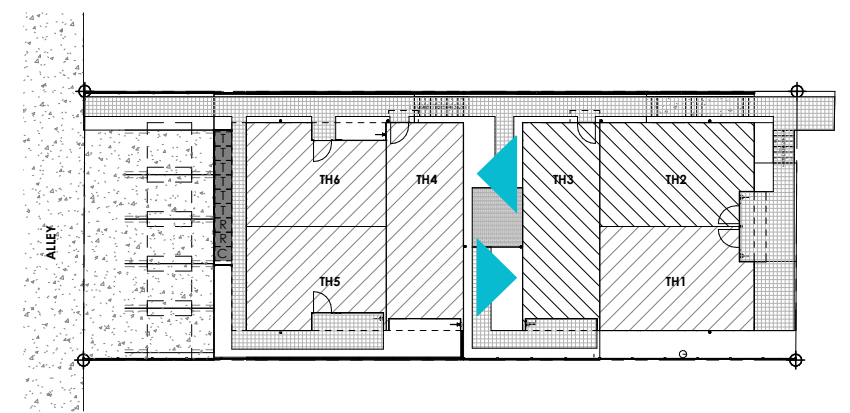


WESTERN (ALLEY) ELEVATION
SCALE: 3/32" = 1' 0"

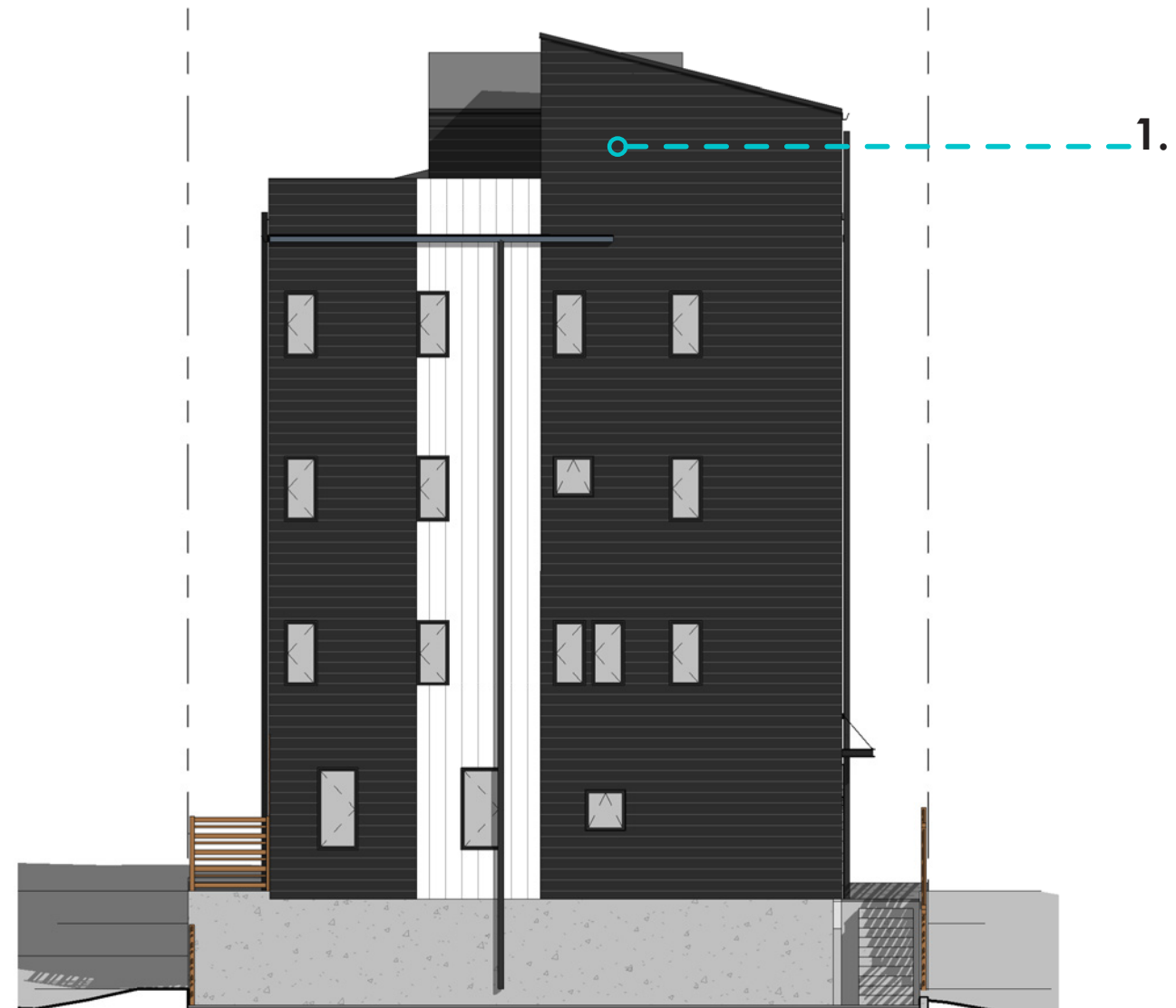


EASTERN (19TH AVE E) ELEVATION
SCALE: 3/32" = 1' 0"

Building Elevations



WESTERN INTERIOR COURTYARD ELEVATION
SCALE: 3/32" = 1' 0"



EASTERN INTERIOR COURTYARD ELEVATION
SCALE: 3/32" = 1' 0"

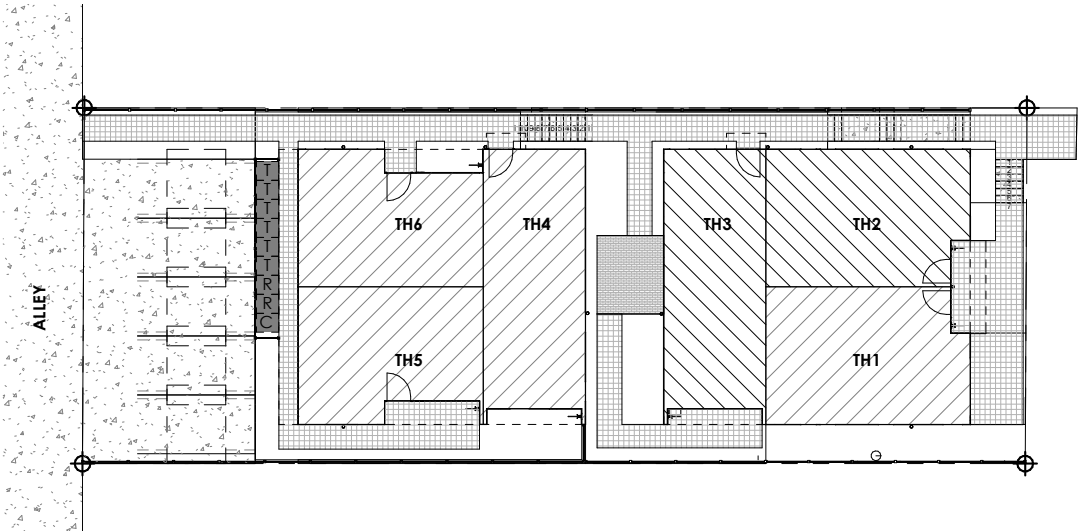
Building Elevations



1. STREET VIEW | 19TH AVE E LOOKING WEST



2. ENTRY VIEW | 19TH AVE E WESTERN SIDEWALK



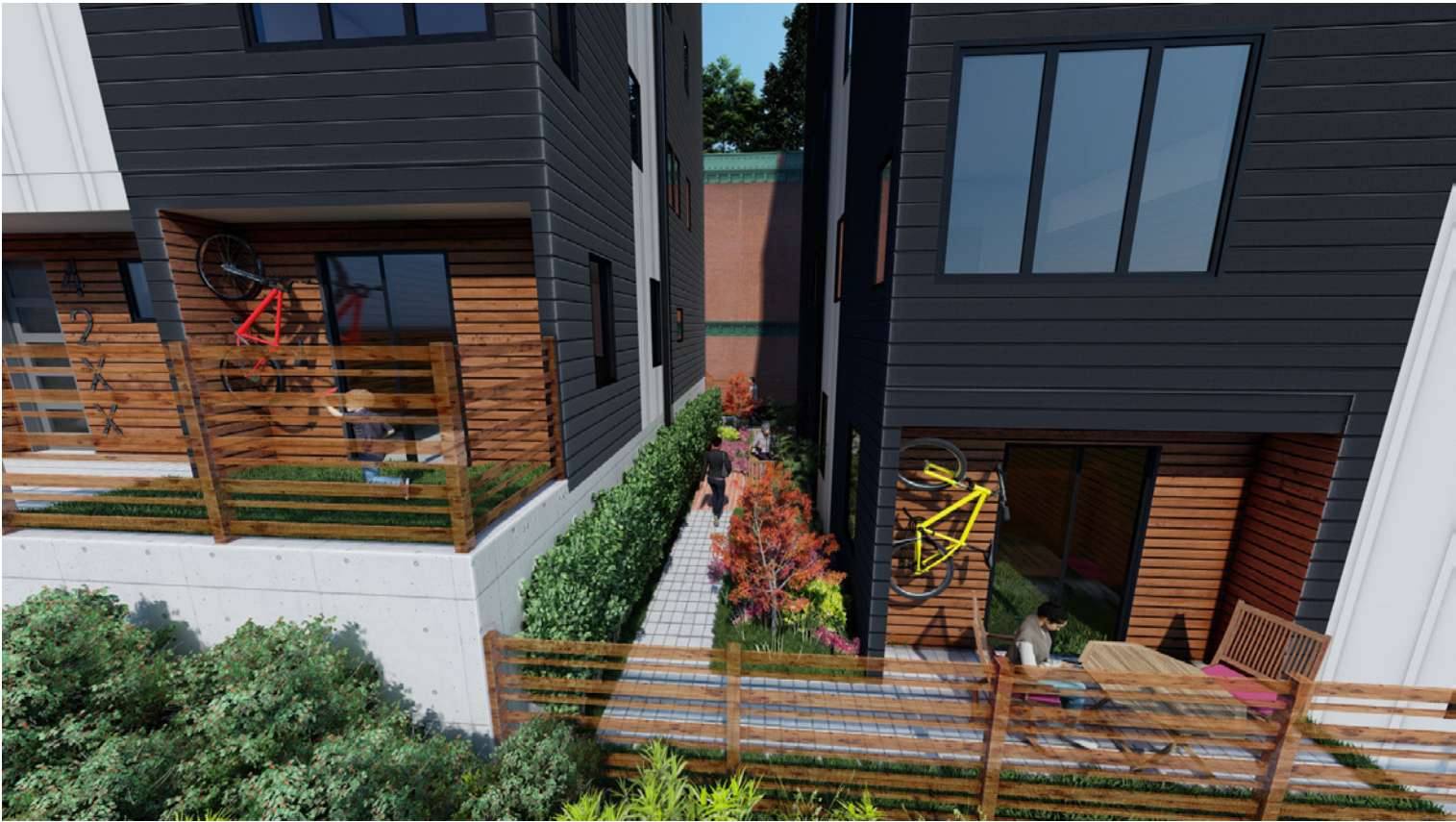
2.

1.

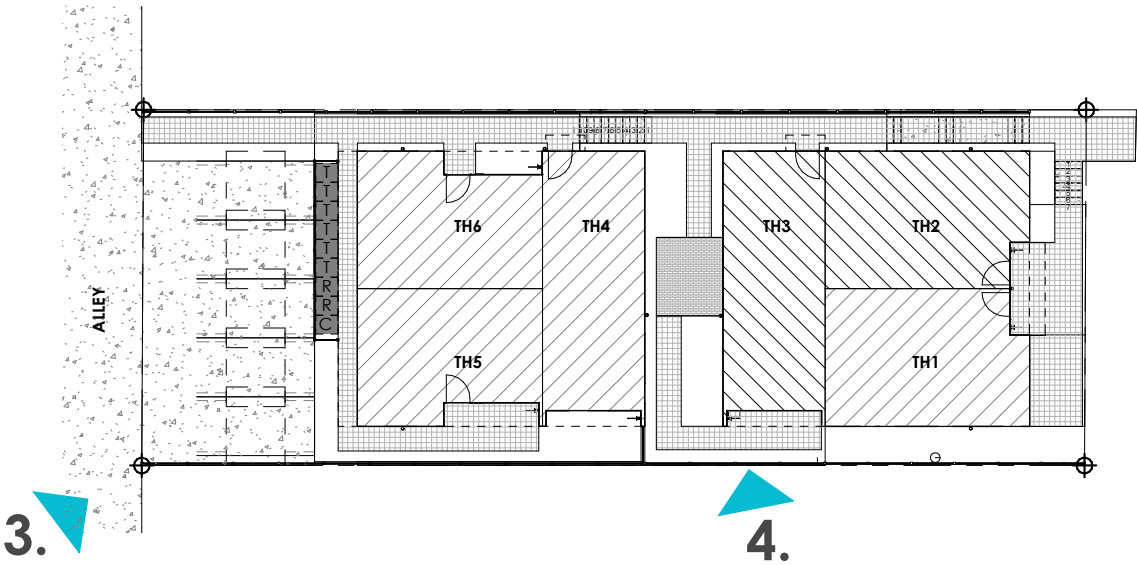
Renderings



3. ALLEY VIEW | LOOKING NORTH EAST



4. COURTYARD VIEW | LOOKING NORTH



Renderings

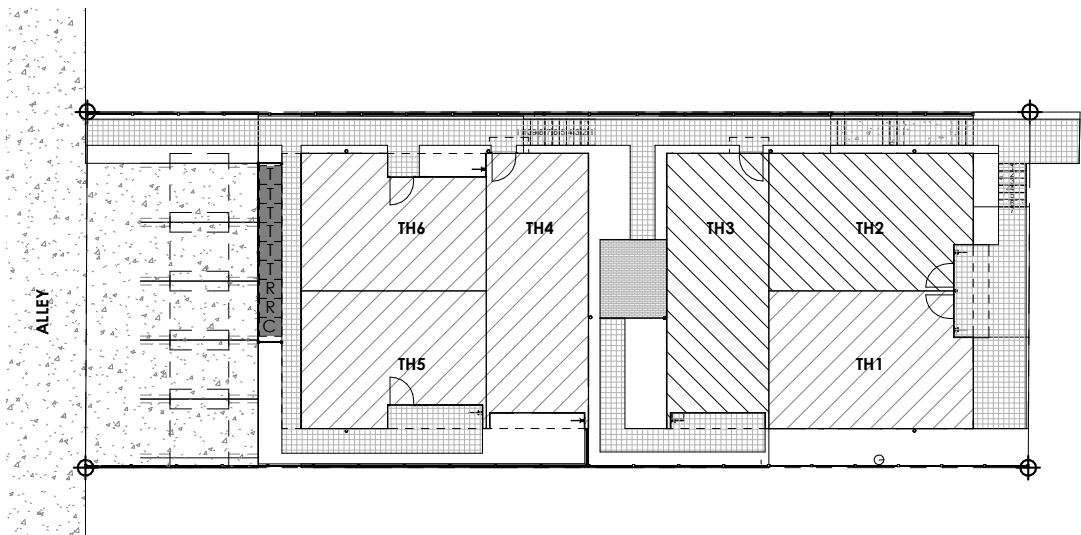


5. AERIAL VIEW | LOOKING WEST



6. AERIAL VIEW | LOOKING EAST

6.



5.

Renderings

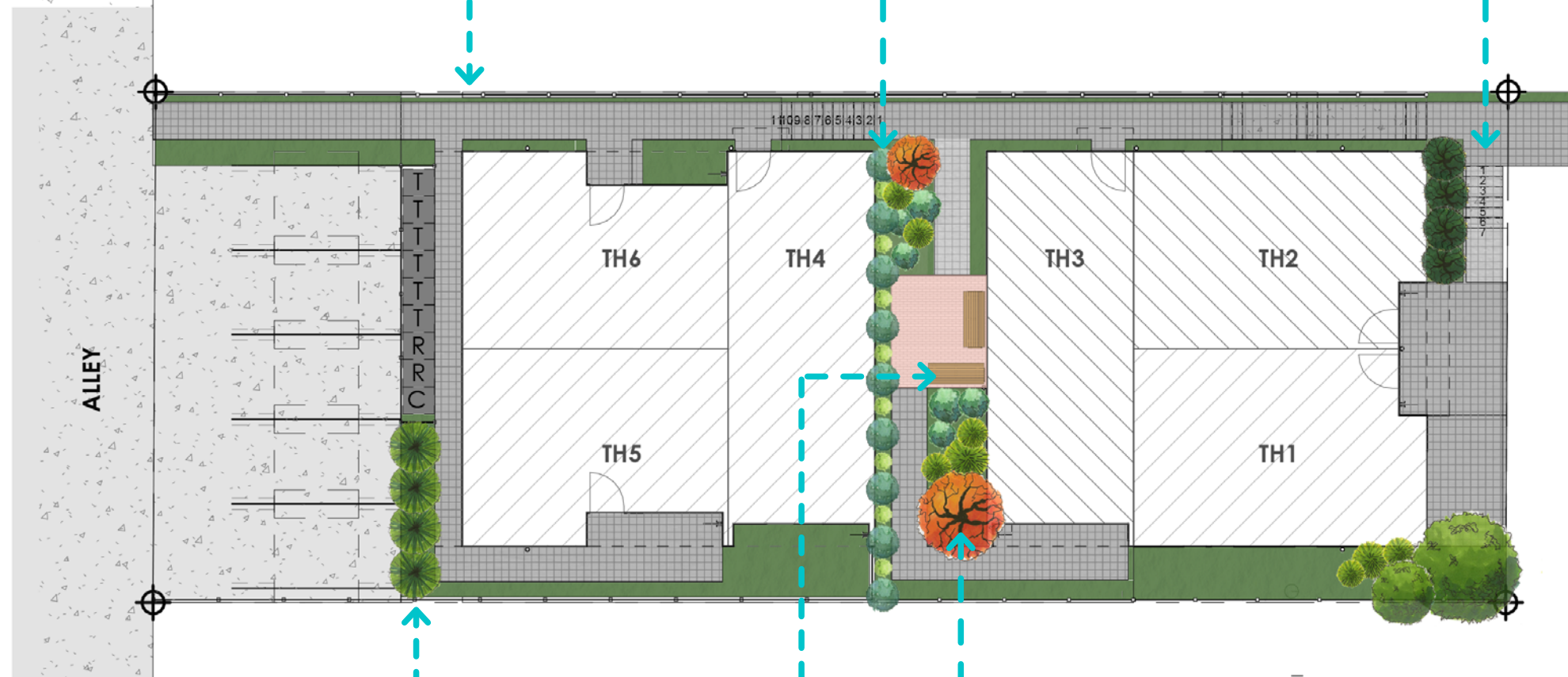
Wooden fences to provide privacy



Tall vegetation to temper height



Dense low light crawler to cover grade



Shrubs and grass to break space up



Bench for outdoor community amenity space



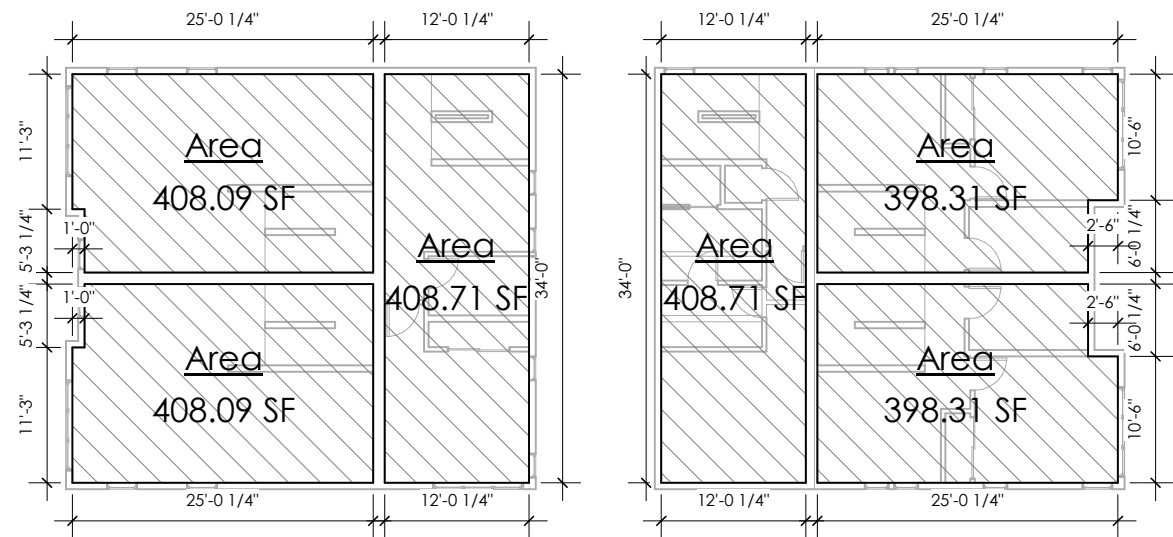
Ornamental tree, Japanese Maple or similar

Conceptual Landscape Plan



1 Level 1

SCALE: 1/16" = 1'-0"



2 Level 2

SCALE: 1/16" = 1'-0"



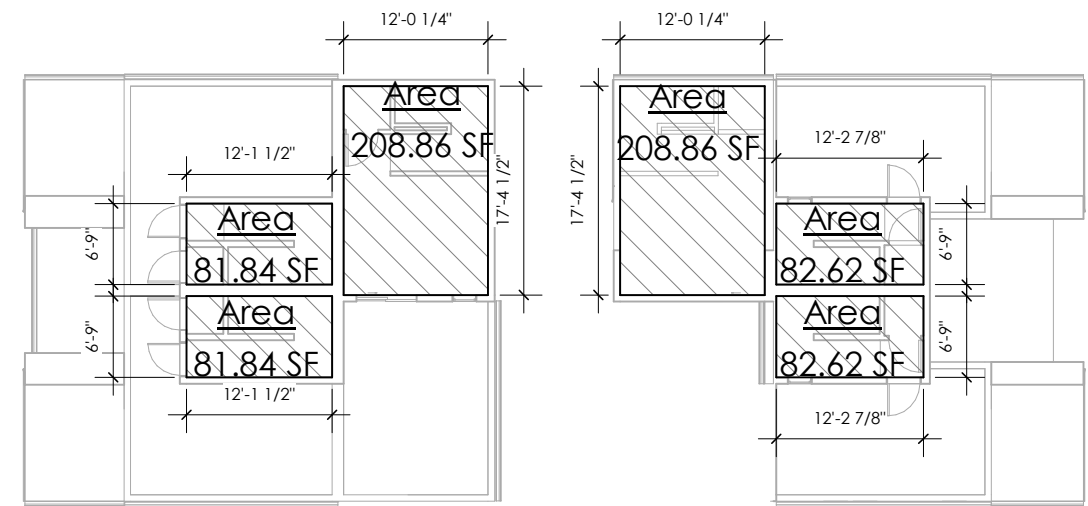
3 Level 3

SCALE: 1/16" = 1'-0"



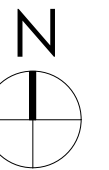
4 Level 4

SCALE: 1/16" = 1'-0"



5 Level 5

SCALE: 1/16" = 1'-0"



FAR Diagrams