

1729 17th Ave

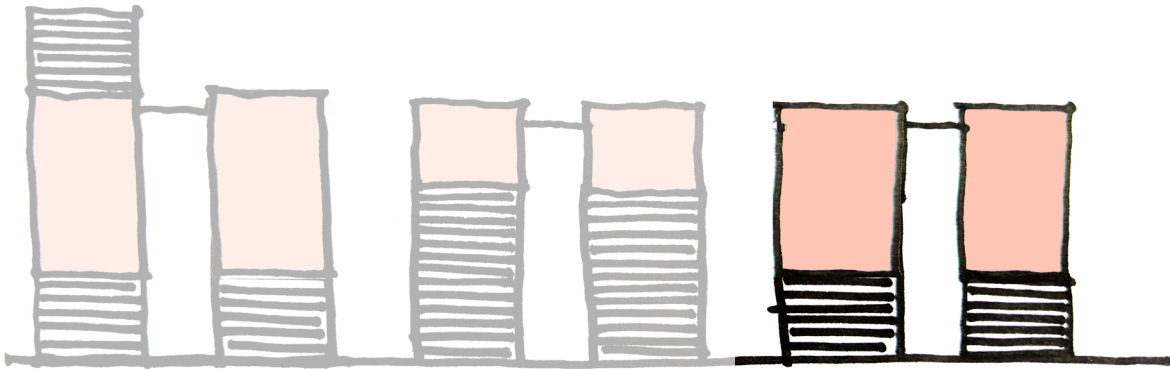
SDCI Project: #3039631-EG
09/19/2022



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

Owner/Applicant: LEGACY GROUP CAPITAL LLC
400 112th Ave NE #440
Bellevue, WA 98004

Landscape Architect: ROOT OF DESIGN
7104 265th St. NW #218
Stanwood, WA 98292



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Project Data

Address: 1729 17th Ave
Seattle, WA 98122

Tax ID Number: 7234600435

SDCI Project Number: 3039631-EG

Lot Size: 7,200 SF

Proposal: multifamily housing. (8) townhouses.
2 buildings, 3 stories. vacant Lot.

Vehicle Paking: 6 stalls EV ready

Bike Parking: 8 bike racks long term
1 bike rack short term

FAR: 7,200 sf x 1.8 = 12,960 sf allowed.
10,735 SF proposed

GFA: 12,007 sf > 8,000 SF SDR threshold

NORTH LOT FAR

TH1	
Level 1	421 SF
Level 2	421 SF
Level 3	421 SF
Penthouse	80 SF
1,342 SF	

TH2	
Level 1	421 SF
Level 2	421 SF
Level 3	421 SF
Penthouse	80 SF
1,342 SF	

TH3	
Level 1	421 SF
Level 2	421 SF
Level 3	421 SF
Penthouse	78 SF
1,341 SF	

NORTH LOT FAR

TH4	
Level 1	421 SF
Level 2	421 SF
Level 3	421 SF
Penthouse	78 SF
1,341 SF	

TH5	
Level 1	421 SF
Level 2	421 SF
Level 3	421 SF
Penthouse	80 SF
1,342 SF	

TH6	
Level 1	421 SF
Level 2	421 SF
Level 3	421 SF
Penthouse	80 SF
1,342 SF	

NORTH LOT FAR

TH7	
Level 1	421 SF
Level 2	421 SF
Level 3	421 SF
Penthouse	78 SF
1,341 SF	

TH8	
Level 1	421 SF
Level 2	421 SF
Level 3	421 SF
Penthouse	83 SF
1,345 SF	

TOTAL 10,735 SF

NORTH LOT FAR CALCULATION			
LOT AREA	Base F.A.R.	ALLOWED	PROPOSED
7,200 SF	1.8	12,960.00 SF	10,735 SF

Lot Area: 7,200 SF
FAR Allowed: 7,200 SF x 1.8 = 12,960 SF

FAR Proposed: 10,735 SF < 12,960 SF, Complies. 2,225 SF under

Project Info & Area Summaries

Key Metrics	Current	<u>Required/Allowed per SMC 23.45</u>		<u>Proposed</u>
		Vehicle Parking:	No Minimum Requirement	(6) Spaces
		Bike Parking:	(9) Spaces Required	(8) Spaces Provided Long-Term
			Long-term: (1) Space per Dwelling Unit	(1) Space Provided Short-Term
			Short-term: (1) Space per 20 Dwelling Units	
		Amenity Area:	25% of Lot Area = 1,800 SF 900 SF to be ground-related	1,792.66 SF Non-Ground Related 1,346.93 SF Ground Related 3,139.59 SF Total
		Structure Height:	50' + 4' parapet allowance & 10' Penthouse ALLOWED	33' Proposed + Parapet + Penthouse
		Front Setback (East):	5' Min, 7' AVG	5' min, 7.34' avg
		Rear Setback (West):	5' Min, 7' AVG	25' min, 25.43' avg
		Side Setback (North):	5' Min	5'
		Side Setback (South):	5' Min	5'
		Building Separation:	10' Min	10'
		Facade Length:	120.0' x 0.65 = 78' allowed	South Facade Lengths: BLDG A: 39' BLDG B: 39' Total: 78'
Zone:	LR3 (M)			
MHA:	Yes, High area			
Urban Village:	Yes, First Hill/Cap Hill			
Parking Flexibility:	Yes			



1616 E Howell St



1801 16th Ave



1732 16th Ave

Stoops, Green Space Buffer

In response to community outreach, ensuring this project fits into the neighborhood character was a high priority of the local community. The precedents gathered integrate green space into the street scape while providing opportunities for community members to engage with the landscape. These design moves are demonstrated in the entry series of the proposed design to better integrate with the character of the neighborhood.



1720 E Olive St



1641 15th Ave



949 N 102nd St

Massing - Solid&Void

Precedents gathered highlight graphic punches accented by windows in the surrounding community. Subtractive design was used to increase visual presence on the street, leading to a safer environment by increasing visual presence and highlighting the visual safety net.

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**

1729 17th Ave

SDCI #3039631-EG

Legacy Group Capital and JW Architects are collaborating to design the redevelopment of 1729 17th Ave. This project will be located on the corner of E Howell St and 17th Ave in Capitol Hill. This lot will be divided into 3 functionally independent projects all on this same plot of land, when complete there will be (6) fourplexes comprised of (4) THs each totaling (24) TH units with (22) total parking stalls.

What type of feedback is the Design Review looking for?

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

Project Contact:

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

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



* jwaseattleoutreach.wixsite.com/1729 ** ONLINE SURVEY from May 27th - June 17th jwaseattleoutreach.wixsite.com/1729-survey

Early Community Outreach was realized during May and Approved by the Department of Neighborhoods on 06/21/2022



QR Code to easily access the online survey and dedicated website

The outreach for three functionally independent lots was conducted under one address and SDCI# Approved by DON

Link to dedicated project website and public comments.

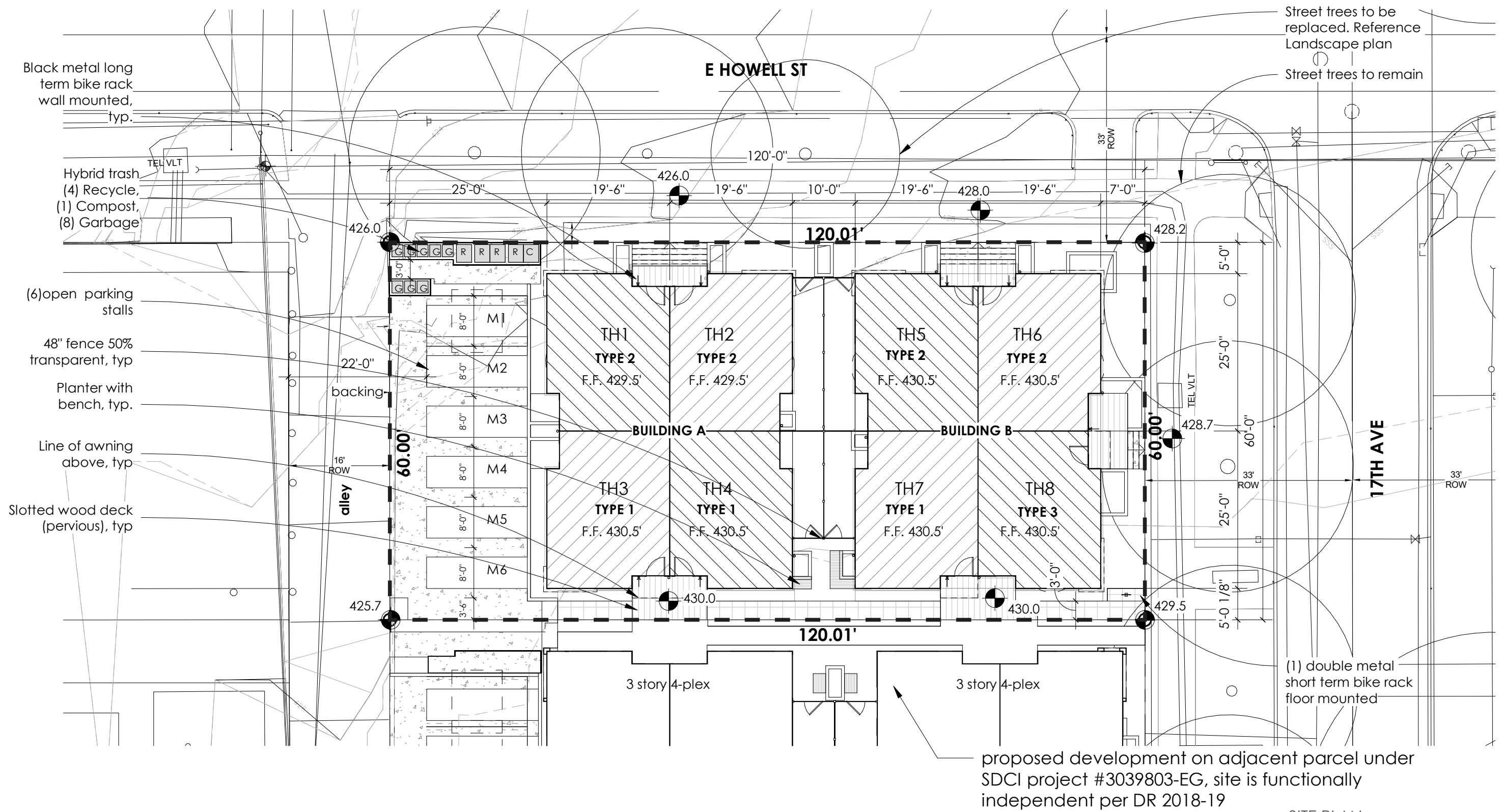
Link to project website and survey.

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 a QR code to easily access to the on-line survey and to the website with a commenting function. The website along with the survey was created on May 27th and ran until June 17th. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line 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 affordability and sustainability but also that the building fits into the existing character of this block. 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.

English Flyer

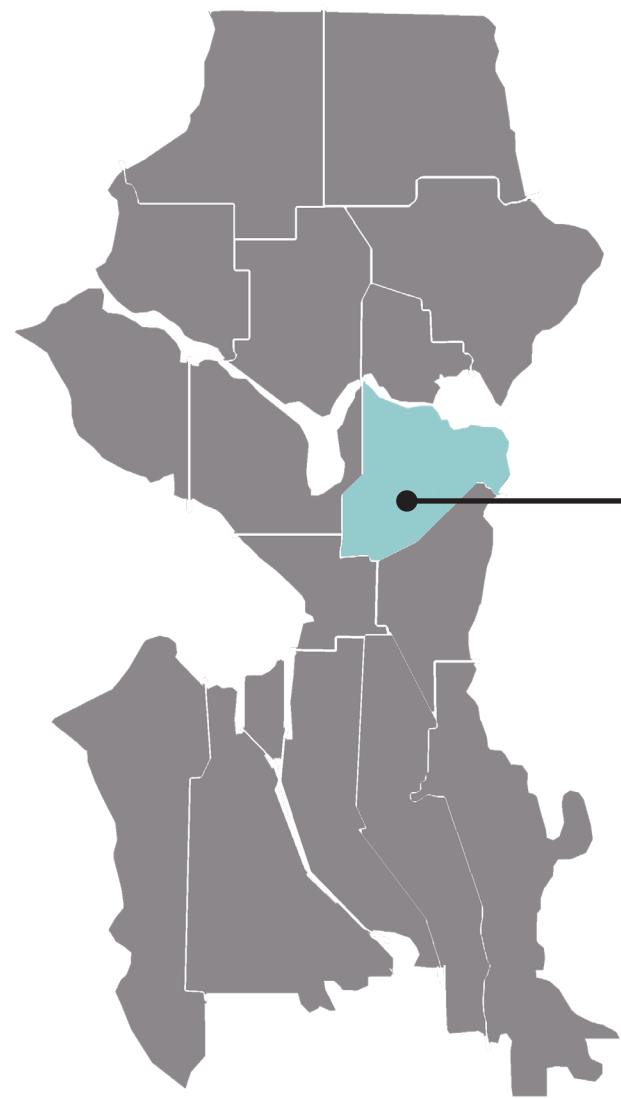
Public Outreach Summary



SITE PLAN
SCALE: 1/16" = 1' 0"



Site Plan

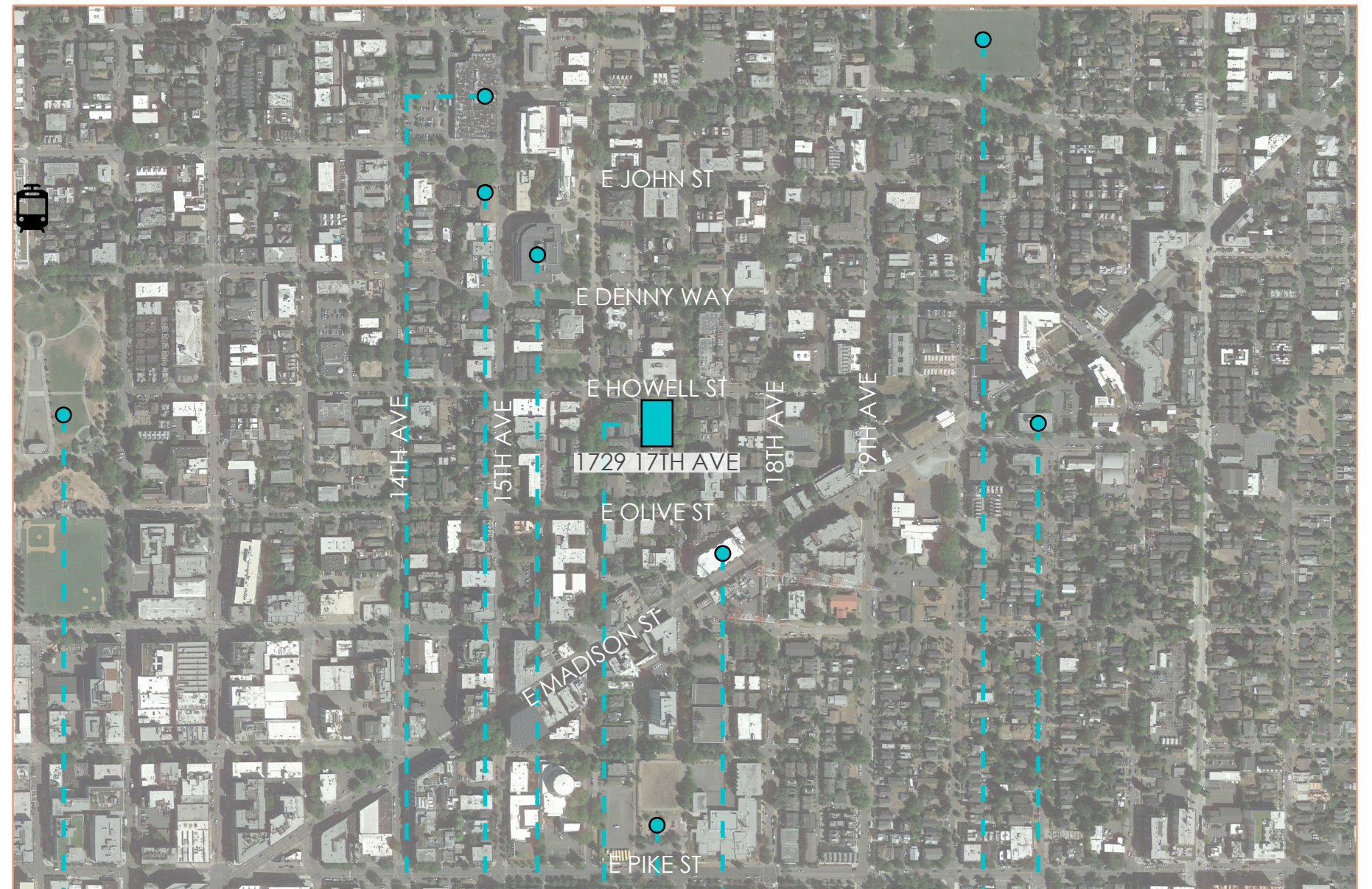


1729 17TH AVE,
CAPITOL HILL



EXISTING SITE

Scale: NTS



Cal Anderson Park

Safeway

Bakery Nouveau

Kaiser Permanente

SITE: 1729 17TH AVE

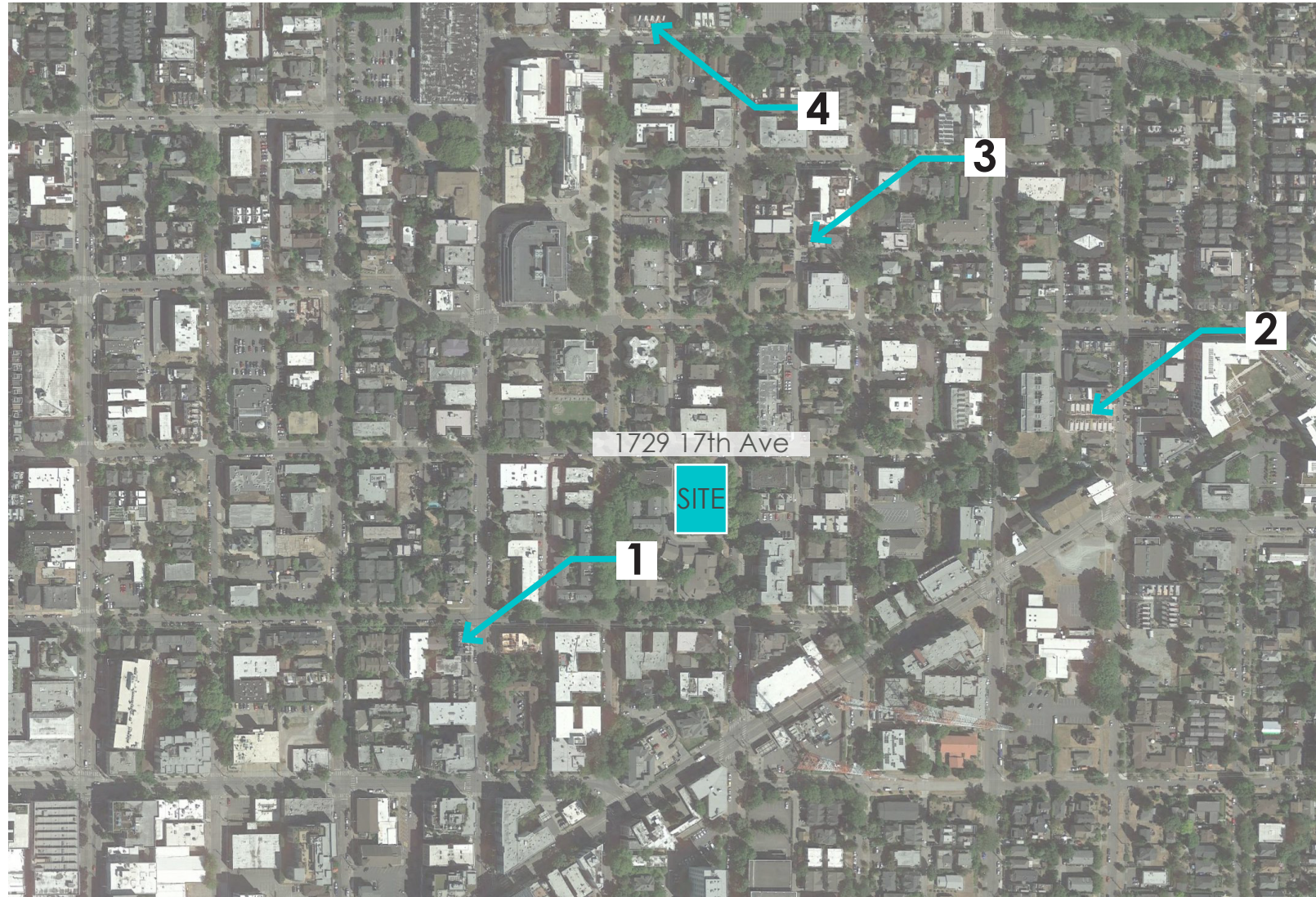
Trader Joe's

TT Minor playground/
Seattle World School

Planned Parenthood

Miller Playfield/
Edmonds S Meany
Middle School

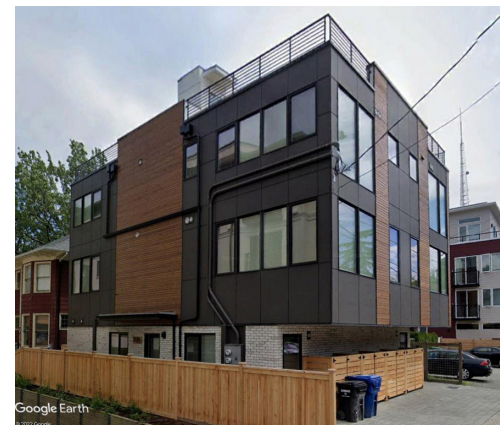
Context



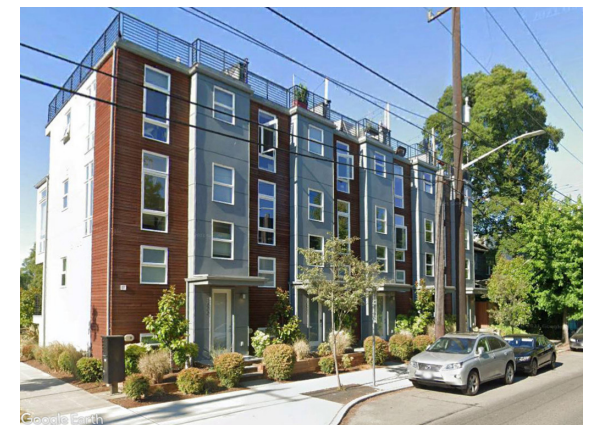
1. 1633 15th Ave



2. 1805 20th Ave



3. 119 18th Ave E



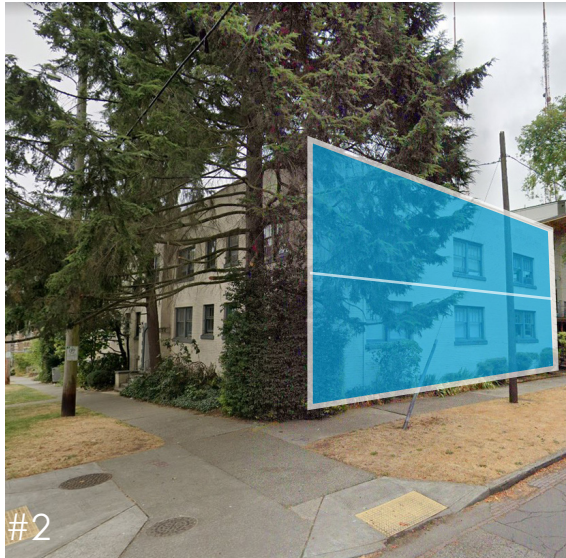
4. 1601 E Thomas st

Neighborhood

The project at 1729 17th Ave is located in a LR3 (M) neighborhood. The surrounding context is a clear indication of this zoning designation as it features a diverse mix of housing types. Precedents gathered for this project show the prevalence of contemporary multi family projects in the area which feature similar architectural moves made in the design of this project such as material placement, facade articulation, and main entry design.



#1
Address: 1616 E Howell St
Proportions: 3 over 1
Materials: Painted CMU, Brick, Stucco, Wood Trim



#2
Address: 1799 17th Ave
Proportions: 2 over 0
Materials: Painted Brick



#3
Address: 1726 17th Ave
Proportions: 2 over 1
Materials: White Cementitious Panel, Wood Siding



#4
Address: 1714 17th Ave
Proportions: 5 over 2
Materials: Stucco



#5
Address: 1701 17th Ave
Proportions: 1 with gable over 3 over 2
Materials: Concrete, Painted Cementitious Panel, & Painted Siding



#6
Address: 1600 E Olive St
Proportions: 1 with gable over 1
Materials: Brick, Wood Siding



#7
Address: 1610 E Howell St
Proportions: 2 over 0
Materials: Painted Wood Siding



Proposed Proportions:



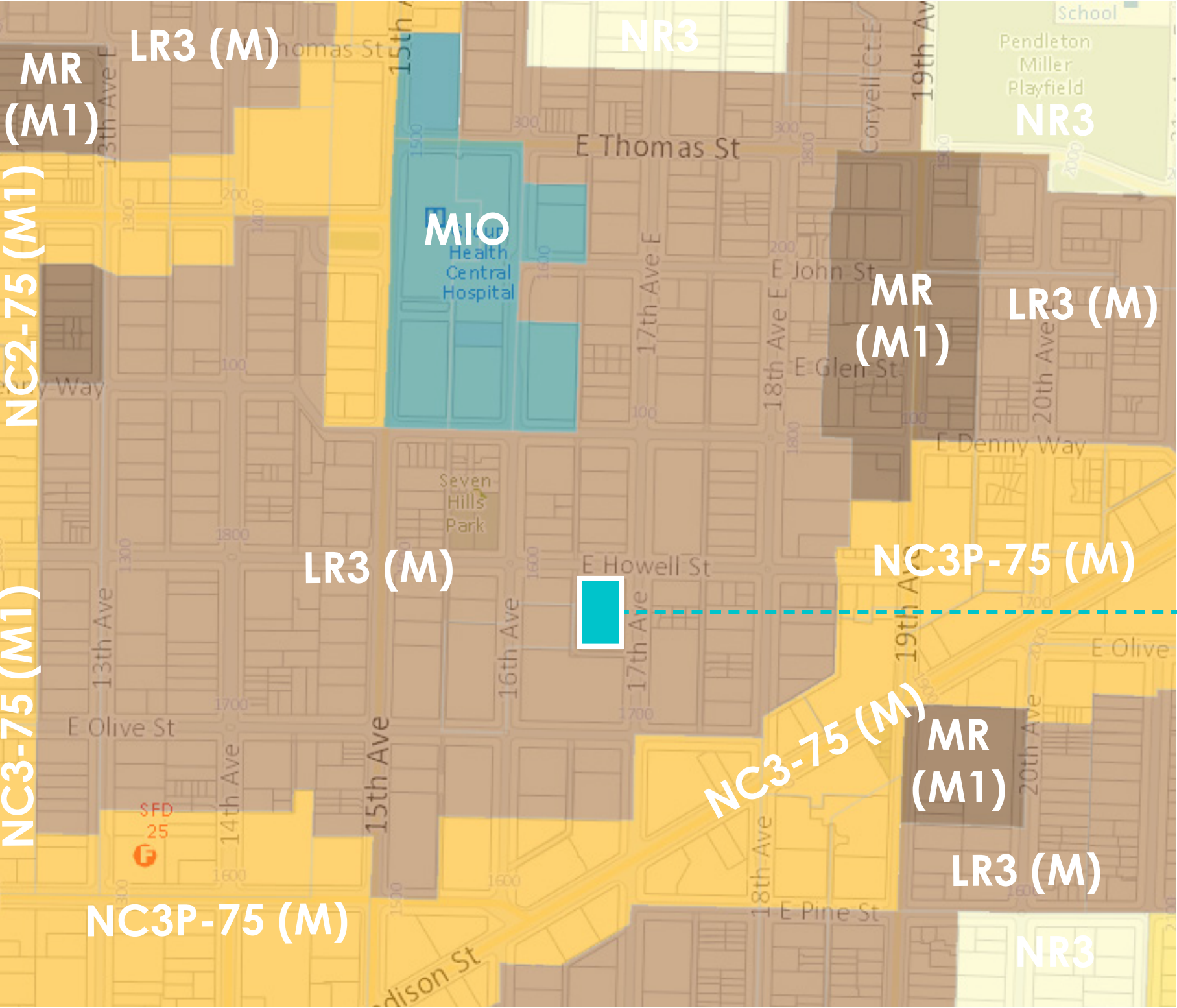
Proposed developments on adjacent parcels under SDCI project #'s 3039803-EG & 3039630-EG, site is functionally independent per DR 2018-19

Neighborhood Analysis

It became clear to the deign team early in the process that this part of Capitol Hill was not the typical mix of single and multifamily structures. In order to better understand the area and the influences on the site, the team created this diagram as an analysis of this site's immediate neighbors to see what characteristics make up this block.

The team focused primarily on the adjacent sites' proportions of materials and where drastic changes to material or color occurred. All adjacent sites feature 2+ story buildings and almost all buildings utilize a “base material” and an “upper finish” which the team included in the materials for this project.

Diagrammatic Context Analysis



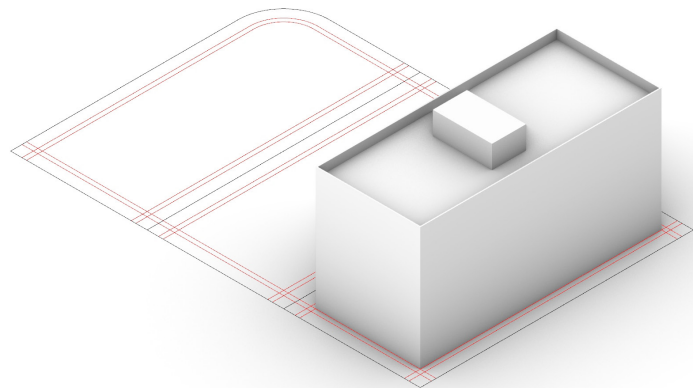
Project Site Zoning: LR3 (M)

**DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.*

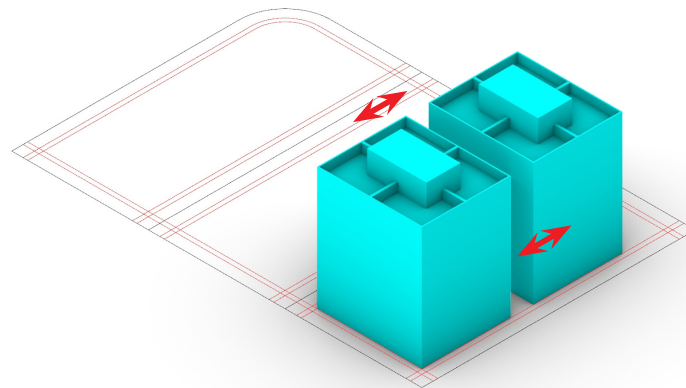
Adjacent Zoning: MIO, MR (M1), NC3, NC2, NR3

- Key:**
- NR3
 - MIO
 - MR
 - LR3
 - NC3

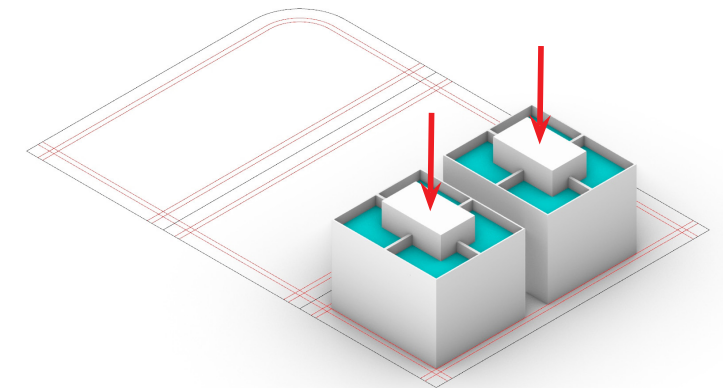
SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS2-I-iv (Street scape Compatibility)	Orient townhouse structures to provide pedestrian entrances to the sidewalk.	In response to this guideline calling for a strong connection to the street and adjacent sites, the design team made the decision to feature a street facing main entry for any unit in this project which faces either E Howell or 17th Ave in order to achieve this. The entries for each unit are also shared with their neighbor to create a welcoming and friendly entry sequence for day to day interactions among neighbors. These moves at the entries also carry through to the interior of the site where entries which do not front E Howell or 17th Ave still feature some of the details found on the street-side units such as landscaping, shared entries, and porches. All entries feature a covered awning as well which seeks to create a pedestrian scale space right off the streets or the shared pathways of this project. These awnings also interact with the facade treatments on this project to create a strong datum at which the materials of the facade change from the darker base level to the lighter upper level treatments.
CS2-III-I (Height Bulk and Scale)	Vary and break up facade treatments to give the impression of multiple small-scale buildings	This project is zoned LR3(M) and is located in a part of Capitol Hill which surrounds this project with other larger scale multifamily residential buildings rather than single family homes. The height of this project was determined by the deign team to then be appropriate for this area considering this context. In addition to reviewing the height of the building, the mass itself has been broken down with facade treatments which give the impression of multiple, small-scale buildings in keeping with the establish development pattern.
CS2-II (Corner Lots)	Special Corner Treatments	This project is located on a corner site with the cross streets of E Howell and 17th Ave. This condition provided the team with an opportunity to connect with the neighborhood further at this corner condition. In response to this opportunity the team has elected to treat this corner with a bio planter buffer to provide spacing from the units as well as screening. In addition to those uses, the bio planter also features a bench which is accessible and usable by the public right off of the sidewalk.
CS3-I (Architectural Concept & Consistency)	Neighborhood Priority	The established characteristics of this site's neighborhood appear to not align with the typical perception of Capitol Hill. Typically associated with a good mix of Single Family homes and some low rise multifamily structures, this part of the neighborhood seems to be comprised almost entirely of multifamily sites and medical/assisted living facilities. This aspect of the site informed the massing approach to this project as well as provided some inspiration as to how the facade treatment will echo or complement the proportions seen around the site.
DC1-II (Screening of Dumpsters, Utilities & Services)	Screening Service Uses	The alley that wraps around this site made the most sense as the location for both parking and solid waste receptacles. Since it would provide easy access for solid waste collection and a direct connection to the site for residents. However, since this location is visible from the street the design team implemented and considered ways to screen both parking and solid waste in order to comply with this guideline. The location of the trash enclosure is near the parking on the West side of the site where it is screened by a small wooden fence. The fence couple with the placement of cars should make it so that the garbage receptacles are not visible from the street or even when walking through the site while still providing easy pick up from the alley. Screening for the parking itself also comes in the form of a small but densely planned planting strip which sits in between the west facade of the building and the parking stalls which will reduce glare from headlights into windows and reduce privacy concerns.
DC3-I (Residential Open Space)	i. quasi-public open space ii. courtyard style open space	The attention given to the open space on this site was aimed at creating as comfortable and attractive a space as possible for resident's use and the public's enjoyment. In the front setback off of 17th Ave, the project features a long planting strip mixed with bio planters as needed for GSI to create a landscaped buffer between the sidewalk and the units utilizing varying height plants and soil levels to create a strip with adequate screening for residents along with visual interest for the public. At the interior of the site there is a space between buildings which the design team has divided into private amenity areas for the units directly attached to them. This space features a small fence to delineate the private yards which are then lined with plants and shrubs to create a comfortable and attractive space for everyday use. On this project, the design team is also seeking a design departure which will decrease the front setback therefore increasing the amount of space provided in this in-between space. These same considerations that went into the setbacks and private yards also trickle into the shared pathways between units which are lined with bio planter benches and plantings.



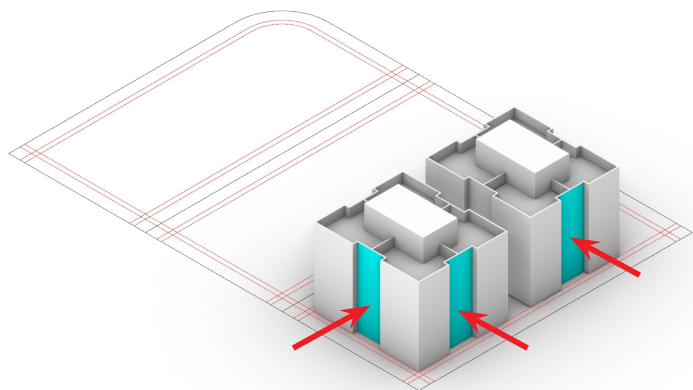
1. Massing Allowed by code-50' with parapets and pent-houses



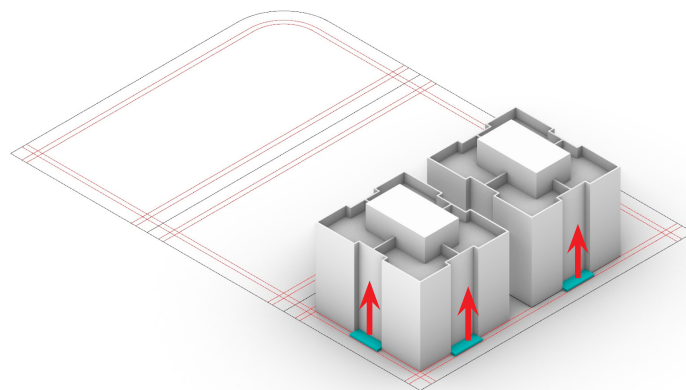
2. Split Mass into two buildings and divide roof decks



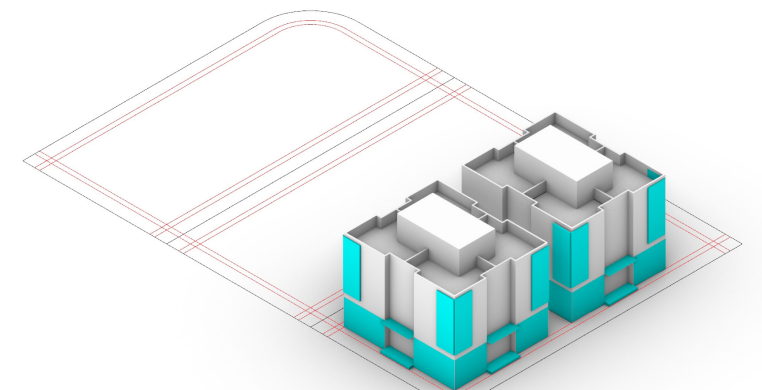
3. Reduce height by 2 stories



4. Modulate buildings to articulate individual units and create a place for entries



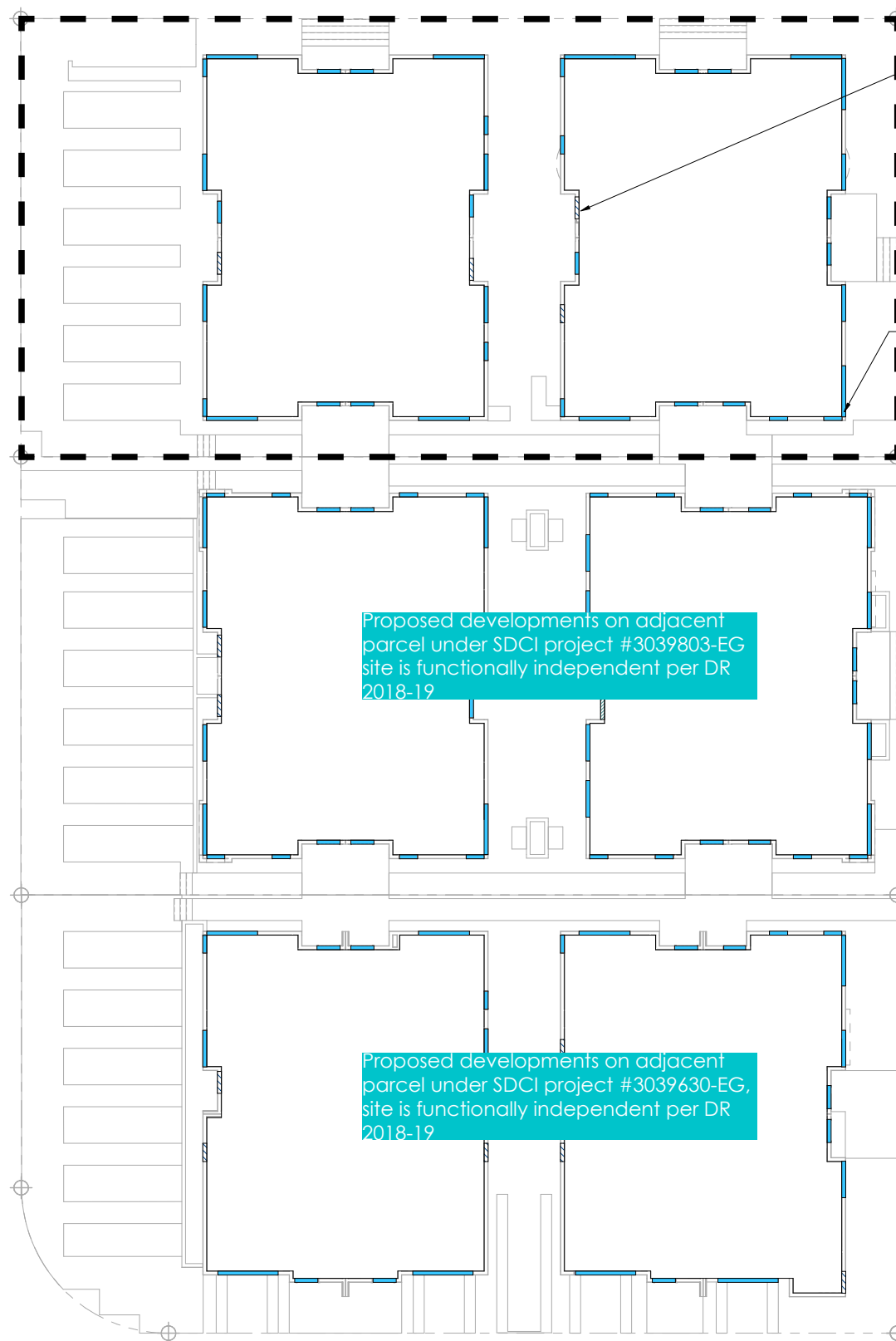
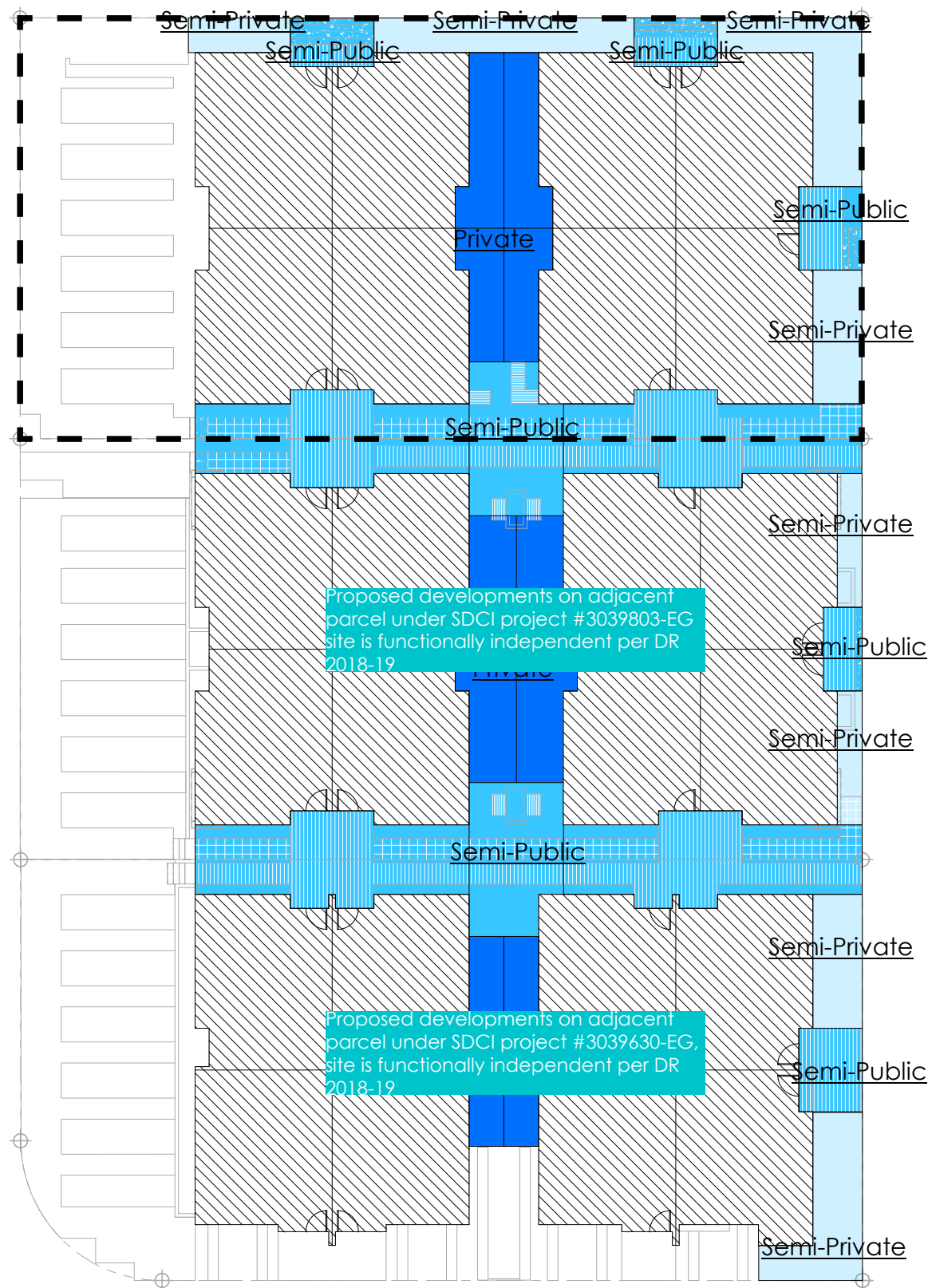
5. Raise the decking in front of entries to separate entries from sidewalk level



6. Utilize awnings, overframing at windows, and materials to articulate massing proportions



Design Concept - Massing



hatched windows indicate high or obscured glass

blue fill = doors or windows

Privacy Analysis

Once the overall massing concept and plan strategies had been established in this project the design team moved into planning out the window placement across the three functionally independent lots. This was done to ensure that there would be no privacy concerns for residents in any of these units .

The diagram on the Left of this page details an exploration into the qualities of all the spaces across each project to inform how much visibility each section should have.

On the right is a diagram which details the general placement of glazing in this project on all three stories. As seen in the diagram there is no overlap of views between buildings.

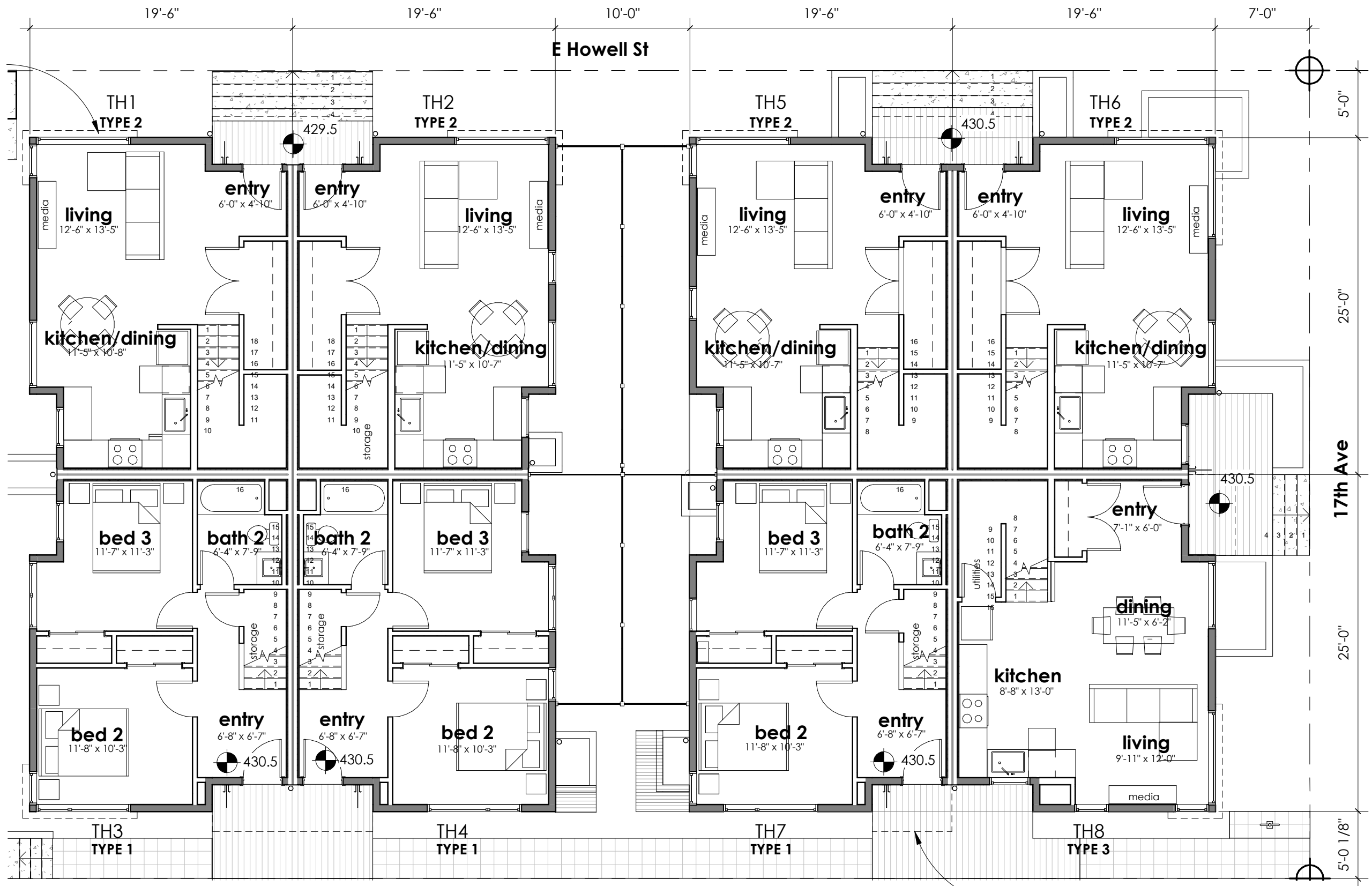
PRIVACY/GLAZING DIAGRAM

SCALE: NTS



Design Concept - Glazing

line of overframing at windows
not structural above, typ



line of awning above, typ

LEVEL 1

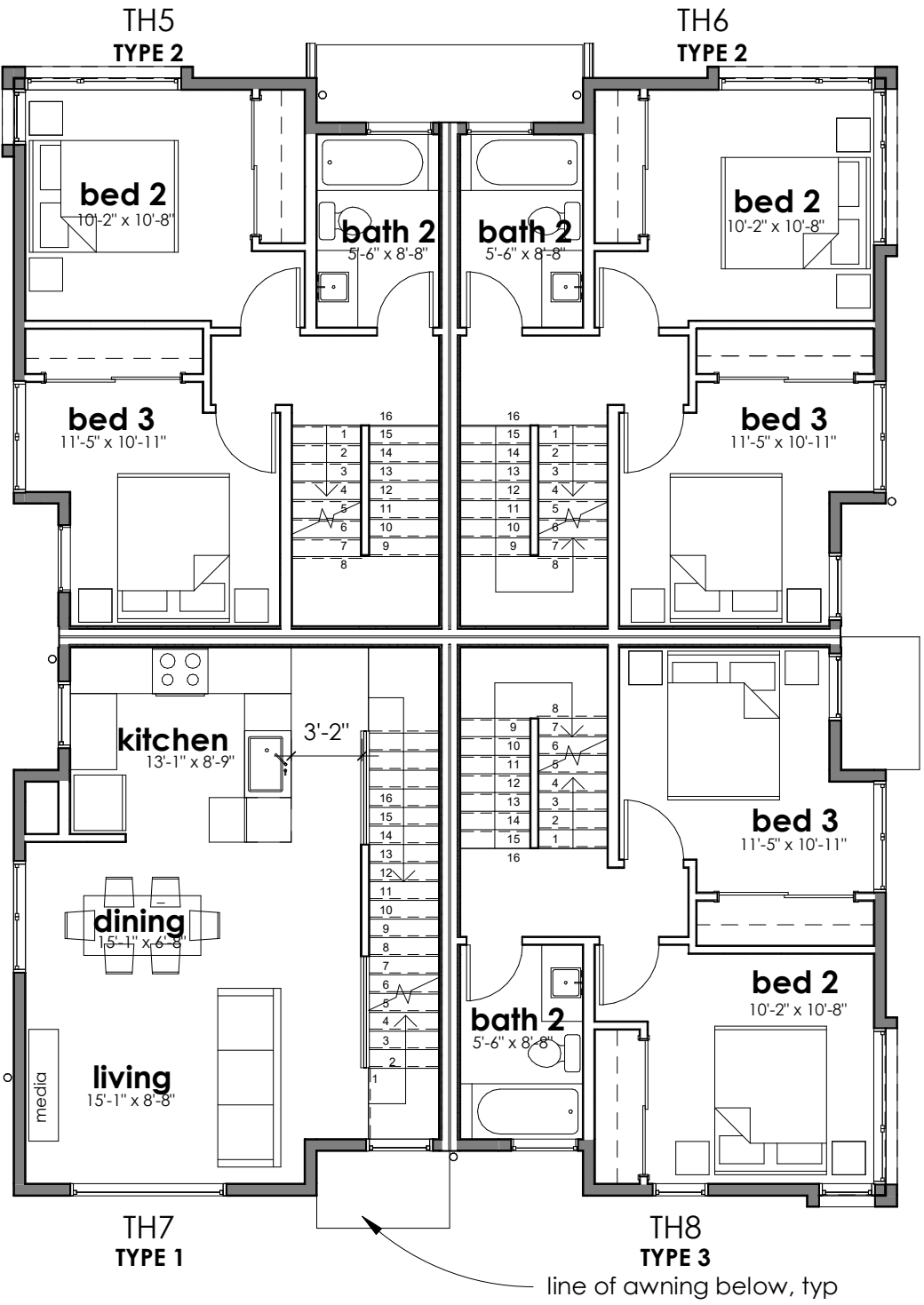
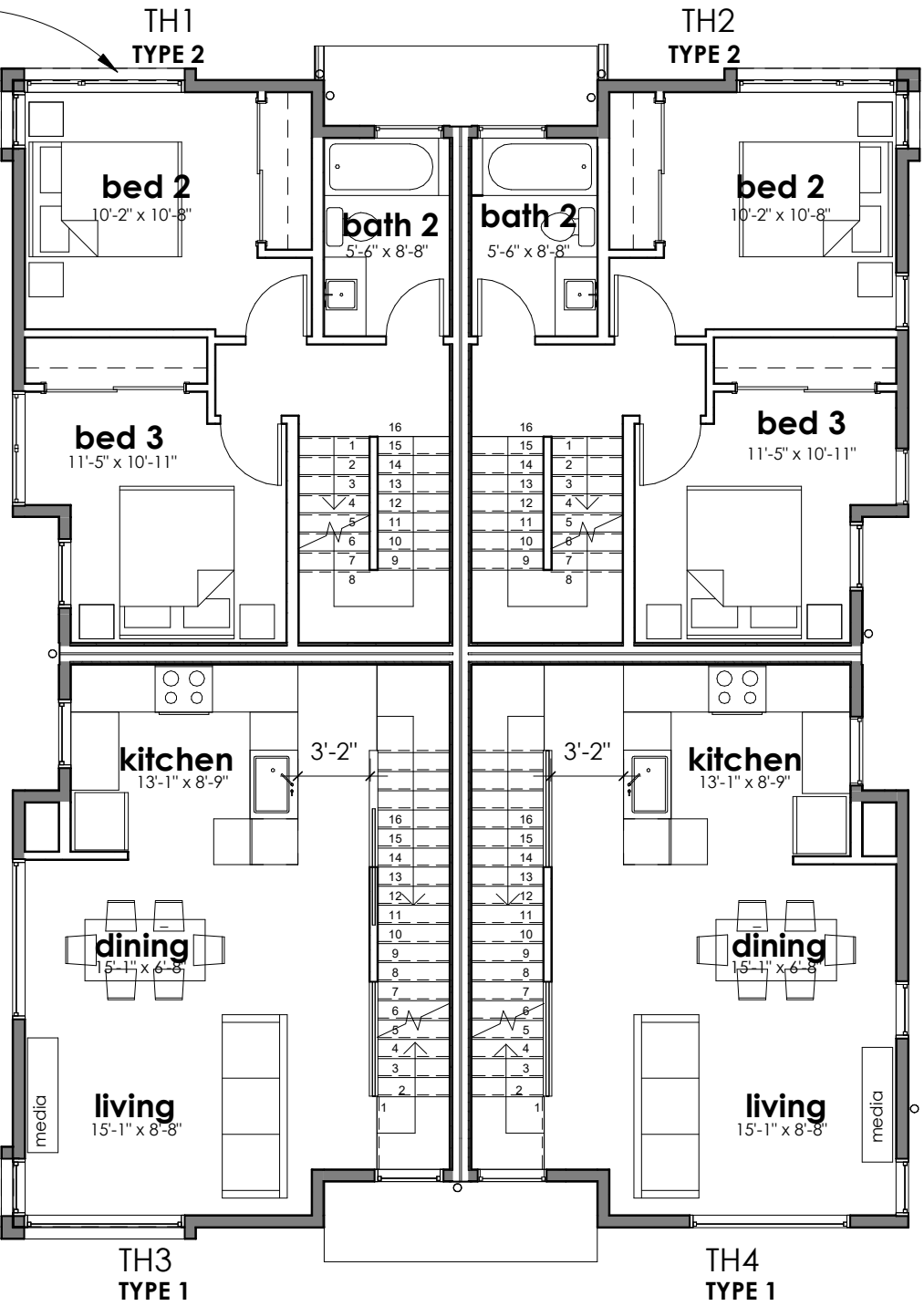
SCALE: 1/8" = 1'-0"



Floor Plans

E Howell St

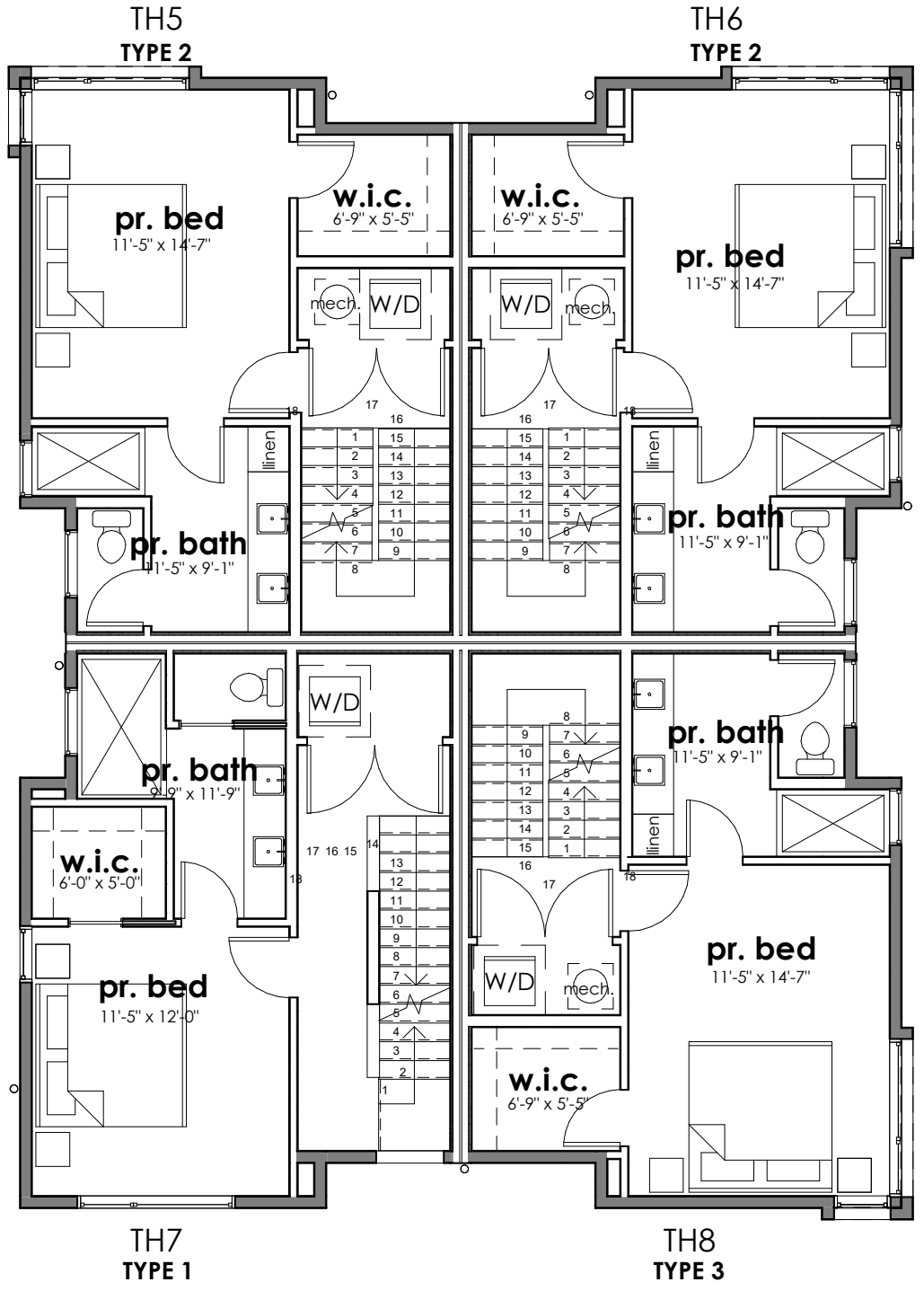
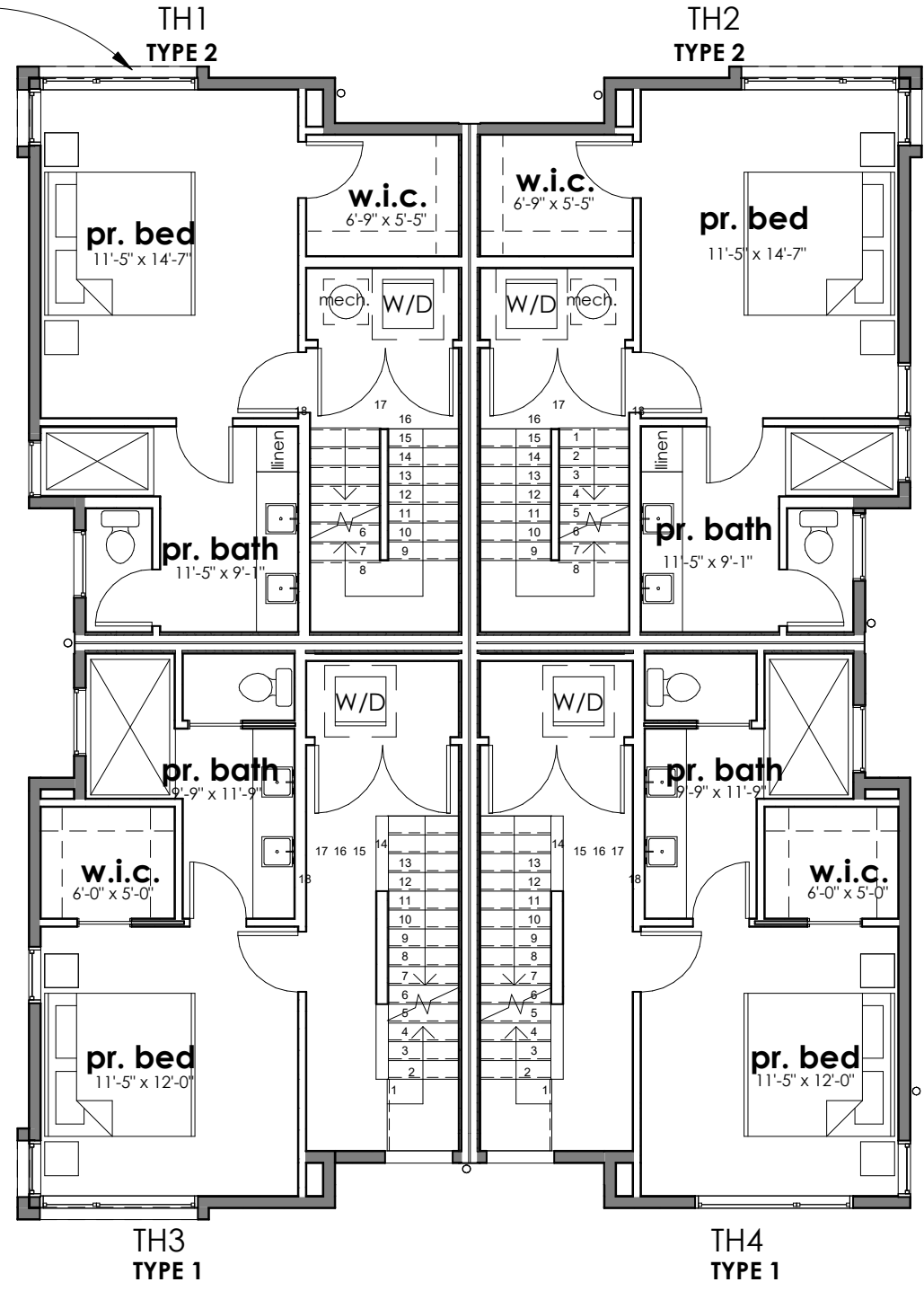
overframing at windows not structural , typ



17TH AVE

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

overframing at windows not
structural , typ

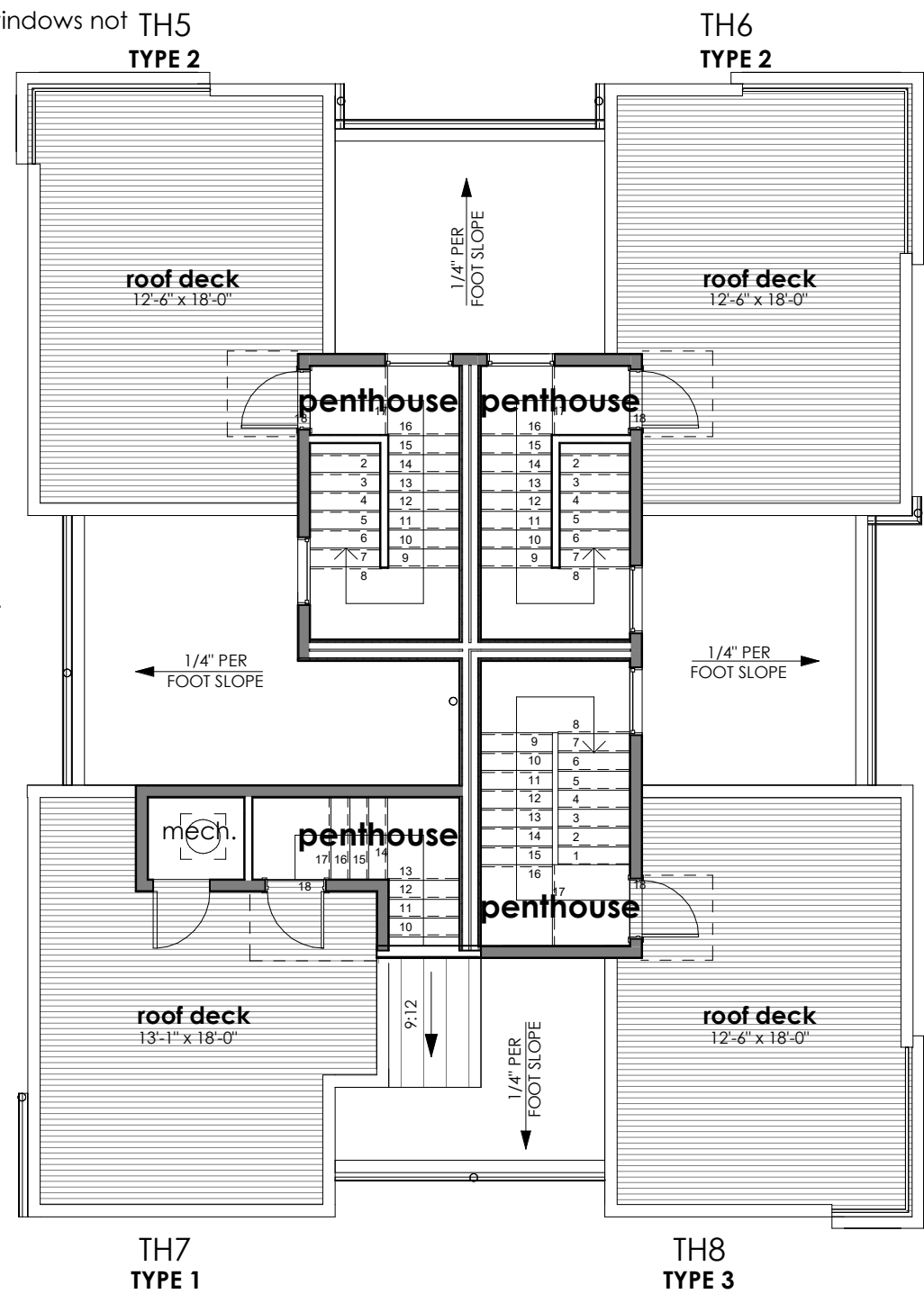
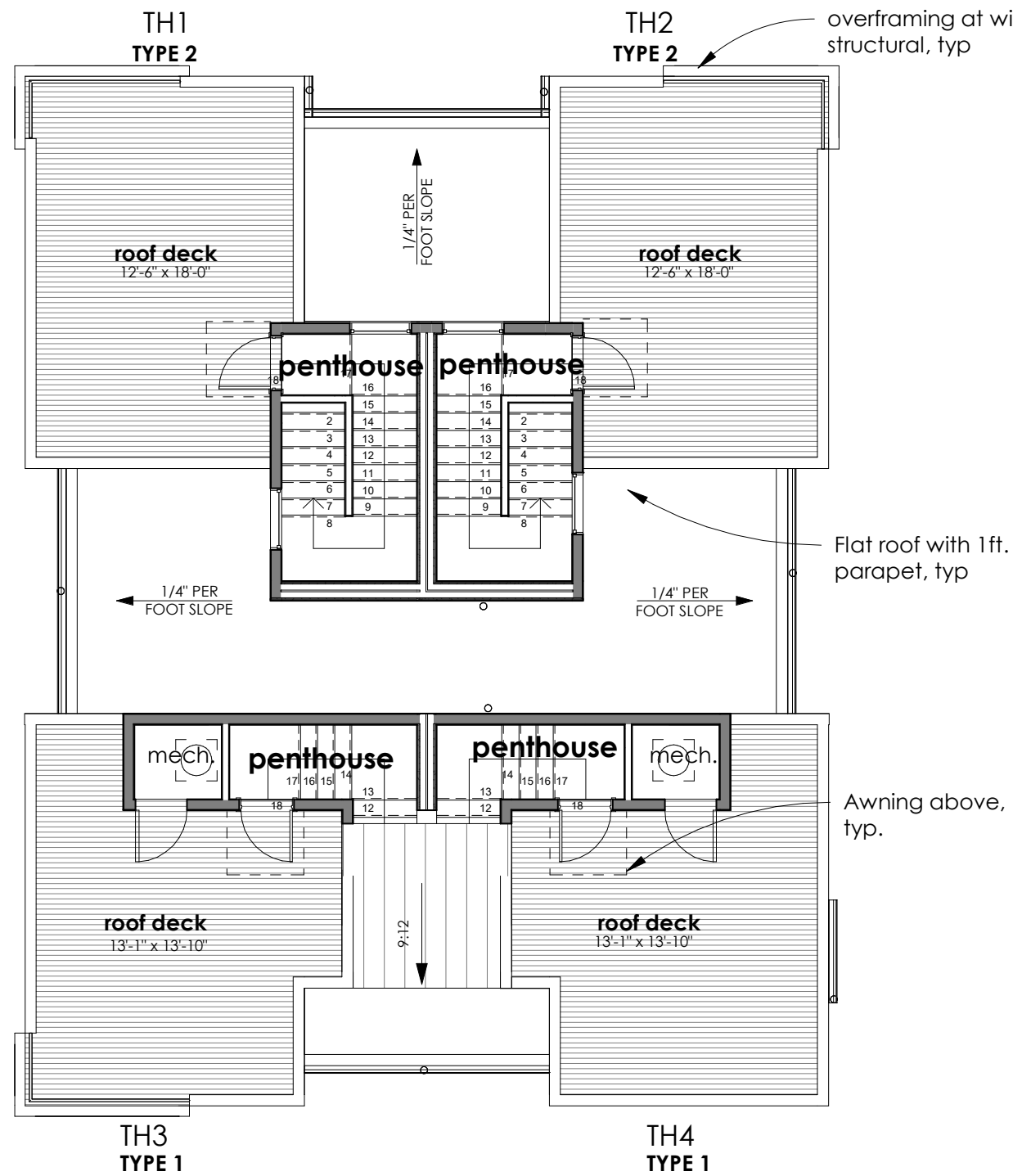


17TH AVE

LEVEL 3
SCALE: 1/8" = 1'-0"

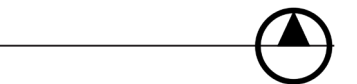
Floor Plans

E Howell St



17TH AVE

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



Floor Plans

Woodtone - Rustic Series Panels

1. Sand Castle



1x2 Battens @ 8" o.c. over Woodtone Rustic Series Panels painted with "Sand Castle"

Utilized as primary cladding at base/lower levels

2. Black Canyon



1x2 Battens @ 8" o.c. over Woodtone Rustic Series painted with "Black Canyon"

Utilized as primary cladding within building recesses and upper level penthouses

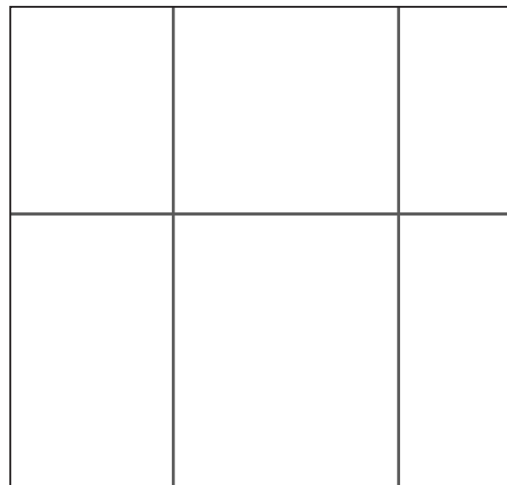
3. Coastal Grey



1x2 Battens @ 8" o.c. over Woodtone Rustic Series painted with "Sand Castle"

Utilized as primary cladding for upper levels

4. White Panels



4x8 Cementitious James Hardie Panel

Utilized at bay windows, window accents, and material transition

5. Black Metal Trim



Black Sheet Metal

Utilized at fascias, gutters, downspouts, and awnings

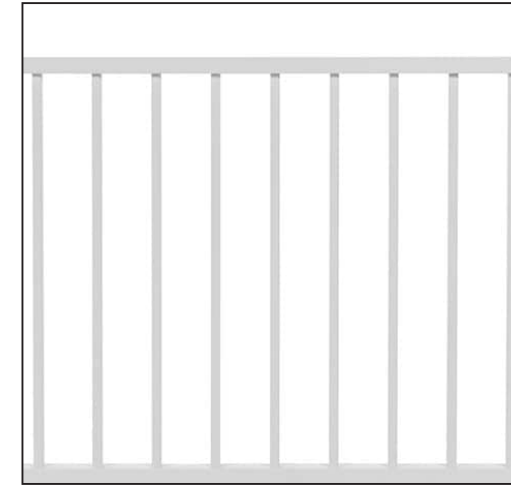
6. Cedar Fencing



6" Real cedar fencing

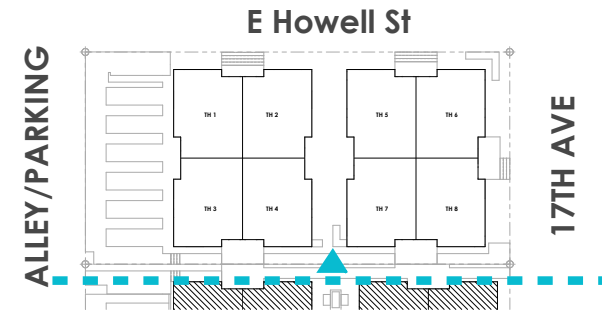
Utilized as solid waste storage screening, fencing, and parking screening

7. White Metal Railing



Metal guardrail painted white

Utilized at roof deck corners



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

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

Building Elevations



EAST ELEVATION - BLDG A
SCALE: 1/16" = 1'-0"

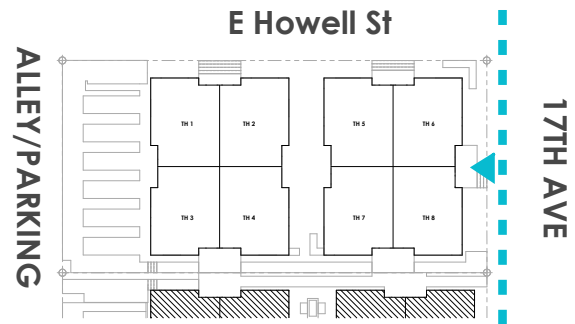
E Howell St



WEST ELEVATION - BLDG A
SCALE: 1/16" = 1'-0"

E Howell St

Building Elevations



17th Ave

EAST ELEVATION - BLDG B
SCALE: 1/16" = 1'-0"



WEST ELEVATION - BLDG B
SCALE: 1/16" = 1'-0"

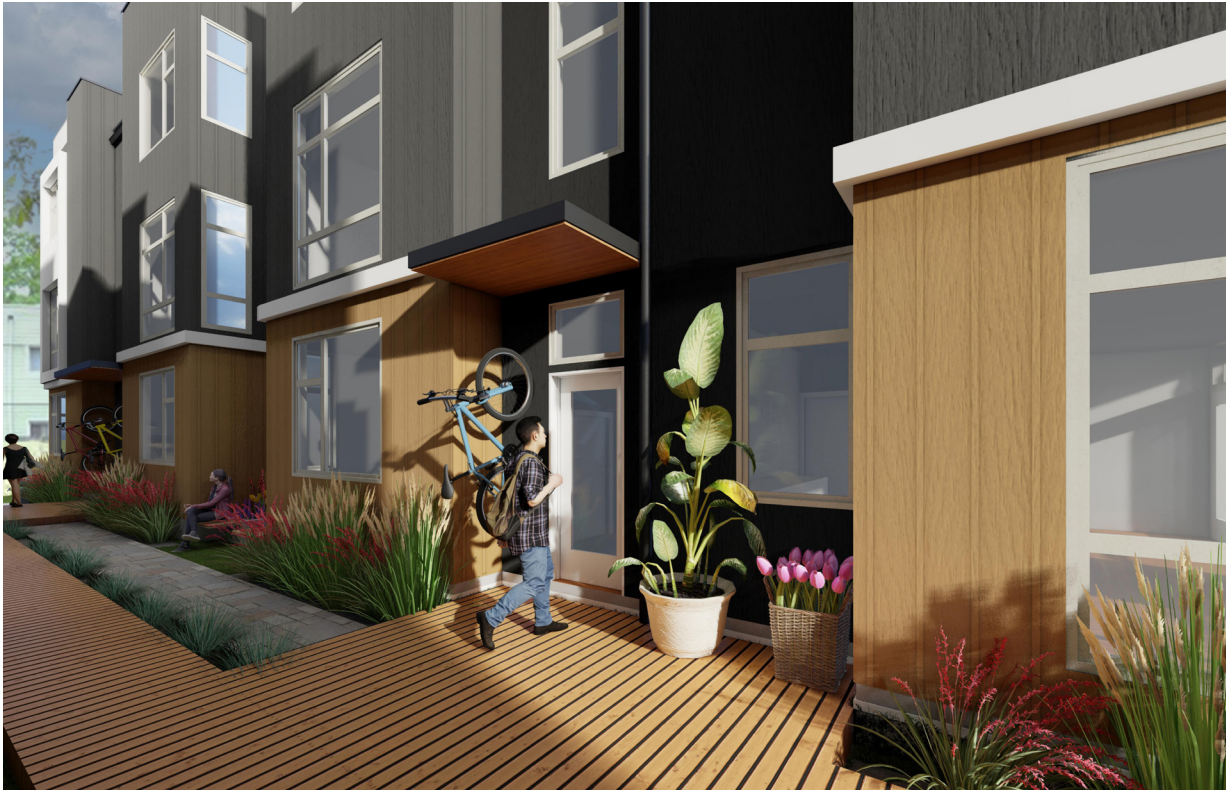
Building Elevations



1. APPROACH FROM NW ACROSS E HOWELL ST



2. APPROACH FROM NE ACROSS E HOWELL STREET AND 17TH AVE



3. INTERIOR SITE ENTRY VIEW - SPACE BETWEEN BUILDINGS



Renderings



2. AERIAL VIEW FROM E



2. AERIAL VIEW REAR FACADES FROM SW

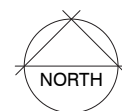
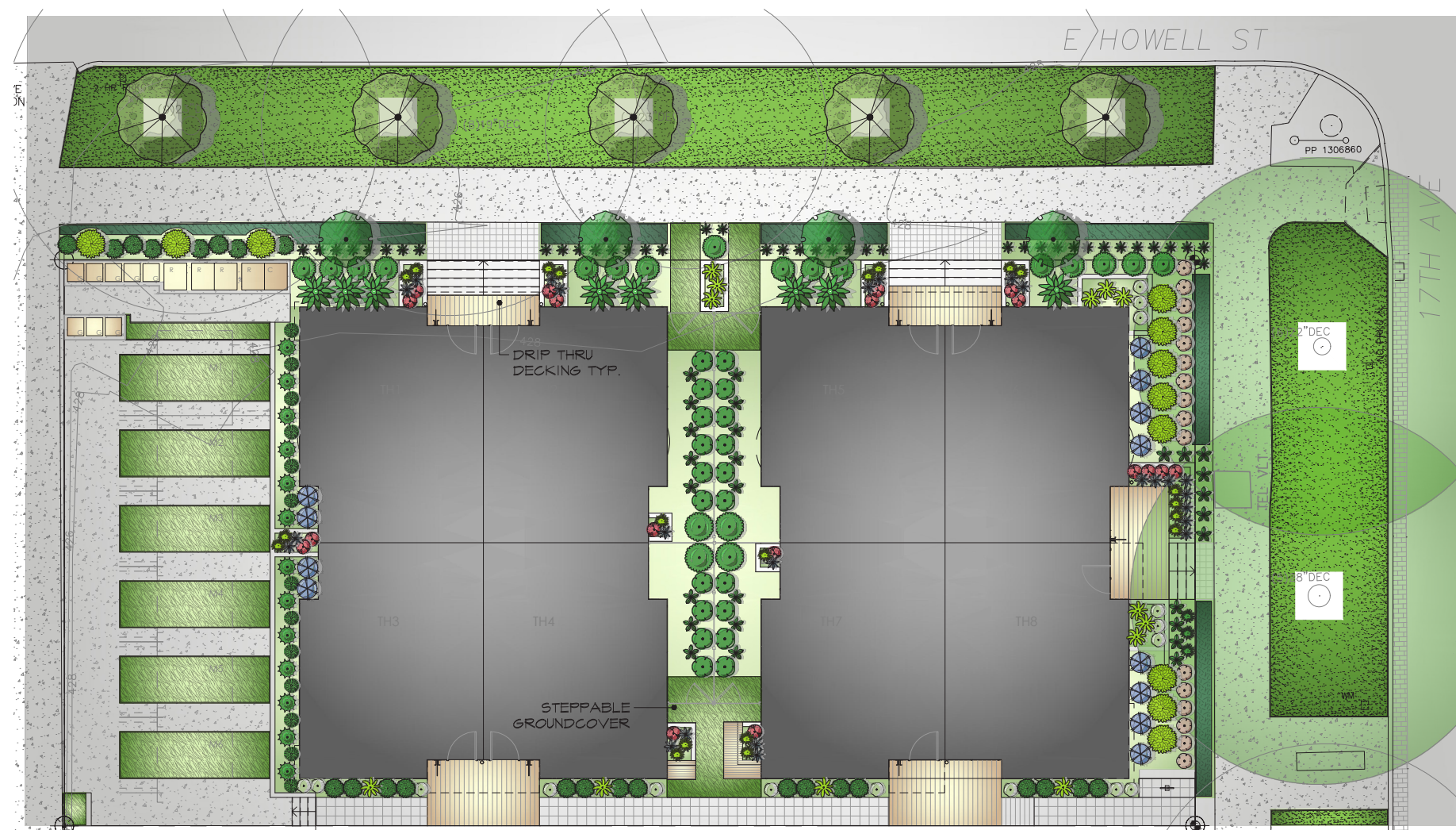
Proposed developments on adjacent parcels under SDCI project #'s 3039803-EG & 3039630-EG, site is functionally independent per DR 2018-19



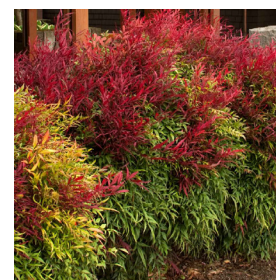
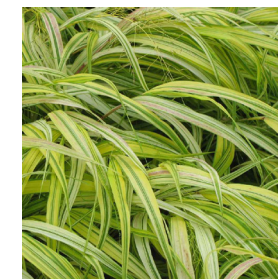
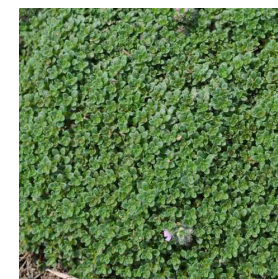
1.

2.

Renderings



RENDERED LANDSCAPE PLAN
SCALE: NTS



PLANT SCHEDULE

TREES

BOTANICAL / COMMON NAME
Liriodendron tulipifera 'Fastigiata' / Columnar Tulip Tree
Stewartia monadelphica / Tall Stewartia

GROUND COVERS

BOTANICAL / COMMON NAME
Fragaria chiloensis / Beach Strawberry
Mentha requienii / Corsican Mint
Thymus praecox 'Elfin' / Elfin Creeping Thyme
Turf Sod / Drought Tolerant Fescue Blend

PLANT SCHEDULE

SHRUBS

BOTANICAL / COMMON NAME
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
Calluna vulgaris 'Spring Cream' / Spring Cream Heather
Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
Erica x darleyensis 'Kramer's Rote' / Kramer's Red Darley Heath
Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus
Gaultheria shallon / Salal
Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
Hydrangea paniculata 'Limelight' / Limelight Hydrangea
Juniperus virginiana 'Skyrocket' / Skyrocket Juniper
Liriope muscari 'Big Blue' / Big Blue Lilyturf
Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
Pieris japonica 'Brauner's Beauty' / Lilly of the Valley Bush
Polystichum minitum / Western Sword Fern
Rhododendron macrophyllum / Pacific Rhododendron
Sarcococca nuscifolia / Fragrant Sarcococca

BIORETENTION

BOTANICAL / COMMON NAME
Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
Cornus sericea 'Kelsey' / Kelsey Dogwood
Panicum virgatum 'Heavy Metal' / Blue Switch Grass

Landscape Plan