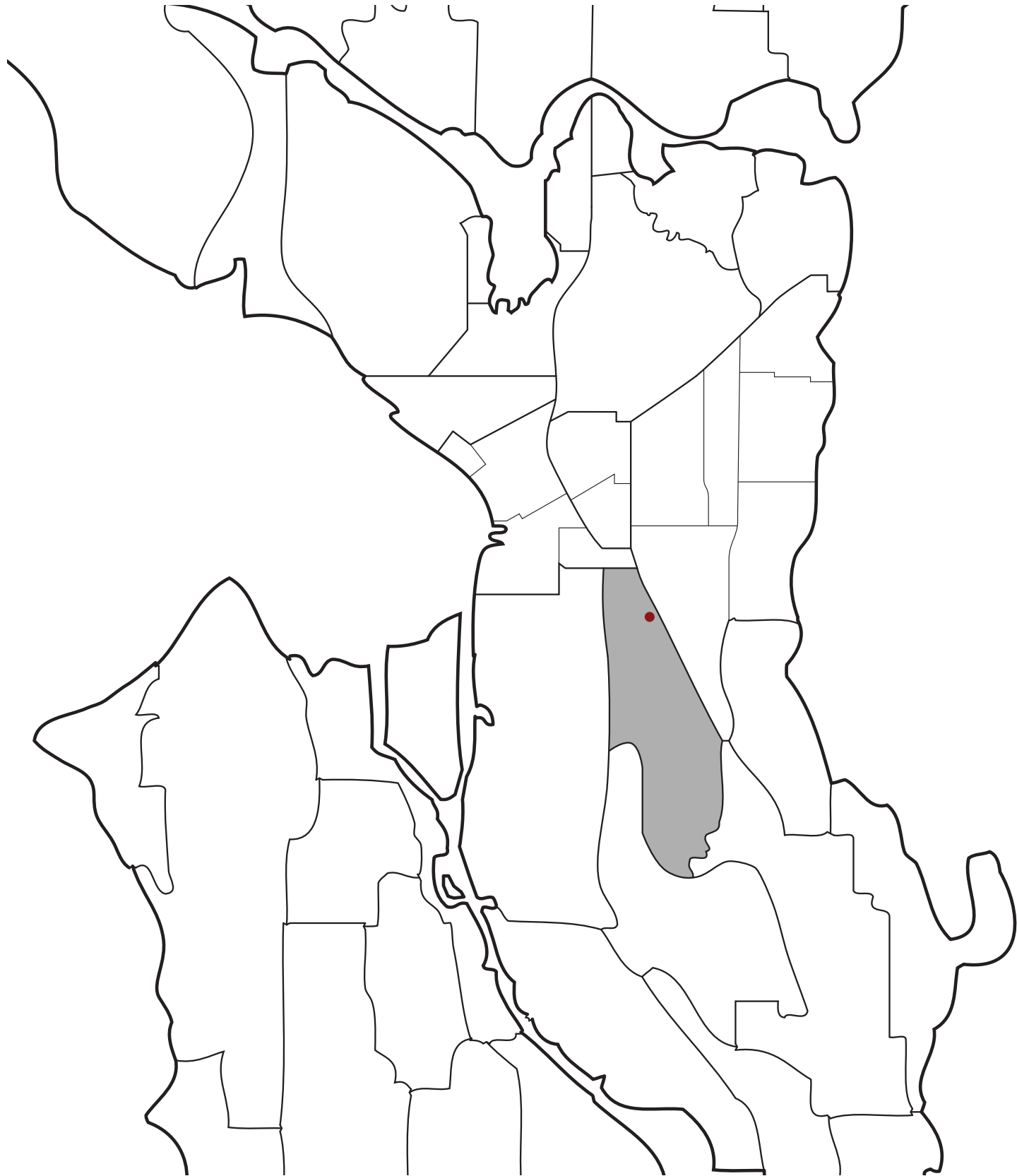


#3025973

1523 17th AVE S **STREAMLINED DESIGN REVIEW**





PROPOSAL

This project involves demolishing an existing single family residence with detached garage and the construction of 6 new townhome units in two buildings with 6 surface parking stalls, in the rear of the lot.

The area near the project site is characterized by a mix of 3-story townhouse buildings, and small to mid-sized single family homes.

- The project goals are as follows:
- 1. To provide 6 well-designed and well-constructed townhome units.
 - 2. To contribute to the safe and pedestrian friendly experience of 17th Ave S.
 - 3. To maximize the development potential of the property while supporting the city's planning objectives and respecting the existing community's scale and character.
 - 4. Meet Built Green 4-Star standard.
 - 5. Maximize the development's connection to its surroundings.

ADDRESS

1523 17TH AVE S, SEATTLE, WA 98144
SDCI# 3025973

PROJECT TEAM

OWNER	Watershed Holdings, LLC
ARCHITECT	S+H Works, LLC
LANDSCAPE	Root of Design
SURVEYOR	Terrane

PROJECT INFO

ZONING	LR2
LOT SIZE	5,988 SF
FAR	1.2
ALLOWABLE FAR	7,185 GFA
PROPOSED FAR	6,778 GFA
PROPOSED UNITS	6
PARKING STALLS	6

INDEX

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SITE ANALYSIS

The project site is zoned LR2 and is located within the North Beacon Hill Residential Urban Village. The surrounding blocks include various zones and uses including single family homes, townhome developments, and neighborhood parks. The site is currently occupied by a single family structure and detached garage both of which will be demolished.

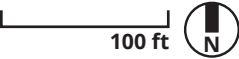
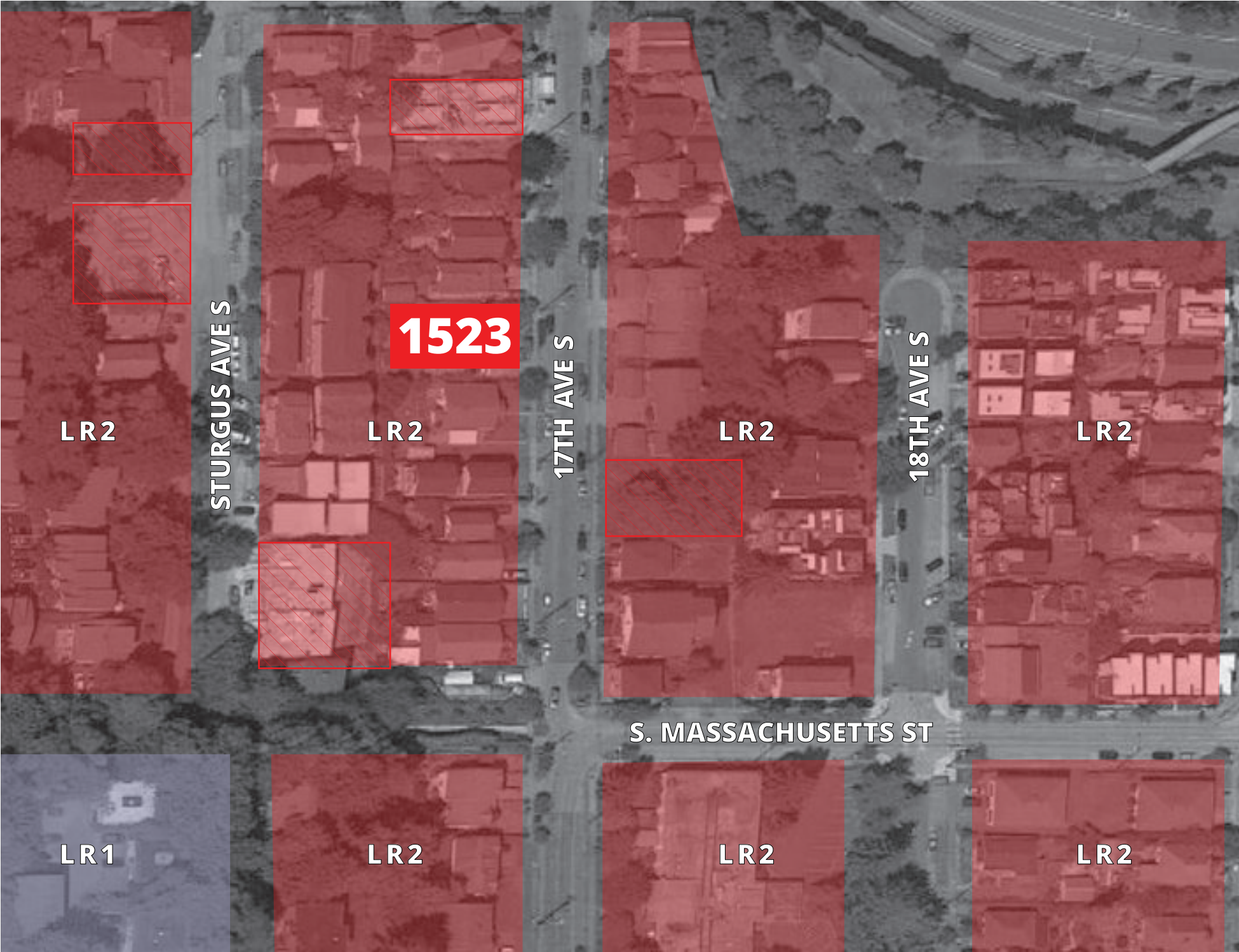
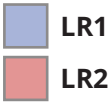
CIRCULATION



The site is served by three bus lines, the 7, 36 and 60, running north and south along 12th Ave S providing quick access to Downtown Seattle, Capitol Hill, and West Seattle. Additionally, the Beacon Hill Light Rail station is less than 3/4 mile south, which further connects the site to SeaTac, Downtown, Capitol Hill and the University District. The slow residential streets and the I-90 Park System promote a pedestrian experience and easy cycling routes to Downtown, West Seattle, and South Seattle.

NEW DEVELOPMENTS

ZONING



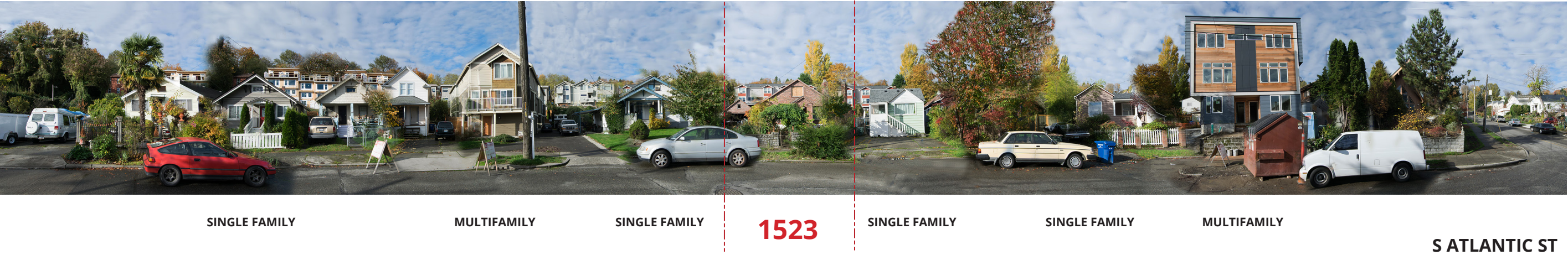
CONTEXT

The area surrounding 1523 17th Ave S is characterized by new townhome developments, existing small single family homes, and numerous parks. There is a general trend of townhome developments occurring on underdeveloped lots as the area continues to develop as a whole. The I-90 Trail gives immediate pedestrian access to Sam Smith Park, Judkins Park, and Dr. Jose Park.



- 1 Judkins Park
- 2 Lewis Park
- 3 1589 17th Ave S
- 4 1530 Sturgis Ave S
- 5 Hamlin Robinson School
- 6 1540 Sturgis Ave S
- 7 Daejeon Park

1 17TH AVE S LOOKING WEST



2 17TH AVE S LOOKING EAST

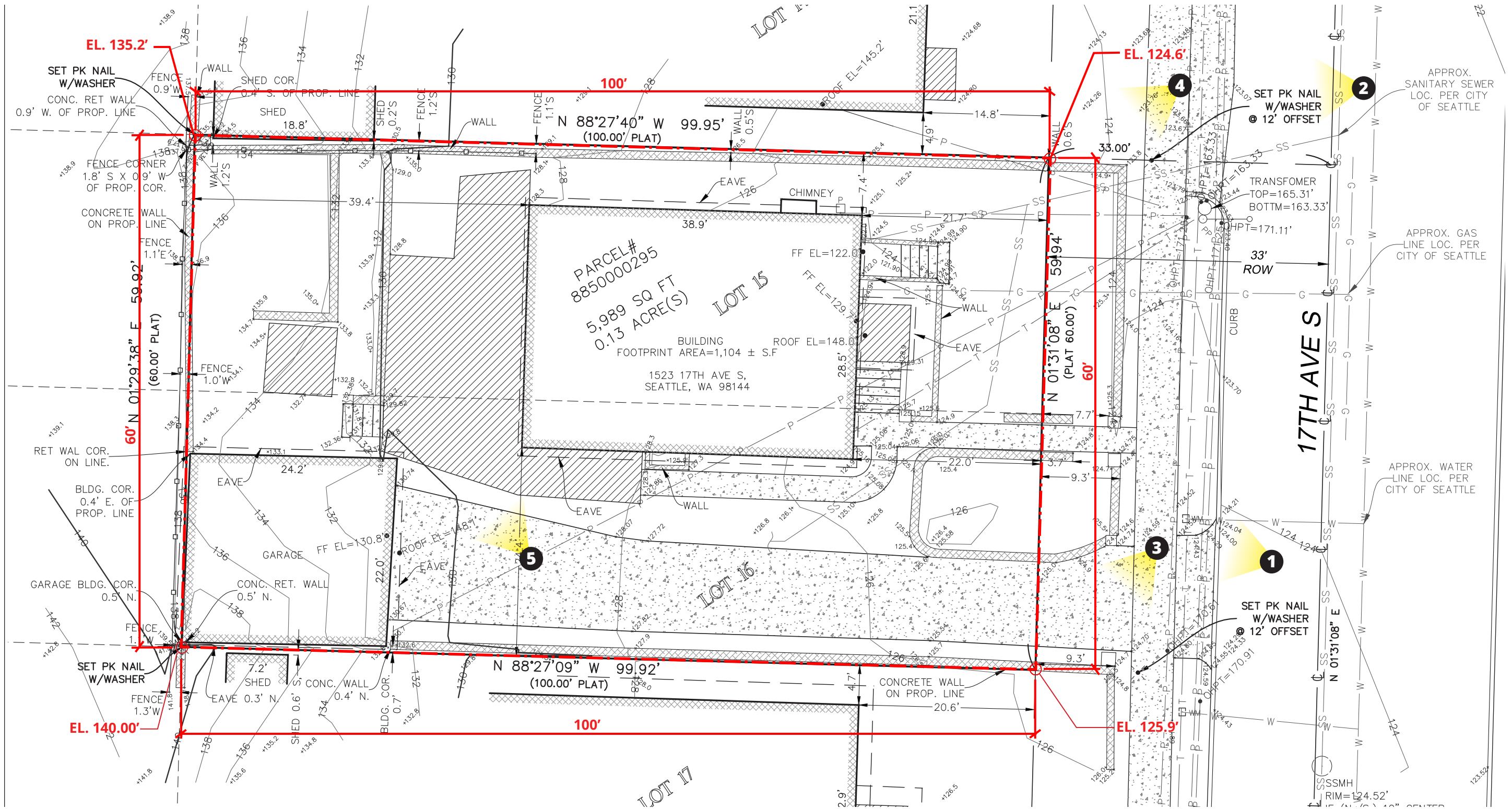


17th AVE S
The street elevation shows a mix of small single family homes and townhomes, some of which are currently under construction. A path on the north end of the street gives direct access to the I-90 trail.



1523 17TH AVE S STREET VIEW

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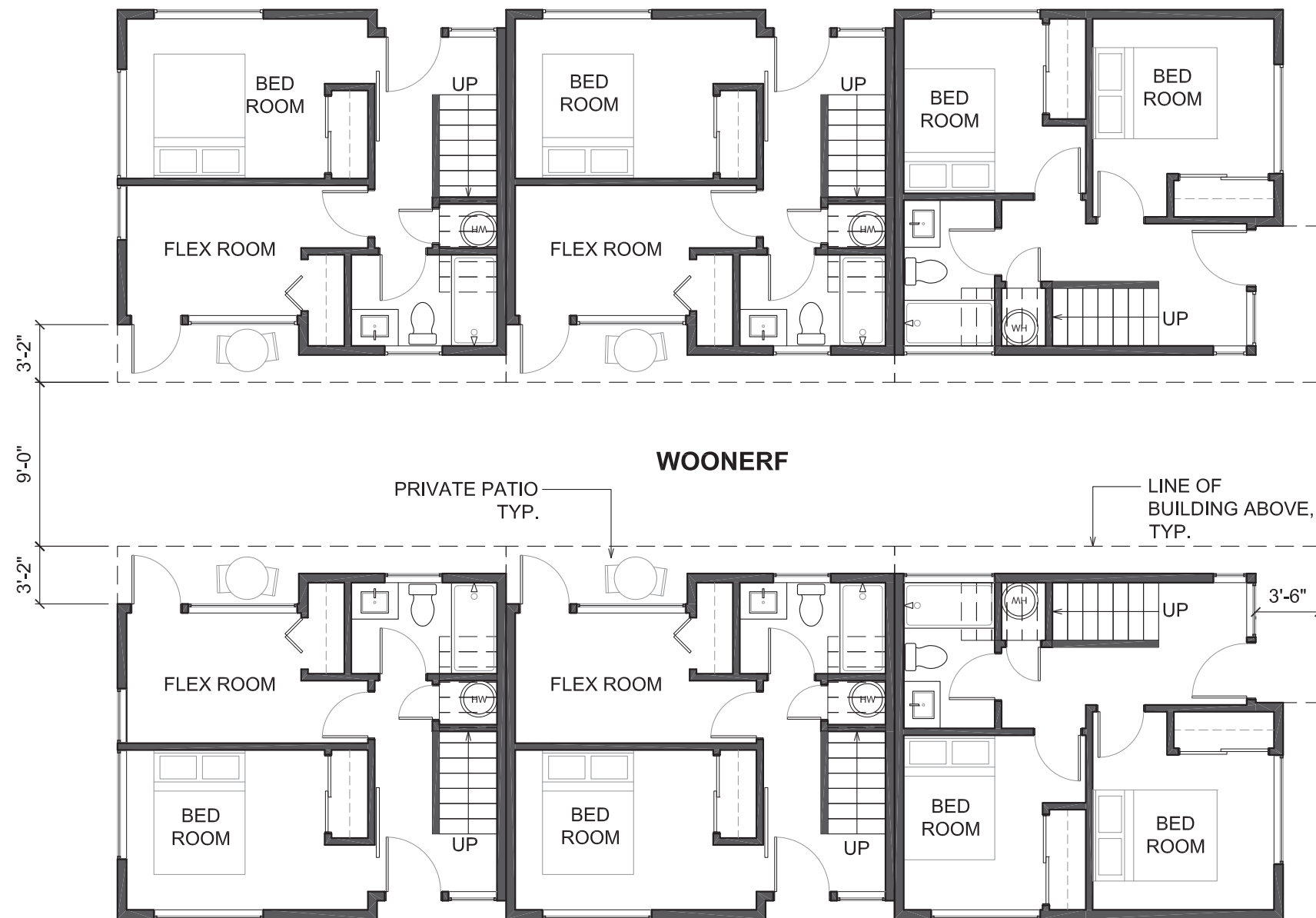


SITE CONDITIONS

1523 17th Ave S is currently occupied by a single family home and a detached garage in the south west corner of the lot. The site is relatively flat but slopes dramatically upward towards the west property line. Grade is protected by retaining walls and the garage structure. There are single family homes to the north and south of the site with a town-home development uphill to the west.

LEGAL DESCRIPTION

Tax parcel No. 8850000295
LOT15 AND 16 IN BLOCK 5 OF VALENTINE ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 71, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

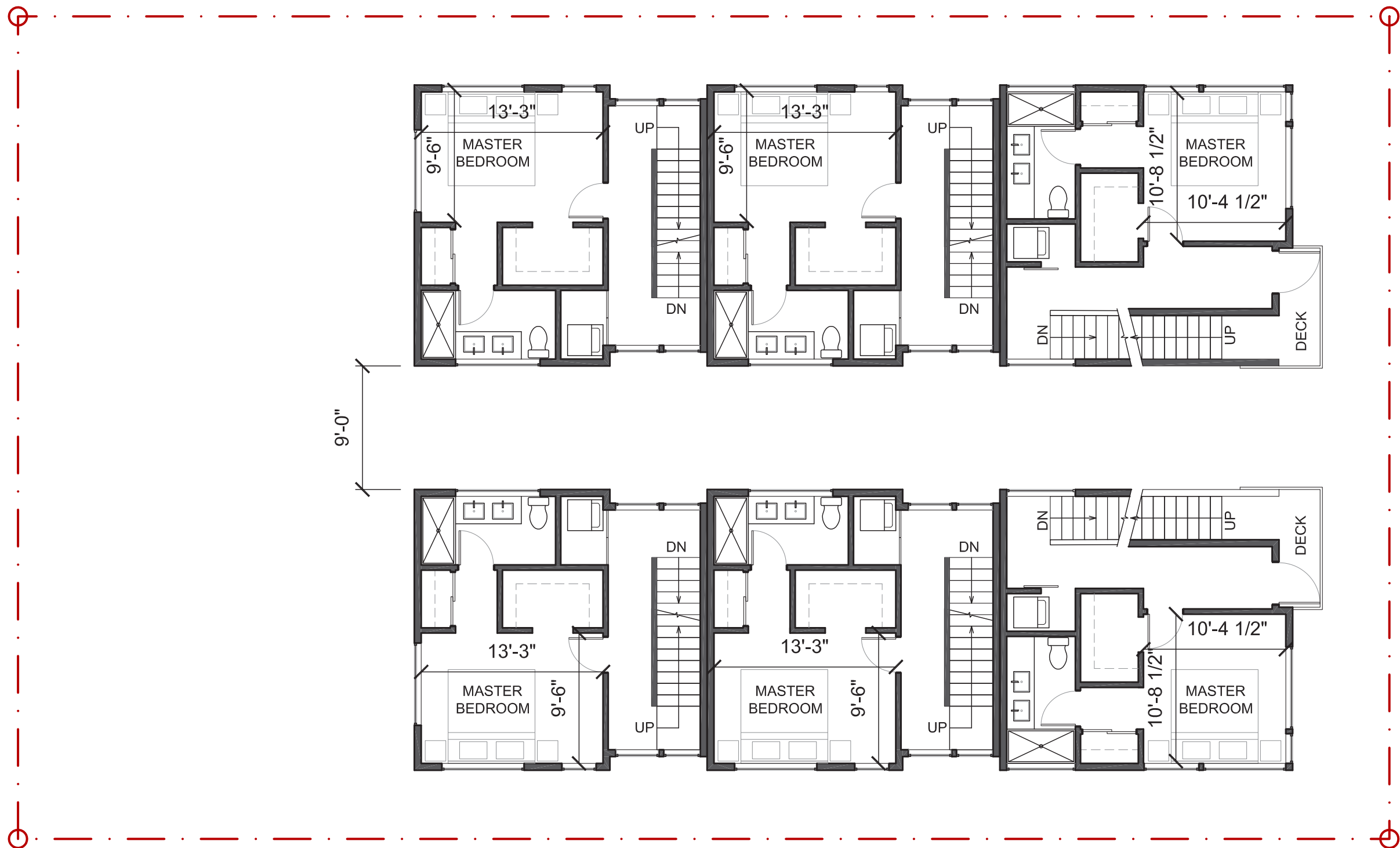


LEVEL 1 FLOOR PLAN

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







LEVEL 3 FLOOR PLAN

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





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VIEW FROM 17TH AVE S



VIEW FROM SOUTH ON 17TH AVE S



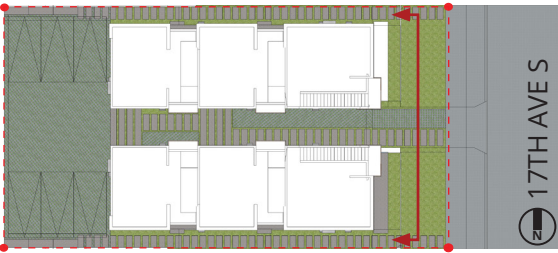
VIEW OF WOONERF LOOKING WEST



VIEW OF WOONERF LOOKING EAST

EAST ELEVATION

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



BRICK, PEWTER



VERTICAL PLANK
BALCONY, WOOD



FIBER CEMENT PANEL,
WHITE



WHITE VINYL WINDOWS



METAL GUARDRAIL

SOUTH ELEVATION

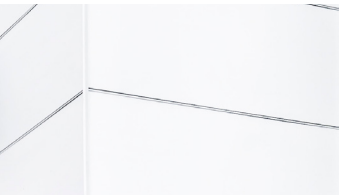
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BRICK, PEWTER



VERTICAL PLANK BALCONY, WOOD



WHITE FIBER CEMENT PANEL



WHITE VINYL WINDOWS

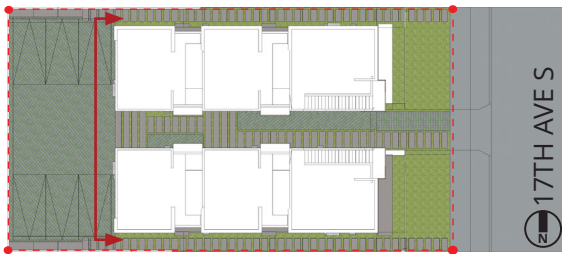
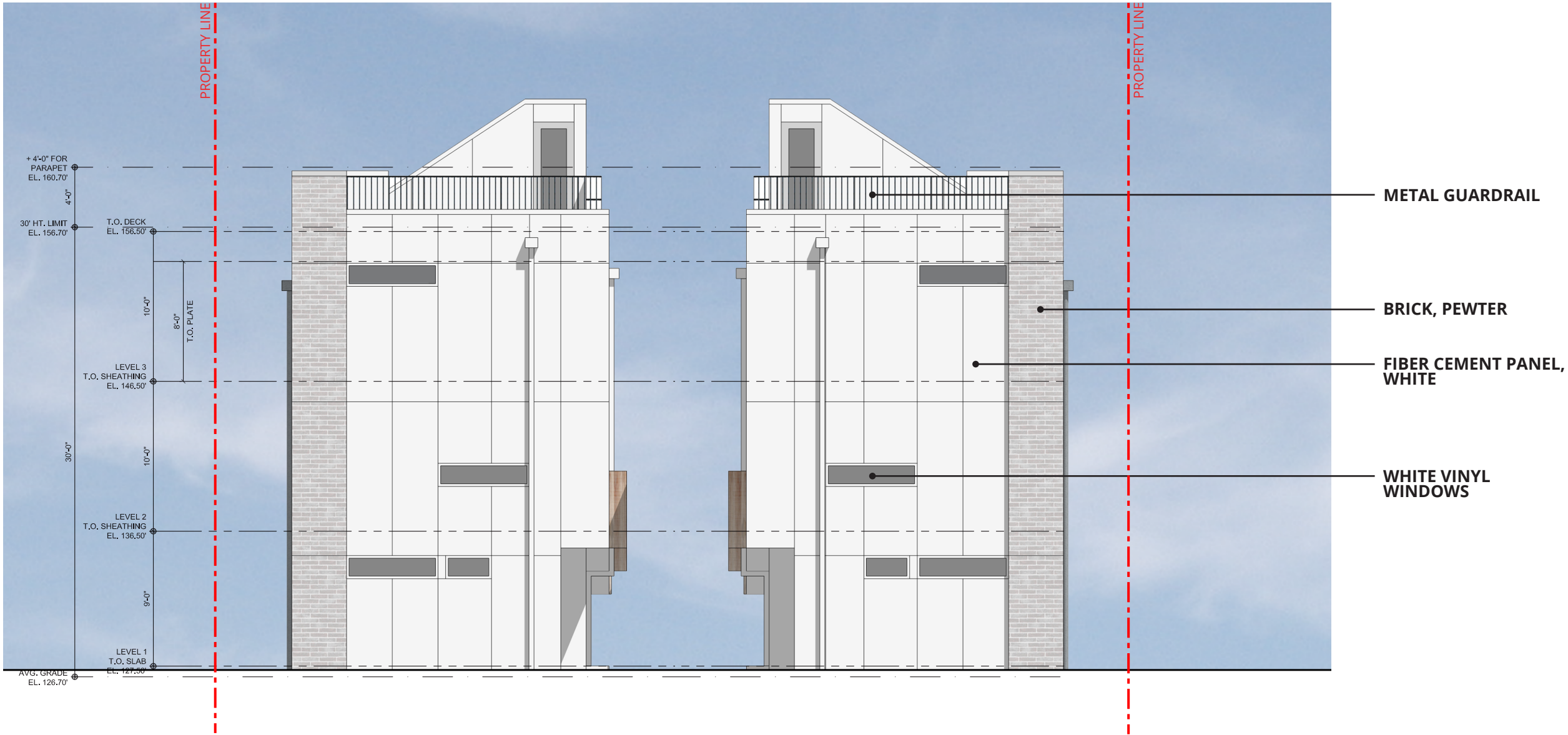


METAL GUARDRAIL



WEST ELEVATION

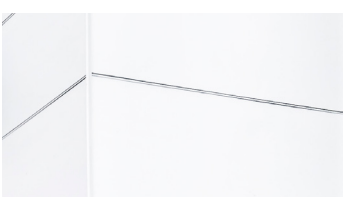
SCALE: 1/8" = 1'-0"



BRICK , PEWTER



VERTICAL PLANK
BALCONY, WOOD



FIBER CEMENT PANEL,
WHITE



WHITE VINYL WINDOWS



METAL GUARDRAIL

NORTH ELEVATION

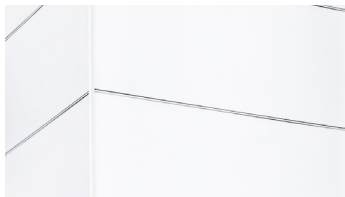
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BRICK, PEWTER



VERTICAL PLANK
BALCONY, WOOD



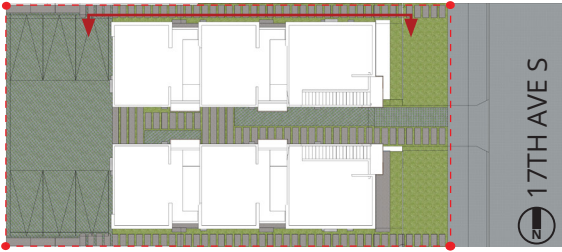
WHITE FIBER CEMENT
PANEL



WHITE VINYL WINDOWS

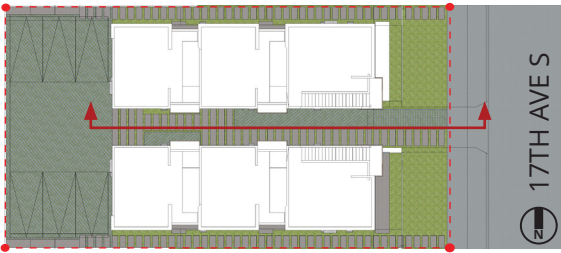


METAL GUARDRAIL



INTERIOR NORTH ELEVATION

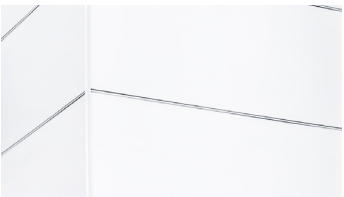
SCALE: 1/8" = 1'-0"



BRICK, PEWTER



VERTICAL PLANK
BALCONY, WOOD



WHITE FIBER CEMENT
PANEL



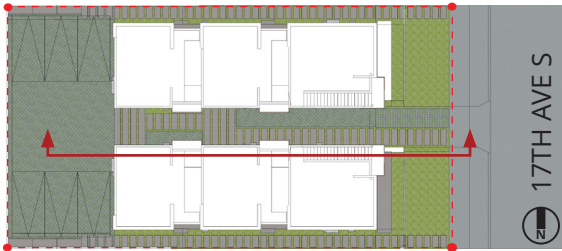
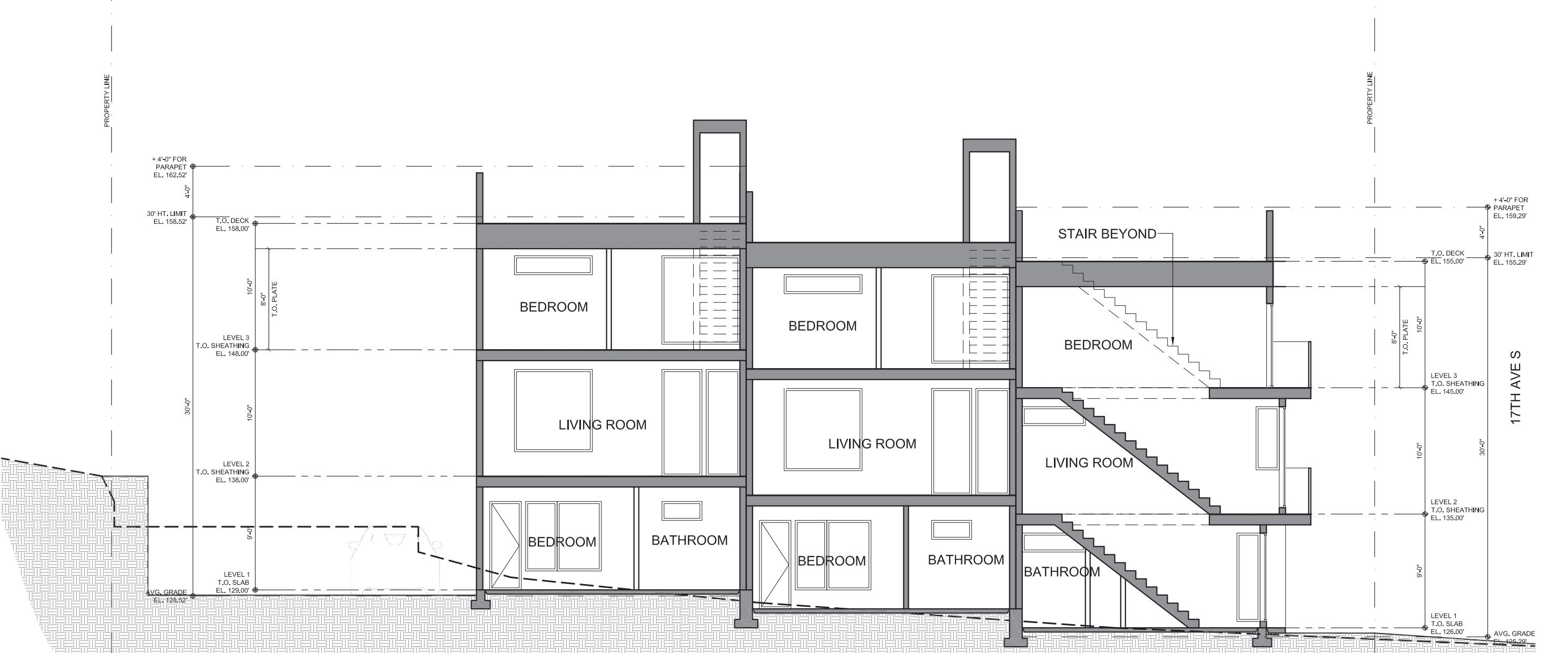
WHITE VINYL WINDOWS



METAL GUARDRAIL

SECTION

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



AMENITIES / CIRCULATION

A central woonerf provides pedestrian and vehicular access from 17th Ave S to parking in the rear and entries to all units. Walkways along the north and south property lines provide pedestrian only access to secondary entries on the four rear units. Each unit features roof deck private amenity areas and frontage on the woonerf common amenity. The woonerf contributes to 50% of at grade amenity area per SMC 23.45.522.D.6

PRIMARY PEDESTRIAN CIRCULATION

PRIVATE ENTRY

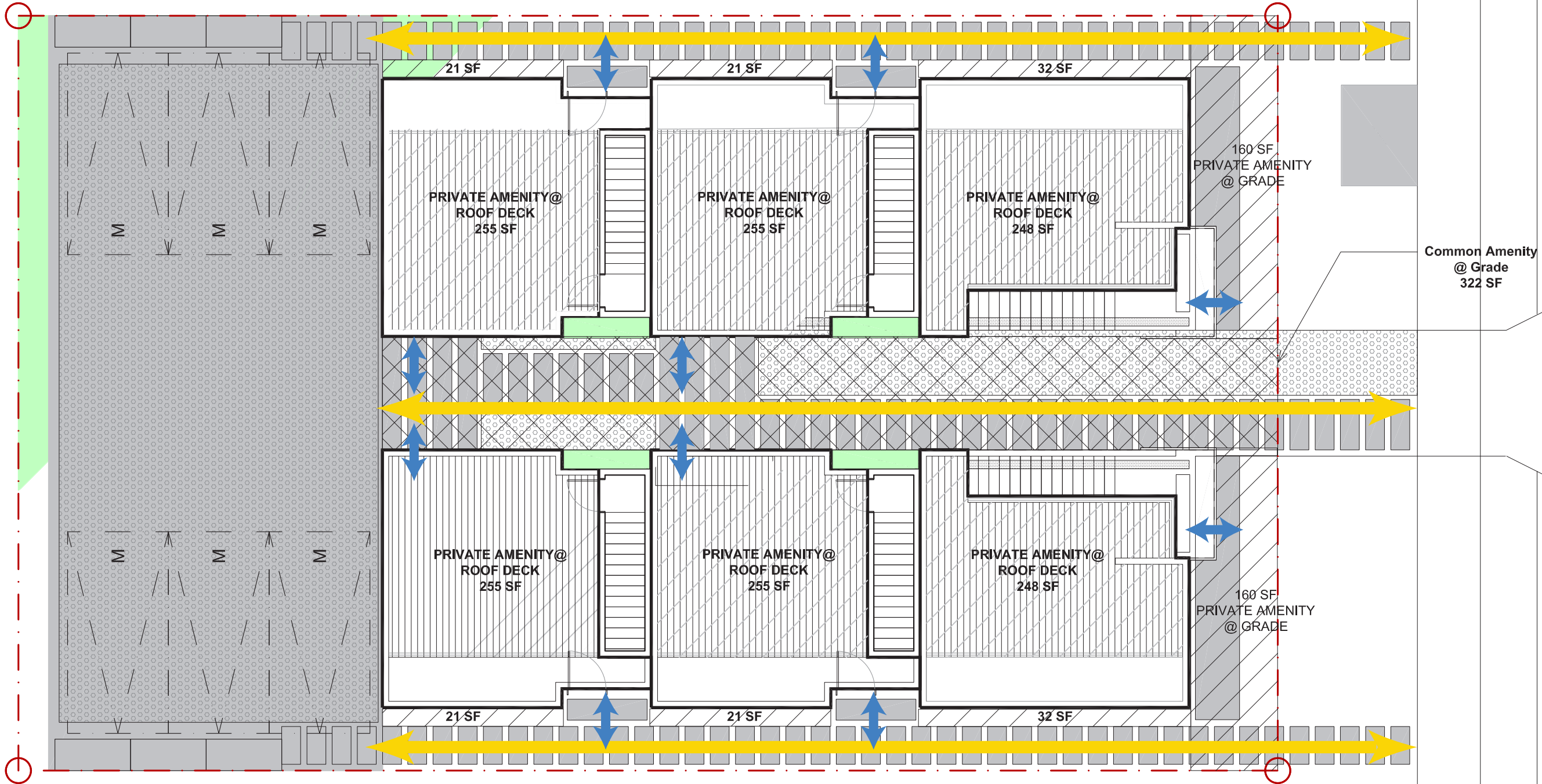
PLANTING

PRIVATE AMENITY AREA

COMMON AMENITY AREA

AMENITY AREA REQUIRED:
1497 SF TOTAL
749 SF @ GROUND

PROPOSED:
2,306 SF TOTAL
790 @ GRADE
1,516 SF @ ROOF DECK

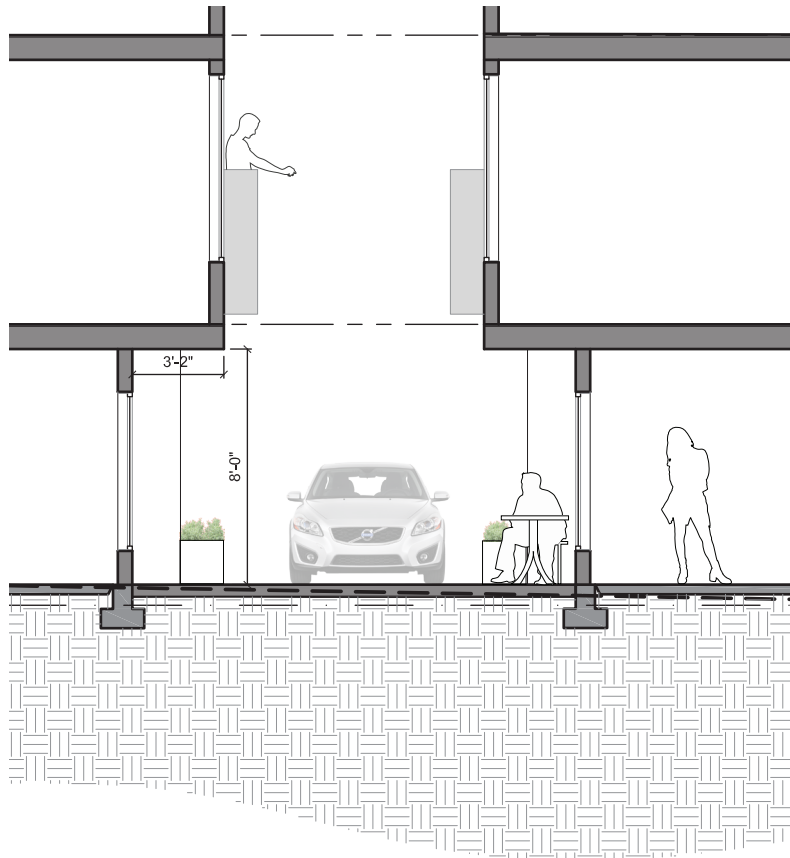
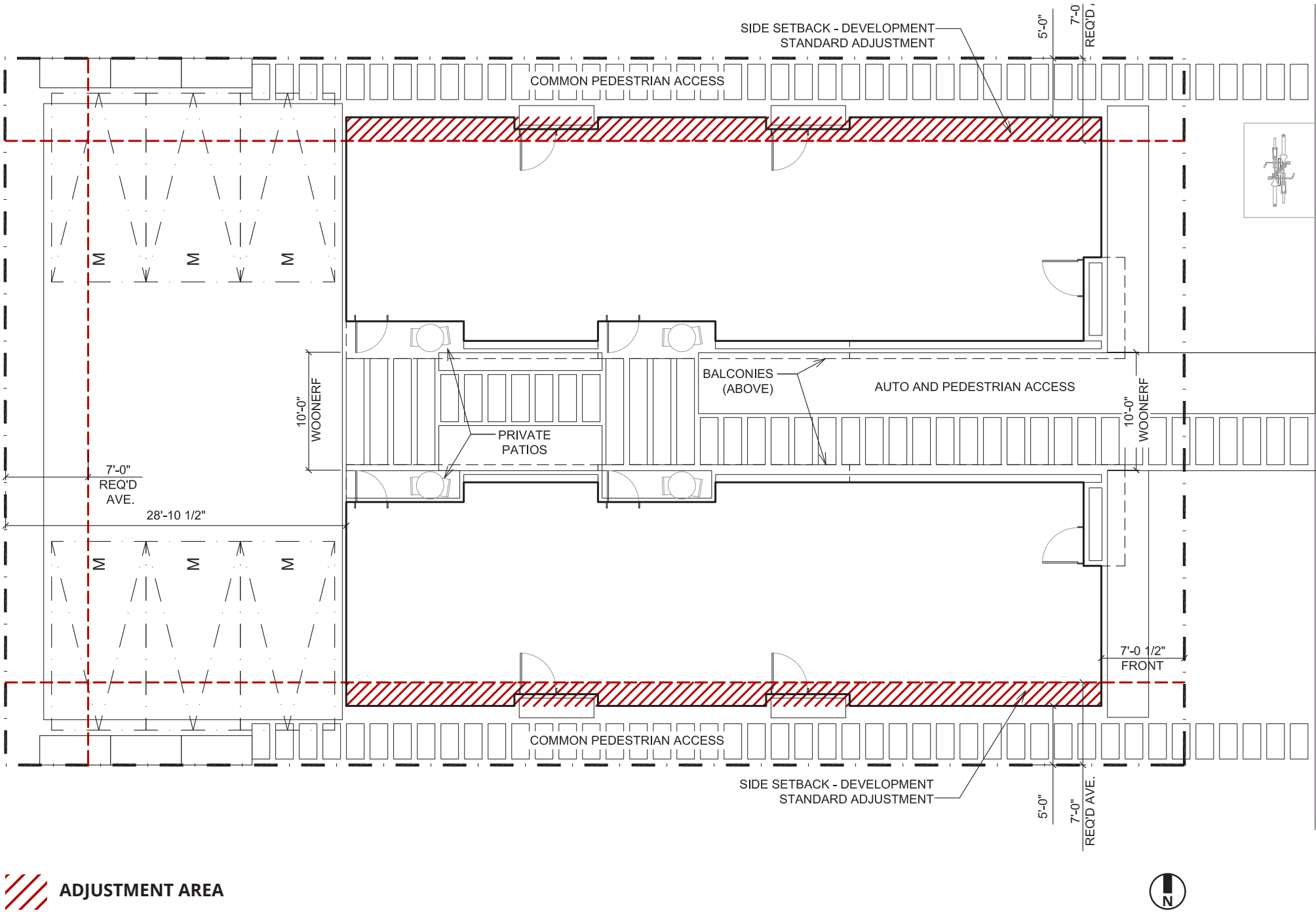


ADJUSTMENT DIAGRAM

REQUESTED SIDE SETBACK ADJUSTMENT

In order to provide parking at the rear of the site via a woonerf, we request an adjustment to SMC 23.45.518 - Setbacks and Separations for LR Zones. The requested Adjustment provides a side setback of 5' minimum / 5' average in place of the 5' minimum / 7' average requirement. This is a 30% setback reduction, which is less than the 50% setback reduction allowed by Streamlined Design Review.

This side setback reduction allows for a more generous and functional woonerf between the two site structures (CS2.B). It allows for a large rear setback while maintaining the site's development potential. The woonerf provides visual interest from 17th Ave S with a deep sight line into the site (CS2.C). It provides unique amenity spaces for residents, encouraging outdoor interactions and gaining additional use out of a vehicular access surface (DC1.B). Additionally, the central woonerf reinforces the massing strategy to break the proposal into distinct buildings. Pewter colored brick extends the entire length of the north and south facades, providing a high quality material to soften the building edges at those adjacencies (DC4.A). To mitigate privacy conflicts, roof deck amenity areas are recessed from the north and south property lines, see roof plan on pg.12



ZONING STANDARDS

ZONING: LR2

SMC	REQUIREMENT	PROPOSED
23.45.504	Permitted and Prohibited Uses	Residential use permitted outright.
23.45.510	Floor Area Ratio (FAR) Limits Per Table A 23.45.510, FAR for townhouses in an LR2 zone is 1.0 or 1.2 if the project meets the standards of subsection 23.45.510.C.	Project to meet 23.45.510.C, allowing FAR of 1.2. Lot Area: 5,987.5 SF Max Floor Area Allowed: 7,185 SF (5,987.5 X 1.2) Proposed: 6778 SF
23.45.510.C	C.1. The structure will meet green building performance standards by earning LEED Silver rating or a Built Green 4-Star rating. C.3-4. Parking Location and Access.	Proposed: Built Green 4-Star Parking area located at the rear of the lot, behind all structures, and through Woonerf from 17th Ave S (6 spaces).
23.45.512	Density Limits No density limit if project meets 23.45.510.C.	Compliant: 6 dwelling units proposed, project to meet 23.45.510.C.
23.45.514	Structure Height Maximum 30' height limit, with exceptions for sloped roofs, overhangs, parapets & penthouses.	Compliant: See elevation and section drawings with height diagram.
23.45.518	Setbacks and Separations Front: 7' Average, 5' Minimum, and 12' Minimum above 34'; Rear: 7' Average, 5' Minimum; Side: 7' Average, 5' Minimum; Separations Between Structures: 10' Minimum.	Front Setback: Average 7' -Compliant. Rear Setback: 28' - Compliant. Side Setbacks: 5', Side Setback Adjustment is proposed, see the Site Plan p.8 and see adjustments on p.20 Front Setback: 12' Min above 34' in height on street lot line - Compliant Separation Between Buildings separated by a driveway: 12' min. below 8', 9' min. above 8' - Compliant.
23.45.522	Amenity Area 25% of lot area req'd, 50% at ground level, minimum. 5,988 SF x 25% = 1,497 SF required. 1,497 x 50% = 748.5 SF required at ground level.	Proposed: 2,306 SF 790 SF at grade, including 322 SF contribution from Woonerf. 1,516 SF at roof deck
23.45.524	Landscaping Minimum 0.6 Green Factor required, street trees required.	Compliant: Green Factor greater than 0.6 proposed, new street trees proposed.
23.45.527	Structure Width and Facade Length Limits Maximum Width 90', Maximum Facade Length: 65% of lot line, 100' x 65% = 65'-0" maximum facade length.	Total Maximum Structure Width: 40'-11", Compliant. Facade Length: 64'-0", Compliant.
23.54.015	Required Parking 6 parking spaces required. 2 bicycle spaces required.	Compliant: 6 medium parking spaces provided. 2 bicycle spaces provided.
23.54.040	Solid Waste Storage and Access One 2'x6' storage area per dwelling unit required.	Compliant: (6) 2.5'x6' storage areas proposed.

PRIORITY GUIDELINES

CS2. Urban Patterns and Form B. Adjacent Sites, Streets, and Open Spaces C. Relationship to the Block D. Height Scale Bulk Response: The proposed design is in keeping with the current trend of development on 17th Ave S and the surrounding area. The existing ROW provides ample buffering between the street and the project frontage, with opportunities for planting. In order to maintain engagement with the street, the proposal is placed towards the front of the lot, following the precedent set by new developments north of the site.
CS3. Architectural Context and Character A. Emphasizing Positive Neighborhood Attributes: Response: In an area experiencing a transition through redevelopment, this proposal offers a precedent in high-quality facade elements and responsive massing. Additionally, the Woonerf provides a point of visual interest to the pedestrian experience for both the on-site residents and neighboring residents.
PL2. Walkability A. Accessibility B. Safety and Security Response: The proposal provides unobstructed sight-lines deep into the site and offers easy access to units all while maintaining a clear threshold between public and private realms. The four rear units can also be accessed via walkways along the north and south lot lines.
PL3. Street-Level Interaction A. Entries Response: Canopies paired with recessed entries provide clearly identifiable entry ensembles and effectively distinguish units.
DC1. Project Uses and Activity B. Vehicular Access and Circulation Response: The proposal features a Woonerf designed to provide parking in the rear of the site behind all structures while providing an attractive pedestrian path. The Woonerf maximizes the usability of private ground level patios and the large rear setback contributes to a more private rear yard for neighboring residents.
DC2. Architectural Concept A. Massing: B. Architectural and Facade Composition: D. Scale and Texture: Response: Exterior stairs, in combination with double stacked wood clad balconies and pewter colored brick cladding provide strong visual interest as perceived from 17th Ave S. Openings are proportioned to identify building levels and relate to the surrounding fenestration context. The street facing units feature exterior stairs descending towards 17th Ave S to reduce height and bulk. The massing is organized into two distinct buildings to respond to the scale of neighboring buildings.
DC3. Open Space Concept A. Building-Open Space Relationship C. Design Response: The project provides a variety of open space conditions that expand and connect the interiors. Balconies open interior spaces while maintaining privacy.
DC4. Exterior Elements and Material A. Exterior Elements and Finishes Response: Pewter colored brick extends the entire length of the north and south facades, providing a high quality material to soften the building edges at those adjacencies. C. Lighting D. Trees, Landscape and Hardscape Materials Response: Plants are chosen for their adaptation to the regional climate and to provide year round interest.



A



B



C



D



E



F

RECENT WORK **SHW**

- A** ONEONE6
116 17th AVE E / SEATTLE, WA
- B** 5902 ROWHOUSES
5902 22ND AVE NW/ SEATTLE, WA
- C** 225 HOUSE
225 27TH AVE E / SEATTLE, WA

- D** 2418 BALLARD APARTMENTS
2418 NW 58TH ST / SEATTLE, WA
- E** 11219 TOWNHOMES
11219 GREENWOOD AVE N / SEATTLE, WA
- F** 16TH AVE TOWNHOMES
1114 16TH AVE / SEATTLE, WA