

9020 13th Ave NW

SDCI Project: # 3041108-EG
09/13/2023



Architect: JULIAN WEBER ARCHITECTS, LTD.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: BLACKWOOD ACQUISITIONS LLC
15620 HWY 99 SUITE 11
LYNNWOOD, WA 98087



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Project Data	
Address:	9020 13th Ave NW, Seattle, WA 98117
Tax ID Number:	186240-0391
SDCI Project Number:	3041085-LU, 3041108-EG
Lot Size:	8182 SF
Proposal:	multifamily housing. (6) townhouses.
Vehicule Pakring:	4 Attached garage + 2 open Stalls
Bike Parking:	(6) long-term + (2) short-term
FAR:	8,182 sf x 1.3 = 10,637 sf allowed. 9,811 sf proposed < 10,637 sf, Complies, 826 sf under
GFA:	10,803 sf

FAR (PROPOSED)	
Parking	
Level 1	149 SF
149 SF	
TH13	
Level 1	382 SF
Level 2	470 SF
Level 3	470 SF
Roof deck	69 SF
1,390 SF	
TH14	
Level 1	541 SF
Level 2	510 SF
Level 3	547 SF
Roof deck	66 SF
1,665 SF	
TH15	
Level 1	522 SF
Level 2	562 SF
Level 3	583 SF
Roof deck	64 SF
1,731 SF	

FAR (PROPOSED)	
TH16	
Level 1	394 SF
Level 2	462 SF
Level 3	462 SF
Roof deck	66 SF
1,384 SF	
TH17	
Level 1	534 SF
Level 2	581 SF
Level 3	576 SF
Roof deck	53 SF
1,744 SF	
TH18	
Level 1	537 SF
Level 2	580 SF
Level 3	577 SF
Roof deck	54 SF
1,748 SF	
TOTAL	9,811 SF

GFA SCHEDULE	
Level	Area
TH13	
Level 1	429 SF
Level 2	522 SF
Level 3	522 SF
Roof deck	96 SF
1,570 SF	
TH14	
Level 1 garage	317 SF
Level 1	277 SF
Level 2	560 SF
Level 3	600 SF
Roof deck	94 SF
1,848 SF	
TH15	
Level 1	262 SF
Level 1 garage	316 SF
Level 2	618 SF
Level 3	646 SF
Roof deck	100 SF
1,942 SF	
TH16	
Level 1	441 SF
Level 2	514 SF
Level 3	514 SF
Roof deck	96 SF
1,566 SF	
TH17	
Level 1	343 SF
Level 1 garage	243 SF
Level 2	634 SF
Level 3	634 SF
Roof deck	77 SF
1,931 SF	
TH18	
Level 1	346 SF
Level 1 garage	245 SF
Level 2	635 SF
Level 3	635 SF
Roof deck	84 SF
1,946 SF	
TOTAL:: 28	10,803 SF

Project Info & Area Summaries

Key Metrics	Current	<u>Required/Allowed per SMC 23.45</u>		<u>Proposed</u>
Zone:	LR1 (M1)	Vehicle Parking:	0 Required	(6) Spaces
		Bike Parking:		(8) Spaces Provided
		Long-term:	(1) Space per Dwelling Unit	Long-term:
		Short-term:	(1) Space per 10,000 SF, min	Short-term:
MHA:	Yes, Medium area	Amenity Area:	25% of Lot Area = 2045.5 SF	3,791 SF
		Structure Height:	30' + 4' parapet allowance + 3' shed bonus & 10' penthouse ALLOWED	29' 11" Proposed
Urban Village:	Yes	Front Setback (West):	5' Min, 7' AVG	14' Min, 7' AVG
		Rear Setback (East):	5' Min, 7' AVG	28' Min, 28' AVG
Parking Flexibility:	Yes	Side Setback (North):	5' Min	5' Min
		Side Setback (South):	5' Min	5' Min
		Separation:	10' Min	12' 0"
		Facade Length:	65% lot line North 136.07x0.65= 88.45' allowed South 136.10x0.65= 88.47' allowed	North 80.08' proposed South 78.00' proposed



9045 Mary Ave NW,
Seattle, WA 98117



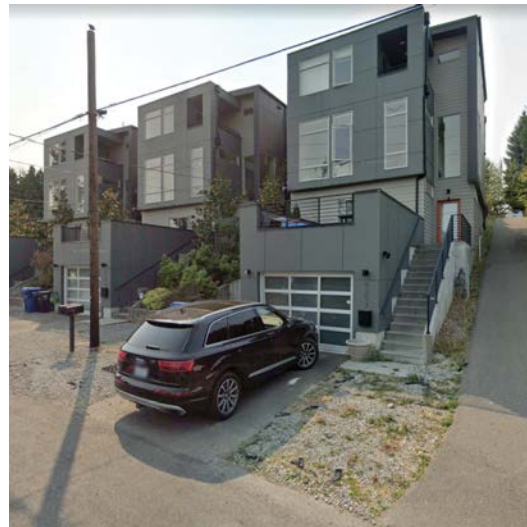
9048 15th Ave NW,
Seattle, WA 98117



9015 Holman Rd NW Ste 6,
Seattle, WA 98117

Roof Decks, Green Space Buffer

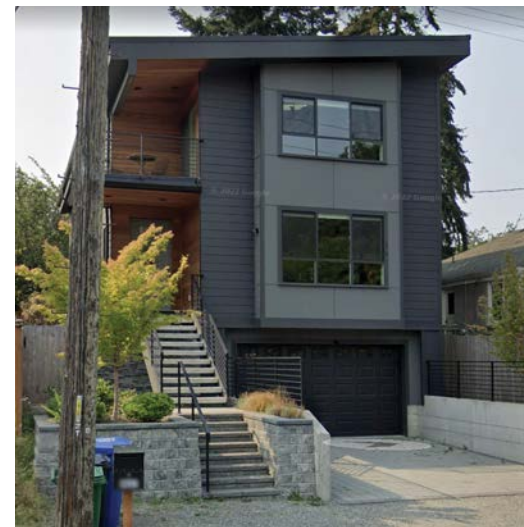
In response to community outreach, the inclusion of a roof deck for each unit and the incorporation of green space at street level have been regarded as highly prioritized design decisions. The collected precedents exemplify the integration of green space into the streetscape, thereby providing ample opportunities for community members to engage with the surrounding landscape. These intentional design choices are clearly demonstrated in the proposed design's entry series.



9249 9th Ave NW,
Seattle, WA 98117



8747 14th Ave NW,
Seattle, WA 98117



9039 9th Ave NW,
Seattle, WA 98117

Massing - Solid&Void

Precedents gathered highlight graphic punches accented by windows in the surrounding community. Subtractive design was used to increase visual presence on the street, leading to a safer environment by increasing visual presence and highlighting the visual safety net. The concept also reduces the perceived building mass at the street level, helping it integrate into the neighborhood context.

Development Objectives

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

Early Community Outreach was realized during July and Approved by the Department of Neighborhoods on 08/28/2023



SEEKING COMMUNITY INPUT

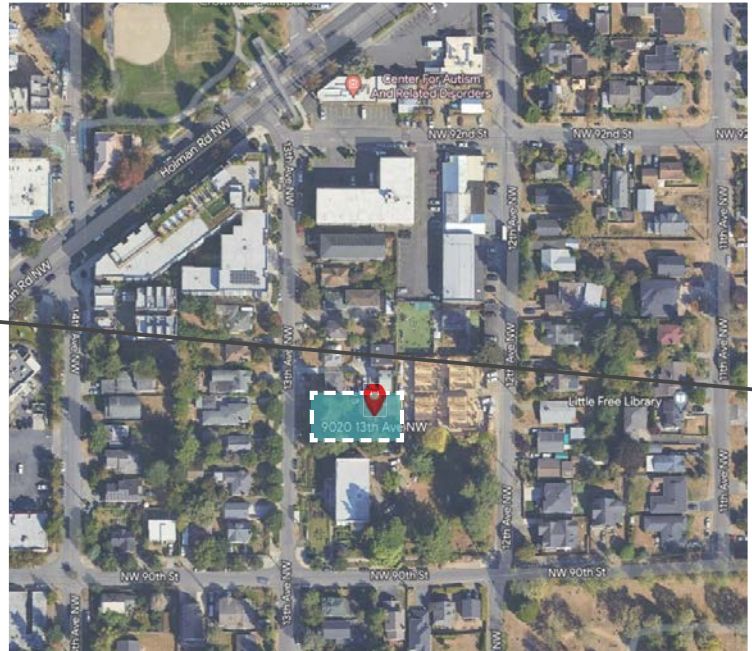
EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to
hear from you!



SCAN ME

TO LEARN MORE ABOUT
THE PROJECT
VISIT OUR WEBSITE*
OR
TAKE AN ONLINE
SURVEY**



9020 13th Ave NW

SDCI #003418-23PA

Blackwood Builders Group and JW Architects are collaborating to design the redevelopment of 9020 13th Ave NW. This project will have convenient access to the grocery stores and schools. After completion, the homes will be three stories structures and will include six Townhouses with 4 attached garages and 2 open parking and a future lot subdivision.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Building forms and materials, sidewalk experience

JW ARCHITECTS
<https://jwseattle.com/>

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

For additional information on the project please visit the Seattle Service Portal (SDCI), record number 003418-23PA or project address.

* <https://jwseattleoutreach.wixsite.com/9020>
** <https://jwseattleoutreach.wixsite.com/survey9020>

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE.

QR Code to easily access the online survey and dedicated website

Link to dedicated project website and public comments.

Link to project website and survey.

OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided links to the on-line survey and to the website with a commenting function. The website along with the survey was created on July 25th and ran until August 15th. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as quality materials at street-level and lots of plants and greenery, as well as some of their concerns regarding affordability, family friendly, sustainability measure and the scale and look of the new building. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

English Flyer

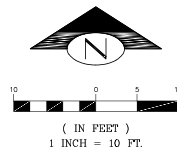
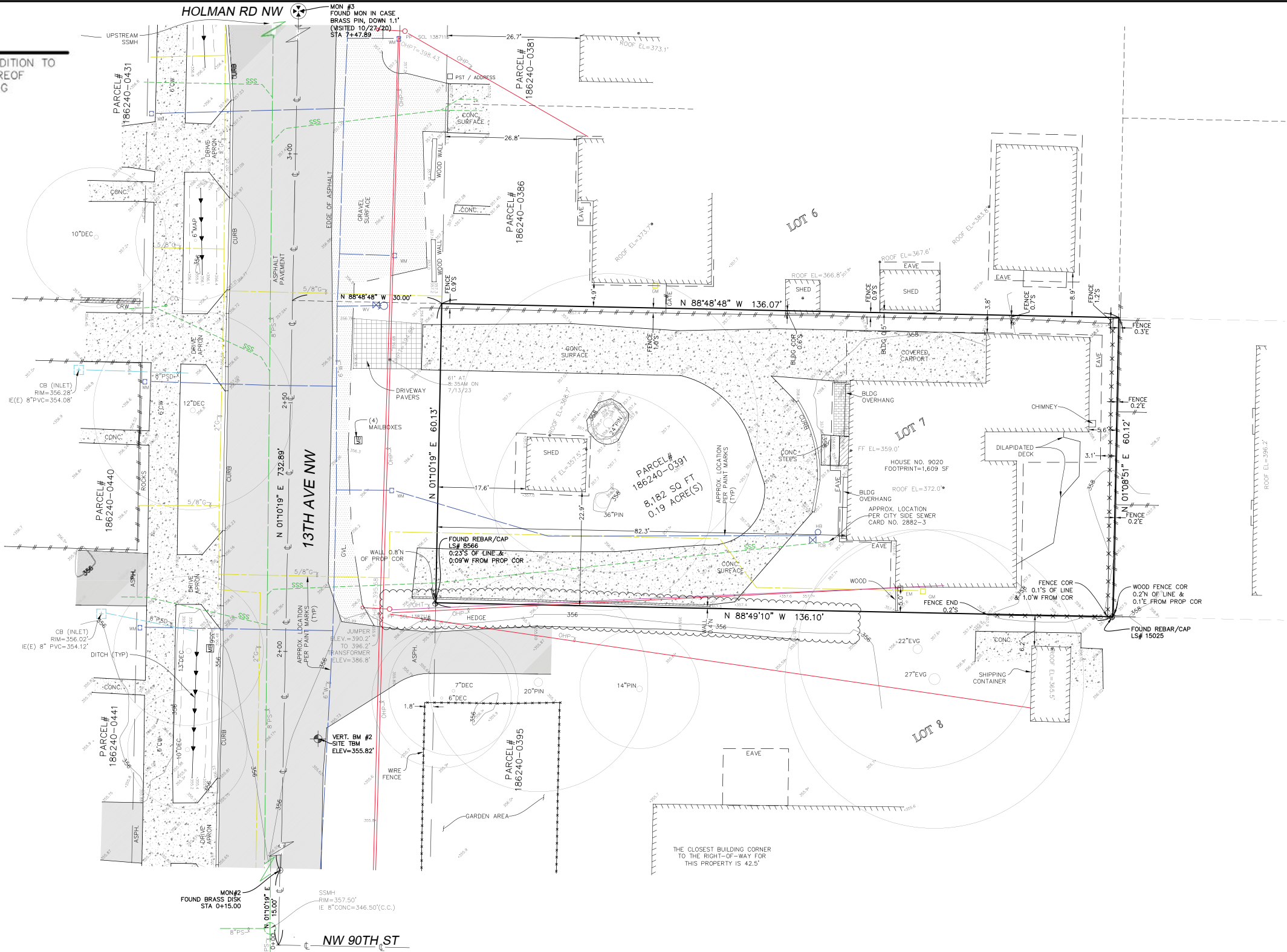
Public Outreach Summary

LEGAL DESCRIPTION

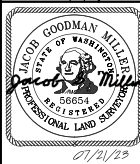
THE WEST HALF OF LOT 7, BLOCK 8, CROWN HILL ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 12, IN KING COUNTY, WASHINGTON.

STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



INDEXING INFORMATION			
NW 1/4	SW 1/4	SECTION: 36	
TOWNSHIP: 26N		RANGE: 03E, W.M.	
COUNTY: KING			



TERRANE JOB#231197

TERRANE

We are the measure | terrane.net

10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

D:TLR A:DRT/JGM

APPROVED FOR SDOT PERMITTING

ENGINEER/LA/SURVEYOR	SDOT PROJECT MANAGER
SPU/WATER ENGINEERING	SDOT SUPERVISOR
SPU/DRAINAGE	REVISED AS-BUILT

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS IN EFFECT ON THE DATE SHOWN ABOVE, AND SUPPLEMENTED BY SPECIAL PROVISIONS.



BLACKWOOD BUILDERS GROUP

SDCI PROJECT#

9020 13TH AVE NW
TOPOGRAPHIC & BOUNDARY SURVEY

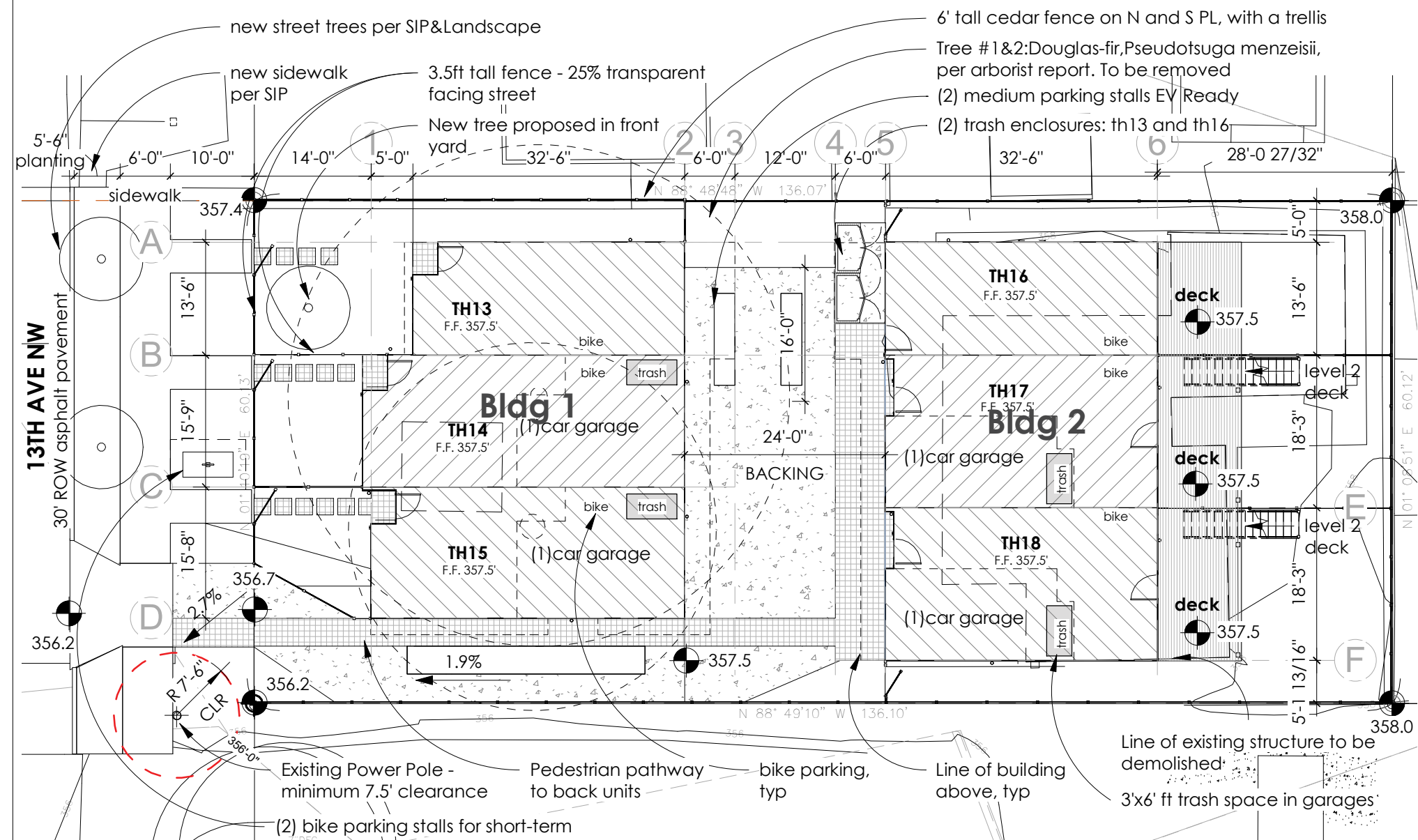
SDOT PROJECT NO.

VAULT PLAN NO.

VAULT SERIAL NO.

SHEET 2 OF 2

Project Site & Survey



SITE PLAN
SCALE: 1/16" = 1' 0"



Site Plan

Arborist Summary and Plan

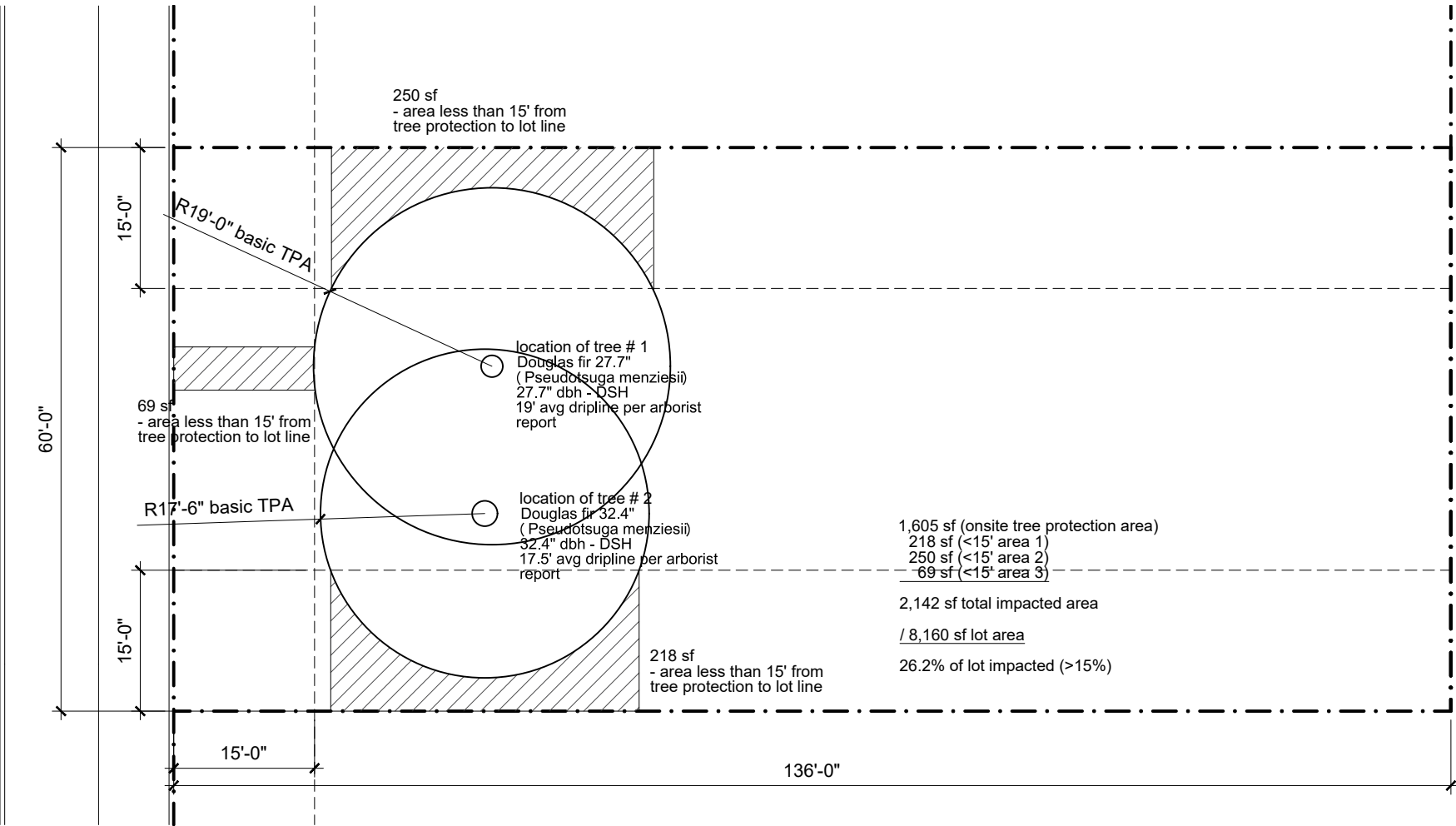
Summary:

	Onsite	Offsite	Right-of-Way
Tier 1	0	0	
Tier 2	2	3	
Tier 3	0	0	
Tier 4	0	0	
Street Tree	0	0	0
Total	2	3	

Tree Tier	Potential as Grove, Invasive, Hedge, Hazardous	Tree No.	DBH, Inches	Trees: Common Name and Latin Binomial	Dripline E (R')	Dripline N (R')	Dripline S (R')	Dripline W (R')	Basic TPA (R')	Health	Structure/Form	Viable Tree
2	N	1	27.7"	Douglas-fir, <i>Pseudotsuga menziesii</i>	17'	24'	15'	20'	27.7'	1	1	Y
2	N	2	32.4"	Douglas-fir, <i>Pseudotsuga menziesii</i>	17'	13'	19'	21'	32.4'	1	1	Y
2	N	3	27"	Douglas-fir, <i>Pseudotsuga menziesii</i>		20'			27'			
2	N	4	25"	Western red-cedar, <i>Thuja plicata</i>		19'			25'			
2	N	5	24.5"	White pine, <i>Pinus monticola</i>		17'			24.5'			

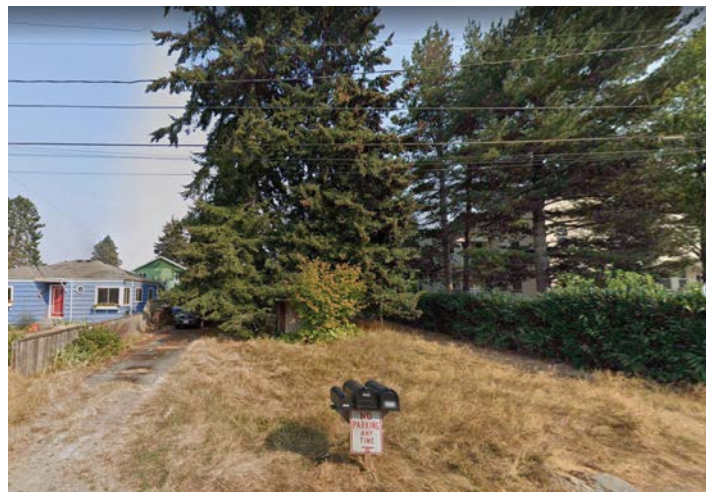
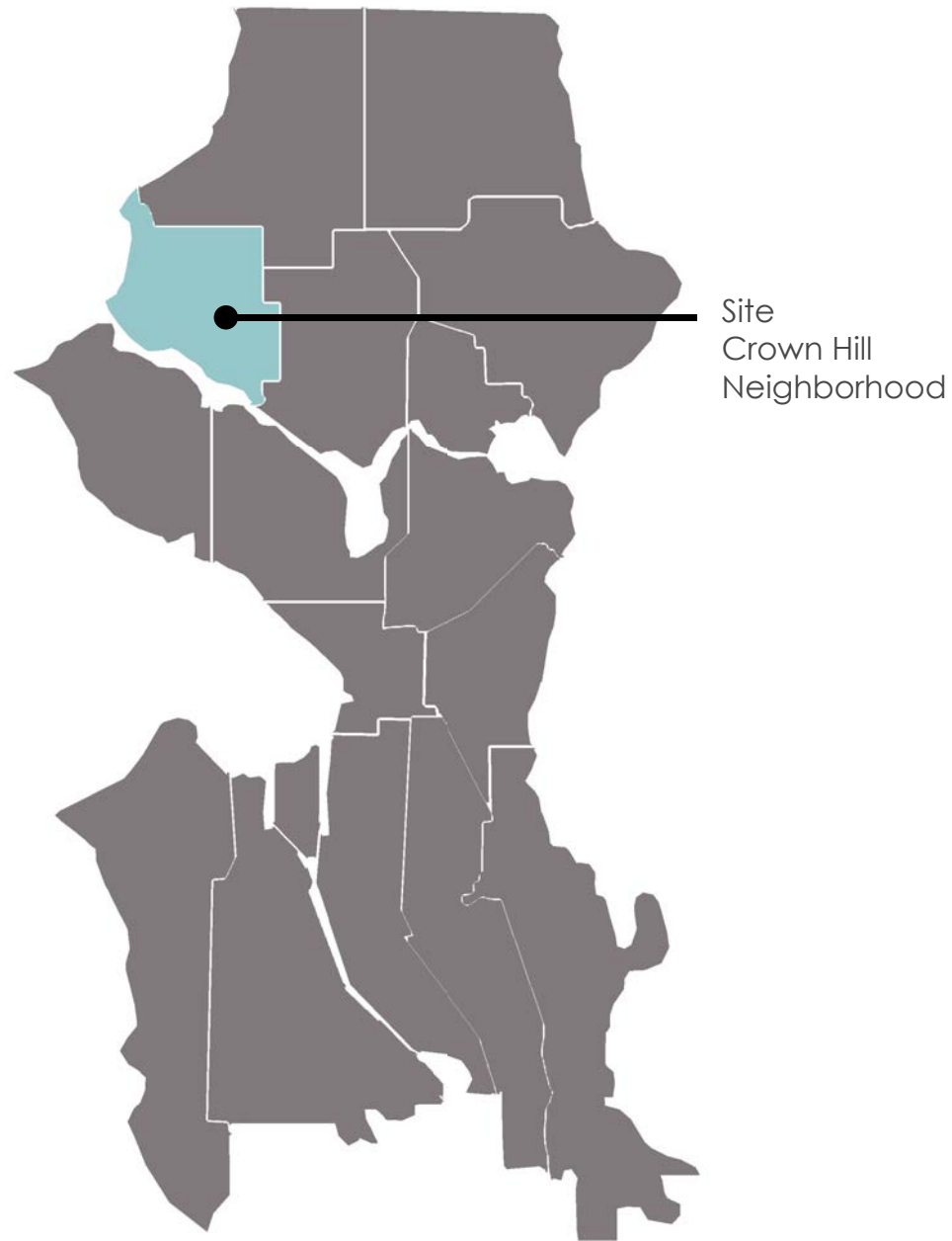


13th Ave NW

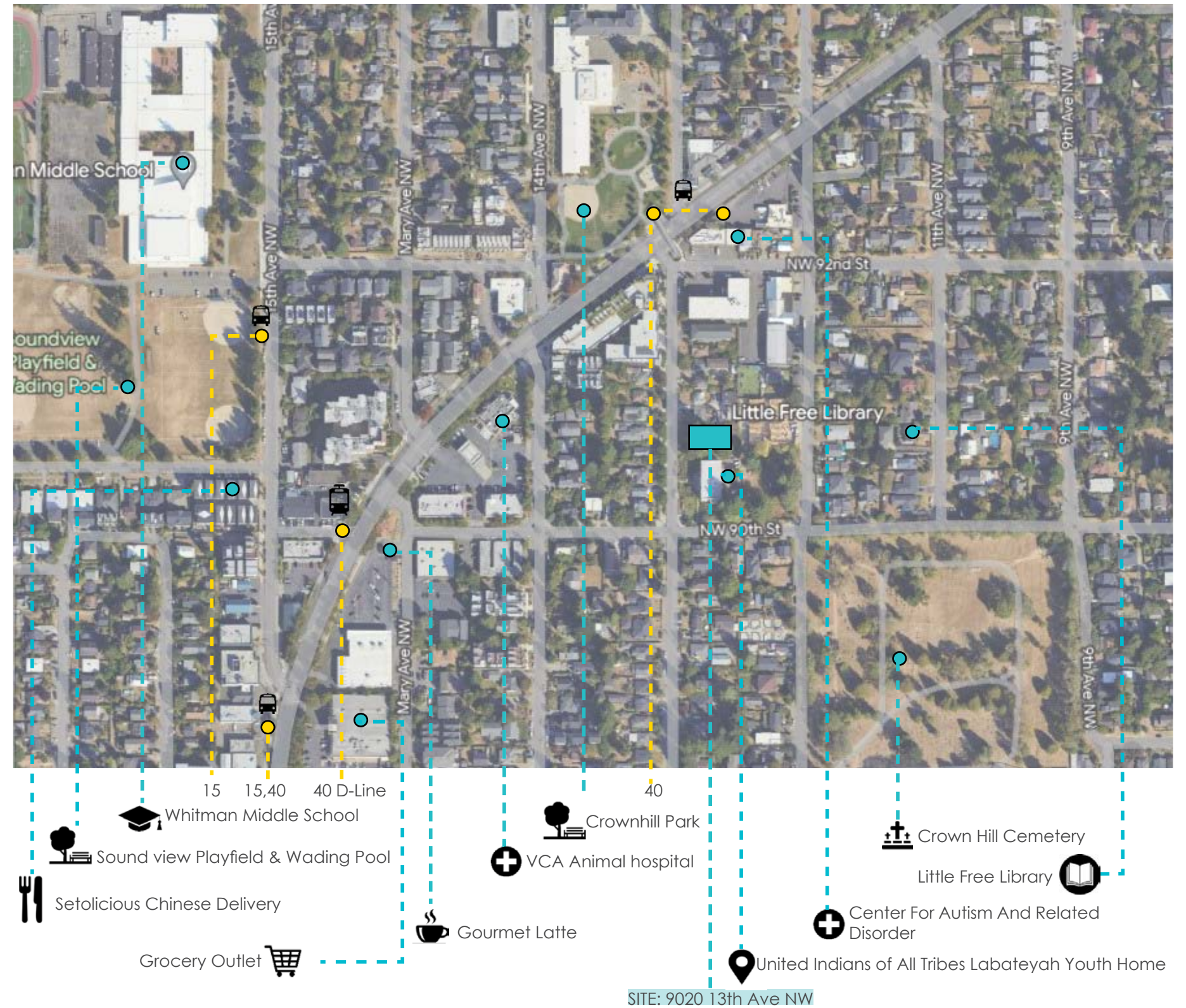


ON-SITE TREE DIAGRAM
SCALE: NTS

Tree Diagram

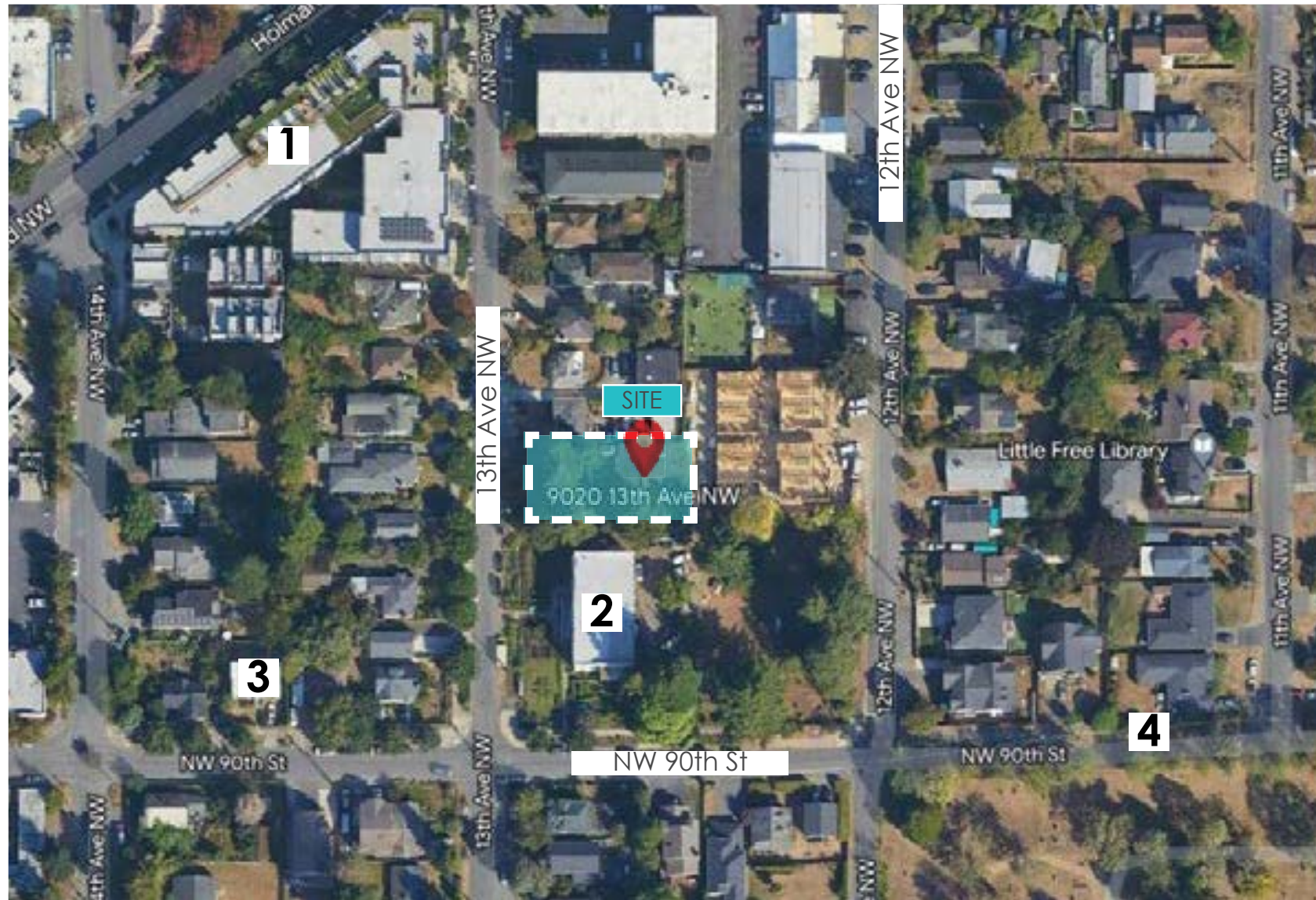


EXISTING SITE



Scale: NTS

Context



1. Apartmentnet: 9176 Holman Rd NW, Seattle, WA 98117



2. Youth Home. 9010 13th Ave NW, Seattle, WA 98117



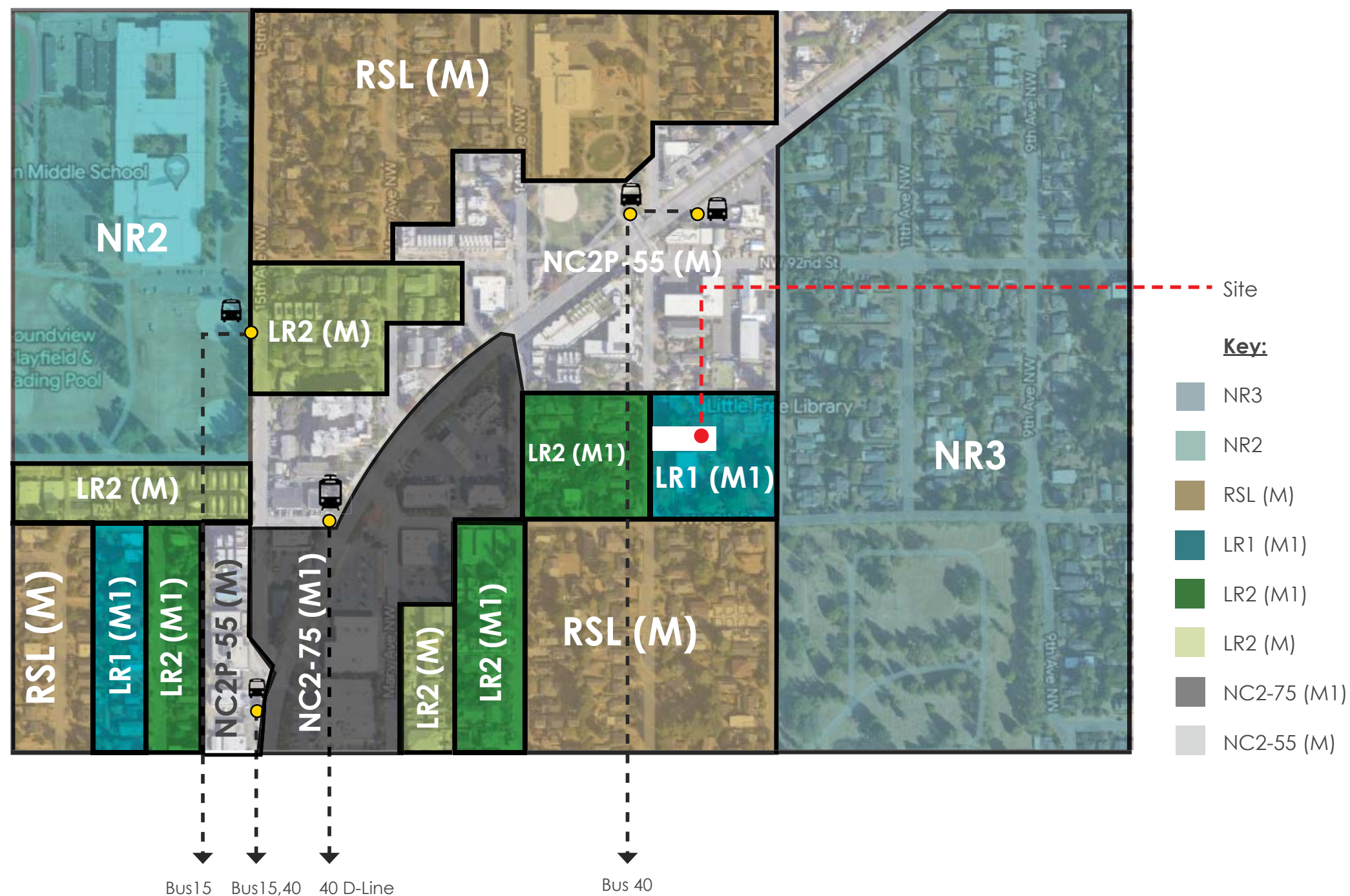
3. SFR: 1314 NW 90th St, Seattle, WA 98117



4. Cemetery: 8712 12th Ave NW, Seattle, WA 98117

Neighborhood

The project at 9020 13th Ave NW is situated in an LR1 (M1) neighborhood characterized by single-family residences and townhome-style dwellings. With the implementation of the Mandatory Housing Affordability policy in 2019, the goal is to guarantee affordability in new developments. The neighborhood boasts two lakes, a green forested area, and public amenities, contributing to the residents' overall well-being in a serene and picturesque environment.



Project Site Zoning: LR1 (M1)

**DEVELOPMENT STANDARDS
FOR ZONING ON PAGE 4.*

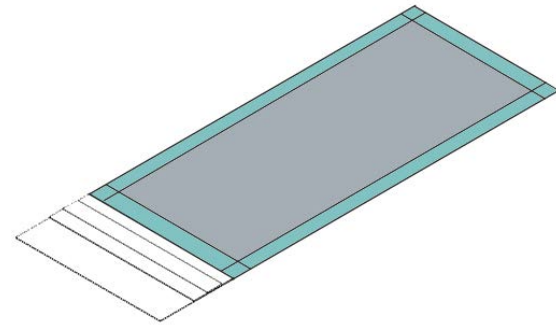
Adjacent Zoning: LR2 (M1), NC2P-55(M), NR3
and RLS (M)



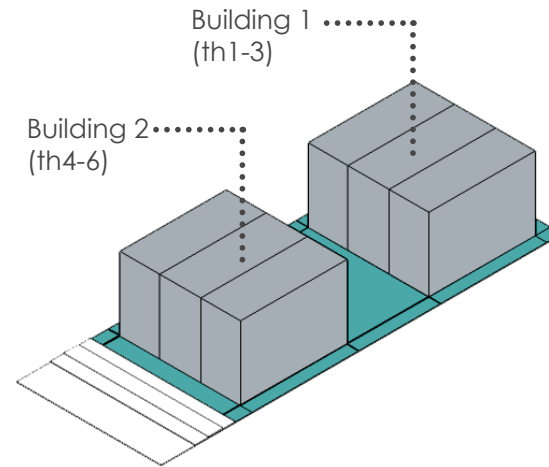
Scale: NTS

Zoning Analysis

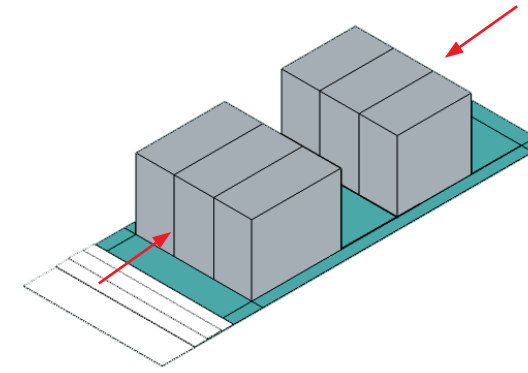
CS1 Natural Systems and Site Features	E. Energy Use	This project will be pursuing Built Green 4 Star.
CS2 Urban Pattern and Form	A. Location in the City and Neighborhood	This site is in an area for a wide mix of development types. It is in a low rise zone neighboring new commercial. The project is mindful of this and acts to bridge the gap with the considerations to height, scale, roof shape and materiality. See item D below. Attention was paid to the Youth Home to the south. Its colors of white with red highlights were taken into consideration and provided inspiration for the color palette for this project.
	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 25 percent transparent fence forty-two 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.
	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 the homes in the area. The shed roof provides a nice transition from the single family residences in the area to the commercial area in the north. The three-story height also speaks the same height as the Youth Home south of the site.
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 board and batten at the base of the buildings and cedar wrapping the balconies. Horizontal lap siding is used for the primary massings, while paneling was used minimally to group windows.
PL1. Open Space Connectivity	A. A Network of Open Spaces B. Walkways and Connectors	Projects along the Crown Hill Loop are encouraged to provide opportunities for urban farming and community connectivity. This project provides generous setbacks from the street and from the eastern rear lot. This provides the residents with generous open space to use the space for their needs and interests, such as gardening. The street facing units will have semi-private yards with 3.5' tall fencing, 25% transparent, to visually open up the green space to the community. The fencing along the property lines are proposed to have a trellis syetem on top to enhance the site and neighborhood with more landscaping.
PL2. Walkability	A. Accessibility B. Safety and Security	The street facing units will have front yards protected by a fence. The fence will be 3.5' tall and 25% open. This will allow for eyes on the street for safety and security, and will allow for a clear visual of the entries for accessibility. The units in the back will be accessed by a delineated path from the street down the driveway.
PL3. Street Level Interaction	A. Entries C. Residential Edges	All the units' entries have been recessed from the main volume to create a clear articulation and sense of individualization. The use of the low fence in the front units supports this idea defining that entry walkway from the street. This provides exterior access to the ground floor unit. 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 pedestrian path which is detailed differently than the rest of hte driveway.
PL4. Active Transit	B. Planning Ahead for Bicyclists	Bike locations for long term storage are provided on the ground floor for each unit. Short term bike parking is proposed in the Right of Way which will be coordinated with the Street Improvement Plan.
DC2. Architectural Concept	A. Masssing B. Architectural and Facade composition C. Secondary Features D. Scale and Texture E. Form and Function	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. Framing the shed roof for the upper stories breaks down the mass, scale and creates visual interest. There is a clear delineation between units, while they also connect and relate to eachother as a whole.
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes C. Lighting D. Trees, Landscape and Hardscape Materials	The project proposes durable and high quality materials which relate to the residential neighborhood. Lap siding is the primary material type. Board and batten is proposed at the base which provides more texture and quality at the pedestrian level. Cedar paneling is proposed in the balcony recessedswich provides a natural and durable material which will age well in the shaded locations. Large yards have been proposed to provide opportunity for a variety of native landscaping. Pervious paving is provided to add texture at a pedestrian scale. A Hollywood style driveway is proposed so it is not all hardscape. Cedar fencing with trelliss along the property lines will provide greenery.



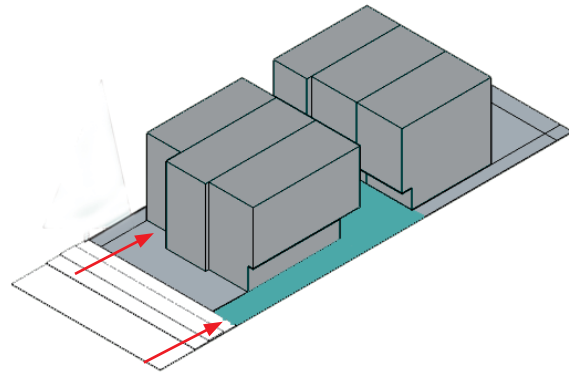
1. Site and required setbacks (5' min - 7' AVG front and rear setback)



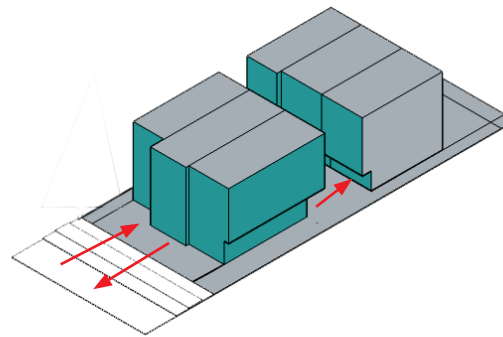
2. 65% maximum facade length + 30' maximum height



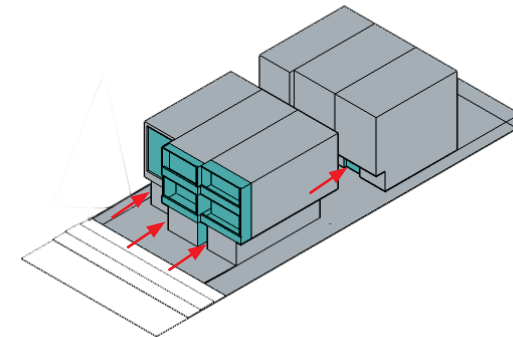
3. Generous setbacks to generate front and back yards.



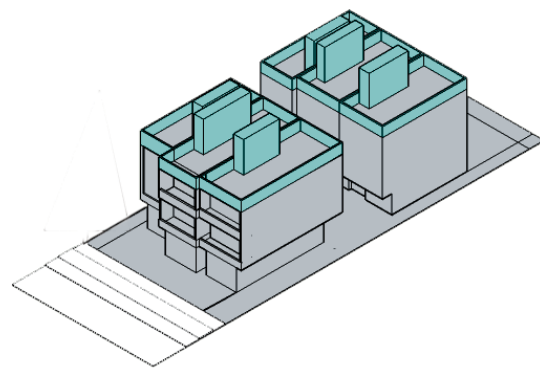
4. Site constraints: maximum 5,000 sf impervious surface + required on-site parking. Further setback of NE unit to add new tree on front yard



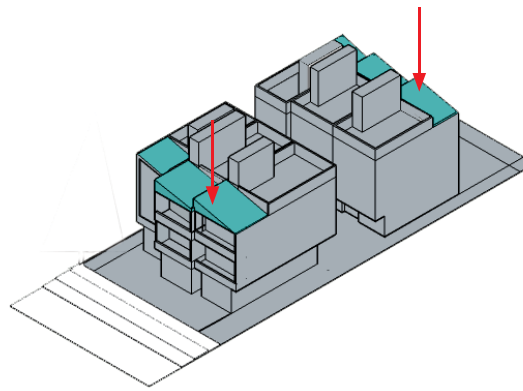
5. Offset mass building 2 to differentiate units & reduce scale. Building overhangs on upper levels to accommodate program



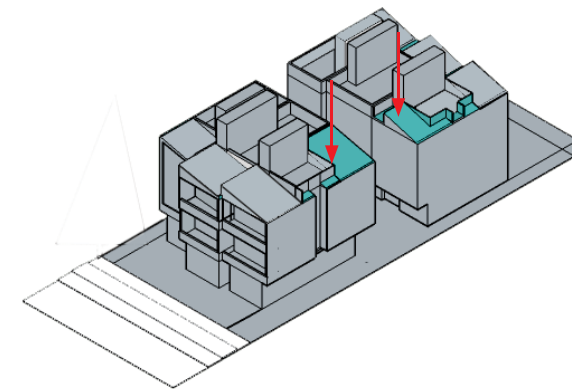
6. Decks on facade facing street to reduce the scale & articulate massing. Unit entries recessed to individualize them.



7. 4' parapet bonus & 10' penthouse bonus



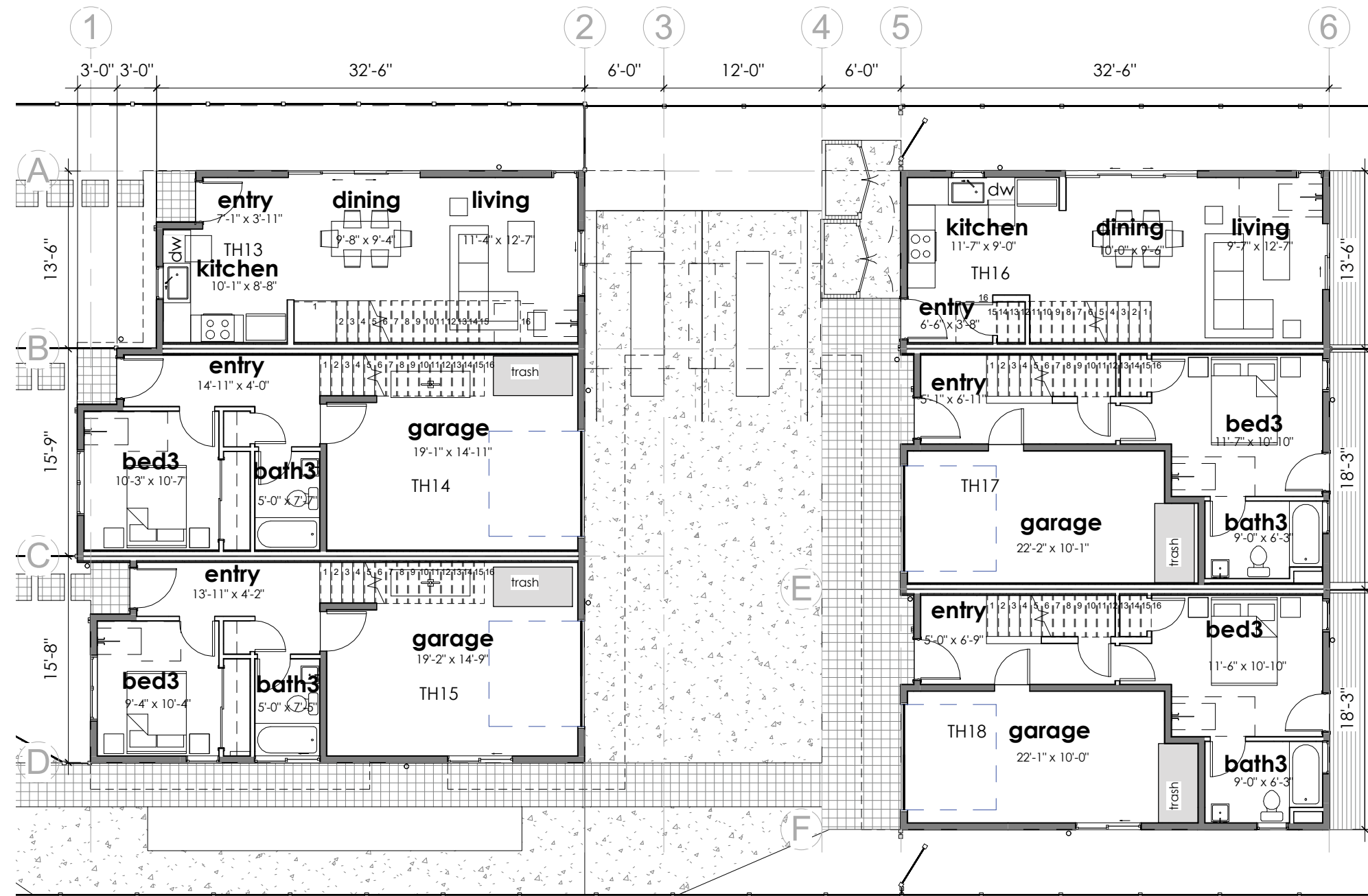
8. Replace section of roof deck with Shed Roof to reflect sloped roofs in neighborhood.



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

Design Concept

13TH AVE NW



Bldg 1

Bldg 2

LEVEL 1
SCALE: 1" = 10'-0"



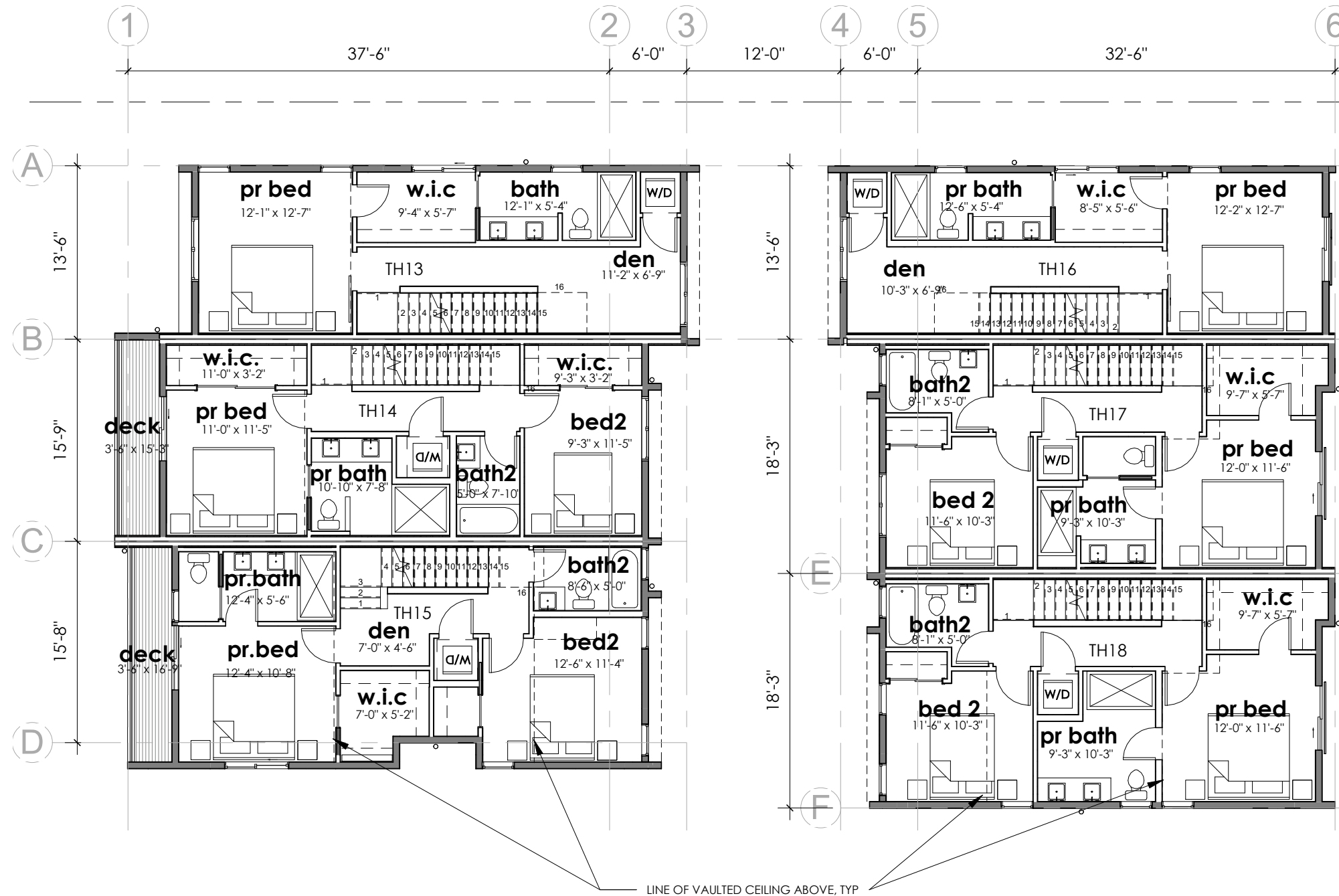
Floor Plans

13TH AVE NW



Floor Plans

13TH AVE NW



Bldg 1

Bldg 2

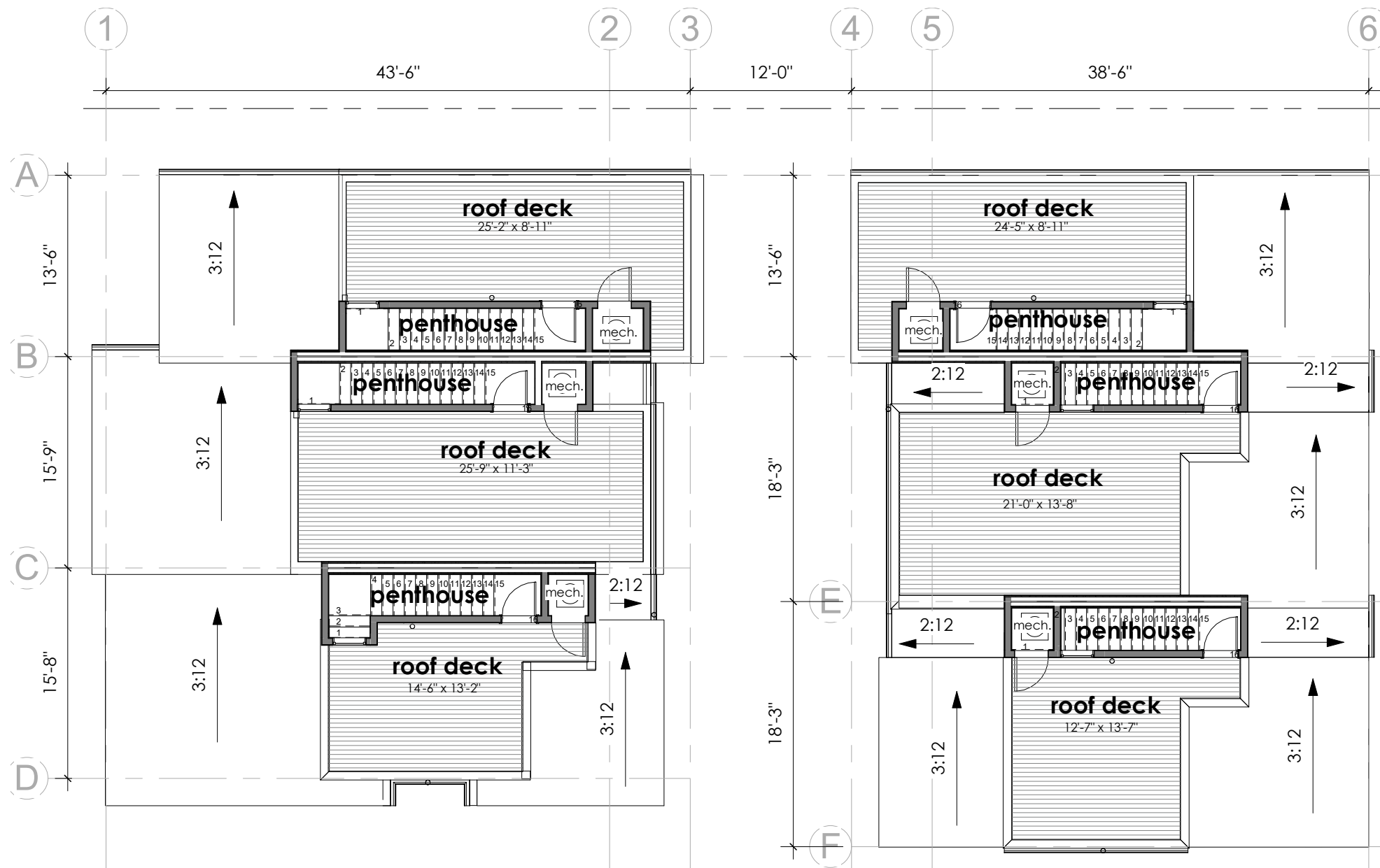
LEVEL 3

SCALE: 1" = 10'-0"



Floor Plans

13TH AVE NW



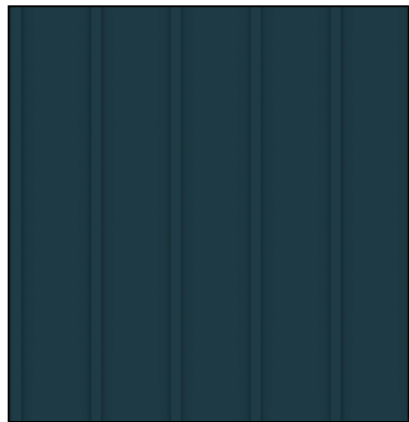
Bldg 1

Bldg 2

ROOF DECK
SCALE: 1" = 10'-0"



1. Boad&Batten Blue

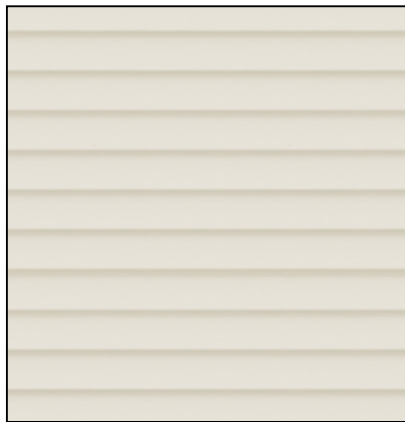


4'x8' Hardie Panels with
1x2 battens @12" O.C

Sherwin Williams #6230
Rainstorm

Utilized as base material
in both buildings.

2. Lap Siding White

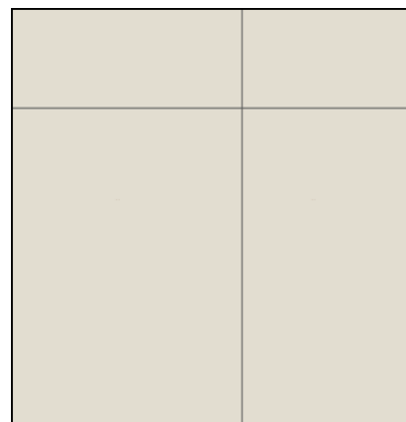


6" Horizontal Lap Siding

Sherwin Williams #7637
Oyster White

Utilized as main volume
material on North and
South facades.

3. White Panel



7/16" James Hardie Panel

Sherwin Williams #7637
Oyster White

Utilized between windows
on all facades.

4. Lap Siding Orange



6" Horizontal Lap Siding

Sherwin Williams #6628
Robust Orange

Utilized as accent material
for building 1 East facade
and building 2 East and
West facades.

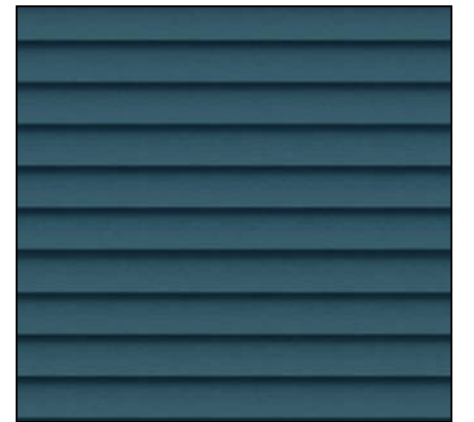
5. Cedar Siding



1"x4" T&G Cedar Siding
stained

Utilized in the decks facing
the street.

6. Lap Siding Blue

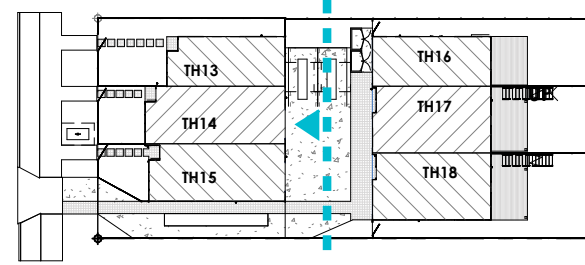
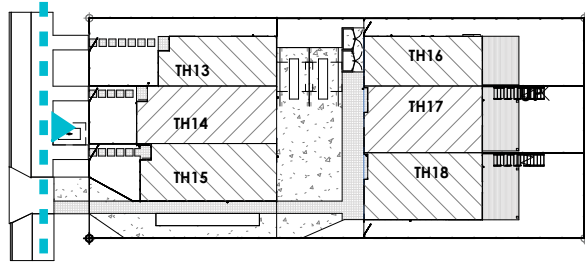


6" Horizontal Lap Siding

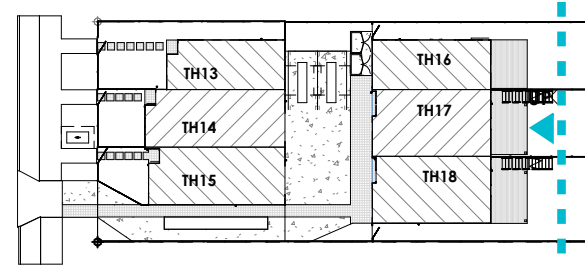
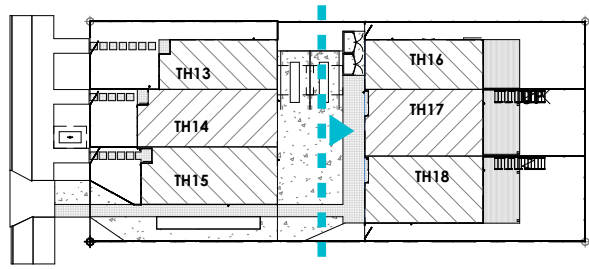
Sherwin Williams #6230
Rainstorm

Utilized at upper
penthouses.

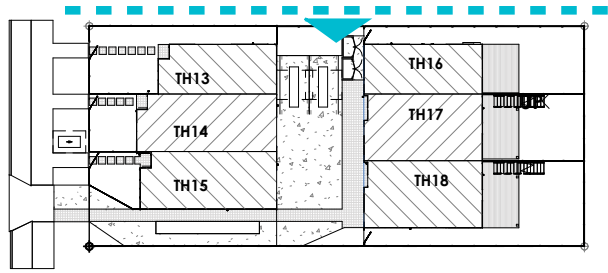
Material Palette



Building Elevations

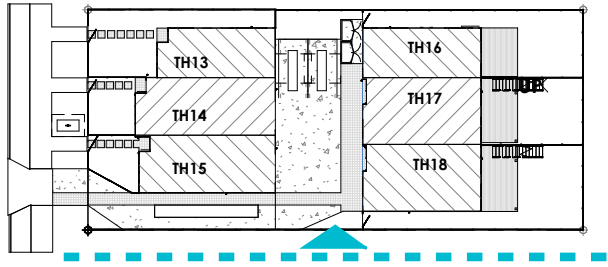


Building Elevations



SOUTH ELEVATION BUILDING 1&2
SCALE: 1"=10'-0"

Building Elevations



SOUTH ELEVATION BUILDING 1&2
 SCALE: 1"=10'-0"



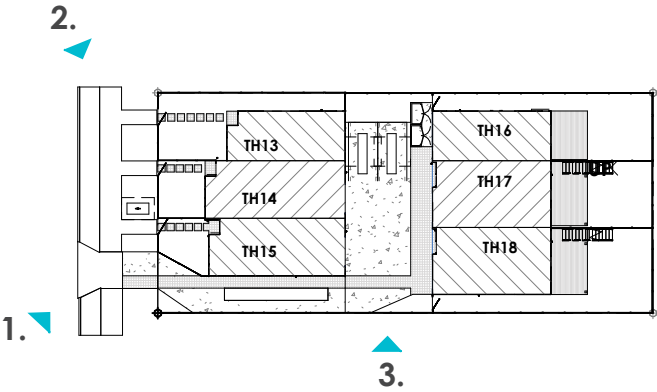
1. APPROACH FROM EAST ON 13TH AVE NW STREET



2. AERIAL VIEW LOOKING SOUTHEAST DOWN 13TH AVE NW



3. COURTYARD VIEW - SPACE BETWEEN BUILDINGS



Renderings



fence with trellis on top
along property lines



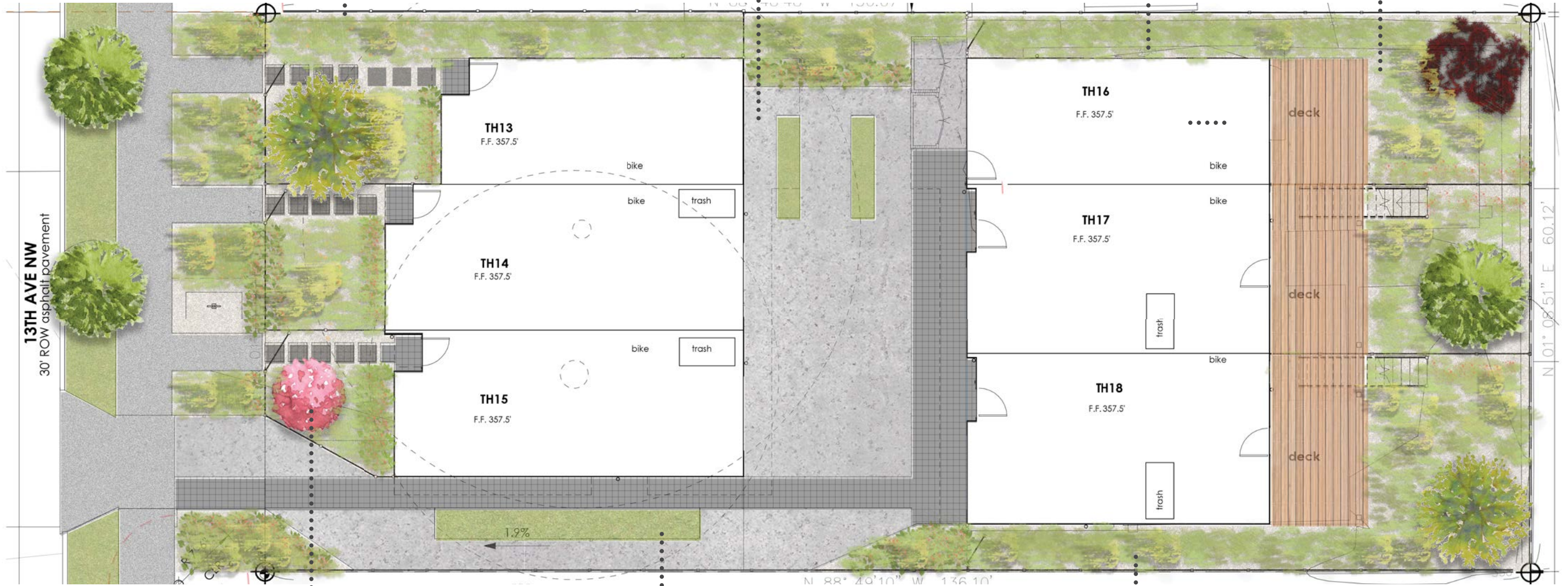
permeable pavers



shade planting in north side
and in between structures



xeriscaping with native
landscape in backyards



japanese
maple tree



driveway with
planting strip



ornamental grass



CONCEPTUAL LANDSCAPE PLAN

SCALE 1/16" = 1' 0"

Landscape Plan