



STREAMLINED DESIGN GUIDANCE

5111 Ravenna Ave NE Seattle, WA

SDCI PROJECT NO.:
3026995

MEETING DATE:
03/29/2017

APPLICANT CONTACT:
Peter Tallar, Project Manager
Caron Architecture
petertallar@caronarchitecture.com
206.367.1382
2505 3rd Ave Suite 300C Seattle 98121

CARON

CARON REF #2017.006



LOOKING NORTH FROM RAVENNA

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PROJECT TEAM

OWNER
 John Jackels
 Northwest Builders Finance

CARON ARCHITECTURE CONTACT
 Peter Tallar, Project Manager
 Petertallar@caronarchitecture.com
 206.367.1382
 Caron Reference No.: 2017.006

SITE INFORMATION

ADDRESS:
 5111 Ravenna Ave NE

SDCI PROJECT NO.:
 3026995

PARCEL(S):
 7174800625

SITE AREA:
 5,000 SF

OVERLAY DESIGNATION:
 Ravenna Urban Center Village, Frequent Transit

PARKING REQUIREMENT:
 No parking required

LEGAL DESCRIPTION:
 Ravenna Springs Park SUPL
 Plat Block: 12
 Plat Lot: 12

DEVELOPMENT STATISTICS:

ZONING:
 LR2

ALLOWABLE FAR:
 6,000 SF

PROPOSED FAR:
 5,923.36 SF

RESIDENTIAL UNITS:
 6 Units

PARKING STALLS:
 None

Proposal Description

SITE DESCRIPTION AND ANALYSIS

The site is located on the west side of the street along Ravenna Ave NE and is presently occupied by a single family residence with garage that is used as a rental property. The site slopes up from the street approximately 5 feet, levels out where the existing structure sits and then slopes up significantly in the rear yard. Large trees growing on the adjacent lots to the west overhang the property. A railroad tie wall retains soil at the western property line, the adjacent properties are all steep slope ECAs. No ECA is present on the site. The site is located in a part of Ravenna valley that is within Ravenna Urban Center Village. Located nearby is the U-Village shopping center, and about ½ a mile south is the University of Washington edge of campus. Ravenna Ave is a quiet residential street with numerous small apartment buildings, multifamily dwellings, and single family dwellings that have been converted into apartments. West of the site, and significantly uphill are many large multi-level apartment buildings reflective of the L3-RC zoning. Needless to say that most housing in the area is targeted at off campus student renters.

ZONING ANALYSIS

The site consists of one lot in the LR-2 zone with an Urban Center Village overlay. The street is 60 feet wide and includes sidewalks, there is no alley. The site is bound by L2 zones north and south, L1 zone to the east across the street and L3 RC zones to the west.

TRANSPORTATION

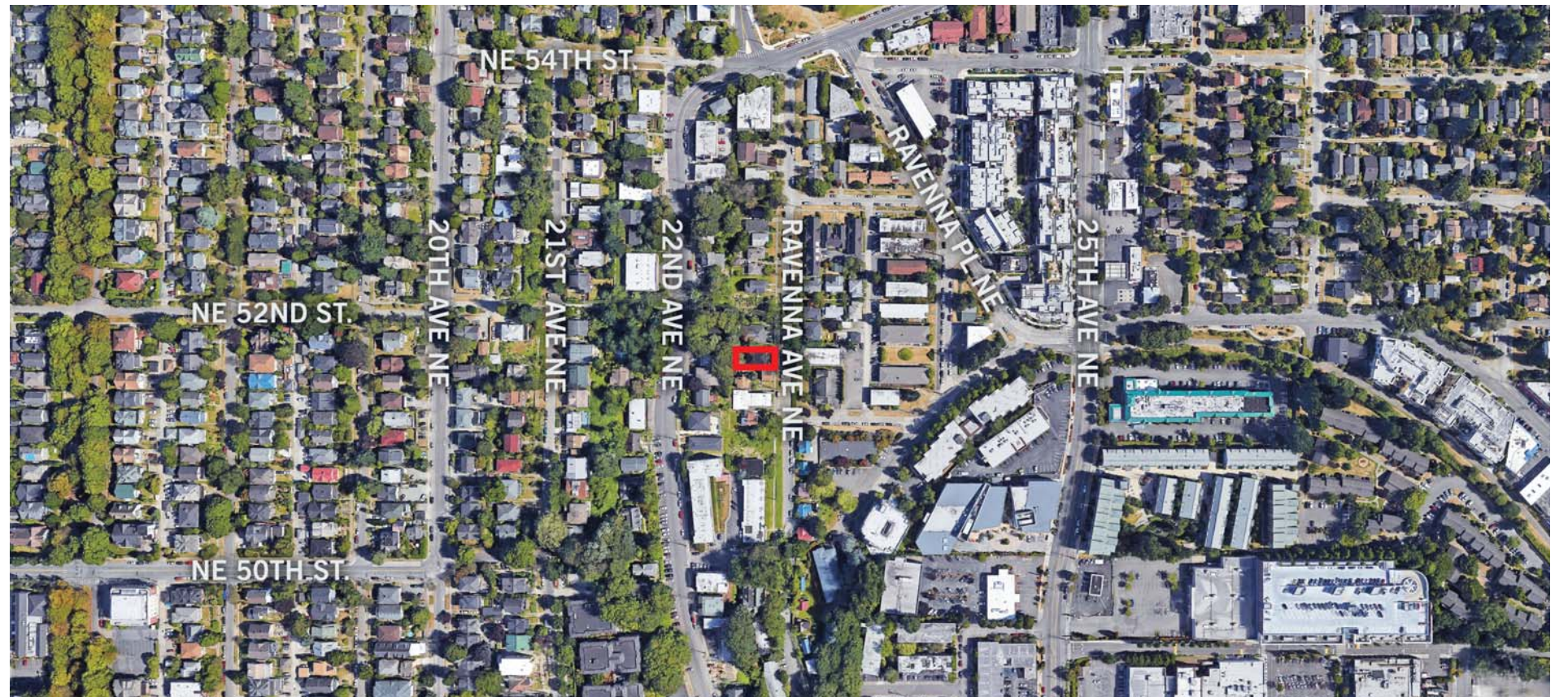
The site falls within an Urban Center Village and is not required to provide parking. 25th Ave NE at U-Village is a major transit hub, with numerous cross-town connections.

NEIGHBORHOOD VICINITY

The surrounding neighborhood includes a mix of neighborhood commercial spaces, apartment buildings of various sizes, and single family dwellings. Ravenna Park and Ravenna Woods Park are within one block of the site, as is the Burke Gilman Bicycle trail.

DESIGN CUES

The steep slope of the area informs the streetscape of the neighborhood. Existing structures are built into the hillside, stairs and retaining walls are present at the street facing facades of many buildings. Covered walkways and decks are a prevalent feature in many buildings. Large windows tend to face the street on most structures and siding is oriented horizontally.



AERIAL MAP

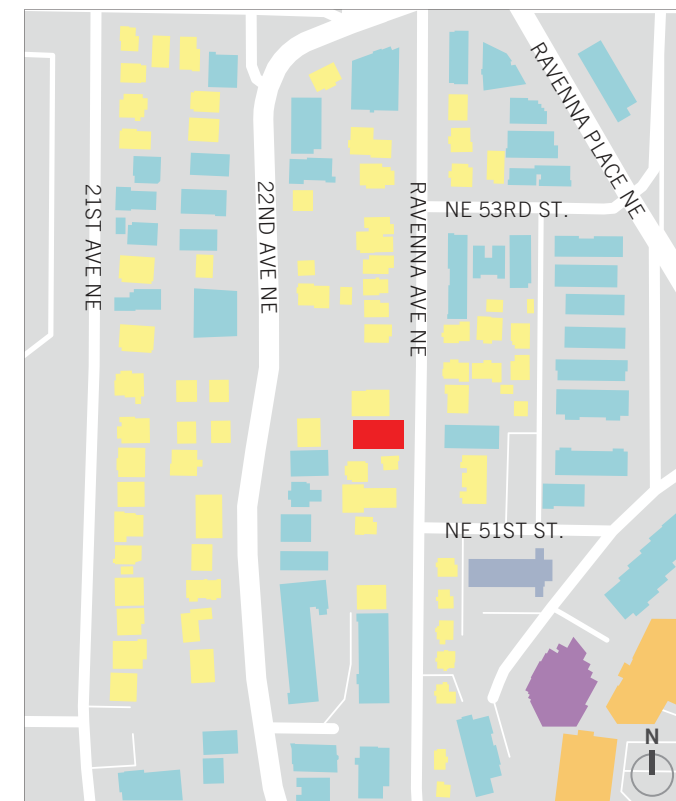
Context & Urban Design Analysis



AXONOMETRIC MAP (GOOGLE EARTH)



- ZONING**
- Project Site
 - SF 5000
 - LR1
 - LR2
 - LR3
 - NC2P-30
 - NC2P-40
 - NC2-40
 - C1-40
 - C1-65
 - MIO-50-C1-40



- SURROUNDING USES**
- Project Site
 - Mixed-Use
 - Multi-Family
 - Commercial
 - Office
 - Single Family

Context & Urban Design Analysis



COMMUNITY NODES



1 RAVENNA P-PATCH
0.1 MILE FROM PROJECT SITE



2 RAVENNA PARK
0.7 MILE FROM PROJECT SITE



3 UNIVERSITY OF WASHINGTON CAMPUS
0.8 MILE FROM PROJECT SITE



4 UNIVERSITY VILLAGE SHOPPING CENTER
0.4 MILE FROM PROJECT SITE



5 BURKE GILMAN TRAIL
0.2 MILE FROM PROJECT SITE



6 CALVARY CEMETERY
0.9 MILE FROM PROJECT SITE

Site Photos

PROJECT SITE

The site is located on the west side of the street along Ravenna Ave NE and is presently occupied by a single family residence with garage that is used as a rental property. The site slopes up from the street approximately 5 feet, levels out where the existing structure sits and then slopes up significantly in the rear yard. Large trees growing on the adjacent lots to the west overhang the property. A large bifurcated big-leaf maple is located on the adjacent property at the property corner, it is not exceptional.



1 PROJECT SITE



2 WEST PROPERTY LINE



3 NORTH PROPERTY LINE



4 POWER LINES IN FRONT OF SITE



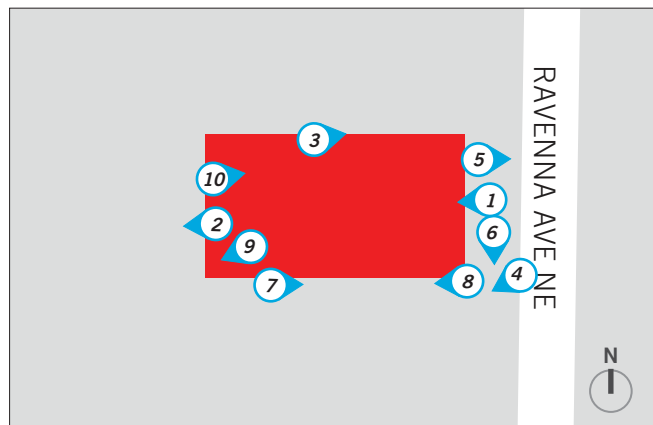
5 BUILDING EAST OF PROJECT SITE



6 EXISTING SIDEWALK IN FRONT OF SITE



7 SOUTH PROPERTY LINE



Project Site
View



8 LOOKING WEST AT PROJECT SITE



9 WEST CORNER OF PROJECT SITE



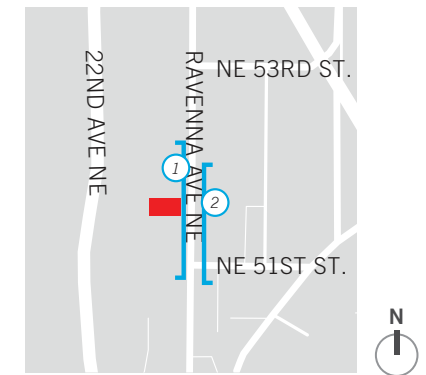
10 LOOKING EAST TOWARDS PROJECT SITE

Site Streetscapes

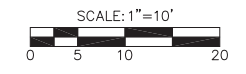
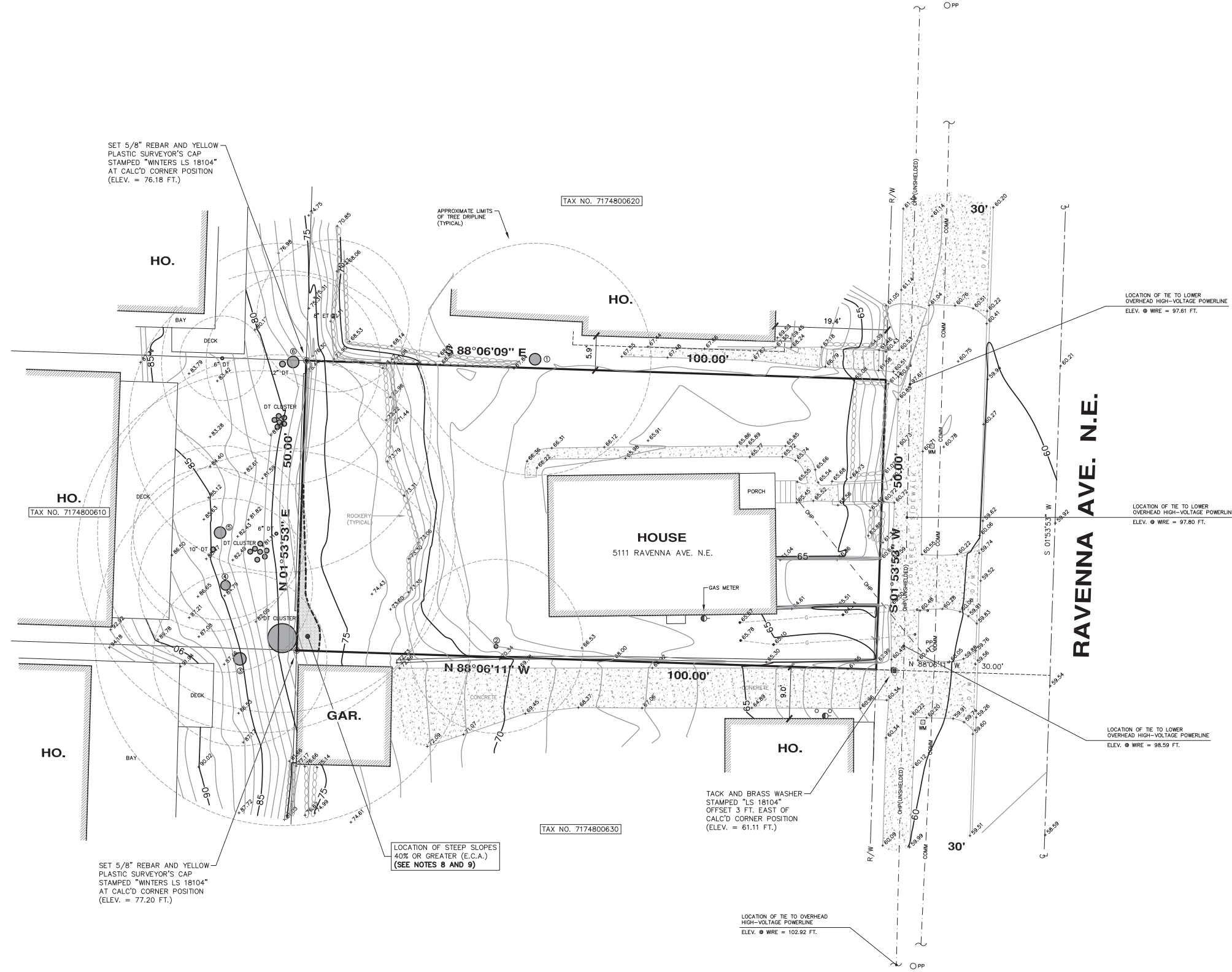
1 RAVENNA AVE NE, LOOKING EAST AT PROJECT SITE



2 RAVENNA AVE NE, LOOKING WEST



Survey / Tree Survey



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. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON DECEMBER 21, 2016.
4. PARCEL AREA = 5,000 SQ. FT.
5. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5217021141, DATED NOVEMBER 30, 2016.
6. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
7. TAX PARCEL NO. 7174800625
8. THE AREA OF ON-SITE STEEP SLOPES 40% OR GREATER = 43 SQ. FT. OR 1% OF TOTAL PARCEL AREA.
9. THE LOCATION AND AREA OF STEEP SLOPES AS DISPLAYED HEREON ARE APPROXIMATE AND HAVE BEEN DETERMINED TO THE BEST OF OUR ABILITY FROM FIELD DATA COLLECTED BY US DURING THE COURSE OF THIS SURVEY. 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.

TREE IDENTIFICATION TABLE

SOURCE: STEVE CUSHING, I.S.A. CERTIFIED ARBORIST

I.D. #	DIAMETER	TREE NAME	BOTANICAL NAME
1	22"	DEODAR CEDAR	CEDRUS DEODARA
2	6"	CHINESE WILLOW	SALIX MATSUDANA
3	26"	BIG LEAF MAPLE	ACER MACROPHYLLUM
4	20"	BIG LEAF MAPLE	ACER MACROPHYLLUM
5	24"	BIG LEAF MAPLE	ACER MACROPHYLLUM
6	24"	BIG LEAF MAPLE	ACER MACROPHYLLUM

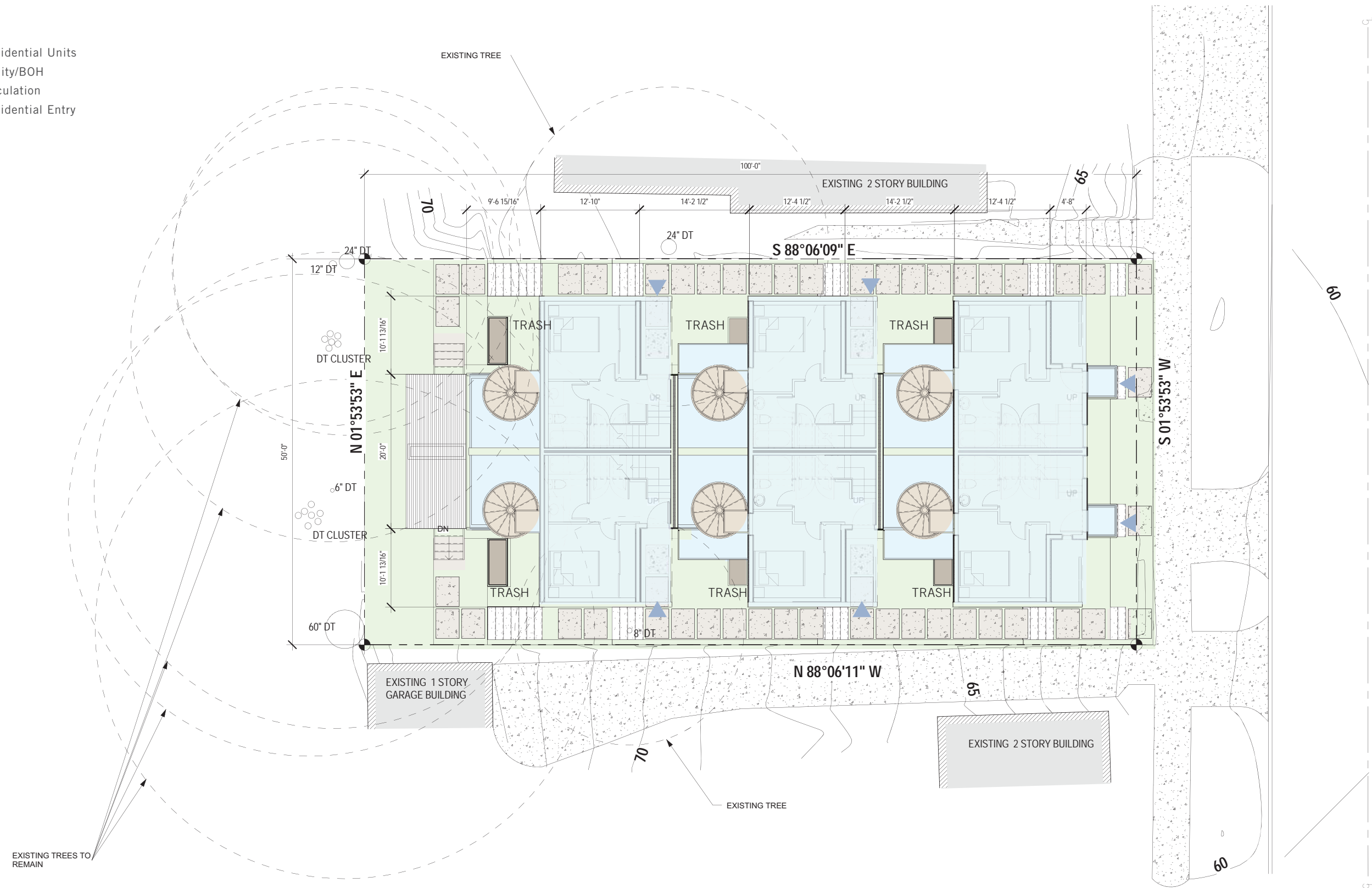
PROPERTY DESCRIPTION

LOT 12, BLOCK 12, RAVENNA SPRINGS PARK SUPPLEMENTAL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 173, RECORDS OF KING COUNTY, WA.

Site Plan

KEY

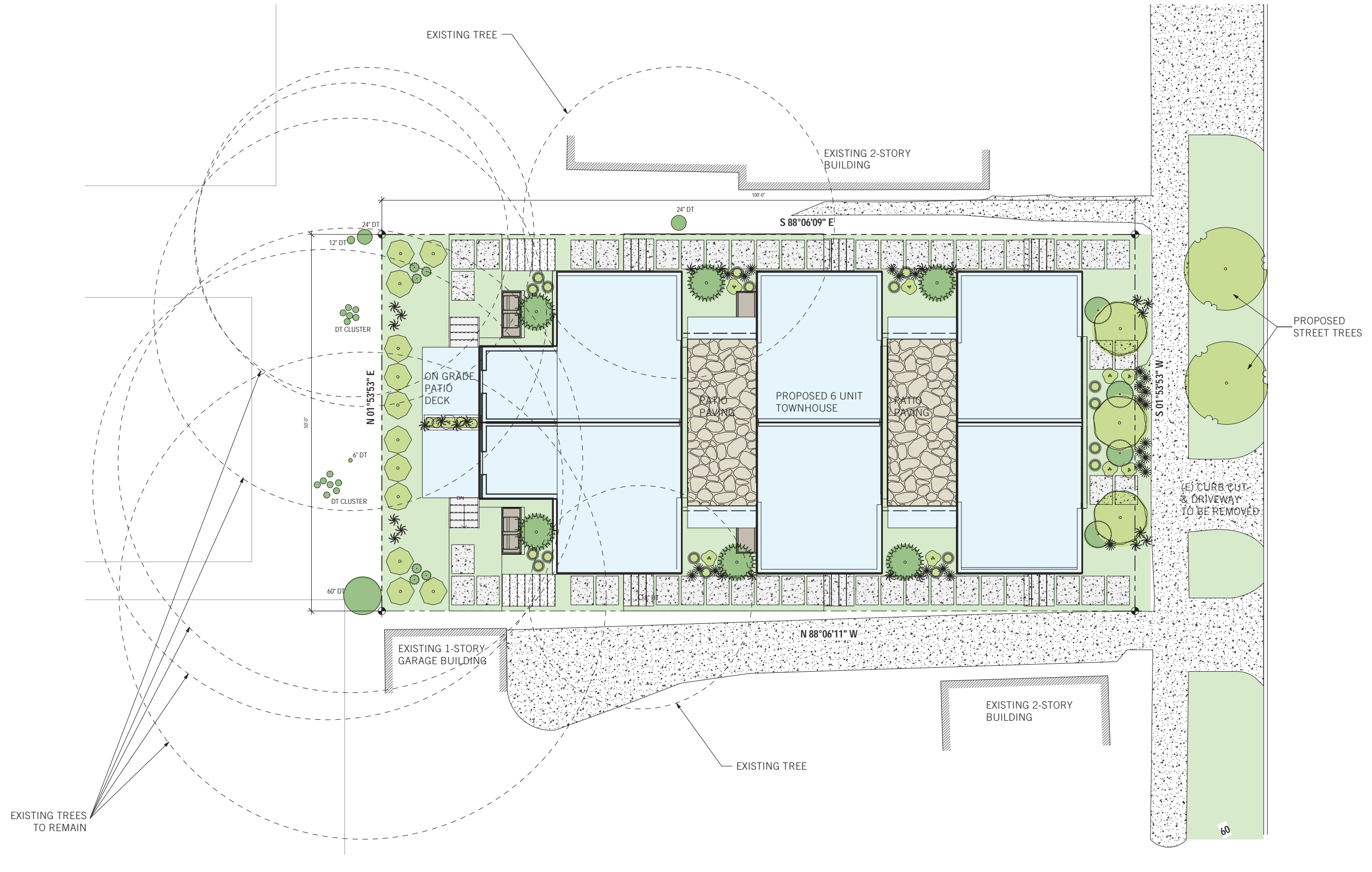
- Residential Units
- Utility/BOH
- Circulation
- Residential Entry













RAVENNA AVE. N.E.



Landscape Plan



Landscape Schedule

TREES	BOTANICAL NAME / COMMON NAME
	<i>Acer griseum</i> / Paperbark Maple
	<i>Chamaecyparis obtusa</i> 'Gracilis' / Slender Hinoki Cypress
	<i>Fagus sylvatica</i> 'Dawyck' / Dawyck Beech
SHRUBS	BOTANICAL NAME / COMMON NAME
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa
	<i>Imperata cylindrica</i> 'Red Baron' / Japanese Blood Grass
	<i>Lonicera pileata</i> / Privet Honeysuckle
	<i>Mahonia repens</i> / Creeping Oregon Grape
BIORETEN.	BOTANICAL NAME / COMMON NAME
	<i>Cornus alba</i> 'Elegantissima' / Variegated Red Twig Dogwood
	<i>Juncus effusus</i> / Soft Rush

Zoning Data

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	1.2 FAR limit in LR-2 zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C.	√
Density Limits- Low-rise Zones	23.45.512	Townhouse development: Meeting 23.45.510.C- no limit.	√
Structure Height	23.45.514	30' height limit	√
Setbacks & Separations	23.45.518	Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades greater than 40': 7' average, 5' minimum. Building exceeds average front setback. 10' separation between principal structures.	Adjustment Requested
Amenity Area	23.45.522	25% of lot area: 50% of required amenity space to be at ground level (10: min. dim. from side lot lines). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level.	√
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.526	To achieve a higher far limit, townhouse will meet building performance standards. Either Built Green 4 star rating or LEED Silver rating.	√
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR-2 Urban Villages maximum width: 90'. Maximum facade length in LR zones: Combine length within 15' of side lot line shall not exceed 65% of the length of said lot line. Building exceeds setback within 15' of side lot line.	Adjustment Requested
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen or hedge.	√
Parking Location, Access & Screening	23.45.536	No parking proposed.	√
Pedestrian Access & Circulation	23.53.006	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	√
Solid Waste & Recyclable Materials Storage & Access	23.54.040:	(1) 2' X 6' area provided for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day. Storage areas, will be screened by 6' minimum solid fence.	√
Required Parking	23.54.015	Residential Use within Urban Center Village No parking required. Bicycle Parking: 1 space per 4 dwelling units	√

Architectural Design Response

CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

I. Streetscape Compatibility

Design Response:

The proposed townhouses are staggered in their finish elevations so that each pair sits above the pair in front. The composition reflects the slope of the site while also keeping the front units low and relatable to the street, while maintaining the low-rise character of the street.

CS2 Urban Pattern & Form

Strengthen the most desirable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.

I. Responding to Site Characteristics

Design Response:

The front units maintain entry doors facing the street to give a sense of definition of how to enter the buildings. There are large areas of glazing facing the street, keeping with the development pattern of the area, which helps maintain defensible space around the property.

II. Respect for Adjacent Sites

Design Response:

Parking is not proposed for this development. The finish grade of the units are kept low and will minimize impact on shade and shadows cast across adjacent properties. Privacy is maintained by keeping the amenity decks located on the interior, and privacy fences will be located at the property lines.

III. Height, Bulk, & Scale

Design Response:

The height of the development is kept low with no stair penthouses proposed. The proposed building is staggered both in plan and in section, so that parts of the building extend to the setback, while others are held far away from the setback. The interior section of the units are staggered in height, which also reduces the overall perceived bulk of the project and lets air and light into adjacent properties.

CS3 Architectural Context & Character

Contribute to the architectural character of the neighborhood.

I. Architectural Elements and Materials

Design Response:

The subject building is not on the inventory of significant buildings. The proposed project will aim to maintain consistency of materials present in the neighborhood. Large windows will face the street, horizontal siding will be used to differentiate massing planes on the building, and decks are present for each unit for outdoor space.

PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

I. Residential Open Space

Design Response:

Each unit will have access to outdoor spaces from each level. A patio space is located under the overhanging building above, as well as the to the rear of the back units. Decks are located off of the kitchen of each unit, as well as accessed from the third floor. Roof decks are also present for each unit. Each unit has an inset entry door, promoting the sense of semi-public space as visitors walk to the unit; the space also provides a place for each resident to place plants or hanging tchotchkes to create a sense of ownership.

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well connected to existing pedestrian walkways and features.

I. Pedestrian Open Spaces and Entrances

Design Response:

The entries to front units are street-facing, promoting an eyes-on-the-street mentality. Small canopies over the doors help identify the individual units. The interior units each have an alcove for the entry that will be denoted with address signage. Walkways on the site will be well-lit for safety.

PL3 Street-Level Interaction

Encourage human activity and interaction at street level.

I. Entrances visible from the Street

Design Response:

Entries to the front units are street-facing.

DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

I. Architectural Elements and Materials

Design Response:

Residential quality, fine-grained materials are proposed for the project. Horizontal siding and railings are proposed, which help maintain a sense of consistency with the neighborhood. Unit entries are covered by building overhangs or canopies. Windows stack vertically and help reinforce the division of individual units. Unit amenity decks help to reduce the bulkiness and become a defining characteristic of the building.

Elevations | Materials

NORTH ELEVATION

- 10" FIBER CEMENT LAP-SIDING - CHARCOAL
- PRE-FINISH METAL STAIR
- METAL RAILING - BLACK
- EXISTING BUILDING AT NORTH SIDE OF PROPERTY



- 4" FIBER CEMENT LAP SIDING - LIGHT GRAY
- CAST IN PLACE CONCRETE WALL
- CAST IN PLACE CONCRETE STAIR

SOUTH ELEVATION



Elevations | Materials

EAST ELEVATION

- 10" FIBER CEMENT LAP-SIDING - CHARCOAL
- FIBER CEMENT PANEL - WHITE
- VINYL WINDOW



- T&G CEDAR SIDING
- 4" FIBER CEMENT LAP SIDING - LIGHT GRAY

WEST ELEVATION

- METAL RAILING - BLACK
- VINYL DOOR
- 10" FIBER CEMENT LAP-SIDING - CHARCOAL



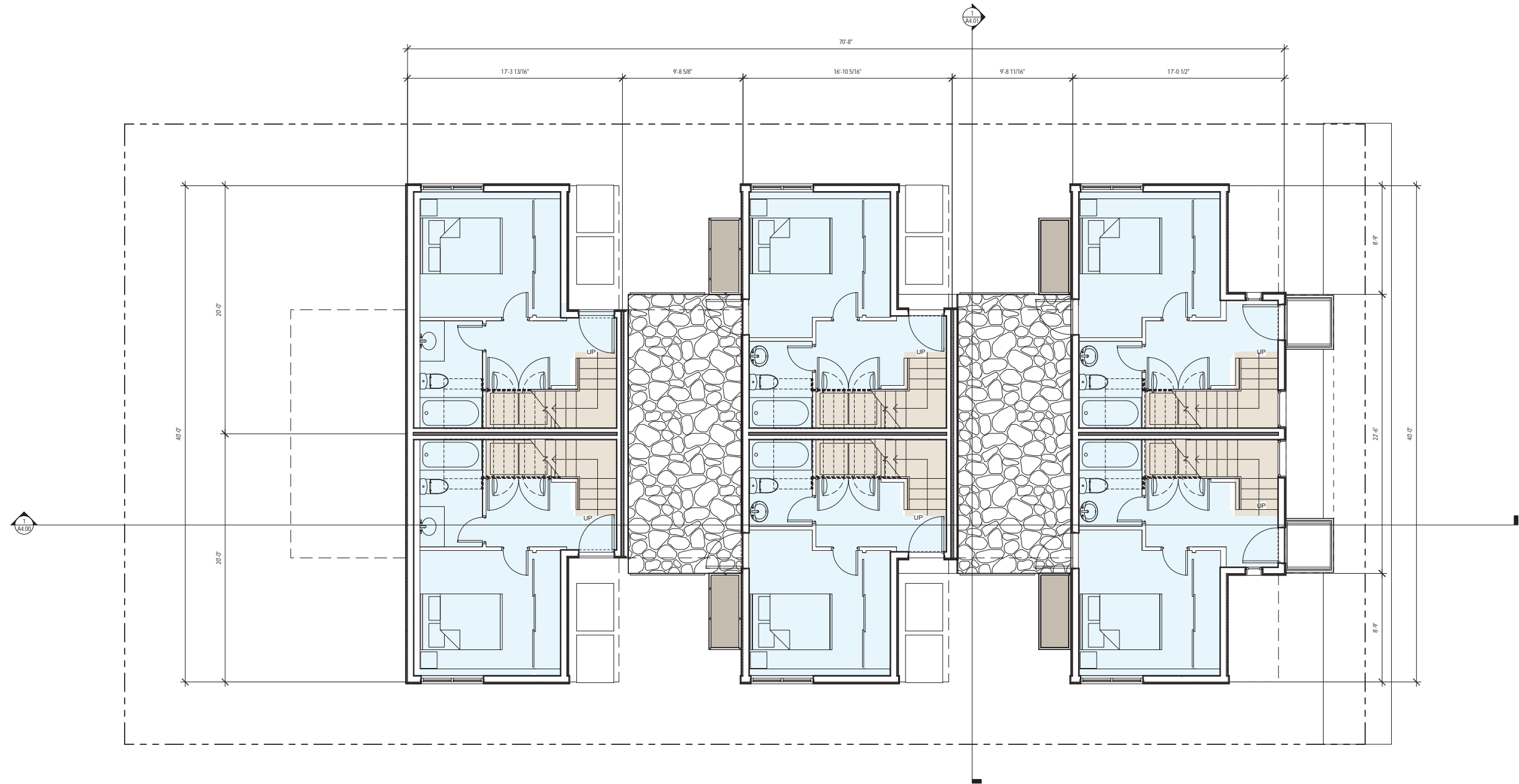
- 4" FIBER CEMENT LAP SIDING - LIGHT GRAY
- 6' WOOD SLATS TRASH ENCLOSURE

Floor Plans

KEY

- Residential Units
- Circulation
- Planting Strip
- Utility / BOH

LEVEL 1

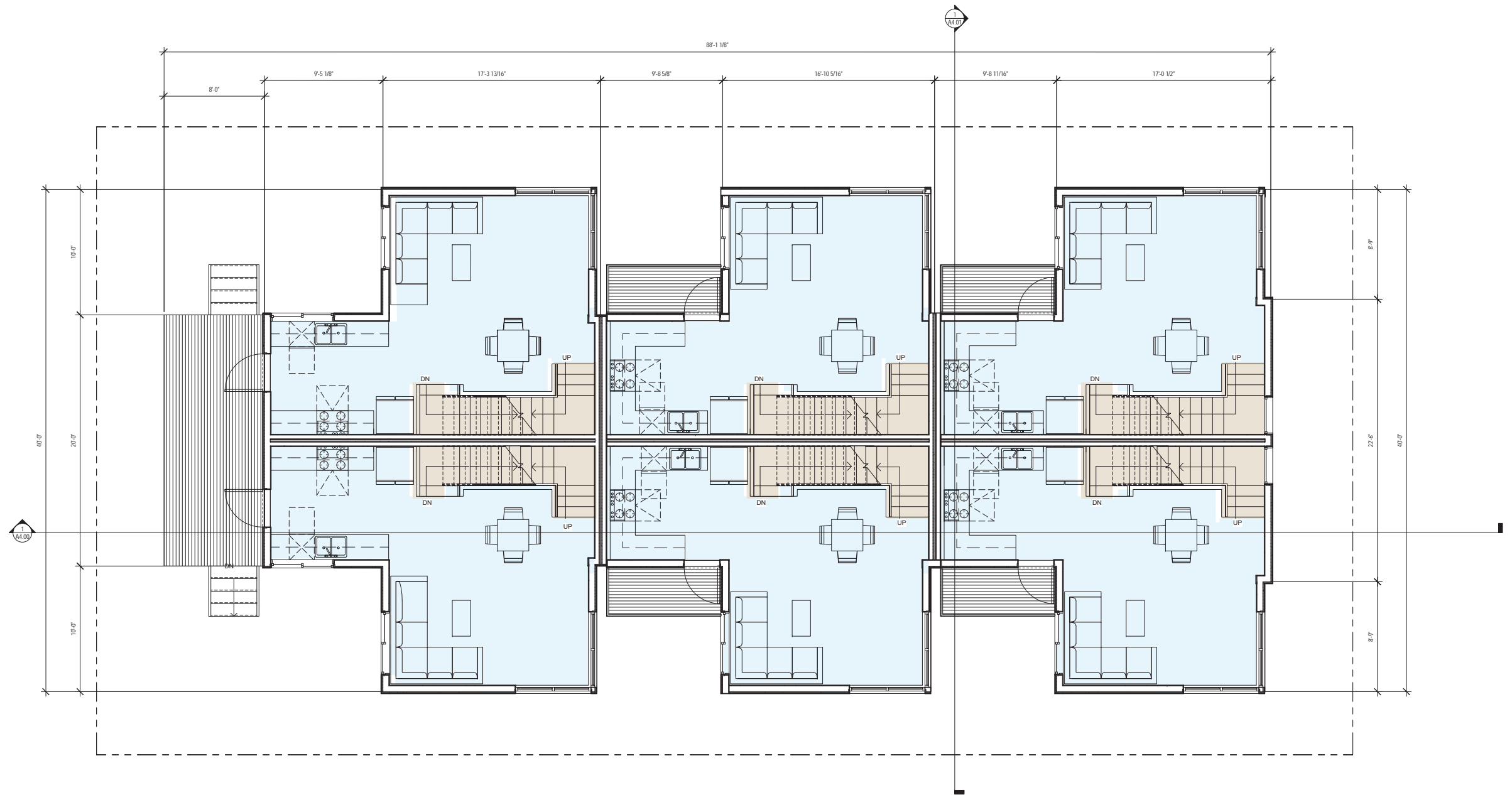


Floor Plans

KEY

- Residential Units
- Circulation
- Planting Strip
- Utility / BOH

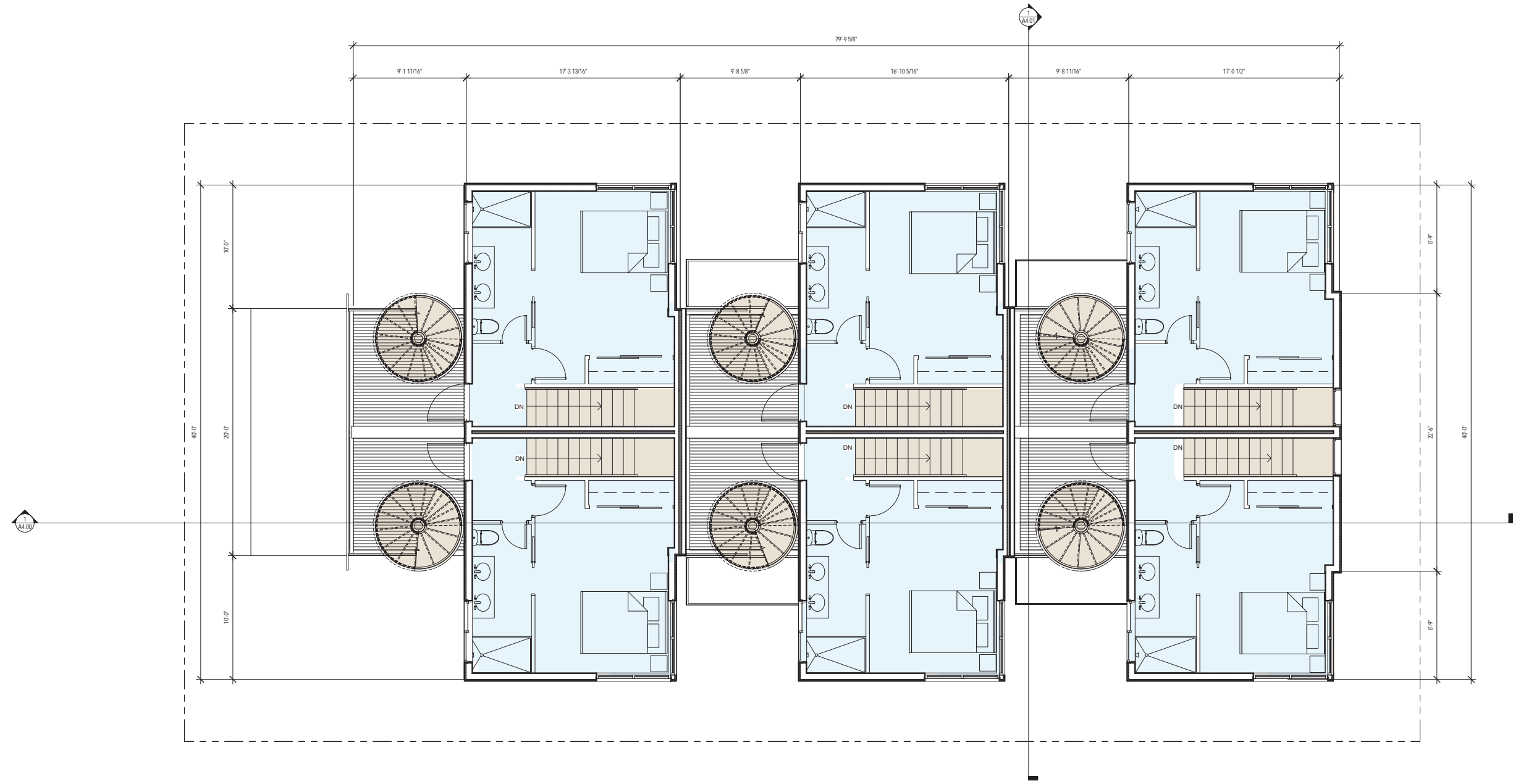
LEVEL 2



Floor Plans

KEY

- Residential Units
- Circulation
- Planting Strip
- Utility / BOH

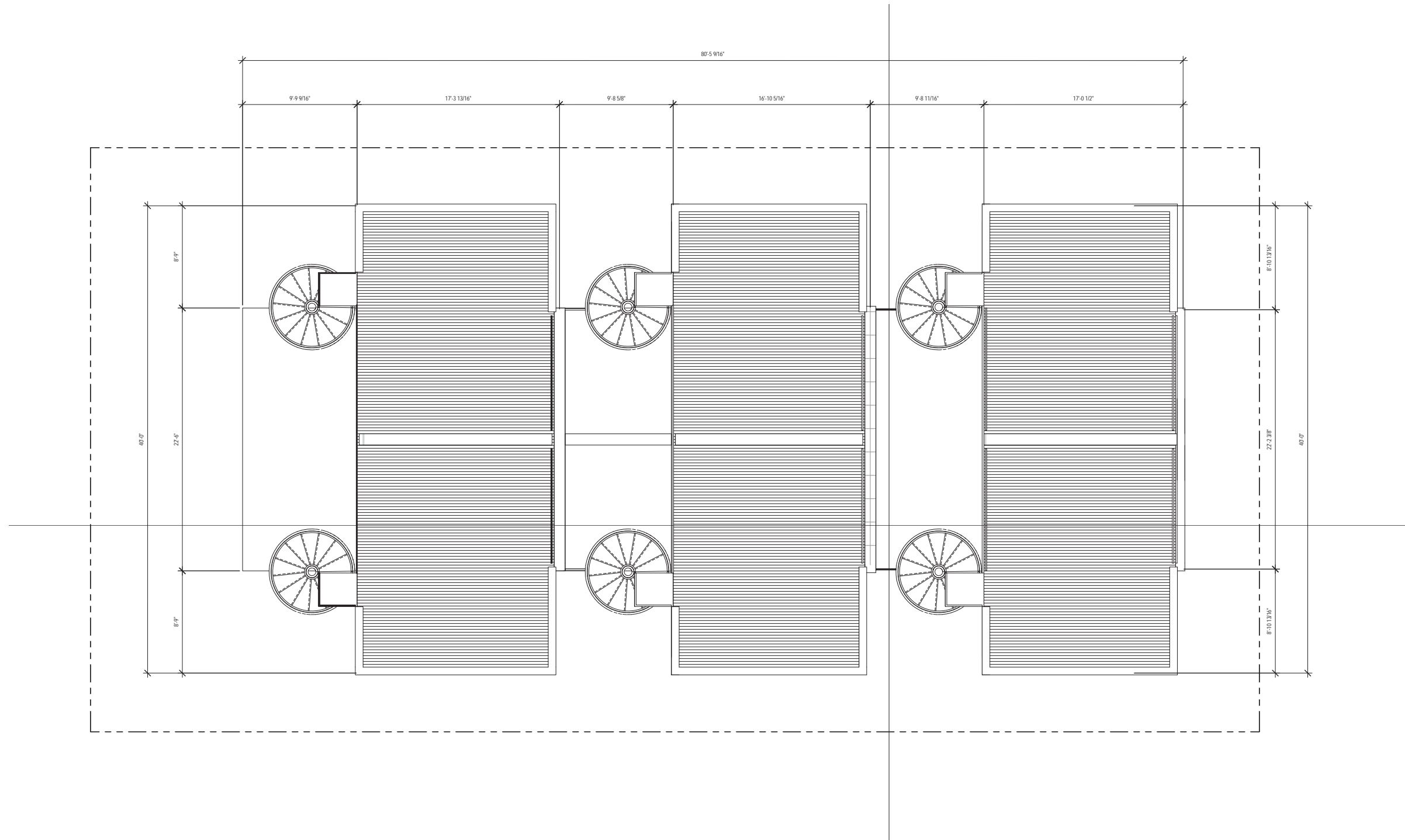


Floor Plans

KEY

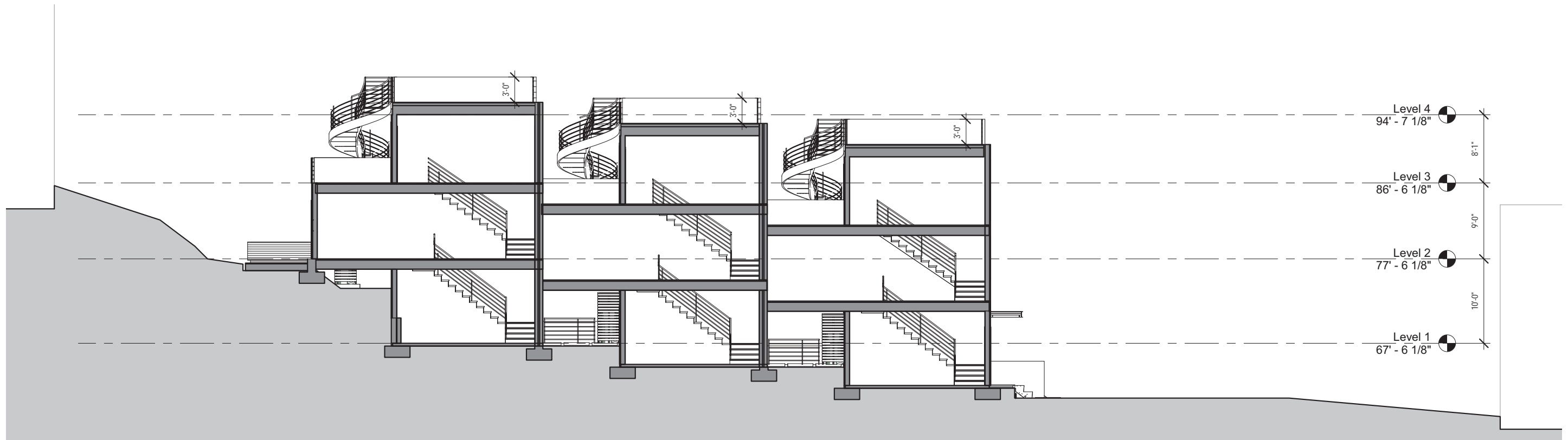
- Residential Units
- Circulation
- Planting Strip
- Utility / BOH
- Deck

ROOF LEVEL



Sections

SECTION 1



SECTION 2



Renderings



LOOKING NORTHWEST FROM RAVENNA AVE

Renderings



LOOKING NORTH



LOOKING EAST



OVERHEAD LOOKING NORTH



AERIAL VIEW LOOKING SOUTHWEST

Setback Adjustment Request

CODE CITATION:	SMC 23.45.518
CODE REQUIREMENT:	Table A – 7' average, 5' Minimum setback is required for townhouses. SDR allows adjustments to decrease the setbacks and separations by 50 percent.
CORRESPONDING DESIGN GUIDELINE:	CS1 – I: Streetscape Compatibility. Strengthen the most desirable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding area, CS3-I: Architectural Elements and Materials, Contribute to the architectural character of the neighborhood, & DC2-IV: Architectural Elements and Materials, Develop and architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.
PROPOSED DESIGN ADJUSTMENT:	Average front setback: 7'; building imposes into setback by 5.5" or 0.4583'. $0.4583/7' = 6.5\%$ setback adjustment requested.
RATIONALE:	The portion of the structure that imposes into the setback strengthens the facade concept and complements character of the neighborhood. Relief is added to the street-facing facade which helps to reinforce a plane and material change and reinforce the division of the units. The plane changes helps define a material change and adds to the character of the development. The portion of the imposing facade is accounts for only 54% of the width of the street-facing facade. Portions of the ground level street-facing facade actually setback by and additional 3'-10", reducing the bulk of the facade and adding interest to the streetscape of the neighborhood and contributing to additional open space facing the street.

SETBACK DIAGRAM

