

SDCI Project: # 3036982-EG  
# 6797834-CN  
Dropped Off: 11/09/2020



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Project Data		Key Metrics	Current	Previously
Address:	847 NW 57th St Seattle, WA 98107	Zone:	LR1 (M1)	SF 5000
Tax ID Number:	9307300135	Urban Village:	West Woodland (Residential)	West Woodland (Residential)
SDCI Project Number:	# 3036982-EG # 6797834-CN	Frequent Transit:	Yes	
Lot Size:	7,000 SF	Overlay Zoning:	No	
Architect:	Julian Weber Architects, LTD. 1257 S. King St. Seattle, WA 98144		Required/Allowed	Proposed
Owner/Applicant:	Blackwood Builders Group 15620 Hwy 99, Suite #11 Lynwood, WA 98087	Density:	RH'S - Unlimited	(8) Rowhouses
Proposal:	847 nw 57th St is currently (1) lot with (1) Du-plex and (1) garage. The applicant proposes to demo the duplex and garage, and construct (8) rowhouses & (8) open parking stalls with future unit lot division.	Vehicle Parking:	(0) Spaces	(8) Open Stalls
		Bike Parking:	Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF	(8) Long-term (2) Short-term
		FAR:	1.3 X 7,000 SF =9,100SF	9,076 SF
		Amenity Area:	25% of Lot Area = 1,750 SF	2,434 SF
		Structure Height:	30'-0" + 4' Parapet + 10' Penthouse Bonus	28'-8" + 4' Parapet + 10' Penthouse Bonus
		Front Setback (NW 57th St):	5' Min	5' Min
		Front Setback (9th Ave NW):	5' Min	5' Min
		Side Setback (North):	3.5' Min	3.5'
		Side Setback (South):	3.5' Min	3.5'
		Facade Length	SMC 23.45.527.B1 No façade length calculation on this project. 1. The maximum combined length of all portions of façade within 15ft of a lot line that is neither a rear lot line nor a street or alley lot line. West façade is front north, and south are considered sides and are adjacent to a street and an alley and east is considered rear.	



HIGH-IMPACT METHOD:

We distributed flyers in a 500 foot radius from the site. Flyers were mailed to all residences within this area. Flyers provided information about the project and location, as well as a link to the project website and online survey.

Dear Resident, this flyer is to include you in a

## PROJECT UNDER DESIGN REVIEW

at 847 NW 57th St

Blackwood Builders and JW Architects are collaborating to design the redevelopment of 847 NW 57th St.



**Project information:**  
This project will be located 3 blocks North of Gilman Playground Park on the South East Corner of the intersection of 9th Ave NW and NW 57th st. When it's complete, the new homes will be 3 stories tall and will include 8 Rowhouses with 8 open air parking stalls. We're just getting started planning now construction could start in Spring 2021 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**  
September 2nd - September 23th, 2020  
Link to survey:  
[www.jwseattle.com/847nw](http://www.jwseattle.com/847nw)

**PROJECT WEBSITE**  
September 2nd - September 23th, 2020  
Link to website:  
<https://jwseattleoutreach.wixsite.com/847nw>

\*additional info on back of flyer

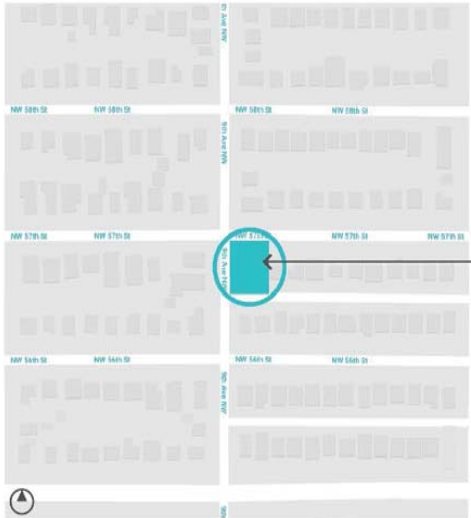


Front page of Flyer.

Link to project website and survey.

Link to dedicated project website and public comments.

APPROVED BY DON ON 09.30.2020



\*In person event is shifted to online interaction due to public health concern and City requirements by Seattle Department of Neighborhood

Site: 847 NW 57th Street


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](http://www.jwseattle.com)) and respond with your comments on the project website (<https://jwseattleoutreach.wixsite.com/847nw>).

**More information** about early outreach for design review can be found on the Seattle Department of Neighborhood's 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



Back page of Flyer.



Development Objectives & Public Outreach



DESIGN REVIEW SURVEY COMMENTS:

The comments we recieved from our online survey demonstrated that the public valued the following items in future development. This included; parking availability, concerns of provided greenspace as well as concerns about the buildings quality of materials. Participants were also given the ability to provide open comments. These comments showed concerns about the asethetics of the new building matching the quality and character of the existing neighborhood. The orignal comments can be seen below.

“Please make sure that the architecture/design of the new buildings fits in: Use some brick; horizontal/lap siding; gabled roof lines”

“Quiet family neighborhood with young families. Lovely homes in the area with a nostalgic quality”

“West Woodland has always had a lot of multi-family homes but they have blended well with other homes so that the neighborhood looked consistent”

DESIGN REVIEW OUTREACH SURVEY

Design Review Outreach Survey

Blackwood Builders and JW Architects are collaborating to design the redevelopment of 847 NW 57th St. This project will be located 3 blocks North of Gilman Playground Park on the South East Corner of the intersection of 9th Ave NW and NW 57th st. When it’s complete, the new homes will be 3 stories tall and will include 8 Rowhouses with 8 open air parking stalls. We’re just getting started planning now construction could start in Spring 2021 and the building could be open as early as Winter 2021.

Please share your thoughts with us on the project website, (https://jwaseattleoutreach.wixsite.com/847nw) and provide Feedback on how to make this a successful development in the Wallingford neighborhood. The website will be available September 2<sup>nd</sup> -September 23<sup>rd</sup> 2020.

This survey will be open from September 2<sup>nd</sup> - September 23<sup>rd</sup> 2020. 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 (847 NW 57<sup>th</sup> St) or project number (3036982-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]

SURVEY RESULTS

We received 8 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:  
100% live very close to the project

Question 2:  
64% want it to fit into the neighborhood look  
27% want it designed to be family-friendly  
9% want it to be designed with environmental sustainability in mind

Question 3:  
40% want lots of plants/greenery  
13% want additional designs for safety  
34% want quality building materials at street-level  
13% want Pet friendly areas

Question 4:  
22% are concerned with construction noise/impacts  
18% are concerned that the existing residence is going away.  
22% are concerned they will not like the way it looks  
38% are concerned that it may feel out of scale

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
- Amharic
- Oromo
- Tigrinya
- 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

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 (847 NW 57<sup>th</sup> St) or project number (3036982-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](mailto:outreach@jwaseattle.com)

Question 5:  
-Please make sure that the architecture/design of the new buildings fits in: Use some brick; horizontal/lap siding; gabled roof lines.

-Quiet family neighborhood with young families. Lovely homes in the area with a nostalgic quality.

-West Woodland has always had a lot of multi-family homes but they have blended well with other homes so that the neighborhood looked consistent.

Question 6:  
-Ballard Market  
-Gemenskap Park  
-It's a "homey" neighborhood.  
-beautiful brick homes with parking

Question 7:  
-Convenience to amenities. Quiet. Parking. Safety  
-Friendly neighbors.  
-It's a nice neighborhood of single family homes.  
-Walkability, easy transit to downtown

Question 8:  
-Homelessness in the neighborhood Traffic  
-Lack of resident input to policies and projects that impact our community

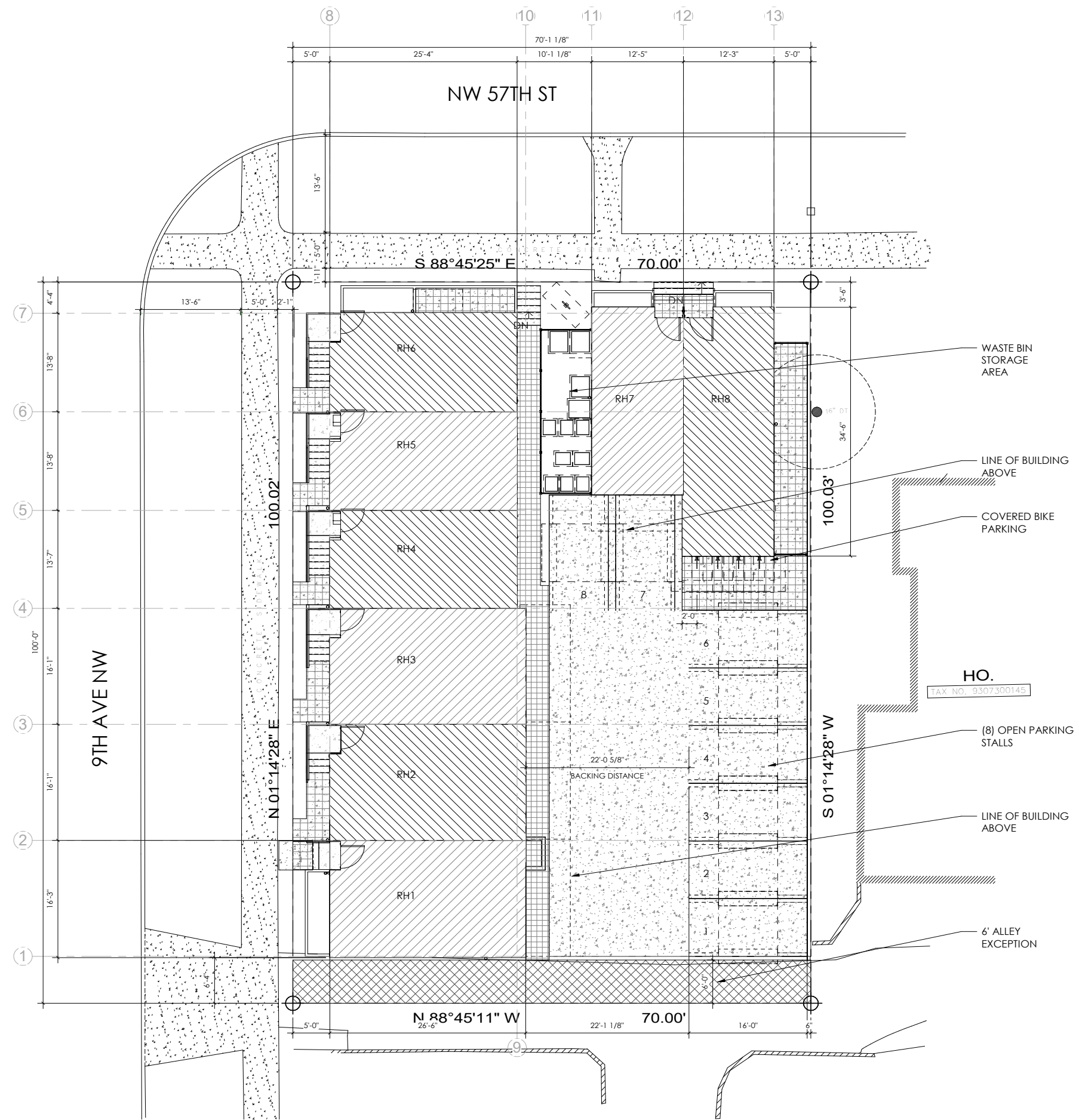
Additional results:

Question 1:  
12.5% were 25-34 years old  
50% were 45-54 years old  
12.5% were 55-64 years old  
25% were 65-74 years old

Question 3:  
25% 3-5 years  
37.5% 10-15 years  
37.5% more than 15 years

Question 2:  
100% English

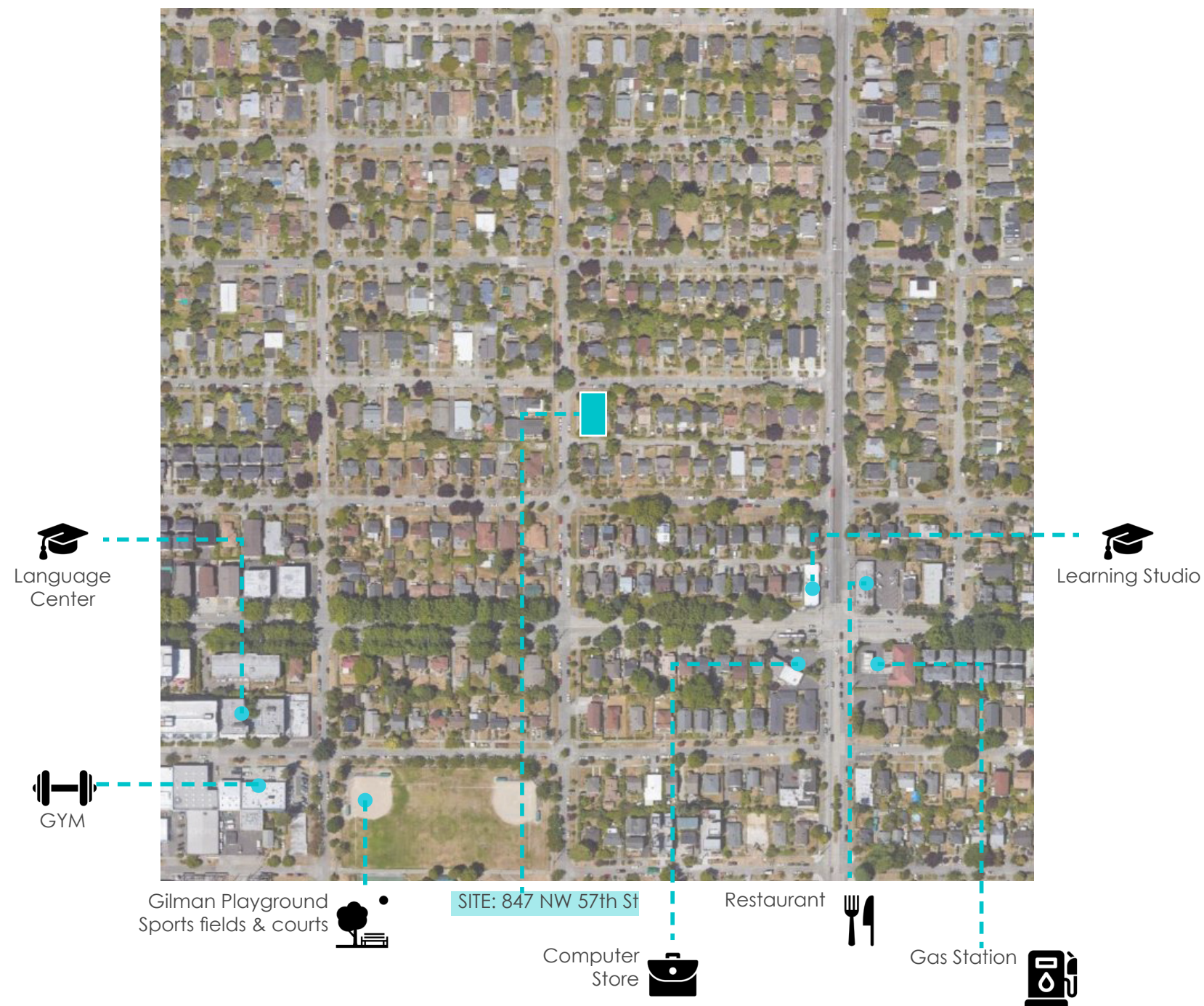
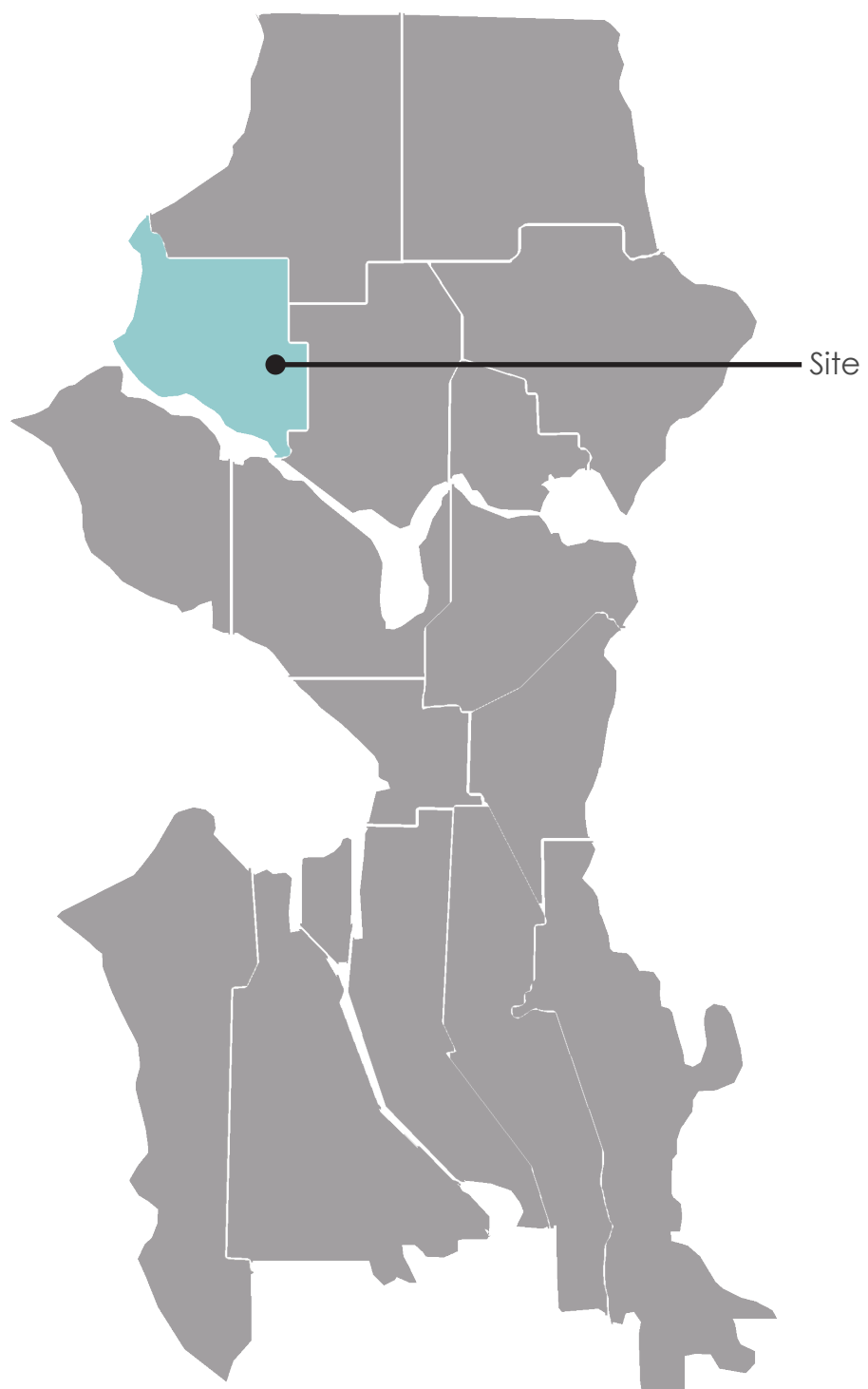




Scale: 3/32" = 1'0"

# Site Plan





Scale: NTS

## Context & Zoning Analysis









1.



901 NW 57th

2.



918 NW 57th St

3.



903 NW 56th St

4.



820 NW 57th St

5.



840 NW 57th St

6.



908 NW 56th St

### Neighborhood

The neighborhood is traditionally a balance of SFRs and Duplex multifamily units. Brick is a prominent material in the neighborhood. There are currently at least 3 new townhome projects within a 500ft radius of the site 3035080-EG, 3035350-EG, 3035495-EG. This is an indicator that the proposed site lies within a transitioning neighborhood.

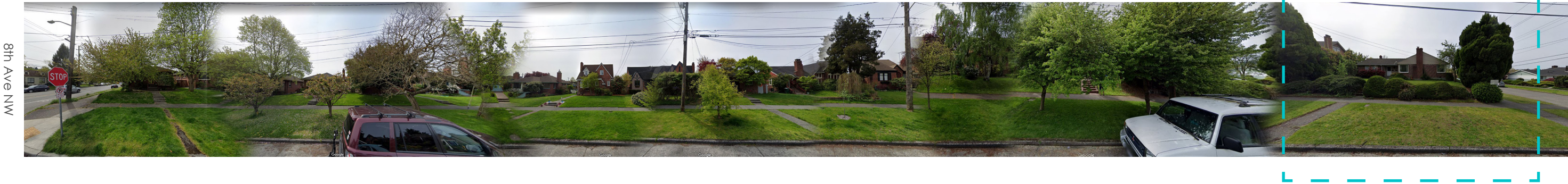


Scale: NTS

## Context Analysis



NW 57th St Looking South



NW 57th St Looking North



Project Site



CS1. Natural Systems and Site Features	A. Plants and Habitat	As seen throughout the neighborhood, a greenspace buffer is a common amenity provided in many of the adjacent sites. The proposed project utilizes planting along both 9th Ave NW and NW 57th st. This planting provides visual interest and a buffer for between the occupants of the proposed project and individuals walking on the sidewalk.
	1A. Character Core	The proposed project responds to the existing context by providing quality building materials. Brick is a prominent material in the neighborhood. The proposed project will be clad primarily in brick with alternating brick details that can be found in the existing context. Attention will be drawn to the entries through double height entries paired with a secondary material and awning.
	1F. Residential In-Town	The proposed project is comprised of rowhouses that providing density, and a strong residential character. Interaction in the public realm on the street front of 9th Ave NW and NW 57th st is supported by providing raised individual entries and stoops.
CS2. Urban Pattern and Form	5B. Height, Bulk, and Scale	To address the existing architectural scale our design steps down 16" each unit along 9th Ave NW. This helps to one; break down the massing of the building from a height and massing perspective and two; it allows the clear delineation of each unit. The design also proposes raised entries with a landscape buffer between the stair and the right of way. This raised entry helps to further break down the façade massing.
	1D. Massing Choices	The repetition of the rowhouse module supported by the pairing of façade windows with brick detailing and individual gabled roofs provides an organized set of architectural elements that define human scale in the neighborhood. In addition, recessed entries, with material change and the strategic placement of downspouts further delineates each unit creating an organized façade that defines scale in the neighborhood.
CS3. Architectural Concept and Consistency		
PL1. Connectivity	2A. Pedestrian Volumes	Raised entries paired with a greenspace buffer and double height recessed entry spaces provide a spacious and layered sidewalk experience for residence of the neighborhood to enjoy. An patio on the corner of 9th Ave NW and NW 57th st supports interactions between residence and the pubic realm. High quality brick facing respects the existing context while enhancing the sidewalk experience.
		The main entries on all units are pulled in with an additional attached awning to protect occupants from varying weather conditions. In addition, the downspouts on the facades fronting both 9th Ave NW and NW 57th st have been strategically place to help break down the scale of the proposed design while also delineating each unit.
PL3. Street Level Interaction	1A. Residential Entries	The Primary entries of each unit has been delineated with an individual stair, planting, and recessed massing that is clad in colored panel making the entries easy to find and clearly private from one another. In addition each entry is denoted with the address and lighting for residence and guests.
	2. Residential Edges	Raised stoops for each entry along with a changing in paving material between the sidewalk and the unit entries clearly delineates the transition between public and private.

PL4. Active Transit	1. Planning Ahead for Bicyclists	The project plans for bicycles by providing accessible, permanent exterior bike racks for every residential unit as well as (2) bike racks for guests. The path that leads to these bike racks is wide enough to accommodate someone who may by push their bike next to them. The bike racks are strategically located in the center of the property so that they are easily accessible by all while providing some security for the residents to watch over them.
DC1. Project Uses & Activities	1A. Vehicular Access Location and Design	Parking is placed out of view from pedestrians and is accessed via non platted alley. The project provides a 6ft easement to facilitate future parking opportunities in the alley.
DC2. Architectural Concept	2A. Architectural and Facade Composition	The front facade uses brick a quality building material in horizontal and vertical configurations. This provides texture to the façade. The project provides adequate glazing to create a sense of transparency and openness. The facade and building are broken down though individual gabled roofs, individual entries, and the strategic placement of downspouts. This modulation provides continuity of rhythm throughout the façade.
	3A. Scale and Texture	The texture and architectural features of this project have been addressed by reducing long blank walls with quality materials, surface modulation, and additive features such as lighting fixtures and awnings. Specifically, the brick detailing grouping each window group on the façade, the greenspace buffer, the raised entries add to the texture of the proposed project.
DC3. Open Space Concept	3A. Amenities and Features	The integration of landscaping in front of residences and quality building materials adds visual interest for people walking by while raised entries/raised glazing creates a privacy layering from sidewalks for residents.
DC4. Exterior Elements & Finishes	1A. Building Materials	The proposed project utilizes only 3 materials; accent paneling, lap siding, and the primary material, brick can be found throughout the existing context. Operable windows are the primary glazing source for the project providing premium lighting and ventilation conditions throughout the project. Brick and standing seam metal roofing provide a sense of permanence in the neighborhood. Material transitions on the building are paired with modulation of massing or paired with existing window lines.





### Raised entries, Metal Handrails, Greenspace Buffer

The neighborhood has a strong precedent set for how an entry sequence is executed. The images provided display the 3 common entry moves utilized in the surrounding context. The first example is an immediate bump up in elevation from the street. The next example is a green-scape buffer between the street and the raised yard, the last example is a metal guardrail and the raised unit entry. These elements can be found in the proposed design.



### Materiality

The neighborhood has a strong representation of brick as a common material. It is used in a variety of ways ranging from ornamental layouts to varying colors and patterning. In addition, traditional building materials such as lap siding are also common in the neighborhood. Both materials can be found in the proposed design.

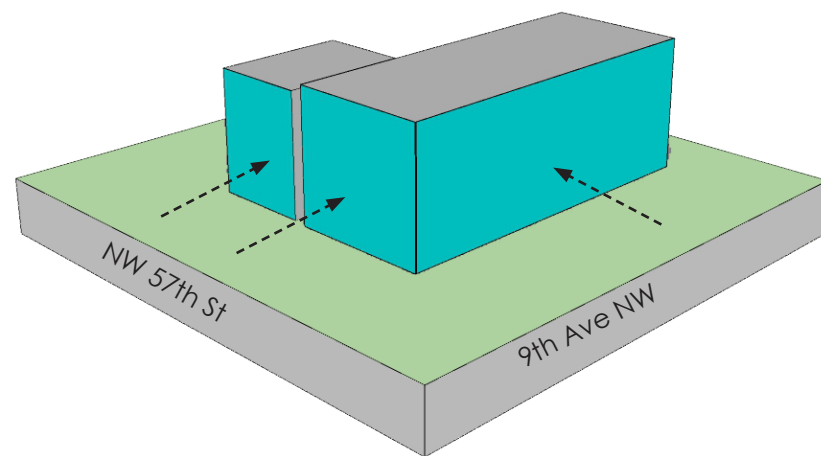


### Massing

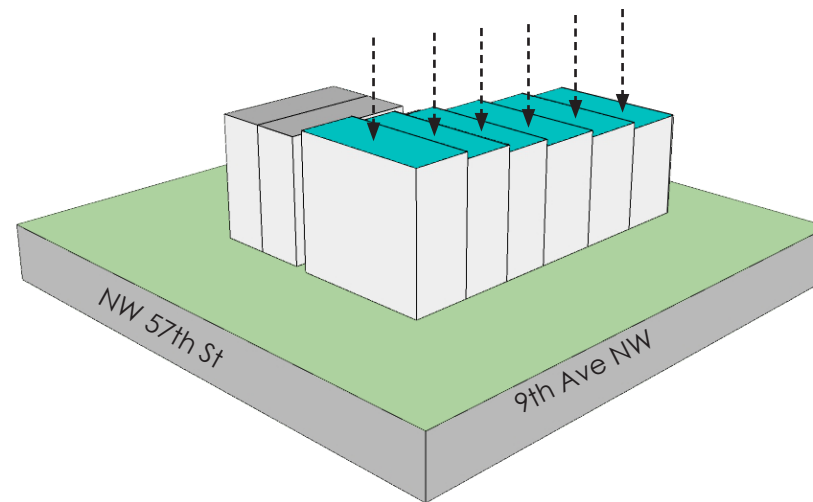
The surrounding context is mixed between single family, and multifamily homes. Many homes exhibit a narrow rectangular base that protrudes towards the street. This base is capped with a gable roof and in some instances is crowned with a change in color and materiality. A gable roof is used for all rowhouses in the proposed design.

## Neighborhood Precedents

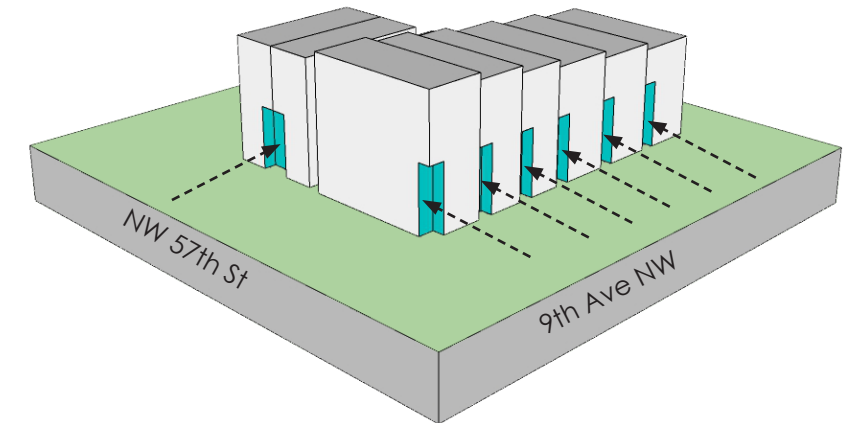




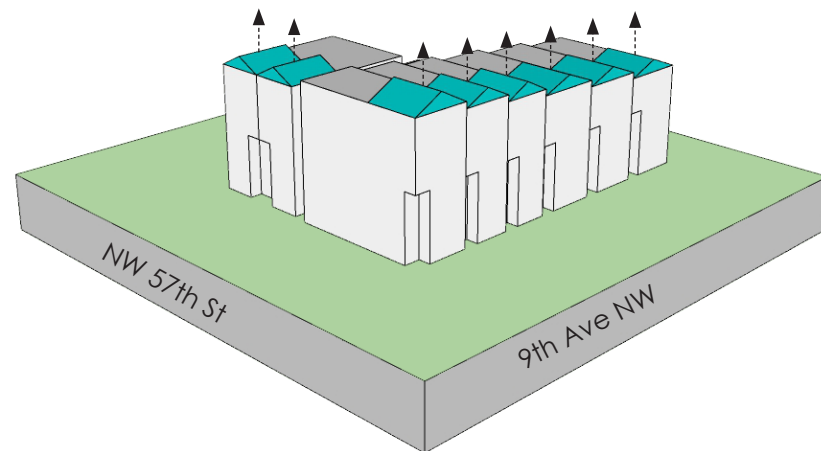
Define Street Edge



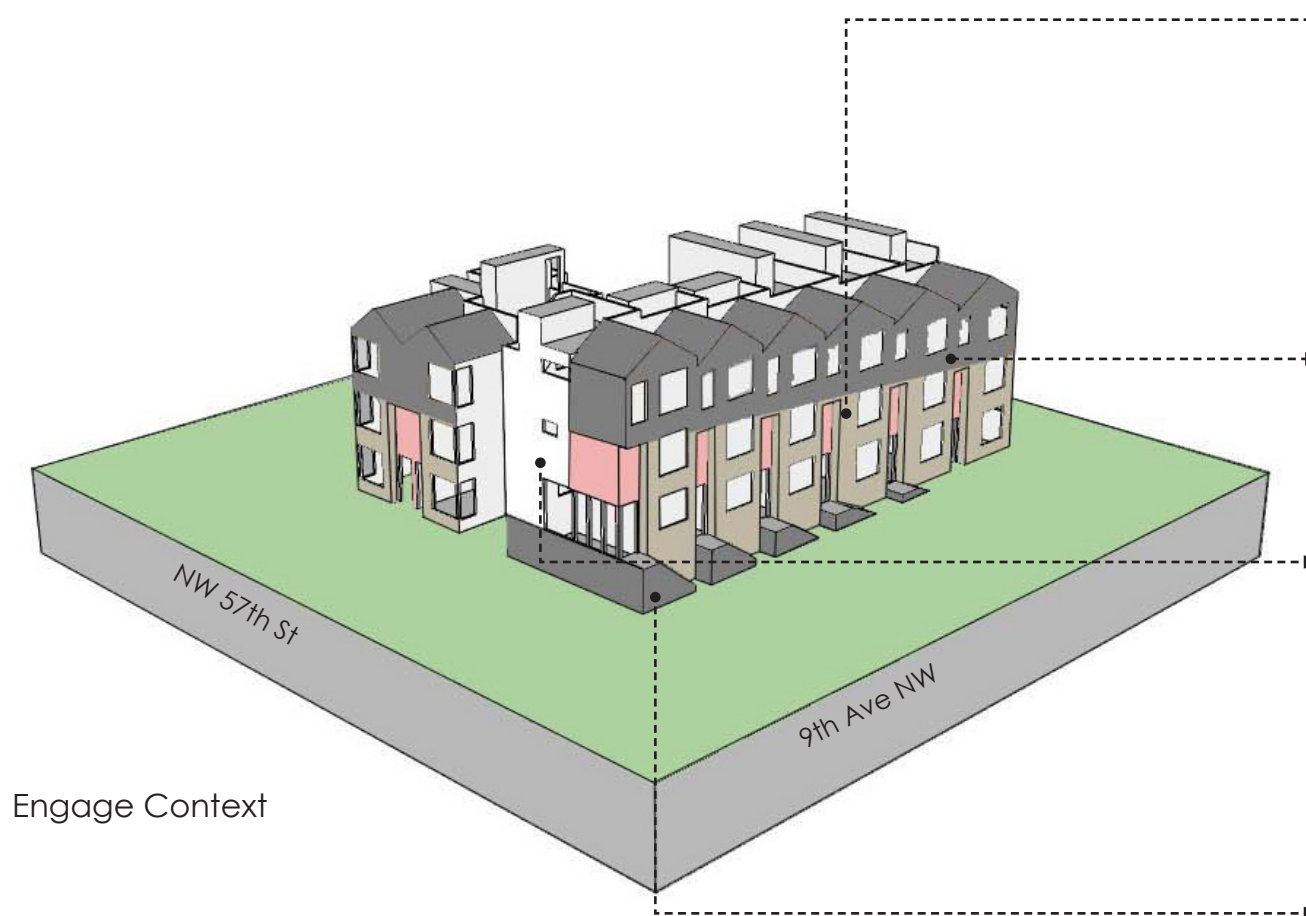
Adapt To Site



Celebrate Entries



Define Massing



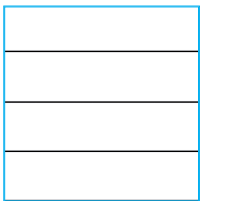
Engage Context



Brick: Most Common Context Material



Standing Seam Metal Roof: Common Roofing Material



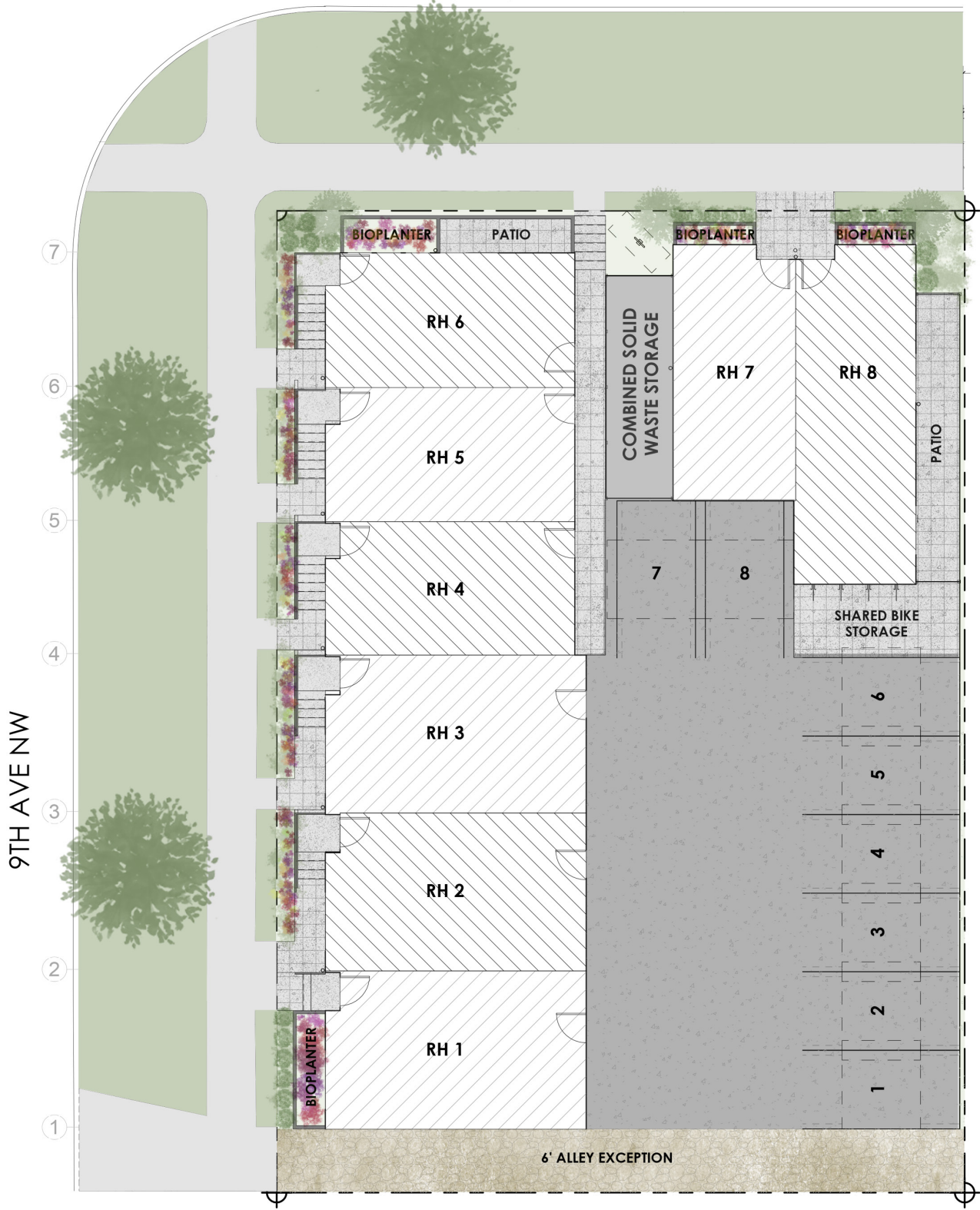
Lap Siding: 2nd Most Common Context Material



Concrete Raised Entry: Common Entry Condition

# Design Concept

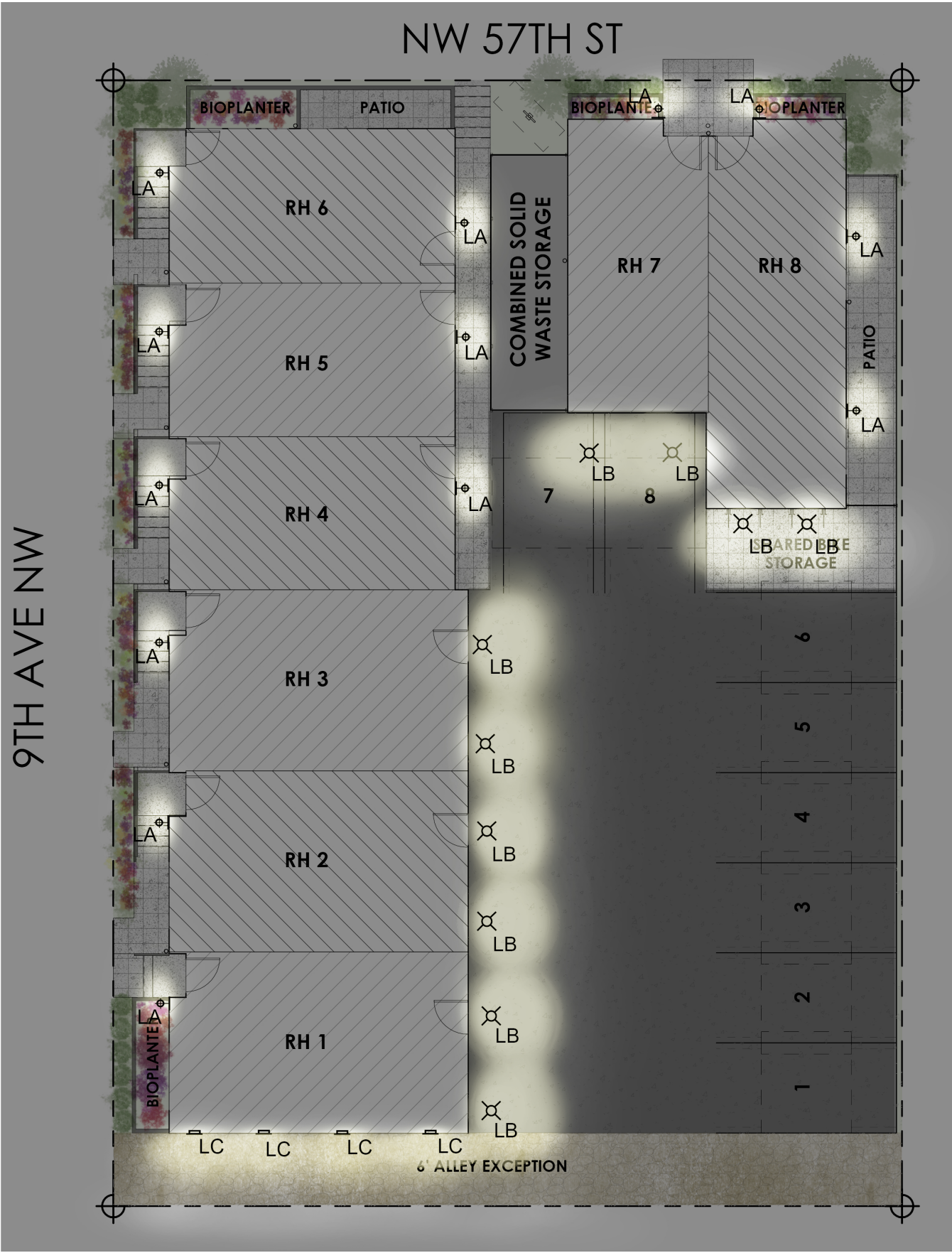
NW 57TH ST



Scale: NTS

# Concept Landscape Plan





**LA:** SURFACE WALL MOUNT DOWN-LIGHT AT ALL ENTRIES. MOUNT TO ALIGN WITH TOP OF HOUSE NUMBERS OR TOP OF DOOR.



SPECIFICATIONS	
Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CRI:	80
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Installs over a 3" or 4" Junction Box, Can be mounted on wall in all orientations
Standards:	ETL, cETL
Construction:	Wet Location Listed Die-cast aluminum

**LB:** SURFACE CEILING MOUNT SHIELDED DOWN-LIGHT. MOUNT TO UNDERSIDE OF BUILDING OVERHANGS AND CANOPIES.





SPECIFICATIONS	
Construction:	Die-cast Aluminum
Power:	16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-5%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on ceiling or wall in all orientations
Finish:	Electrostatically Powder Coated White, Electrostatically Powder Coated Graphite, Electrostatically Powder Coated Bronze, Electrostatically Powder Coated Black, Electrostatically Powder Coated Brushed Aluminum
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24 JAB-2018 Compliant, Title 24:

**LB:** SURFACE WALL MOUNT SHIELDED SHIELDED. MOUNT AT 15" AFF TO ILLUMINATE DRIVE PATH.



SPECIFICATIONS	
Construction:	Corrosion resistant aluminum alloy, Solid die-cast brass
Power:	8W
Input:	50/60Hz, 9-15 VAC
Light Source:	Integrated LED
Lens:	3 Step Mac Adam Ellipse Tempered Glass
Rated Life:	70000 Hours
Finish:	Enamel Coated White on Aluminum, Enamel Coated Bronze on Aluminum, Enamel Coated Black on Aluminum, Enamel Coated Bronze on Brass
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	UL, cUL, Wet Location Listed, IP66, ADA



-  This area represents the windows on the adjacent properties.
-  This area represents the Building on the adjacent Properties

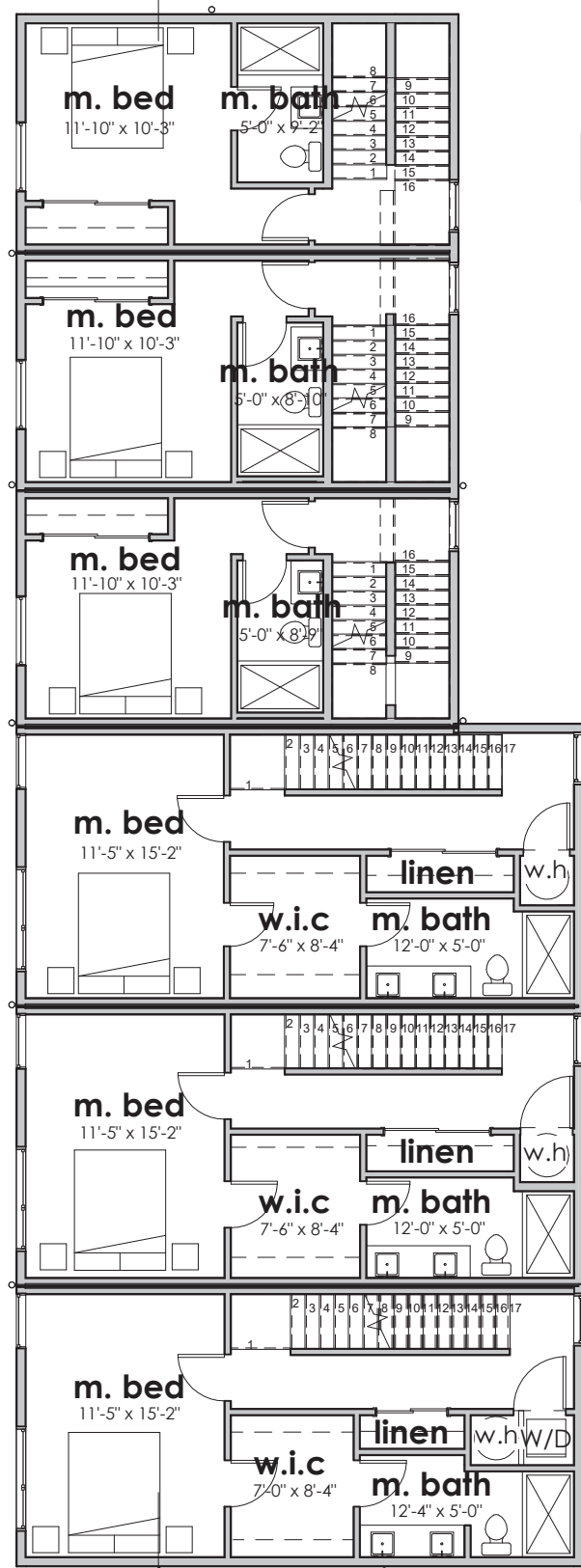


Scale: 1" = 20'

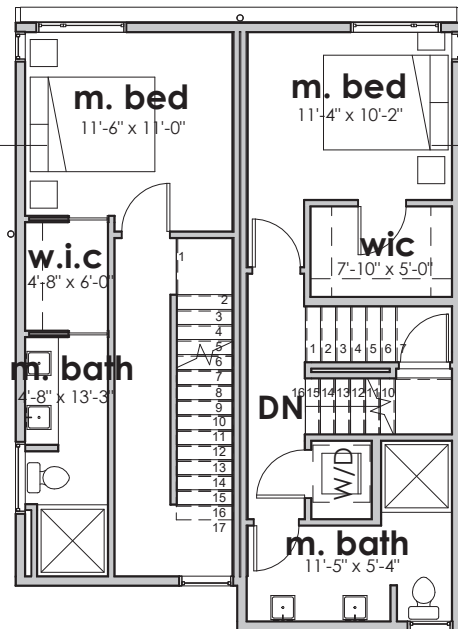
## Adjacency Diagrams





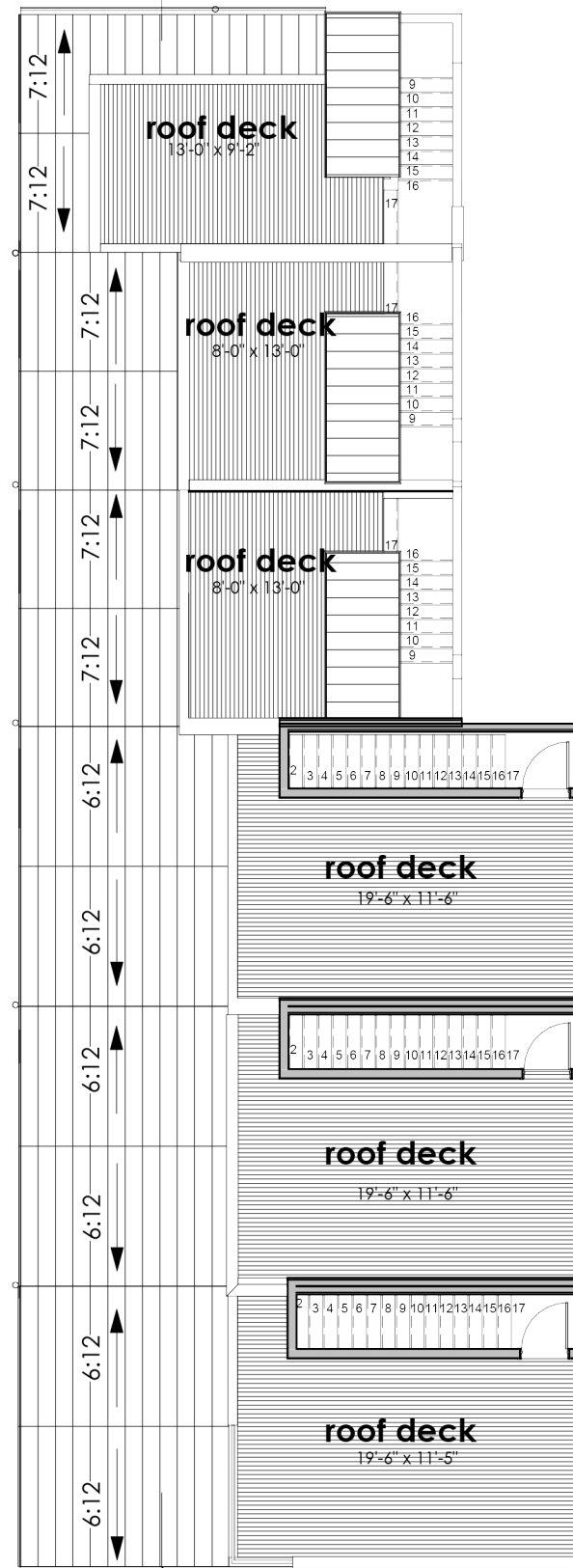


1  
A4.2

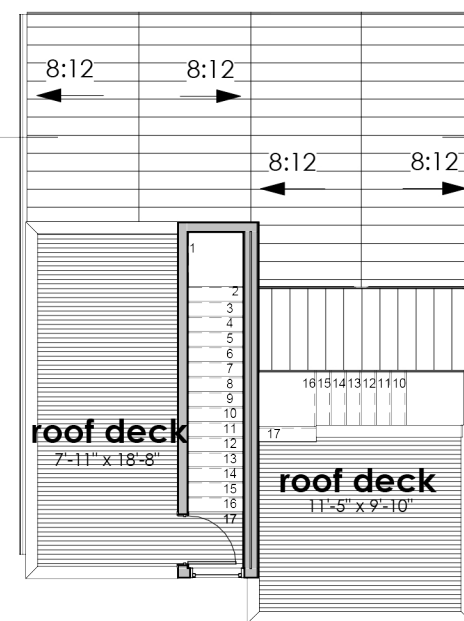


1  
A4.3

FAR AREA	
FLOOR AREA LABEL	GROSS FLOOR AREA
RH1	
LEVEL 1	382 SF
LEVEL 2	470 SF
LEVEL 3	476 SF
PENTHOUSE	50 SF
	1,377 SF
RH2	
LEVEL 1	380 SF
LEVEL 2	470 SF
LEVEL 3	476 SF
PENTHOUSE	52 SF
	1,378 SF
RH3	
LEVEL 1	381 SF
LEVEL 2	470 SF
LEVEL 3	476 SF
PENTHOUSE	51 SF
	1,379 SF
RH4	
LEVEL 1	293 SF
LEVEL 2	312 SF
LEVEL 3	308 SF
PENTHOUSE	28 SF
	942 SF
RH5	
LEVEL 1	295 SF
LEVEL 2	304 SF
LEVEL 3	309 SF
PENTHOUSE	28 SF
	936 SF
RH6	
LEVEL 1	295 SF
LEVEL 2	304 SF
LEVEL 3	309 SF
PENTHOUSE	26 SF
	933 SF
RH7	
LEVEL 1	281 SF
LEVEL 2	281 SF
LEVEL 3	356 SF
PENTHOUSE	57 SF
	976 SF
RH8	
LEVEL 1	374 SF
LEVEL 2	373 SF
LEVEL 3	381 SF
PENTHOUSE	26 SF
	1,155 SF
TOTAL	9,075 SF
ALLOWED FAR:	9,100SF



1  
A4.2



1  
A4.3

## Level 3-Roof Unit Plans

Scale: 1" = 10'

## 1. Mediterranean Brick

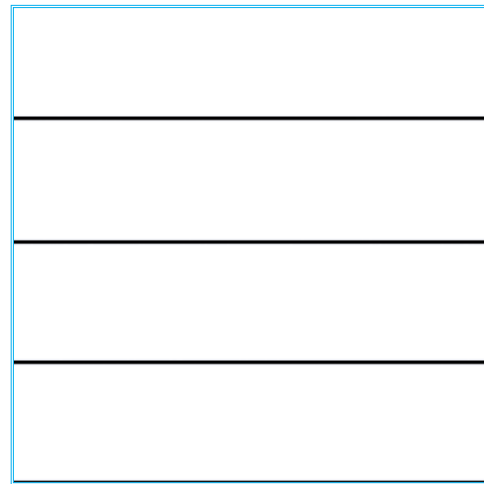


0.5" Mutual Materials Thin Brick

Mediterranean - Mission  
Texture  
w/ Off-White Grout

Utilized as Primary Street  
Facing Facade Material

## 2. White Lap

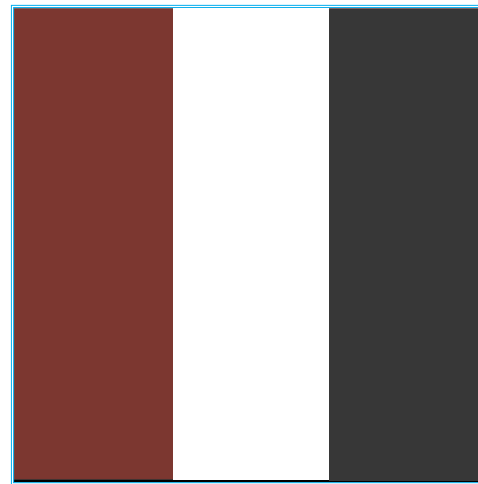


James hardie 7.25" Lap Siding

Sherwin Williams # 7006  
Off- White

Utilized as Primary Non-Street  
Facing Facade Material

## 3. Red/White/Black Panel



7/16" James Hardie Panel

Sherwin Williams #SW 6328  
Fireweed Red

Sherwin Williams #SW 7006  
Off- White

Sherwin Williams #SW 6988  
Bohemian Black

Utilized at Unit Entries,  
Penthouses, and level 1 base  
material for BLDG's 1 & 2  
respectively

## 4. Standing Seam Metal Roof



Standing Seem Metal Roof/  
Siding

Black

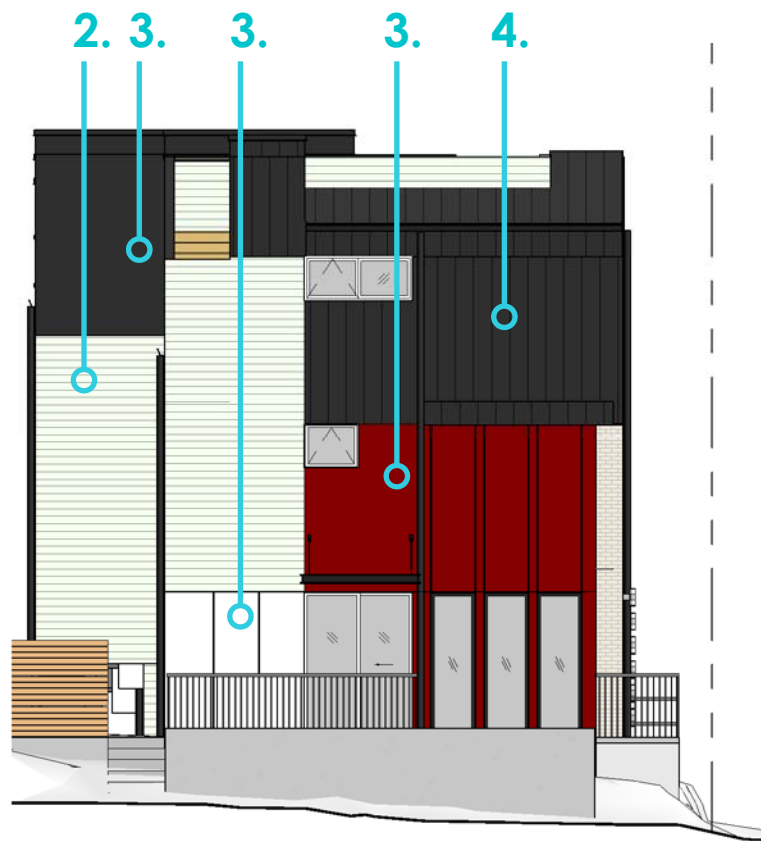
Utilized as Sloped Roof  
Material, and Level 3 Material  
at Corners of Site

## 5. Black/White Paint

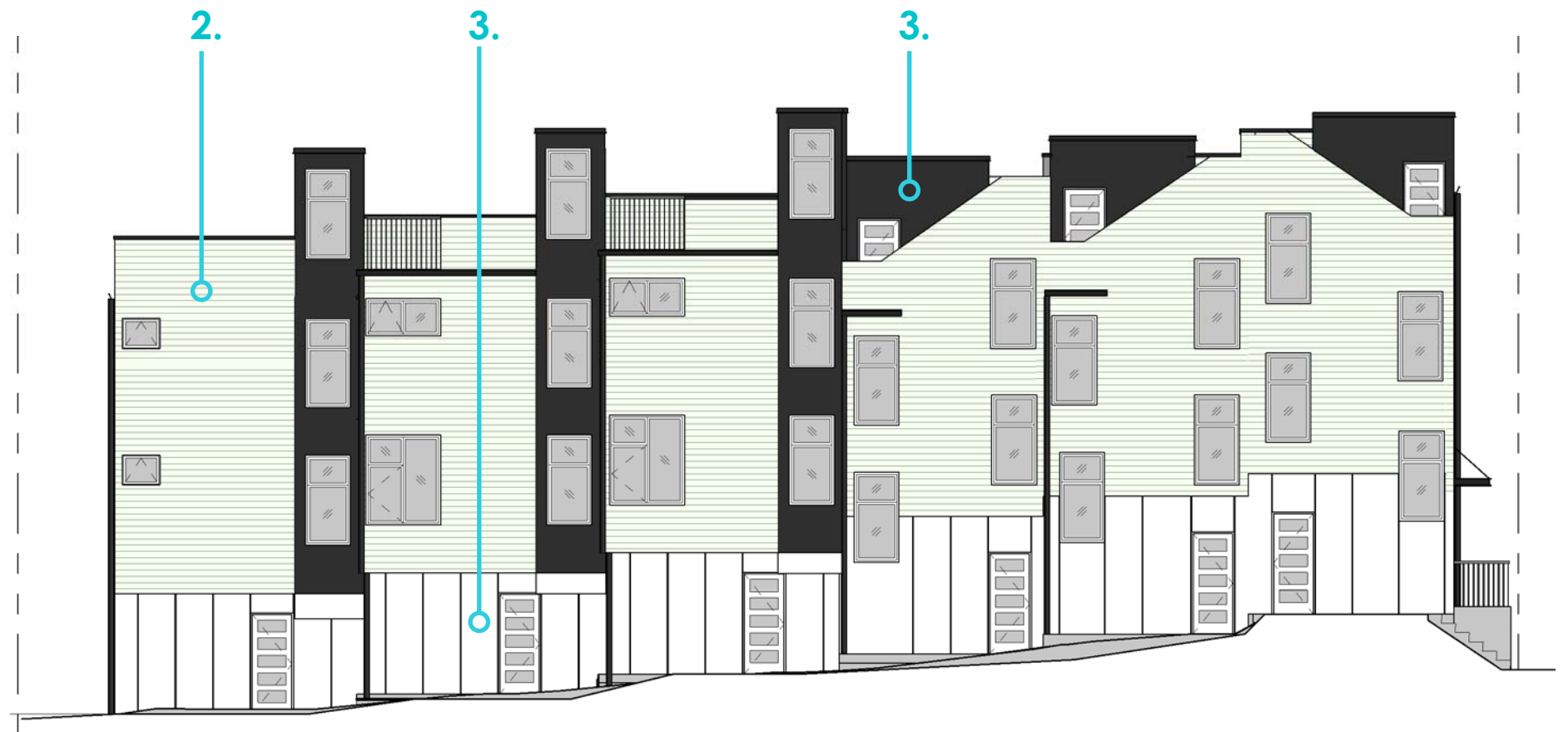


Flashing, Fascia, DS & Gutters

White/Black  
-Throughout Project



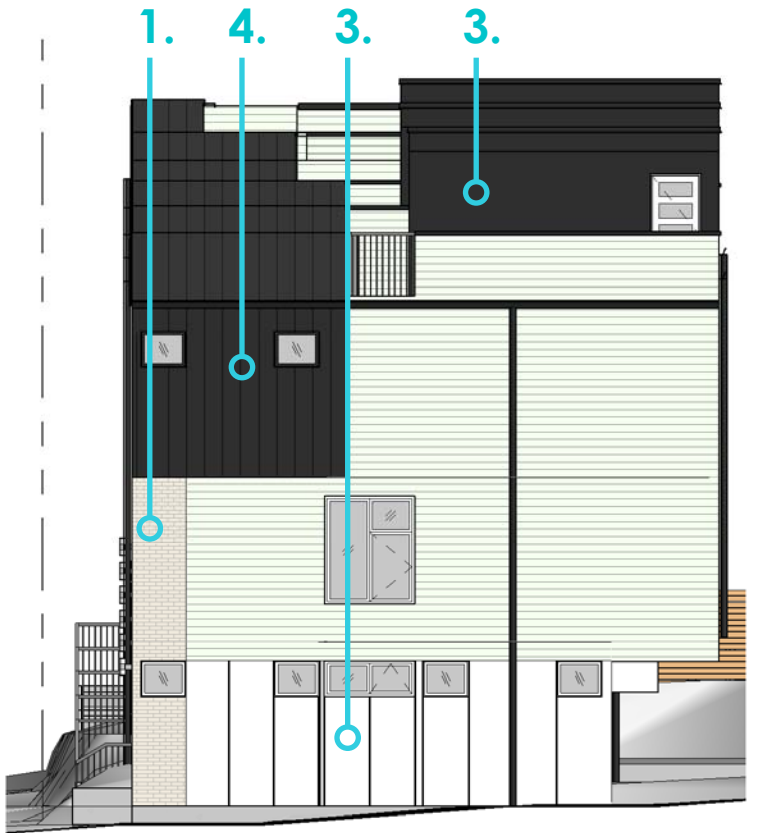
Building 1 North Elevation



Building 1 East Elevation



Building 1 West Elevation

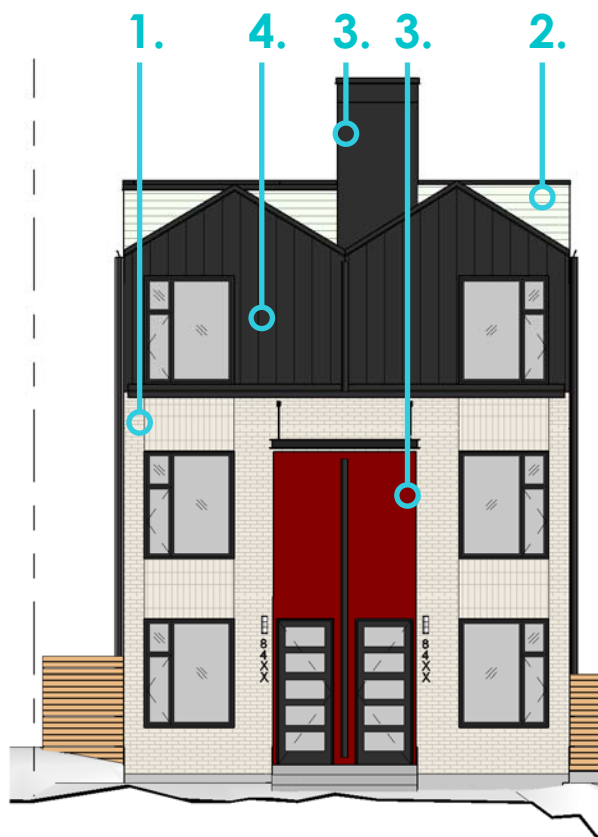


Building 1 South Elevation

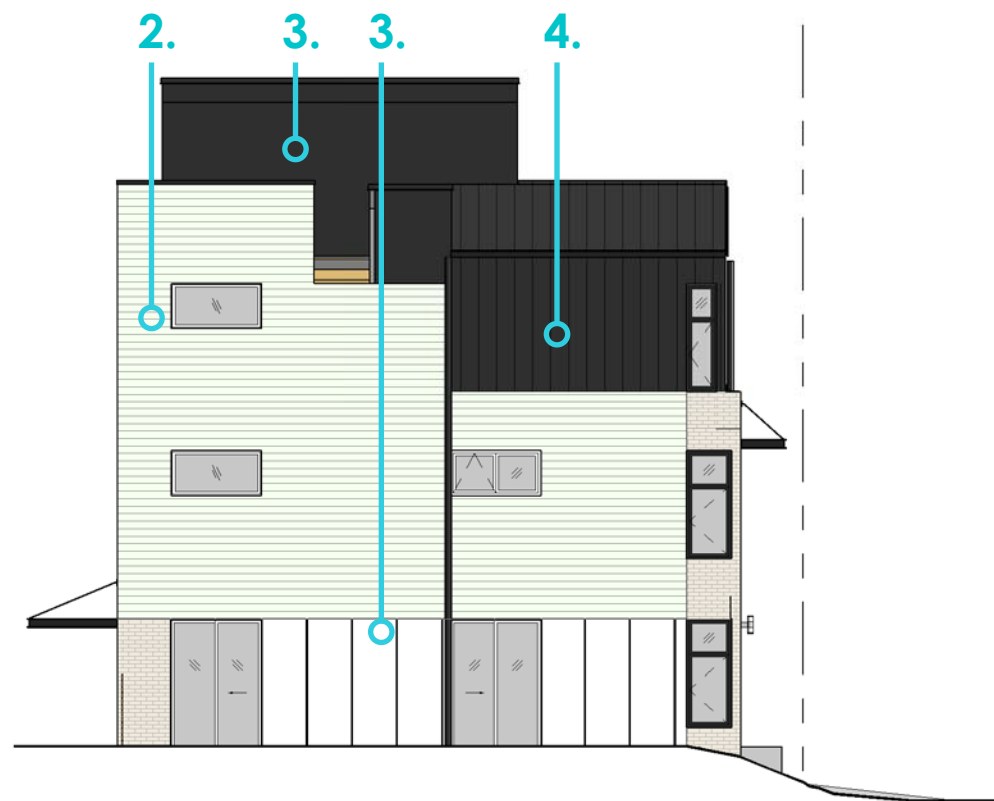
Scale: 3/32" = 1'-0"

# Building Elevations

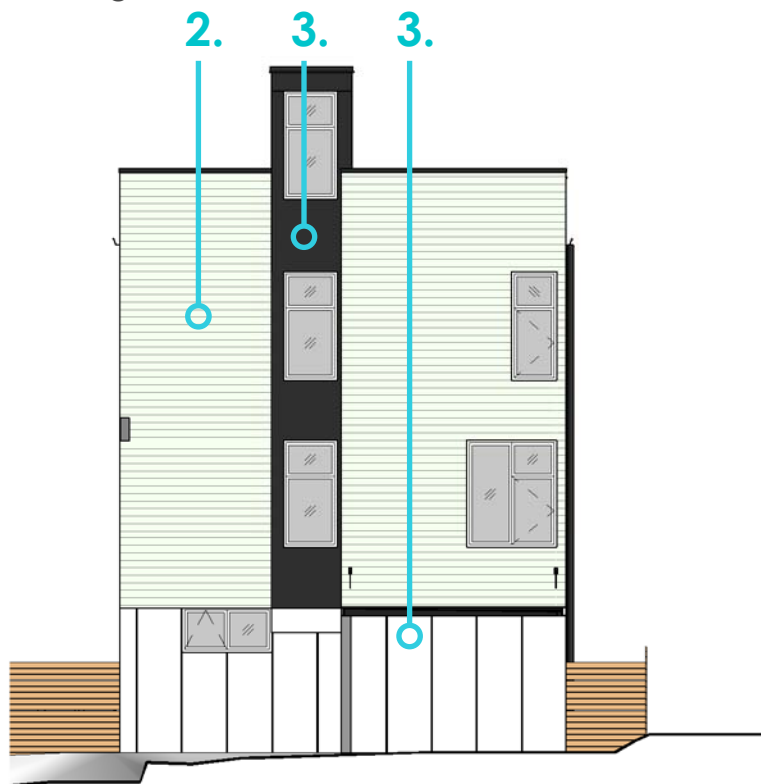




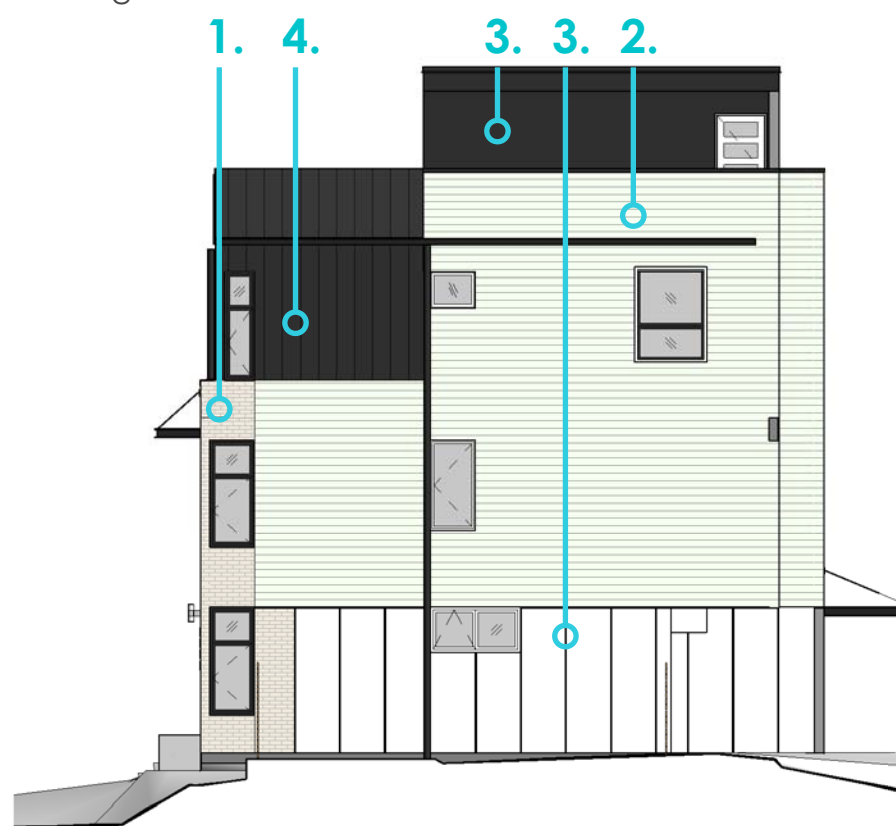
Building 2 North Elevation



Building 2 East Elevation



Building 2 South Elevation



Building 2 West Elevation





1. Corner of 9th Ave NW & NW 57th St



2. 9th Ave NW Facade



3. NW 57th St Facade





4. Aerial Looking Southwest



5. East Facade & Unit Parking

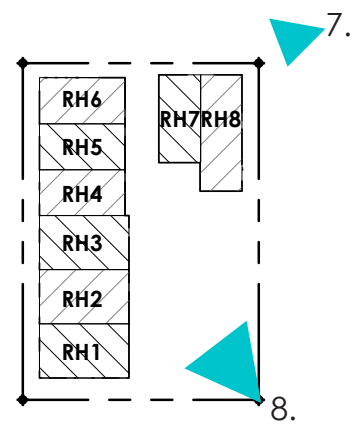


6. Roof Decks & Roof Detail





7. North East Approach



8. Rear Entries/Parking