

SDCI Project: #3037971-EG
Address: 8052 16th Ave NW
07/30/2021



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Project Data	
Address:	8052 16TH AVE NW SEATTLE, WA 98117
Tax ID Number:	758870-0136
SDCI Project Number:	SDR: 3037971-EG
Lot Size:	4,242 SF
Architect:	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST SEATTLE, WA 98144
Owner/Applicant:	LEO PEREZCHICA 11723 93RD AVE NE, APT A1 KIRKLAND, WA98034
Proposal:	EXISTING SFR TO BE DEMOLISHED,CONSTRUCT (4)TOWN HOUSES PER PLAN, WITH (4) OPEN PARKING STALLS.
Legal Description:	THE SOUTH HALT OF THE WEST HALF OF THE EAST HALF OF TRACT 7 OF SCHEUERMANN GARDEN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 53, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF CONDEMNED FOR 16th AVENUE NORTHWEST ORDINANCE NO .49094 OF THE CITY OF SEATTLE SITUATE IN THE COUNTY OF KING STATE OF WASHINGTON.

Key Metrics	Current	Previously
Zone:	LR2(M1)	SF5000
Urban Village:	Crown Hill	N/A
Frequent Transit:	Yes	
Overlay Zoning:	No	
	Required/Allowed	Proposed
Density:	Unlimited	(4) Townhouse
Vehicle Parking:	(0) Spaces Required	(1) garage + (3) open parking
Bike Parking:	Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF, min (2)	(4) Long-term
FAR:	1.4 X 4,242 SF =5,938.8 SF LR2 (M1), BUILT GREEN	5,781 SF
GFA:	SDR threshold >5,000 SF requires SDR	5,932 SF
Amenity Area:	25% of Lot Area = 1,061SF 0.5 Ground related=530.5 SF	882 SF - Ground Related 1961 SF Total Amenity Area
Structure Height:	40'-0" + 10' Penthouse Bonus	32' + 9' Penthouse
Front Setback (West):	5' Min, 7' AVG	6'-11", 8'-4" AVG
Rear Setback (East):	5' Min, 7' AVG	7'
Side Setback(North):	5' Min	5'
Side Setback (South):	5' Min	5'
Separation:	10' + 2'	19'

Project Information

FAR Schedule	
covered parking	
covered parking	99 SF
covered parking	102 SF
201 SF	
TH1	
level 1	288 SF
level 2	487 SF
level 3	445 SF
1,220 SF	
TH2	
level 1	409 SF
level 2	472 SF
level 3	428 SF
penthouse	97 SF
TH3	
level 1	420 SF
level 2	508 SF
level 3	411 SF
1,339 SF	
garage	253 SF
253 SF	
TH4	
level 1	421 SF
level 2	421 SF
level 3	421 SF
penthouse	97 SF

Lot Area: 4, 242 SF
FAR Allowed: 1.4 x 4,242 = 5, 938.8 SF, LR2(M1) BUILT GREEN

FAR Proposed: 5,781 SF < 5,938.8 SF, Complies. 157.8 SF under

GFA Schedule	
Name	Area
Covered Parking	98 SF
Covered Parking	102 SF
Garage	259 SF
TH1	
Level 1	299 SF
Level 2	502 SF
Level 3	469 SF
TH2	
penthouse	104 SF
Level 1	423 SF
Level 2	488 SF
Level 3	443 SF
TH3	
Level 1	391 SF
Level 2	522 SF
Level 3	424 SF
TH4	
penthouse	104 SF
Level 1	436 SF
Level 2	435 SF
Level 3	435 SF

GFA Proposed: 5, 932 SF

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.

Approved by the Department of Neighborhoods on 06/15/21

Dear Resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW

at 8052 16th Ave NW

JW Architects are collaborating to design the redevelopment of 8052 16th Ave NW.



Project information:
This project will be located mid block on the East side of 16th Avenue NW. When it's complete, the new homes will be 3 stories tall and will include 4 town-homes with 4 open parking stalls. 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@jwseattle.com

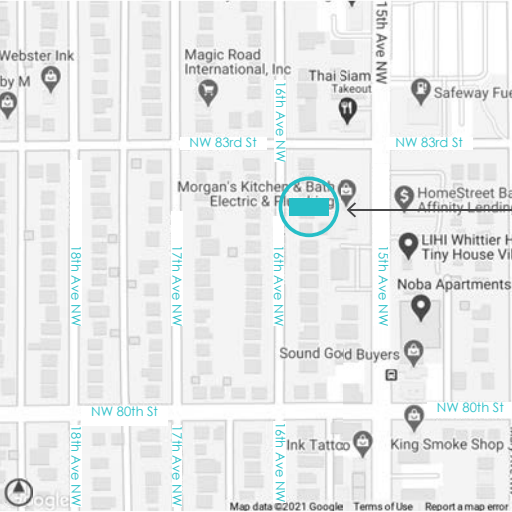
We request your input through:

ONLINE SURVEY
May 06 - June 09, 2021
Link to survey:
www.jwseattle.com/8052

PROJECT WEBSITE
Link to website:
<https://jwseattleoutreach.wixsite.com/8052>

*additional info on back of flyer





ONLINE SURVEY
May 06 - June 09, 2021
Link to survey:
www.jwseattle.com/8052

Site: 8052 16th 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.jwseattle.com) and attend our drop-in hours listed above.

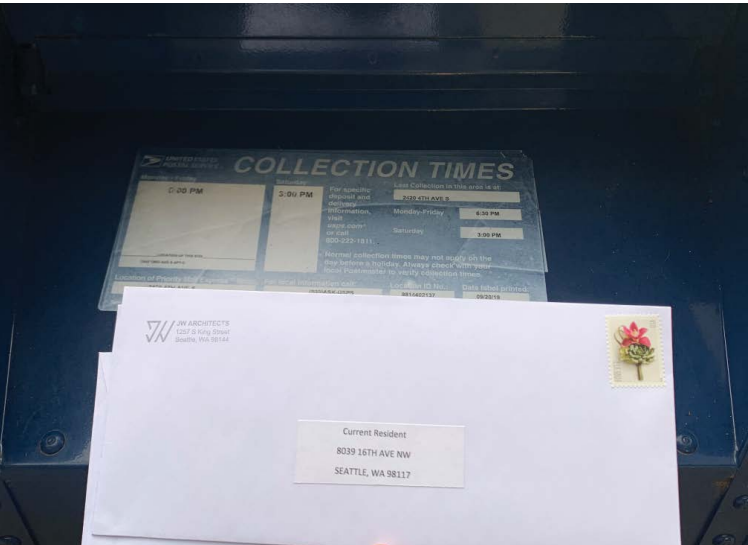
More information about early outreach for design review can be found on the Seattle Department of Neighborhood's web page (<http://www.seattle.gov/neighborhoods>).

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





Front page of Flyer.

Link to project website and survey.

Link to dedicated project website and public comments.

Back page of Flyer.

Public Outreach

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 web page 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 afford-ability 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 there entire street, how will it all fit
- Lots of people like, 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 driveways). Cars block my mailbox regularly because parking spaces not well defined

Question 6:
- Dicks drive in
- The overpass
- Cemetery
- Older homes, natural native greenery 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 nearby) and close to transit. It still has a bit of a small town feel (I hope new development will help preserve that).

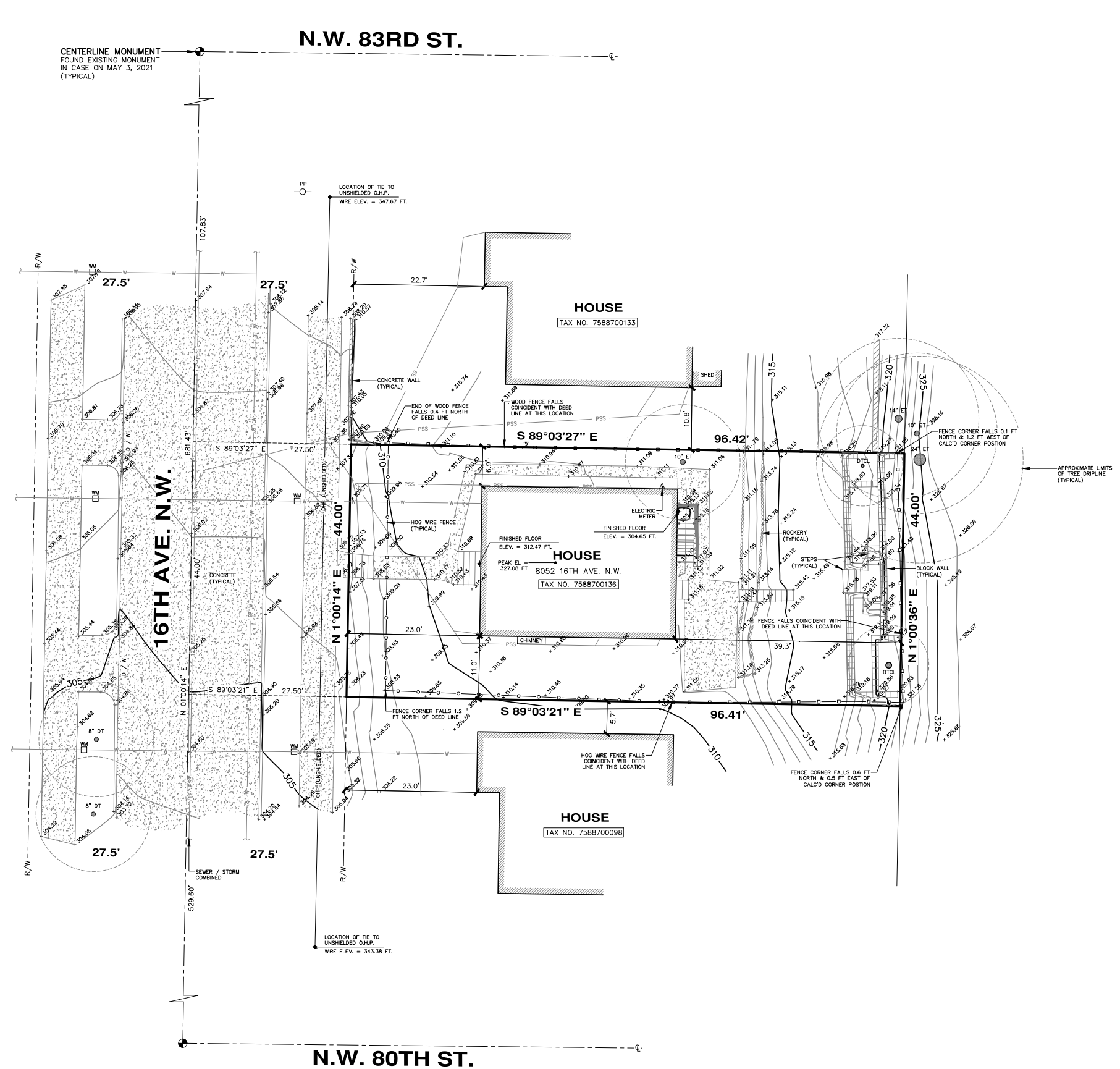
Question 8:
-Car traffic
-Not enough sidewalks, roads and curbs in need of repair
-No Sidewalks! The neighborhood lacks character. Are triangle has been moved around many times as far as which school kids attend (four different elementary schools since 2006).

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



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MAY 3, 2021.
HORIZONTAL DATUM = NAD 83/91
4. PARCEL AREA = 4,242 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 7588700136
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. BASED UPON THE RESULTS OF THIS SURVEY, IN MY OPINION, NO SLOPES 40% OR GREATER ARE ON SITE. HOWEVER, FINAL DETERMINATION OF THE LOCATION OF STEEP SLOPES, AND ANY ASSOCIATED BUFFERS, IS DEPENDENT UPON REVIEW AND APPROVAL BY THE CITY OF SEATTLE.
10. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTION

THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF TRACT 7 OF SCHEUERMANN GARDEN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 53, IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION THEREOF CONDEMNED FOR 16TH AVENUE NORTHWEST IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 189999, UNDER ORDINANCE NO. 49094 OF THE CITY OF SEATTLE.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGEND:

	ELECTRIC METER		CONCRETE PAVING		OVERHEAD POWER LINE
	WATER METER		HOG WIRE FENCE		UNDERGROUND WATER LINE
	POWER POLE		WOOD FENCE		UNDERGROUND SANITARY SIDE SEWER
	8" DT		12" DIA. DECIDUOUS TREE		12" DIA. SEWER / STORM COMBINED MAIN
	12" ET		12" DIA. WATER MAIN		
	DTCL				

40' AFF OHP line,
lowest point at 343.4'

16TH AVE NW

SCALE: 3/32" = 1' 0"

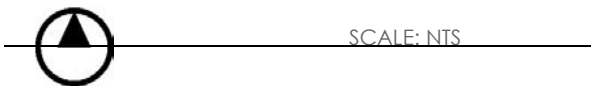
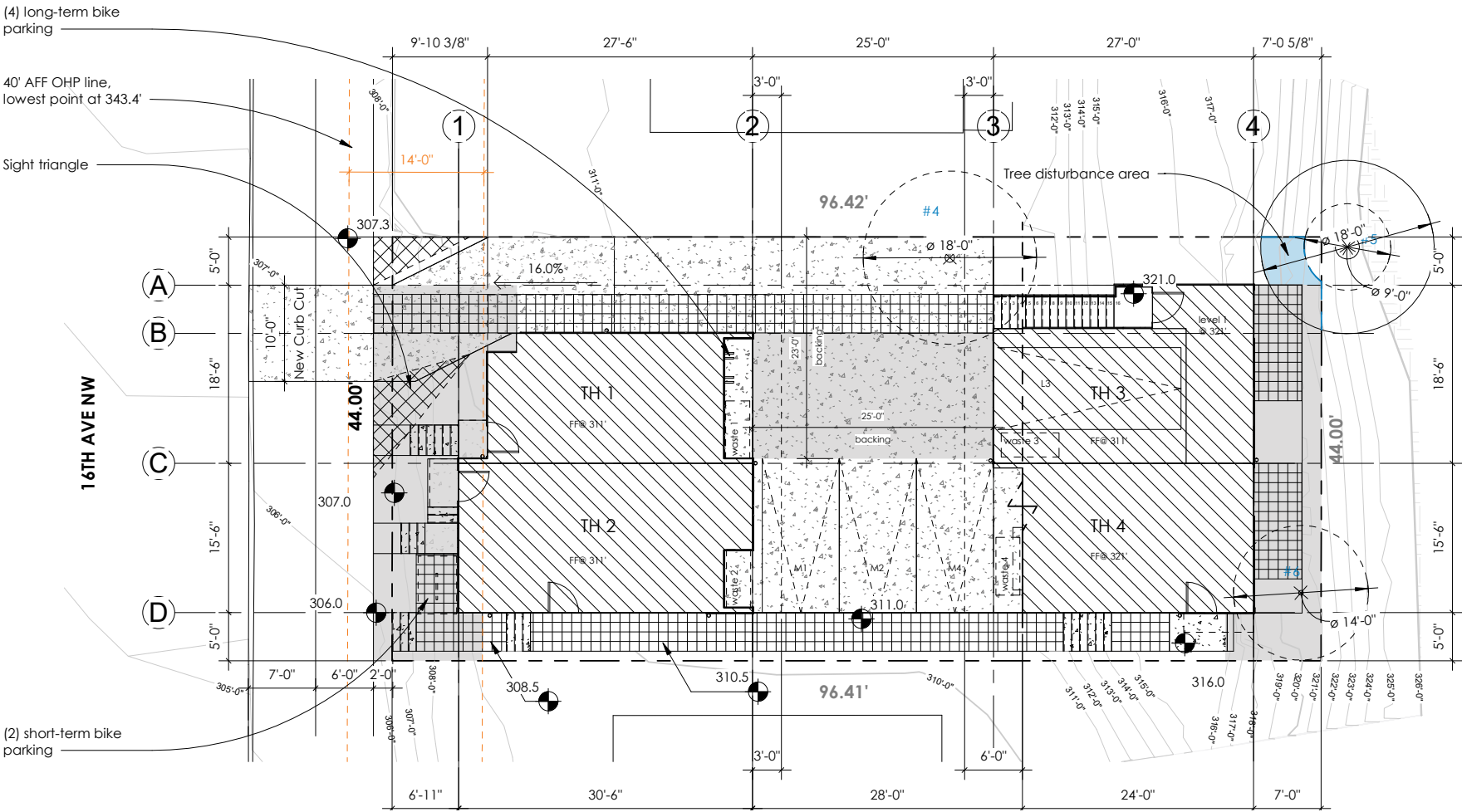
8052 16th Ave NW Streamlined Design Review 8

Arborist Report:

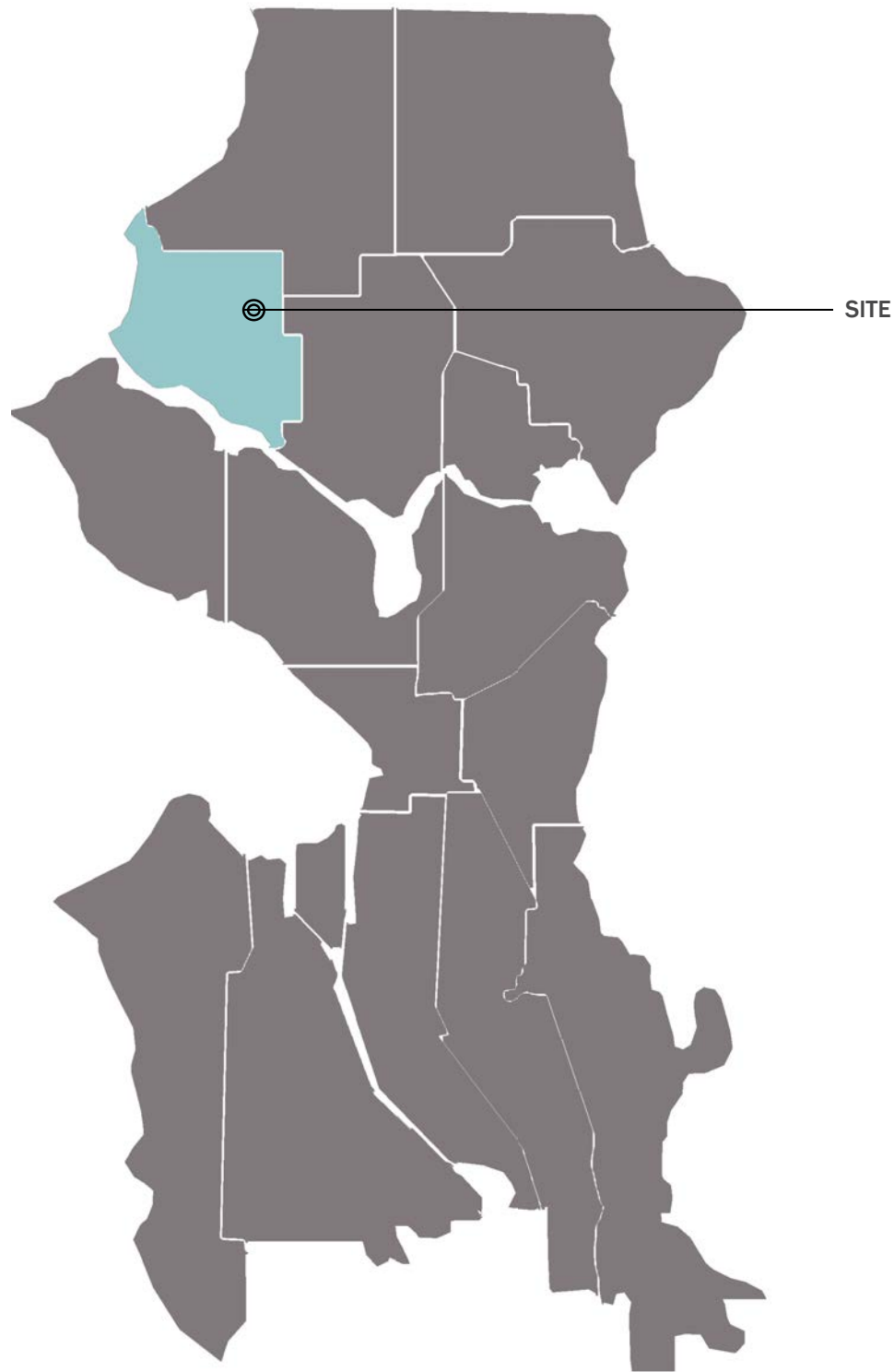
The City of Seattle tree regulations are specified in Director's Rule 16-2008 and are used to determine which trees meet the minimum criteria to be classified as exceptional and how exceptional trees are required to be protected through development.

The inventory included 5 significant trees on the property and one just off-site to the north with a drip line that extends onto the property. The column CSD is crown spread diameter. Following is the information on these trees.

#	Species	Dbh	CSD	Condition and Status
1	English yew (<i>Taxus baccata</i>)	6"	4'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Technically, a shrub. Not required to be retained or protected.
2	English yew (<i>Taxus baccata</i>)	6"	4'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Technically, a shrub. Not required to be retained or protected.
3	Western red cedar (<i>Thuja plicata</i>)	6"	10'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
4	Hawthorn (<i>Crataegus monogyna</i>)	12"	18'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
5	Douglas fir (<i>Pseudotsuga menziesii</i>)	>30"	18'	Located off-site. Tall wood fence obscured view of the trunk at 54", however it is obvious that the diameter is greater than 30" at that height. Classified as exceptional. Required to be protected. Crown spreads 18' onto the property. Until a survey is done and the exact location of the tree is known, it will not be possible to locate the IRZ and ORZ.
6	Goldenchain tree (<i>Laburnum x. wateri</i>)	6"	14'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.



Exceptional Trees

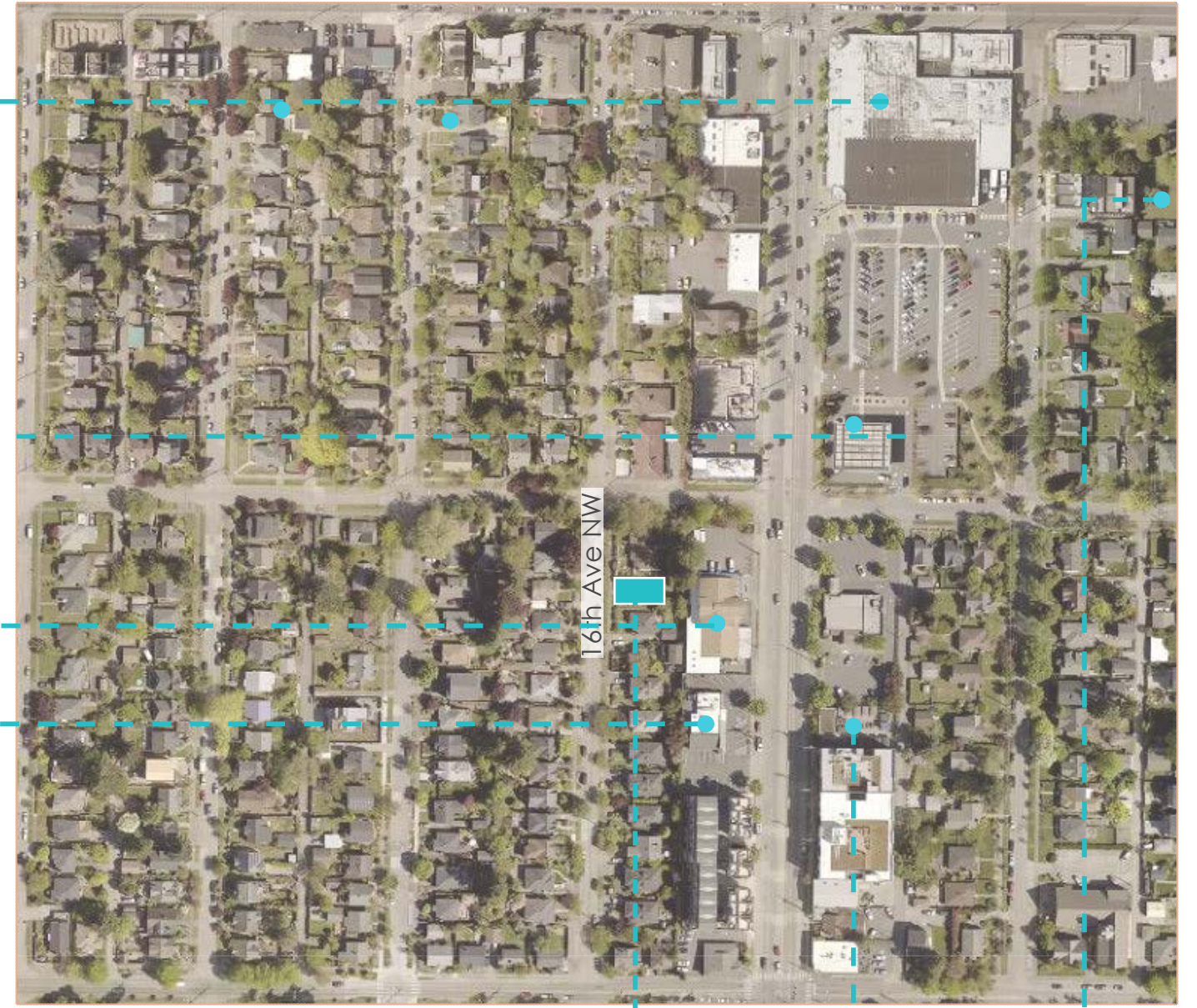


Safeway
Grocery
Store

Safeway Gas
Station

Morgan's
Hardware
Store

Fuel Sports



SITE: 8052 16TH AVE NW

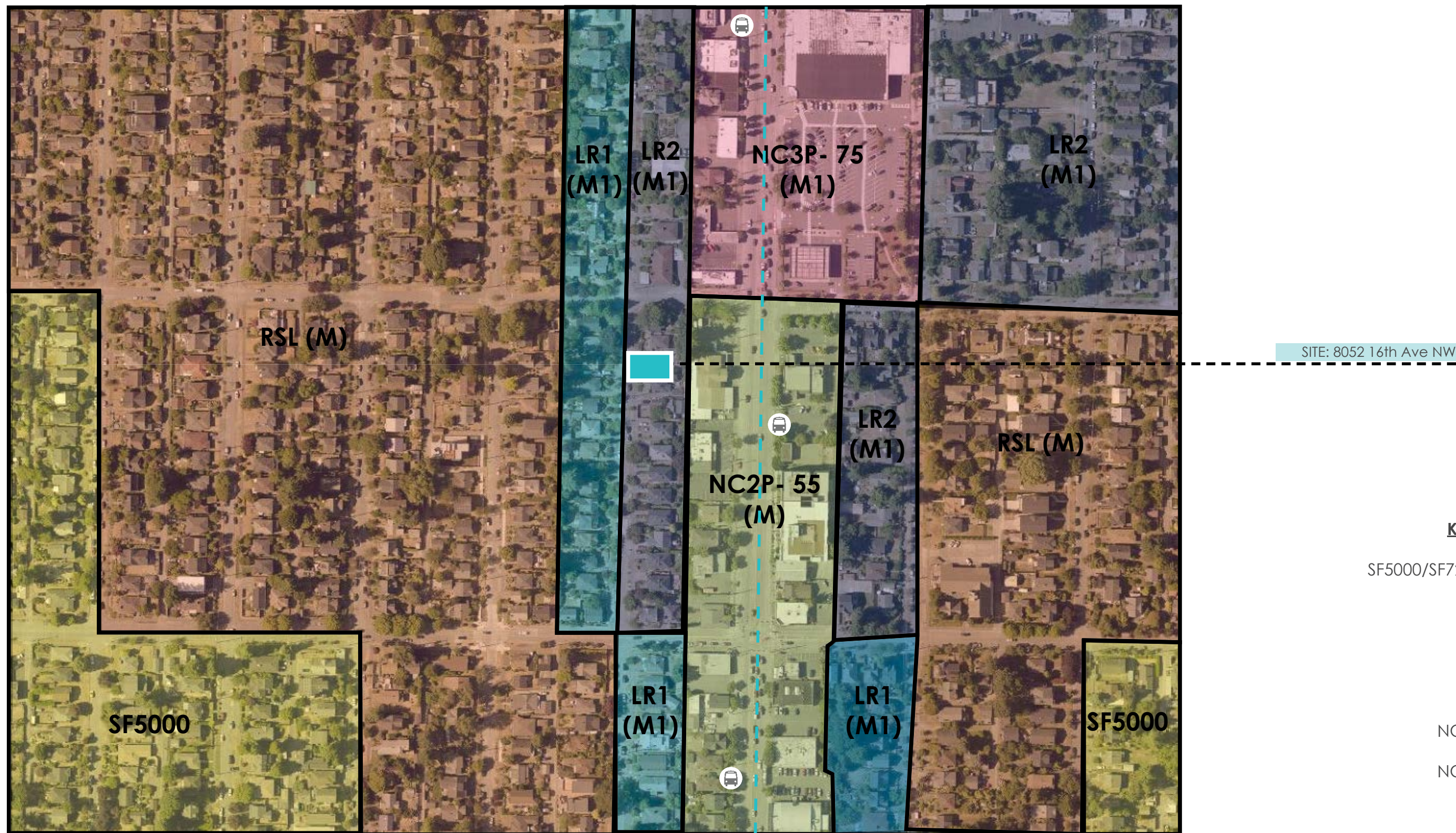
LIHI Whittier
Heights Tiny
House Village

Baker Park on
Crown Hill



Scale: NTS

Context & Zoning Analysis

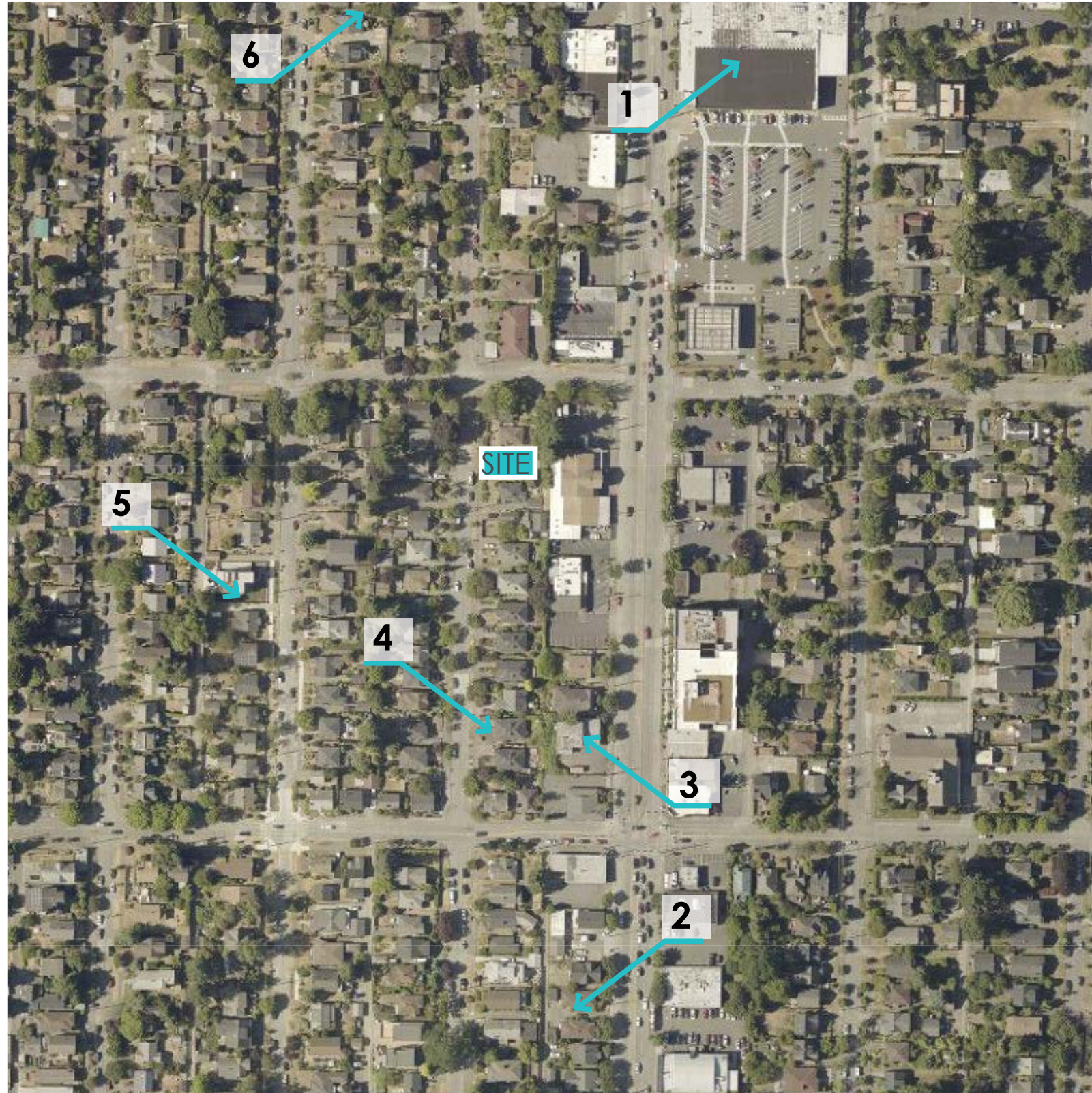


Project Site Zoning: LR2 (M1)

Line 15th Ave

Adjacent Zoning: LR1, SF5000, NC3P-75

Zoning Analysis



1. 8343 15th Ave
Safeway



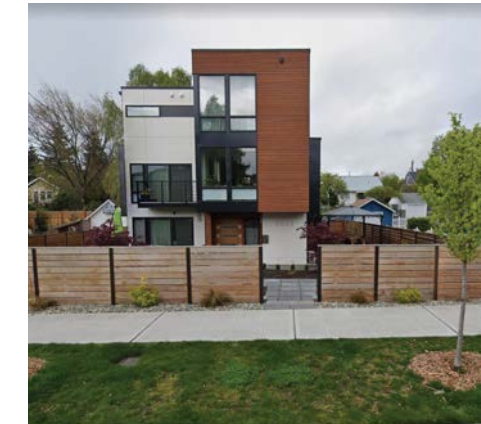
2. 7720 15th Ave NW
3 Story + Penthouse
Live-Work Units



3. 8000 15th Ave NW
4 Story, Townhouse develop-
ment



4. 8012 16th Ave NW
1 story Single Family Residence



5. 8034 17th Ave NW
3 Story
Single Family Residence



6. 8498 17th Ave NW
3 Story
Townhouses development

Neighborhood

The project at 8052 16th Ave NW is located in a recently upzoned residential neighborhood. It's close proximity to the commercial hub along 15th Ave has resulted in lots of very recent development. It's proximity to these arterial streets provides transit options and neighborhood services.



Scale: NTS

Context Analysis



EXISTING SITE

Street Elevations



7733 16th Ave NW



834 17th Ave NW



8543 17th Ave NW

Cascading Massing, Nested Decks,

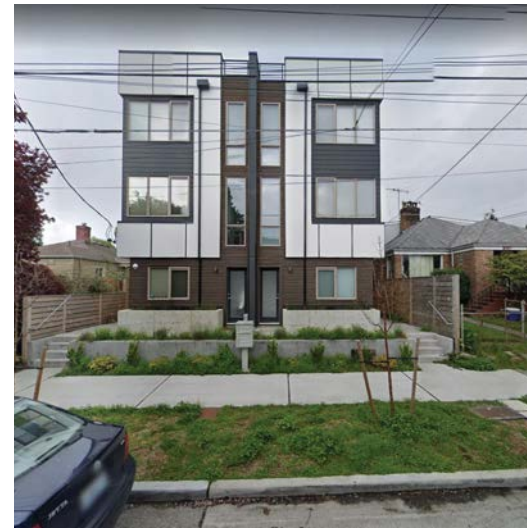
Delineating two distinct planes (1 per unit) was done match the neighborhood scale. These precedents show the impact on the street level of clearly articulating and stepping back building mass. Additionally' incorporating the nested rooftop balcony allows for the design team to keep the traditional gabel roofs found in the context while adding amenity area to the project.



8010 16th Ave NW



8317 17th Ave W



8360 18th Ave NW

Street Level Experience, Green Space Buffer

Using the existing topography to step up from the street is a common neighborhood condition. This also provides for the opportunity to enhance green space at street level. The precedents gathered integrate green space into the street scape while softening building masses. Additionally, painting doors accent colors was a common theme throughout the community. These design moves are demonstrated in the entry series of the proposed design.

Neighborhood Precedents

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. This set back will be screened by a landscape buffer reducing the overall perception of scale and enhancing the street level for community members. Individual entries have been scaled and detailed to provide a unique and personal feeling similar to the existing single family neighborhood.

D. Height, Bulk and Scale

The surrounding area has a mixed typology of single family residences, large apartments and small businesses. The topography was used to step the buildings down creating a cascading effect looking up at the NC3P zoned district bordering the site. 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 distinguish each unit. These staggered volumes have staggered gabel roofs designed to reduce street level scale and fit the single family context of the existing community. The continues to step back due to the high voltage power lines along 16th Ave.

CS3 Architectural context and Character

A. Emphasizing Positive Neighborhood Attributes

The project proposes a generous setback from the street, using the grade to highlight an entry sequence that currently exists in the context (steps meeting the street level and landscaped to minimize projects impact on the street. All units have rooftop balconies set into gabel roofs to match the traditional single family context. Entry ways and decks in the buildings are highlighted with the use of cedar siding and accented with orange doors and panels.

DC2. Architectural Concept

C. Secondary Architectural Features

Continuity and rhythm are demonstrated in the building facade with the use of horizontal lap siding, accented with orange vertical panels and doors. Depth is added to the street facades to by using glazing at the street level. These materials demonstrate a variety of texture at the street level. Building #1's overhang over the driveway highlights the project to not be overpowered by the overhead massing.

DC3. Open Space and Concept

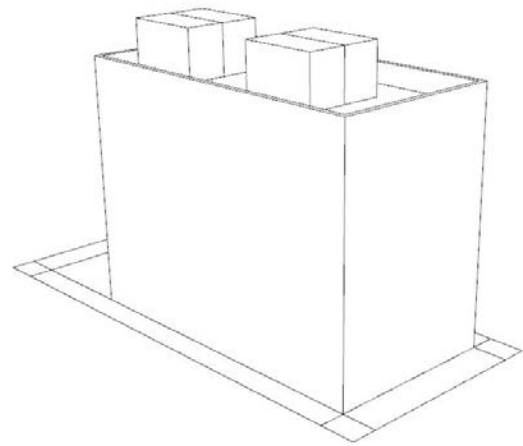
B. Open Spaces Uses and Activities

The designed green buffer and topography change delineating the street form building entry allows community members passing by a unique and desirable human scale. Creating a variety of texture and depth on the street facade only enhances this experience.

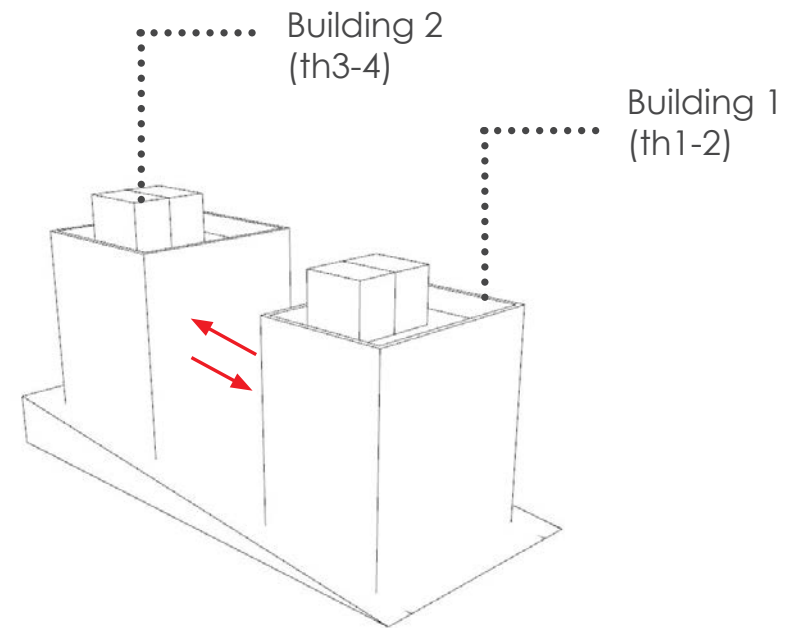
DC4. Exterior Elements and Materials

D. Trees, Landscape and Hardscapes Materials

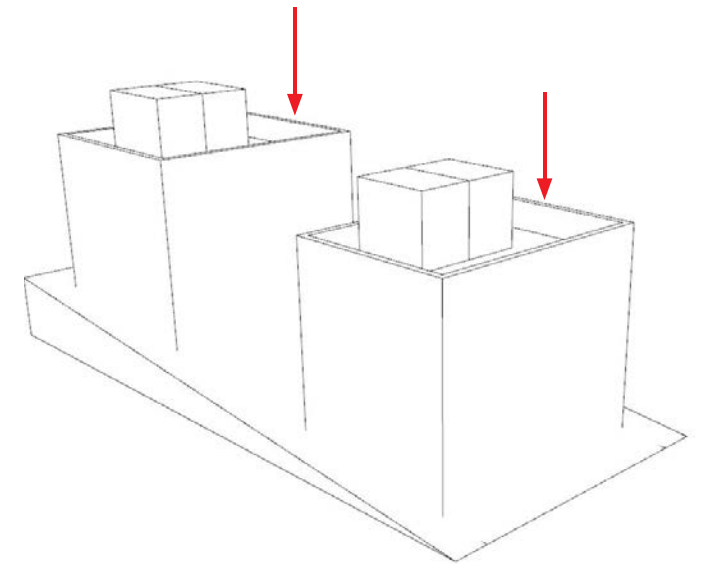
Enchaining the street scape was achieved by stepping up form the street at individual entries coupled with a green space buffer. This provides community members with a street level experience consistent with the existing context. Additionally, all existing trees on site were kept and disturbance areas were designed around. Hardscape materials on site were minimized and only used were essential to provide a fully parked project.



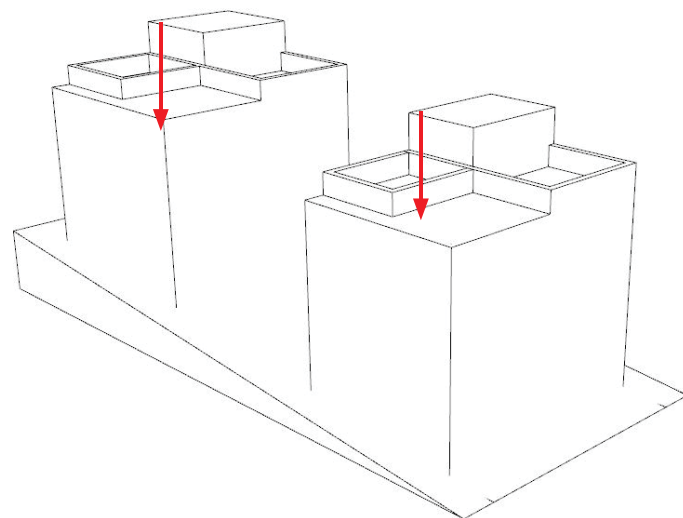
1. Massing Allowed by code- 62.4' maximum facade length + 40' maximum height + 4' Penthouse Bonus



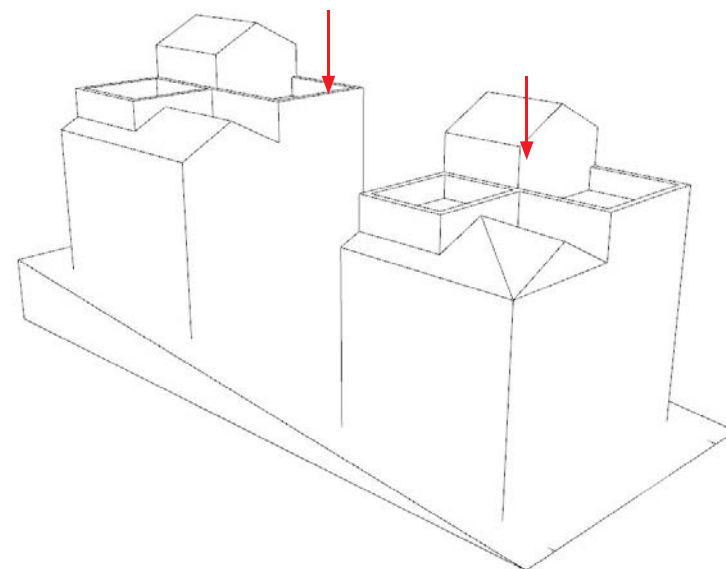
2. Split Mass into two reducing perceived scale at street level and match topo.



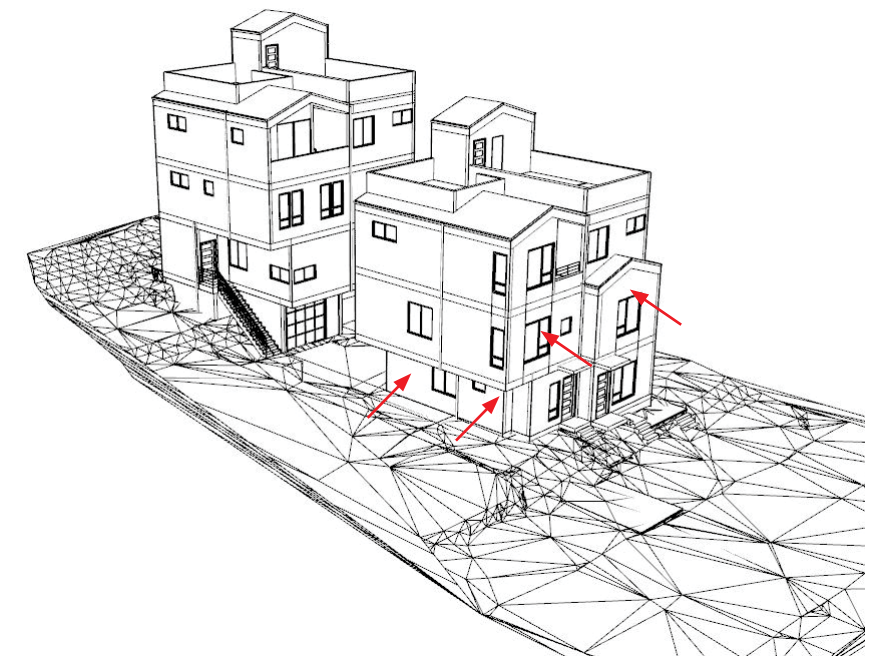
3. Reduce massing to 3 stories



4. Minimize perceived building height by delineating units

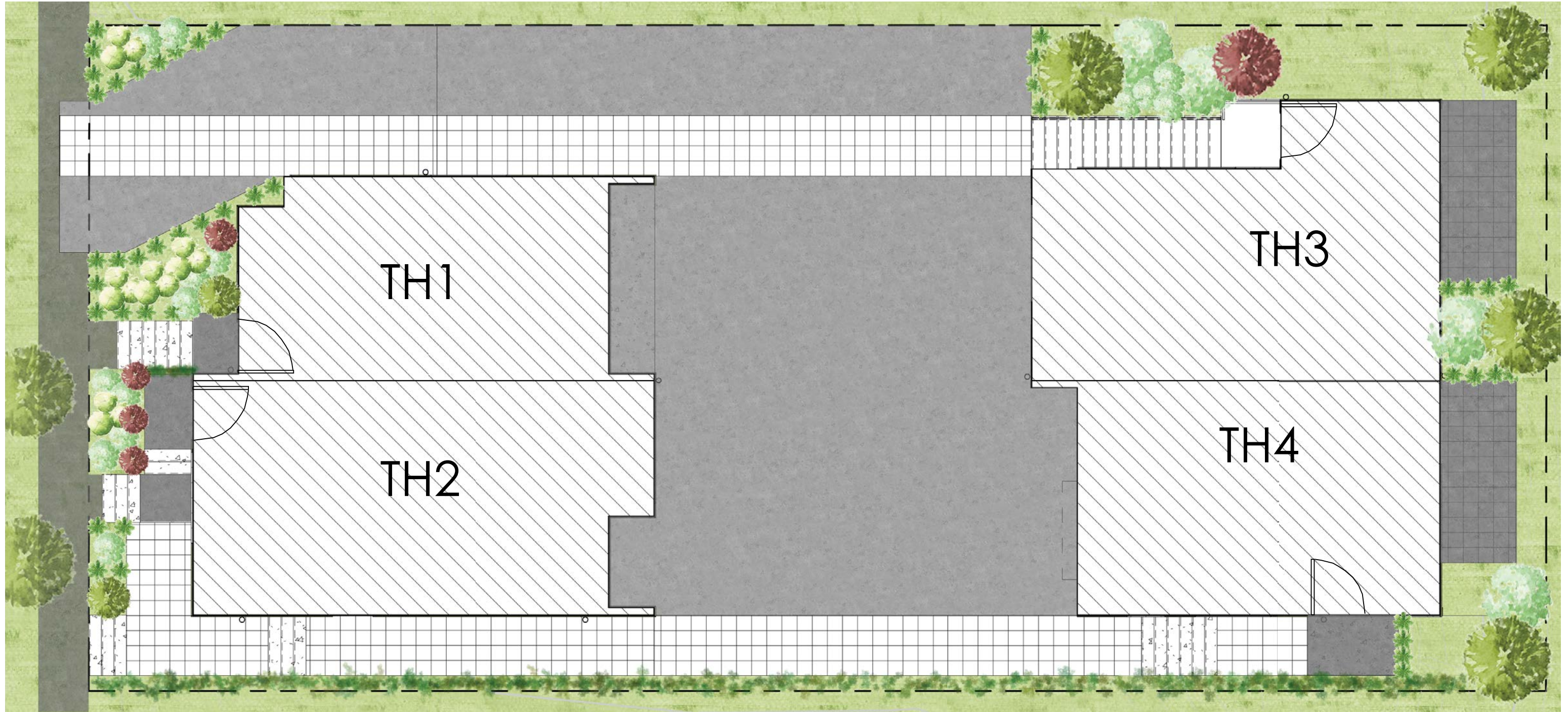


5. Add roof shape to match context and nest roof decks to reduce scale.



6. Push building 1 back to create green space buffer and comply with power line. Shift buildings for driveway access

Concept Diagram



CONCEPTUAL LANDSCAPE PLAN

SCALE 3/32" = 1' 0"

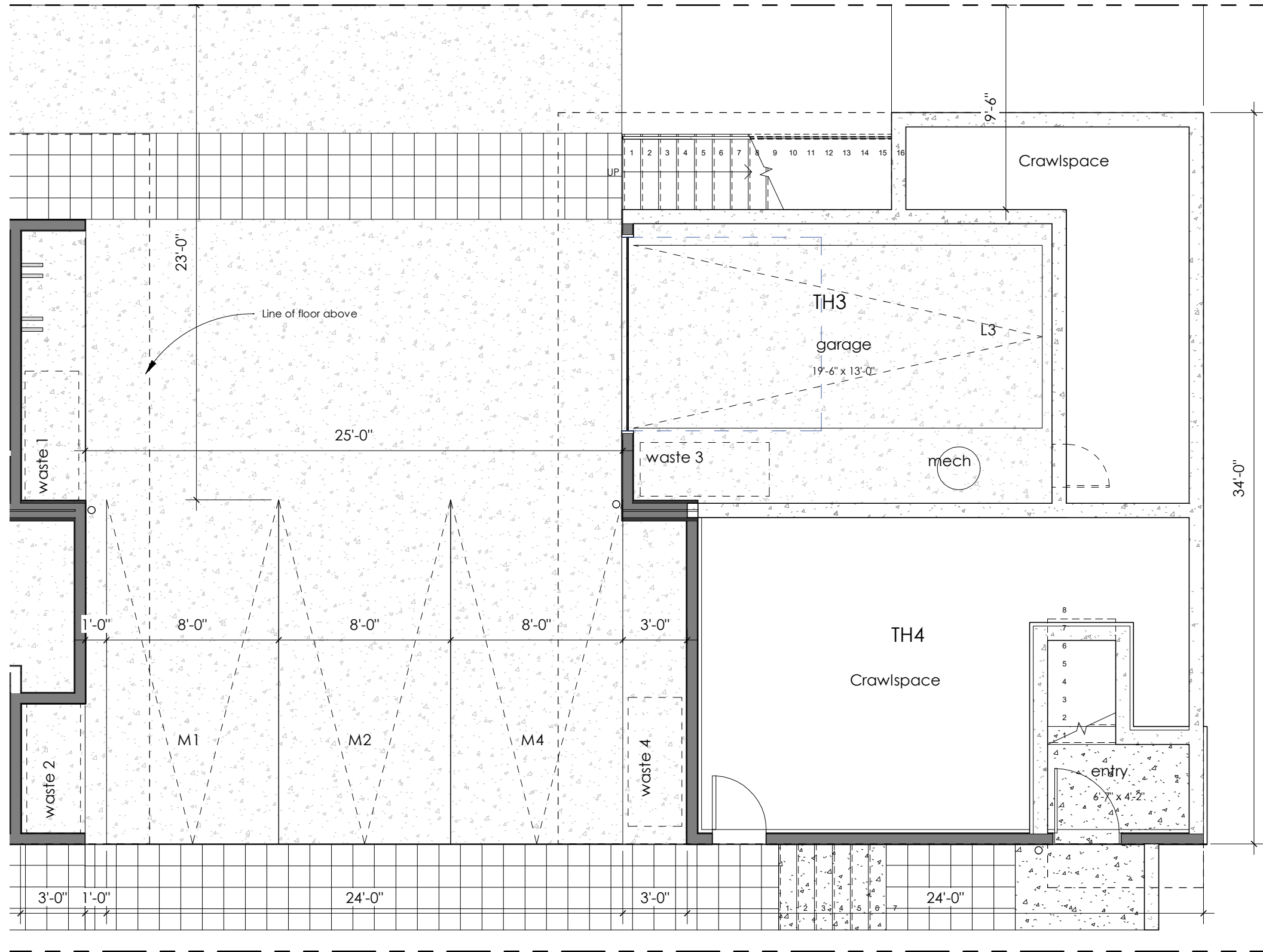
Concept Landscape Plan



Site Section

SCALE: 3/32" = 1'0"

Site Section



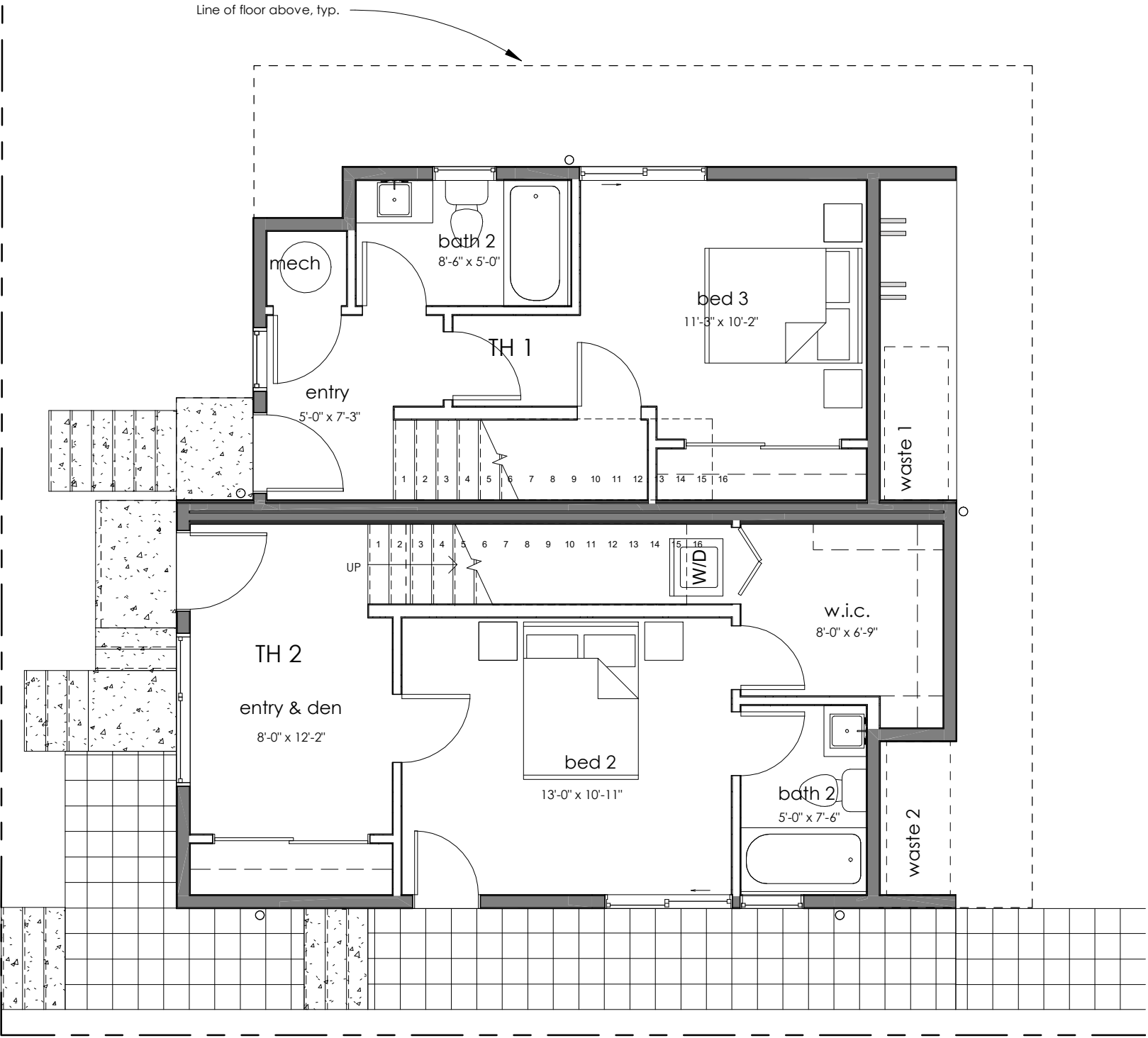
BUILDING 2 LEVEL 0



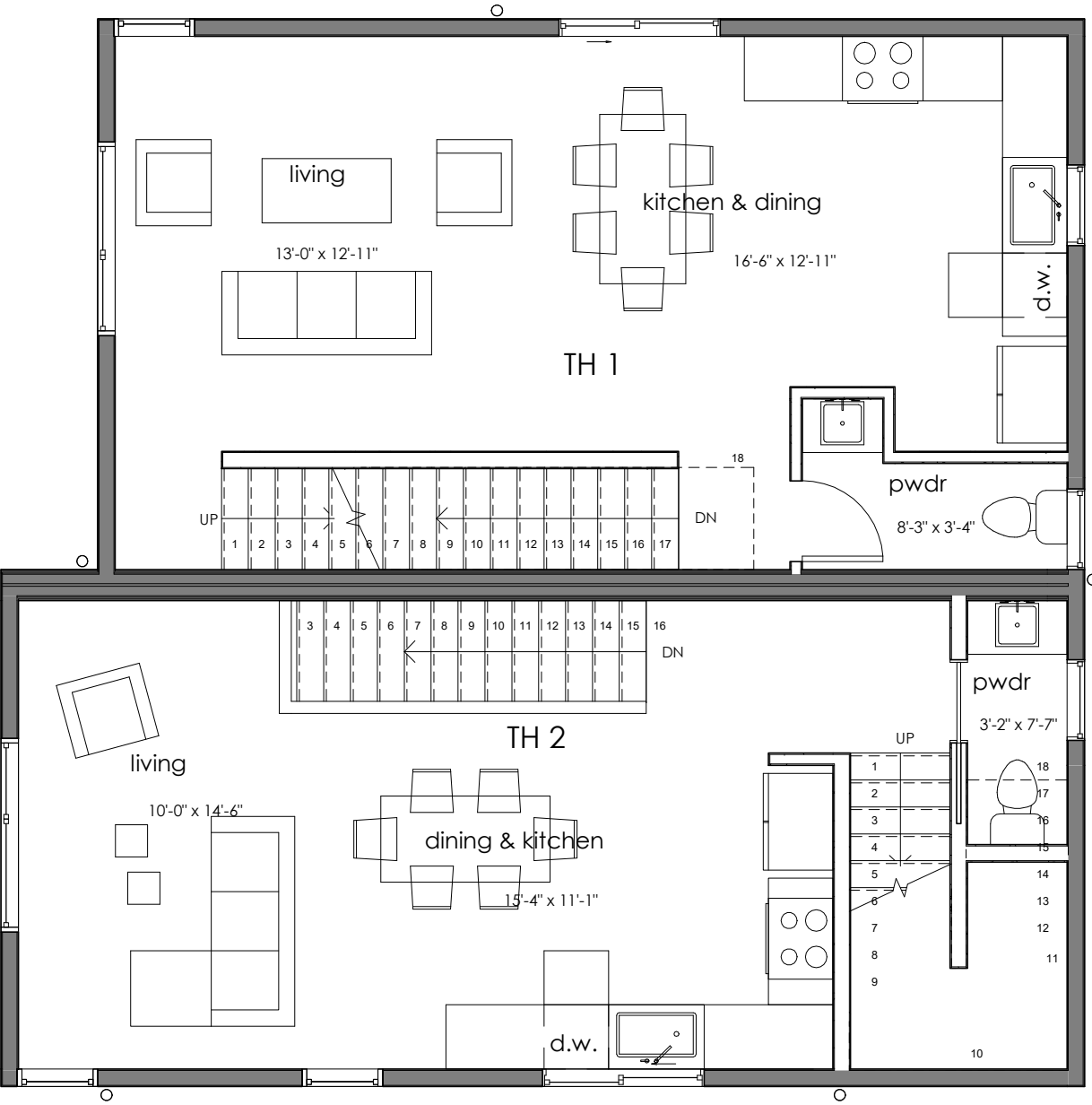
LEVEL garage TH 1-2

SCALE: 3/16" = 1'0"

Floor Plans



BUILDING 1 LEVEL 1



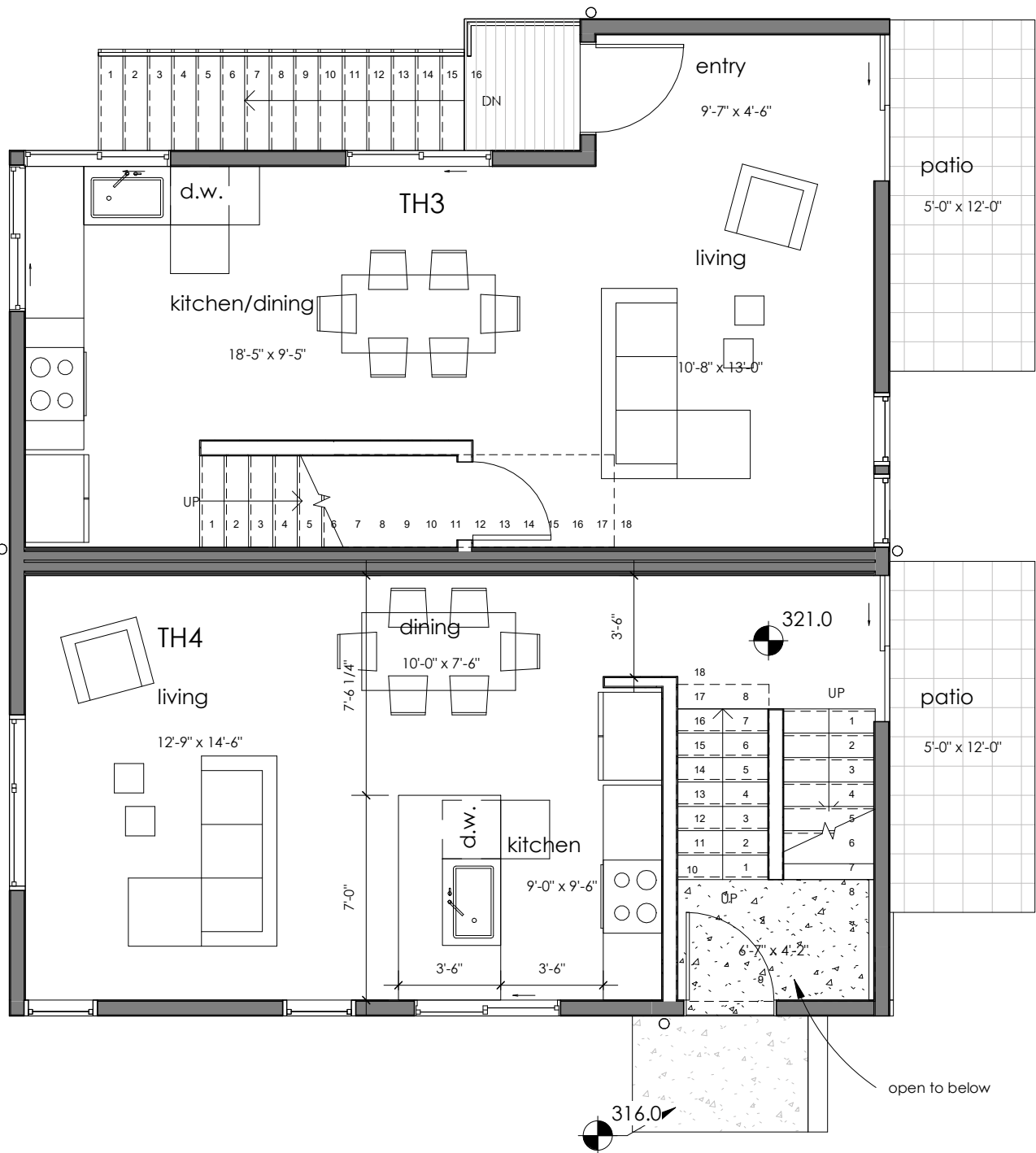
BUILDING 1 LEVEL 2



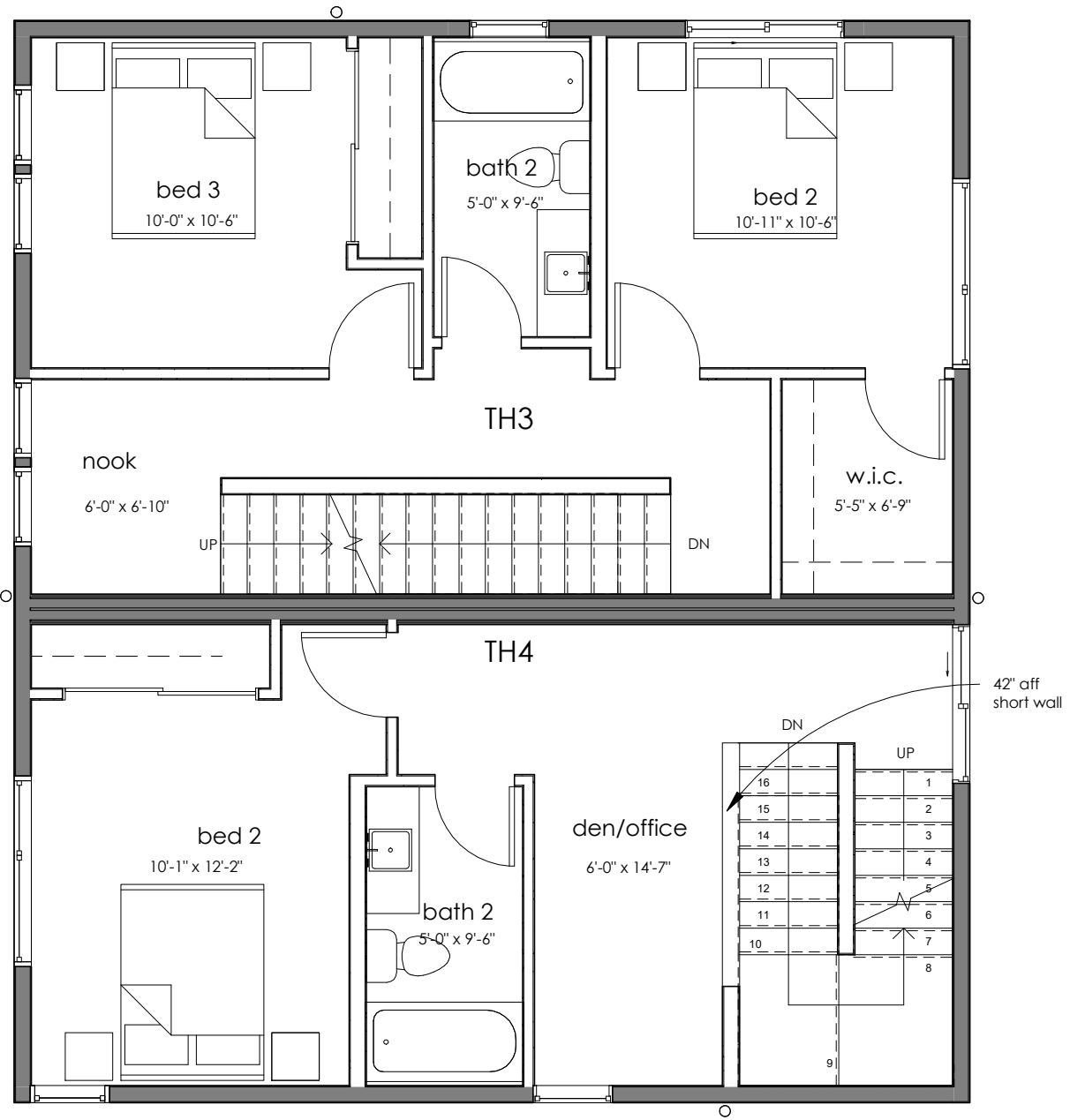
LEVEL 1-2 TH 1-2

SCALE: 3/16" = 1'0"

Floor Plans



BUILDING 2 LEVEL 1



BUILDING 2 LEVEL 2

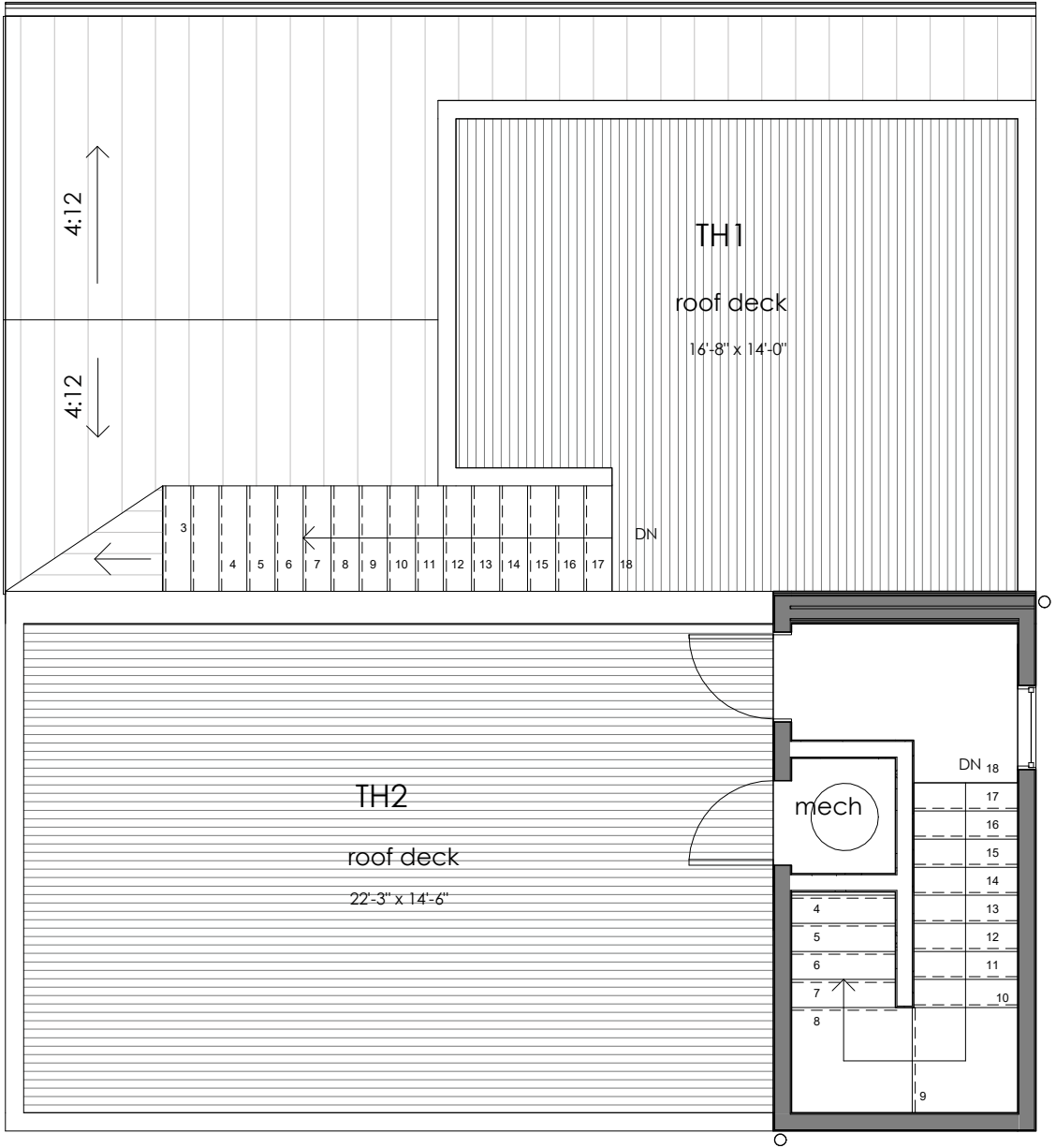


LEVEL 1-2 TH 3-4
SCALE: 3/16" = 1'0"

Floor Plans



BUILDING 1 LEVEL 3

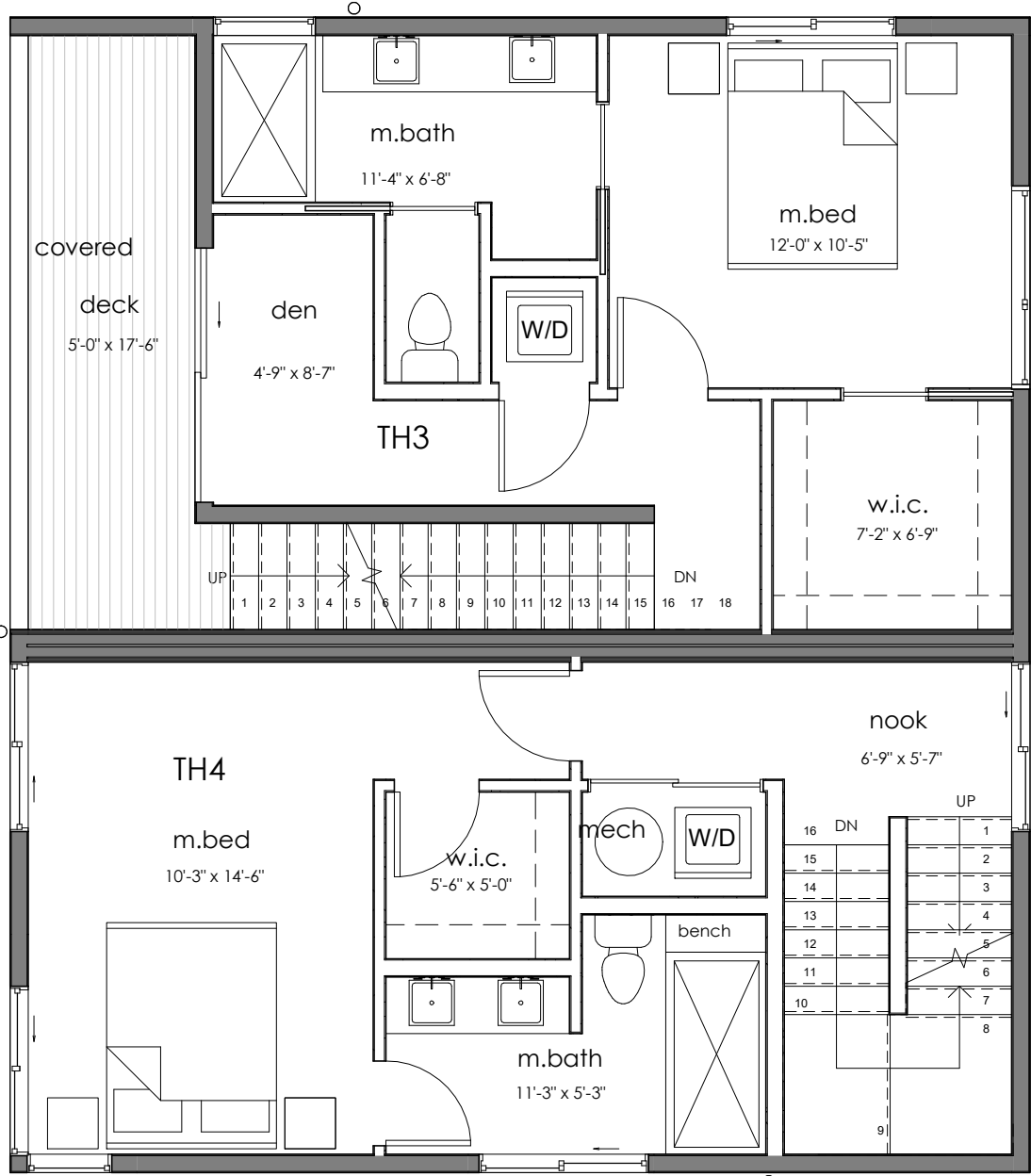


BUILDING 1 ROOF DECK

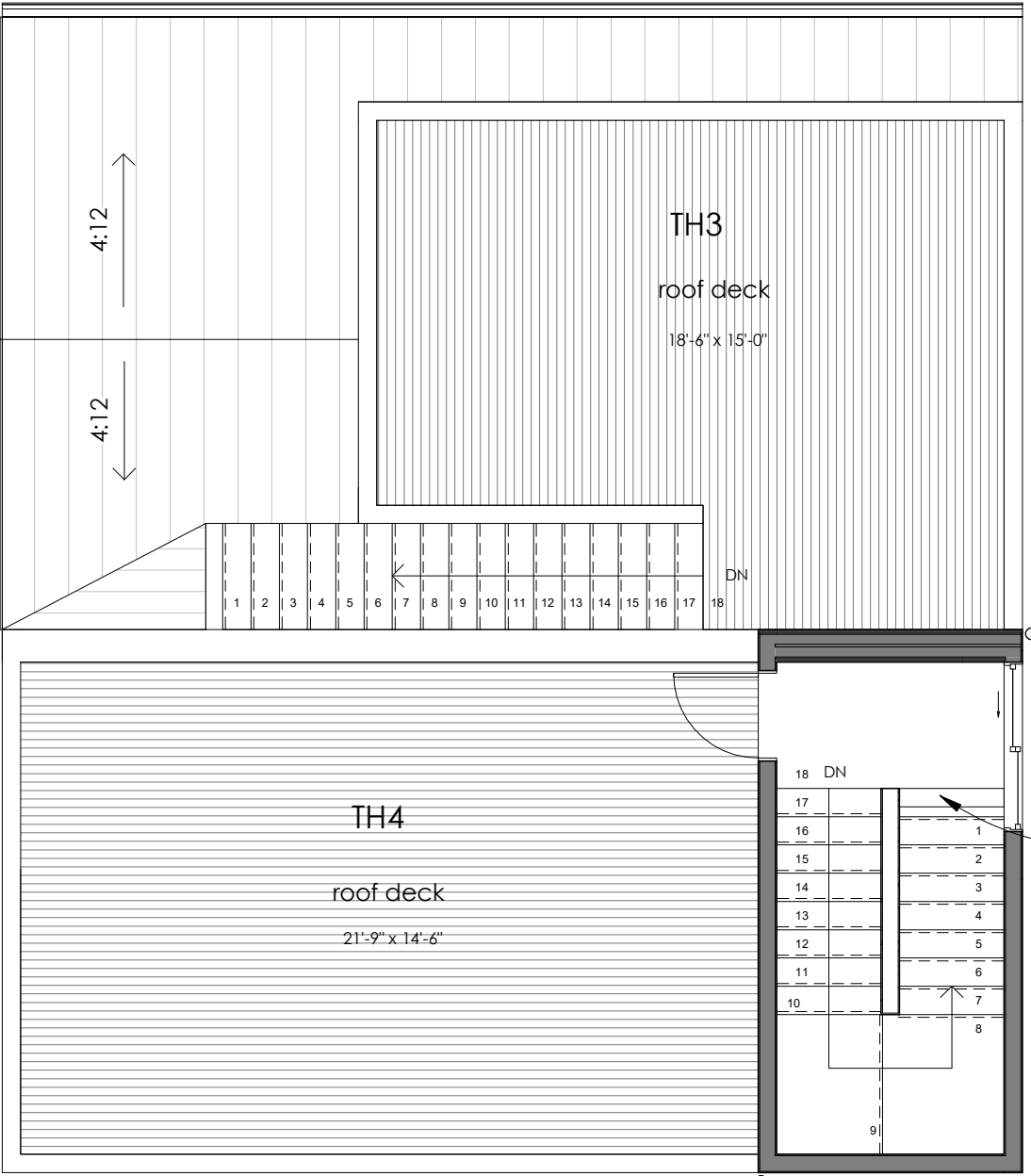


LEVEL 3-4 TH 1-2
SCALE: 3/16" = 1'0"

Floor Plans



BUILDING 2 LEVEL 3



BUILDING 2 ROOF DECK



LEVEL 3-4 TH 3-4
SCALE: 3/16" = 1'0"

Floor Plans

1. White Lap



cementitious lap siding, 7.25" reveal

Sherwin Williams #7048
Urbane Bronze

Utilized as base material

2. Orange Lap



cementitious lap siding 4" reveal

Sherwin Williams #6887
Navel

Utilized as accent material

3. Cedar T&G



1"x4" T&G Natural Cedar

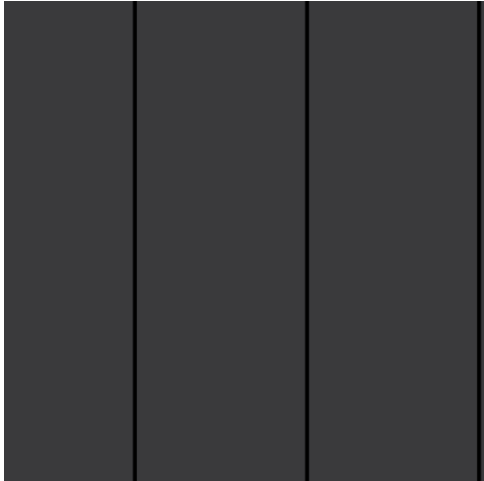
Utilized as accent material at entry and decks.

4. Board & Batt



1x2 batts @ 12" O.C. over 4'8' cementitious panels

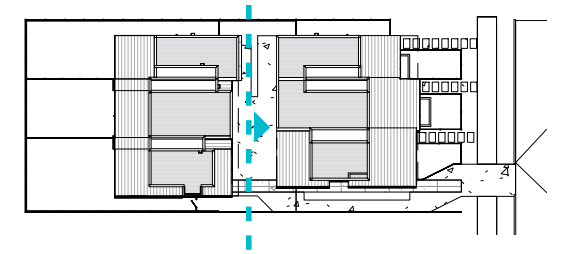
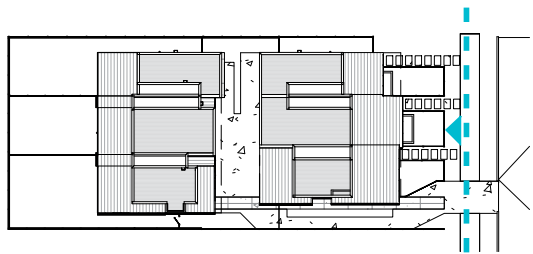
5. Standing Seam



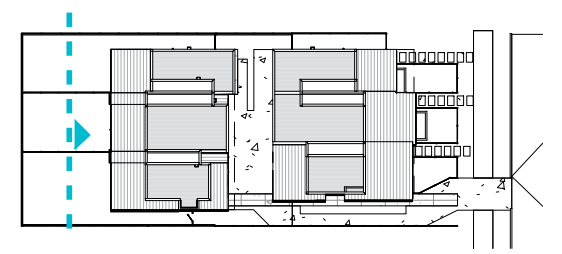
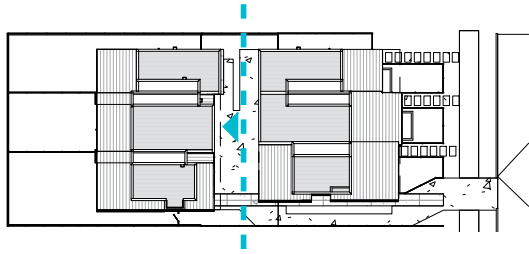
Nuray Metal, NRM1000 Panels

Charcoal Gray SRI-31

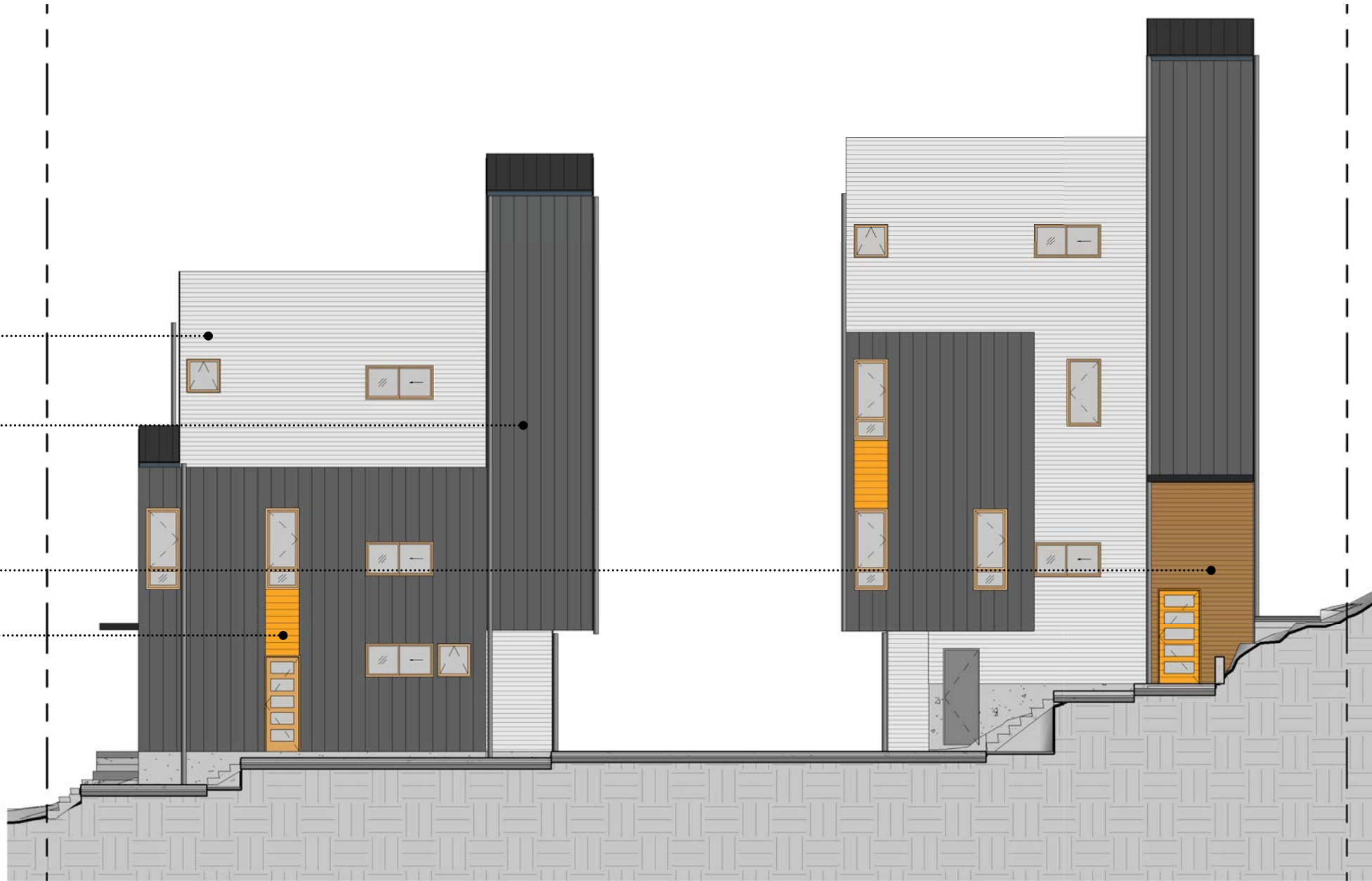
Utilized on sloped roof and penthouse



EAST ELEVATION_BUILDING 2
SCALE: 1"=10'-0"



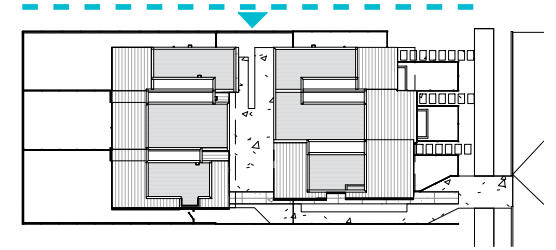
- 1.
- 4.
- 3.
- 2.



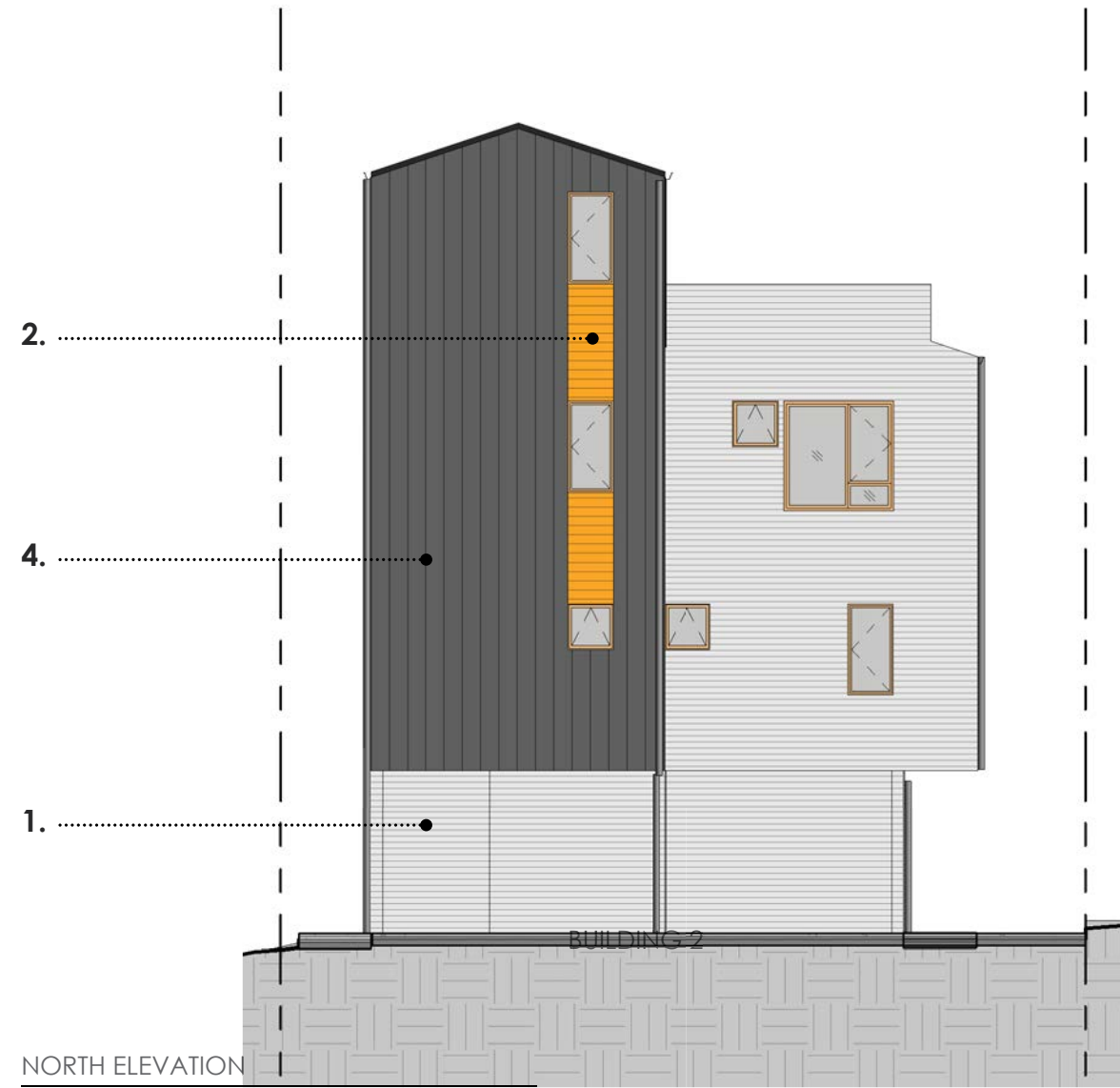
EAST ELEVATION_ BUILDING 1
SCALE: 1"=10'-0"

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

Building Elevations



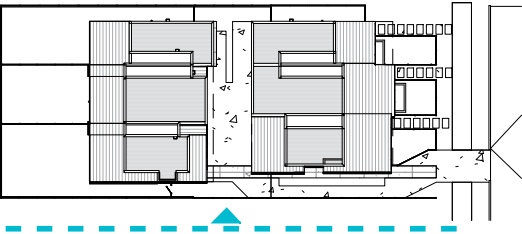
12th Ave NW



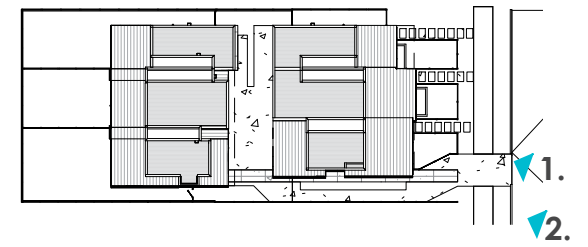
NORTH ELEVATION
SCALE: 1"=10'-0"



Building Elevations



Building Elevations

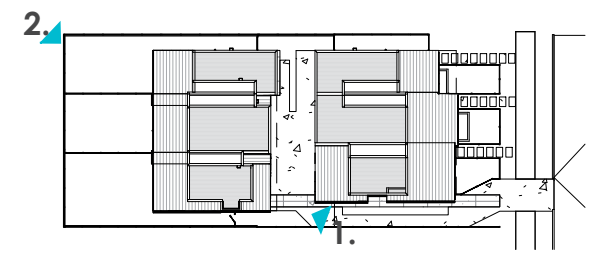


1. Aerial View Looking South East



2. Aerial View Looking North East

Renderings



3. Roof Deck TH 3



4. APPROACH FROM 16th Ave NW

Renderings