

8551 MIDVALE AVE N #3033599-EG



STREAMLINED DESIGN REVIEW
MARCH 29TH, 2019

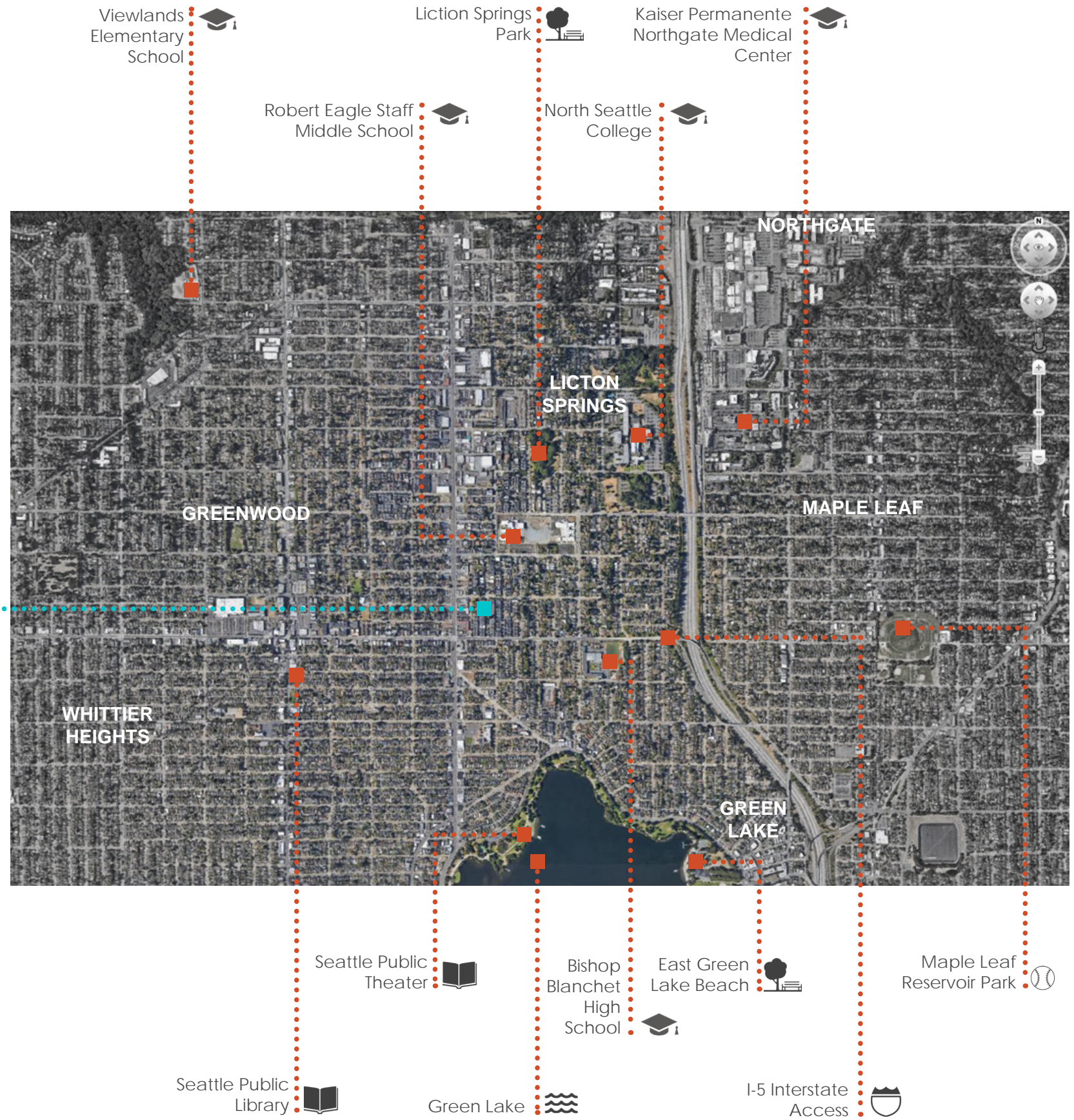
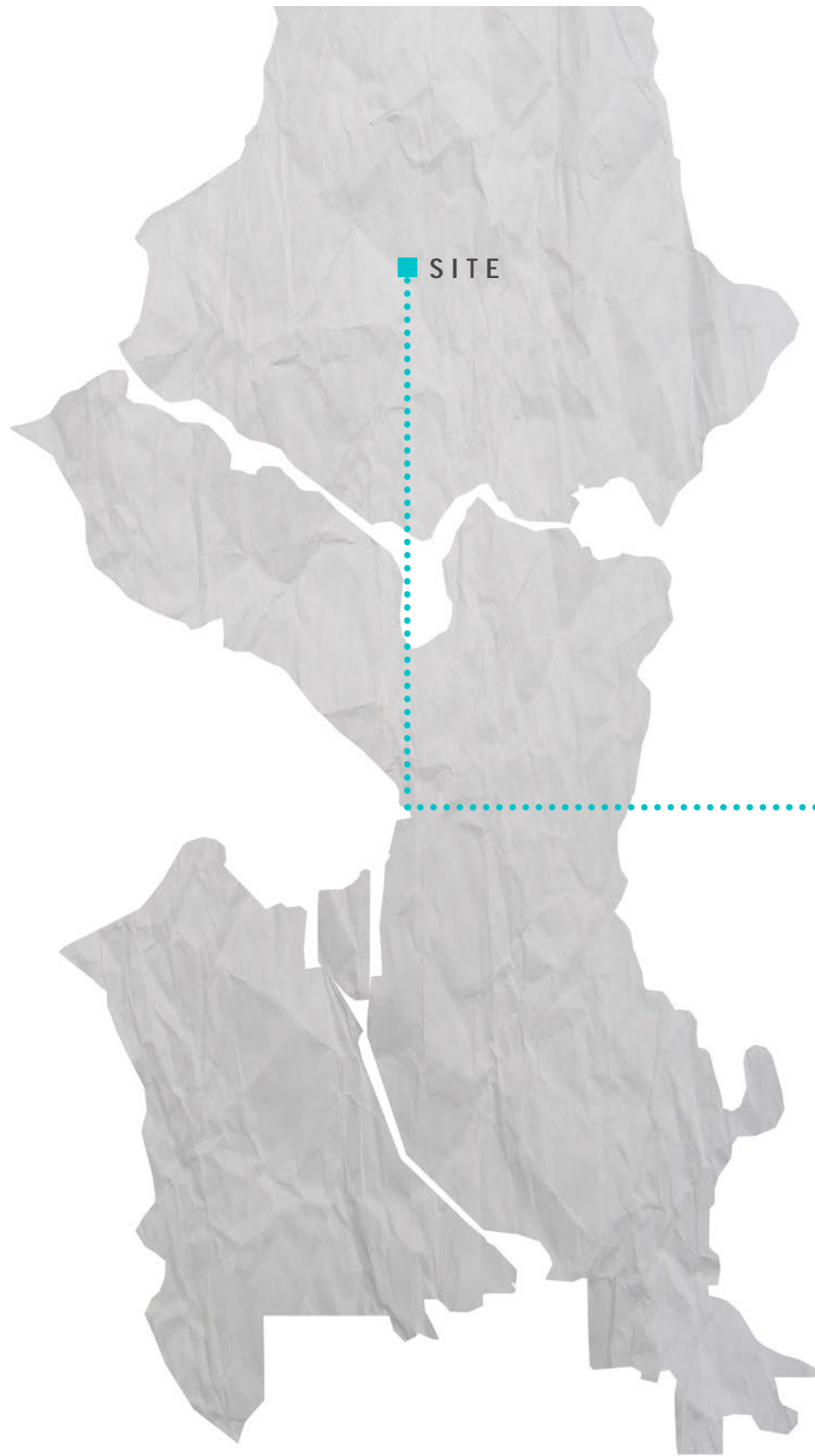


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PROJECT INFORMATION

ADDRESS	8551 MIDVALE AVE N SEATTLE, WA 98103
TAX ID NUMBER	0993001605
SDCI PROJECT #	SDR: 3033599-EG BUILDING: 6703324-CN
LOT SIZE	6,407 SF
ARCHITECT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST SEATTLE, WA 98144
OWNER/APPLICANT	ISOLA HOMES 13555 SE 36TH ST, STE 320 BELLEVUE, WA 98006



VICINITY ANALYSIS

ZONE: LR3

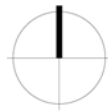
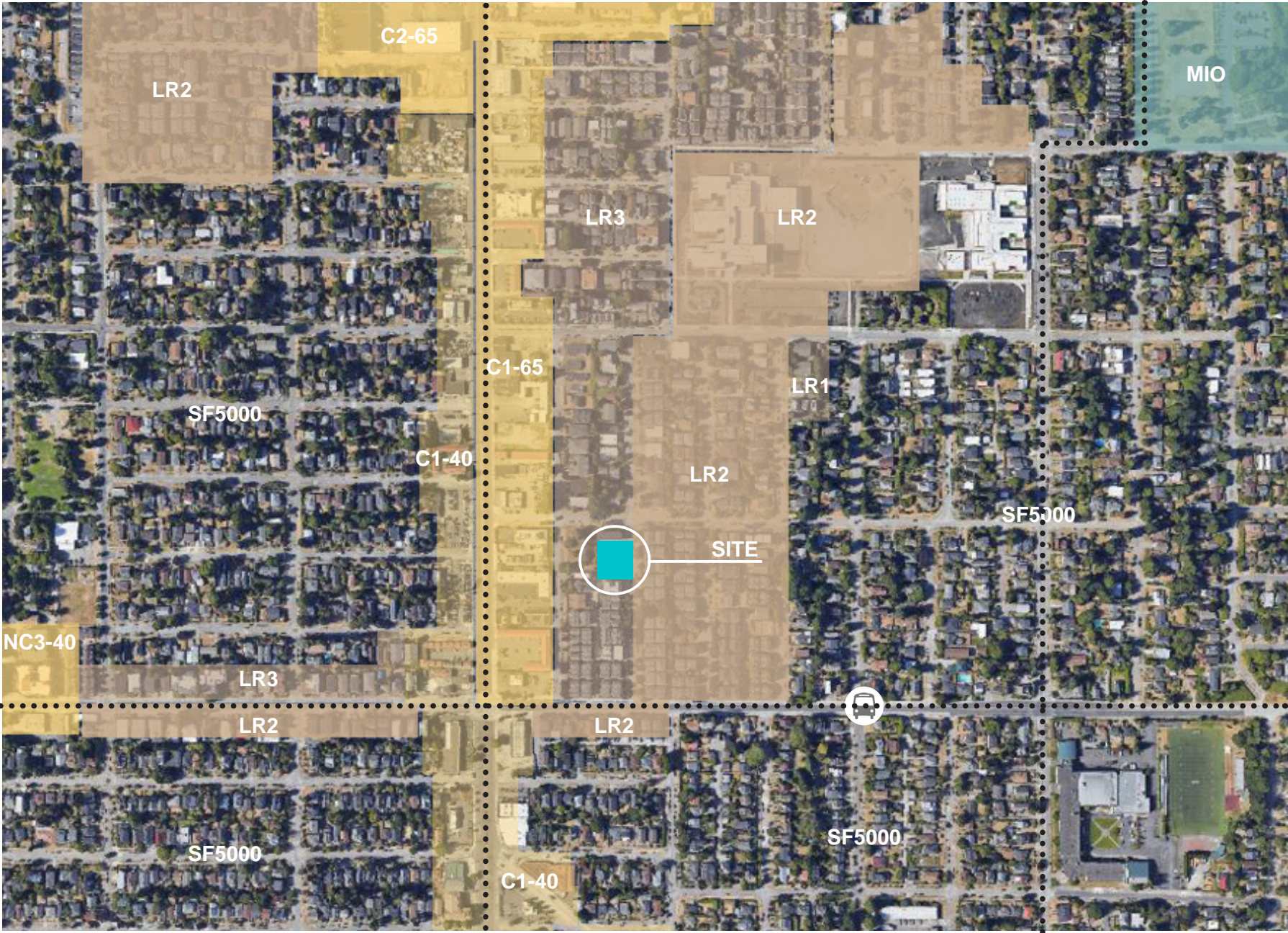
ADJACENT ZONES: LR1
LR2
LR3
SF5000
C1-40
C1-65

BUS ROUTES: 48 - Mt Baker TC to University District
355 - Shoreline Community College to Downtown Seattle
E - Aurora Village to Downtown Seattle
316 - Meridian Park to Downtown Seattle

48 / 355 Line

E Line

316 Line



ZONING ANALYSIS

PROPOSAL 8551 Midvale Ave N is currently (1) lot with (1) single family home. The applicant proposes to remove the existing single family home and develop (8) townhouses with (6) garages. Proposed Lot Boundary Adjustment.

KEY METRICS

Zone:	LR3
Lot size:	6,407 sf (after proposed LBA #303388-LU)
FAR:	6,407 sf x 1.4 = 8,969.8 sf allowed (THs + Built green)
Structure Height:	30' + 4' parapet allowance & 5' pitched roof bonus
Units:	(8)
Parking:	(6) garages

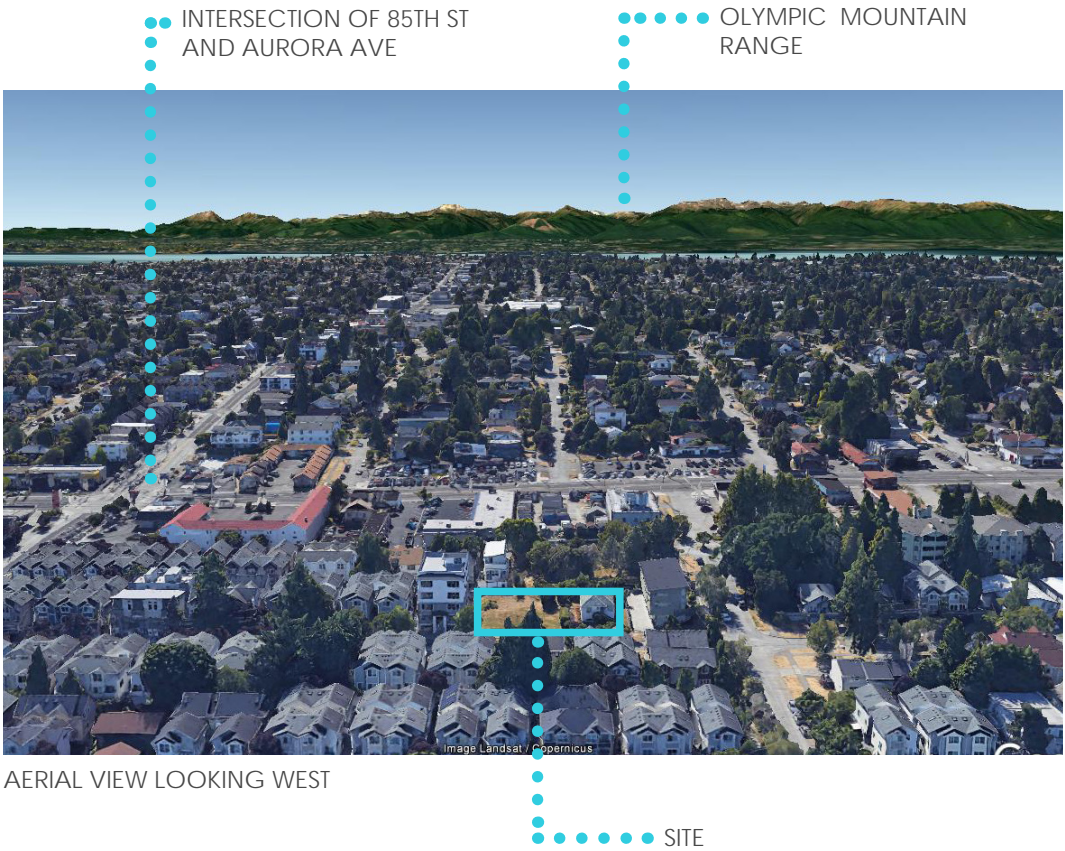
ANALYSIS OF CONTEXT The project is located in the Aurora-Licton Springs neighborhood. The site is located on Midvale Ave N, one property south of N 88th St. The site is situated on a relatively flat topographic plane with limited potential for views in 360 degrees. The adjacent properties are predominately townhouses and small apartment buildings, with several older single family homes mixed throughout. The lot to the west/northwest of the site is currently under construction to build a 4 story, 76 unit, unparked apartment building. The property to the south is a recently constructed 20 unit apartment building.

EXISTING SITE CONDITIONS A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on the survey, page 6.

SITE PLAN A preliminary site plan including proposed structures and open spaces can be found on page 11.

ARCHITECTURAL CONCEPT See page 7 for concept statement, diagrams, and images.

DESIGN GUIDELINES See pages 9&10 for Design Guideline Responses.



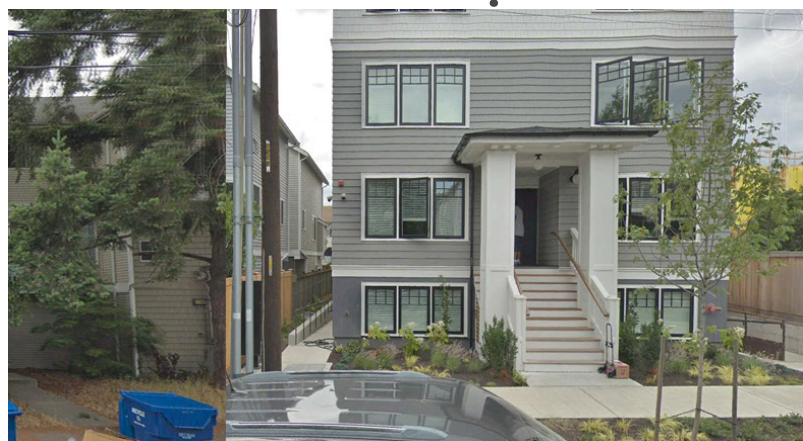
85TH ST



MIDVALE AVE N - LOOKING WEST



N 88TH ST



MIDVALE AVE N - LOOKING WEST CONTINUED



SITE



STREET LEVEL

N 88TH ST



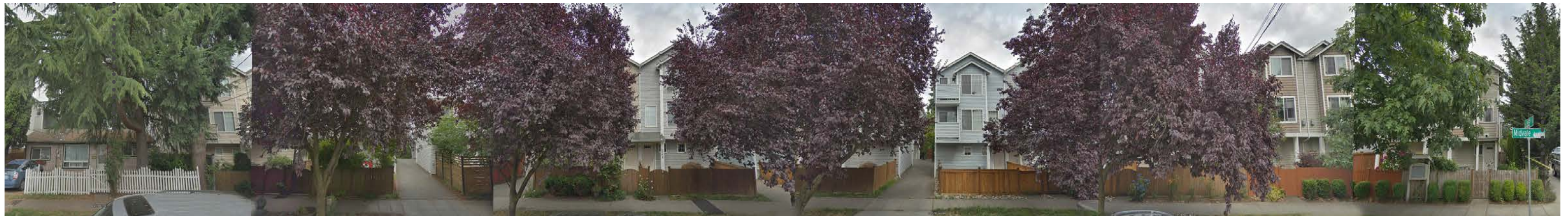
MIDVALE AVE N - LOOKING EAST



ACROSS FROM SITE



85TH ST



MIDVALE AVE N - LOOKING EAST CONTINUED

STREET LEVEL

EXISTING LEGAL DESCRIPTION:

LOTS 6, 7, 8, 9, AND 10, BLOCK 27,
BOULEVARD PLACE ADDITION, ACCORDING
TO THE PLAT THEREOF RECORDED IN VOL 5
OF PLATS, PG. 2, RECORDS OF KING COUNTY
, WA.

PROPOSED LEGAL DESCRIPTION:
PER LBA NO. 3033888-LU

PARCEL A

THAT PORTION OF LOTS 8, 9, & 10, BLOCK 27,
BOULEVARD PLACE ADDITION, ACCORDING
TO THE PLAT THEREOF RECORDED IN VOL. 5
OF PLATS, PG. 2, RECORDS OF KING COUNTY,
WA. BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS;

BEGINNING AT THE N.W. CORNER OF SAID LOT
10. THENCE S 88°14'23" E, ALONG THE NORTH
LINE OF SAID LOT FOR A DISTANCE OF 102.53
FT.; THENCE S 00°40'14" W, 62.5 FT.; THENCE N
88°14'17" W, 102.53.; THENCE N 00°40'16" E,
62.50 FT. TO THE POINT OF BEGINNING.

survey

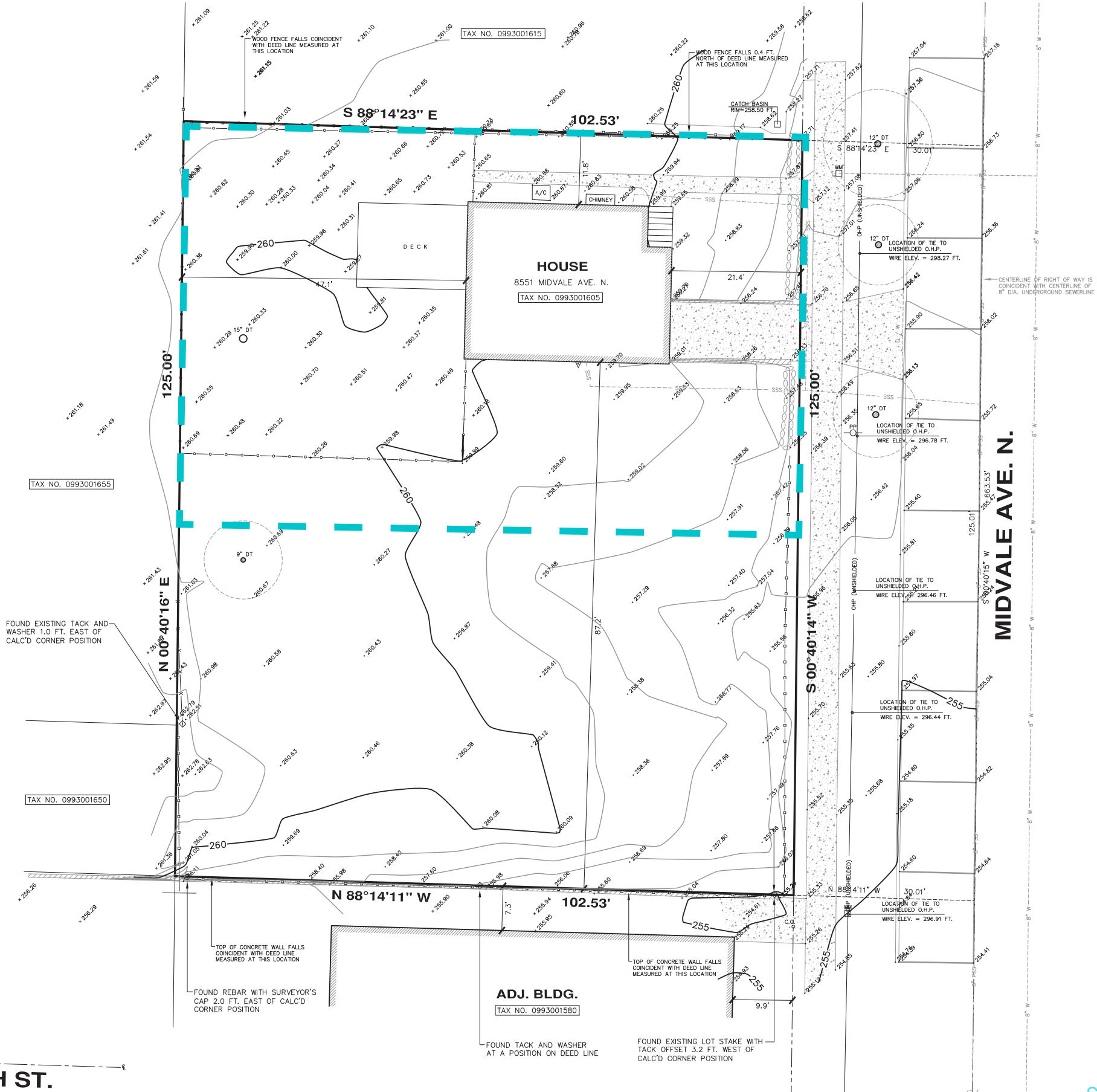
SCALE: N.T.S.



NESBIT AVE. N.

N 00°40'17" E 663.46'

N. 88TH ST.



SURVEY

CONCEPT

The existing neighborhood character was the inspiration for the project concept. The project responds to the character of the neighborhood, by both respecting the traditional nature of the townhouses and the stoop condition of the single family homes, while implementing these elements in a more modern way.

The three main elements that were driven by the context include the gabled roof forms, the stoop conditions at the sidewalk, and the paired entrances. All three of these elements allow the townhouses to be individually unique, while still creating grouped and common spaces where residences can feel safe and interact.

While each unit is similar in layout, the slight slope up towards N 88th St allows the stoops to modulate at difference elevations, and create unique entry sequences. By mirroring the central walkway of the neighboring project along the south property line (located at 8547 Midvale Ave N), both the public areas, pedestrian walkways to the rear units, and parking areas, feel more expansive and inviting.

The material palette for the project was also inspired by the residential character of the neighborhood, with a thin lap siding that wraps the entirety of the building, a warm wood cladding at the entrances to create inviting spaces, and the use of a flush black fascia to define the roof forms against the sky. A thin grey lap siding will be used at the back units to differentiate them from the front.



INSPIRATION



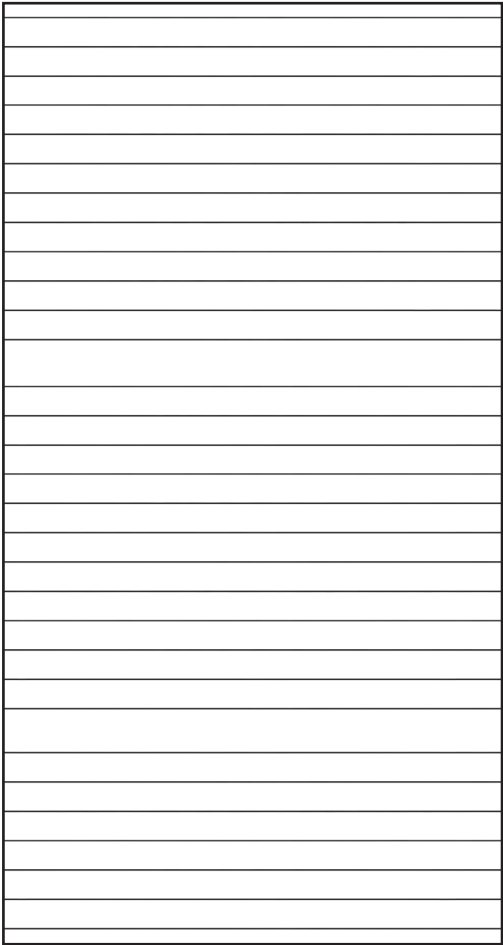
CONCEPT

MATERIAL PALETTE

The project draws from the contemporary context of the neighborhood. The materials outline the well defined lines of the volumes with a simple color palette.



Material Precedent
Mylla cabin by Mork Ulnes Architets



Horizontal cementitious lap siding, 4”
Greek Villa



Horizontal cementitious lap siding, 8”
Gray



Vertical cedar siding
Cedar Tone Stain

CS2 Urban Pattern and Form

D. Height, Bulk, and Scale

Demonstrate how mass responds to scale of existing development. Consider impacts to privacy of adjacent residents; provide window overlap studies and sections through proposed mass and adjacent sites.

The proposed townhouses respond to the existing scale of development, in similar height and unit width. The voids at the grouped entries and corners of the front units, break down the scale at the street and pedestrian level.

The street facing units create a strong connection to the street by using, wide entry steps, varying stoop heights, generous entry deck spaces, a 1.5 story entry column, and proposed landscaping. Each unit has a multiple large windows facing the side walk from the entry space and living spaces to provide eyes on the street.

The glazing strategy of the units, utilize the front and back facades, with minimal openings along the sides of the units. This allows for privacy facing the existing projects to the North and South. Glazing is used at the corners of the units, along the pedestrian walkways to create a feeling of safety and openness for the pedestrian.

PL2 Walkability

D. Wayfinding

Provide information on pedestrian wayfinding for rear units.

The street facing units will have unit addressing that can be seen from the street as well as elevated entrances and ground floors providing large glazing to keep views open to the sidewalk and neighborhood activity. The central walkway along the South property line, will mirror the neighboring project, and combine to make a generous 6 foot pedestrian walkway to the back townhouse units. The walkway will slightly slope up as you travel across the site, to access the back units, and signage for these back units will be located on the streetside of this central walkway.

Individual lighting and signage will assist with way finding, and common pathway lighting will help provide visual surveillance of the area. Large common project signage will be placed at the driveway entrances.

PL3 Street Level Interaction

A. Entries

B. Residential Edges

Entry experience should be thoughtfully designed for each unit and composed of set of coordinated elements; lighting, canopy, signage, etc. Consider transition from public to private realm, include a horizontal or vertical buffer.

The project rises above the sidewalk utilizing raised entry to create a buffer between the street and the front doors. Each entry along Midvale Ave N is easily identifiable with a material change, a setback to create a canopy, and grouped entries. Landscaping, signage, and lighting will also highlight and add to the entry sequence and street presence. There is an exterior material change at these entry voids as well as the deck above for scale and warmth.

DC1 Project Uses and Activities

A. Entry Locations and Relationships

B. Planning Ahead for Bicyclists

C. Planning Ahead for Transit

Reduce impact of vehicle traffic, services, and associated hardscape on peds/residents; Differentiate areas for pedestrians.

There are (6) enclosed parking garages for townhouse units 2 through 7. The parking can be accessed by the driveway along the North property line or by the pedestrian path and stairs on the South.

Long term and short bike parking is provided at the covered entrances of each unit.

Bus stops are located less than 2 blocks away along both Aurora Ave and 85th St and provide direct access to Downtown, Ballard, Fremont, and the University District.

DC2 Architectural Concept

A. Massing

B. Architectural and Facade Composition

C. Secondary Architectural Features

D. Scale and Texture

E. Form and Function

Demonstrate how residential context and urban design analysis has informed mass and composition. Study how form, composition and materiality relate to/differ from adjacent development by same design team.

The residential context of the existing neighborhood is predominately townhouse buildings built in a similar style and era, as well as a few remaining single family homes that have a more traditional style. The neighborhood is very walkable, with a narrow street, street parking, planting in the R.O.W, generous front setbacks, and varying stoop conditions. Both of these building typologies heavily influenced all elements of the design.

The massing of the units was designed to create an inviting street presence that was friendly and safe for all residents. We did this by utilizing a stoop and front porch condition, as well as pairing entries. The second level balconies provide depth to the facade, as well as weather protection for the entries. The gabled roof forms also scale the massing to create a more pedestrian friendly front facade.

The glazing strategies, and materials are used simultaneously to create simple and modern facades that read as both a whole building, as well as individual units. The smaller scale of the lap siding helps to bring down the overall scale of the building, while the use of wood at the void spaces helps to create warmth at the user level. Each unit provides livable, flexible spaces for dwelling. The glazing design is functional with many operable windows for cross ventilation and egress. The high percentage of glazing will also provide a great source of natural light and surveillance.

Overall, the design of the buildings respect and pull cues from the existing neighborhood, but implement them in a modern way.

DC3 Open Space Concept

A. Building - Open Space Relationship

B. Open Spaces Uses and Activities

C. Design

Design attractive, usable open spaces. Consider circulation and open spaces relate.

Open and space and circulation of the site were both large drivers to the design. To minimize conflict between vehicles and pedestrians, the driveway is located on the edge of the site, which allows for a pedestrian walkway on the South edge of the site. This pedestrian walkway will be paired with the proposed neighboring walkway to create a wide and inviting circulation space. The pedestrian walkway is also elevated above the driving surfaces, and allows access to the rear units, as well as an alternative pedestrian access to the parking level.

The street facing units were designed with varying stoop conditions and paired entries to allow for varying levels of private and public spaces along the sidewalk. The rear units have a generous setback from the rear property line and the large open space will act as a generous communal yard.

DC4 Exterior Elements and Materials

A. Exterior Elements and Finishes

B. Signage

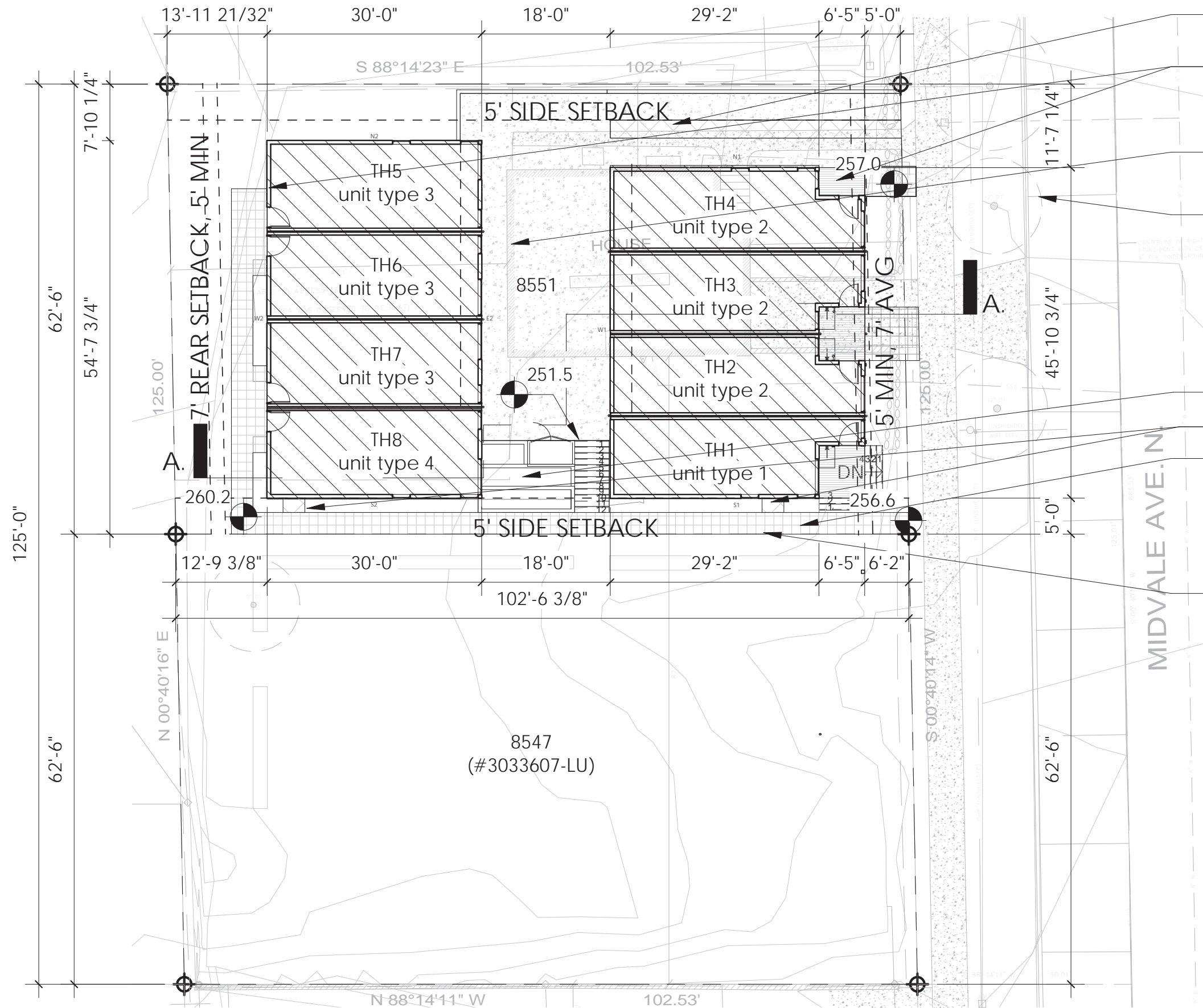
C. Lighting

D. Trees, Landscape, and Hardscape Materials

Consider how materiality responds to context.

High quality, durable materials such as cementitious lap siding and cedar siding was selected. Material subject to weathering, such as the wood siding is located in recessed, weather protected areas to help maintain it's appearance and durability. Window mullions are white vinyl to match the facade. All secondary elements have an black finish that brings the project together. Landscaping softens the edges where the buildings meet the ground. Lower, flowering plants will be used along the sidewalk edge to keep visibility and eyes on the street. In the rear of the lot, larger trees and native landscaping will be used to create a more natural space that will protect from the larger surrounding buildings.

Address signage has a down light to keep wayfinding feasible in the evenings. The entries as well as the soffits above the garage entrances will have a recessed soffit light. The pedestrian walkways have pathway lighting so that pedestrians have adequate visibility. All lighting is designed to provide sufficient lighting for safety without adding glare to the neighboring lots, a concern brought to our attention when we met with residents of the block.



- "hollywood" driveway
- bike parking located at unit entrances, per smc 23.54.015.K
- existing house to be demolished
- curb cut to be filled
- planters
- elec. meters
- primary path of pedestrian entry (TH 5-8)
- proposed lot line under LBA # 3033888-LU

	Required	Provided
Front:	7' average, 5' minimum	7' avg, 5' min
Side (north):	5' side (north)	7'-10" min
Side (south):	5' side (south)	5' min.
Rear:	7' average, 5' minimum	12'-9" min.

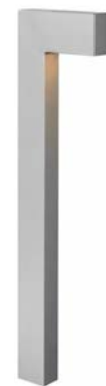


SITE PLAN
SCALE: N.T.S



WALL MOUNTED DOWN LIGHT

located at all townhouse entries above addressing



LANDSCAPE LIGHT

located along pedestrian pathways and stairs



RECESSED EXTERIOR SOFFIT LIGHT

located in soffits above all entry decks, awnings, and garage entries



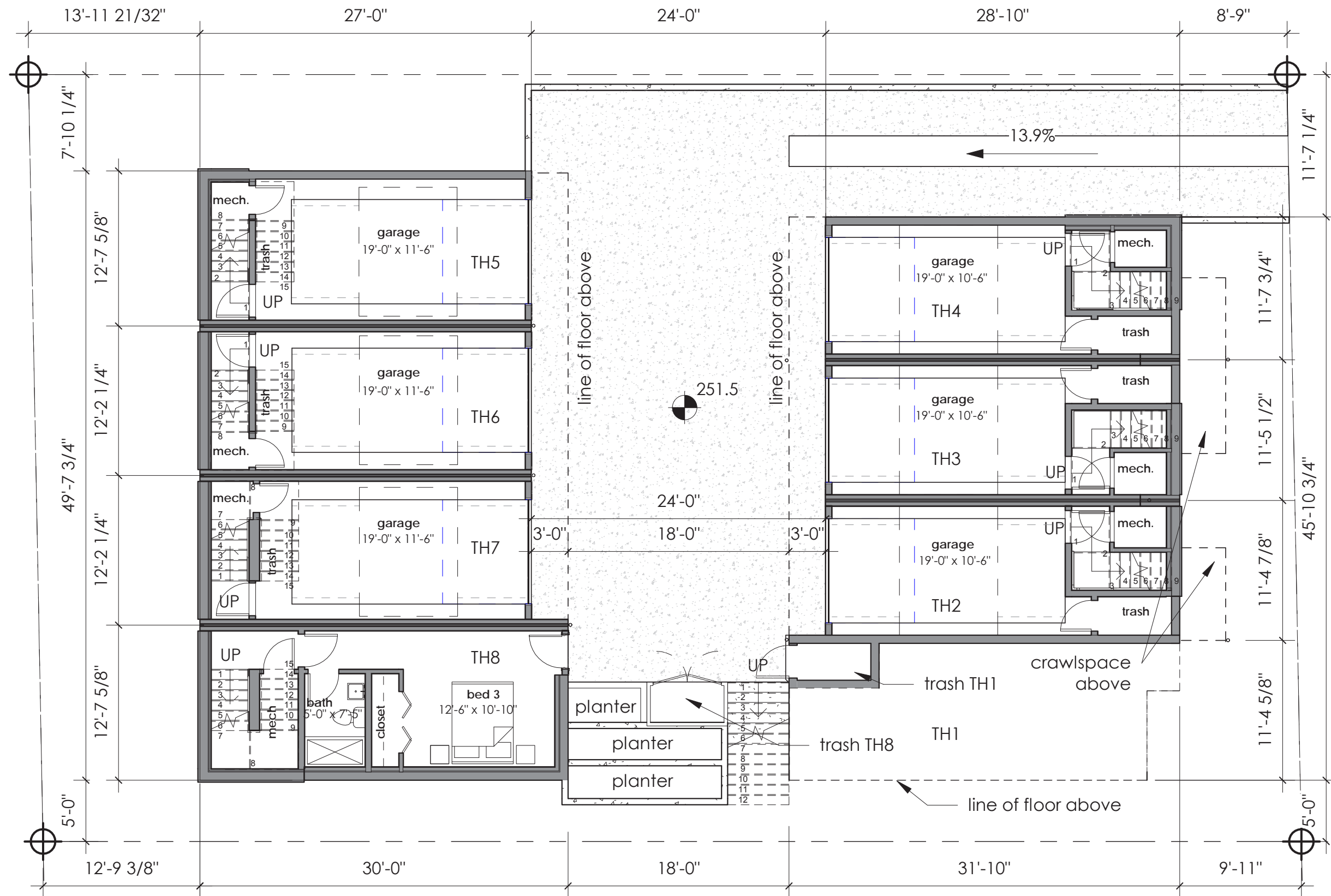
LANDSCAPE AND LIGHTING PLAN

SCALE: N.T.S.

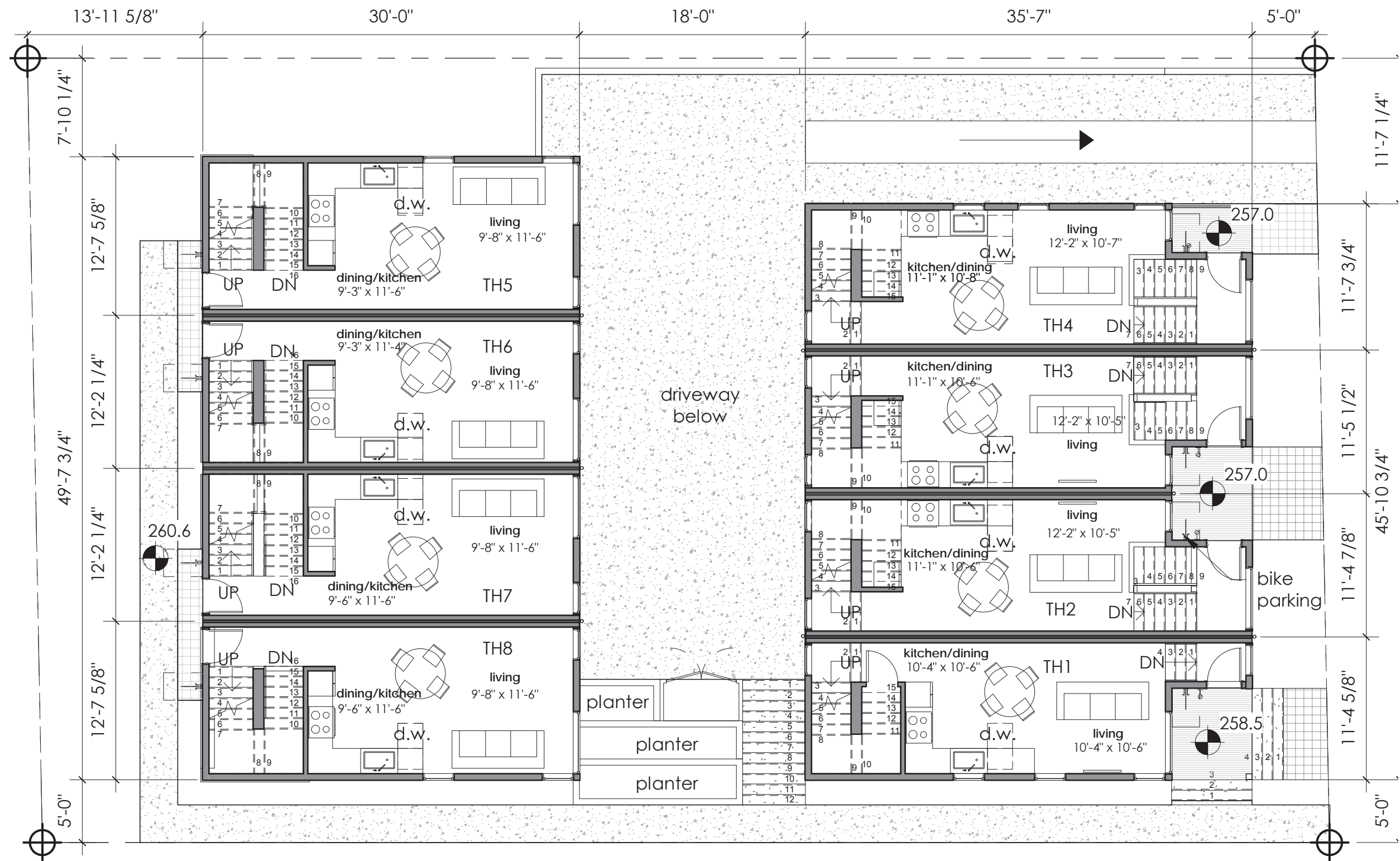
LANDSCAPE AND LIGHTING PLAN



SITE SECTION



LEVEL 0
SCALE: N.T.S



LEVEL 1
SCALE: N.T.S.

PLANS

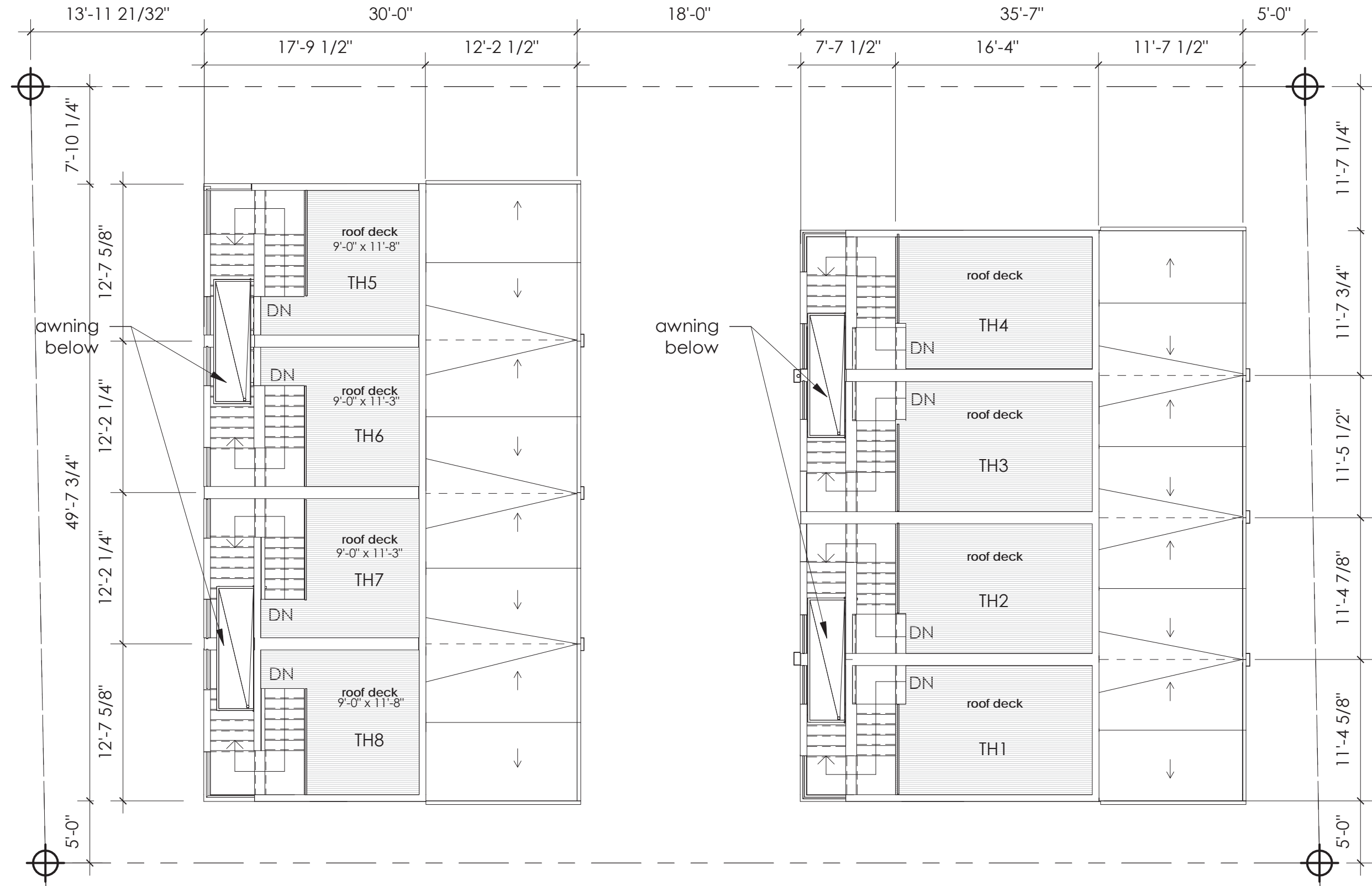


LEVEL 2
SCALE: N.T.S



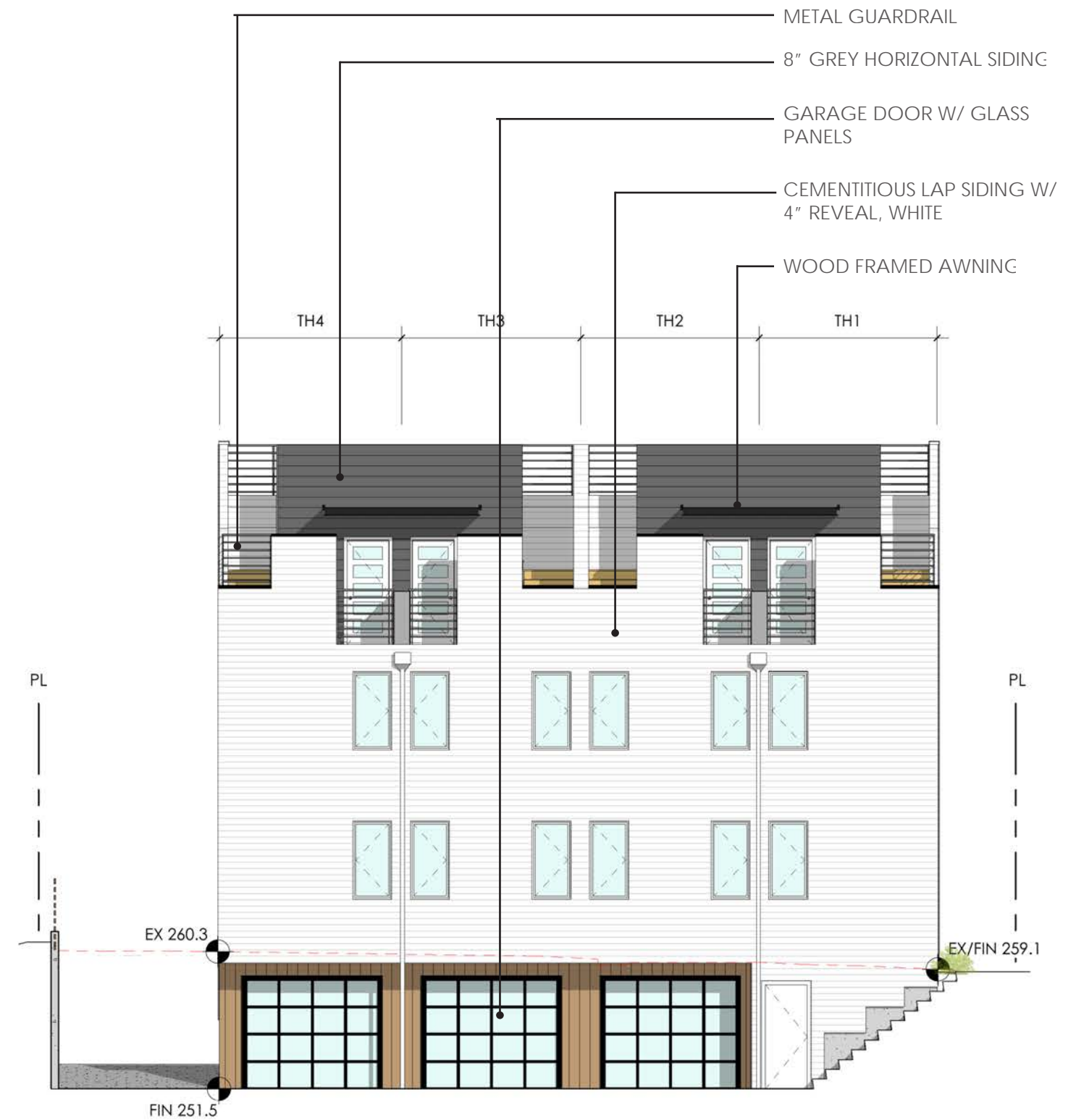
LEVEL 3
SCALE: N.T.S

PLANS



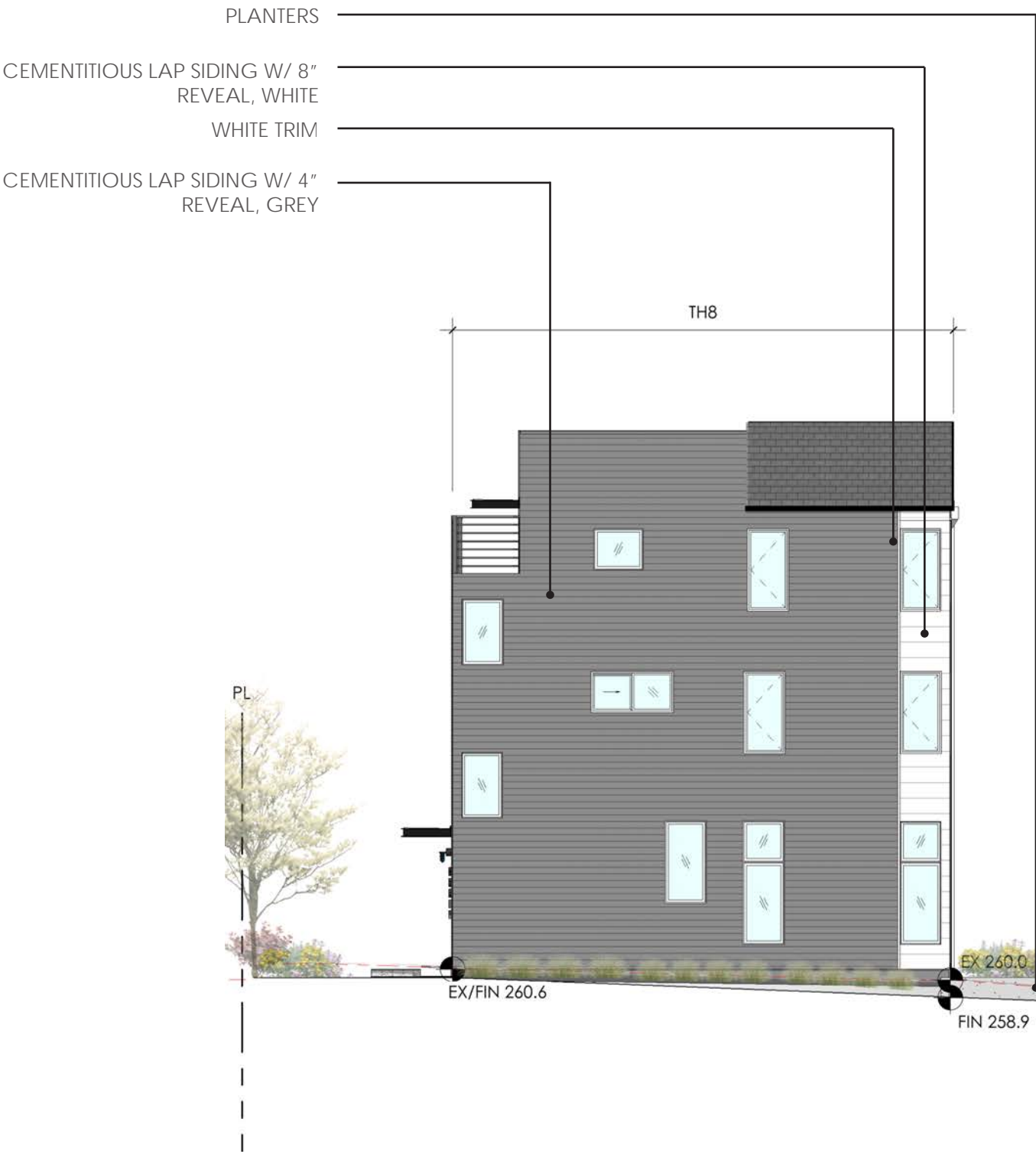


EAST ELEVATION - MIDVALE AVE N



INTERIOR WEST ELEVATION - GARAGE ENTRY

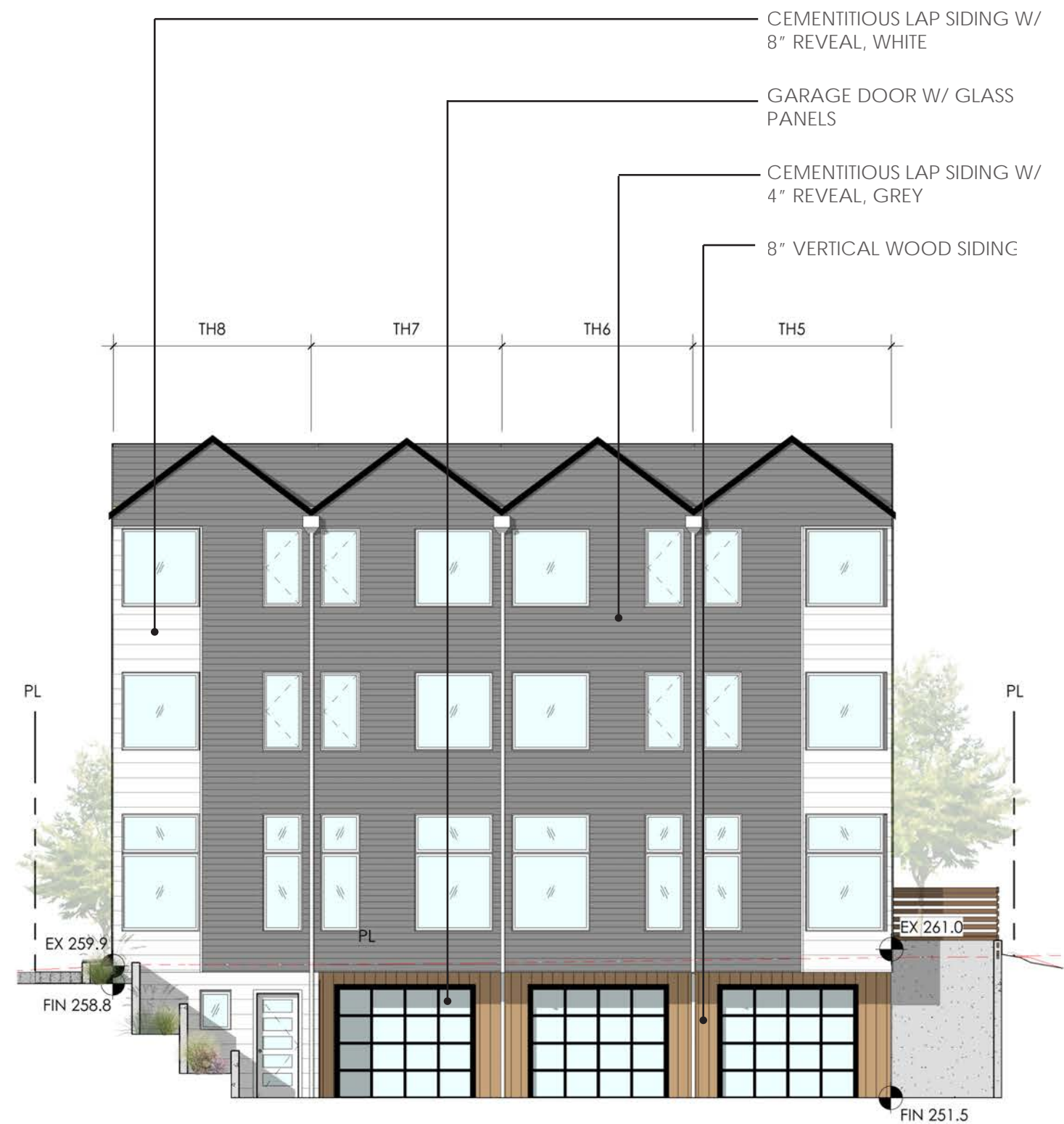
COLORED ELEVATIONS



SOUTH ELEVATION - PEDESTRIAN PATHWAY



WEST ELEVATION



INTERIOR EAST ELEVATION - AT GARAGE ENTRY



NORTH ELEVATION - DRIVEWAY



NORTH ELEVATION - WINDOW ADJACENCIES
SCALE: N.T.S



STREET PERSPECTIVE - MIDVALE AVE N

PROPOSED BUILDING

PROPOSED ADJACENT
BUILDING FOR
REFERENCE:
8551 MIDVALE AVE N



EAST ELEVATION - MIDVALE AVE N



PEDESTRIAN WALKWAY



BACK UNIT ENTRIES

APPENDIX:

8551 Midvale Ave N | #3033599-EG



EARLY COMMUNITY OUTREACH

APPROVED BY DEPARTMENT OF NEIGHBORHOODS ON MARCH 22ND, 2019





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OUTREACH PLAN:

Early Community Outreach Plan:
8551 Midvale Ave N, Seattle, WA 98103

Neighborhood: Aurora-Licton Springs
Equity Area: Yes, Equity Zone #18

Project Description: This proposal is for a 8 unit townhouse project. The site is in a Frequent Transit, Parking Flexibility, and Residential Urban Village (Aurora-Licton) area.

Printed

- Outreach: Door-to-door flyer distributed to residences and businesses within approximately 500 ft radius of the proposed site (high impact). Contains project information, link to online survey, link to DON’s Early Outreach Blog and Calendar, and date/time/location of in-person outreach.
- Additional: Translation required.
- Documentation: Presentation of flyer to DON, map of distribution/number of locations/building typology, photo documentation

Digital/Electronic

- Outreach: Basic project website (multi-pronged method) with online survey (high impact) and public commenting function (high impact). Project info
- Additional: Translation required.
- Documentation: Link to website, survey prepared, number of surveys completed, demographic break down, coded surveys (qualitative and quantitative)

In-Person

- Outreach: Drop-in hours at project site or community space (multi-pronged method) and guided community site walk (high impact). Open to the public.
- Additional: Not to fall on cultural holiday or event.
- Documentation: Sign in sheet, design game method, coded data from event (qualitative and quantitative), photo documentation.

OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. On Friday, January 18th, we handed out flyers door-to-door in a 500 foot radius from the site. The flyer notified people of the in-person event which was held on February 16th. The flyer also provided links to the online survey which was provided in English and Spanish. The website along with the survey was created on January 18th and ran until February 22nd. The website for the project will permanently stay online to document our outreach work while the survey was kept online for at least 3 weeks. In addition, the project event 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 a future townhouse project and, popular, iconic and dangerous/needing-improvement buildings and spaces were located in the area. There were also comments which touched on broader city concerns, like homelessness, traffic and parking. Overall, this design review outreach created an opportunity for us to gather information about the neighborhood and allowed us to provide information on the proposed site and the design process.

SUMMARY OF PLAN

HIGH-IMPACT METHOD:

Door-to-door fact sheet or flyer distributed to residences and businesses within approximately 500 ft radius of the proposed site. We worked with a translator to get all outreach transcribed into Spanish, the key language identified by the Department of Neighborhoods.



BUSINESS/RESIDENCE COUNT

- SFR
- 81-85
- LOW RISE
- 1-80 - Lowrise projects, ranging from 4-20 units
- 1 - Licton Springs Tiny House Village
- 7 - in construction
- 17 - in construction
- COMMERCIAL
- 87 - Unknown, private commercial space
- 88 - Aurora Rents Greenlake
- 89 - Seattle Fabrics
- 90 - Galls
- 91 - Unknown
- 92 - Travelodge by Wyndham Seattle
- 93 - Jack in the Box

- + Aurora Commons
- + Aurora Licton Urban Village (ALUV)
- + Celebrate North Seattle
- + Friends of Licton Springs
- + Lantern Brewing
- + Licton Springs Community Council
- + Licton Springs P-Path
- + Licton Springs Village Community Advisory Committee
- + Robert Eagle Staff Middle School
- + Aurora Ave Merchant Association
- + Licton Haller Greenways
- + North Precinct Advisory Committee
- + Emergency Hubs & Block Watches

TOTAL

= Average of 420 Flyers



FLYERS

Dear Resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW

at 8551 Midvale Ave N

Northwest Builders Finance and JW Architects are collaborating to design the redevelopment of 8551 Midvale Ave N.

MIDVALE AVE N

Project information:
This project will be located on the west side of Midvale Avenue North. When it's complete, the new residences will be 3 stories tall and will include 8 townhomes with 6 parking stalls in attached garages. We're just getting started planning now - construction could start in Spring 2020 and the building could be open as early as Winter 2021.

Project Contact:
Julian Weber, Founding Principal, JW Architects
outreach@jwseattle.com

We request your input through:

ONLINE SURVEY
January 18 - February 22, 2019
Link to survey:
www.jwseattle.com/8551-english

DROP-IN HOURS
Saturday, February 16, 2019
11:00 am - 1:00 pm
On site: 8551 Midvale Ave N, Seattle

*additional info on back of flyer

JW ARCHITECTS

Front - English

Please join us in-person to talk about project ideas and how to make this a successful development in the Licton Springs neighborhood.

DROP-IN HOURS
Saturday, February 16, 2019
11:00 am - 1:00 pm
On site: 8551 Midvale Ave N

By transit: Buses 45, 355
Off Aurora Ave N - Buses E Line

To **find out more** about this project and share your thoughts on the future of the project, please visit JW Architects website (www.jwseattle.com) and attend our drop-in hours listed above.

More information about early outreach for design review can be found on the Seattle Department of Neighborhoods web page (<http://www.seattle.gov/neighborhoods>).

All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Architectural design
- Building forms and materials
- Sidewalk experience
- Screening for privacy

JW ARCHITECTS

Back - English

Estimado residente, le invitamos a participar en una

REVISIÓN DE PROYECTO BAJO DISEÑO

en el 8551 Midvale Ave N

Northwest Builders Finance y JW Architects están colaborando en el diseño del nuevo proyecto de construcción en el 8551 Midvale Ave N.

MIDVALE AVE N

Información del proyecto:
El proyecto se ubicará en el lado oeste de Midvale Avenue North. Una vez completado, el proyecto contará con ocho casas adosadas de tres plantas, con seis plazas de estacionamiento en garajes adosados. La planificación está en sus primeras fases ahora. La construcción podría comenzar en la primavera de 2020, y el edificio podría estar abierto para el invierno de 2021.

Contacto del proyecto:
Julian Weber, Socio Fundador, JW Architects
outreach@jwseattle.com

Estamos solicitando sus comentarios a través de los siguientes medios:

ENCUESTA EN LÍNEA
Disponible del 18 de enero al 22 de febrero de 2019.
Entácese a la encuesta:
www.jwseattle.com/8551-spanish

HORARIO PARA VISITAS EN PERSONA
Sábado, 16 de febrero de 2019
de las 11:00 a.m. a la 1:00 p.m.
En el sitio: 8551 Midvale Ave N, Seattle

*información adicional en la parte posterior del folleto

JW ARCHITECTS

Front - Spanish

Le invitamos a conversar con nosotros en persona de sus ideas para el proyecto y de cómo asegurar que sea un aporte positivo al vecindario de Licton Springs.

HORARIO PARA VISITAS EN PERSONA
Sábado, 16 de febrero de 2019
de las 11:00 a.m. a la 1:00 p.m.
En el sitio: 8551 Midvale Ave N

Cómo llegar en autobús:
Por la 85th St - Buses 45, 355
Por Aurora Ave N - Los buses de la Línea E

Para más información sobre el proyecto o para compartir sus comentarios, visite el sitio web de JW Architects (www.jwseattle.com) y visítenos durante la recepción mencionada arriba.

Para más información sobre la divulgación temprana de revisión de diseño, puede visitar el sitio web del Departamento de Vecindarios de Seattle (<http://www.seattle.gov/neighborhoods>).

JW Architects está recopilando esta información, pero también puede suministrar sus comentarios a la Ciudad de Seattle. Por lo tanto, los datos personales suministrados pueden estar sujetos a pedidos de divulgación por terceros de acuerdo a la Washington Public Records Act (Ley de Registros Públicos de Washington).

La revisión de diseño servirá para reunir los siguientes tipos de comentarios:

- Las características y lugares únicos del vecindario
- Diseño arquitectónico
- Formas y materiales de construcción
- Comodidad en la banqueta
- Medidas de privacidad

JW ARCHITECTS

Back - Spanish

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*additional info on back of flyer



HIGH-IMPACT METHOD:

We distributed flyers in a 500 foot radius from the site. Some flyers were placed in doors, front gates or on the entry threshold. For businesses, we spoke with the staff on duty at the time to distribute the flyer to their manager or owner.

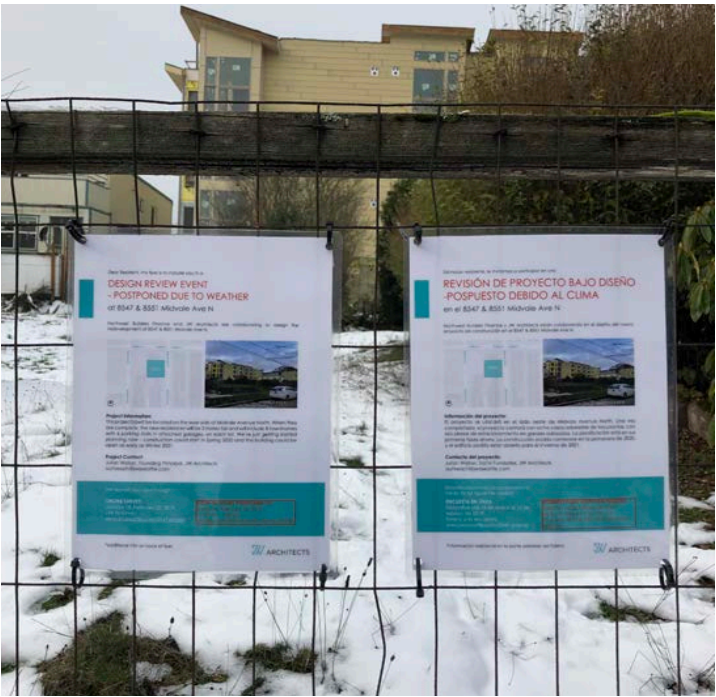
Due to a snow weather event in February, we had to move the date of our in-person on-site event to a following weekend.. We posted updated signs at the site location to inform the neighborhood of the event change.



Some flyers were placed in entry doors.



We had two team members go door-to-door with the flyers.



We posted event updates at the site after the weather changed our plans.



PRINTED OUTREACH

Link to project website and survey.

Details about In-Person Event

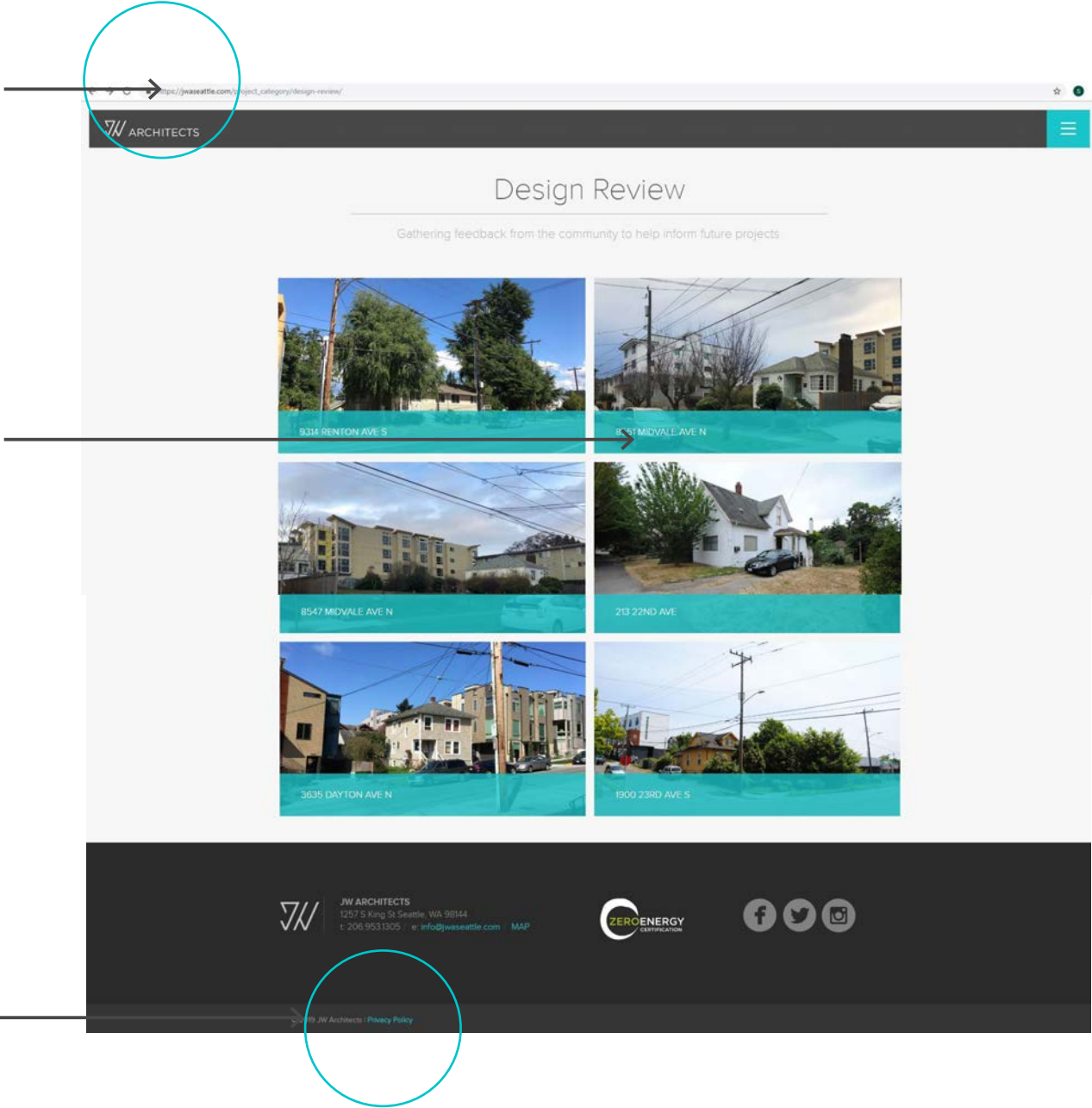
Front page of Flyer.

Website is fully secure, as noted by the locked icon to the left of the website address.

Project address and additional information is located under the project tab on the website.

The project tab also included contact information, links to Seattle Services Portal as well as the Department of Neighborhood's website, and a download-able version of the printed outreach flyer.

Link to privacy policy is located at the bottom of each web page.

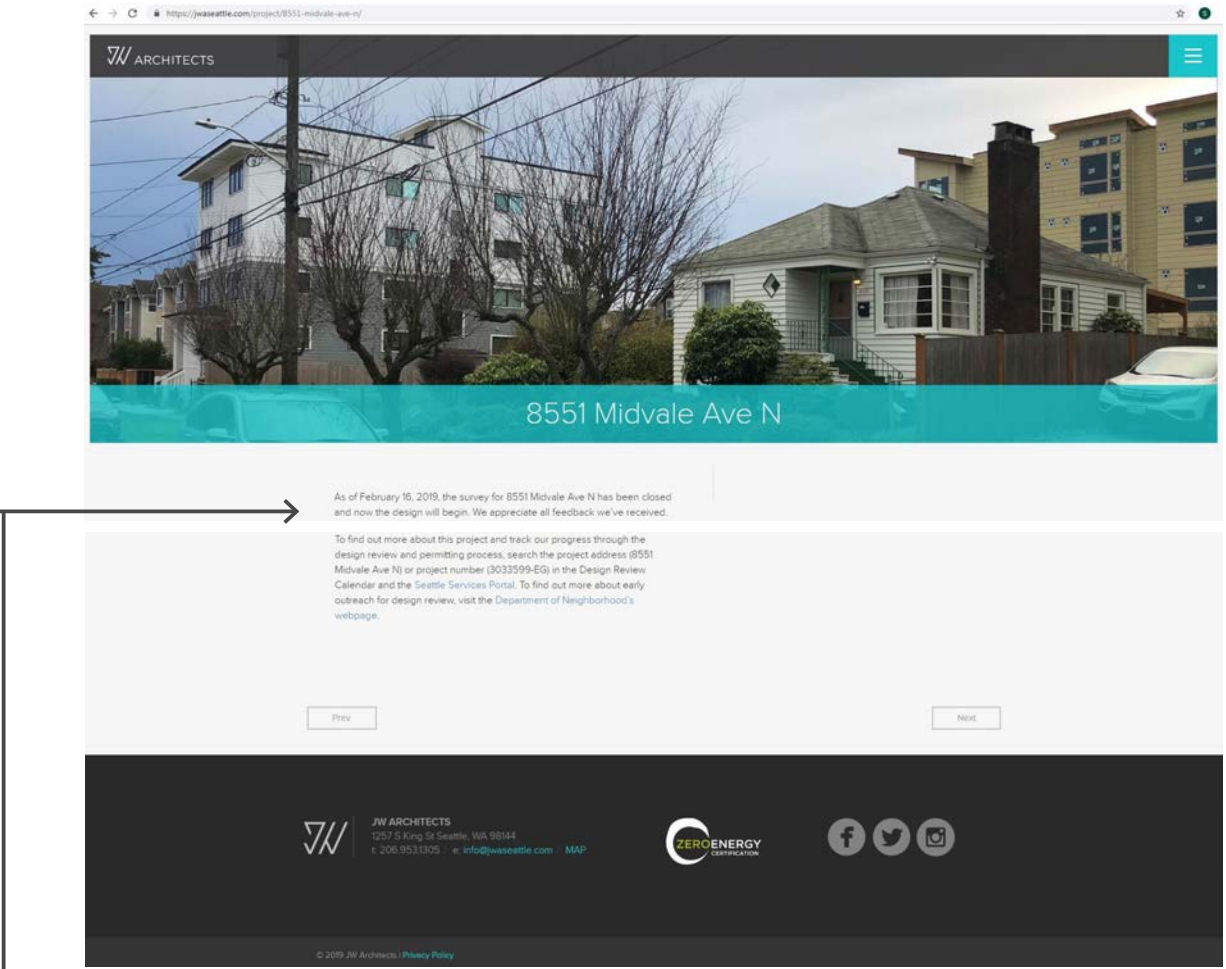


HIGH-IMPACT METHOD:

An online survey with commenting function, as well as a project website, were added to the Design Review tab on JW Architects website. Additionally, the website has been made secure and a privacy policy link appears at the bottom of each web page.

Though the survey will no longer be available after 3 weeks, you can find the Design Review page on JW Architects website here:

https://jwaseattle.com/project_category/design-review/



After the 3 week period expired the online survey closes but the page remains open with project information and links to the Seattle Services Portal and the Department of Neighborhood's webpage.

ELECTRONIC/DIGITAL OUTREACH

DESIGN REVIEW OUTREACH SURVEY

This survey will be open from January 18th to February 22nd. After that, we’ll start preparing for the City’s Design Review process and other permitting steps.

To find out more about this project and track our progress through the design review and permitting process, search the project address (8551 Midvale Ave N) or project number (3033599-EG) in the Design Review Calendar and the [Seattle Services Portal](#). To find out more about early outreach for design review, visit the [Department of Neighborhood’s webpage](#).

This survey is anonymous, though information you share could be made public. Please do not share any personal/sensitive information. All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

Questions:

1.

What is your connection to this development project? (select all that apply)
 - I live very close to the project
 - I live in the general area
 - I own a business nearby
 - I visit the area often for work or leisure
 - I don’t have a direct connection, but I care about growth and development in Seattle
 - Other [fill in blank, 100 character maximum]
2.

What is most important to you about a new building on this property? (select up to two)
 - That it fits into neighborhood look
 - That it stands out as a unique and landmark building
 - 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 to be family-friendly
 - That it is designed with environmental sustainability in mind
 - Other [fill in blank, 100 character maximum]

3.

We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)
 - Lots of plants/greenery
 - Additional designs for safety (street lighting, gates, fences, etc)
 - Quality building materials at street-level (brick, large windows,
 - Seating/places to congregate (sidewalk cafes, benches, etc)
 - Pet friendly areas
 - Off-street bicycle parking
 - Other [fill in blank, 100 character maximum]
4.

What concerns do you have about the project? (select any/all that apply)
 - Construction noise/impacts
 - The existing residence is going away
 - That I will not like the way it looks
 - That it will not be affordable
 - That it may feel out of scale with other buildings nearby
 - I don’t really have any specific concerns
 - Other [fill in blank, 100 character maximum]
5.

Is there anything specific about this property or neighborhood that would be important for us to know? [fill in blank, 300 character maximum]
6.

What are some landmarks/spaces that help to identify your neighborhood? [fill in blank, 300 character maximum]
7.

What do you like most about living or working in your neighborhood? [fill in blank, 300 character maximum]
8.

What do you like least about living/working in your neighborhood? [fill in blank, 300 character maximum]

Additional questions to help us analyze the survey results:

1.

What is your age?
 - Under 12 years old
 - 12-17 years old
 - 18-24 years old
 - 25-34 years old
 - 35-44 years old
 - 45-54 years old
 - 55-64 years old
 - 65-74 years old
 - 75 years or older
2.

What are the languages spoken in your home? (select any/all that apply)
 - English
 - Spanish
 - Chinese
 - Somali
 - Samoan
 - Other [please specify]
3.

How long have you lived in this neighborhood?
 - Less than a year
 - 1-2 years
 - 3-5 years
 - 5-10 years
 - 10-15 years
 - More than 15 years
 - I do not live in this neighborhood

Thank you for sharing feedback about our project! Your input is helpful for us to hear as we start to plan for the new building.

To find out more about this project and track our progress through the design review and permitting process, search the project address (8551 Midvale Ave N) or project number (3033599-EG) in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

If you don’t want to respond to the survey but do want to share your thoughts, or you have any other project-related thoughts or ideas to share, the contact person for the project is Julian Weber at outreach@jwaseattle.com

SURVEY RESULTS

We received 4 surveys. All were completed through our online survey via the link provided on our printed outreach flyer. Percentages are based on the information completed. Not all surveys had all questions answered.

Question 1:
80% live very close to the project
20% live in the general area

Question 2:
28.5% want new services or amenities to the area
28.5% want it to be environmentally sustainable
28.5% want other: to provide off street parking
14.5% want it to stand out as unique and landmark building

Question 3:
43% want lots of plants/greenery
14% want additional design for safety
14% want quality materials at street-level
14% want seating/places to congregate
14% want off-street bicycle parking

Question 4:
33% are concerned with construction noise/impacts
33% are other: concerned about parking
17% are concerned they will not like the look of the design
17% are concerned that the existing residence is going away

Question 5:
This property has a very beautiful garden that is important to the neighborhood, there is not enough street parking

Question 6:
Licton Springs duck pond, Robert Eagle School, Licton Springs Park

Question 7:
Proximity to Greenlake, Affordability, East commute to downtown Seattle, Convenience

Question 8:
Crime and drug use, homelessness and encampment, lack of street parking

Additional results:

Question 1:
25% were 25-34 years old
75% were 35-44 years old

Question 2:
80% English
20% Chinese

Question 3:
75% 3-5 years
25% 10-15 years

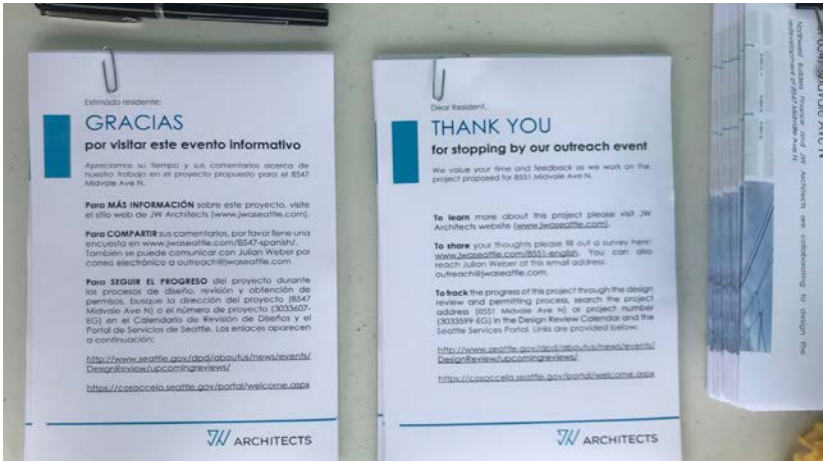
ELECTRONIC/DIGITAL OUTREACH

HIGH-IMPACT METHOD:

For in-person outreach, we opted for the guided site walk, and staffed “pop-up” event on site. With permission from the applicant and current resident, we held drop-in hours where residents could stop by, ask questions, learn about the project and provide insight about the neighborhood. We provided a design game (map), surveys and take away flyers. We reached out to local businesses (Urban Bakery and Starbucks) to provide refreshments.



Adding the firm's banner helped provide a strong street presence. And a table located off Midvale Ave N created an easy location for residents to stop by.

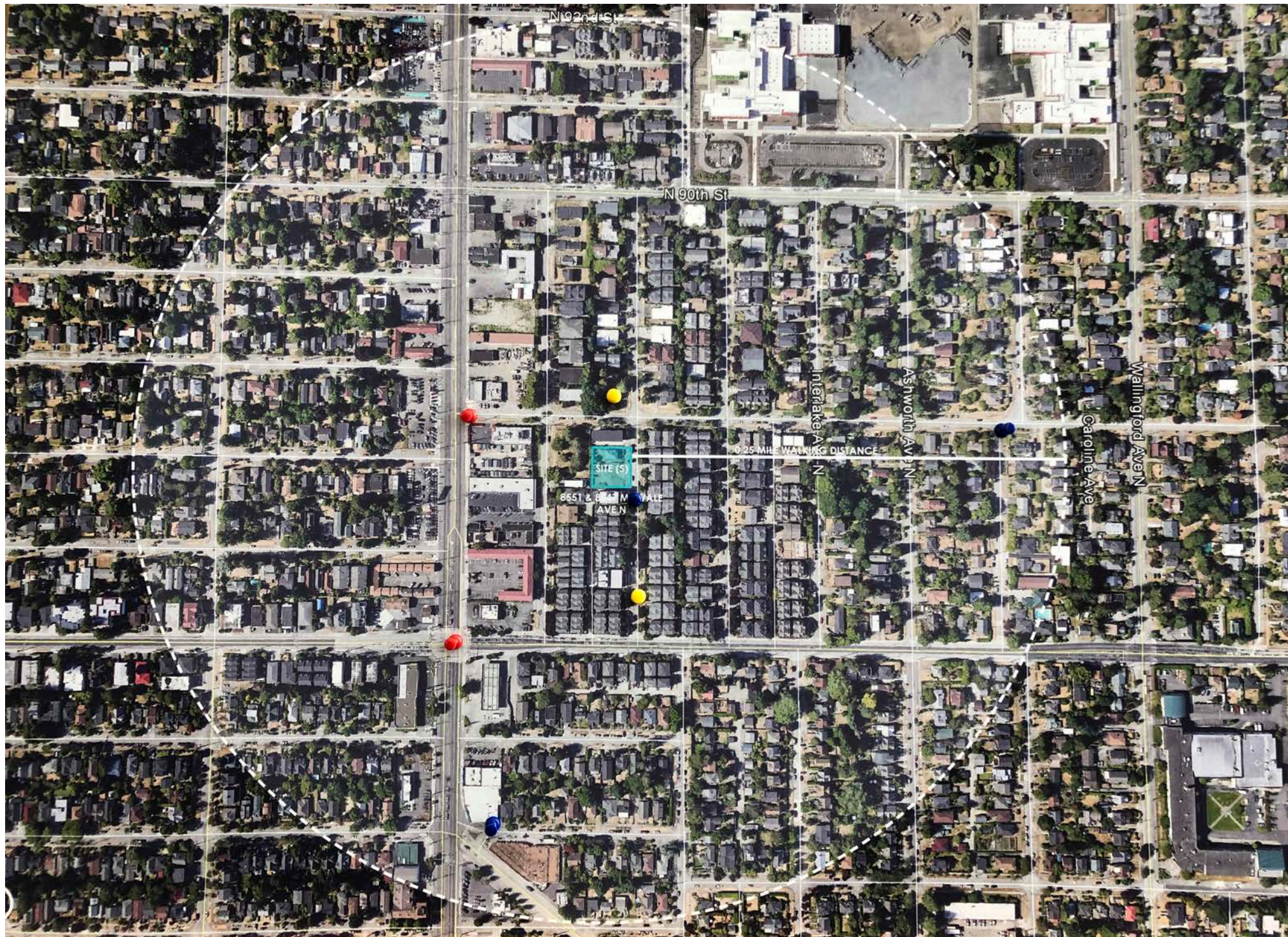


A map of neighborhood, as well as a take home flyer was a useful tool.



Local coffee and cookies provided.

IN-PERSON OUTREACH



MAPPING EXERCISE:

We developed a map of the neighborhood in relation to the site and asked those who stopped by the event three questions (below) to give us a better understanding of the area.

This was a useful tool as it helped spur conversation and gave a location reference for both residents and staff.

A total of 5 residents stopped by and placed pins on the map that corresponded to questions about the neighborhood.

AURORA/LICTON SPRINGS



WHERE ARE YOUR FAVORITE PLACES IN THE NEIGHBORHOOD?

¿CUÁLES SON SUS LUGARES FAVORITOS EN EL VECINDARIO?



WHICH PLACES FEEL UNSAFE/UNCOMFORTABLE?

¿QUÉ LUGARES LE PARECEN INSEGUROS/INCÓMODOS?



WHICH PLACES BEST REPRESENT YOUR NEIGHBORHOOD?

¿QUÉ LUGARES MEJOR REPRESENTAN SU VECINDARIO?

IN-PERSON OUTREACH

In-Person Event:

We provided a sign-in sheet which was signed by 4 of the 5 visitors. There were 5 total people who showed up. After visiting with each person, we offered a flyer as a way to say thank you and to give them more ways to learn more about the project.

[illegible]

Dear Resident,

THANK YOU

for stopping by our outreach event

We value your time and feedback as we work on the project proposed for 8551 Midvale Ave N.


To learn more about this project please visit JW Architects website (www.jwaseattle.com).

To share your thoughts please fill out a survey here: www.jwaseattle.com/8551-english. You can also reach Julian Weber at this email address: outreach@jwaseattle.com.

To track the progress of this project through the design review and permitting process, search the project address (8551 Midvale Ave N) or project number (3033599-EG) in the Design Review Calendar and the Seattle Services Portal. Links are provided below:

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews/>

<https://cosaccela.seattle.gov/portal/welcome.aspx>

 ARCHITECTS

Estimado residente:

GRACIAS

por visitar este evento informativo

Apreciamos su tiempo y sus comentarios acerca de nuestro trabajo en el proyecto propuesto para el 8551 Midvale Ave N.

Para MÁS INFORMACIÓN sobre este proyecto, visite el sitio web de JW Architects (www.jwaseattle.com).

Para COMPARTIR sus comentarios, por favor llene una encuesta en www.jwaseattle.com/8551-spanish/. También se puede comunicar con Julian Weber por correo electrónico a outreach@jwaseattle.com

Para SEGUIR EL PROGRESO del proyecto durante los procesos de diseño, revisión y obtención de permisos, busque la dirección del proyecto (8551 Midvale Ave N) o el número de proyecto (3033599-EG) en el Calendario de Revisión de Diseños y el Portal de Servicios de Seattle. Los enlaces aparecen a continuación:

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews/>

<https://cosaccela.seattle.gov/portal/welcome.aspx>

 ARCHITECTS

Takeaway flyer - SUMMARY:

In summary, there were 5 people who stopped by the in-person event. There was a narrow range of age groups and residents; generally all middle aged, and one retiree. All visitors spoke English. A translator was not needed. We had Spanish flyers on hand but no one asked for that option. Hosting the event on the project site, helped us reach those who were closest and most interested in the project. Everyone who stopped by were within 2 blocks from the site.

The interactive map was a useful tool to engage the public. As we asked about their neighborhood, they were able to point to specific locations on the map as they spoke. Some favorite locations are the few remaining historical single family homes, as well as the generally relaxed and residential feel of the neighborhood streets. Some also raised concerns about street parking along Midvale Ave N and insufficient pedestrian crossings at dangerous streets and intersections along Aurora Ave. Overall, we were able to connect with the community and gather helpful information about the neighborhood.

IN-PERSON OUTREACH