

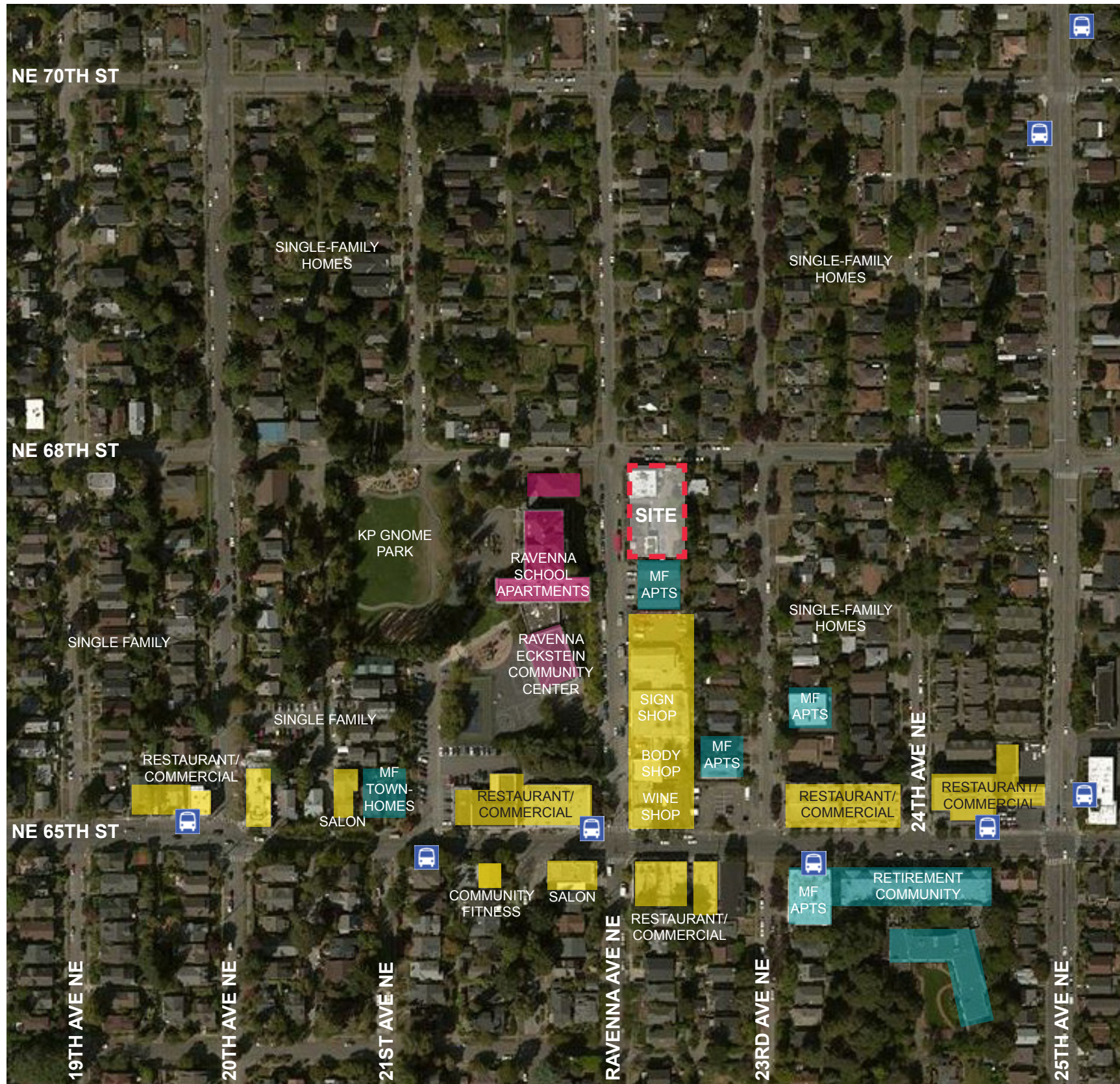
6550-6556 Ravenna Avenue NE

EDG Public Meeting
Date: February 13th, 2017
SDCI Project # 3025666

REVISION 1: 12.30.2016
REVISION 2: 01.13.2017
REVISION 3: 01.31.2017
REVISION 4: 02.02.2017

APPLICANT TEAM:
Architect: Johnston Architects PLLC
Landscape Architect: Karen Kiest Landscape Architects
Developer: PSW Retail Estate





SITE AREA: 16,867 sf

ZONING: Lowrise 3 (LR3)

PROJECT DESCRIPTION:

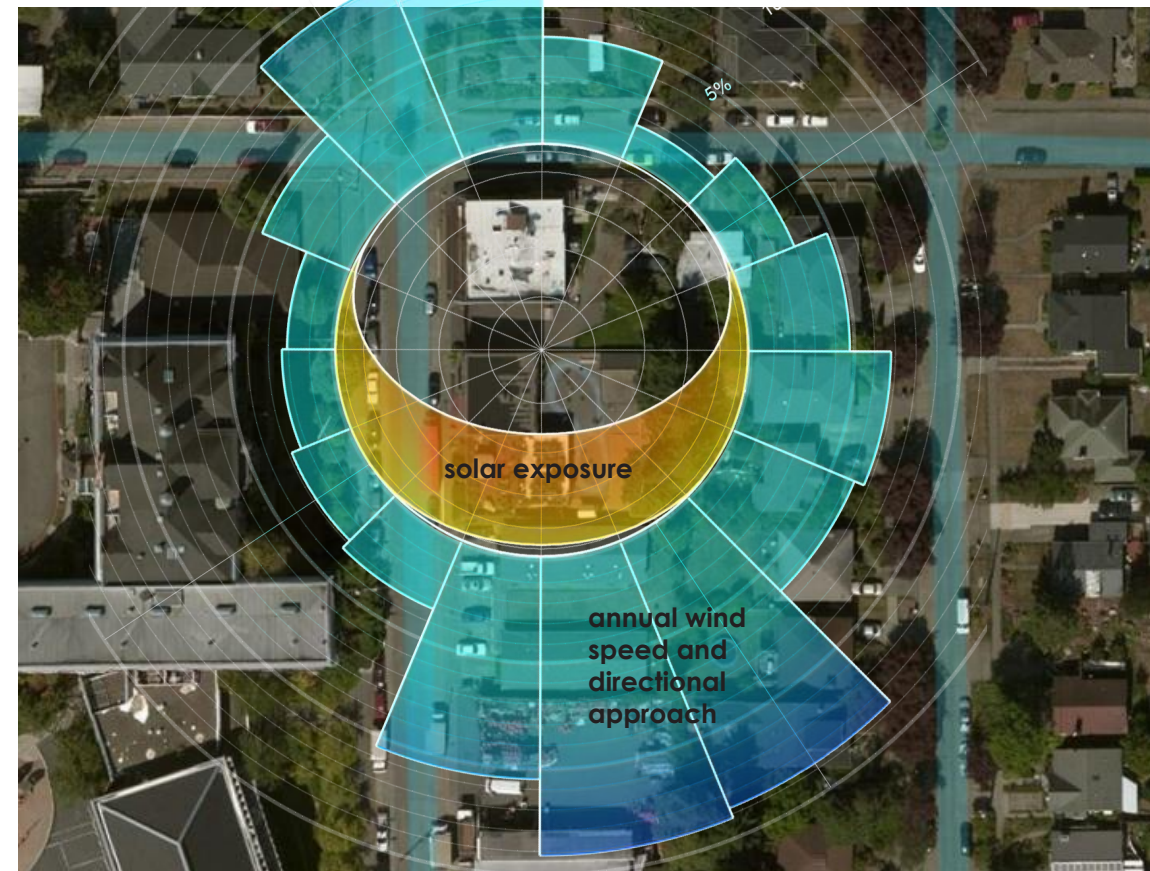
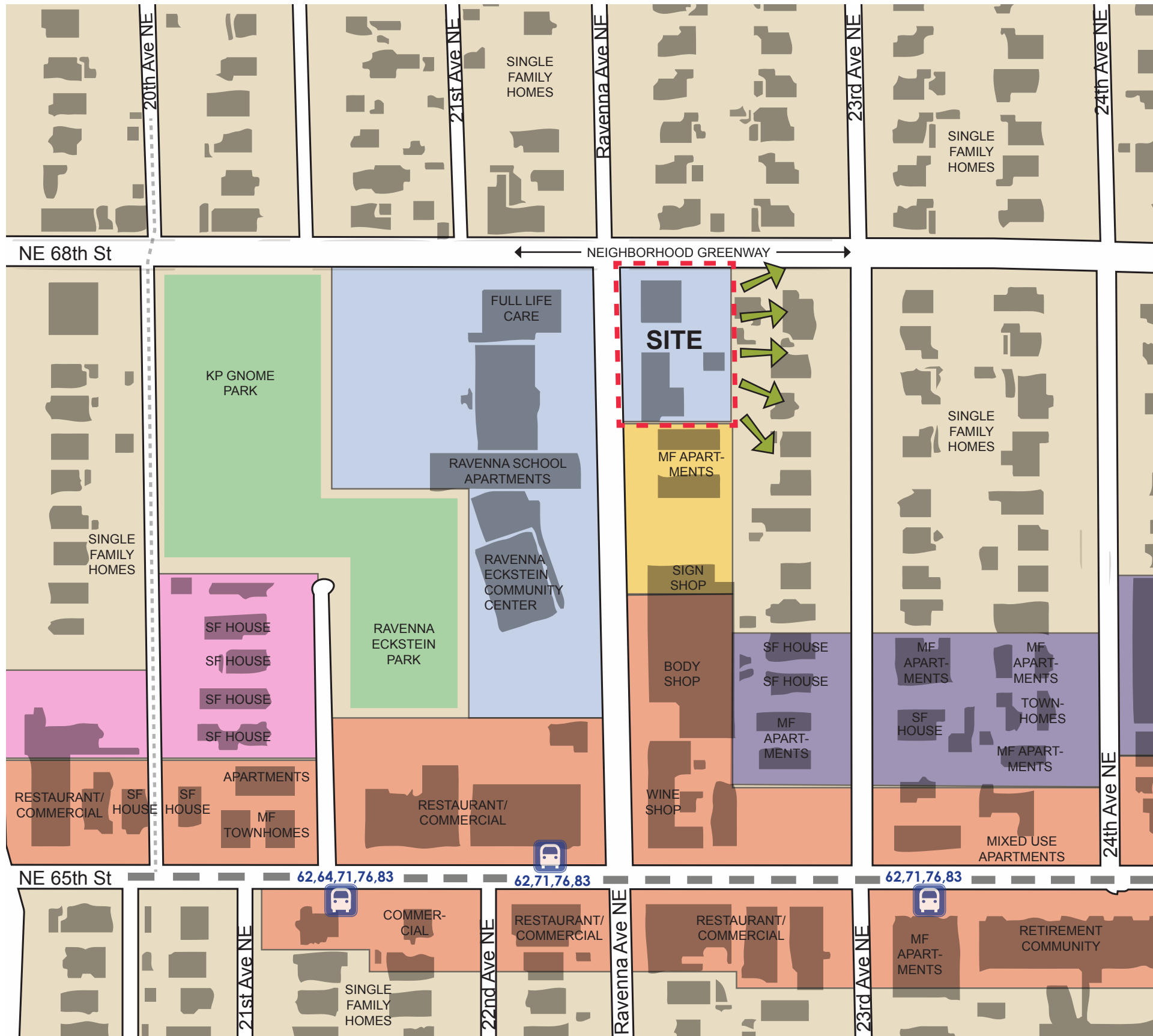
Proposal for 16 new townhomes 3 stories above grade with rooftop amenity area. 16 on-site parking spaces are proposed in a subgrade garage.

SUMMARY OF DEVELOPMENT STANDARDS:





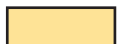

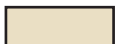





<u>Height limit</u>	Required: 30' + 4' bonus maximum* (with ground floor dwelling units 18"+ above sidewalk grade) 30' - units within 50' of SF zone w/o street dividing	Proposed: 30' & 34'
<u>Density Limit</u>	Required: No limit*	Proposed: 1 unit / 1,054 sf
<u>Parking</u>	Required: 1 space per 1 dwelling units Bike: 1 per 4 units	Proposed: 1 space per 1 dwelling units (16) Bike: 1 per 4 units (4 min.)
<u>FAR</u>	Required: 1.3 max* 1.3 x 16,867 = 21,927 sf	Proposed: 21,919 sf
<u>Setbacks</u>	Required: Front/Rear: 5' min, 7' avg Side: 5' if building is 40' or less in length, or 7' Average 5' min.	Proposed: Front/Rear: 5' min Side: 5' min, 7' avg
<u>Trash</u>	Required: 225 sf w/ 12' min dimension (SMC Table A 23.54.040)	Proposed: 225sf min within building
<u>Amenity Area</u>	Required: 25% of lot area 0.25 x 16,867sf = 4,217sf	Proposed: 4,217 min.
<u>Landscaping</u>	Required: Green Factor of 0.6 or greater	Proposed: Green Factor of 0.6 or greater

*these values require Built Green 4 Star, LEED Silver or Passive House certification.

north
 LEGEND
 PUBLIC FACILITIES
 COMMERCIAL NODES
 MULTI-FAMILY
 BUS STOPS



ZONING KEY

-  SITE
-  LR3
-  LR2
-  LR1
-  NC1-30
-  NC2P-40
-  SF 5000
-  GREEN SPACE
-  MINOR ARTERIAL
-  COLLECTOR ARTERIAL
-  POTENTIAL VIEWS FROM THE UPPER LEVELS TO THE CASCADES / MOUNT RAINIER
-  BUS STOP



LOCAL SITE CONTEXT:

In addition to a thriving immediate context, the larger local context offers many bike paths, parks, and local amenities. To the right is a graphic adopted from the Seattle DOT 2016 Bike map.



1 Ravenna-Eckstein Park / Community Center (100 ft from project site)



2 Ravenna Park (1/3 mile from project site)

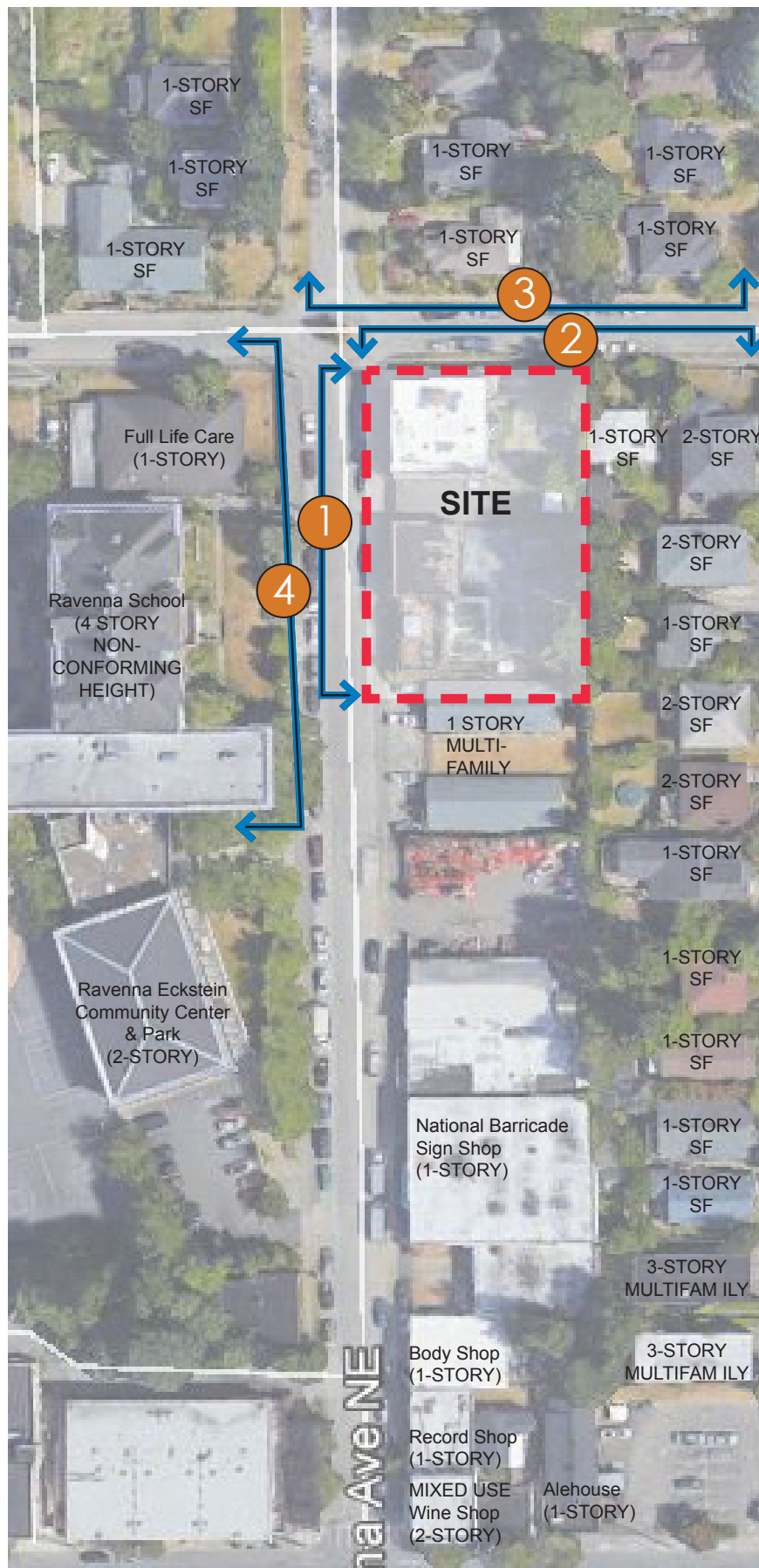


3 Green Lake Park (1.1 miles from project site)



Separated Bikeway includes trails and protected bike lanes	Bicycle Lane includes buffered bike lanes and uphill-only lanes	Steep Uphill Route	Public School
Neighborhood Greenway	Sharrows streets with shared-lane markings	Moderate Uphill Route	Library
Sidewalk/Path	Arterial Street	One Way	Bike Shop
	Non-Arterial Street		Light Rail or Streetcar Station
			Pronto Cycle Share Station Pronto station locations subject to change. Visit www.prontocycleshare.com or download the Spotcycle app for real-time information.

north



1 Looking into the site from Ravenna Ave NE



2 Looking into the site from NE 68th St



3 Looking N across NE 68th St from project site



4 Looking W across Ravenna Ave NE from project site

IMMEDIATE SITE CONTEXT:

The project site is just one block north of commercial developments along the minor arterial NE 65th St, and three blocks west of the principal arterial 25th Ave NE. The area consists of a mix of multi-family residential and commercial to the west and south, and single-family zones to the north and east.

Not only is the area very walkable, there are several bus routes that pass close to the site, Ravenna Eckstein and KP Gnome Parks to the west, and the future light rail station planned at Roosevelt is just 3/4 mile away.



13



1 Ravenna Eckstein Community Center



2 4-Story Elderly Care Facility @ Ravenna Ave NE



3 Looking north up Ravenna Ave NE



4 Looking south @ Ravenna Ave NE



5 Single family @ NW corner of Ravenna & 68th



6 Single family north of the site



7 Single family @ NE 68th St



8 Looking west @ NE 68th St



9 Looking into the site from NE 68th St



10 Looking South down Ravenna Ave NE



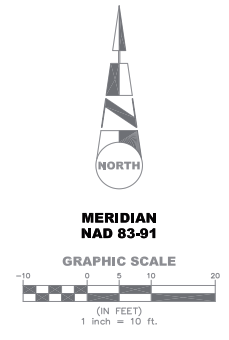
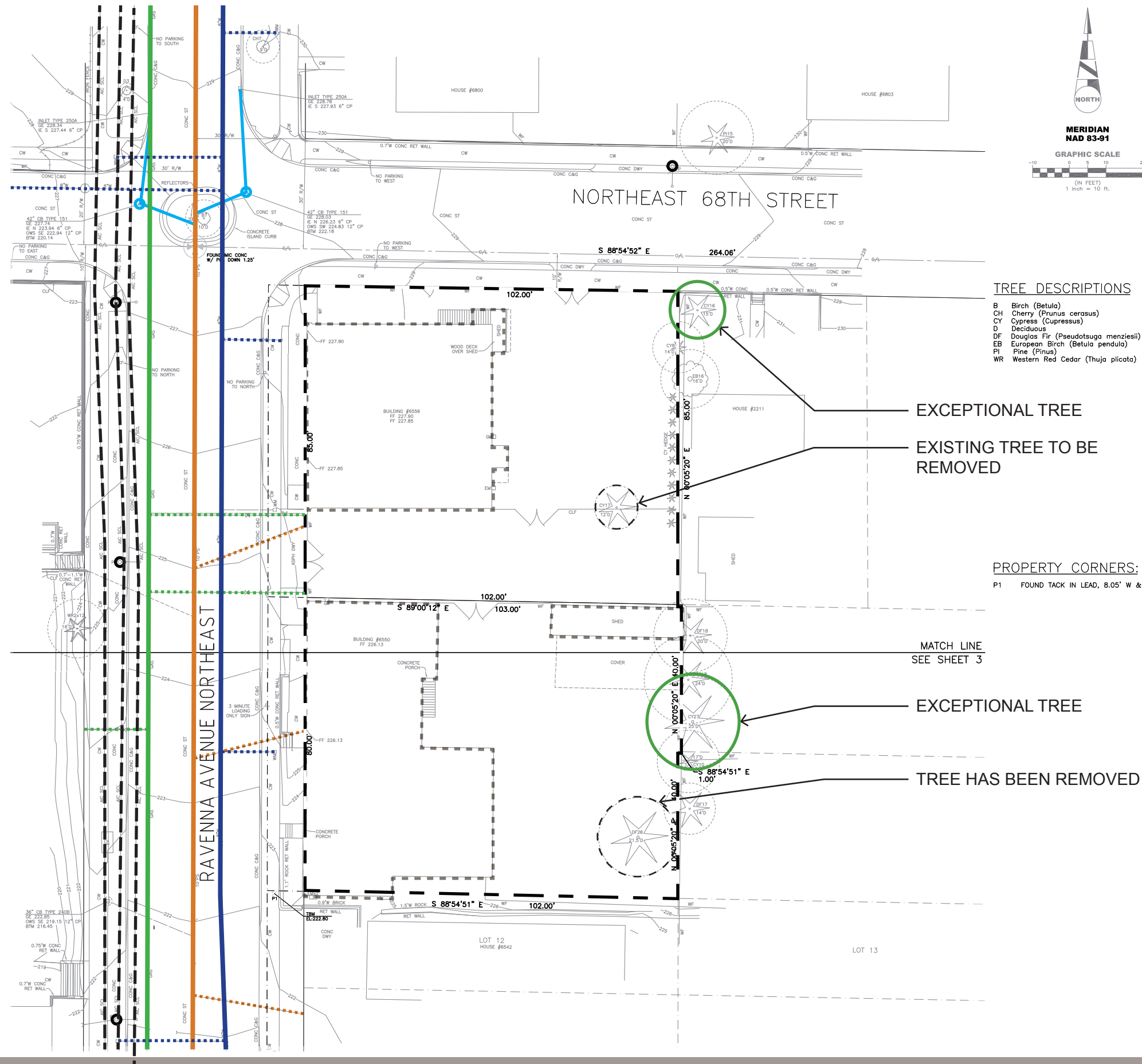
11 Looking into the site from Ravenna Ave NE



12 Multi-family residences south of site



13 Gateway to site from 65th and Ravenna



TREE DESCRIPTIONS

- B Birch (Betula)
- CH Cherry (Prunus cerasus)
- CY Cypress (Cupressus)
- D Deciduous
- DF Douglas Fir (Pseudotsuga menziesii)
- EB European Birch (Betula pendula)
- P1 Pine (Pinus)
- WR Western Red Cedar (Thuja plicata)

EXCEPTIONAL TREE
 EXISTING TREE TO BE REMOVED

PROPERTY CORNERS:

- P1 FOUND TACK IN LEAD, 8.05' W & 0.75' S

MATCH LINE
 SEE SHEET 3
 EXCEPTIONAL TREE
 TREE HAS BEEN REMOVED

PROJECT ADDRESS:
 6556 RAVENNA AVE NE
 SEATTLE, WA 98115

PARCEL NUMBERS:
 717370-0668
 717370-0664

OWNER:
 PSW HOMES, LLC
MANAGER: PATRICK COBB
 5256 RAINIER AVE S
 SEATTLE, WA 98118

LEGAL DESCRIPTIONS:
 717370-0668

THE SOUTH 40 FEET OF THE WEST 112 FEET OF THE NORTH HALF OF TRACT L, AND THE NORTH 40 FEET OF THE SOUTH 80 FEET OF THE WEST 113 FEET OF THE NORTH HALF OF TRACT L, ALL IN RAVENNA SPRINGS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 87, IN KING COUNTY, WASHINGTON.

717370-0664

THE WEST 112 FEET OF THE NORTH HALF OF TRACT L, RAVENNA SPRINGS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY AUDITOR OF KING COUNTY, WASHINGTON.

SURVEY KEY:

- PROPERTY LINE
- - - - - EXISTING BUILDING TO BE REMOVED
- WATER MAIN / SERVICE
- GAS MAIN / SERVICE
- SEWER MAIN / SERVICE
- STORM SEWER MAN HOLE / LATERAL LINE
- POWER POLE / OVERHEAD POWER LINES



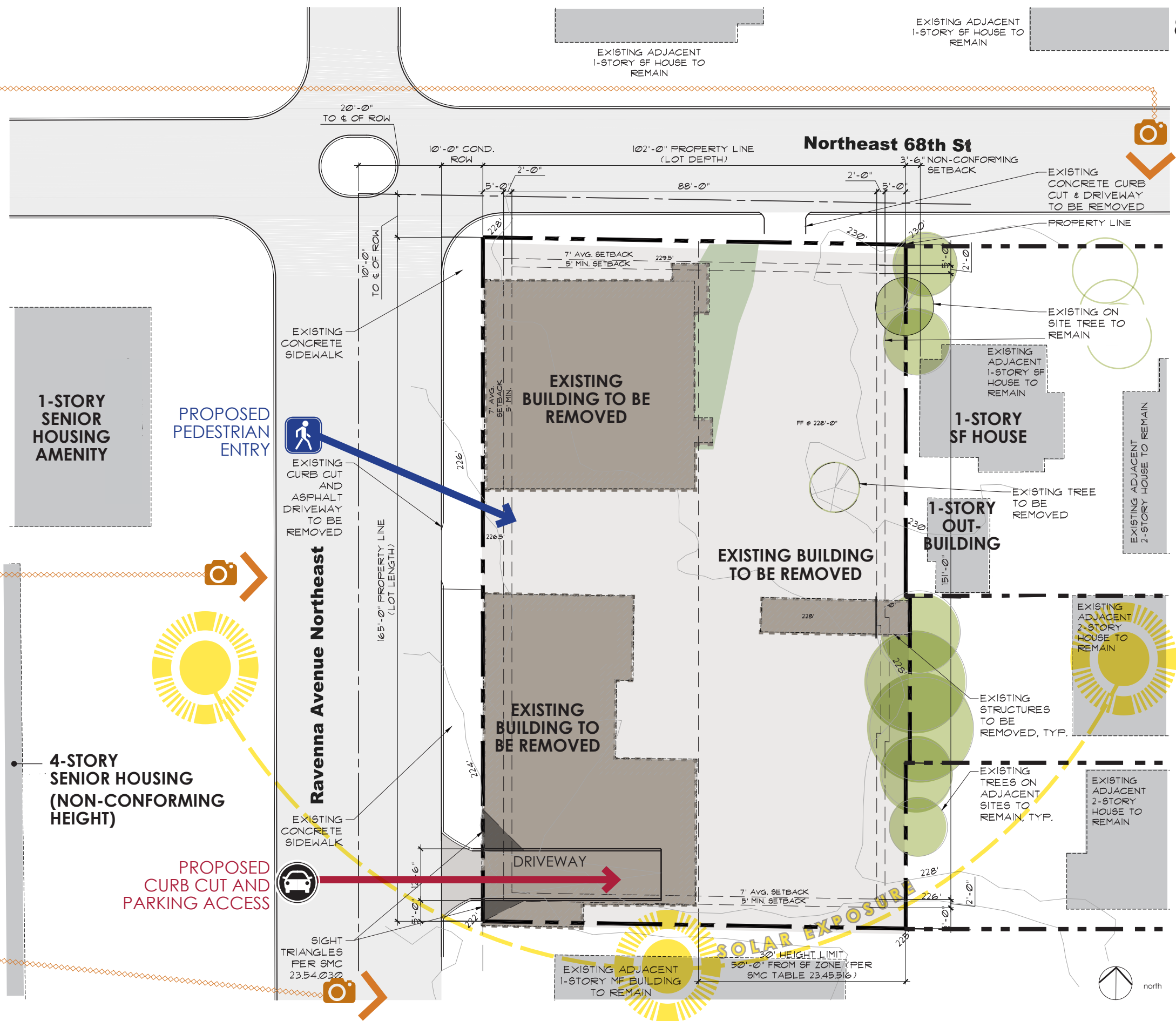
Existing neighboring 2-story house



Existing curb cut / driveway at project site



Existing 1-story neighboring apartment buildings



Seattle Design Guidelines

CONTEXT & SITE

CS > CS1 B 1: Sun and Wind

Take advantage of solar exposure and natural ventilation available onsite where possible.

Response: The large courtyard, with its primary orientation from north to south, allows ample and varying types of day lighting into the units and the courtyard. It also provides better opportunity to capture prevailing winds, ventilating the courtyard and every unit which abuts it.

> CS2 D 1: Existing Development and Zoning

Respond to the height, bulk and scale of neighboring buildings and the scale of anticipated development for the area.

Response: The building is consistent in scale with existing multifamily buildings in the area as well as likely future development: masses articulated with human-scale elements and traditional materials.

> CS3 A 3: Established Neighborhoods

Build on the neighborhood's traditional architectural character and compliment the architectural style of nearby buildings.

Response: The form of the building, articulated individual unit entries, and use of brick as the dominant street-facing facade material along with horizontal wood siding and cementitious panel accent materials respond well to the existing neighborhood character and historical context.

PUBLIC LIFE

PL > PL1 A 2: Connectivity: Adding to Public Life

Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.

Response: The large courtyard provides resident access to individual green space. Additionally, this space will offer seating and places to socialize, and by opening up to both Ravenna Ave and 68th, greater opportunities for interaction with the larger community.

> PL2 A 1: Walkability: Accessibility

Provide access for people of all abilities in a manner that is fully integrated into the project design.

Response: The Ravenna neighborhood is home to residents of all ages and abilities. Although not required, our proposed scheme accommodates ADA accessible features within the courtyard. Additionally, 25% of the units have a ground floor dwelling unit that is designed to meet the ADA guidelines.

> PL3 B 2: Residential Edges: Ground Level Residential

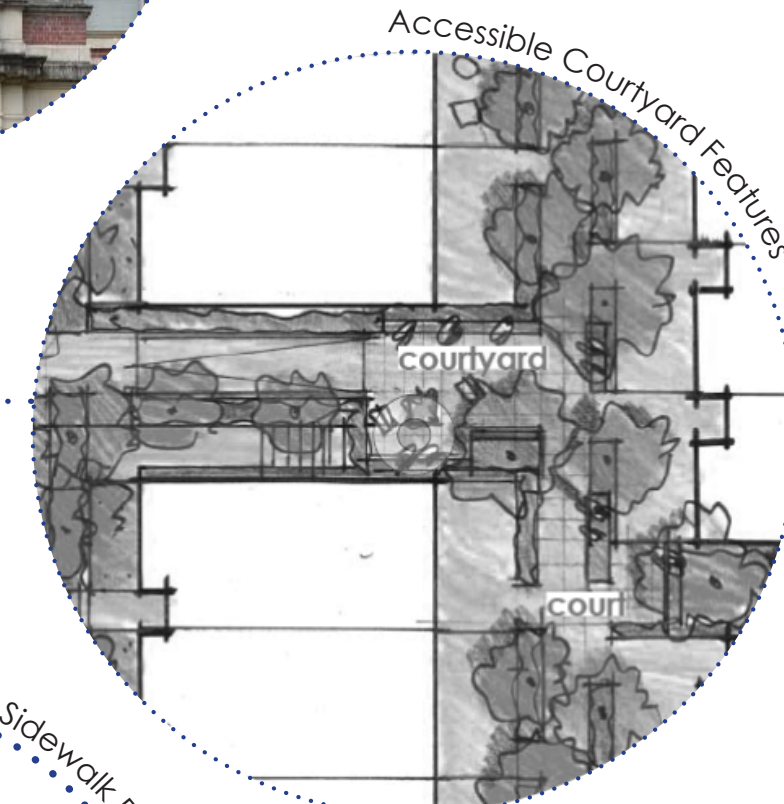
Consider privacy and security for residences on the ground floor by raising the floor level, setting the building back from the street, and providing transition elements and spaces.

Response: Street-facing units are raised between 1'-6" and 4'-0" above the sidewalk, and the courtyard is raised 2' above at its entry point. In the preferred scheme, there is an increased setback from the street, which includes planters and front stoops. This creates a clear threshold between private and public.

> PL4 A 1: Active Transportation: Planning ahead for bicyclists

Facilitate connections to bicycle trails and infrastructure around and beyond the project.

Response: There is a neighborhood greenway along 68th St north of the project site, as well as access to bike-friendly roadways within one mile. There is bike access to the courtyard as well as bike parking in the sub grade garage.



DESIGN CONCEPT



> DC1 B 1: **Vehicular Access and Circulation**

Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.

Response: In the preferred scheme, the sub-grade parking access is located in SDOT's ideal location. This location pulls vehicular traffic to the south lot line and separates it from pedestrian traffic around the intersection and at the courtyard. Not only will this solution take resident's cars below grade, but the change the site's use takes parked cars off of the street. This will result in a decrease in cars parked on the street near the site.

> DC2 B 1: **Facade Composition**

Ensure facades are attractive and well-proportioned through placement of details and patterns.

Response: A regulated and controlled window pattern in a brick facade is proposed in the preferred scheme. This creates a rhythm not unlike the surrounding homes and the larger buildings to the west.

> DC2 A 2: **Reducing Perceived Mass**

Use secondary architectural elements to reduce the perceived mass of larger projects.

Response: The preferred scheme shows variation in the building facade with extruded portions of the mass that relate to scale of neighboring structures. This is also achieved by differentiating materials on each facade, with special attention to facades that face single family neighbors.

> DC2 D: **Scale and Texture**

Design character of the building in form, scale and materials with human scale at street level.

Response: Individual and articulated unit entries enhance the pedestrian experience along Ravenna Ave. Brick, with its small regular modules, provides texture and order to the main rectangular form. In the preferred scheme, the brick is applied to two of three stories along Ravenna Ave, which emphasizes a more pedestrian friendly two-story volume rather than three.

> DC3 B 1: **Open Space Uses and Activities: Meeting User Needs**

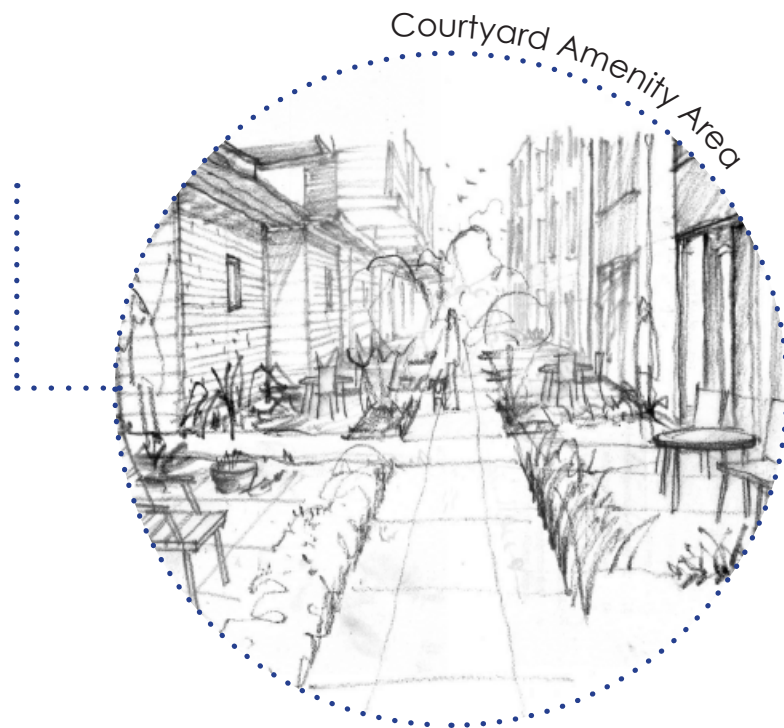
Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

Response: The courtyard has been programmed to provide private areas for each resident, circulation to and through the courtyard, and spaces for resting and gathering.

> DC4 D 2: **Trees, Landscape and Hardscape Materials: Hardscape Materials**

Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas.

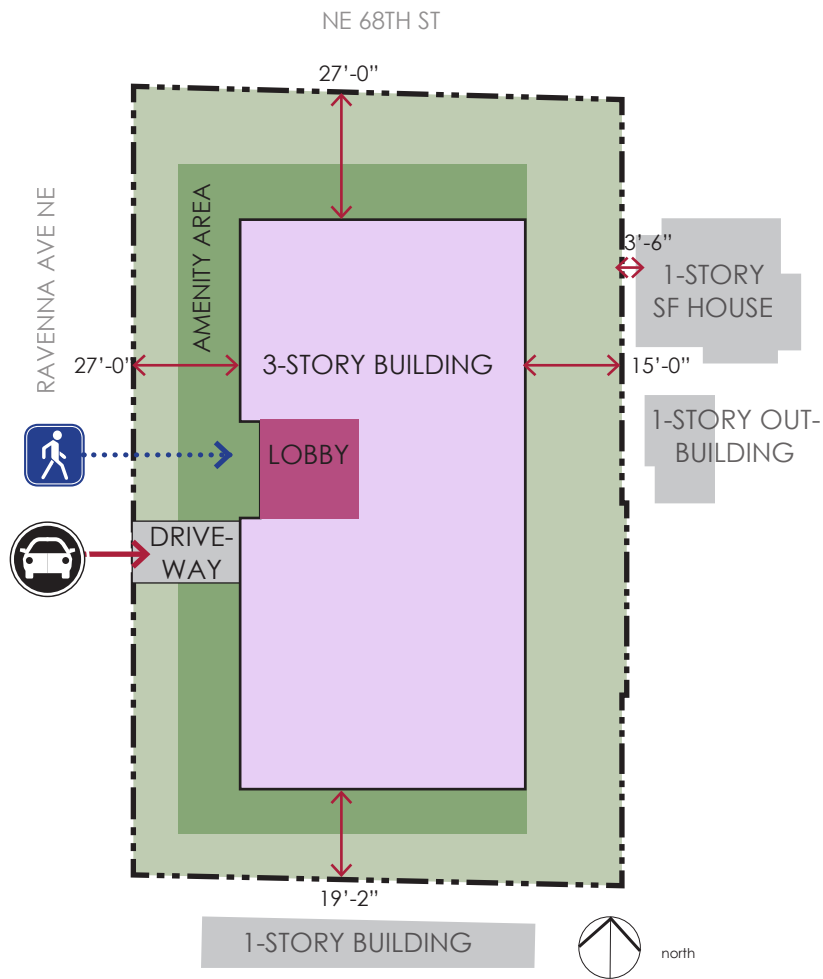
Response: The primary pedestrian entry features a detailed, broad entry ramp flanked by plantings that provides a generous and welcoming entry. The on-structure pavements feature precast pavers, with distinct pavement treatments at congregating courtyards, concrete slab benches with wood bench and cast in place planters to anchor these spots.



scheme A

APARTMENT

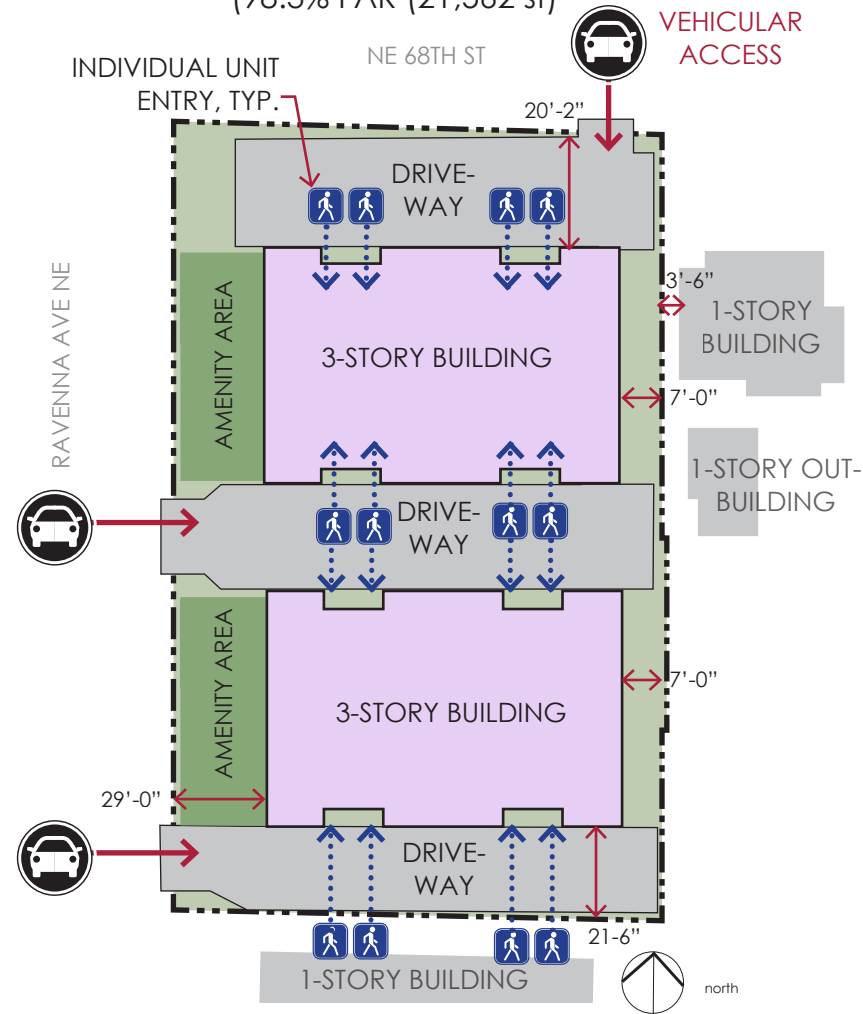
21 units (apartments)
18 parking spaces
(100% FAR (21,927 sf))



scheme B

BLOCKS

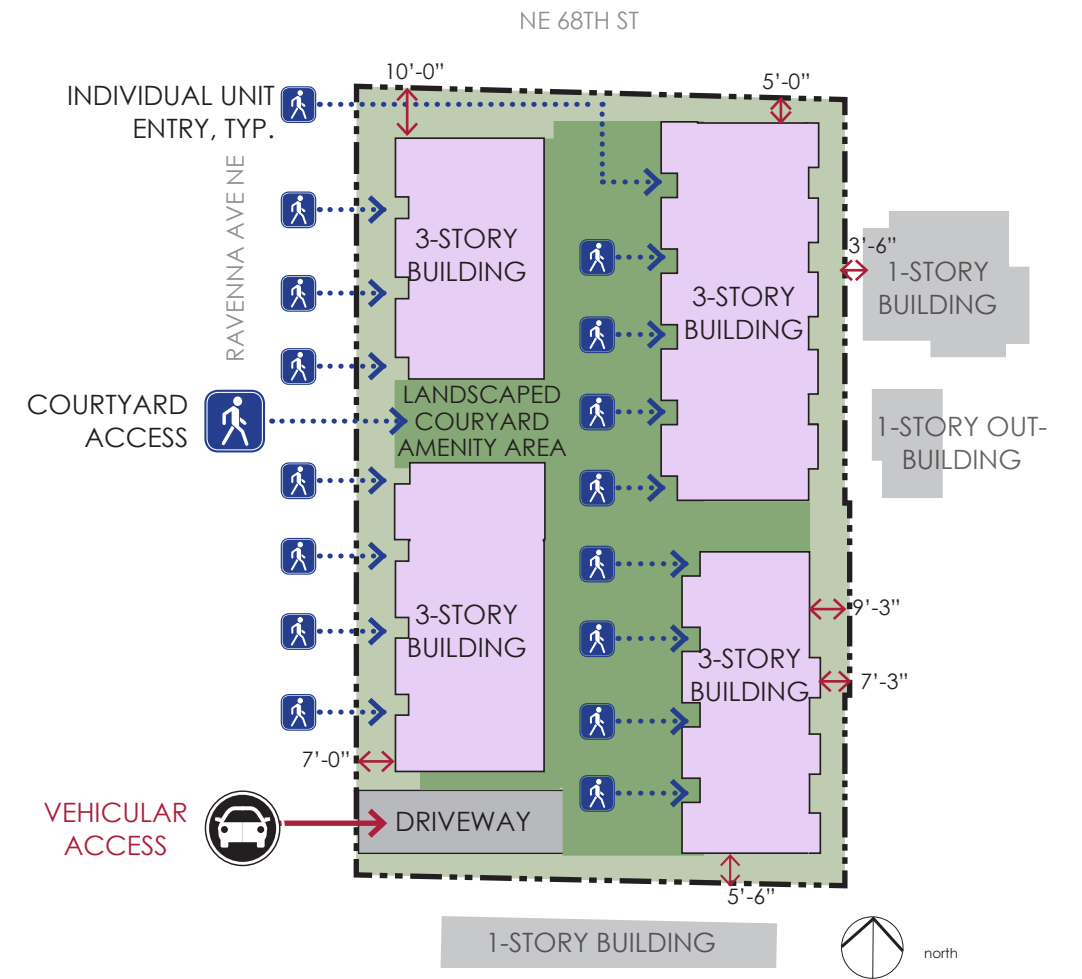
16 units (townhomes)
16 parking spaces
(98.3% FAR (21,562 sf))



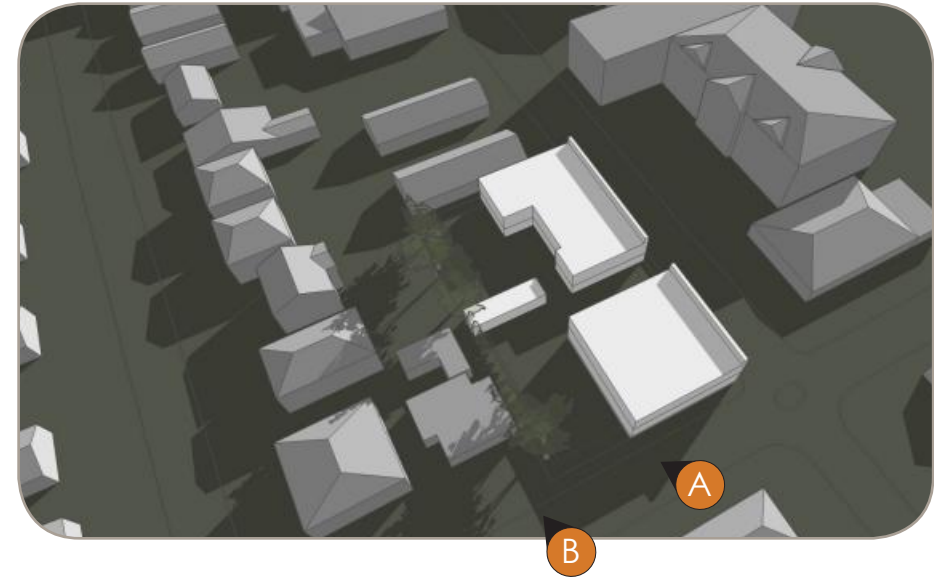
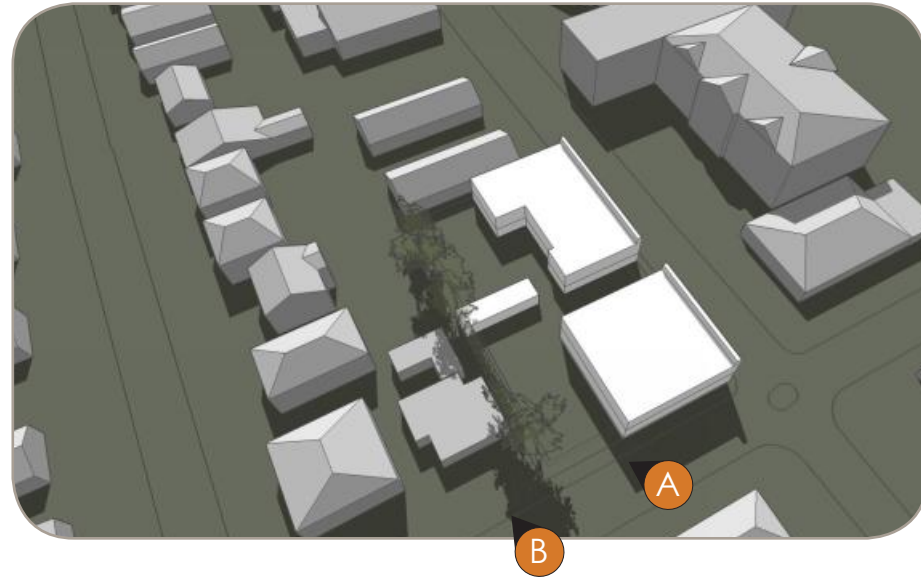
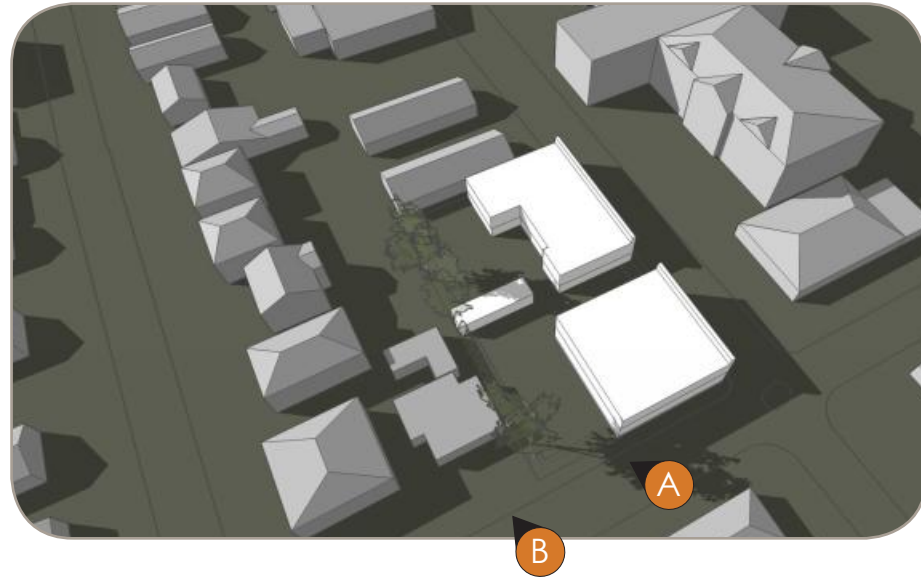
scheme C

STAGGERED [PREFERRED]

16 units (townhomes)
16 below grade parking spaces
(99.9% FAR (21,919 sf))



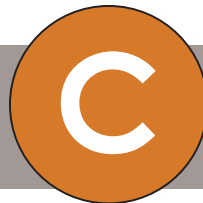
EXISTING SHADOW CANOPY



A Looking south at single family neighbor to west

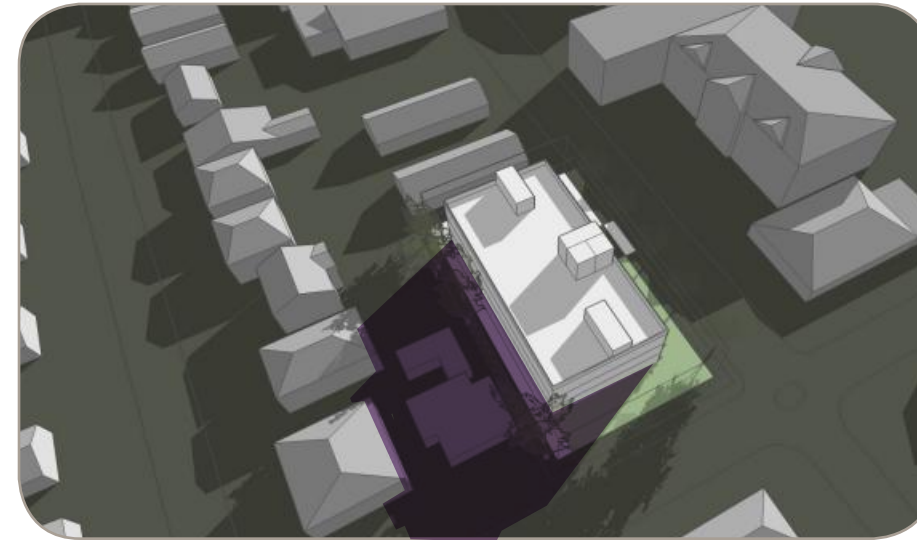
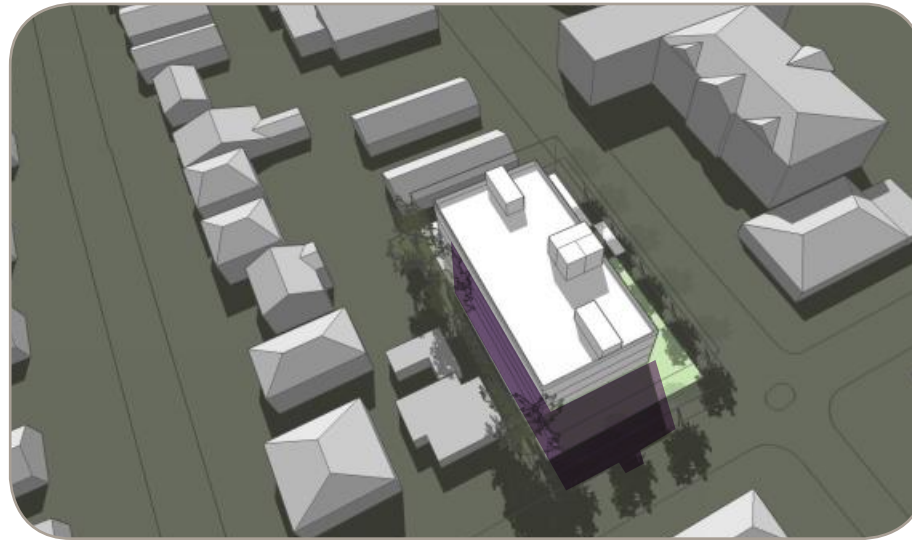
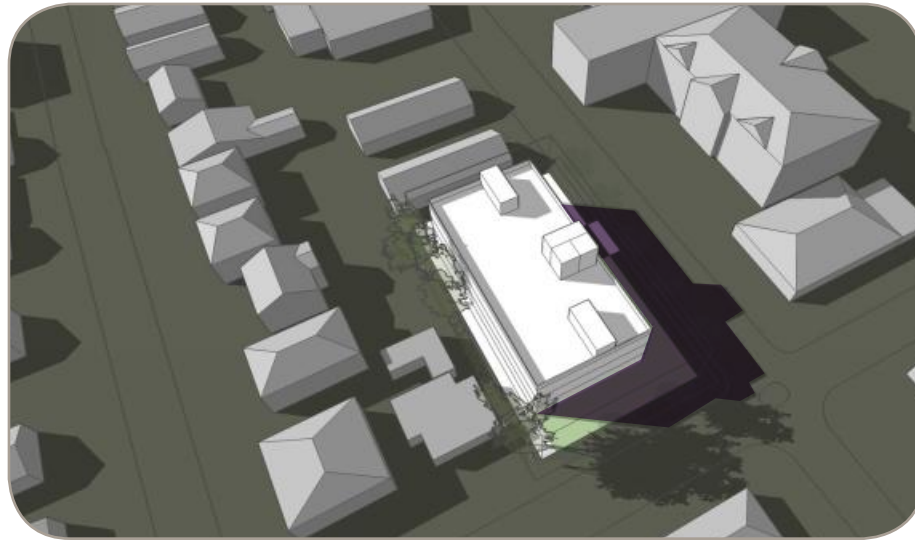


B Looking south east at trees near west property line

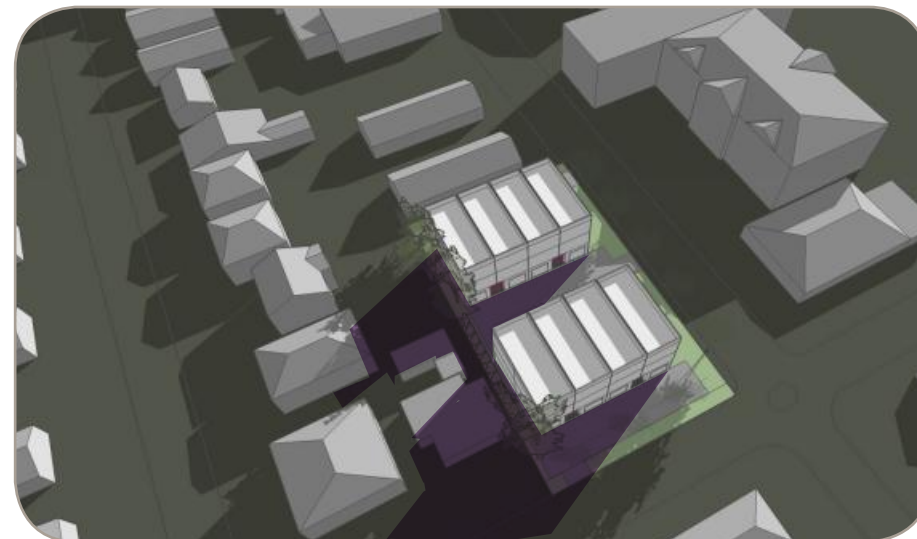
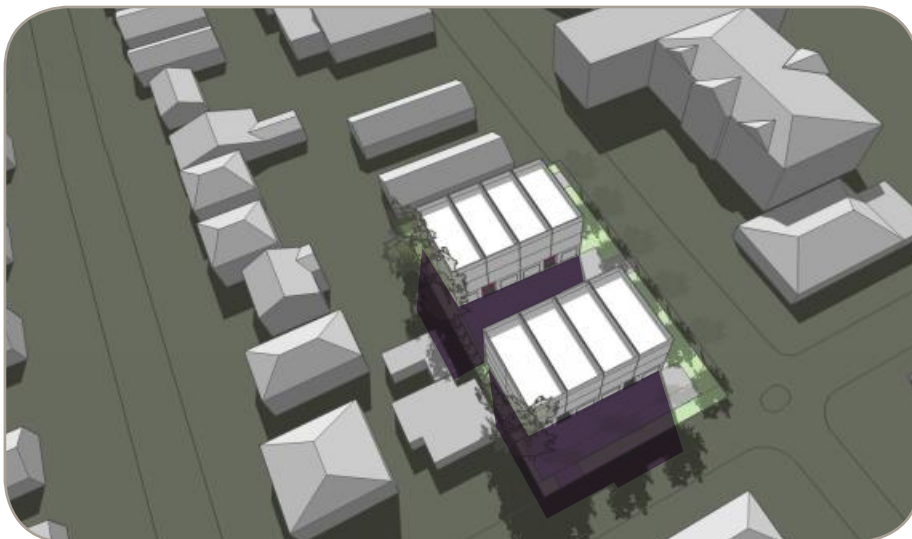
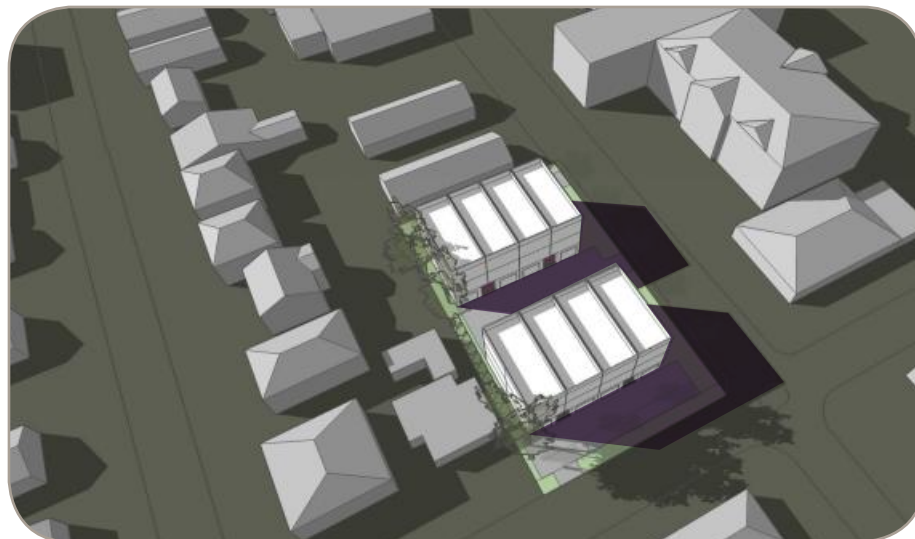




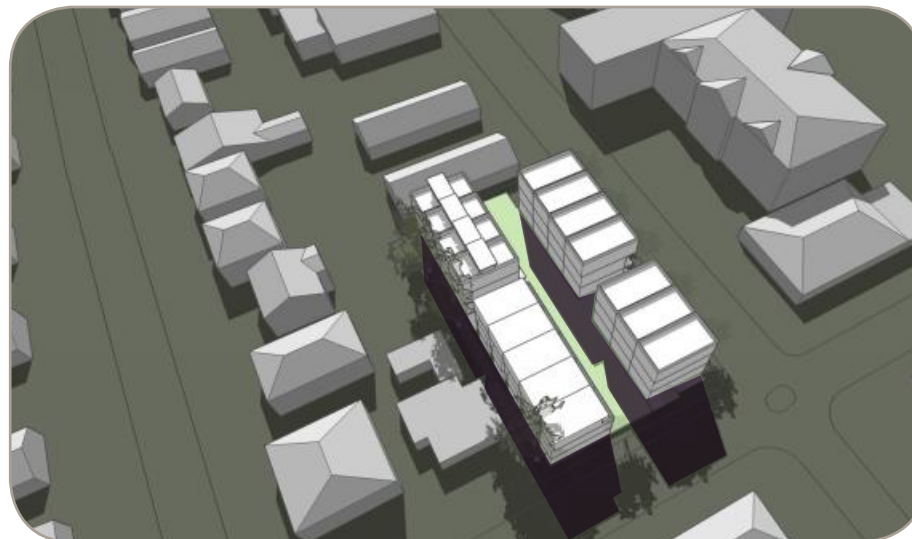
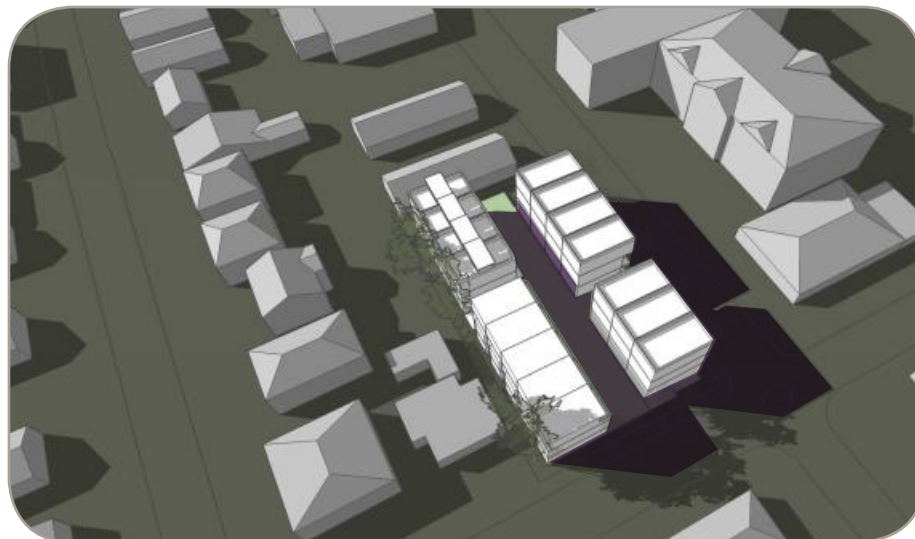
A
SCHEME A
APARTMENT



B
SCHEME B
BLOCKS



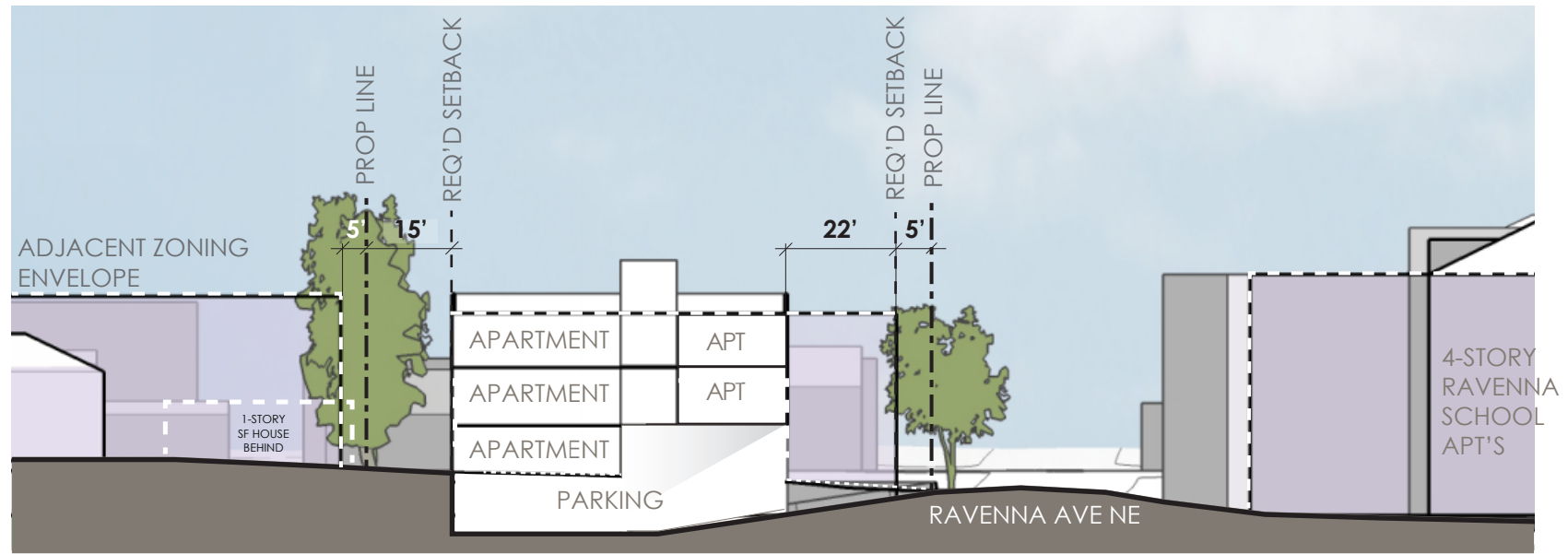
C
SCHEME C
STAGGERED
[PREFERRED]



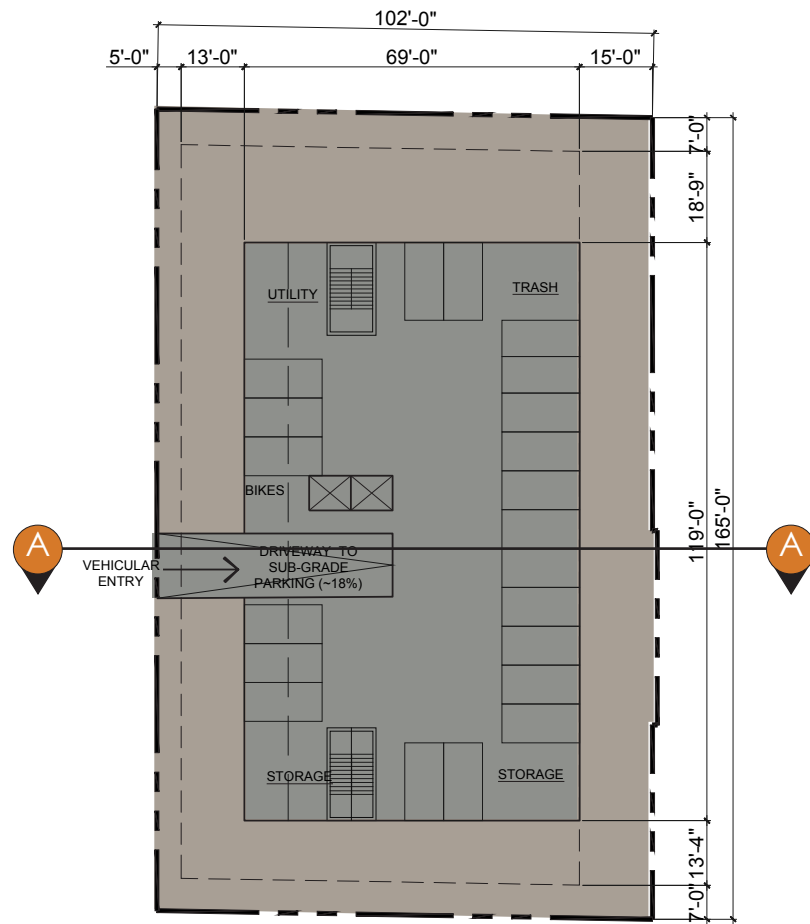
- 3 story apartment + basement
- 21 units
- 21 parking spaces
- FAR shown = 21,927 sf (100% FAR Utilization of max 21,927 sf allowed)
 - B: 0 sf FAR (below grade)
 - 1: 6,792 sf
 - 2: 7,140 sf
 - 3: 7,140 sf
 - Roof: 855 sf

- building mass pulled away from setbacks allows greater separation from single-family neighbors (Design Guideline **CS2.D.3**)

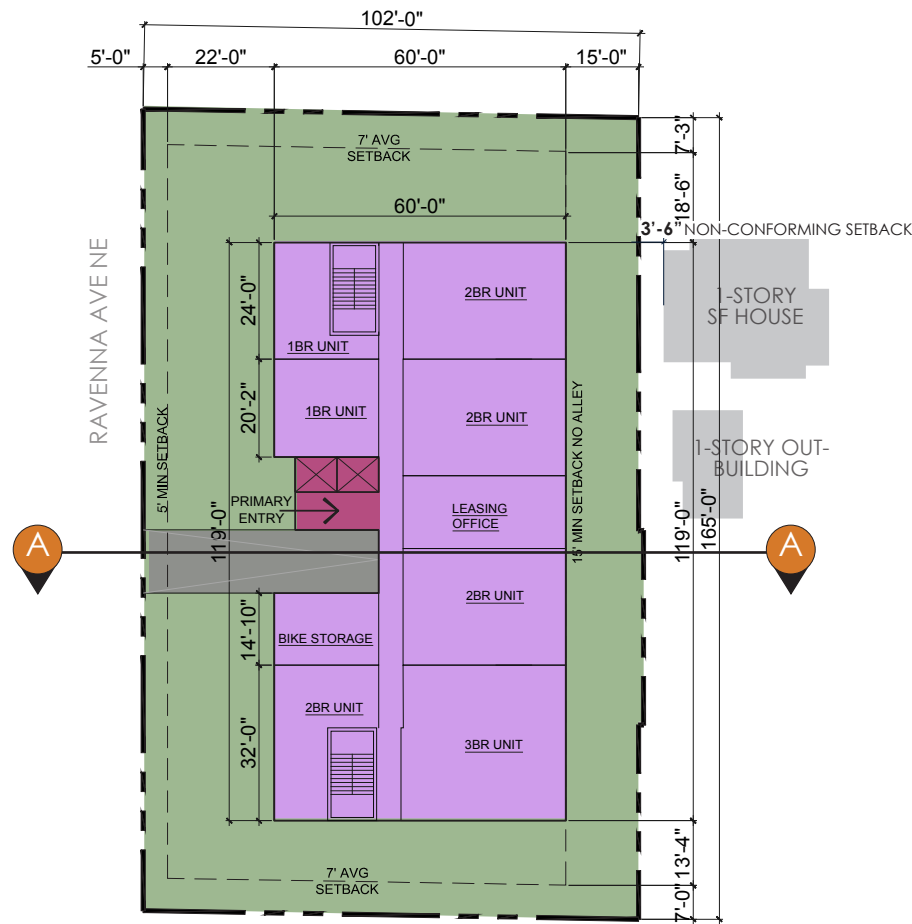
- simple, box-like form will require additional articulation by many additive architectural elements to break down scale (Design Guideline **DC2.A.2**)
- building pulled away from street edge will need a high level of attention to appropriately engage with street and neighborhood (Design Guideline **CS2.B.2**)
- director's review required for increased driveway slope (slope is ~18%, code allows 15% per **SMC 23.54.030.D.3**)



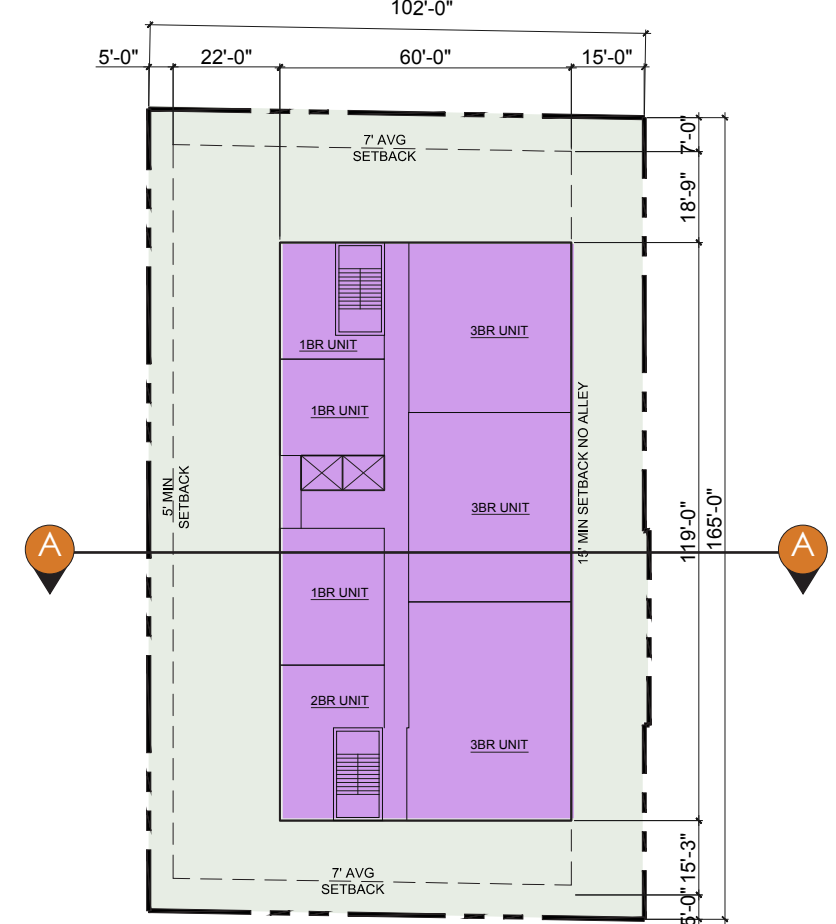
A Conceptual section looking south



BASEMENT (SUBGRADE)



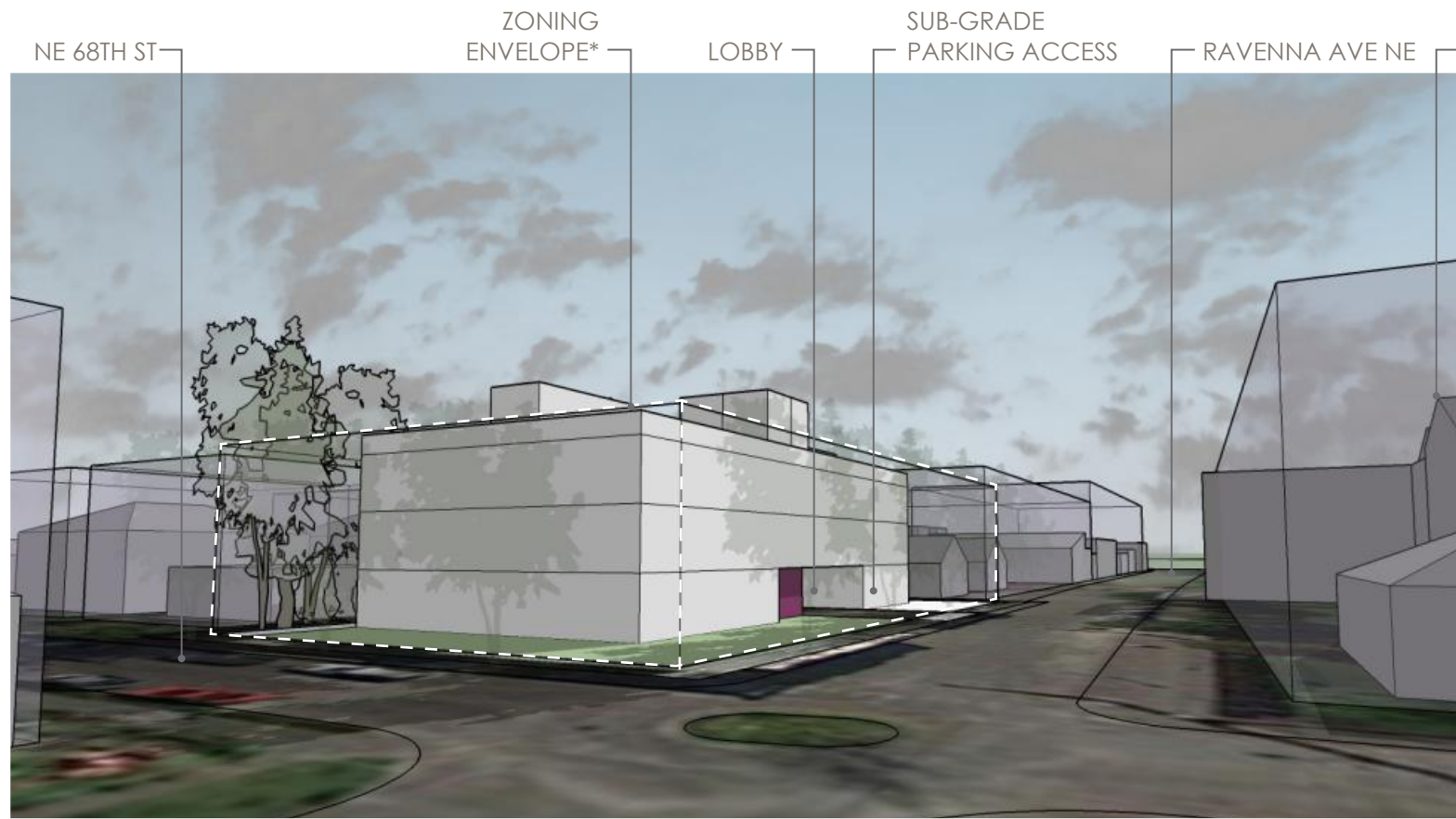
GROUND FLOOR



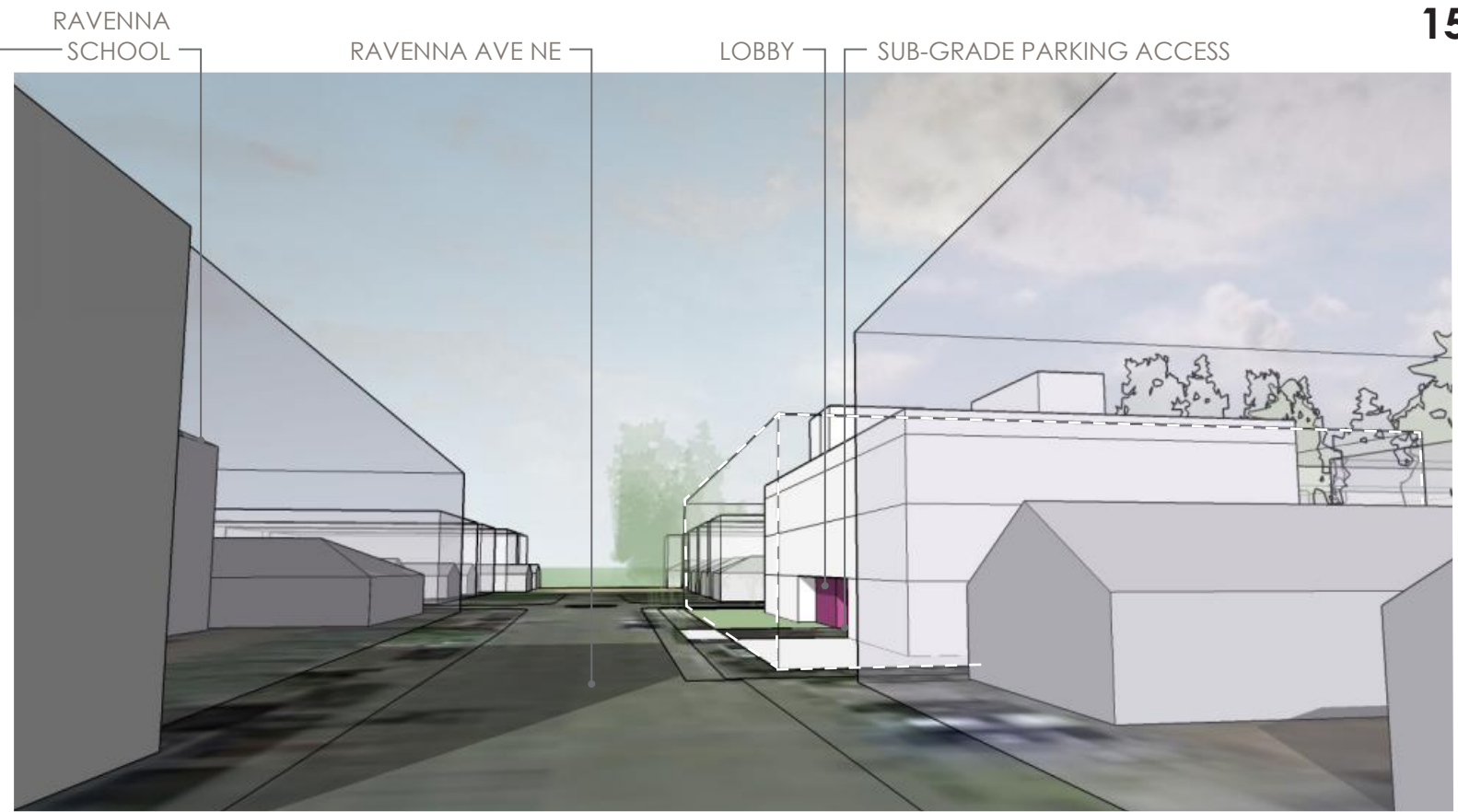
FLOORS 2-3

LOBBY AMENITY AREA RESIDENTIAL SUPPORT

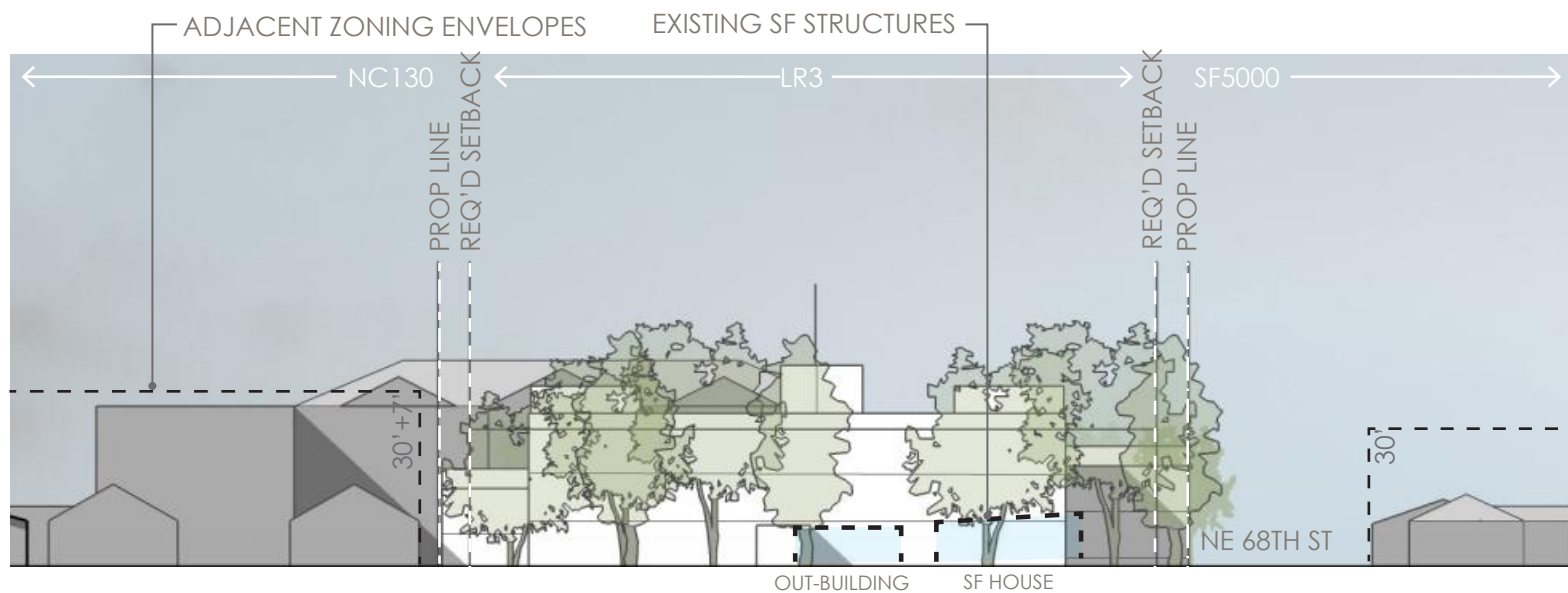




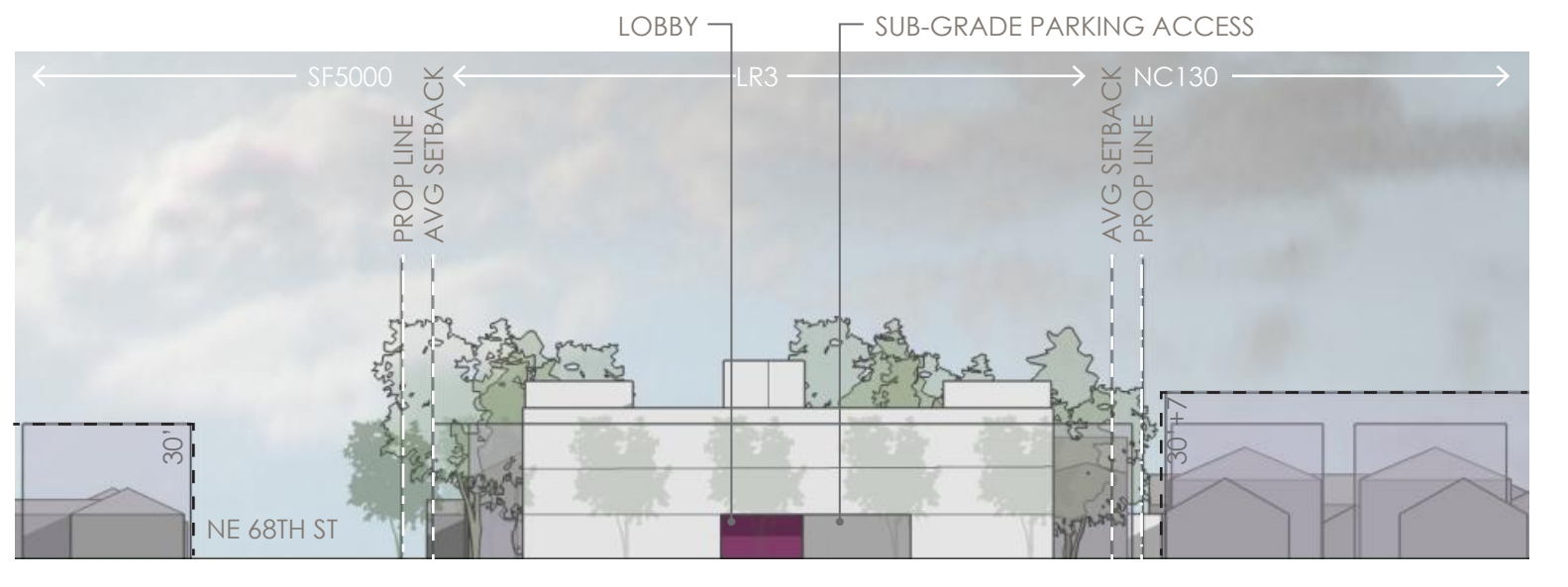
A Looking south from intersection of Ravenna Ave NE and NE 68th St



B Looking north up Ravenna Ave NE



C East elevation (looking West from single family neighbors)



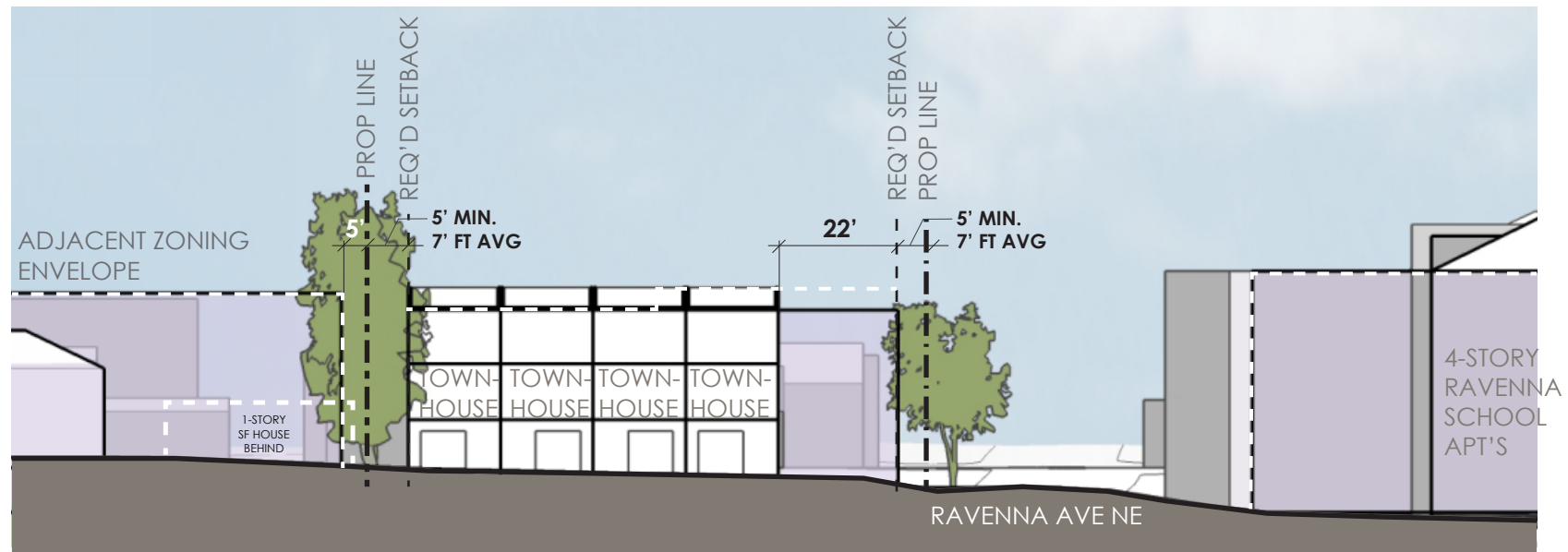
D West elevation (looking East from Ravenna Ave NE)

*Zoning envelope, not accounting for allowed height bonuses

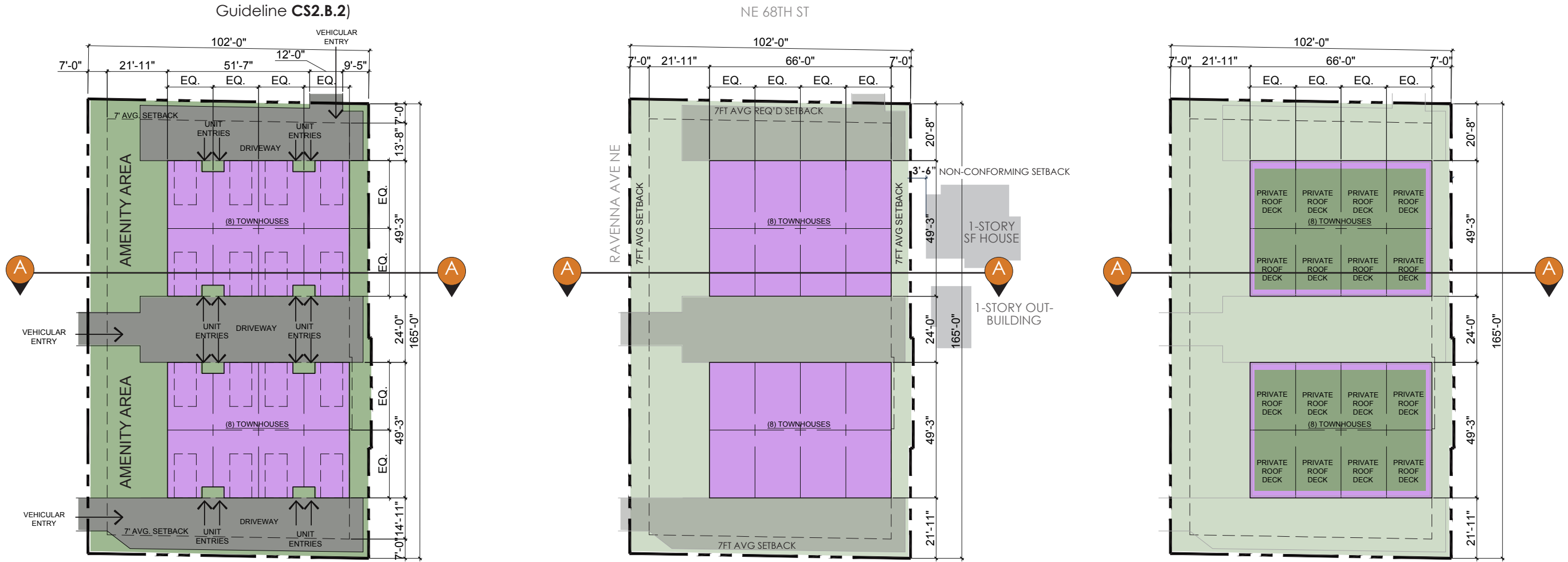
- 3-story townhomes
- 16 units
- 16 parking spaces
- FAR shown = 21,562 sf (98.3% FAR Utilization of max 21,927 sf allowed)
 - 1: 7,014 sf
 - 2: 7,274 sf
 - 3: 7,274 sf
 - Roof: 0 sf

- separate buildings create opportunity to relate to surrounding structures (Design Guideline **DC2.C.3**)

- vehicular circulation is inefficient and costly, increasing curb cuts, and reducing budget for landscaping and exterior materials (Design Guidelines **DC1.C.1-2** and **DC2.C.1**)
- departures required for driveway width and ground-level amenity area (per **SMC 23.45.522**)
- units oriented north-south do not engage the street along Ravenna Ave and neighbor to the west (Design Guideline **CS2.B.2**)



A Conceptual Section Looking South



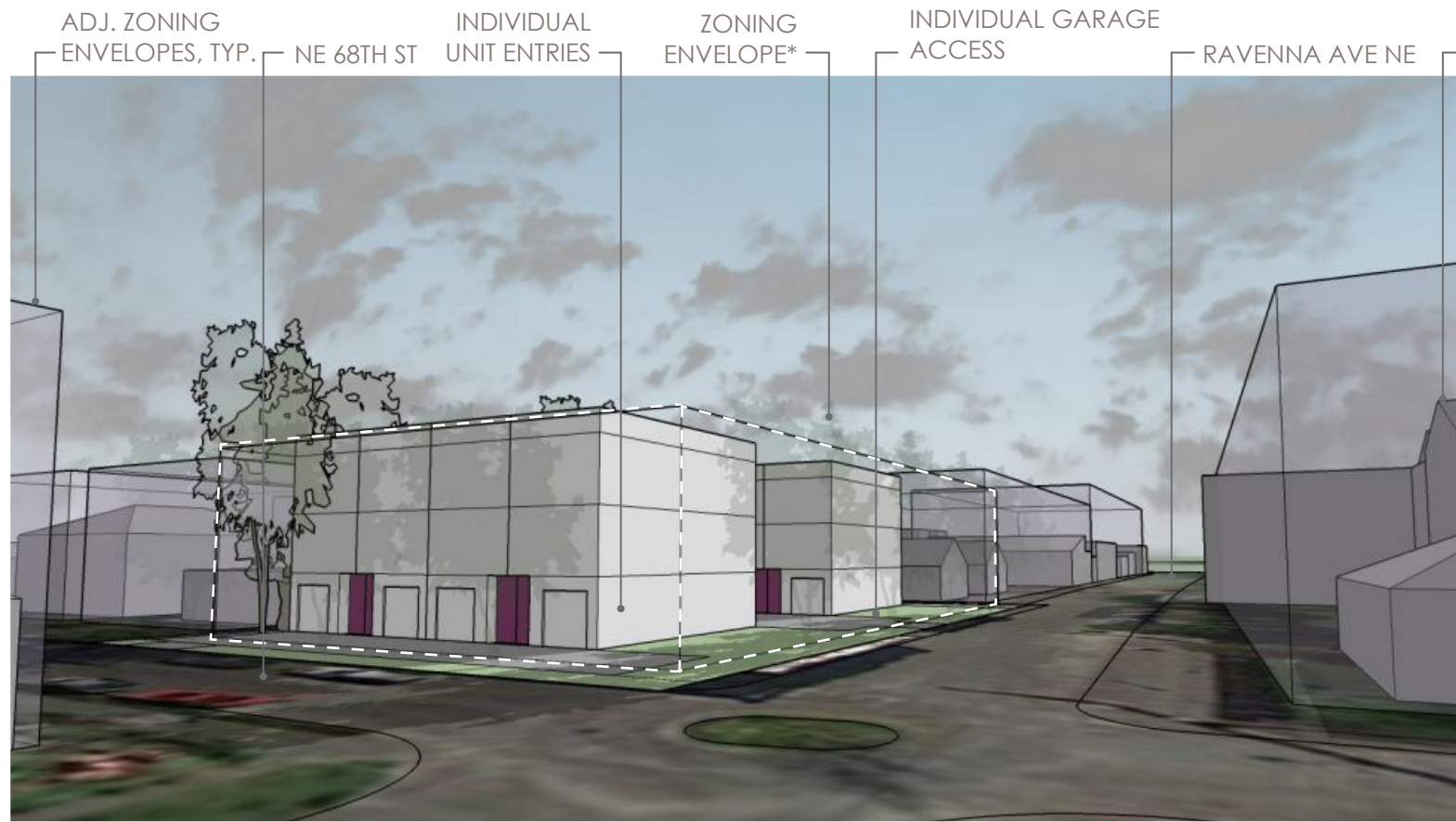
BASEMENT (SUBGRADE)

GROUND FLOOR

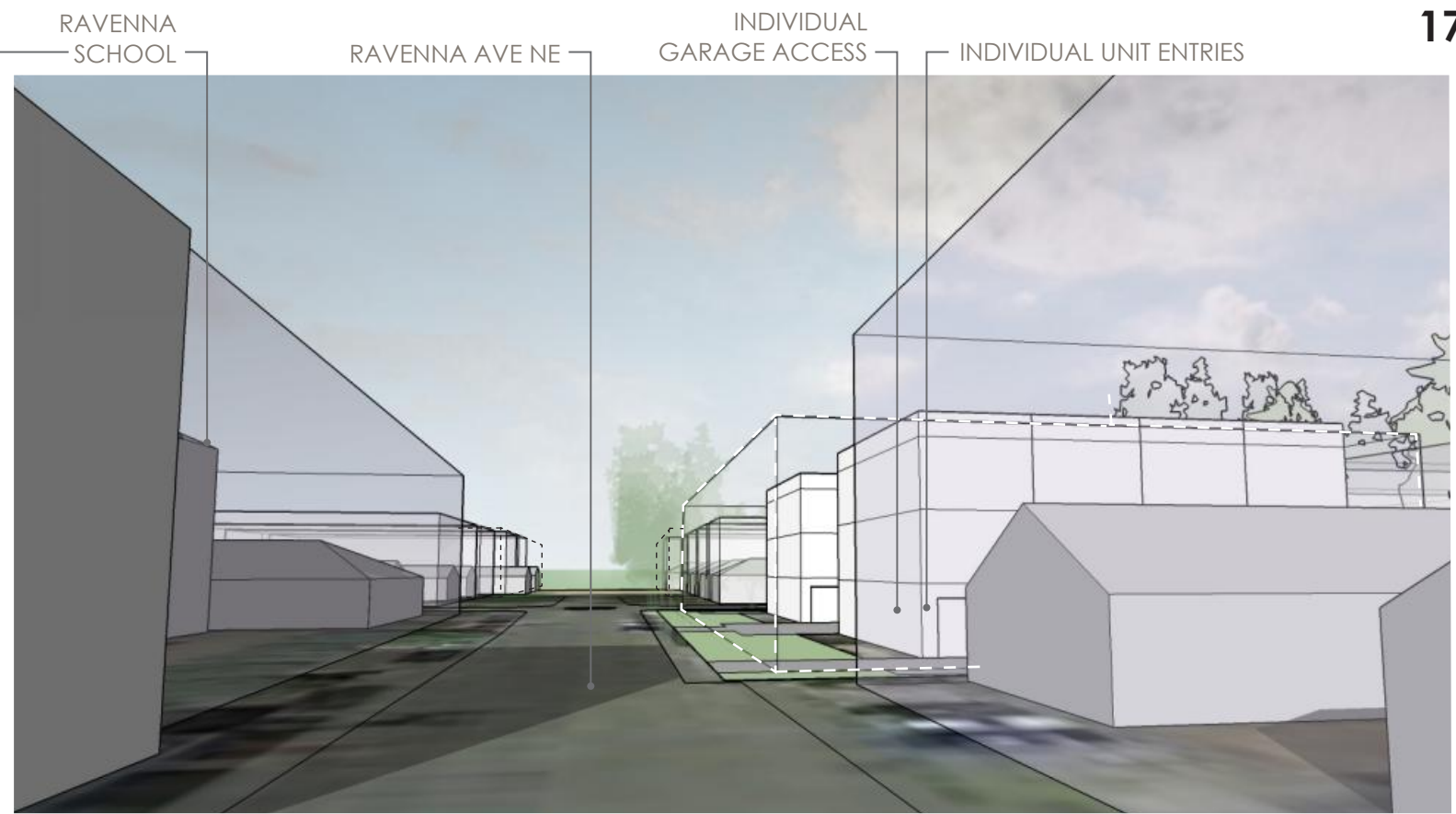
FLOORS 2-3

LOBBY AMENITY AREA RESIDENTIAL SUPPORT

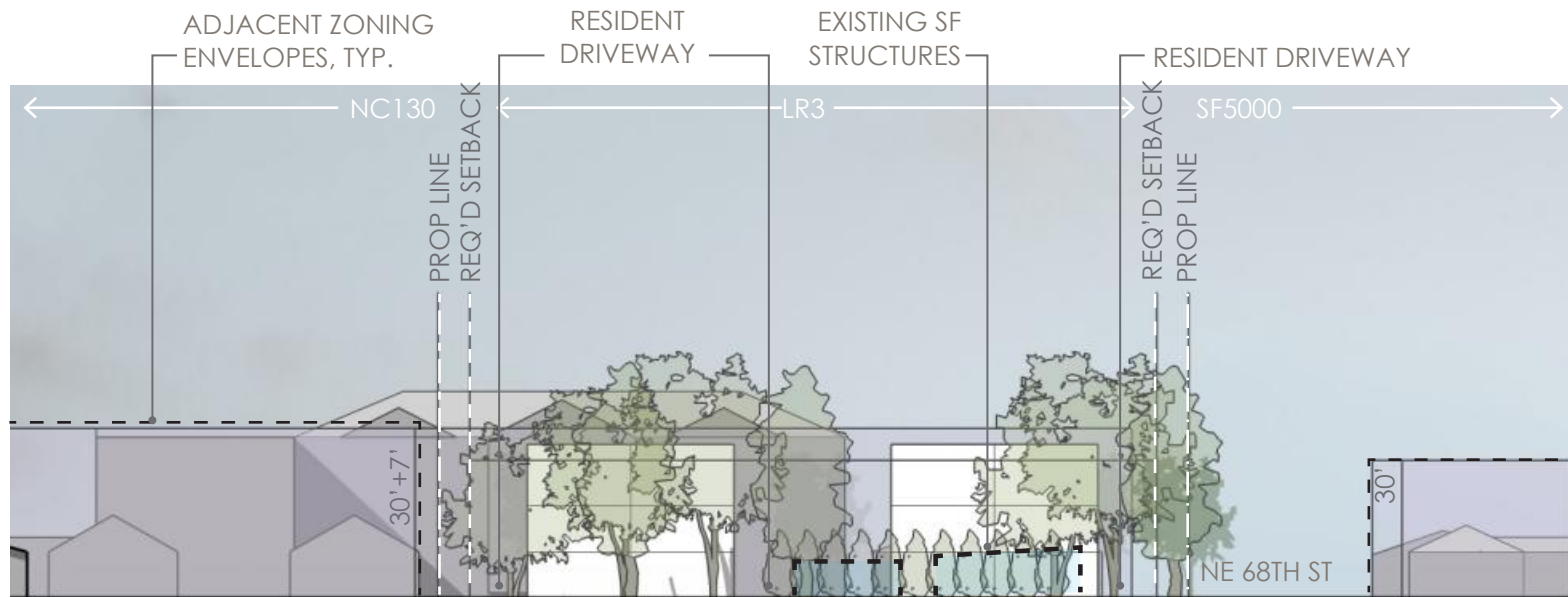




A Looking south from intersection of Ravenna Ave NE and NE 68th St

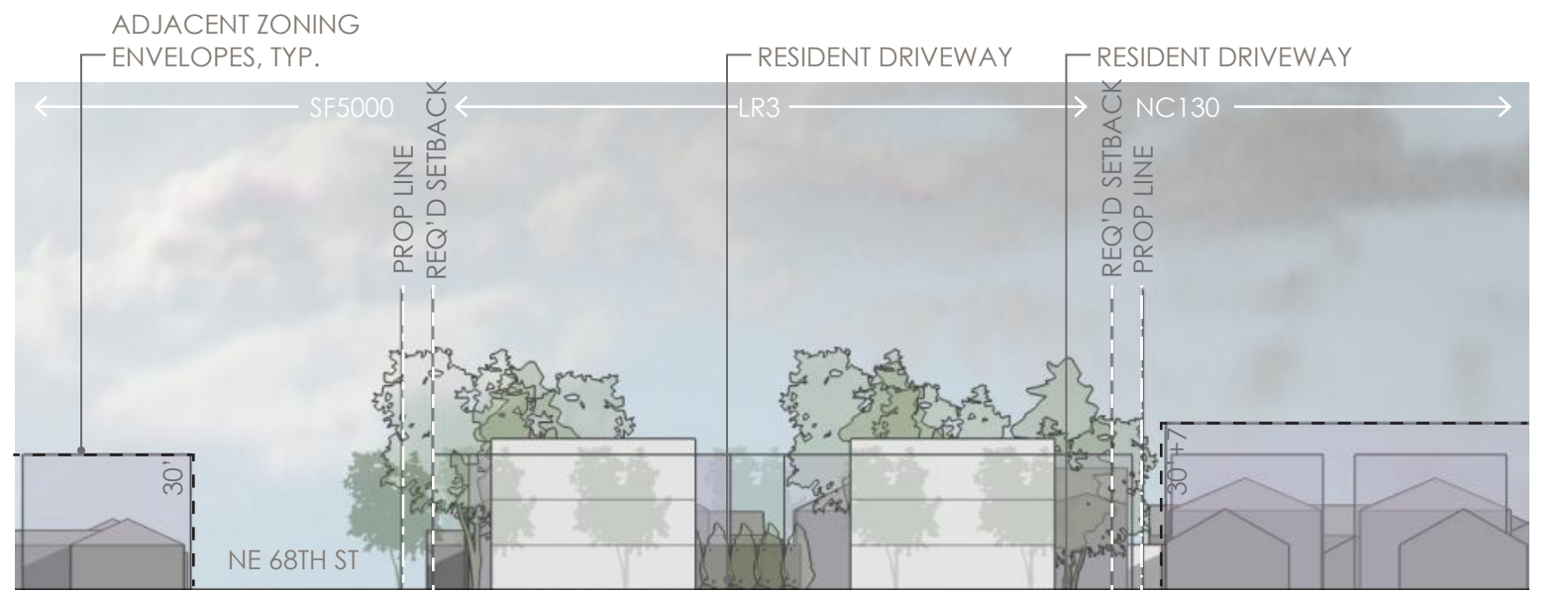


B Looking north up Ravenna Ave NE



C East elevation (looking West from single family neighbors)

*Zoning envelope, not accounting for allowed height bonuses

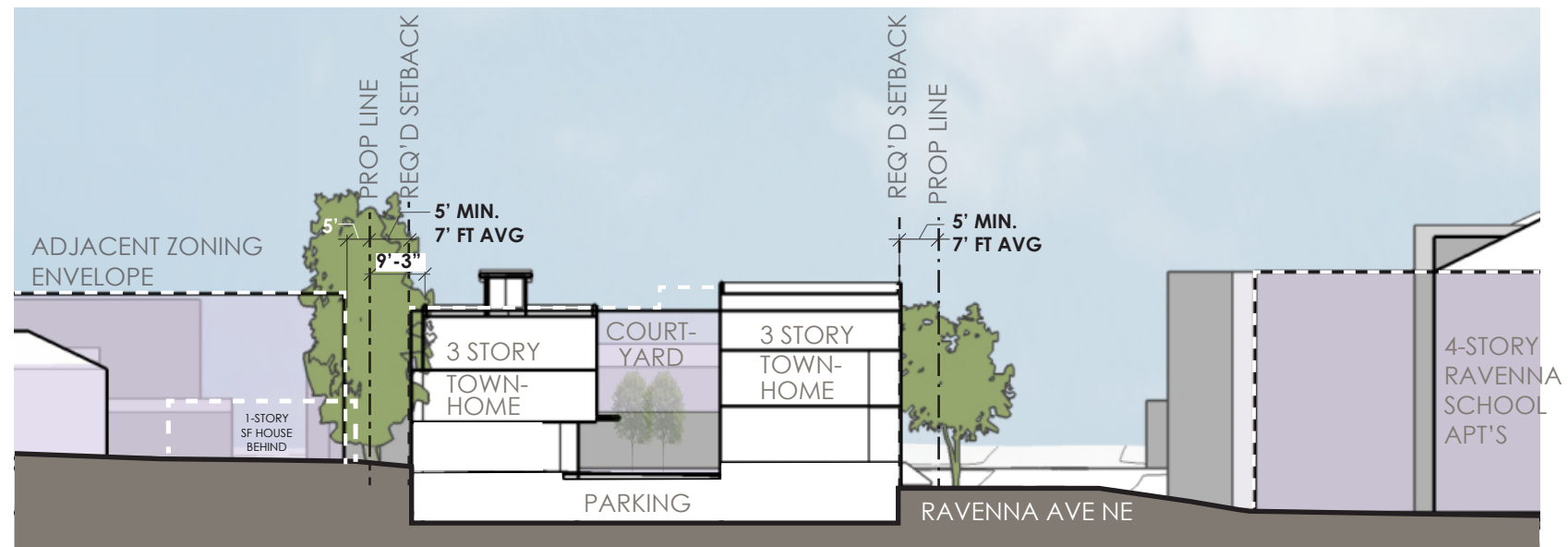


D West elevation (looking East from Ravenna Ave NE)

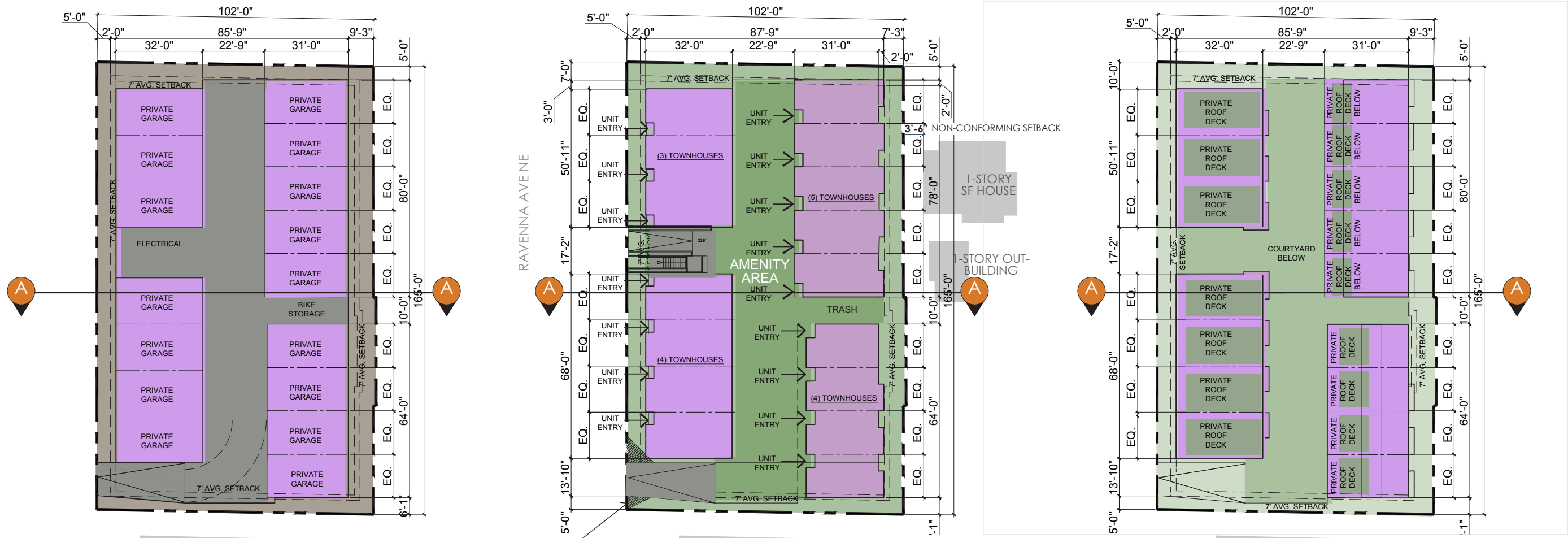
- 3 stories + basement
- 16 units
- 16 parking spaces
- FAR shown = 21,919 sf (99.9% FAR Utilization of max 21,927 sf allowed)
 - B: 0 sf FAR (below grade)
 - 1: 7,163 sf
 - 2: 7,439 sf
 - 3: 7,038 sf
 - Roof: 279 sf

- no departures required
- street-facing stoops articulate individual entries (Design Guideline **CS3.A.3**)
- building and courtyard engage street and respond to surrounding context (Design Guideline **CS2.B.2**)
- building masses relate to footprint of current school - opportunity to incorporate history (Design Guideline **CS3.A.1** and **CS3.B**)
- (see pages 9-10 for full list)

- articulation of resident courtyard at sidewalk will require attention to delineate public/private zones (Design Guideline **PL3.B.2**)



A Conceptual Section Looking South



BASEMENT (SUBGRADE)

GROUND FLOOR

FLOORS 2-3

- LOBBY
- AMENITY AREA
- RESIDENTIAL
- SUPPORT

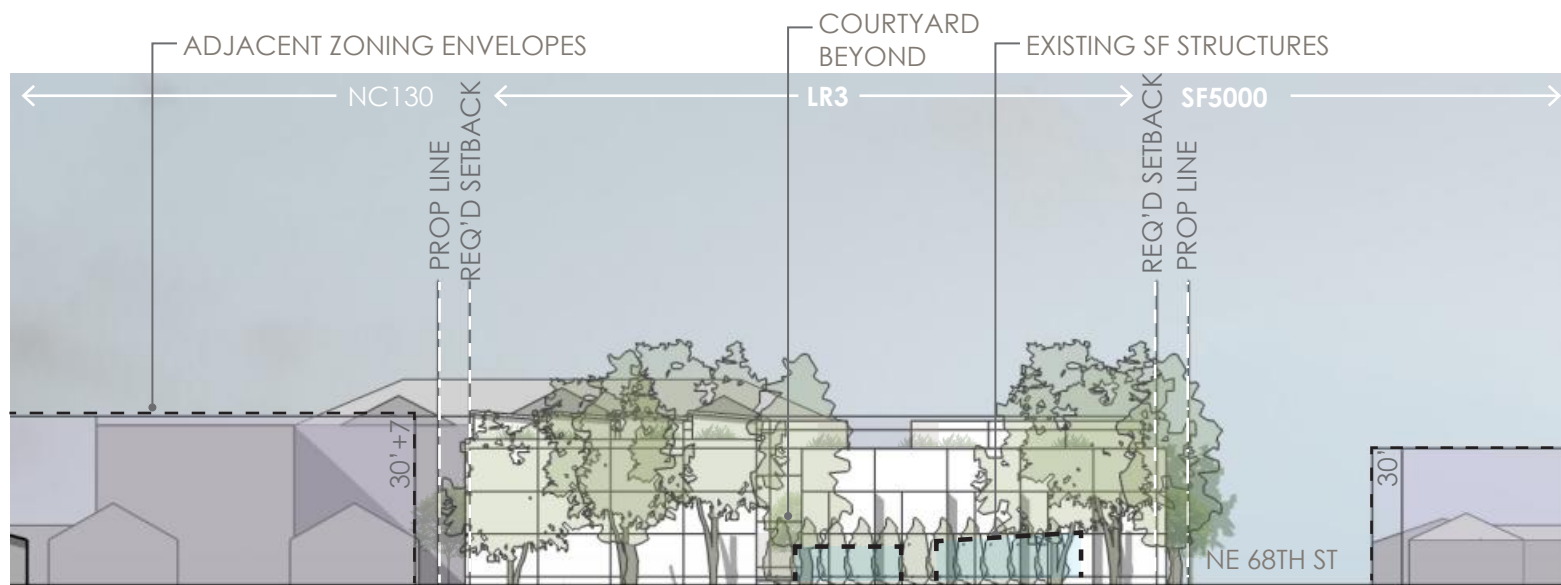




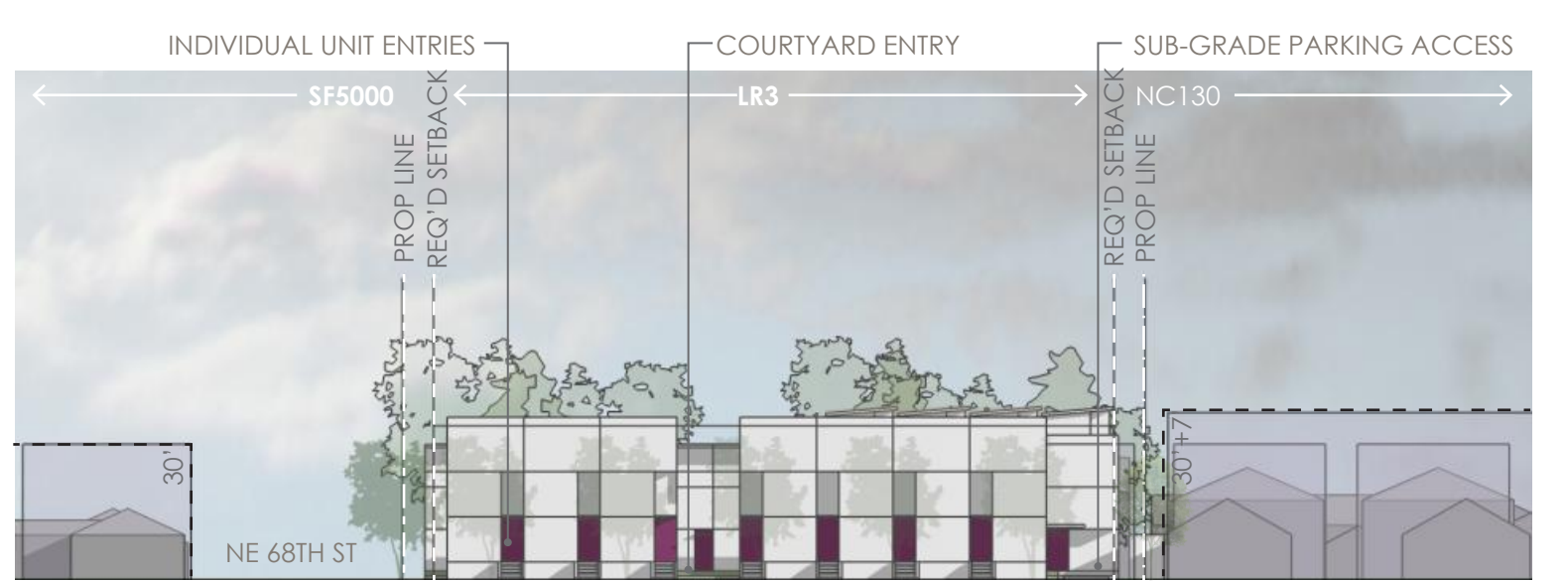
(A) Looking south from intersection of Ravenna Ave NE and NE 68th St



(B) Looking north up Ravenna Ave NE



(C) East elevation (looking west from single family neighbors)



(D) West elevation (looking east from Ravenna Ave NE)

*Zoning envelope, not accounting for allowed height bonuses

design concepts

tying into existing context

- Siting the courtyard entry at the original location of building break creates a continuity with the existing massing of the neighborhood.
- Responding to existing materials, scale, texture, form, and color by using a red brick facade with punched openings and raised entry stoops.
- Reflecting the pattern of adjacent buildings with a prominent cornice line through the use of parapet railings, datums, and metal coping.

creating community through courtyard

- The raised landscaped courtyard provides a sheltered space for informal seating and gathering of residents.
- Sheltered courtyard creates an entry off a common open space to encourage interaction between neighbors.
- Enhanced accessibility is incorporated into our design by allowing ADA access into the courtyard and providing more accessible features on ground floor units.

respecting single family neighbors

- upper floors have a change in plane and material to reinforce the residential scale of the neighborhood with streetfronting two story volumes.
- Height of the buildings step down off Ravenna Ave toward single family neighbors to the east.





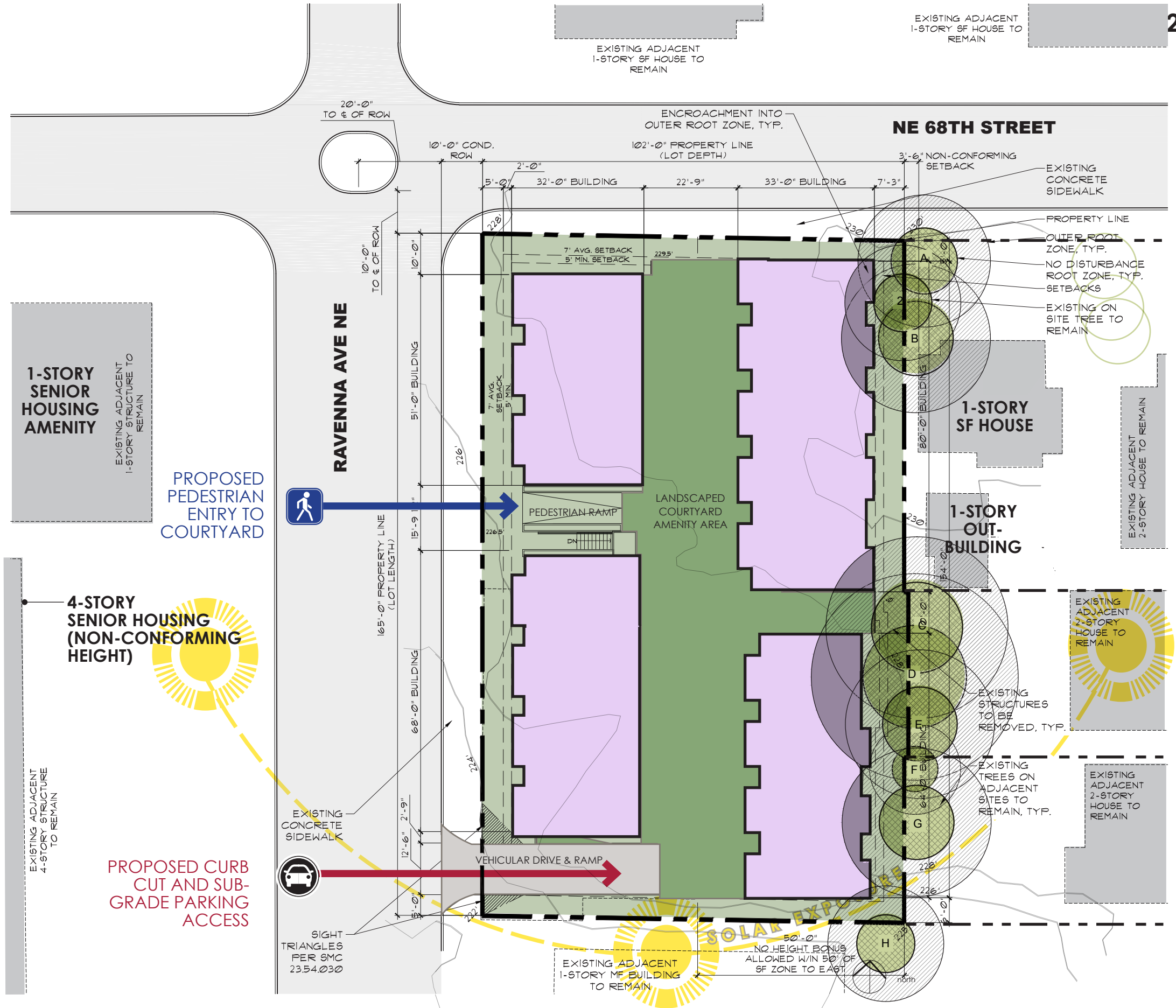
Proposed Building Outline

The break between proposed townhome buildings responds to the spacing of the existing buildings. The courtyard entry will celebrate this tie to the site's history, and incorporate design elements that are reminiscent of the former buildings and the neighborhood.

Tree Protection

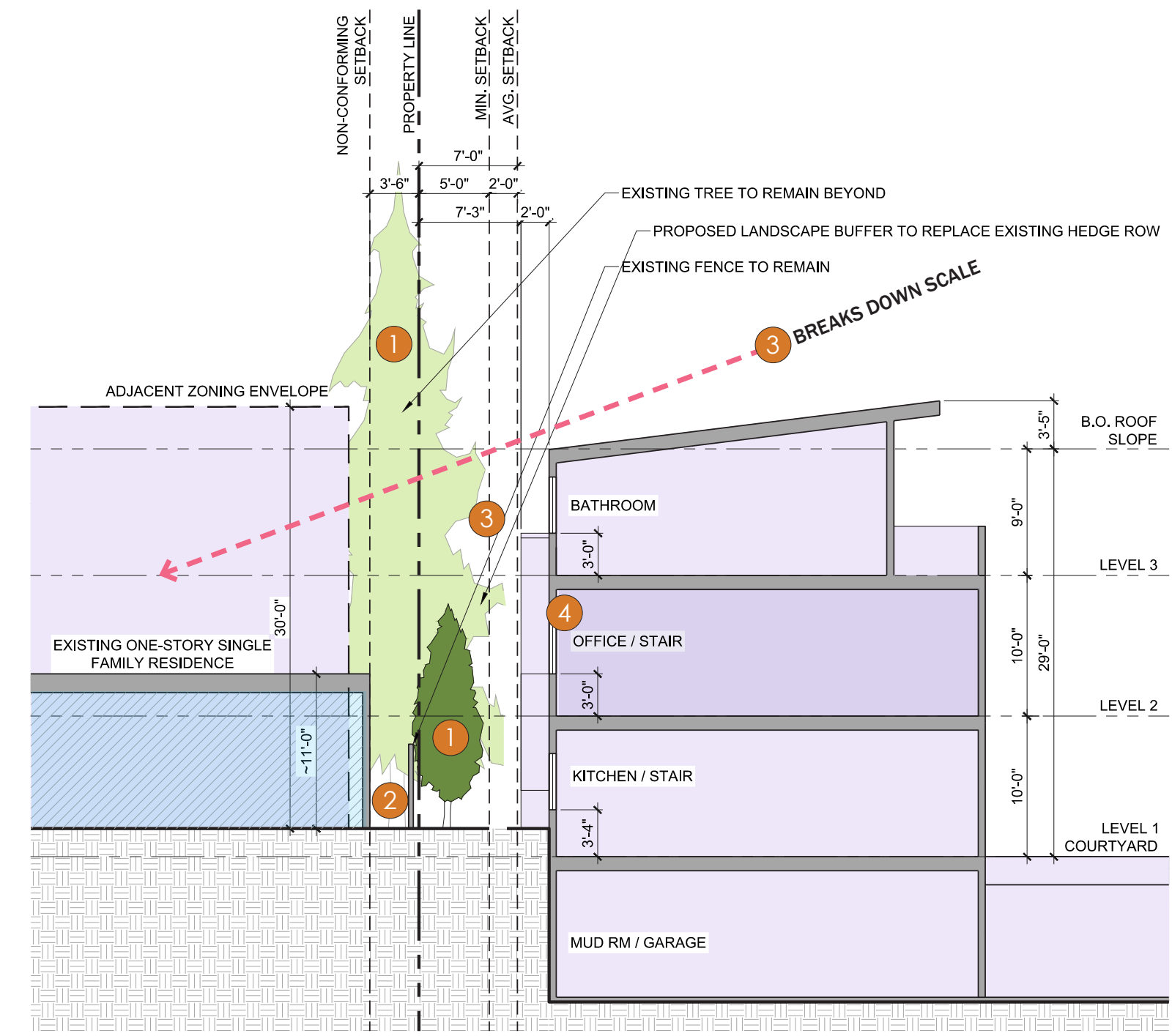
Per SEPA 25.11.050.B, the neighboring trees along the west property do not disturb the inner root zone and is disturbing less than 33% of the total area of the outer root zone. The following chart and diagram to the right describes our compliance with the recommended guidelines.

TREE PROTECTION SCHEDULE				
TREE	OUTER ROOT ZONE RADIUS	OUTER ROOT ZONE SF	ENCROACHMENT INTO O.R.Z.	PERCENTAGE
A	16'-0"	603.2 SQ. FT.	26.1 SQ. FT.	4.33%
B	18'-0"	763.4 SQ. FT.	135.4 SQ. FT.	17.74%
C	22'-0"	1140.4 SQ. FT.	162.3 SQ. FT.	14.24%
D	25'-0"	1472.6 SQ. FT.	327.1 SQ. FT.	22.22%
E	18'-0"	763.4 SQ. FT.	82.0 SQ. FT.	10.74%
F	11'-0"	285.1 SQ. FT.	0.3 SQ. FT.	0.09%
G	18'-0"	763.4 SQ. FT.	108.1 SQ. FT.	14.16%
H	14'-0"	461.8 SQ. FT.	7.9 SQ. FT.	1.71%
2	14'-0"	461.8 SQ. FT.	103.1 SQ. FT.	22.32%
TOTAL		6715.154297 SQ. FT.	952.326255 SQ. FT.	14.18%

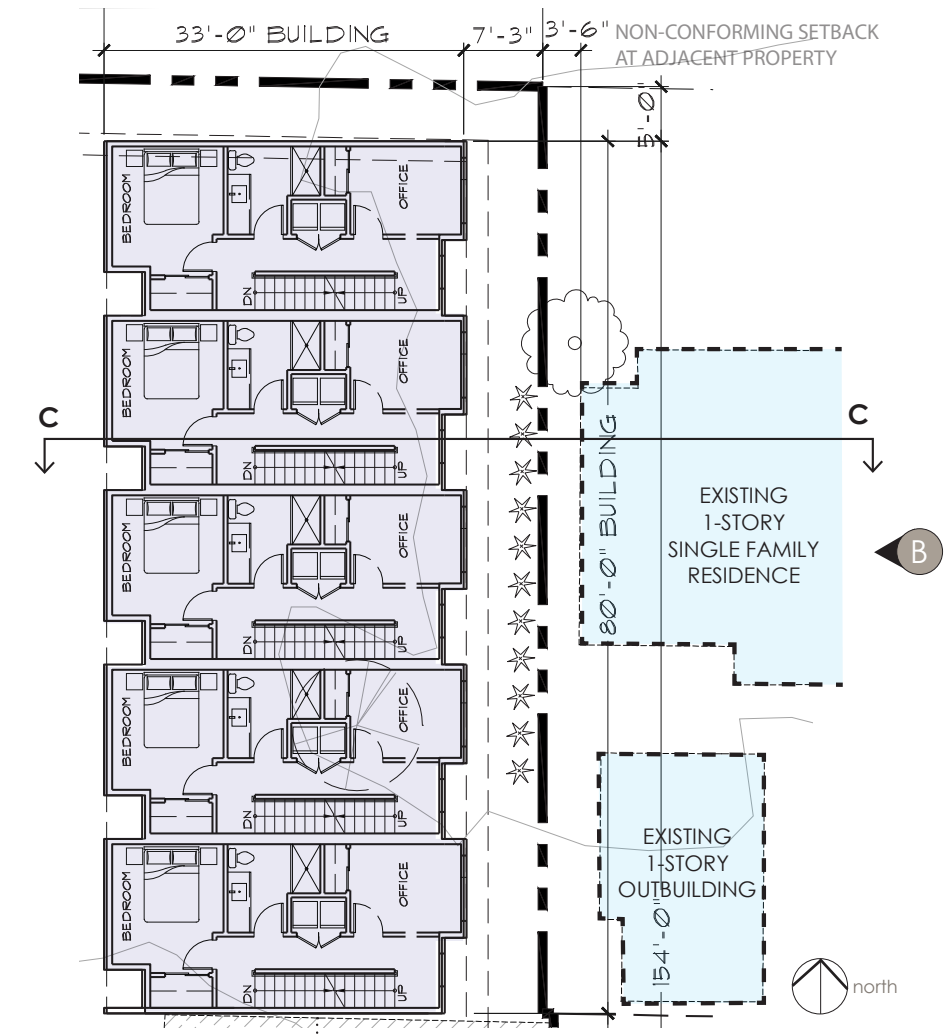


approaches to single family zone transition:

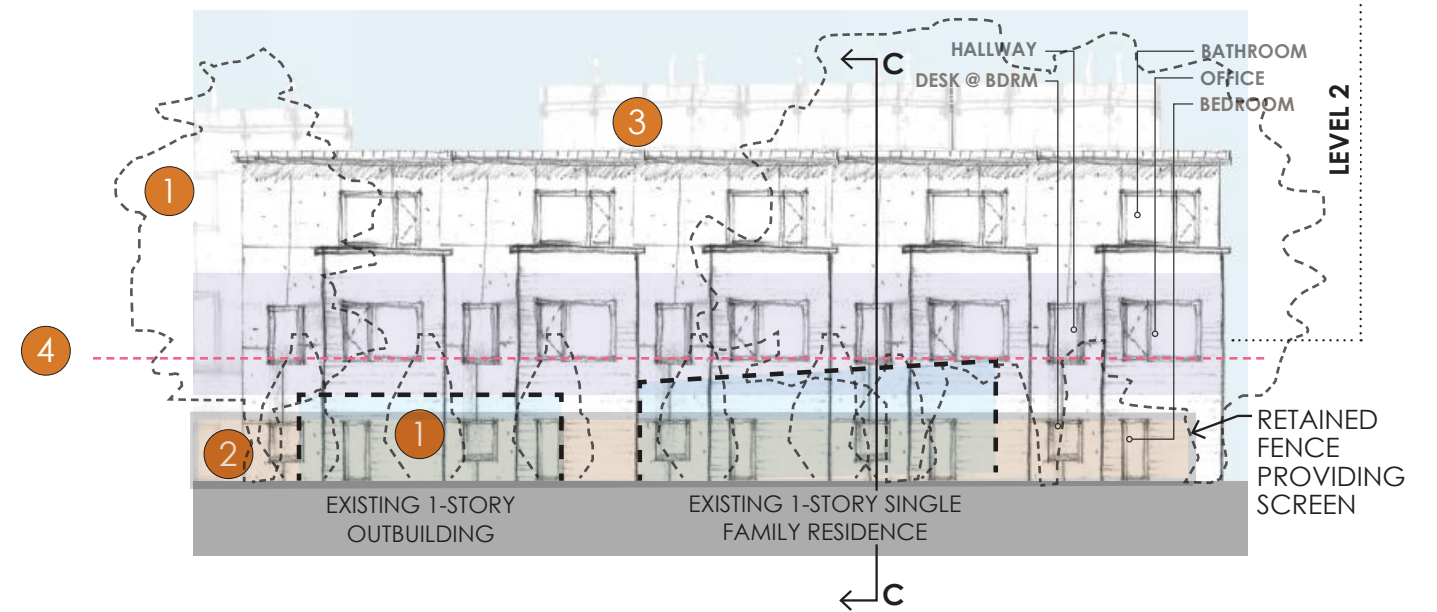
- 1 MAINTENANCE OF EXISTING LANDSCAPE BUFFER AND ADDITION OF NEW BUFFER
- 2 MAINTENANCE OF EXISTING FENCE
- 3 BREAKING DOWN OF ARCHITECTURAL ELEMENTS TO RESPOND TO SINGLE FAMILY SCALE
- 4 RAISED WINDOW SILL HEIGHTS AT ELEVATION FACING SINGLE FAMILY ZONE FOR INCREASED PRIVACY



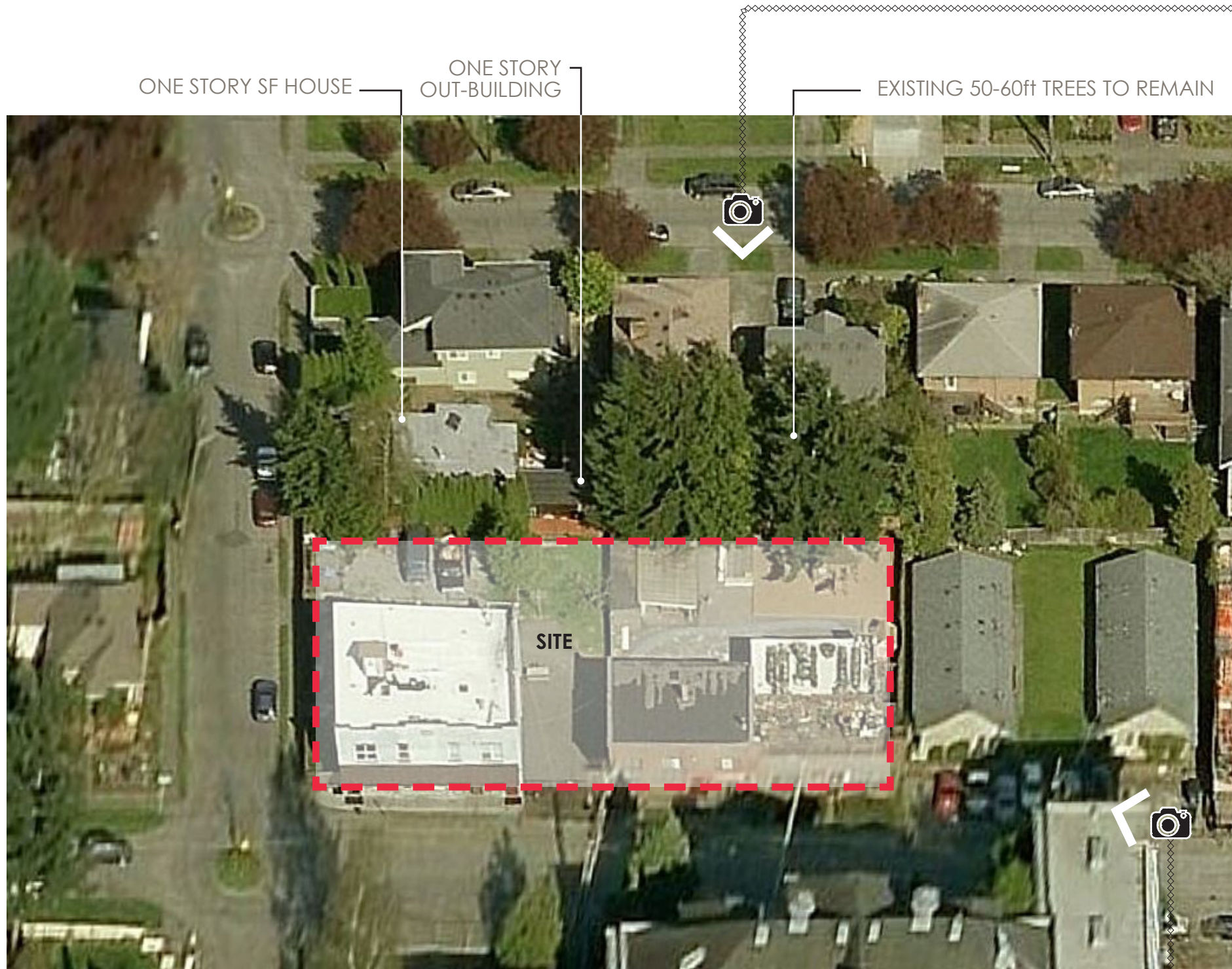
C Section through single family zone transition at east property line



A Second floor plan showing uses facing single family zone transition (detail at north east corner of site)



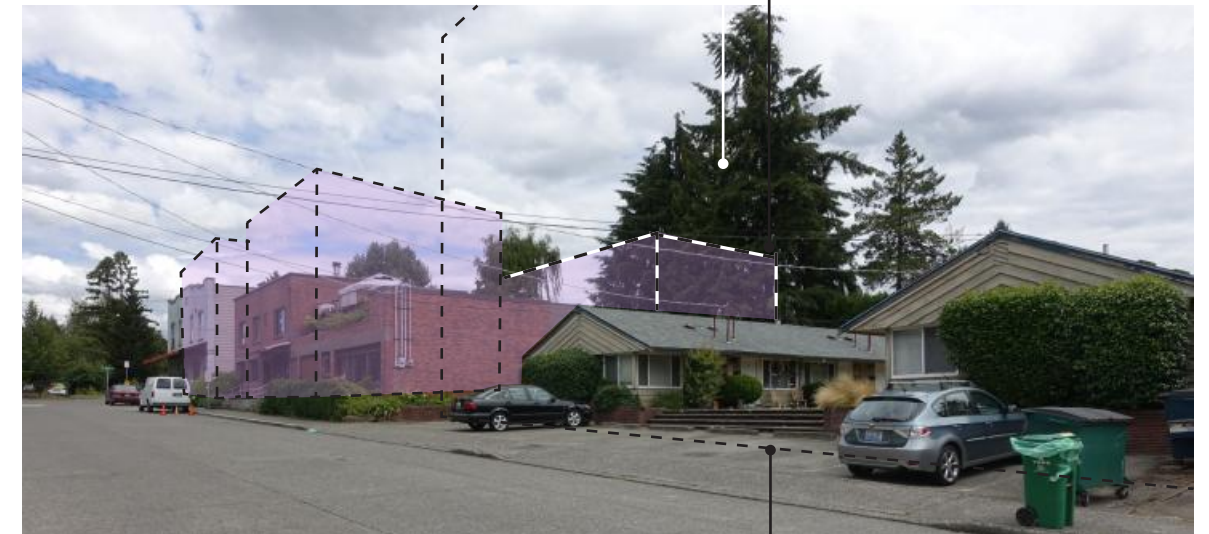
B East elevation looking west from single-family neighbors at north east corner of site



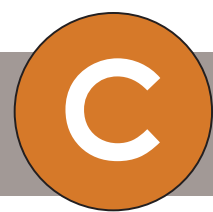
A Bird's Eye View looking East

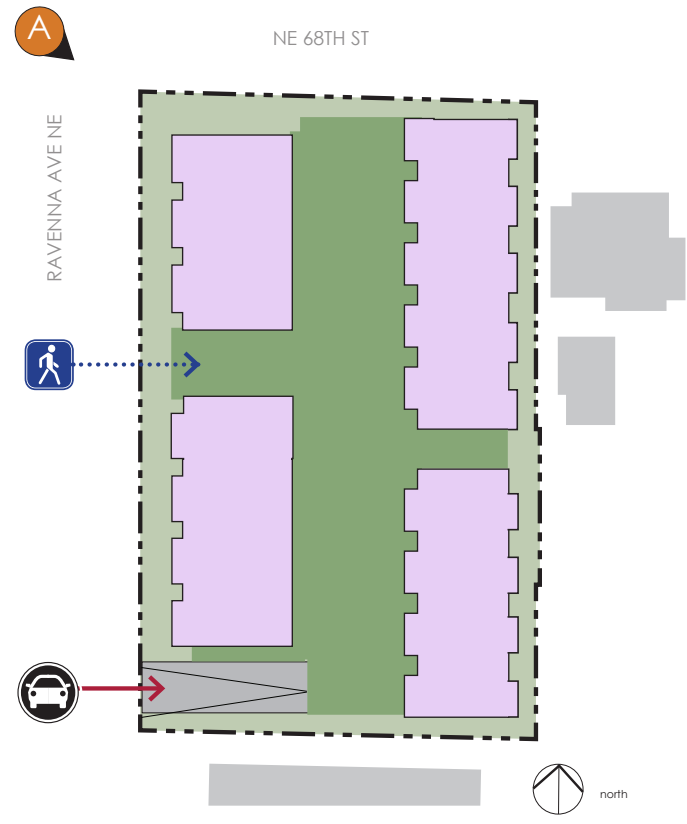


B Looking west from single family neighbors at 23rd Ave NE

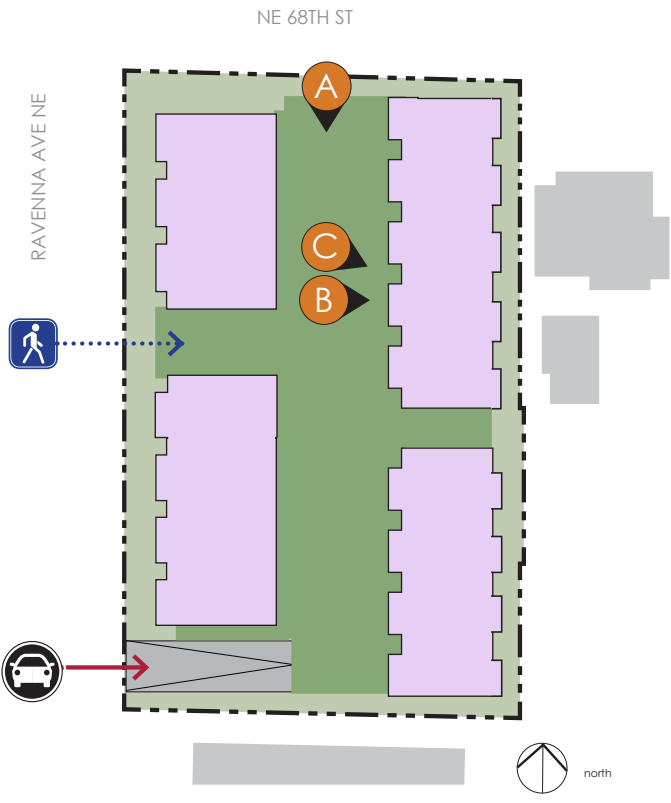


C Looking north east from Ravenna Ave NE





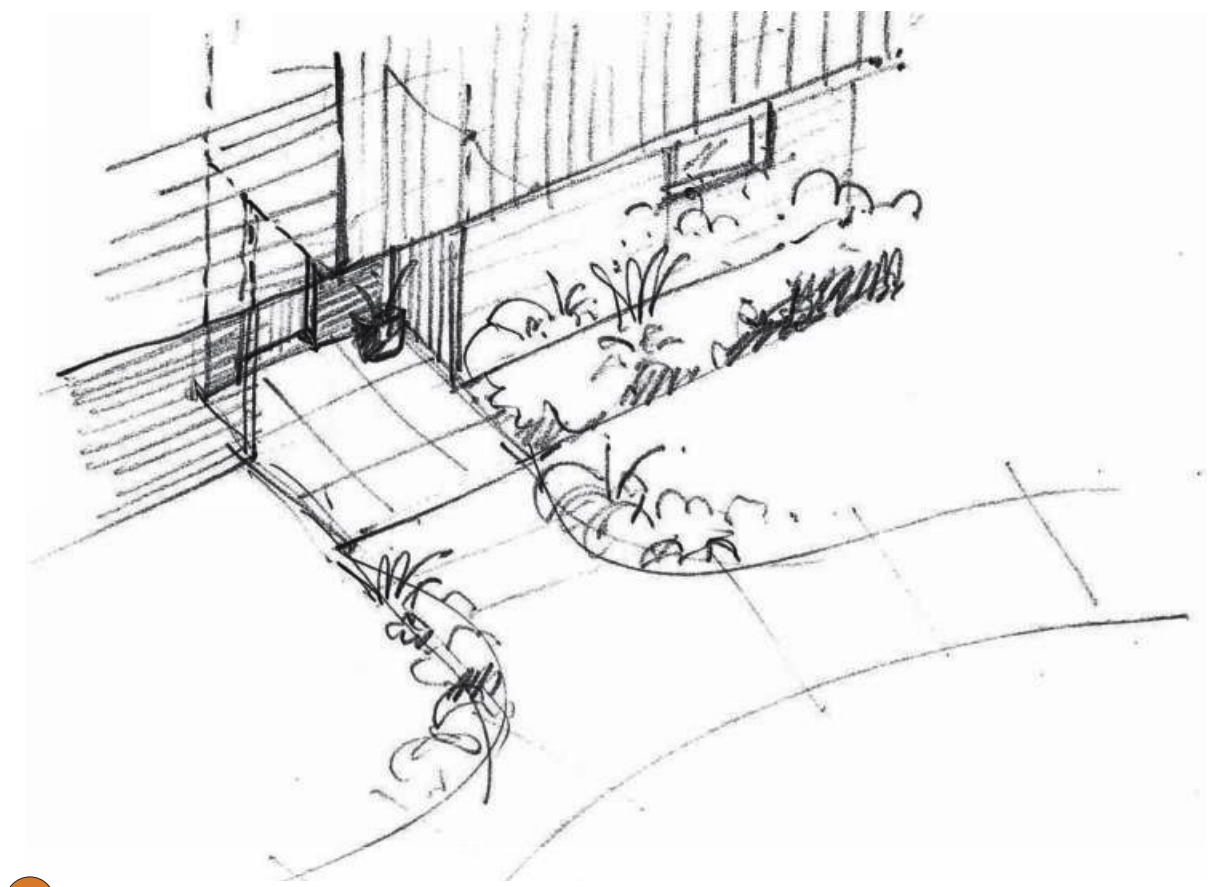
A Perspective looking south east from intersection of NE 68th St and Ravenna Ave NE



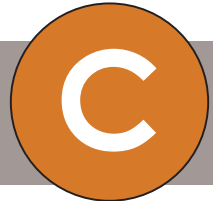
B Courtyard resident entry

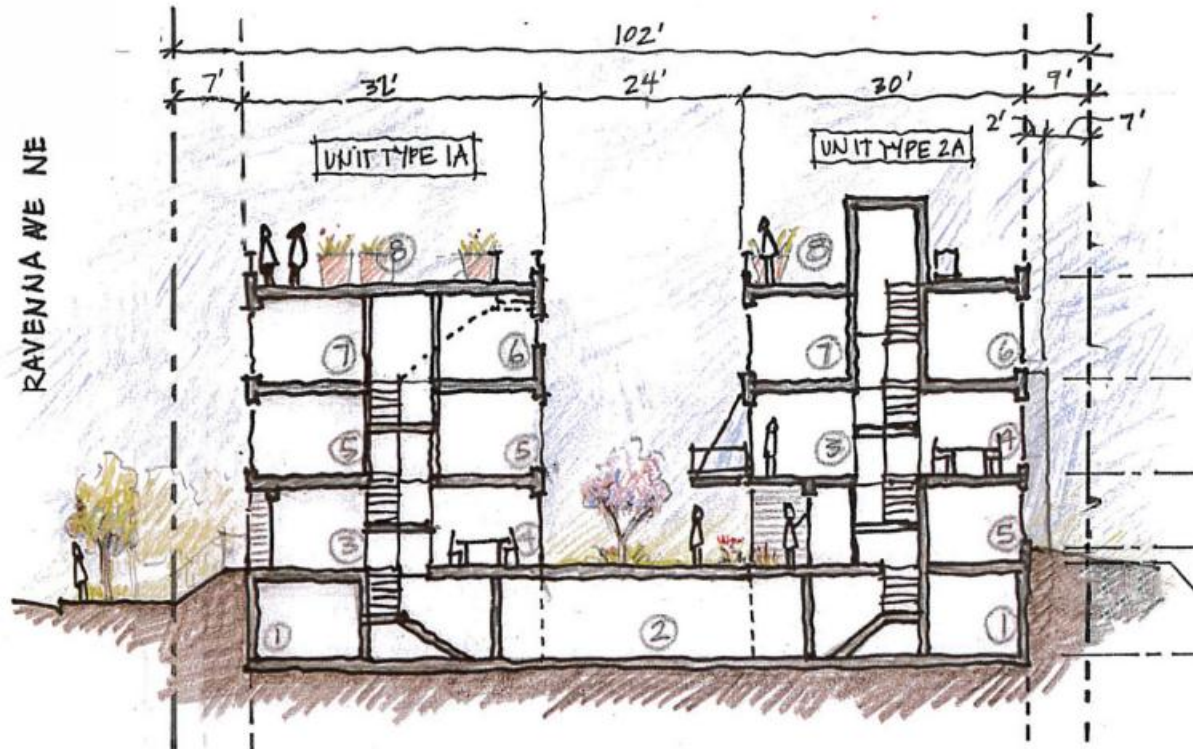
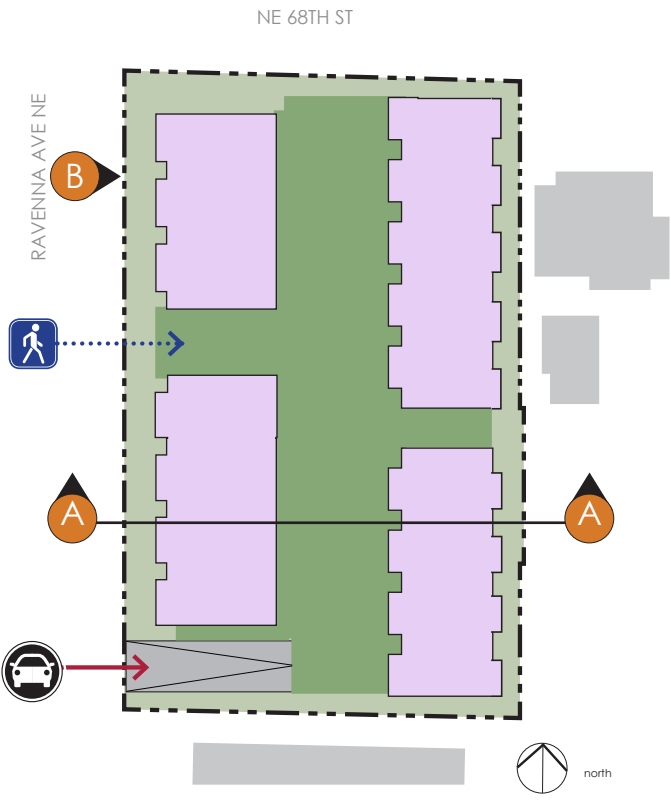


A Perspective looking south through courtyard



C Courtyard resident entry

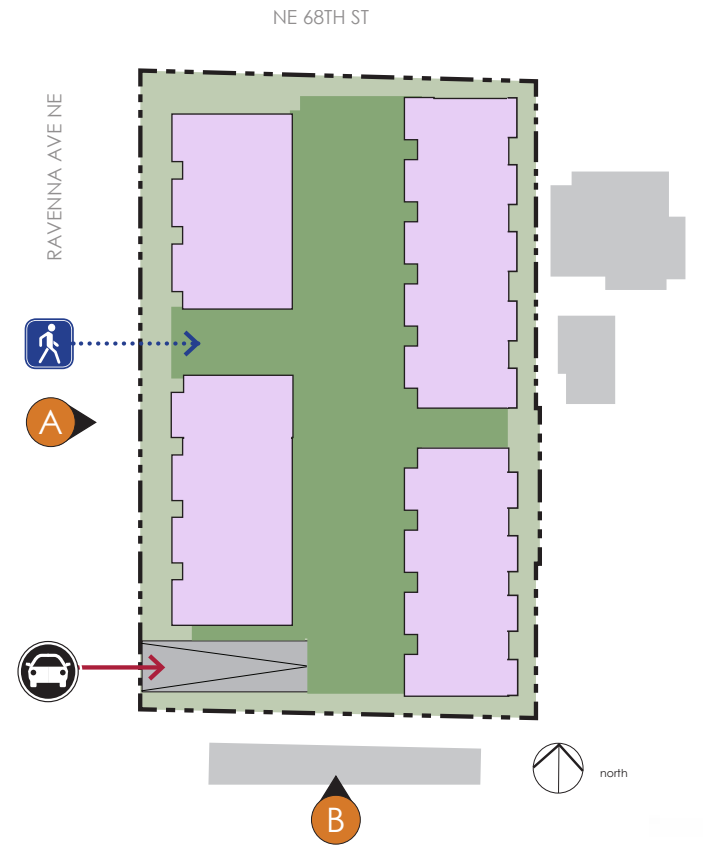




A Conceptual section looking north



B Elevation detail looking west from Ravenna Ave NE



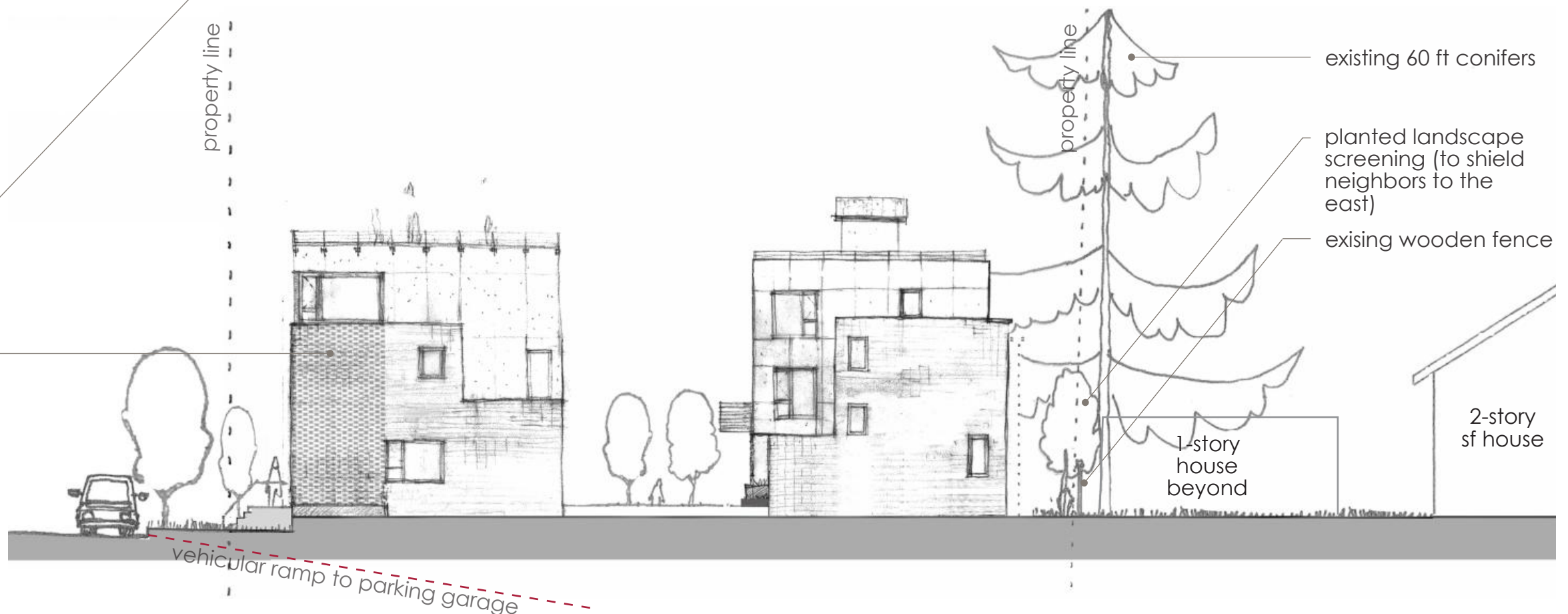
brick screen



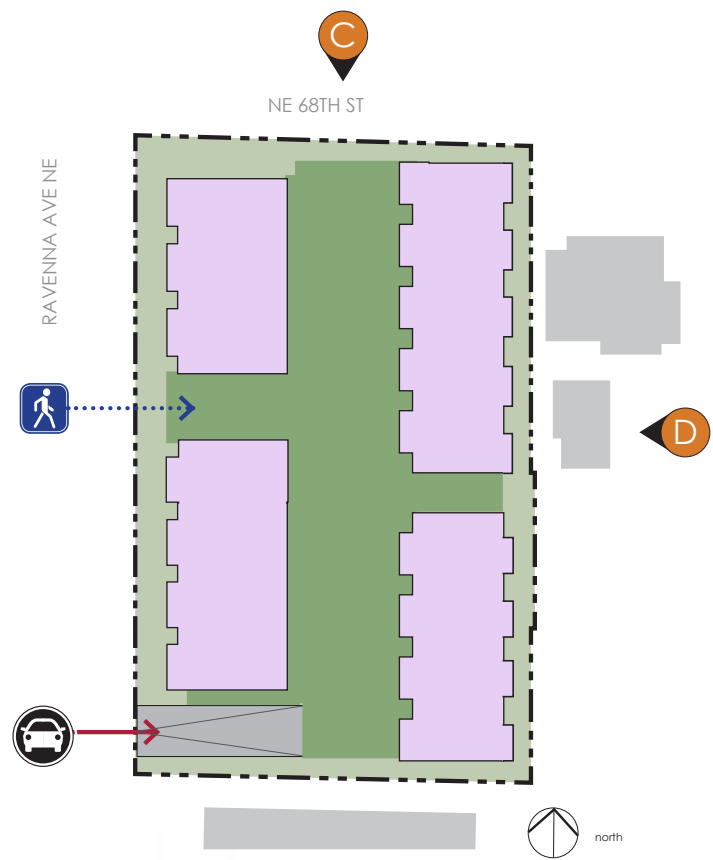
A West elevation (looking east from Ravenna Ave NE)



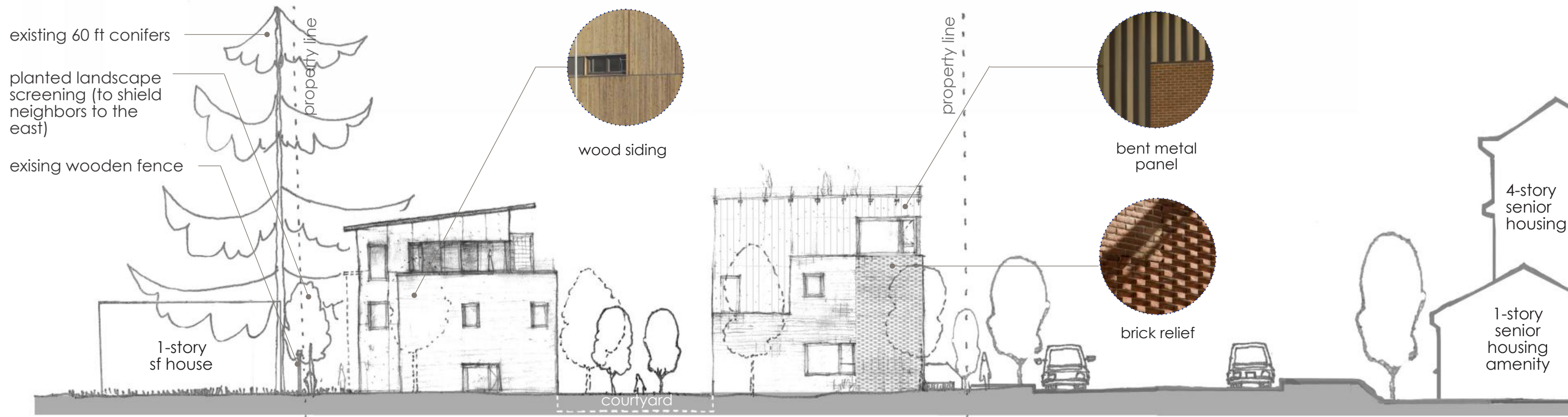
brick relief



B South elevation (primary view looking north from the intersection on 65th St and Ravenna Ave NE)



C East elevation (looking west from multi-family neighbors)

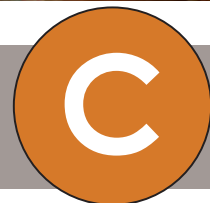
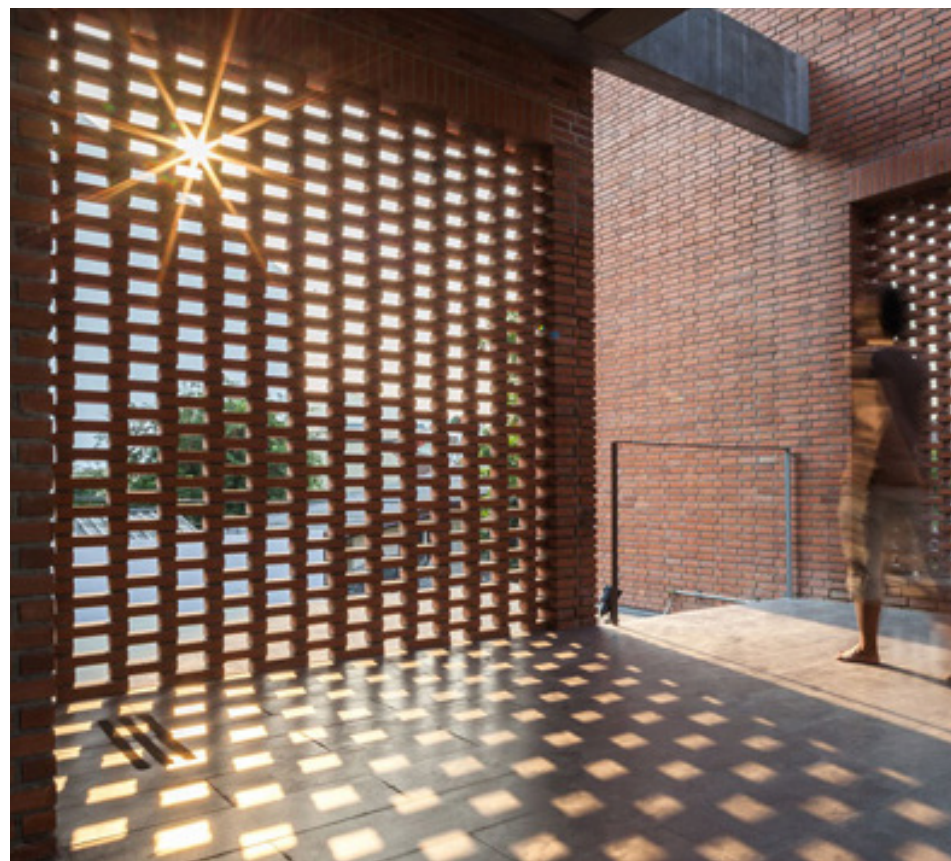
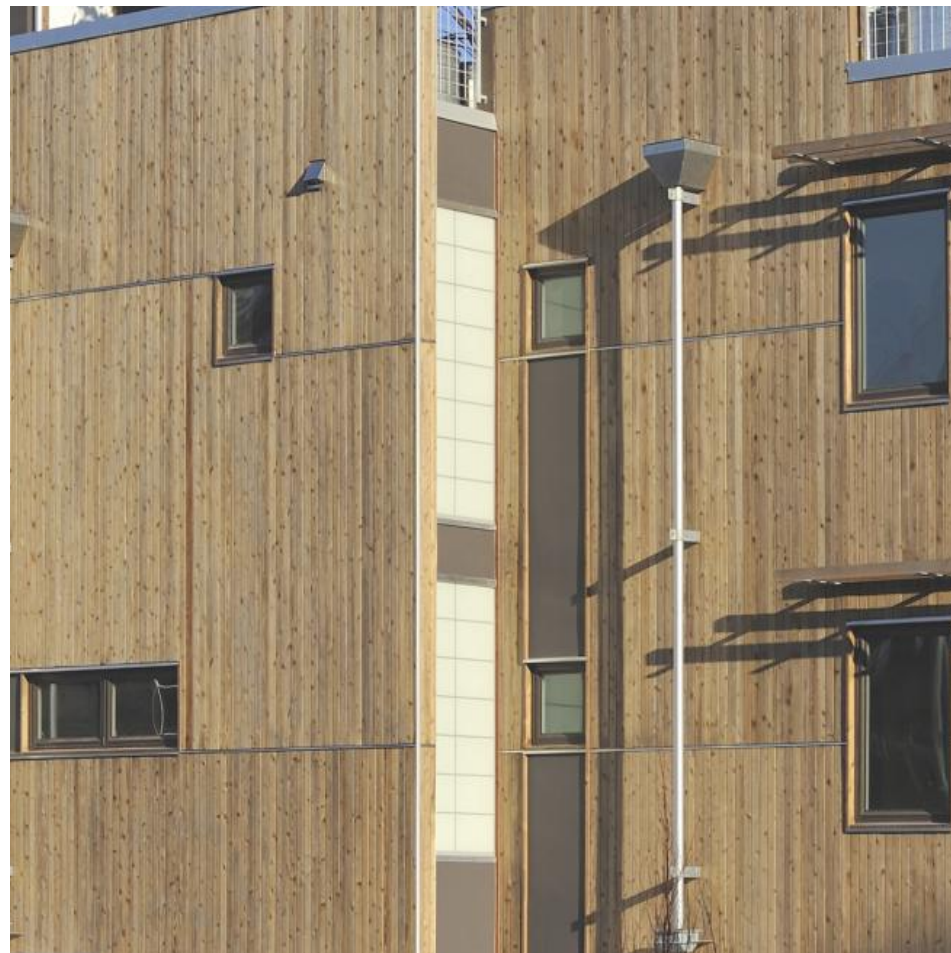


D North elevation (looking south from single family neighbors)

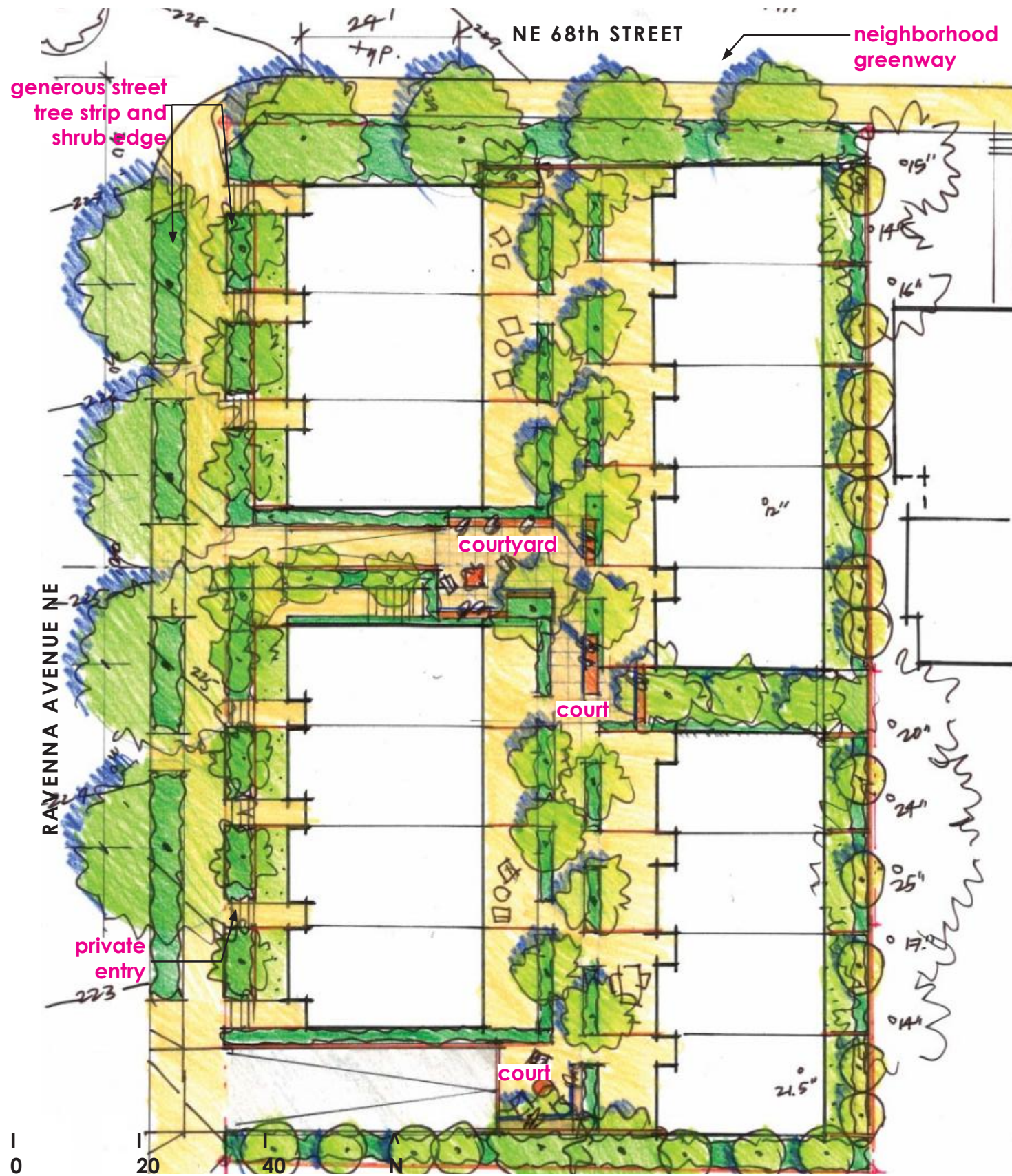


- BRICK
- WOOD
- METAL PANEL
- INTEGRATION OF LANDSCAPE ELEMENTS
- BRICK REVEALS/DETAILING
- THOUGHTFUL MATERIAL TRANSITIONS

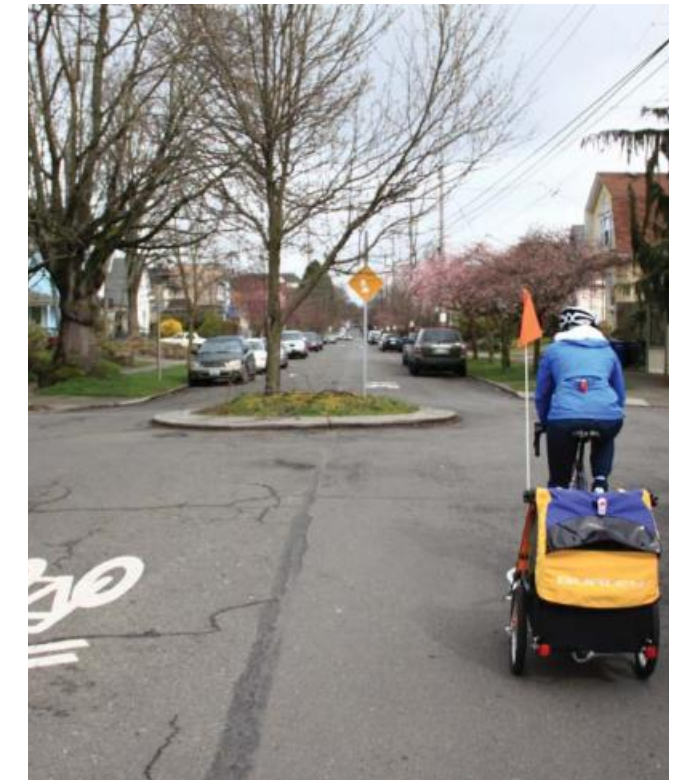




SITE PLAN



street tree strip and shrub edge



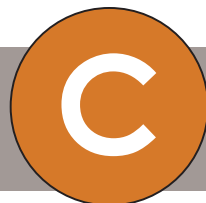
neighborhood greenway



private entry



community courtyard





ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



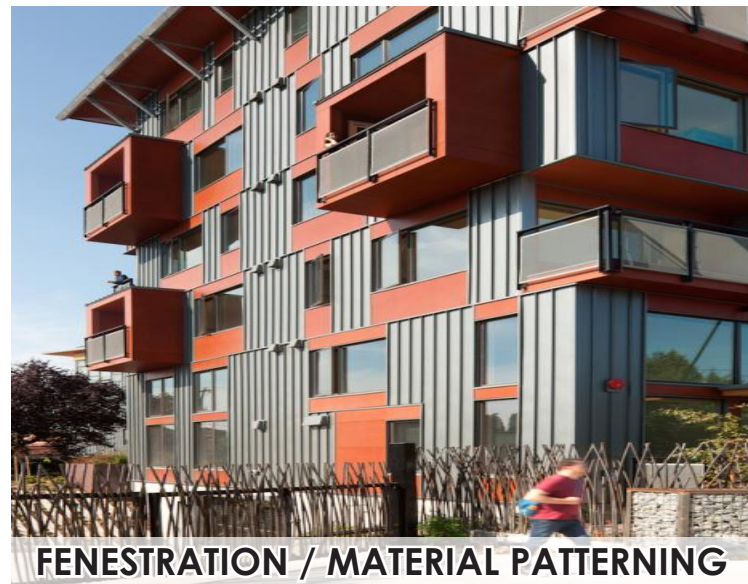
TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



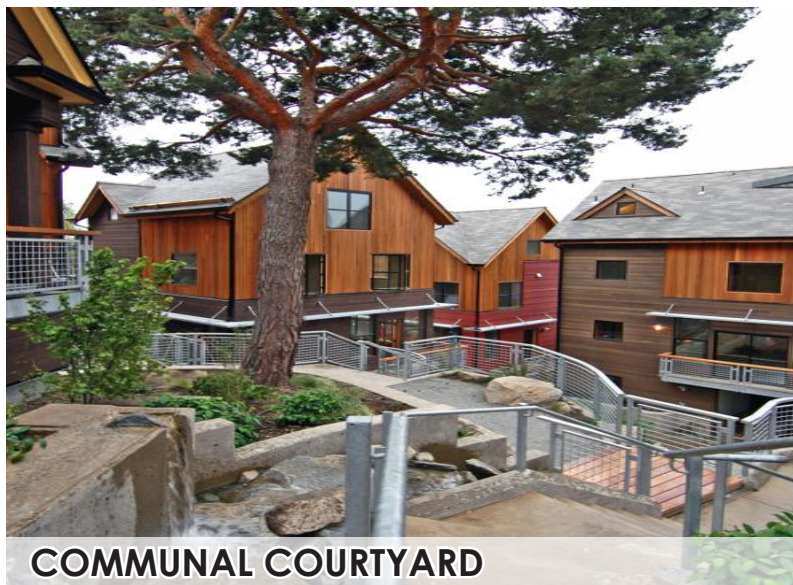
FENESTRATION / MATERIAL PATTERNING



LIVABLE COMMUNAL SPACE



FENESTRATION / MATERIAL PATTERNING



COMMUNAL COURTYARD



STREET-LEVEL ENGAGEMENT



FINE-GRAIN ARCHITECTURAL DETAIL



ARTICULATION OF MASSING