

SDCI Project: # 3037149-EG
 # 6804569-CN
 # 6804570-DM
Dropped Off: 12/22/2020
Current Version: 02/05/2021



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Project Data		Key Metrics	Current	Previously
Address:	902 NW 56 St Seattle, WA 98107	Zone:	LR2 (M1)	SF 5000
Tax ID Number:	2768100060	Urban Village:	Ballard(Hub Urban Village)	
SDCI Project Number:	# 3037194-EG # 6804570-CN # 68004570-DM	Frequent Transit:	Yes	
		Overlay Zoning:	No	
Lot Size:	6,500 SF		Required/Allowed	Proposed
Architect:	Julian Weber Architects, LTD. 1257 S. King St. Seattle, WA 98144	Density:	RH'S - Unlimited	(8) Rowhouses
Owner/Applicant:	Blackwood Builders Group 15620 Hwy 99, Suite #11 Lynwood, WA 98087	Vehicle Parking:	(0) Spaces	(6) 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
Proposal:	902 NW 56th St is currently (1) lot with (1) Du- plex and (1) garage. The applicant proposes to demo the duplex and garage, and con- struct (8) row-houses & (6) open parking stalls with future unit lot division.	FAR:	1.4 X 6,500 SF =9,100 SF	9120 SF
		Amenity Area:	25% of Lot Area = 1,750 SF	2750 SF
		Structure Height:	40'-0" + 4' Parapet + 10' Penthouse Bonus	30'-10"
		Front Setback (NW 56th St):	5' Min	5'
		Front Setback (9th Ave NW):	5' Min	5'
		Side Setback (North):	3.5' Min	3.5'
		Side Setback (South):	3.5' Min	3.5'
		Facade Length (North):	65% (Within 15' of Property Line) 65' X .65 = 42.25'	Proposed: 31'

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 902 NW 56th St

Blackwood Builders and JW Architects are collaborating to design the redevelopment of 902 NW 56th St.



Project information:
This project will be located 2 blocks North of Gilman Playground Park on the North West Corner of the intersection of 9th Ave NW and NW 56th st. When it's complete, the new homes will be 3 stories tall and will include 8 Rowhouses with 6 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
October 14th - November 5th, 2020
Link to survey:
www.jwseattle.com/902nw

PROJECT WEBSITE
October 14th - November 5th, 2020
Link to website:
<https://jwseattleoutreach.wixsite.com/902nw>

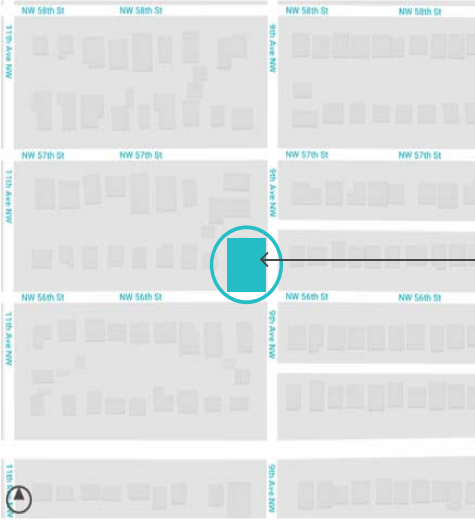
*additional info on back of flyer



Front page of Flyer.

Link to project website and survey.

Link to dedicated project website and public comments.



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

Site: 902 NW 56th St


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 respond with your comments on the project website (<https://jwseattleoutreach.wixsite.com/902nw>).

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 OUTREACH SURVEY

Design Review Outreach Survey

Blackwood Builders and JW Architects are collaborating to design the redevelopment of 902 NW 56th st
This project will be located 2 blocks North of Gilman Playground Park on the North West Corner of the intersection of 9th Ave NW and NW 56th st. When it's complete, the new homes will be 3 stories tall and will include 8 Rowhouses with 6 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/902nw>) and provide Feedback on how to make this a successful development in the Wallingford neighborhood. The website will be available October 14th – November 5th, 2020.

This survey will be open from October 14th – November 5th, 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 (902 NW 56th St) or project number (3037194-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 2 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:
50% want a design that fits into the neighborhood
50% want a family friendly design

Question 3:
50% want additional designs for safety and want Pet friendly areas
50% want quality building materials at street-level

Question 4:
50% dont have any spcific concerns
50% are concerned that it may feel out of scale with other buildings nearby

Approved by DON 11/13/2020

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 (902 NW 56th St) or project number (3037194-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

Question 7:
-It feels like a neighborhood.

Question 8:
-With all of the crammed new construction it is transitioning from a "neighborhood" to a cluttered mess.
Additional results:

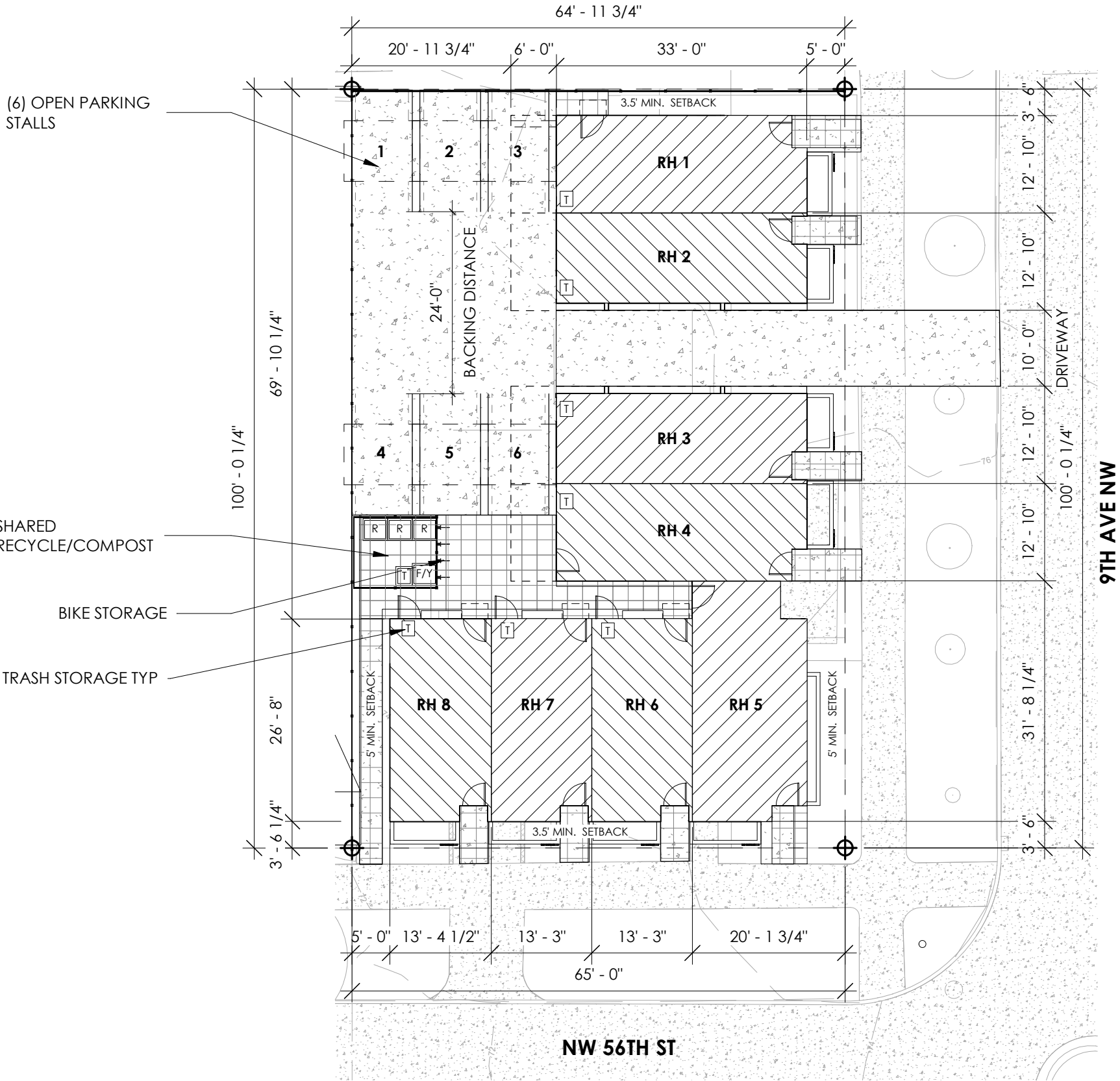
Question 1:
50% were 25-34 years old
50% were 65-74 years old

Question 2:
100% English

Question 3:
50% 3-5 years
50% more than 15 years

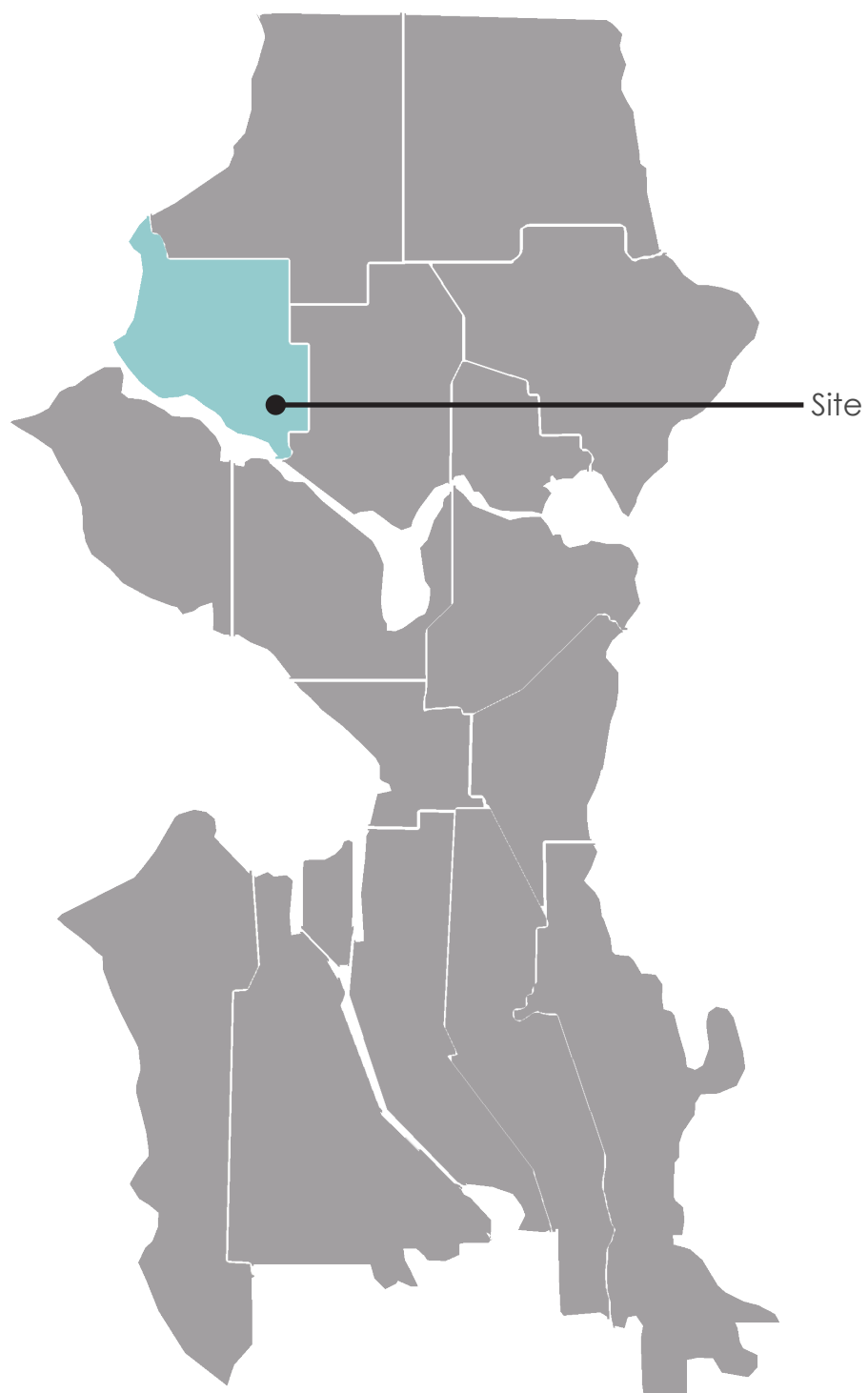
FAR SUMMARY	
Name	Area
RH1	
LEVEL ONE	357 SF
LEVEL TWO	438 SF
LEVEL THREE	452 SF
PENTHOUSE	9 SF
1,257 SF	
RH2	
LEVEL ONE	329 SF
LEVEL TWO	432 SF
LEVEL THREE	452 SF
PENTHOUSE	75 SF
1,289 SF	
RH3	
LEVEL ONE	327 SF
LEVEL TWO	431 SF
LEVEL THREE	452 SF
PENTHOUSE	75 SF
1,285 SF	
RH4	
LEVEL ONE	357 SF
LEVEL TWO	442 SF
LEVEL THREE	452 SF
PENHOUSE	9 SF
1,261 SF	
RH5	
LEVEL ONE	364 SF
LEVEL TWO	316 SF
LEVEL THREE	350 SF
1,030 SF	
RH6	
LEVEL ONE	297 SF
LEVEL TWO	307 SF
LEVEL THREE	316 SF
PENTHOUSE	81 SF
1,000 SF	
RH7	
LEVEL ONE	295 SF
LEVEL TWO	307 SF
LEVEL THREE	316 SF
PENTHOUSE	81 SF
998 SF	
RH8	
LEVEL ONE	295 SF
LEVEL TWO	307 SF
LEVEL THREE	317 SF
PENTHOUSE	81 SF
1,000 SF	
9,120 SF	

MHA GFA SUMMARY	
Name	Area
RH1	
LEVEL ONE	402 SF
LEVEL TWO	489 SF
LEVEL THREE	503 SF
PENTHOUSE	17 SF
1,412 SF	
RH2	
LEVEL ONE	373 SF
LEVEL TWO	484 SF
LEVEL THREE	503 SF
Penthouse	107 SF
1,467 SF	
RH3	
LEVEL ONE	373 SF
LEVEL TWO	483 SF
LEVEL THREE	503 SF
Penthouse	108 SF
1,467 SF	
RH4	
LEVEL ONE	394 SF
LEVEL TWO	494 SF
LEVEL THREE	503 SF
Penthouse	17 SF
1,409 SF	
RH5	
LEVEL ONE	409 SF
LEVEL TWO	358 SF
LEVEL THREE	392 SF
1,160 SF	
RH6	
LEVEL ONE	334 SF
LEVEL TWO	346 SF
LEVEL THREE	355 SF
Penthouse	101 SF
Penthouse	101 SF
1,237 SF	
RH7	
LEVEL ONE	334 SF
LEVEL TWO	346 SF
LEVEL THREE	355 SF
1,034 SF	
RH8	
LEVEL ONE	336 SF
LEVEL TWO	348 SF
LEVEL THREE	358 SF
Penthouse	102 SF
1,144 SF	
10,330 SF	



Scale: 1/16" = 1'

Site Plan





Language
Center



GYM

Gilman Playground
Sports fields & courts 

SITE: 902 NW 56th St

Computer
Store 

Restaurant 

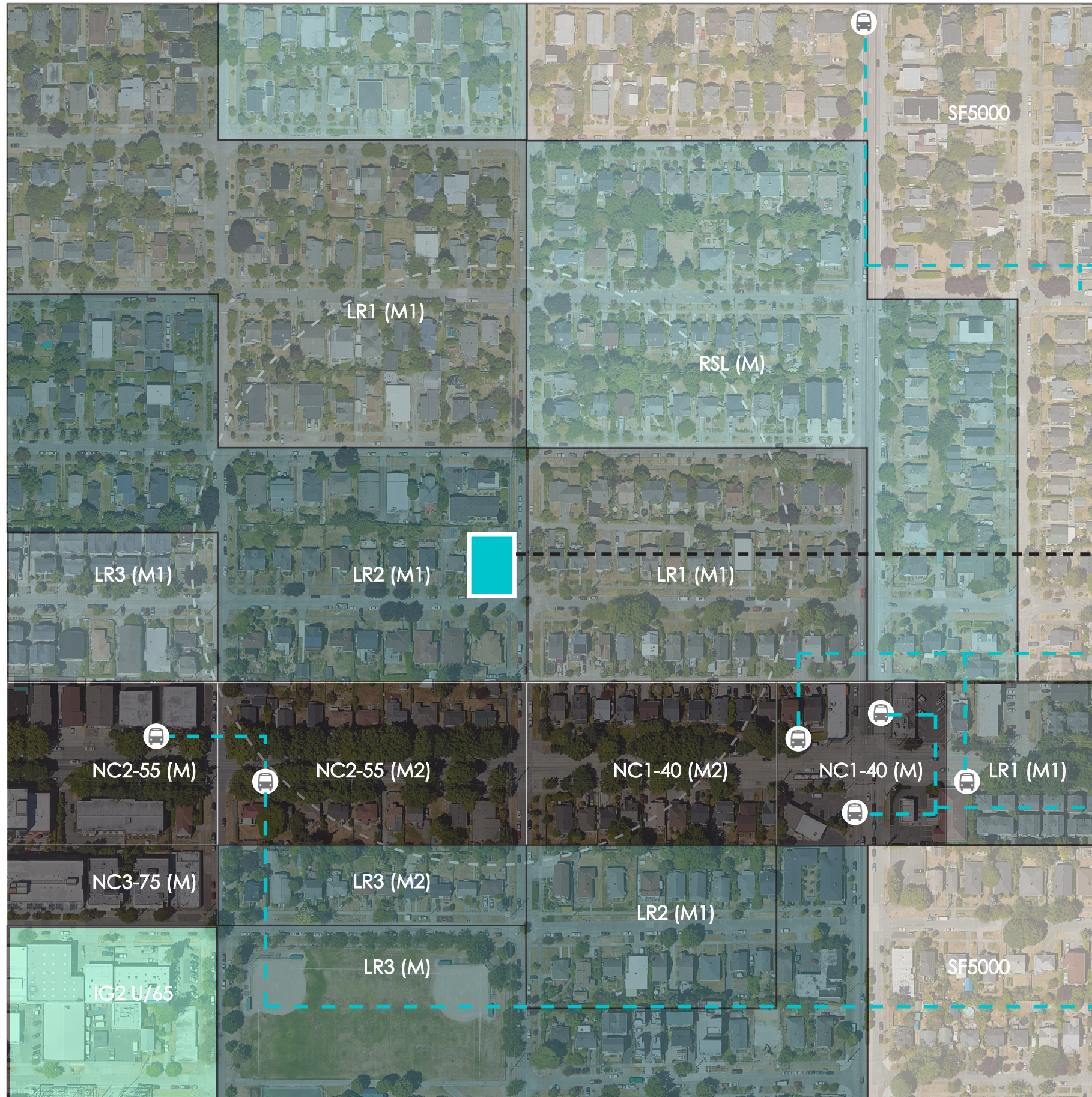
Gas Station 


Learning Studio



Scale: NTS

Context & Zoning Analysis



Project Site Zoning: LR1 (M1)

Adjacent Zoning: SF 5000, LR2(M), LR3(M, RSL(M), NC1P-55 (M)

Public Transportation: **Line 44**- NW Market st & 11th Ave NW

Line 44- NW Market st & 8th Ave NW

Line 28- 8th Ave NW & NW Market St

Line 28- 8th Ave NW & NW 61st St

Key:

- SF5000
- RSL (M)
- LR1
- LR2
- LR3
- NC



Scale: NTS

Zoning Analysis



1. 901 NW 57th St
3 story, 14 units
Under Review



2. 908 NW 56th St
3 story, 6 units
Under Construction



3. 903 NW 56th St
3 story, 9 units
Under Review



4. 847 NW 57th St
3 story, 8 units
Under Review



5. 912 NW 56th St
3 story, 6 units
Under Review



6. 929 NW 57th St
5 story, 26 units
Under Review

Neighborhood

The project at 902 NW 56th St is located in a transforming neighborhood. The neighborhood is densifying as many of the single family residences are being transformed into townhouses and apartment buildings. The commercial corridor along Market St and 15th Ave. contains access to public transportation and amenities to support the growing neighborhood.



Scale: NTS

9th Ave NW Looking East

ACROSS FROM SITE



9th Ave NW Looking West

SITE



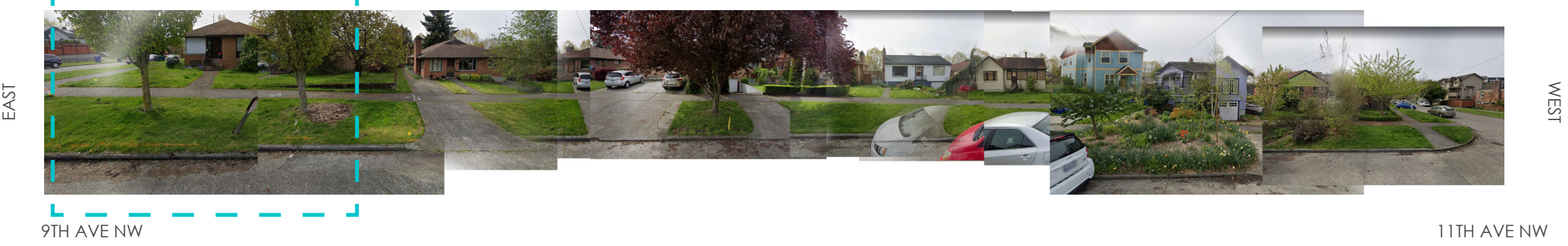
NW 56th ST Looking North

SITE



NW 56th ST Looking South

ACROSS FROM SITE



CS2. Urban Pattern and Form	C.1. Corner Sites	<p>The proposed project's concept directly responds to the site's corner condition. All unit entries directly face the R.O.W.s along 9th Ave NW and NW 56th St. Front doors are located at the ground level for seamless connection to the front yards and R.O.W.</p> <p>The corner unit reflects its unique condition by utilizing a large relief in the building's massing at level 1 and 2 at the corner. The area is further defined by rich brick detailing. A large concrete planter anchors the corner and provides a physical barrier between the sidewalk and the corner units living room.</p> <p>Large open roof decks top each unit, providing the opportunity to engage the corner from the street edge and roof edge. The penthouse on the corner unit has been removed in order to reduce the perceived mass.</p>
	D.5. Respect for Adjacent Sites	<p>The proposed project's design carefully considers the future condition of this neighborhood. Please see Context Diagram on sheet 16 of the SDR packet showing (7) sites in the direct vicinity of the proposed project site under current development. The existing context will be radically different in just 1 year's time.</p> <p>The proposed project takes into account these changes and has directed its concept towards fitting into the future context of (3) – (4) story rowhouses and apartment buildings.</p>
	A.1. Fitting Old and New Together	<p>The proposed project takes into consideration the existing context of low-rise single-family housing and the contemporary context of low and mid-rise townhouses and apartment buildings. The proposed project's massing focused on the future context of the neighborhood while the building's programming and materials reflect conditions similar to what is in the neighborhood.</p>
	A.3. Established Neighborhoods	<p>NW 56th St has single level craftsman houses typical for Seattle. This style of housing was common in 1930's suburban development. Due to the direct context rapidly changing, in part due to the 2019 rezoning and the massive redevelopment of the Ballard Urban Village a few blocks away, the majority of NW 56th St is under redevelopment. The (7) properties located directly adjacent to the proposed project are under redevelopment.</p> <p>The proposed project aims to fit in between the existing context and the future context, by utilizing traditional materials in key areas while utilizing contemporary massing and construction techniques.</p>
PL1. Connectivity	A.1. Enhancing Open Space	<p>The proposed project's corner site has (2) extra-large ROWs. Measuring 20' in depth from property line to curb, the proposed project concept took advantage of this space by locating all vehicle trash and parking to the rear and designing the entries as walk out conditions. This creates the illusion of having an extra deep urban front yard. Furthermore, the roof tops are fully covered in decks, creating outdoor living rooms adjacent to the future urban front yards.</p>

PL2. Walkability	B.1. Eyes on the Street	<p>The proposed project was designed to maximize the total amount of eyes on the street around the site. The living rooms, dining rooms, and kitchens are located on level 1 in all units. Kitchen windows were prioritized along NW 56th St, while living rooms were prioritized along 9th Ave NW which is consistent with the future development to the North.</p> <p>All master bedrooms and secondary bedrooms look over the street, as well. By locating all of the highest trafficked spaces along the street edge, the project maximizes the total number of eyes on the street, contributing to a more active and safer street edge.</p>
DC2. Architectural Concept	A.2. Reduce Perceived Mass	<p>The proposed project reduces its buildings mass by: providing (2) story entry reliefs at the ground level, guardrail in lieu of solid parapets at the roof decks, prioritizes the penthouses to the interior of the site and utilizes clever building separations to break down the scale of the project into (3) smaller buildings.</p>
	C.3. Fit with Neighboring Buildings	<p>The proposed project was designed to fit within its future context. Please see sheet (16) for Context Diagram. The immediate vicinity of the proposed project is under redevelopment; from (1) level single family homes into (3/4) story townhouse and apartment buildings. The LR2 zoning allows for buildings of 40' in height. The proposed project chose to limit the project to (3) levels to assist in establishing the future character along NW 56th St and 9th Ave NW.</p>



1. 932 NW 57 TH



2. 943 NW 56TH



3. 839 NW 56TH



4. 928 NW 56TH



5. 898 NW 56TH



6. 923 NW 56TH



7. 945 NW 57TH



8. 915 NW 57TH



9. 816 NW 56TH

Approach

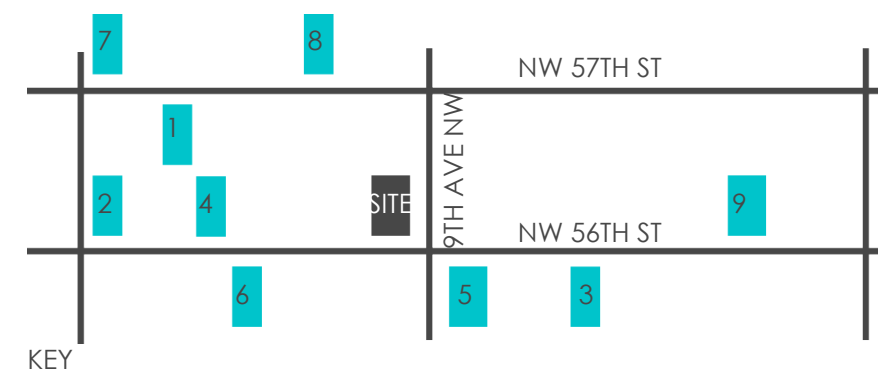
The recessed entry porch is a common theme in the neighborhood. It creates a welcoming void that breaks up the front elevation.

Materiality

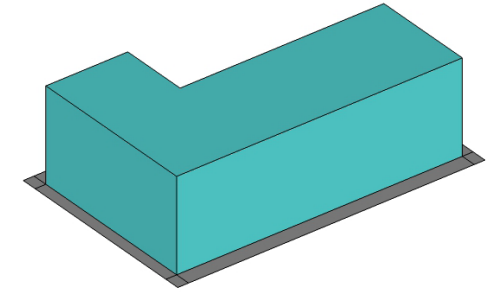
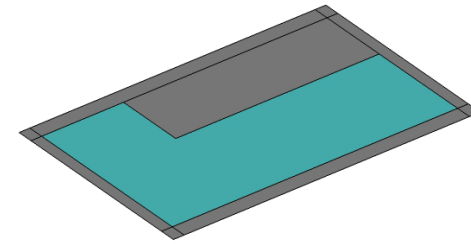
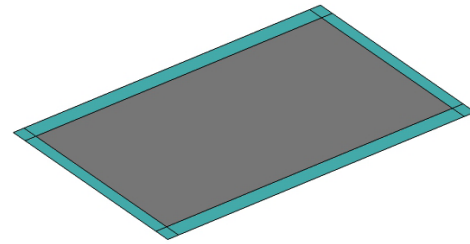
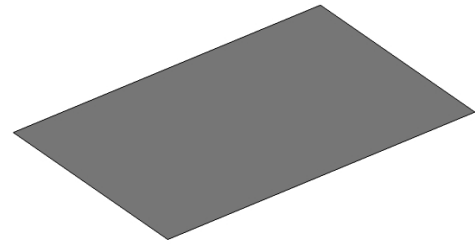
The materiality in the neighborhood is varied but a continuous theme is the use of lap siding in clean blocking of material. The use of brick is also a common material in the existing single family residences in this neighborhood.

Massing

Street facing glazing breaks up the front facades.



Neighborhood Precedents



1. Project Site

2. Site Constraints

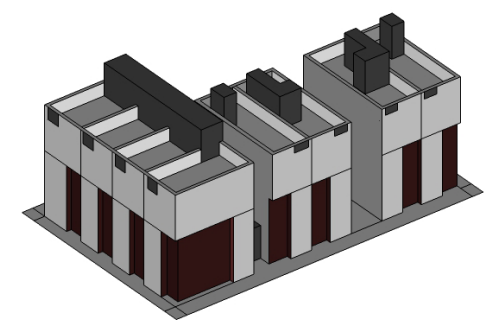
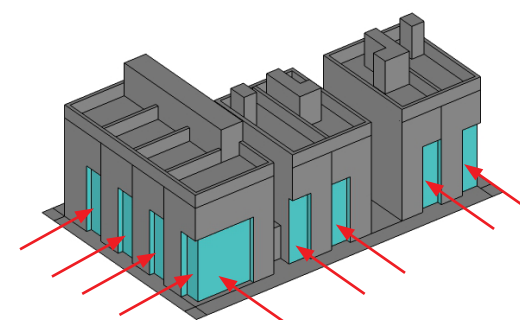
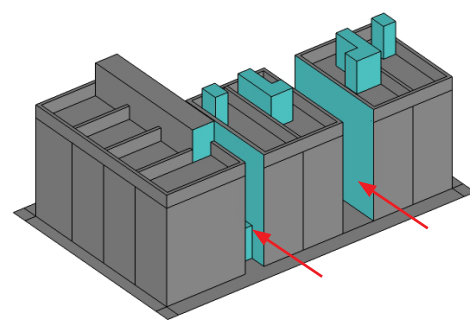
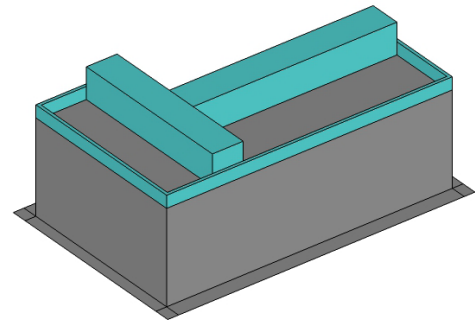
Incorporation of site constraints into initial programming. Corner site allows for pedestrian level engagement on (2) streets and maximum level of engagement in the ROWs.

3. Project Program

After collecting all necessary data on site constraints. The client's program is placed on site as 2D blocks. All units programming is arranged to maximize engagement on the street.

4. Extruding the Program

One program was finalized. The 2D blocks were stacked to develop an initial massing on site.



5. Engage the Site

Contemporary row houses often lack critical outdoor areas, required for healthy urban living. Each unit has access to extra-large ROW and extra-large roof decks, allowing for ample public and private outdoor activity.

6. Break Down the Mass

Breaking down the building's mass is fundamental to having the units read individual of each other. A drive aisle and single level connection break up the 9th Ave NW facade into (3) smaller buildings. While the massing along 56th Ave NW consists of a singular row house massing of 4 units. Continuing the emerging row house character being developed along 56th Ave NW.

7. Celebrate Entries and Corner

Further break down of the building mass takes place at the unit entries, where double height reliefs, wrapped in special materials signal the entries and create a vibrant contemporary rhythm along the street.

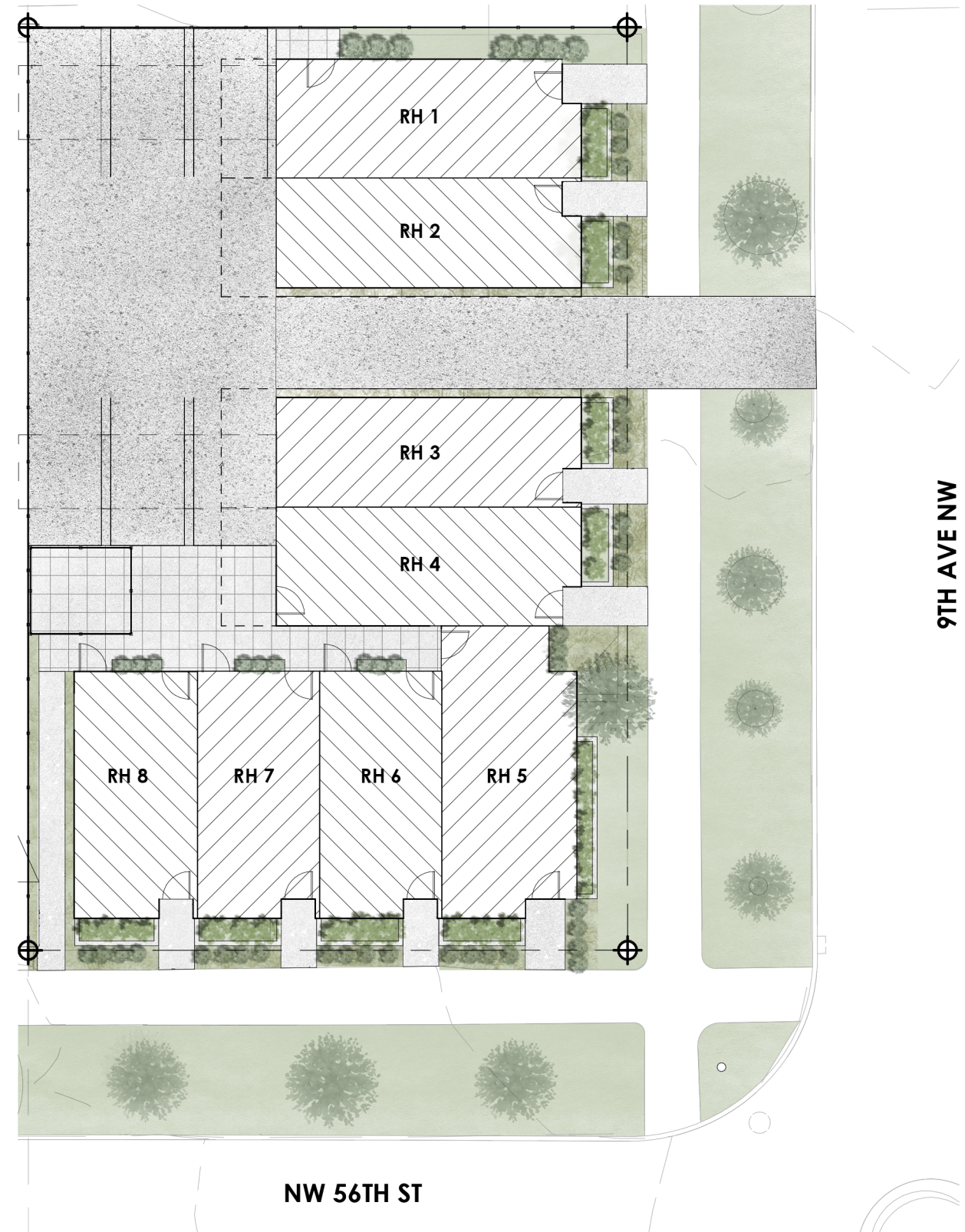
8. Weave into context

The building proposes high end materials and detailing both at the ground and upper levels. Dark brick at the entries and corner reference the historic Tudor homes in the area, while the white panel and black standing seam penthouses reflect the emerging character of the neighborhood as it is redeveloped.

Massing Concept



Three Story Rowhouse/ Townhouse Context Diagram



Scale: NTS

Concept Landscape Plan

LA | SURFACE WALL MOUNT
DOWN LIGHT



LOCATION: ENTRIES,
MOUNTED ABOVE HOUSE
NUMBERS

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

LC | SURFACE WALL MOUNT
STEP LIGHT



LOCATION: DRIVEWAY &
EGRESS PATH, MOUNTED AT
15" AFF.

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
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

LB | SURFACE CEILING MOUNT
DOWN LIGHT



LOCATION: BUILDING SOFFITS

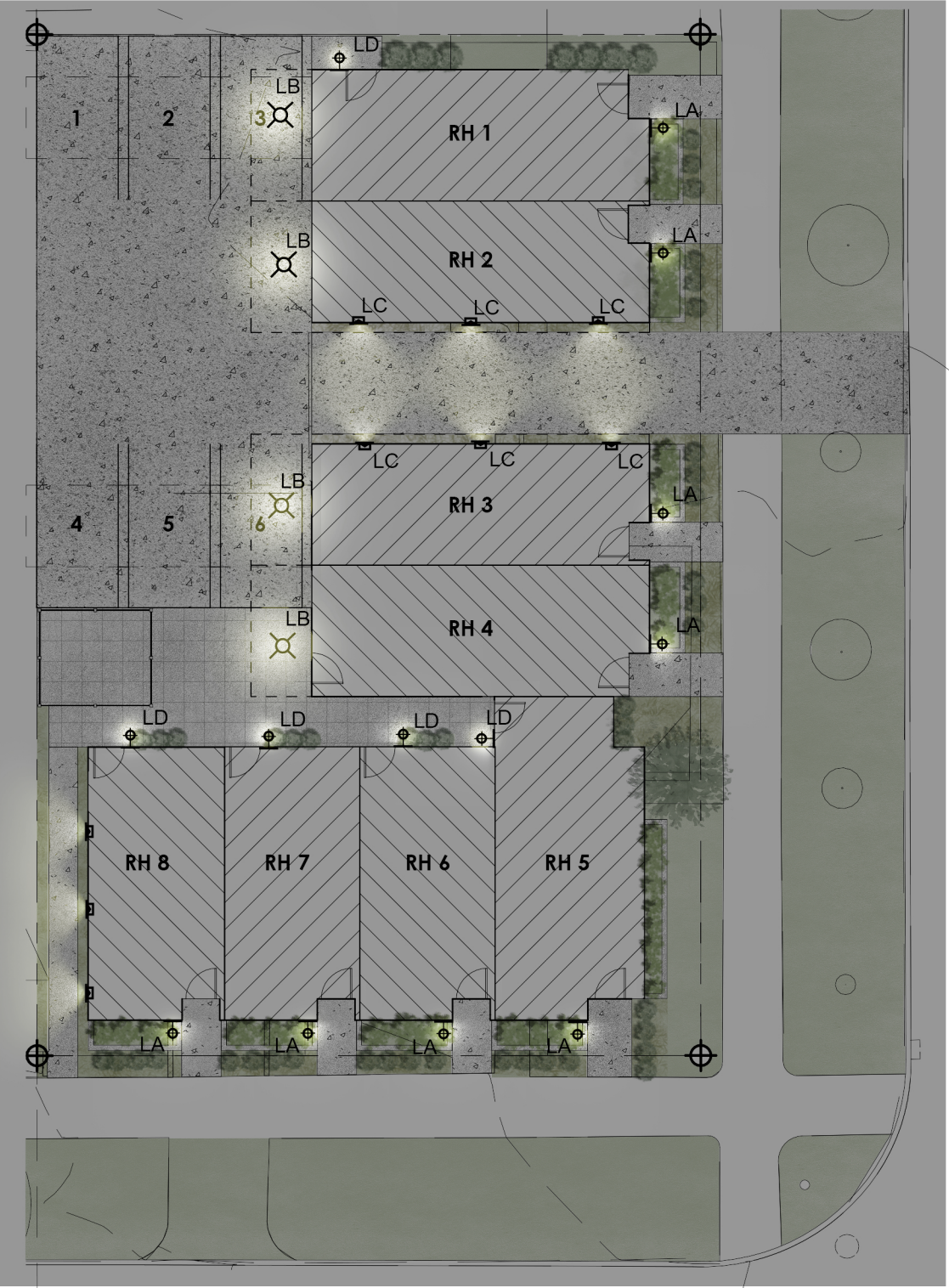
SPECIFICATIONS	
Construction:	Die-cast Aluminum
Power:	16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-5%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on ceiling or wall in all orientations
Finish:	Electrostatically Powder 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 JA8-2016 Compliant, Title 24:

LD | SURFACE WALL MOUNT
DOWN LIGHT



LOCATION: SECONDARY ENTRIES.
MOUNTED TO ALIGN TOP OF
FIXTURE WITH 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



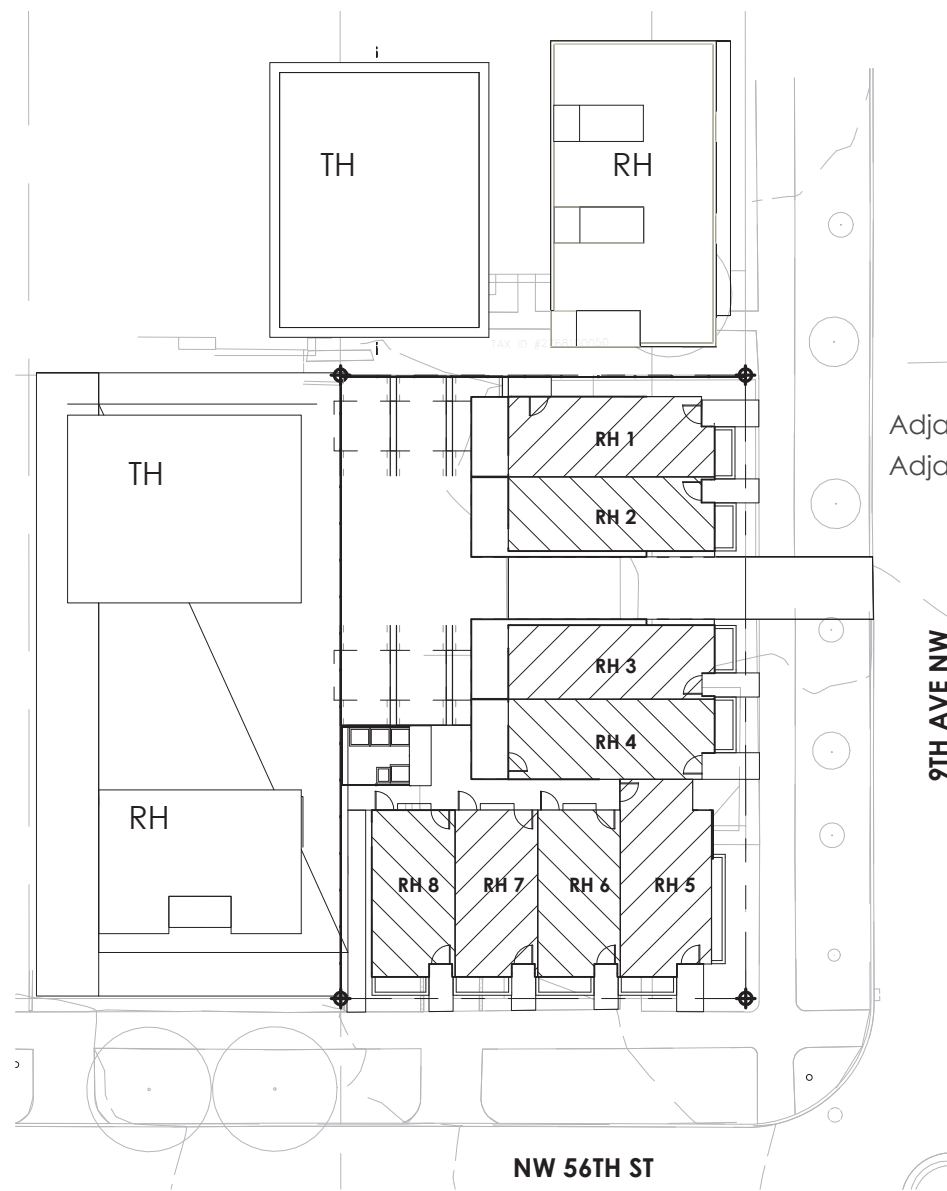
9TH AVE NW

NW 56TH ST

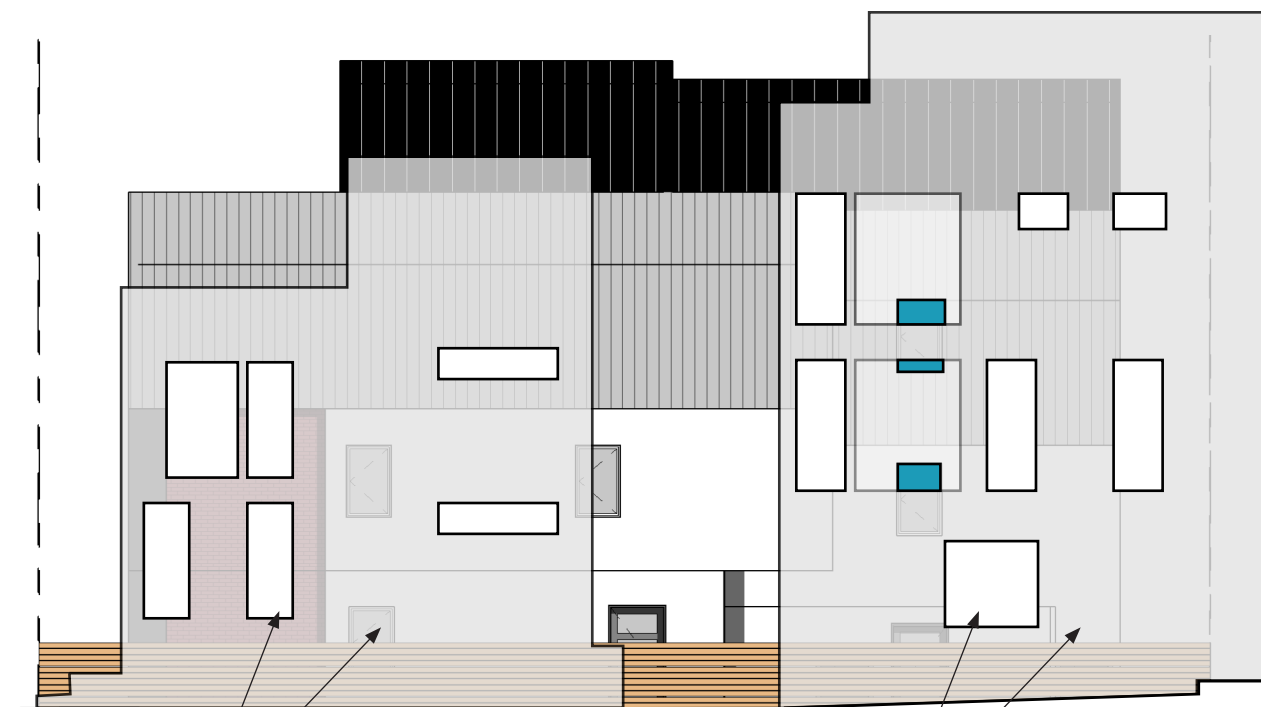


Scale: 3/32"= 1'-0"

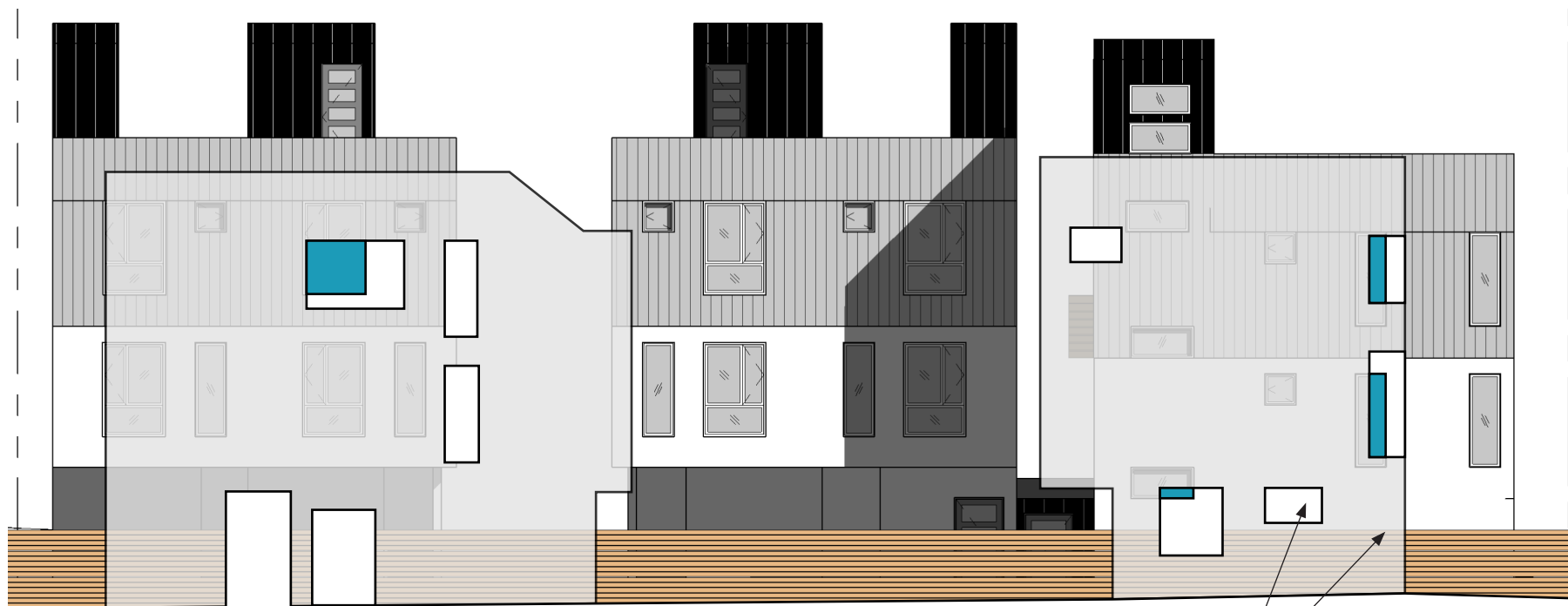
Concept Lighting Plan



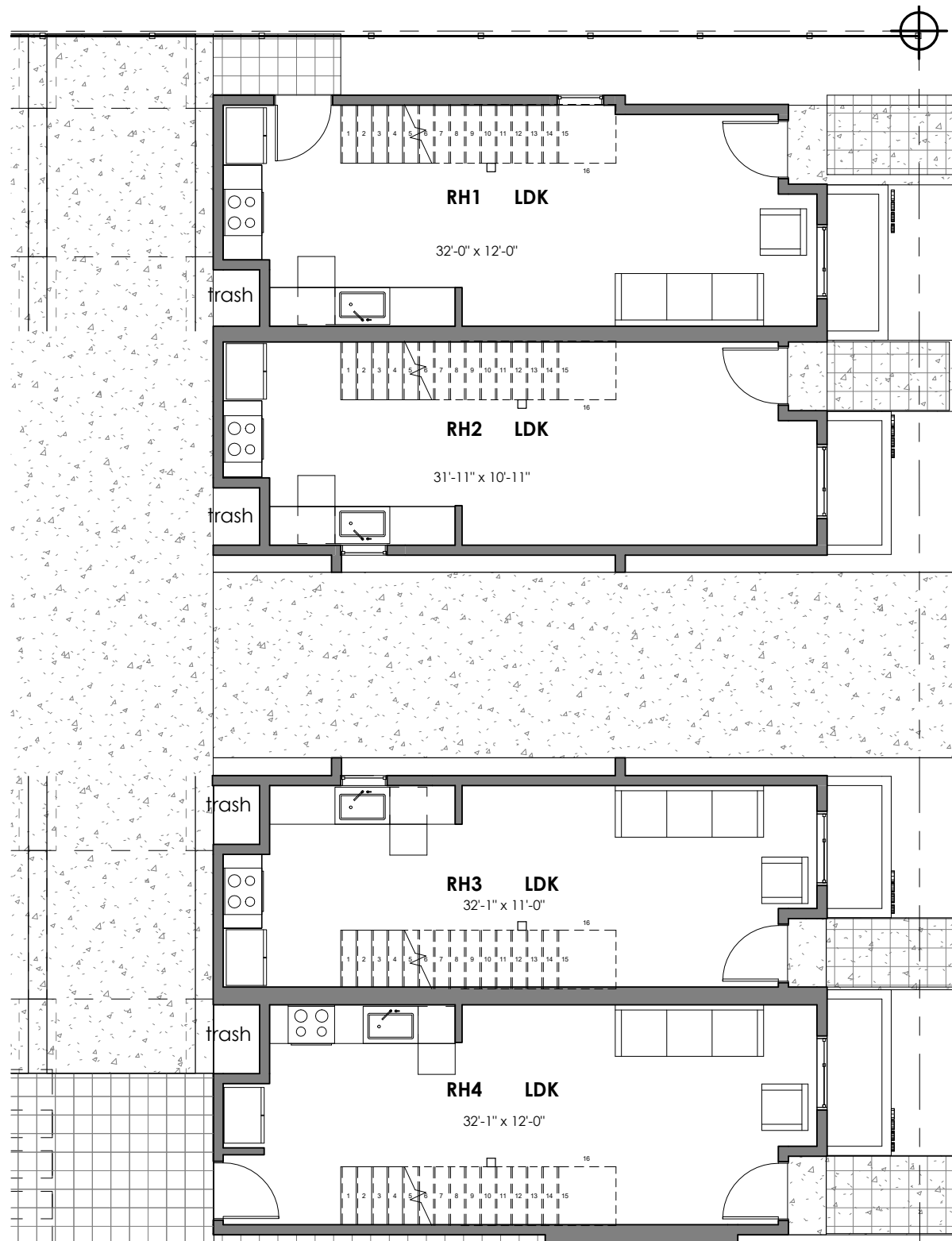
Adjacency Diagram
NTS



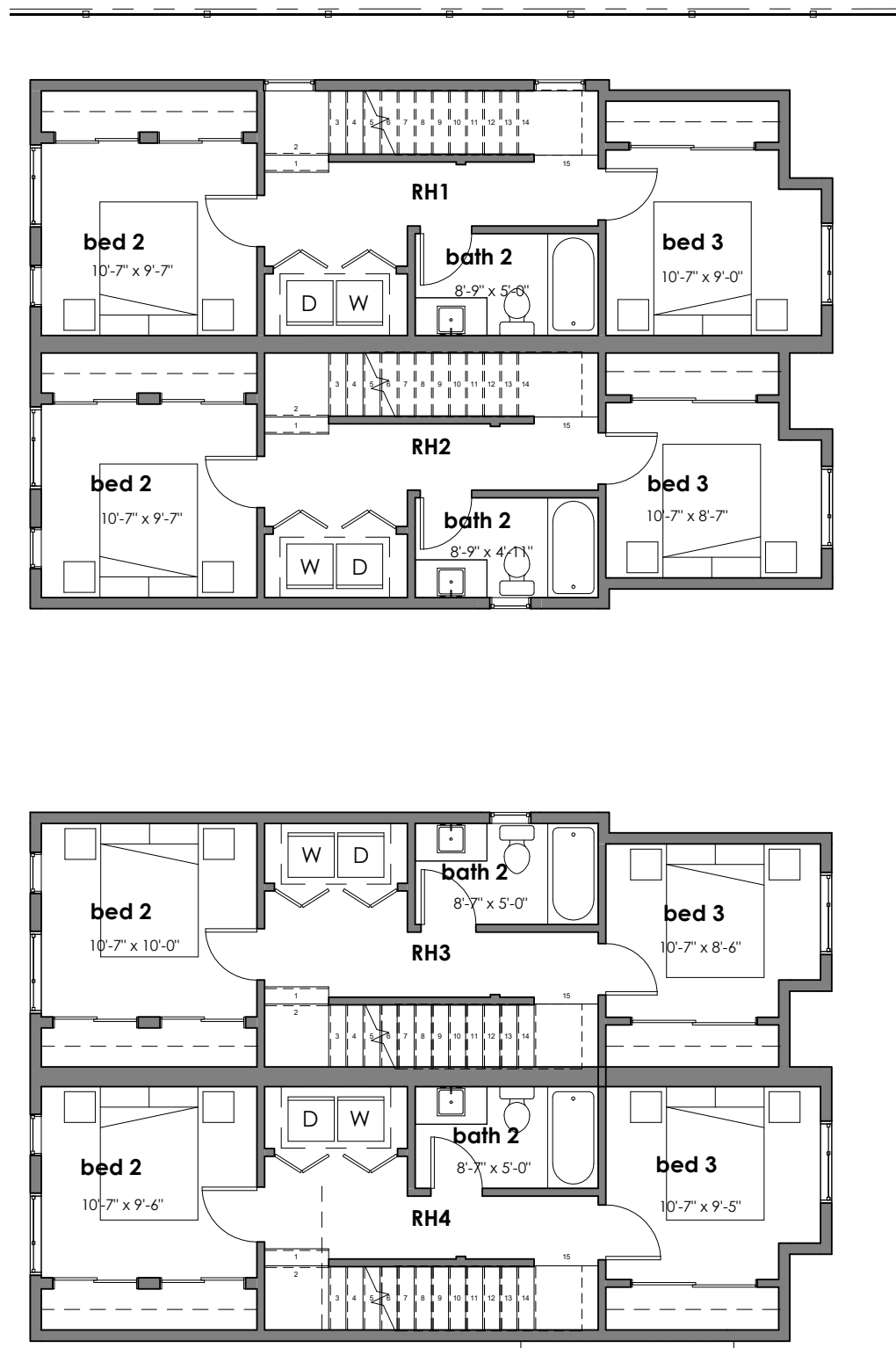
Window Diagram - North Elevation
NTS



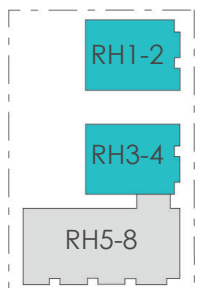
Window Diagram - West Elevation
NTS



RH1- RH4 Level 1



RH1-RH4 Level 2

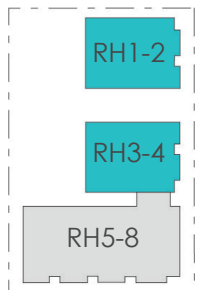
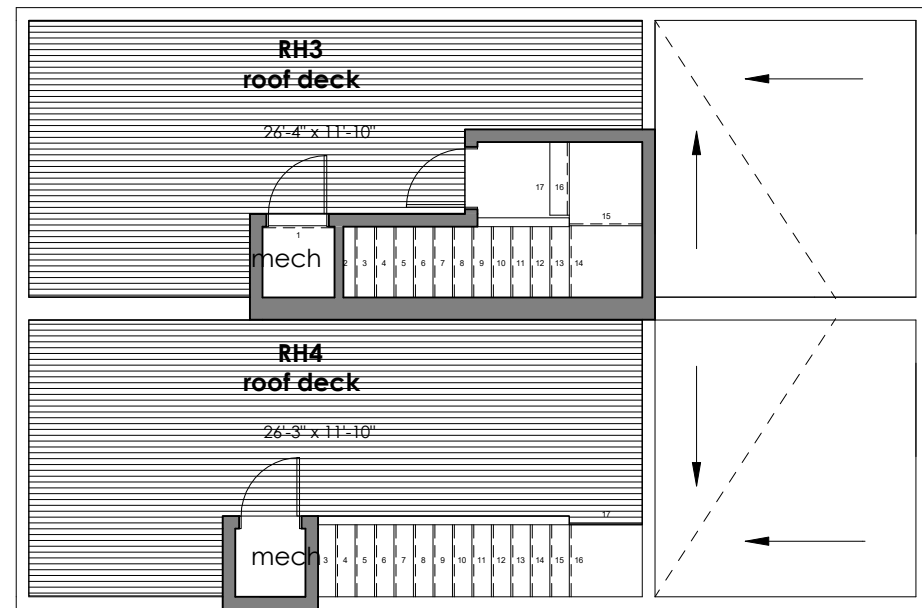
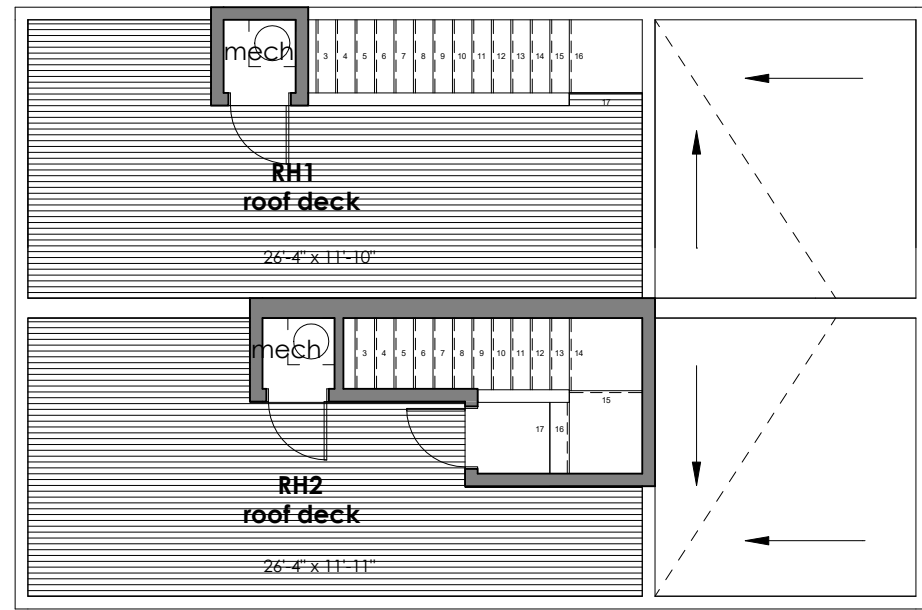
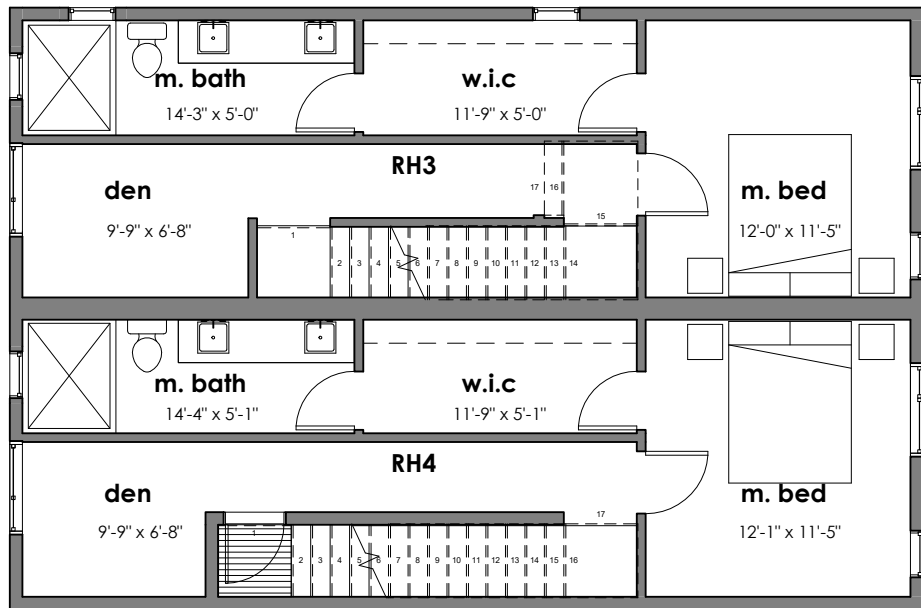
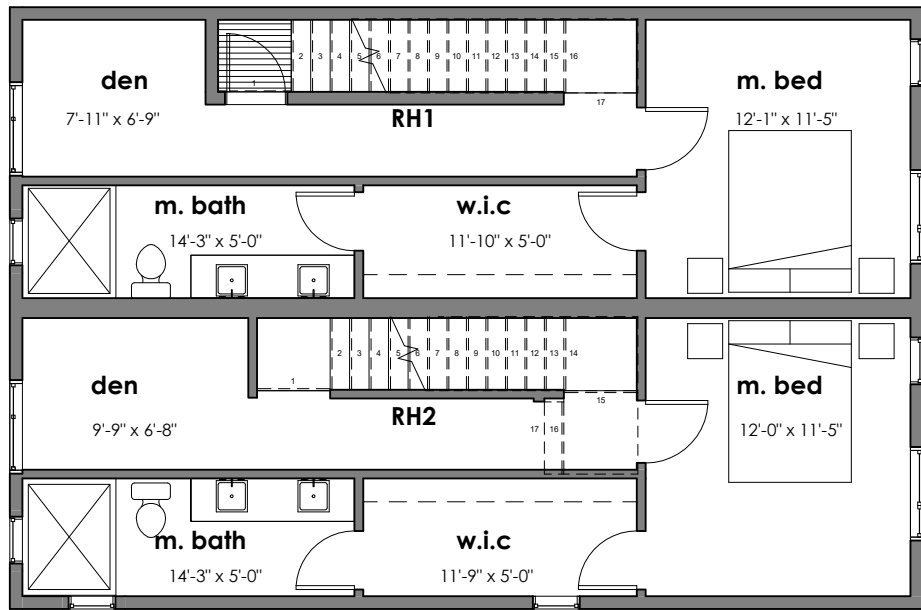


Plan Key



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

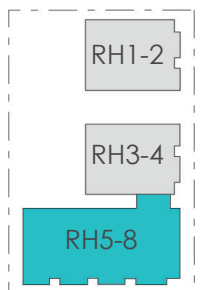
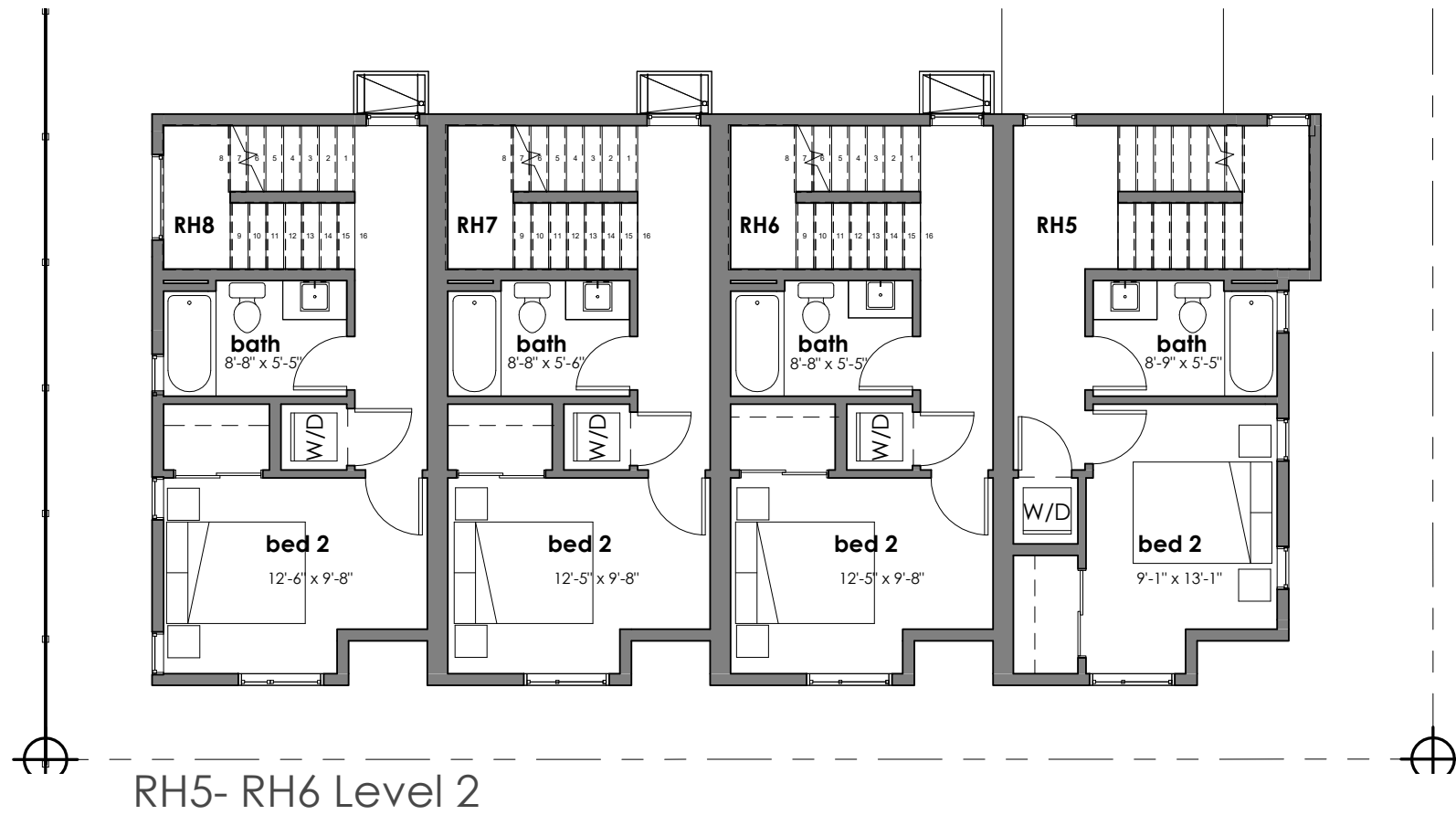
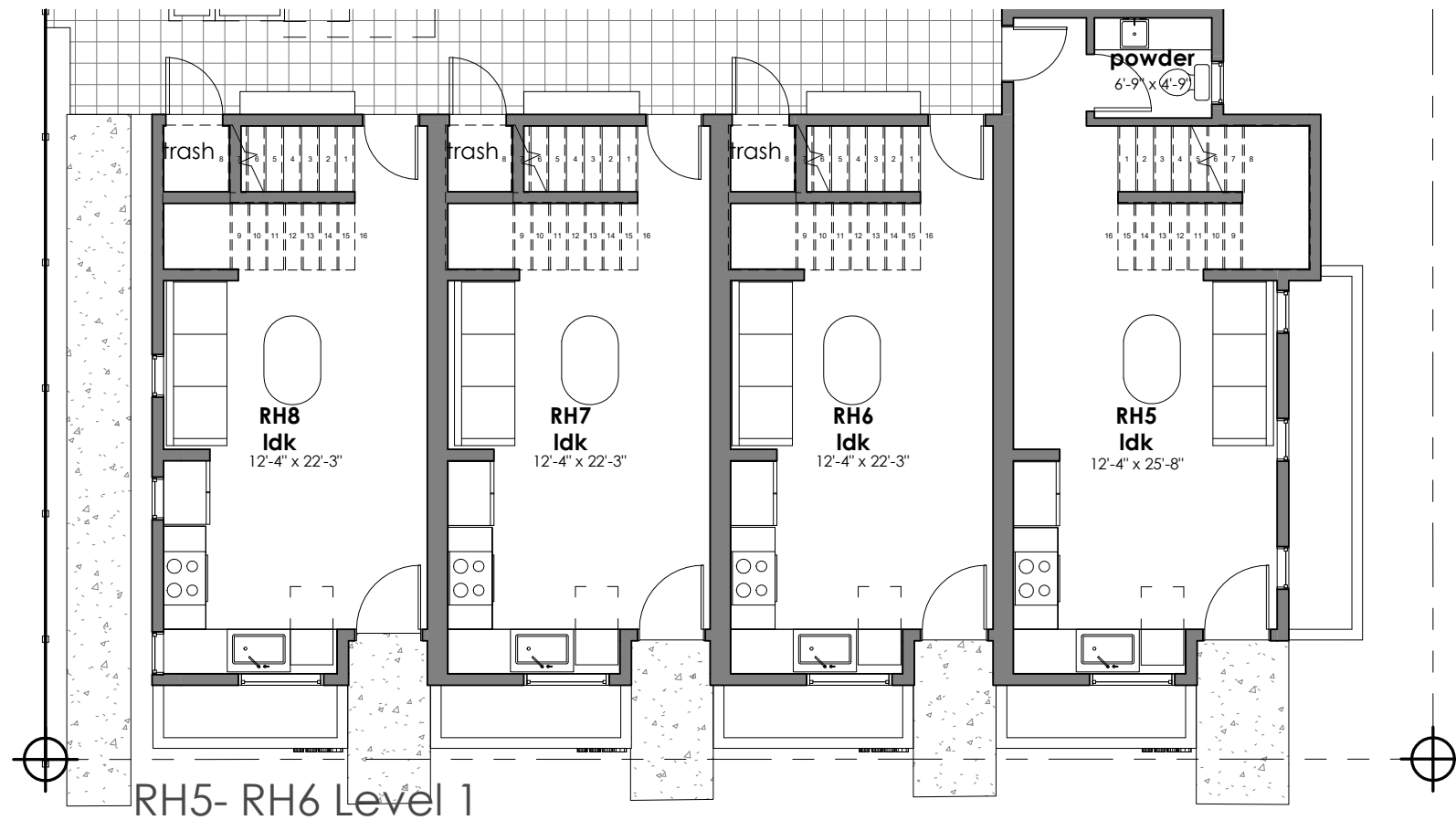
RH1 - RH4



RH1-RH4 Level 3

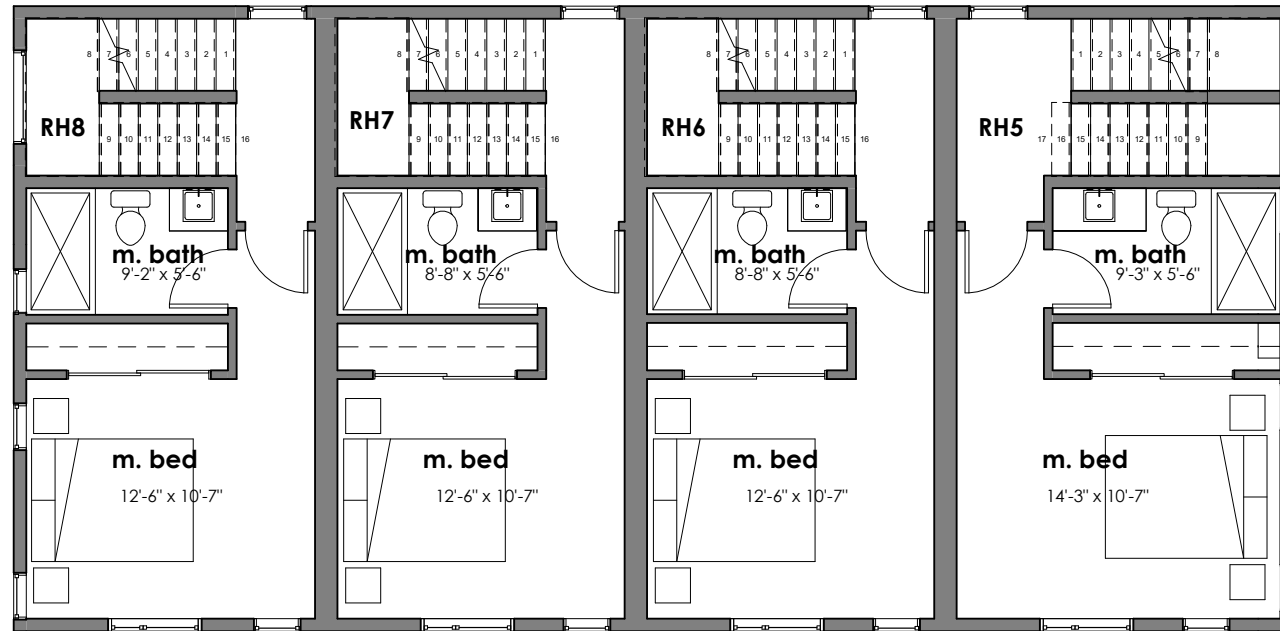
RH1-RH4 Roof Level

Plan Key

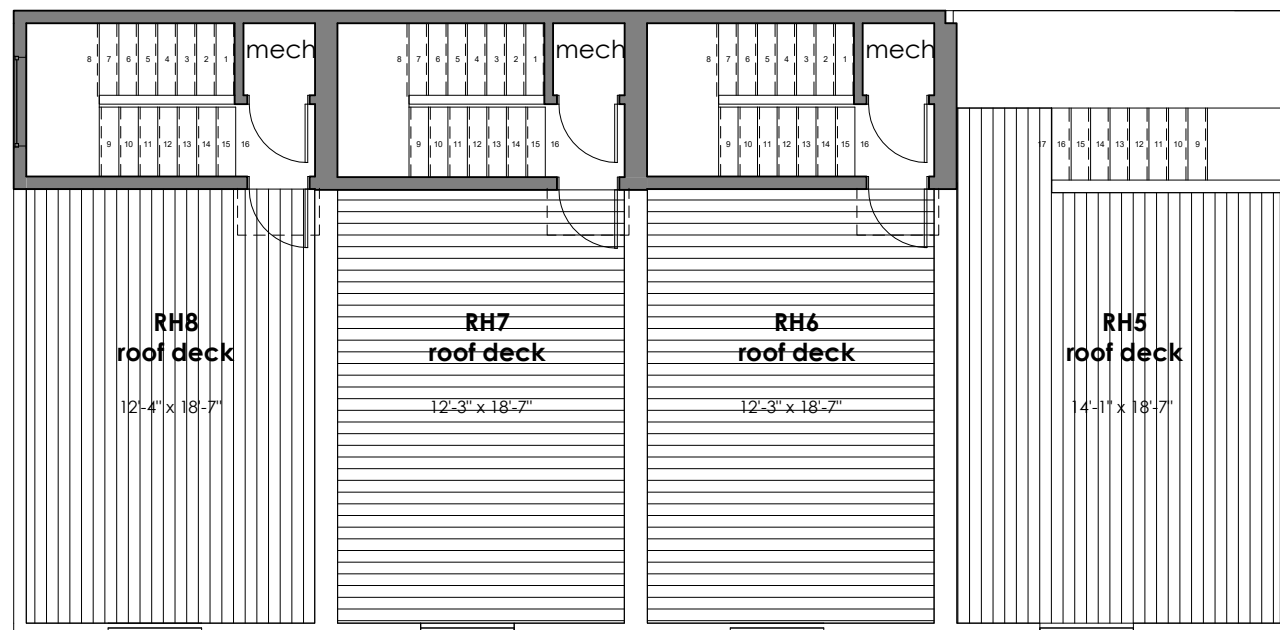


Scale: 1/8" = 1'-0"

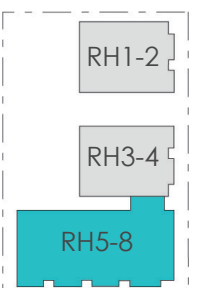
RH5 - RH6



RH5- RH6 Level 3



RH5- RH6 Roof Level



Plan Key

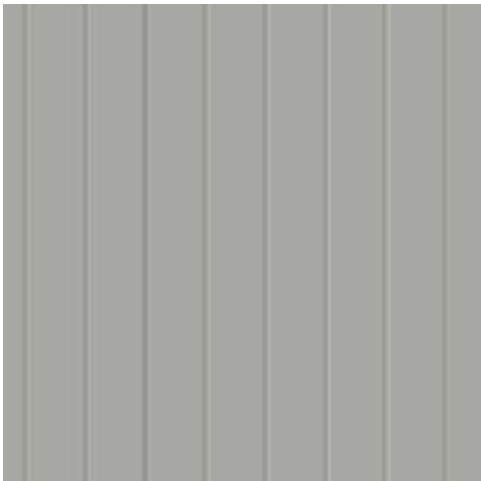


PRIMARY A

7/16" James Hardie Panel

Sherwin Williams #7100
Arcade White

Utilized in lower volume
material



PRIMARY B

7.25" James Hardie Lap Siding

Sherwin Williams #7658
Grey Clouds

Utilized as upper volume
material



SECONDARY

Mutual Materials - Thin Brick

Color: Inca
Texture: Mission
Mortar Color: Pewter

Utilized as accent at the
entrance volumes



SECONDARY B

Standing Seem Metal Panel

Black

Utilized to clad the penthouses



TERTIARY

Black

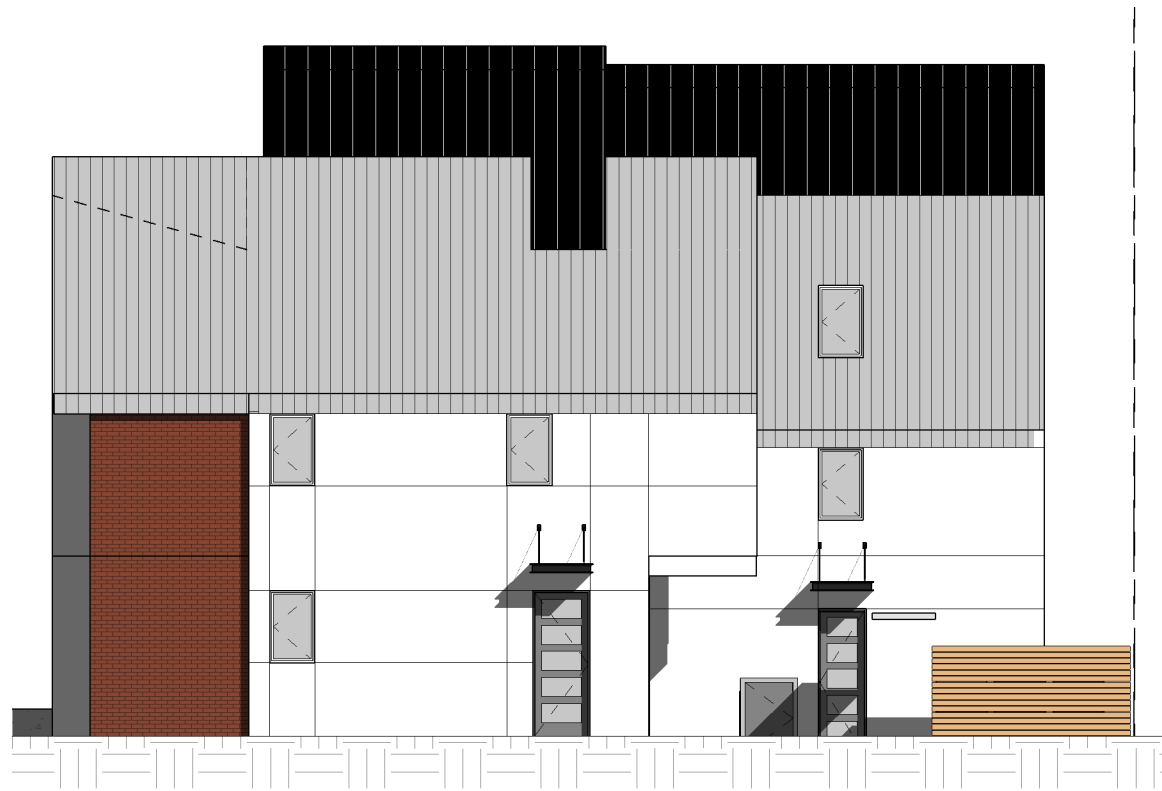
Utilized for the Fascia, Coping,
Gutters & Downspouts



1. South



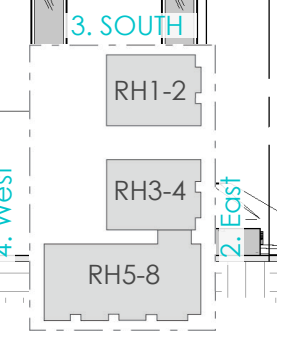
2. East



3. North



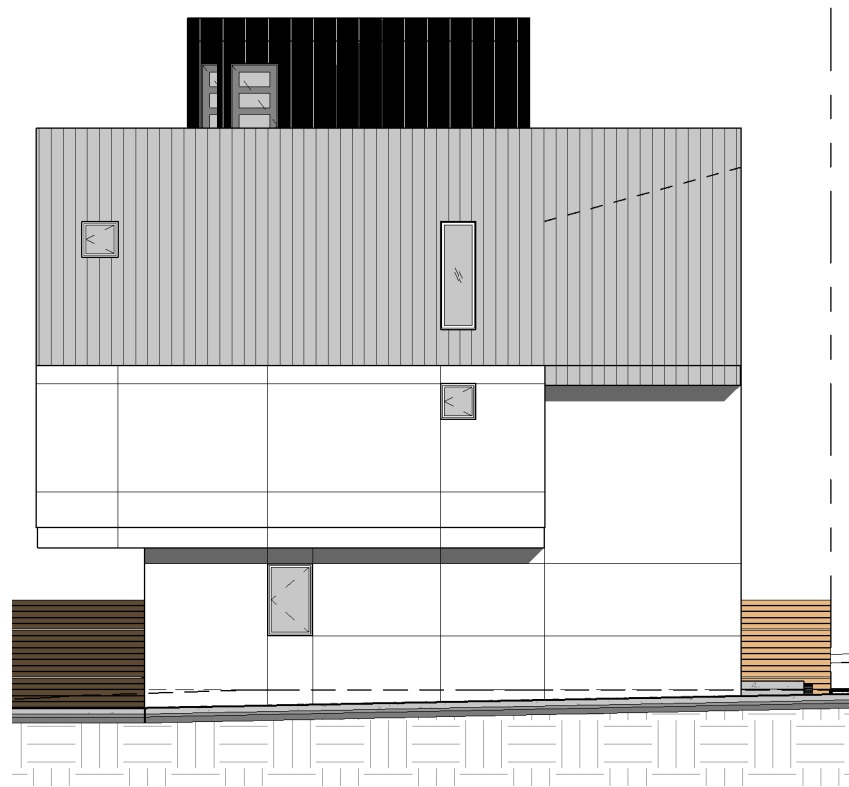
4. West



Plan Key

Scale: NTS

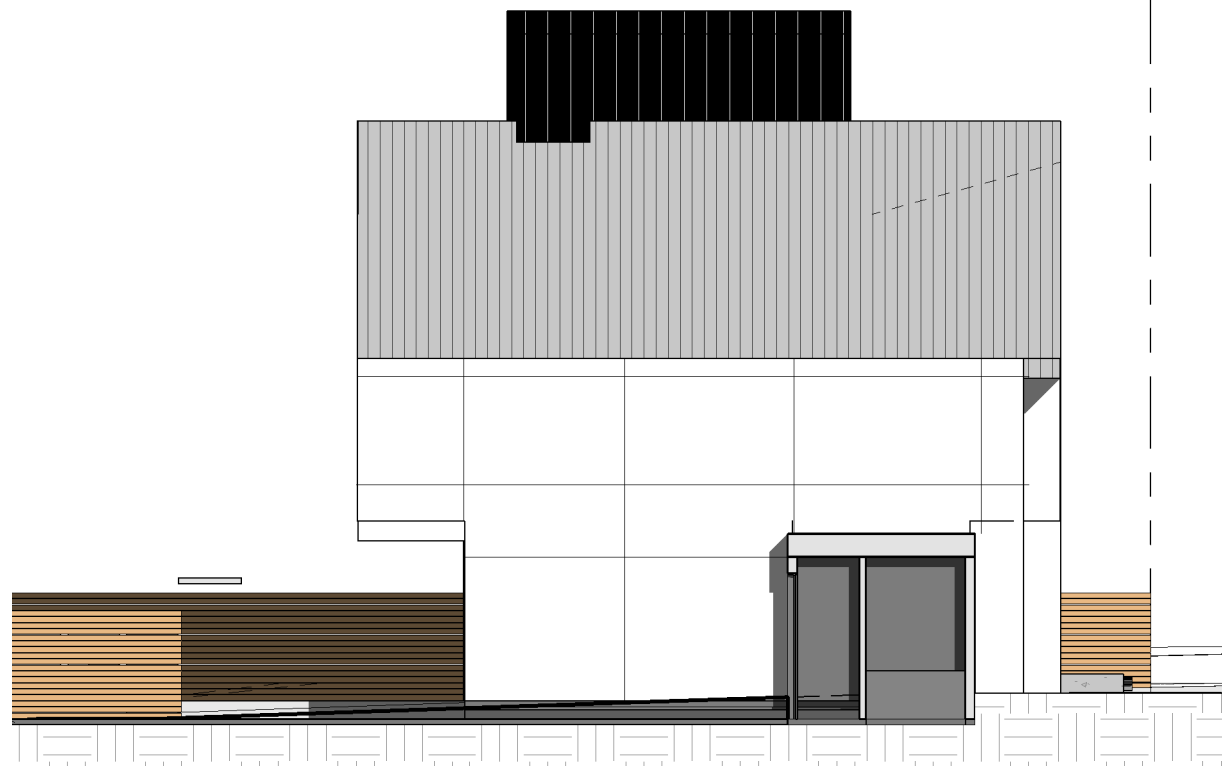
RH5 -RH6 Elevations



1. RH2- South



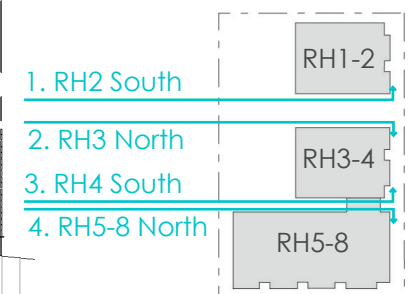
2. RH3- North



3. RH4- South

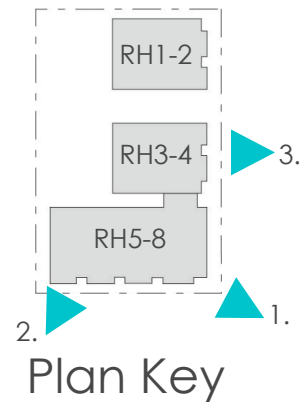


4. RH5-8 -North



Plan Key

Building Elevations



1. Corner of 56th & 9th



2. South Facade Along NW 56th St.



3. East Facade Along 9th Ave NW



1. Aerial View Towards Ballard



2. Parking & Amenity



3. Aerial View 56th & 9th