

SDCI Project: #3037881-EG

06/03/2021



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Project Data	
Address:	9021 12TH AVE NW SEATTLE, WA 98117
Tax ID Number:	1862400390
SDCI Project Number:	SDR: 3037881-EG
Lot Size:	8,160 SF
Architect:	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST SEATTLE, WA 98144
Owner/Applicant:	BLACKWOOD BUILDERS GROUP 15620 HWY 99, SUITE 11 LYNWOOD, WA 98087
Proposal:	Demo existing SFR and detached garage, and construct (6) townhouses with (4) garages and (2) open parking stalls.

Key Metrics	Current	Previously
Zone:	LR1 (M1)	SF5000
Urban Village:	Crown Hill	N/A
Frequent Transit:	Yes	
Overlay Zoning:	No	
	Required/Allowed	Proposed
Density:	TH'S - Unlimited	(6) Townhouse
Vehicle Parking:	(0) Spaces Required	(4) garage + (2) open parking
Bike Parking:	Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF, min (2)	(6) Long-term (2) Short-term
FAR:	1.3 X 8,160 SF =10,608 SF (w/ Built Green)	9,796 SF
GFA:	SDR threshold (8,000~15,000 SF) (>5,000 SF requires SDR until 2024)	10,155 SF
Amenity Area:	25% of Lot Area = 2,043 SF 0.5 Ground related=1,020 SF	2,411 SF - Ground Related
Structure Height:	30'-0" + 10' Penthouse Bonus	29'-10 1/4" + 10' Penthouse Bonus
Front Setback (East):	5' Min, 7' AVG	13'-0"
Rear Setback (West):	5' Min, 7' AVG	28'
Side Setback(North):	5' Min	5'
Side Setback (South):	5' Min	5'-1"
Separation:	10' + 2'	12'

Project Information

GFA Schedule for MHA	
Level	Area
BUILDING 1	
Level 1	1,527 SF
Level 2	1,692 SF
Level 3	1,692 SF
Roof Deck	51 SF
Roof Deck	139 SF
	5,101 SF
BUILDING 2	
Level 1	1,513 SF
Level 2	1,604 SF
Level 3	1,670 SF
Roof Deck	134 SF
Roof Deck	53 SF
	4,973 SF
Covered parking	
Level 1	147 SF
	147 SF
Total	10,222 SF

FAR SUMMARY	
Covered parking	
Covered parking	147 SF
	147 SF
TH7	
Level 1	394 SF
Level 2	463 SF
Level 3	463 SF
Penthouse	54 SF
	1,375 SF
TH8	
Level 1	537 SF
Level 2	582 SF
Level 3	582 SF
Penthouse	61 SF
	1,763 SF
TH9	
Level 1	537 SF
Level 2	582 SF
Level 3	582 SF
Penthouse	51 SF
	1,751 SF
TH10	
Level 1	382 SF
Level 2	463 SF
Level 3	463 SF
Penthouse	53 SF
	1,362 SF
TH11	
Level 1	542 SF
Level 2	510 SF
Level 3	548 SF
Penthouse	64 SF
	1,664 SF
TH12	
Level 1	526 SF
Level 2	565 SF
Level 3	590 SF
Penthouse	53 SF
	1,734 SF
TOTAL	9,796 SF

Lot Area:8,160 SF

FAR Allowed:8,160 SF x 1.3 = 10,608 SF
(with Built-Green)

FAR Proposed: 9,796 SF < 10,608 SF, Complies. 812 SF under

AREA OF SHARED COMMON WALL EXLUDED FROM GFA PER
SMC 23.45.510.D.10

FAR & GFA Summaries

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 on-line survey.

Dear Resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW

at 9021 12th Ave NW

JW Architects are collaborating with Blackwood Builders Group to design the redevelopment of 9021 12th Ave NW.



Project information:
This proposal is for construction of (6) town houses with (4) attached garages and (2) open parking stalls with future lot subdivision. This project will be located mid-block on the North side of NW 90th St. We're just getting started planning now – construction could start in Summer 2022 and the building could be open as early as Winter 2023.

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

We request your input through:

ONLINE SURVEY
April 19 - May 07, 2021
Link to survey:
www.jwaseattle.com/9021

PROJECT WEBSITE
Link to website:
<https://jwaseattleoutreach.wixsite.com/9021>

*additional info on back of flyer



Front page of

Link to project website and survey.

Link to dedicated project website and public comments.

Back page of

Approved by the Department of Neighborhoods on 05/16/21



ONLINE SURVEY
April 19 - May 07, 2021
Link to survey:
www.jwaseattle.com/9021

Site: 9021 12th Ave NW

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

To **find out more** about this project and share your thoughts on the future of the project, please visit JW Architects website (www.jwaseattle.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 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





DESIGN REVIEW OUTREACH SURVEY

Design Review Outreach Survey

Blackwood Builders Group and JW Architects are collaborating to design the redevelopment of 9021 12th Ave NW. When it’s complete, the new homes will be 3 stories tall and will include 6 townhomes with 6 attached garages. We’re just getting started planning now – construction could start in Summer 2022 and the building could be open as early as Winter 2023.

This survey will be open from [April 19th] to [May 7th closed]. 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 (9021 12th Ave NW.) or project number (3037881-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)
2.

What is most important to you about a new building on this property? (select up to two)

3.

We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)
4.

What concerns do you have about the project? (select any/all that apply)
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?
2.

What are the languages spoken in your home? (select any/all that apply)
3.

How long have you lived 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 (9021 12th Ave NW.) or project number (3037881-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 seven survey responses for this project. The survey was available on the JW Architects webpage from September 17th through October 8th.

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

Question 2:
56% want it to fit into neighborhood look
22% want it to be affordable for residents and/or businesses
22% want it to be designed with environmental sustainability in mind

Question 3:
50% want a lots of plants/greenery
10% want additional designs for safety
30% want quality building materials at street-level.
10% want seating/ places to congregate.

Question 4:
11% concern about construction noise/impact
33% concern about not liking the way it looks
11% concern about the affordability of the project
44% concern about the building may feel out of scale with other buildings nearby

Question 5:
- 90th has occasional flooding
- Sidewalks are not planned for ther entire street, how will it all fit
- lots of people nike, run or walk on this street. It would be nice for this area to still feel walkable
-infrastructure cannot really support the development we are seeing.
No sidewalks and people get territorial- they block off sections of road shoulder near homes so nobody can park there (even though they have dreiveways). Cars block my mailbox regularly because parking psaces not well defined

Question 6:
- Dicks drive in
- The overpass
- Cemetery
- Older homes, natural native grennerym families
- The Holman Rd pedestrian bridge, Crown Hill Park

Question 7:
-It is a good walking neighborhood
-Close to businesses
-Trees and plants
-The number of families near by, old trees

Question 7 (Cont.):
-It is very walkable (in terms of what is nerby) and close to transit. It still has a bit of a small town feel (I hope new development will help preserve that).

Question 8:
-Car traffic
-Not enough sidewalks, roads and curbs in need of repair
-No Sidewalks! The neighborhood lacks character. Also:our triangle has been moved around many times as far as which school kids attend (four iffereent elementary schools since 2006).

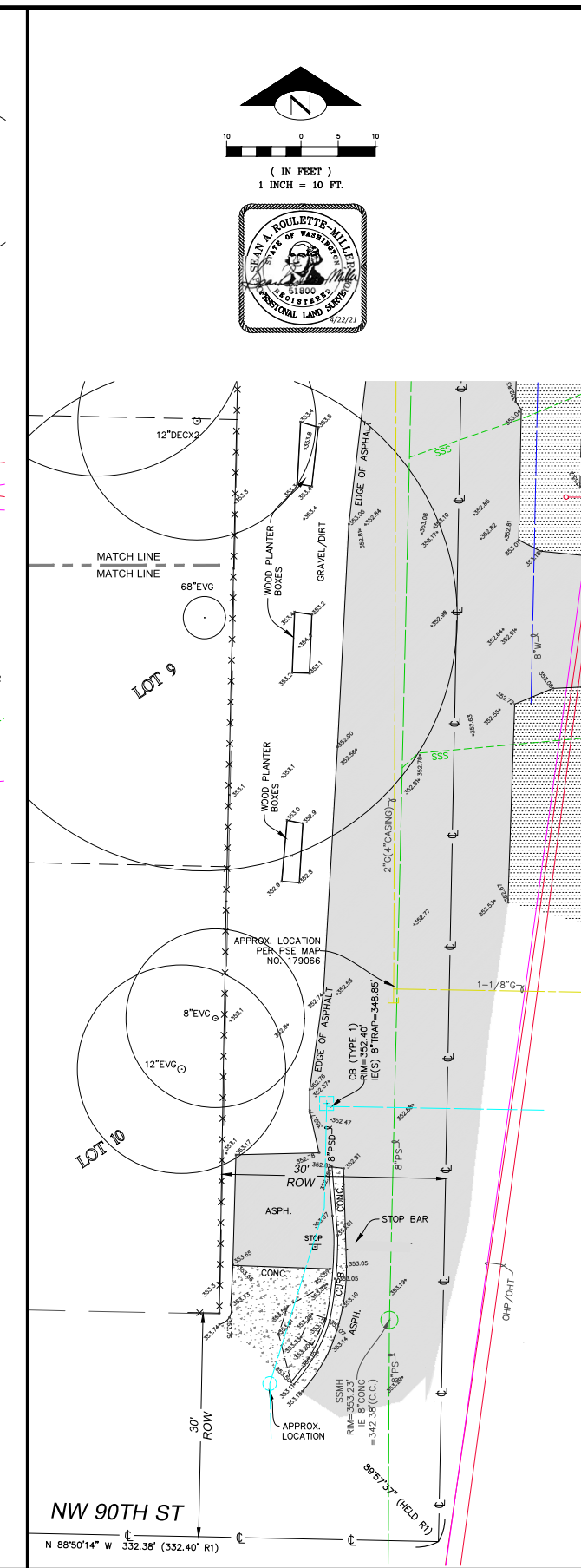
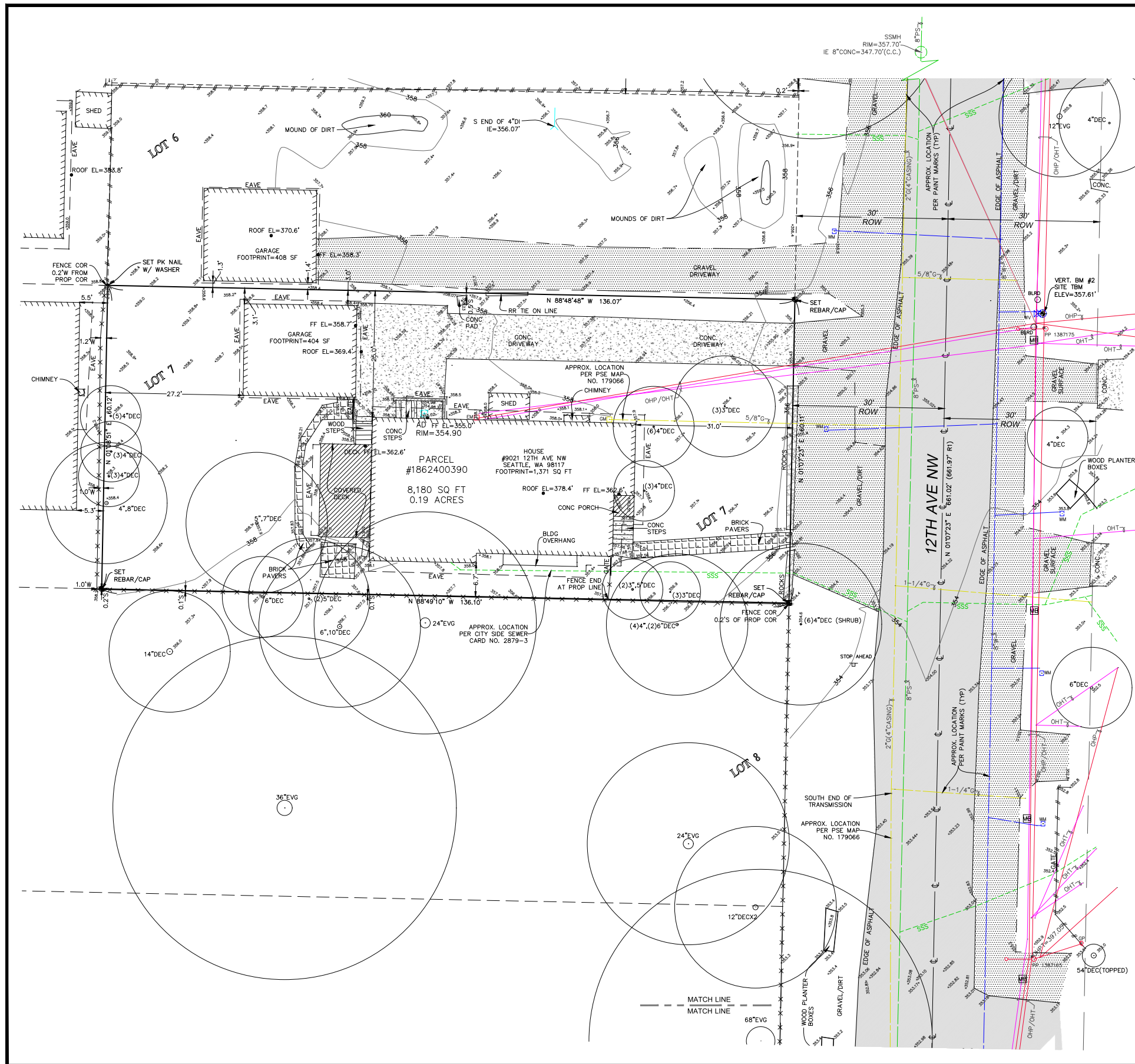
Additional Questions:

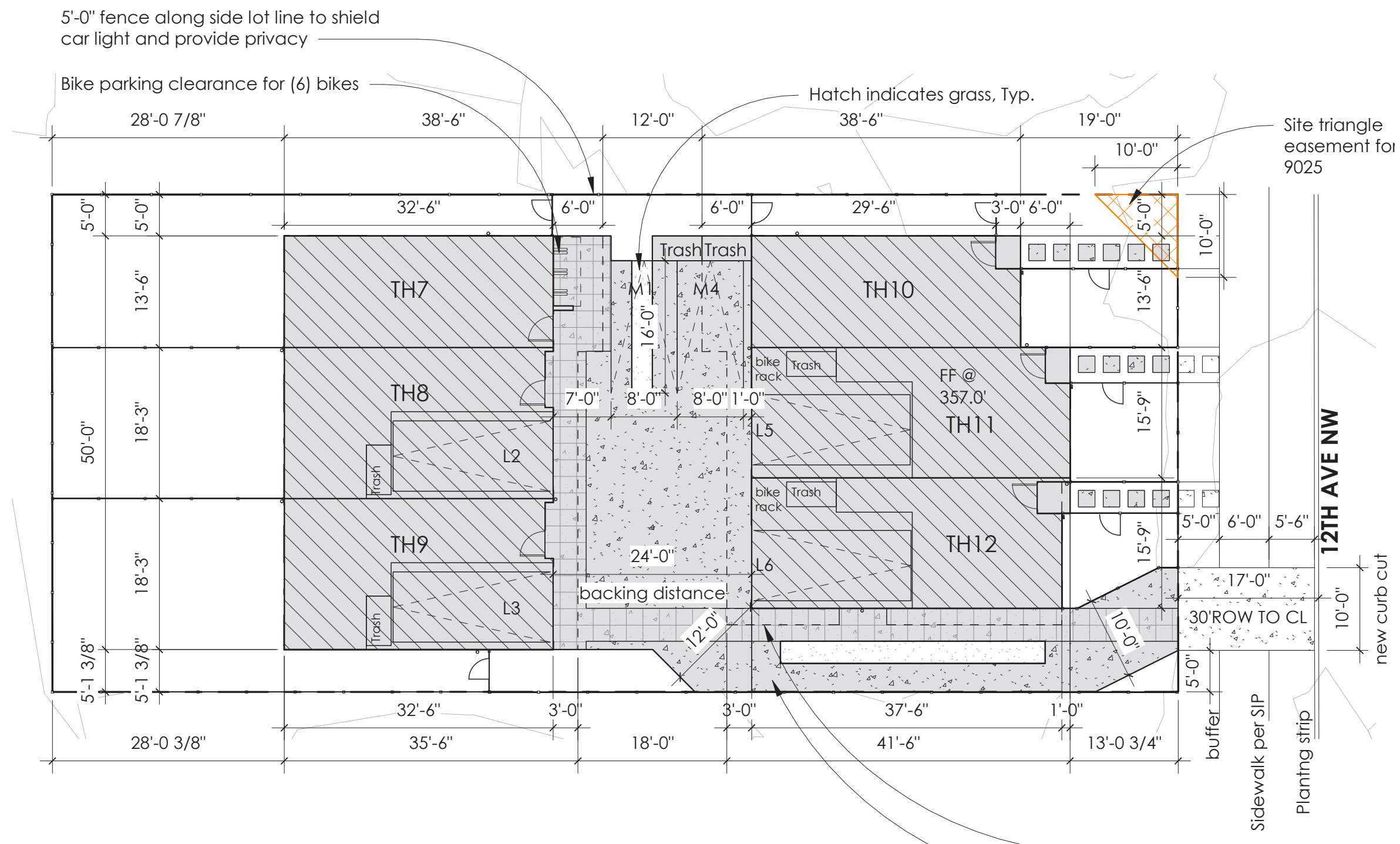
Question 1:
20% 25-34 years old
40% 45-54 years old
40% 55-64 years old

Question 2:
100% English

Question 3:
20% 1-2 years
20% 3-5 years
20% 5-10 years
40% More than 15 years

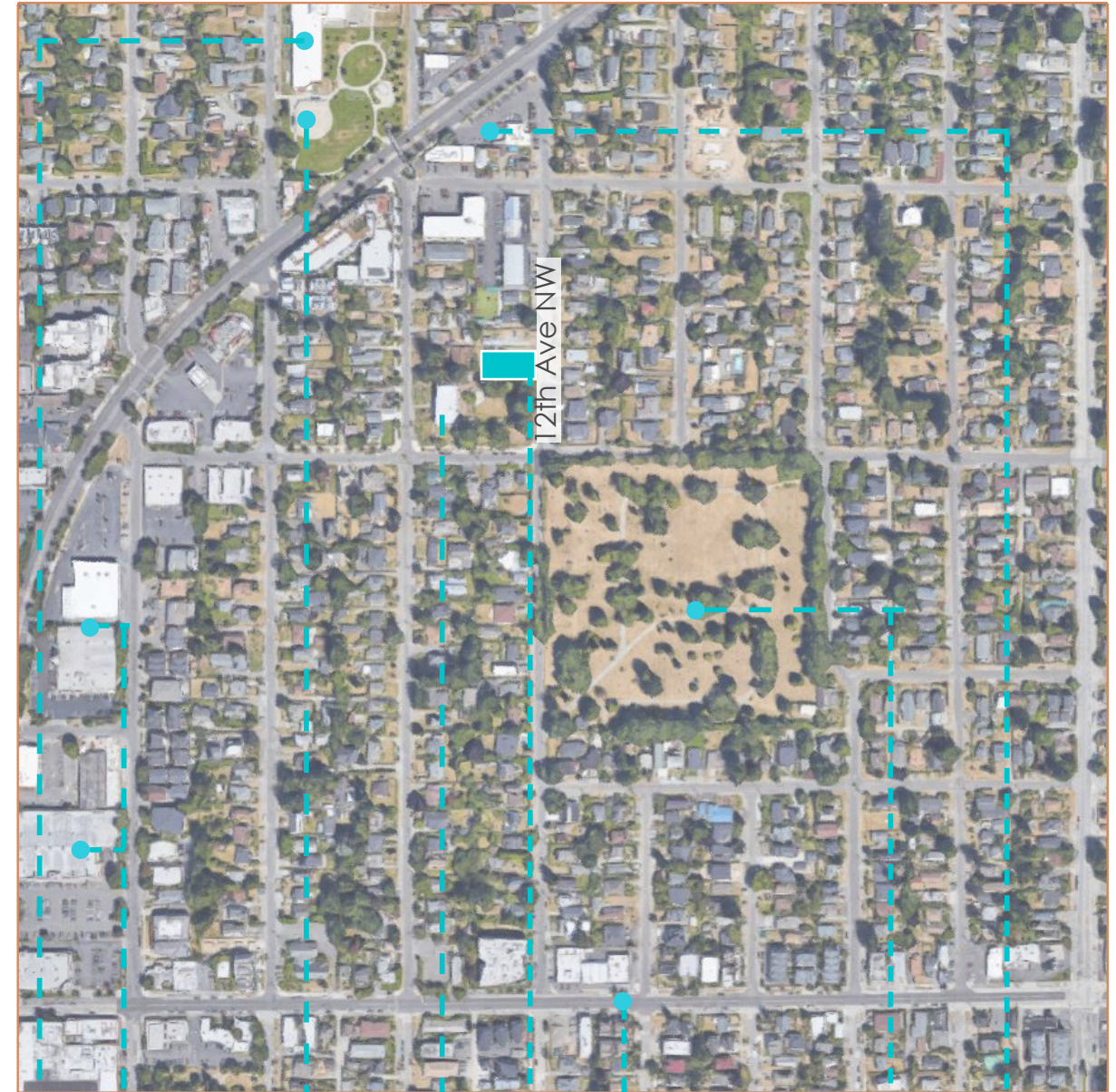
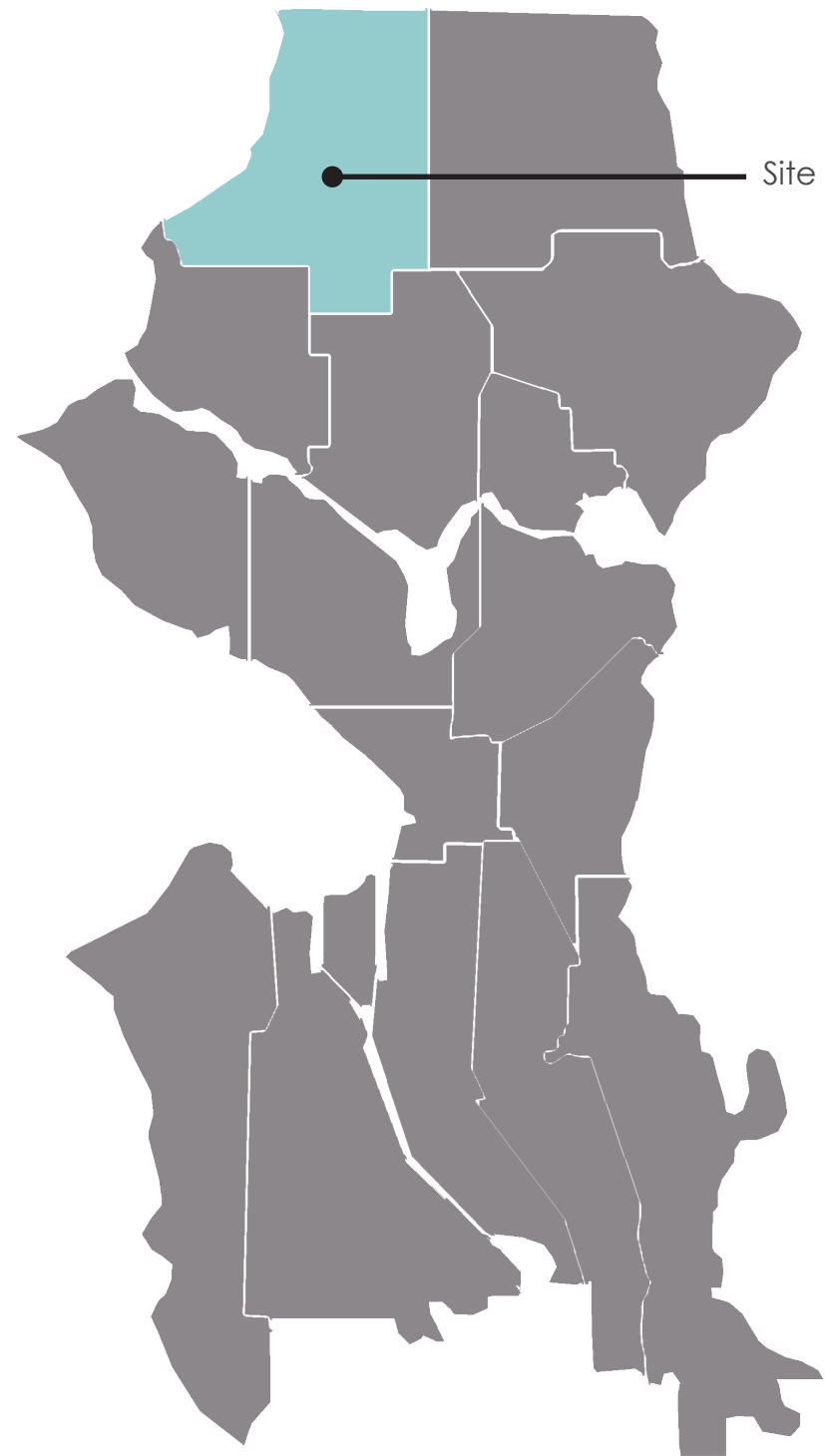
Development Objectives & Public Outreach













 SITE OPTION A
 SCALE: 1/16" = 1' 0"

Site Plan

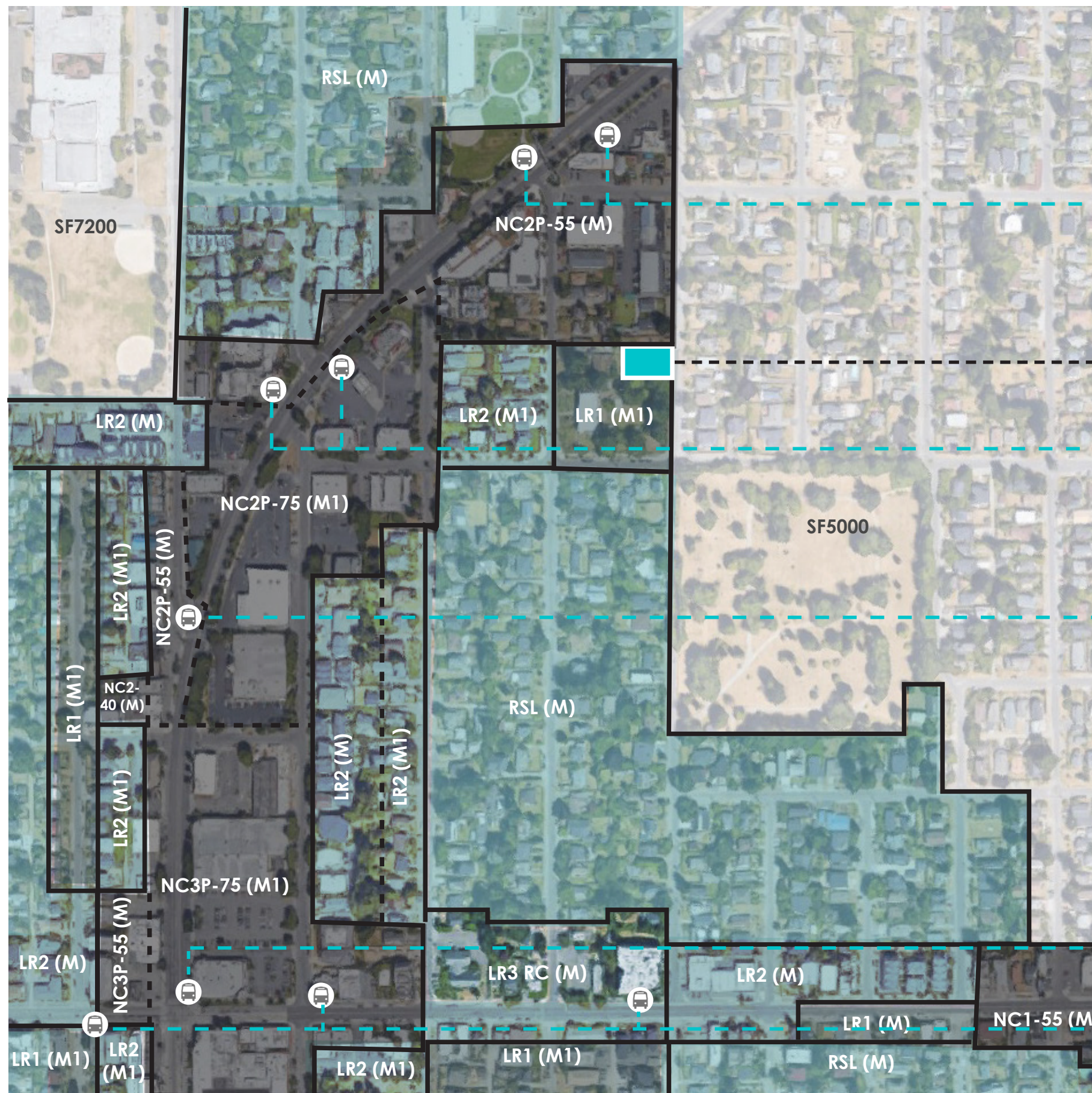


 Grocery Stores
 Crown Hill Park
 Crown Hill Center
 United Indians of All Tribes La-bateyah Youth Homes
 NW 85th St Commercial Hub
 Dick's Drive-In
 Crown Hill Cemetery
 SITE: 9021 12TH AVE NW



Scale: NTS

Context & Zoning Analysis



Project Site Zoning: LR1 (M1)

Adjacent Zoning: LR2, RSL, SF5000, NC2P-55

Public Transportation: **Line 40**- Downtown Seattle - Northgate
Ballard

Line 40- U District - East Green Lake

D Line- Downtown Seattle - Crown Hill

SITE: 9021 12th Ave NW

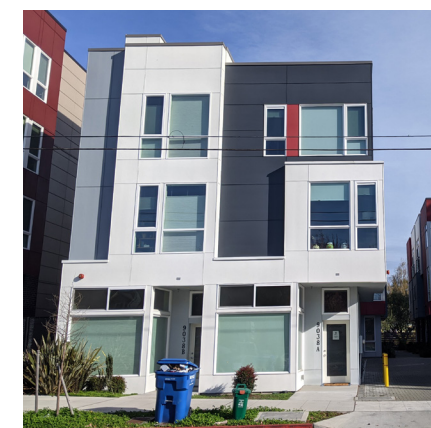
Key:

SF5000/SF7200	
RSL	
LR1	
LR2	
LR3	
NC	

Zoning Analysis



1. 9176 Holman Rd NW
5 Story,
Parla Apartments



2. 9036 14th Ave NW
3 Story,
Townhouse development



3. 8501 14th Ave NW
3 Story,
Rowhouses development



4. 1110 NW 87th St
2 Story
Single Family Residence



5. 9202 11th Ave NW
3 Story
Single Family Residence



6. 8358 14th Ave NW
3 Story
Rowhouses development

Neighborhood

The project at 9021 12th Ave NW is located in residential neighborhood. The neighborhood is being developed after the upzoning. It's located very close to the commercial hub at Holman Road NW which is undergoing transformation in the last few years. It's proximity to these arterial streets provides a few transit options as well neighborhood services.



Scale: NTS

Context Analysis

12TH AVENUE NW

SOUTH



NW 90TH ST

SITE



NORTH



NW 92ND ST

12TH AVENUE NW

NORTH



NW 92ND ST

ACROSS FROM SITE



SOUTH



NW 90TH ST



EXISTING SITE

Street Elevations

CS1 Natural Systems and Site Features

D. Plants and Habitat

The project has been designed in a way that each unit has access to a large open space at the ground level. The intention is to enhance the connection with the nature and create a strong relationship between indoor and outdoor spaces.

CS2 Urban Pattern and Form

B. Adjacent Sites, Streets, and Open Spaces

The front units have been recessed from the street and from each other to ensure the privacy at the ground level. A fifty percent transparent fence thirty inches tall has been provided in the front units to define the edges of the front yard for each unit. These barriers will be screened by a landscape buffer reducing the overall perception of a fence. The Northeast unit was stepped back additionally to provide greater visibility for the adjacent driveway for the project on the North.

D. Height, Bulk and Scale

The project is located on a site that has recently been up-zoned from a SF5000 to LR1. The surrounding area has a mixed typology of single family residences, large apartments and small businesses. Because of the variety in context buildings this project seeks to present a transition from the single family residences to the larger scale buildings nearby. This is accomplished through the massing and materials choice. The massing for this mid-block project is broken down by the roof shape and establishing two distinct volumes that each contain 3 units. These two volumes are more in scale with the adjacent homes on the south and the shed roofs provide a nice transition from the single family residences in the south to the commercial area in the north. High quality durable materials have also been chosen at the street level to honor the existing neighborhood.

CS3 Architectural context and Character

A. Emphasizing Positive Neighborhood Attributes

The project proposes a generous setback from the street of more than thirteen feet. The units facing the street have balconies in the upper levels which reduces the scale of the building. The material choice has been focused in the neighborhood context using brick in the base of the buildings and cedar wrapping the balconies. The horizontal lap siding is used as a complimentary base material in both buildings as well as the accent material for both buildings.

PL3. Street Level Interaction

A. Entries

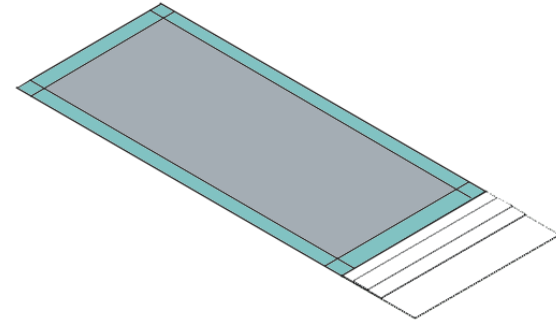
All the units' entries have been recessed from the main volume to create a clear articulation and sense of individualization. The use of the fence in the front units supports this idea defining that entry walkway from the street.

The units in the rear have a different treatment that emphasizes the pedestrian access versus the car storage. The design proposes a recessed entry pocket and a soffit material that continues all the way up to the roof. This accent material helps visualizing the location of the entries as well as the individualization of each unit.

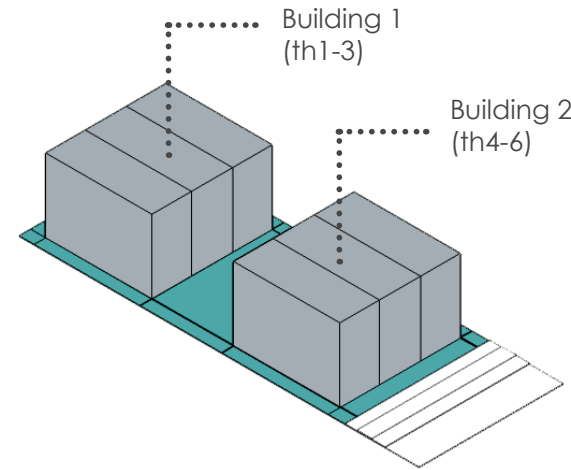
DC2. Architectural Concept

B. Architectural and Facade composition

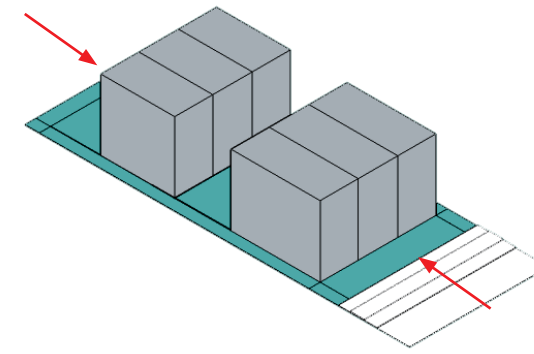
The building mass is articulated with a main volume over a base. This articulation is reinforced with the use of different materials and contrast colors. The fenestration repeats in each unit giving a sense of modulation in the facade. The main elevations (east and west) have an accent material in the change of plane that is wrapped by a different material mimicking traditional trim.



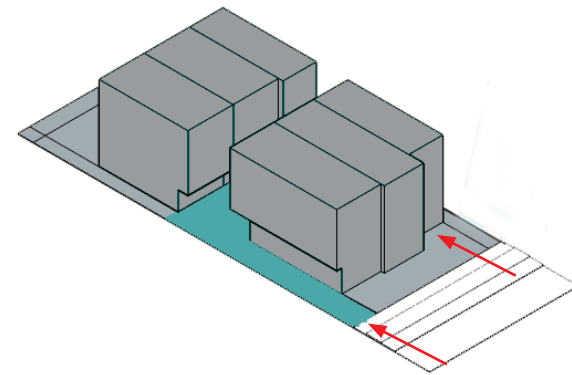
1. Site and required setbacks (5' min - 7' AVG front and rear setback)



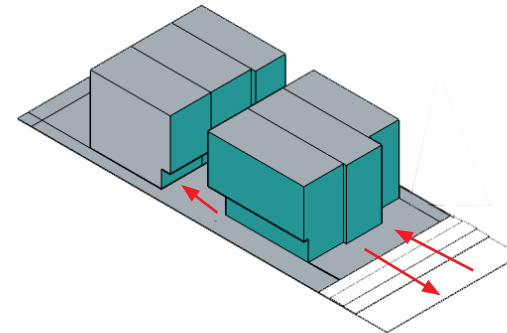
2. 65% maximum facade length + 30' maximum height



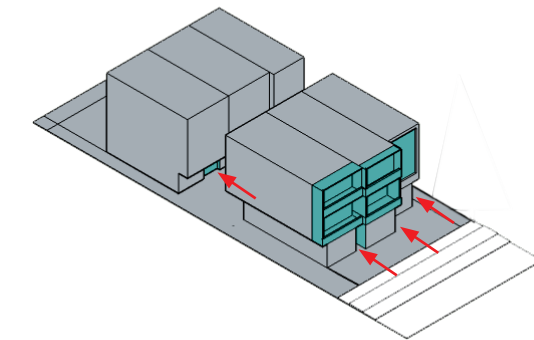
3. Generous setbacks to generate front and back yards.



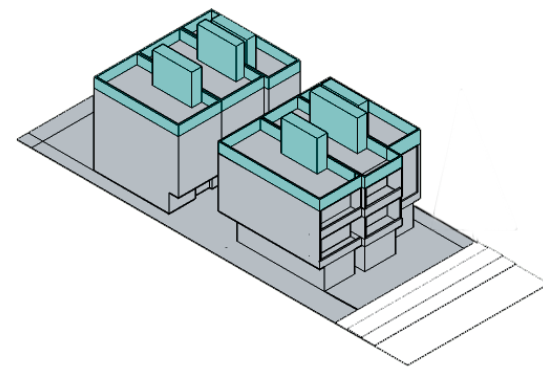
4. Site constraints: maximum 5,000 sf impervious surface + required on-site parking. Further setback of NE unit to respect adjacent driveway.



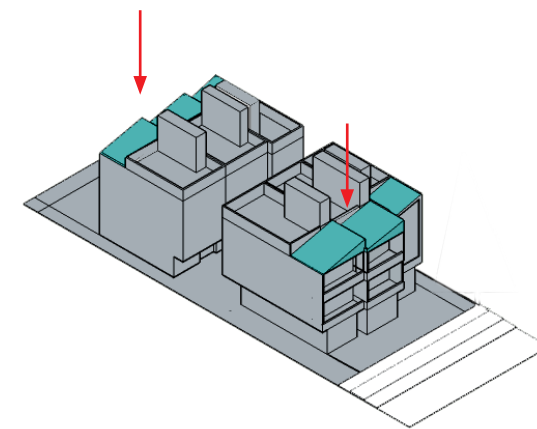
5. Offset mass building 2 to differentiate units & reduce scale. Building overhangs on upper levels to accommodate program



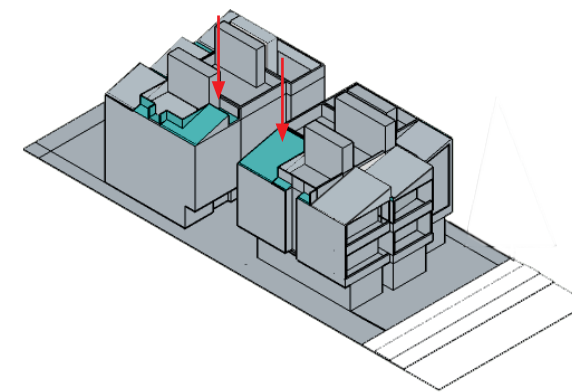
6. Decks on facade facing street to reduce the scale & articulate massing. Unit entries recessed to individualize them.



7. 4' parapet bonus & 10' penthouse bonus

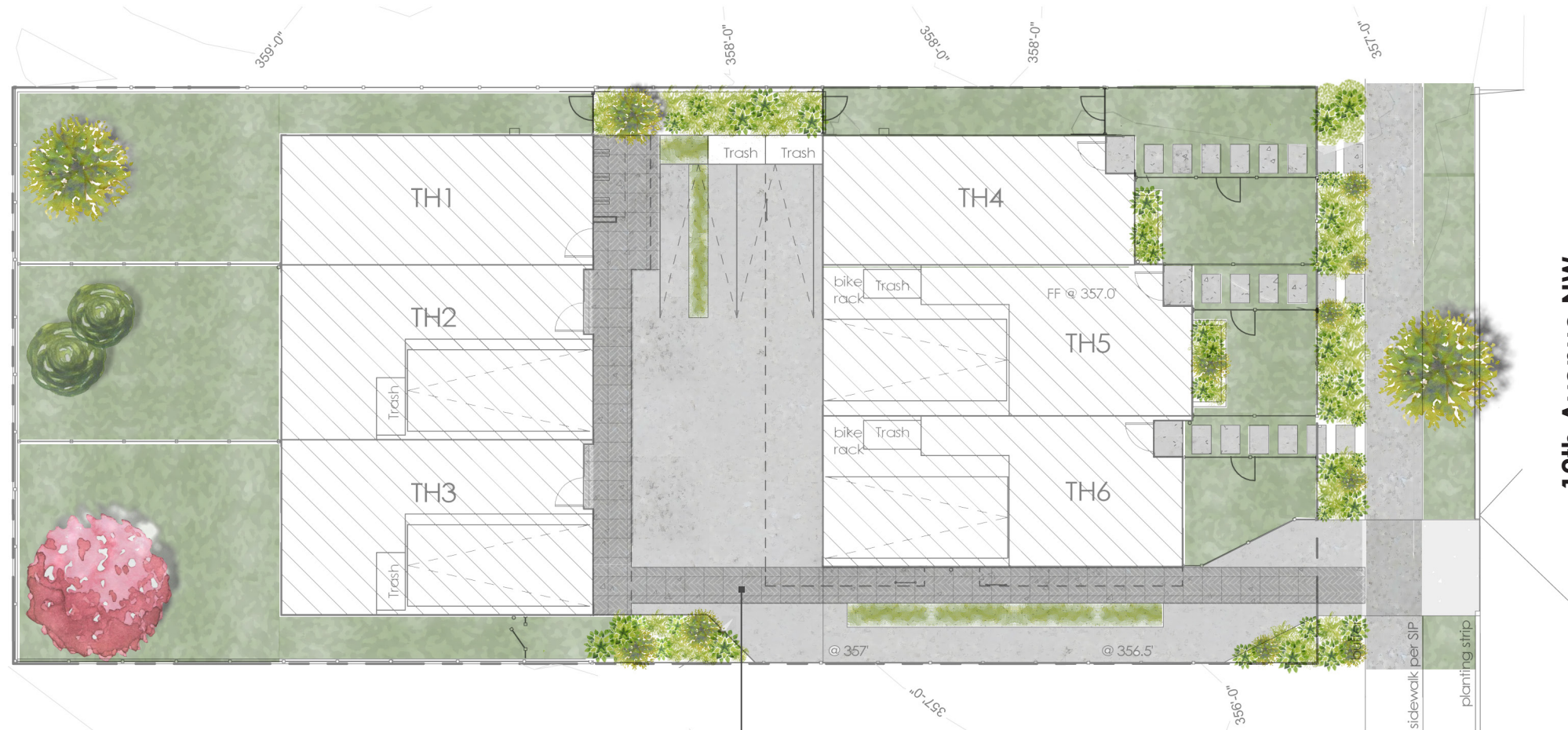


8. Replace section of roof deck with Shed Roof to reflect sloped roofs in neighborhood.



9. Nested roof decks in the southern units to reduce the scale.

Design Concept



Pedestrian Paving per SDR guidance



CONCEPTUAL LANDSCAPE PLAN

SCALE 1/16" = 1' 0"

Concept Landscape Plan



LA | Surface wall mount direct light fixture

Location: Unit front entries, mounted above house numbers

SPECIFICATIONS

Color Temp:	3000K
Input:	120-277 VAC, 50/60Hz
CRI:	90
Dimming:	ELV: 100-10%, 0-10V: 100-5%, TRIAC: %
Rated Life:	50000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, IP65, Title 24 JA8-2016 Compliant Wet Location Listed
Construction:	Aluminum body with die-cast glass diffuser



LB | Surface ceiling mount direct light fixture

Location: building soffit

SPECIFICATIONS

Construction:	Injection Molded Polycarbonate Injection molded UV rated plastic with translucent diffuser for outdoor application
Power:	12W
Input:	120-277 VAC, 50/60Hz
Dimming:	TRIAC: 100-5%, ELV: 100-5%
Light Source:	Integrated LED
Lens:	Translucent acrylic diffuser
Mounting:	Installs over a 3", 4" or 3/0-4/0 hybrid junction box, Can be mounted on ceiling or wall in all orientations
Finish:	Enamel Coated White, Enamel Coated Nickel, Enamel Coated Bronze
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, Energy Star 2.0, Title 24 JA8-2016 Compliant, ADA



LC | Recessed wall mount step light

Location: mounted at 15" above finished driveway

SPECIFICATIONS

Construction:	Corrosion resistant aluminum alloy, Stainless Steel
Power:	2W
Input:	120 VAC, 50/60Hz
Light Source:	Integrated LED 3 Step Mac Adam Ellipse
Lens:	Tempered Glass
Rated Life:	54000 Hours
Finish:	Enamel Coated Black on Aluminum, Enamel Coated Brush Nickel on Aluminum, Enamel Coated Bronze on Aluminum, Enamel Coated White on Aluminum, Stainless Steel Stainless Steel
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA

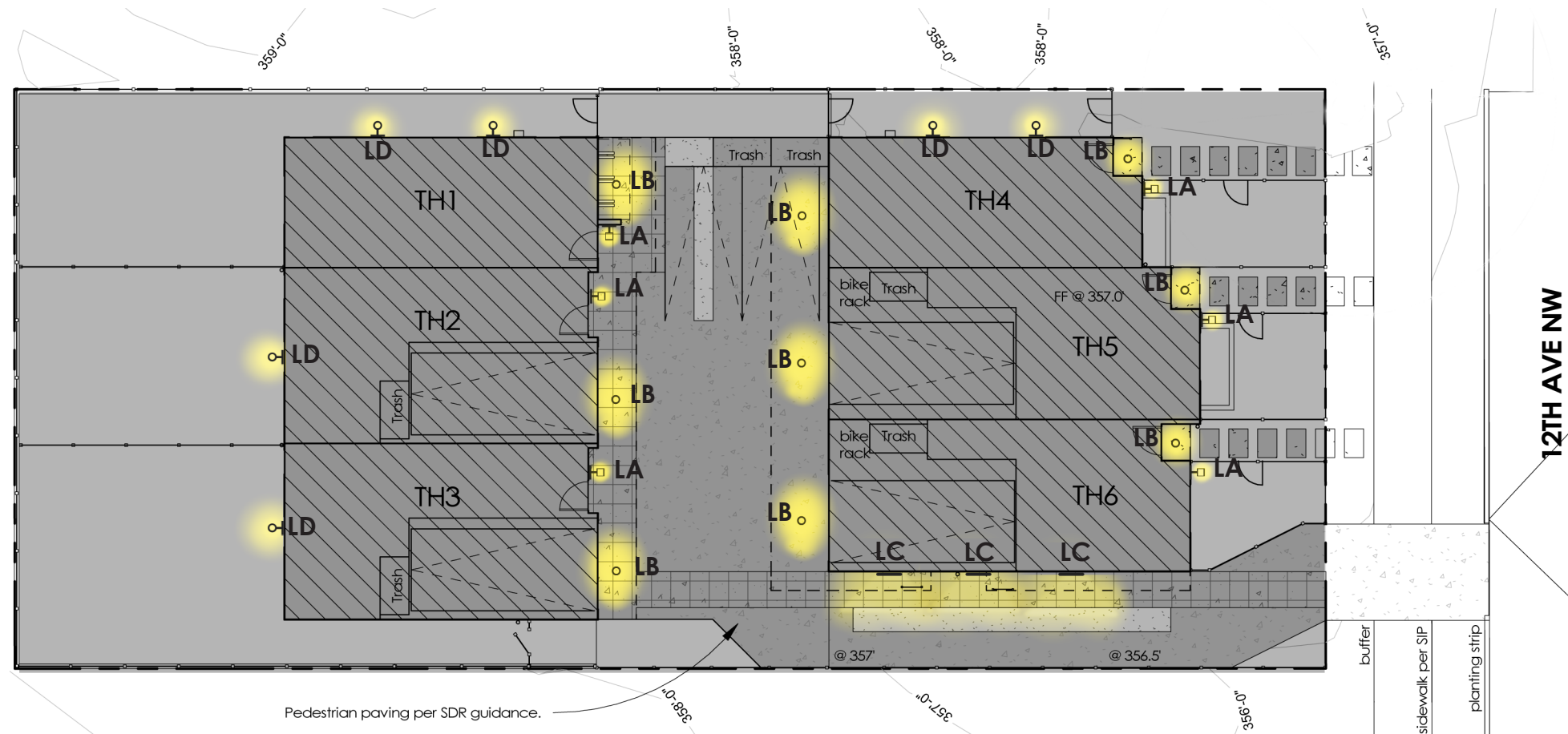


LD | Surface wall mount direct light fixture

Location: back unit entries, align top of fixture with top of finished door.

SPECIFICATIONS

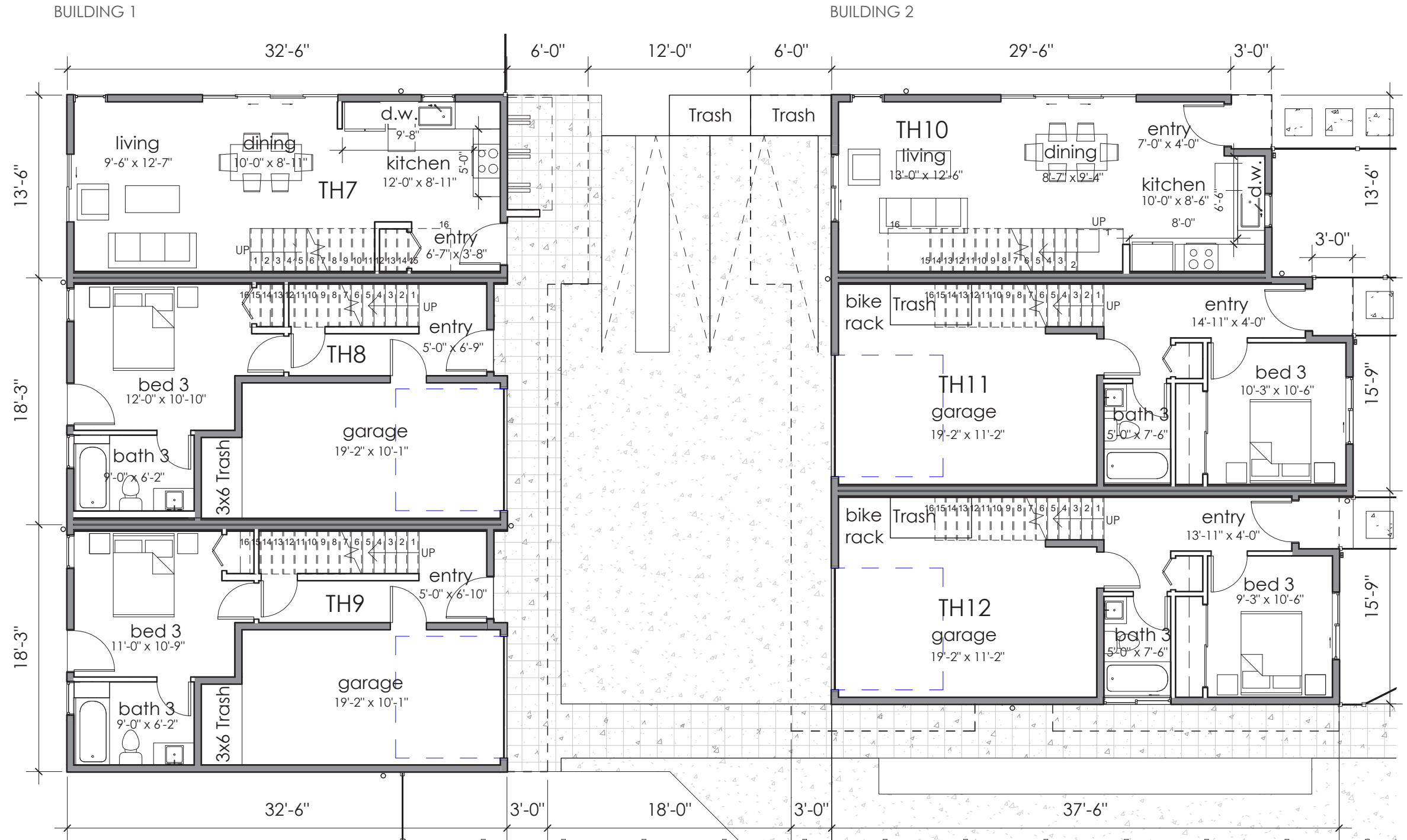
Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Electrostatically Powder Coated Black, Electrostatically Powder Coated Bronze, Electrostatically Powder Coated Brushed Aluminum, Electrostatically Powder Coated Graphite
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:



LIGHTING PLAN

SCALE: 1/16" = 1'0"

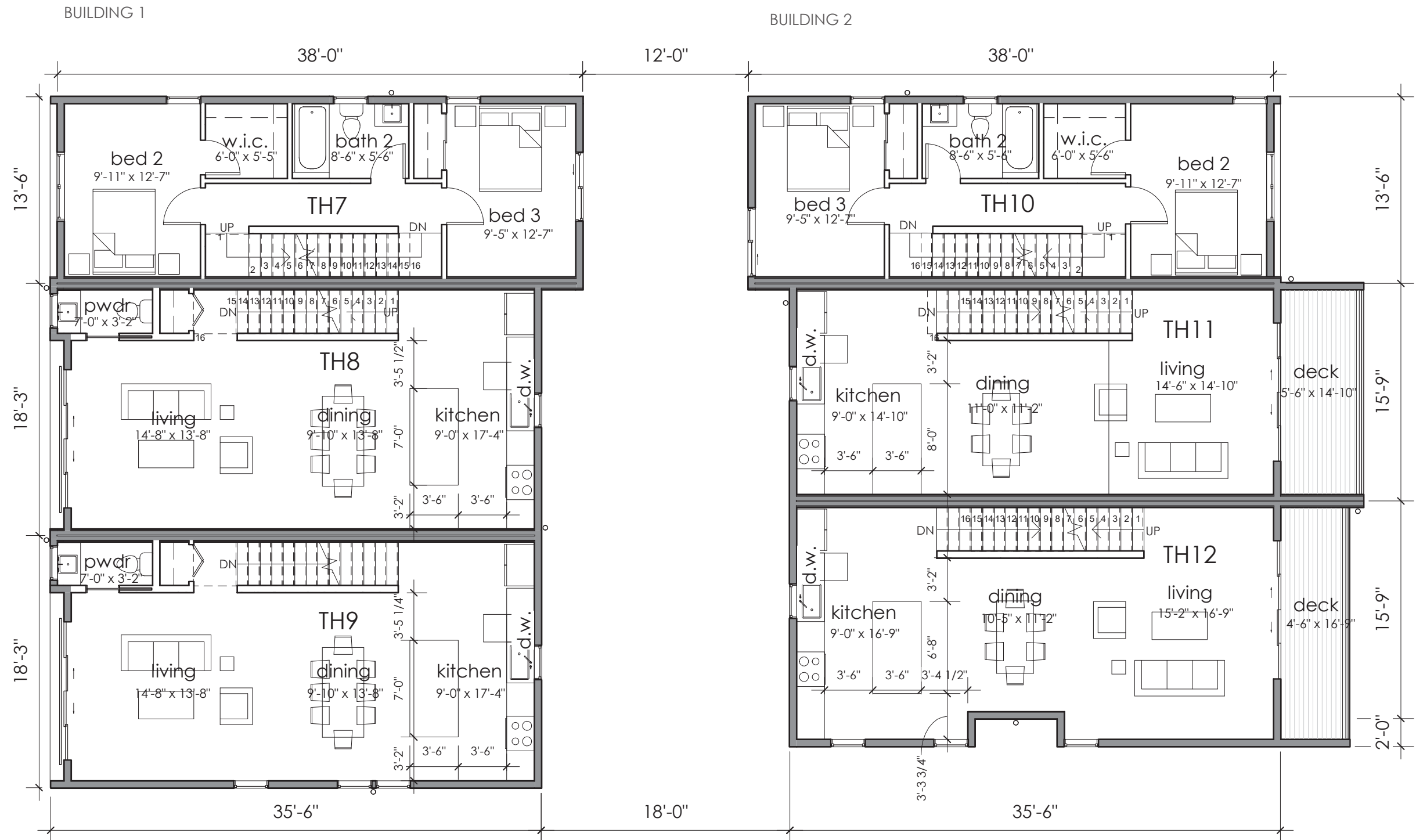
Concept Lighting Plan



LEVEL 1 TH 1-6

SCALE: 1/8" = 1'0"

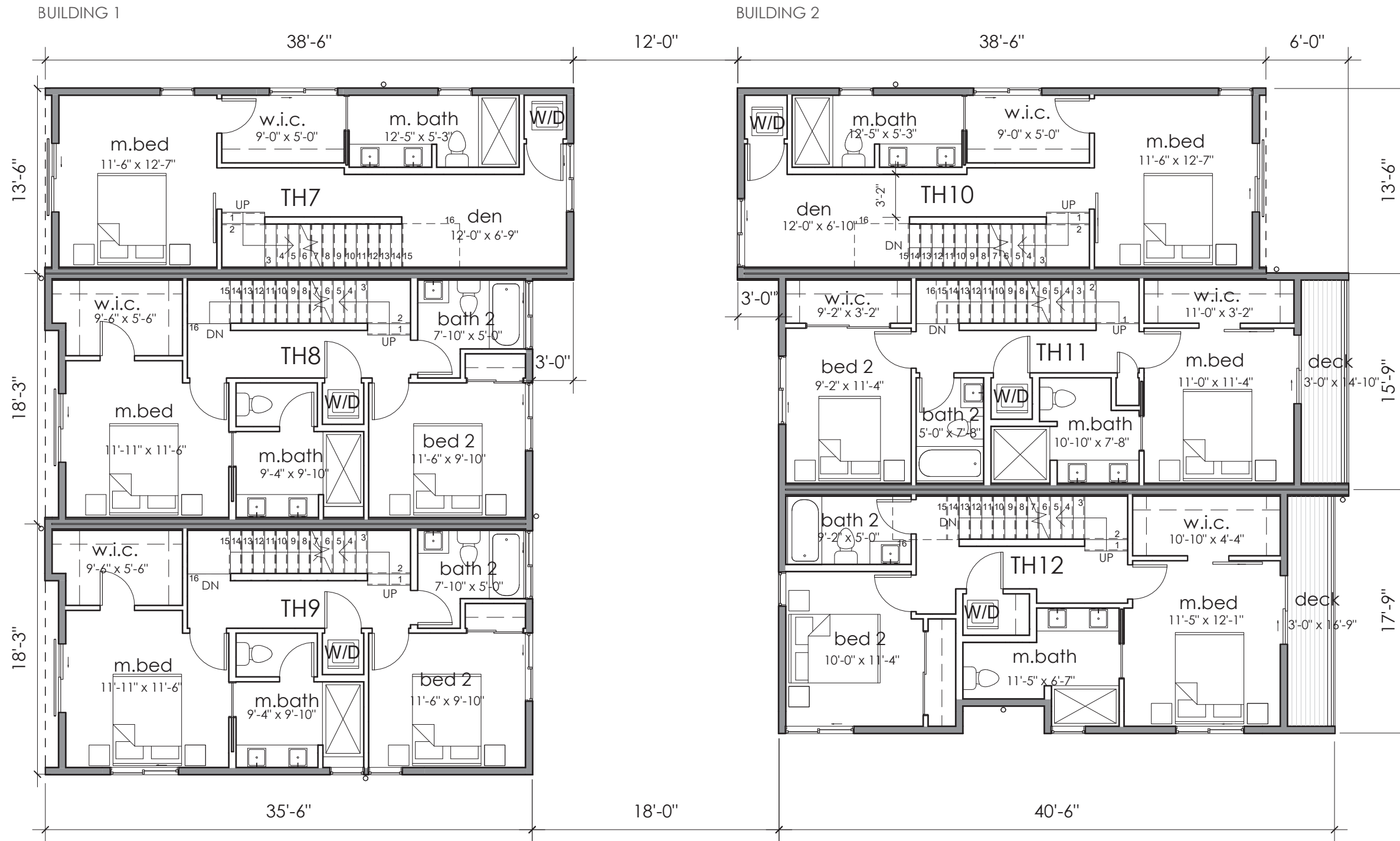
Floor Plans



LEVEL 2 TH 1-6

SCALE: 1/8" = 1'0"

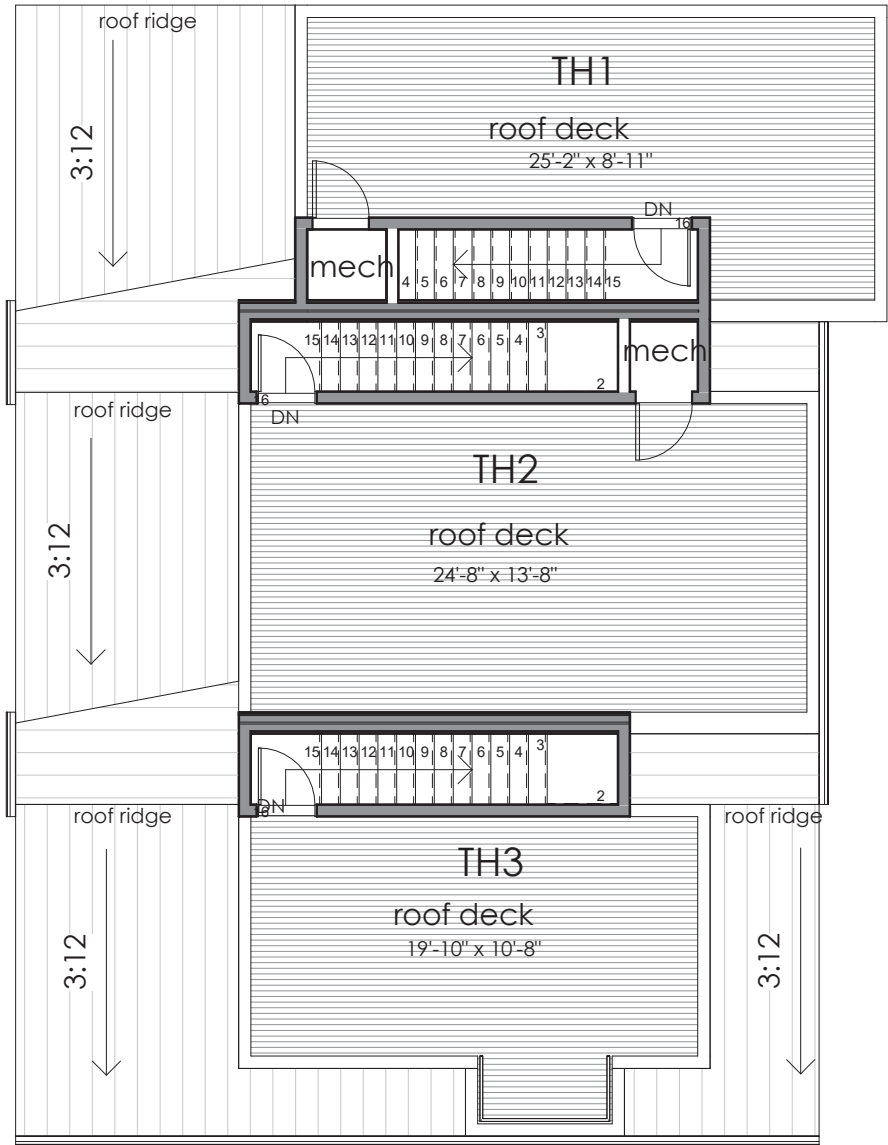
Floor Plans



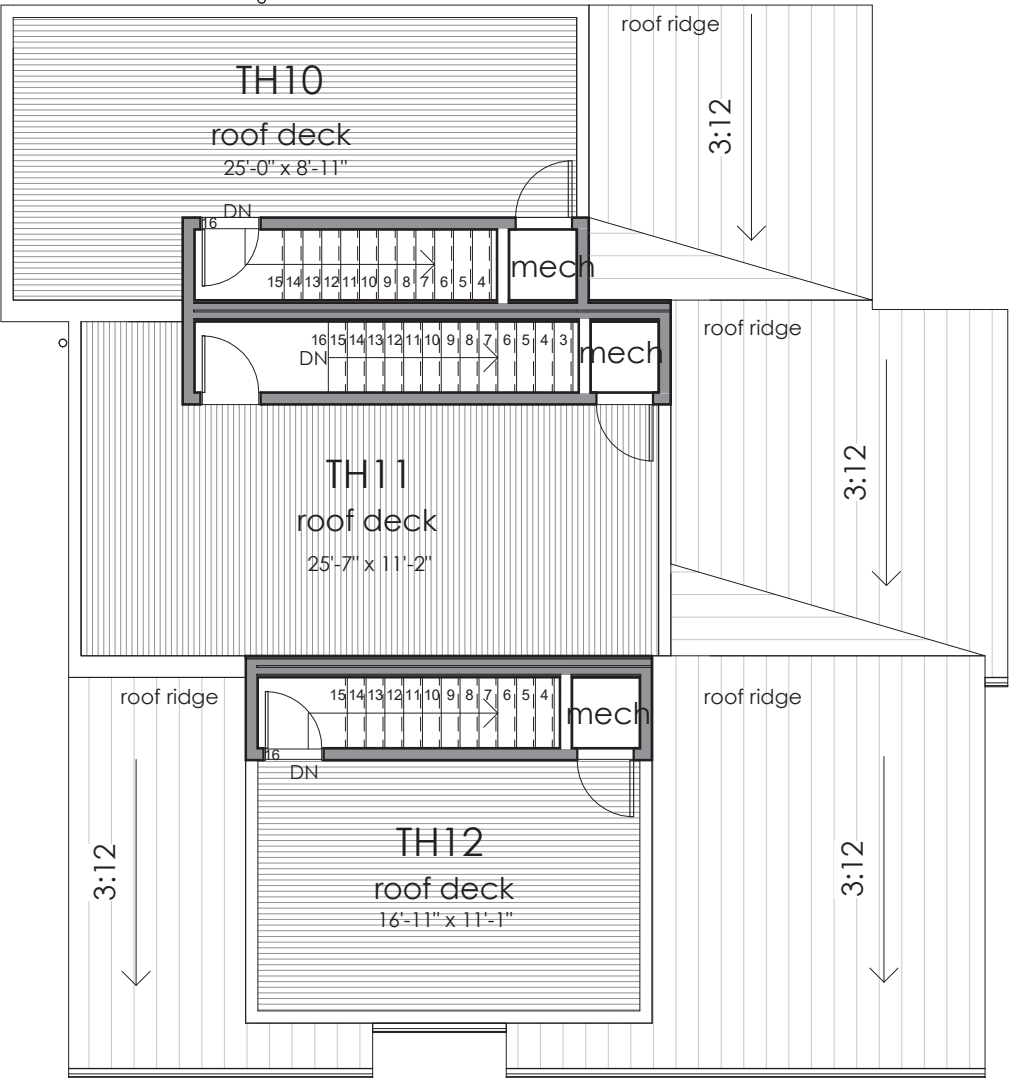
LEVEL 3 TH 1-6
SCALE: 1/8" = 1'0"

Floor Plans

BUILDING 1



BUILDING 2



ROOF PLAN TH 1-6
SCALE: 1/8" = 1'0"

Floor Plans

1. Inca Brick



0.5" Mutual Materials Thin Brick

Inca - Mission Texture w/ gray grout

Utilized at Unit entries

2. Cream Brick



0.5" Mutual Materials Thin Brick

Aspen - Mission Texture w/ gray grout

Utilized at Unit entries

3. Black Lap

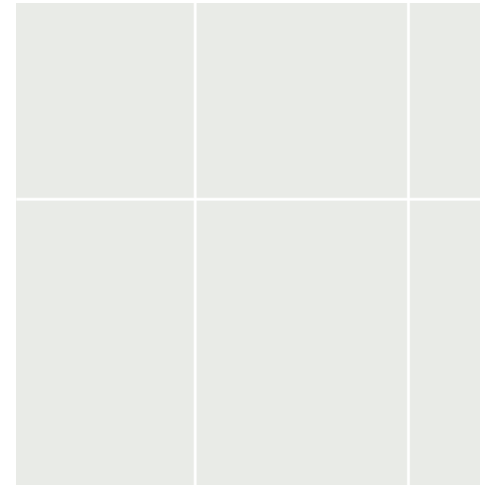


James Hardie 7.25" Lap Siding

Sherwin Williams #7048
Urbane Bronze

Utilized as Level 1 base material

4. White Panel

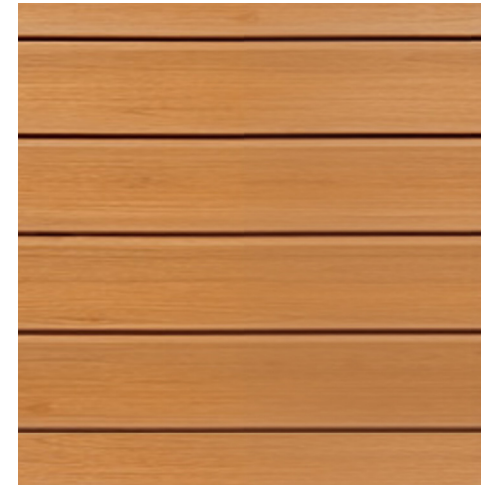


7/16" James Hardie Panel

Sherwin Williams #7007
Ceiling Bright White

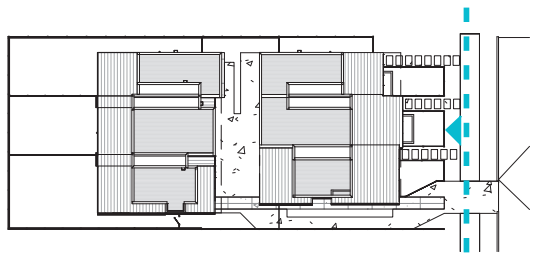
Utilized as main material for
Level 2 and 3

5. Cedar T&G



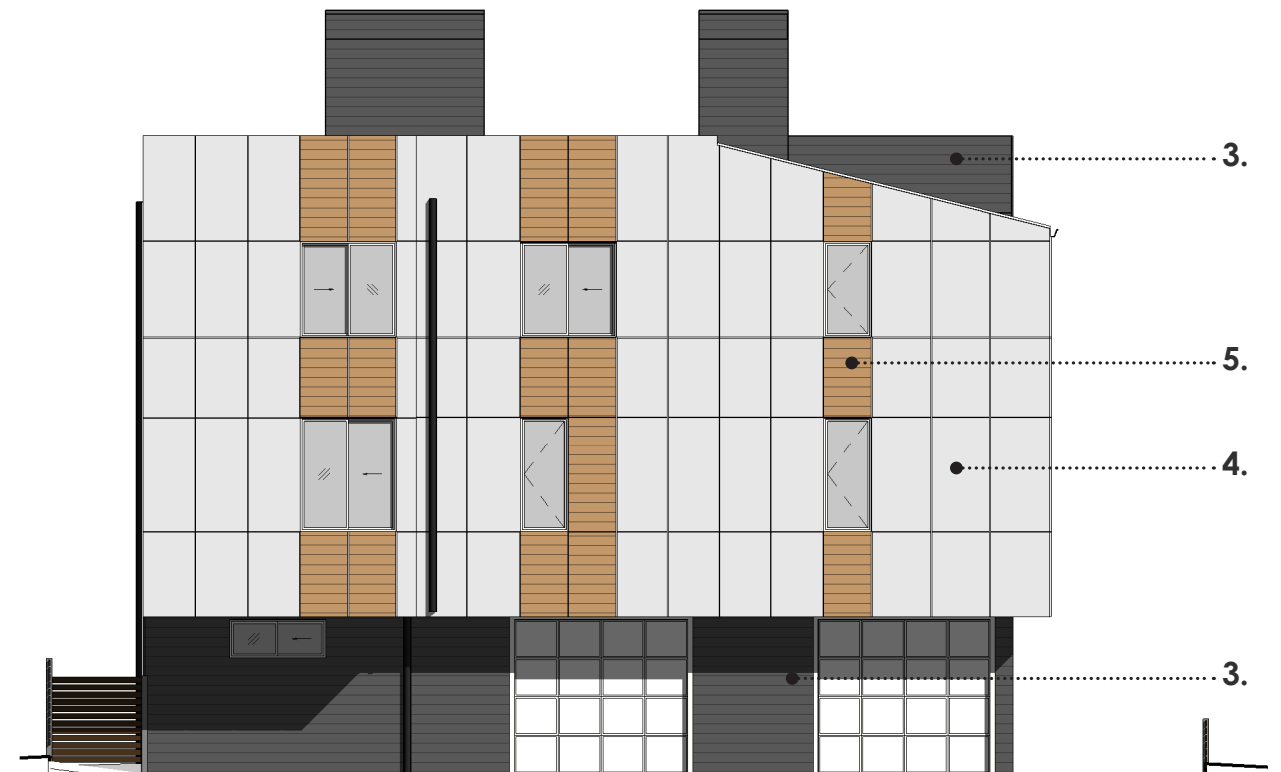
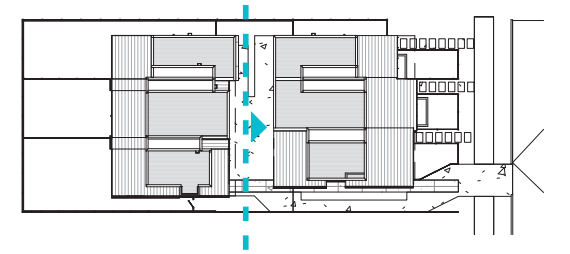
1"x4" T&G Natural Cedar

Utilized as accent material at
decks.



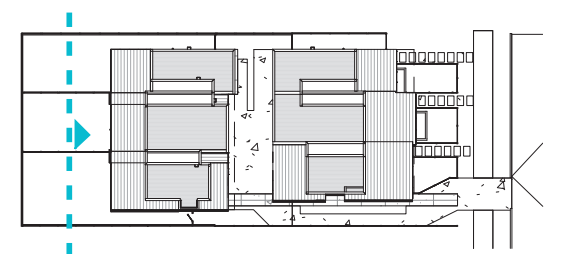
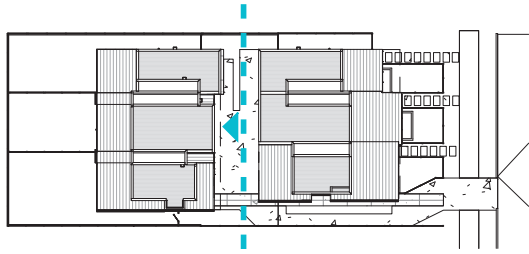
12th Ave NW

EAST ELEVATION_ BUILDING 2
SCALE: 1"=10'-0"



WEST ELEVATION_ BUILDING 2
SCALE: 1"=10'-0"

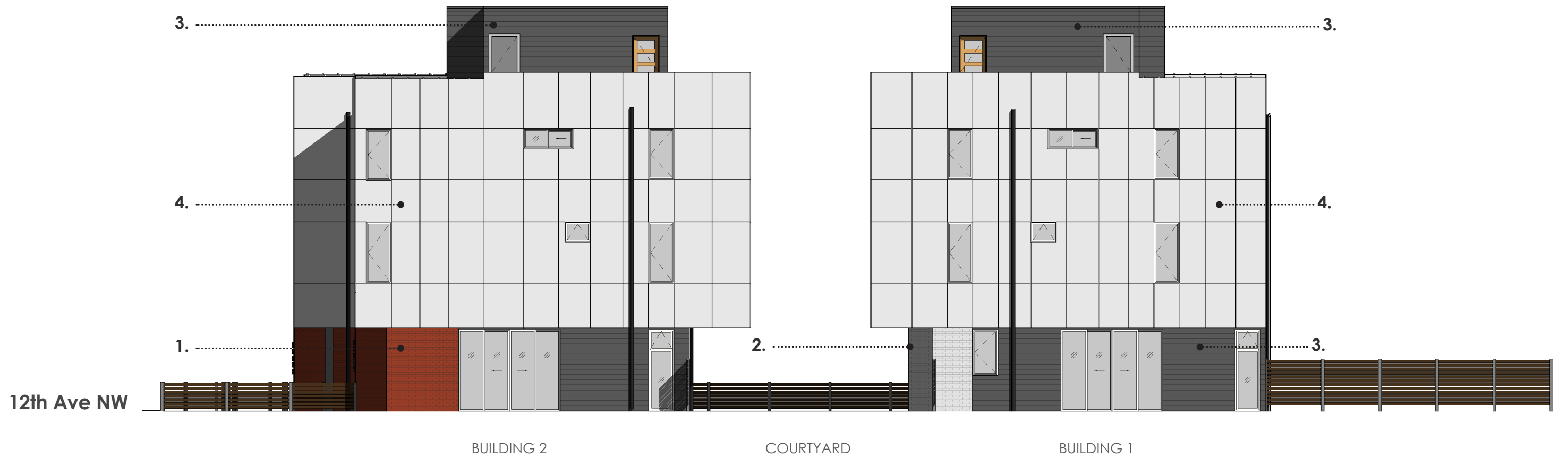
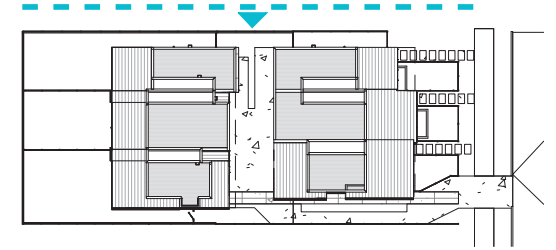
Building Elevations



EAST ELEVATION_ BUILDING 1
SCALE: 1"=10'-0"

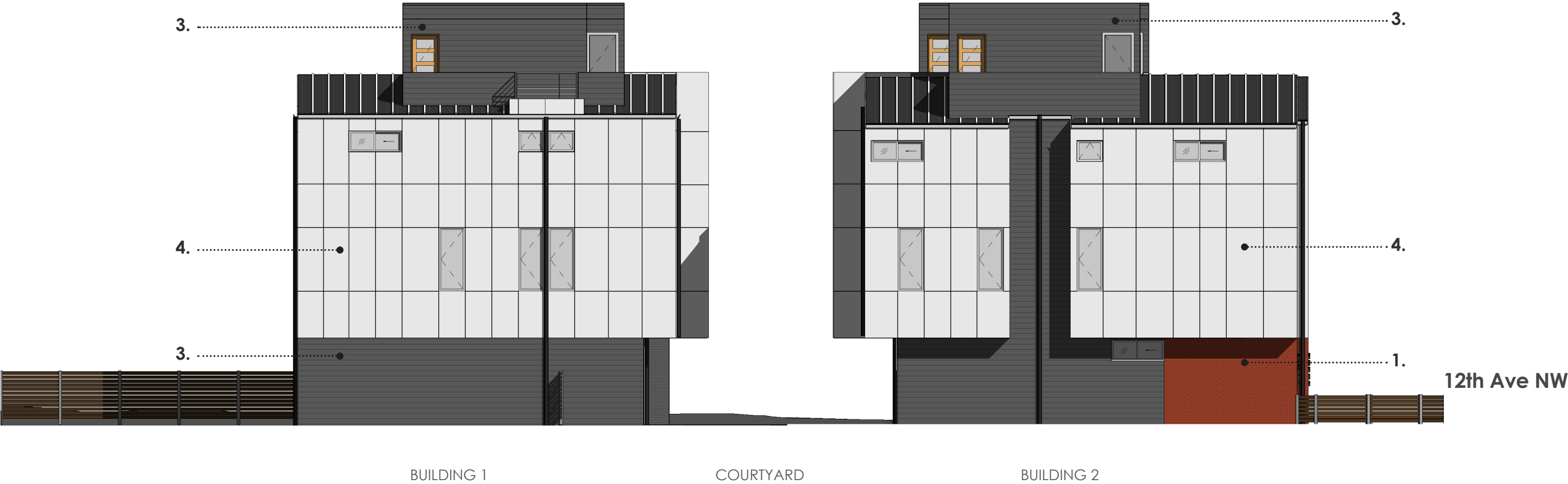
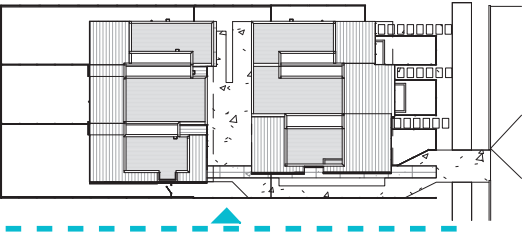
WEST ELEVATION_ BUILDING 1
SCALE: 1"=10'-0"

Building Elevations



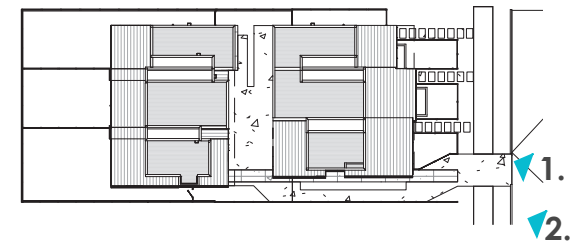
NORTH ELEVATION
SCALE: 1"=10'-0"

Building Elevations



SOUTH ELEVATION
SCALE: 1"=10'-0"

Building Elevations

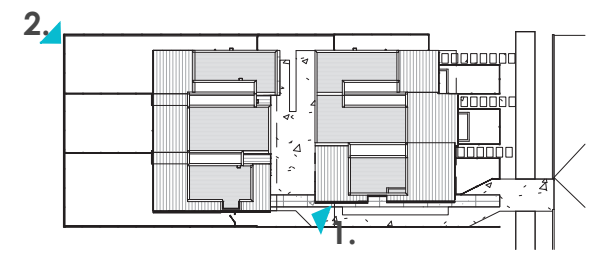


1. APPROACH FROM 12TH AVENUE NW



2. AERIAL APPROACH FROM N12TH AVENUE NW

Renderings



1. APPROACH FROM DRIVEWAY - COURTYARD



2. AERIAL APPROACH FROM REAR