

1217 NE RAVENNA BLVD

EARLY DESIGN GUIDANCE

SUBMITTED 12/27/18 | REVISION 04/09/19 | #3032688-EG



Mount Baker

Lake Washington

Roosevelt High School

Light Rail Station (2021)

Ravenna Park

Cowen Park

PROJECT SITE

University Way NE (The Ave)

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PROJECT OBJECTIVES

- 1. Tap into the latent density potential within the University Community Urban Center.**
Meeting the needs of a growing city, the recent rezone of the property offers a density potential that is yet to be used on the site.
- 2. Enhance and continue the site’s unique sense of place within the neighborhood.**
Responding to the historic use of the site as a corner commercial space, this project proposes a continuation and enhancement of the mixed-use nature of the existing site. Elevated exposure for the corner retail, the addition of live-work units, and increased density for residential apartments above aims to expand the sense of place and pedestrian activity on this beloved neighborhood corner.
- 3. Provide high quality housing of varying sizes.**
The development boom and need for increased density in Seattle has sparked an increase in housing inventory, but it’s one lacking in diverse options. This project proposes a high-quality, diverse mix of unit types responding to a neighborhood.
- 4. Offer connection to the natural features proximate and connected to the site.**
The project site sits along a unique overlap of a city park, a boulevard park, and direct connection by these greenways to outlying open green spaces and natural environments. This project aims to strike a balance in responding to the site’s density potential while supporting a connection to open space and vegetation both on and off site.

PROJECT TEAM

- ARCHITECT** BUILD LLC
- OWNER** SKCCPAK LLC
- SURVEYOR** Emerald Land Surveying
- GEOTECH** Geotech Consultants, Inc.
- LANDSCAPE** Karen Kiest Landscape Architects



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CONTEXT & SITE ANALYSIS 1.0

PROJECT SITE

The development of the University District was sparked at the turn of the 20th Century with the convergence of multiple factors: the developer James Moore, the relocation of the university from its downtown location, and Alaska-Yukon-Pacific Exposition. This northeast district of Seattle soon established itself as a city within a city, and influenced the growth and development of surrounding neighborhoods. Under Moore's plans, the neighborhood was referred to as "Brooklyn" though the name "University Station" gained more traction as a result of the busy trolley station bringing in commuting students from other parts of the city. The nearby Cowen Park was established after landowner Charles Cowen purchased 40 acres and gifted the park to the city in 1907, and what is now known as Ravenna Boulevard was the result of grading over the former creek connecting Green Lake to Lake Washington and Union Bay through the Cowen-Ravenna Ravine after the lake was lowered in 1911, ceasing the creek flow.

Today, the site is located at the intersection of two neighborhoods, facing the Roosevelt neighborhood to the north (across Ravenna Boulevard) while acting as a northern boundary for the University Community Urban Center (a rezone which took effect in 2017). NE Ravenna Blvd. is a well-traveled boulevard park recently updated with new bike lanes and stop signs, connecting the site to Green Lake on one end and University Village and Burke-Gilman trail on the other. Brooklyn Ave NE, a secondary spine of the University District, tethers the site to the southern concentration of commercial activity along with Portage Bay and another leg of the Burke-Gilman. With a long history as a corner commercial space for the neighborhood, housing a corner grocer, then a convenience store, and currently a cafe and market alongside a duplex apartment, the project site has an important and endearing place within the community. As the city continues to increase in density and provide the infrastructure to support its growing population and place among great cities around the world, active, connected community corners such as this become important anchors that knit the past with the future through its contribution to the urban fabric.

Where it seems more common to witness the demolition of such history and texture with the introduction of new developments, this project proposes a continuation and enhancement of the mixed-use nature of the existing site. Increased exposure for the corner retail, the addition of live-work units, and sensible density for various sizes of residential apartments above intends to augment the sense of place and foster dynamic pedestrian activity on this beloved neighborhood corner for continued use and enjoyment into the future.



SURVEY

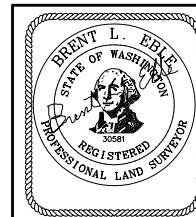
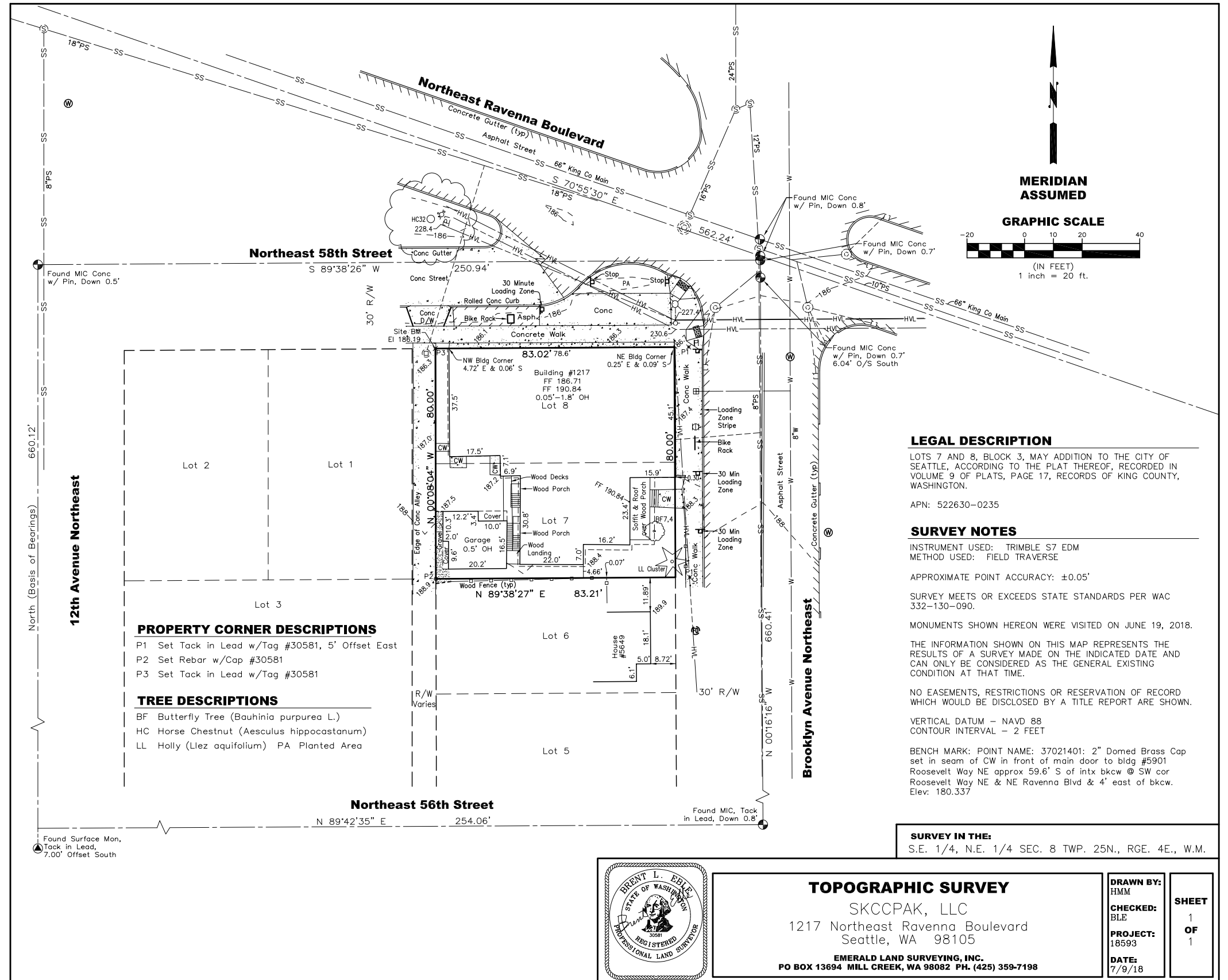
ADDRESS 1217 NE RAVENNA BLVD.
SEATTLE WA 98105

PARCEL # 522630-0235

LOT AREA 6,649 SF (0.15 acres)

ECA NONE

R.O.W. BROOKLYN AVE NE: 60'
NE RAVENNA BLVD: 137'
NE 58TH ST: 0'



TOPOGRAPHIC SURVEY
SKCCPAK, LLC
1217 Northeast Ravenna Boulevard
Seattle, WA 98105
EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

DRAWN BY: HMM
CHECKED: BLE
PROJECT: 18593
DATE: 7/9/18

SHEET
1
OF
1

EXISTING BUILDING

YEAR BUILT	1923
LOT AREA	6,649 SF
STORIES	1 STORY COMMERCIAL, 2 STORY RESIDENTIAL
UNIT COUNT	2 UNITS, 1-BED APARTMENTS
PARKING	0

The project site has a long history as a corner commercial space for the neighborhood, housing a corner grocer, then a convenience store, and currently a cafe and market alongside a duplex apartment. The current owner took over the property in 2003, taking time and care in opening up the building to have a more transparent and community-friendly presence. The intent is to continue on this trajectory of creating the best use of the site and zoning by enhancing the street-level activity and experience while providing housing inventory. Situated along an interesting overlap of a city park, boulevard park, and seamless connections to open green spaces and natural environments entirely by greenways, the existing commercial use has long been supported by its natural setting while offering a gathering place to pause and enjoy this balance of urbanism and nature. The surrounding context of apartments adjacent offers a natural fit for the site's mixed-use proposal.



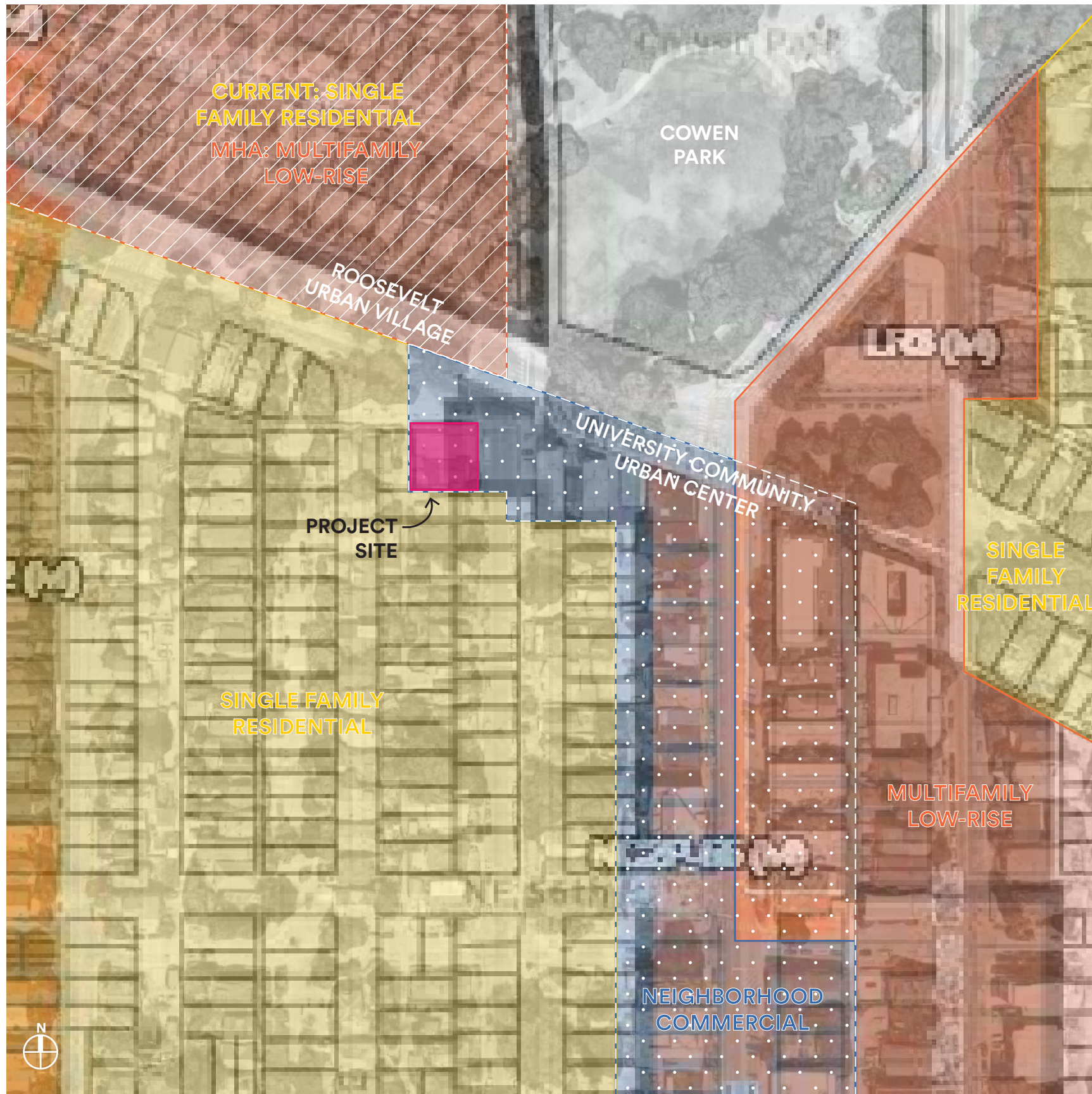
Royal Grocery, 1956 (looking south down Brooklyn Ave NE)



Convenience Store, 1980s (view from NE Ravenna Blvd)



Cowen Park Grocery, 2018 (view from NE Ravenna Blvd)



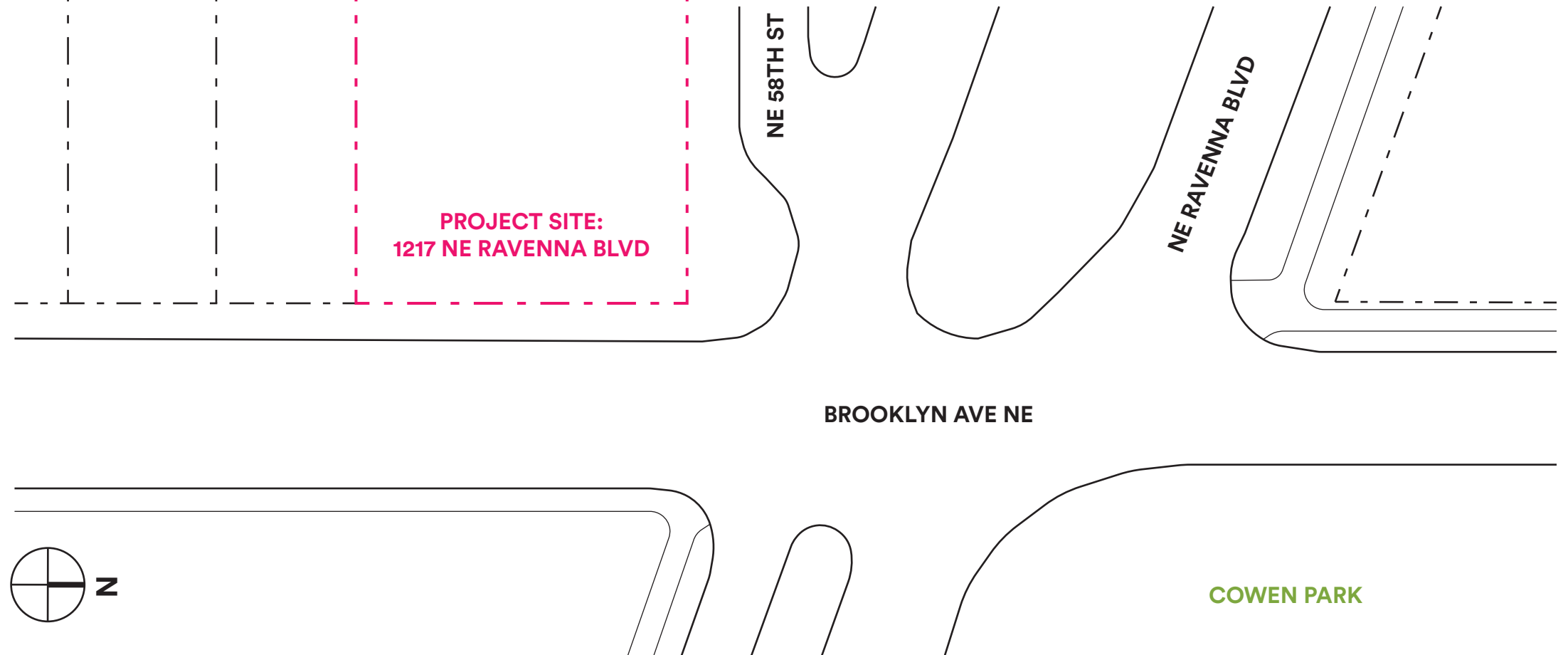
ZONING & URBAN VILLAGES

ZONE	NC2P-40 (M1) The site is located within a pedestrian zone, but is not located along a principal pedestrian street as defined by SMC 23.47A.005.D.
URBAN VILLAGE	UNIVERSITY COMMUNITY URBAN CENTER This project is exempt from SEPA due to its location in an Urban Center and falling below the thresholds set forth in DR7-2018 & DR2-2018.
FAR	3.0 (FOR ALL USES)
MHA	M1 (MHA IN EFFECT AS OF FEBRUARY 2017)
PERFORMANCE PAYMENT	9% OF UNITS \$21.24 / SF
PARKING	NO REQUIREMENT

Located in the northwestern-most tip of the University Community Urban Center, the site acts as a transition between single family and neighborhood commercial zones as well as sitting at the boundary between two distinct neighborhoods, divided by the broad NE Ravenna Boulevard. The unique position of the site with its a natural connectedness and proximity to both to the vibrant University District and the burgeoning Roosevelt Neighborhood allows it to engage with the activity, beauty, and (future) infrastructure of both.

BROOKLYN AVE. NE | WEST ELEVATION

Marching along both sides of Brooklyn Avenue NE northward across NE Ravenna Blvd, rows of single family houses populate the street front. This pattern is interrupted at the intersection (a recently implemented 4-way stop) by the mixed-use subject property at the southwest, a multi-family apartment building at the southeast, and Cowen Park at the northeast. Access to the existing building is off of the corner and NE 58thSt for the commercial space and Brooklyn Ave NE for the residential units.



BROOKLYN AVE NE | EAST ELEVATION



VIEW ACROSS FROM PROJECT SITE

COWEN PARK

NE RAVENNA BLVD

BROOKLYN AVE NE

PROJECT SITE:
217 NE RAVENNA BLVD



NE RAVENNA BLVD | SOUTH ELEVATION

Ravenna Boulevard runs from Green Lake to the southernmost tip of Ravenna Park. The tree-lined boulevard tracks through multiple neighborhoods, is bookended by two commercial areas, and infilled primarily by single family homes interrupted by commercial and multi-family buildings at controlled intersections. However, a three-block swath, inclusive of the subject property, consists entirely of multi-family buildings, creating an intentional cluster of density in balance with the adjacent public park.



NE RAVENNA BLVD | NORTH ELEVATION



VIEW ACROSS FROM PROJECT SITE

COWEN PARK

NE RAVENNA BLVD

BROOKLYN AVENUE

NE 58TH ST

PROJECT SITE:
1217 NE RAVENNA BLVD



NEIGHBORING MULTI-FAMILY & MIXED-USE

Three consecutive blocks along NE Ravenna Blvd., inclusive of the subject property, consist entirely of multi-family buildings, surrounded mostly by single family houses. The cluster of higher density housing creates a balance with the adjacent Cowen Park, also along NE Ravenna Blvd. Just around the corner on University Way there are two proposed mixed use buildings of a similar scale to the project, indicating the future development potential of the immediate area.

1 PARK VISTA
Cooperative Apartments
 5810 Cowen Place NE
 50 Units / Built 1928

2 DOLPHIN APARTMENTS
Apartments
 1413 NE Ravenna Blvd
 38 Units / Built 1960

3 UNIVERSITY PARK
Apartments
 5644 University Way NE
 43 Units / Built 1978

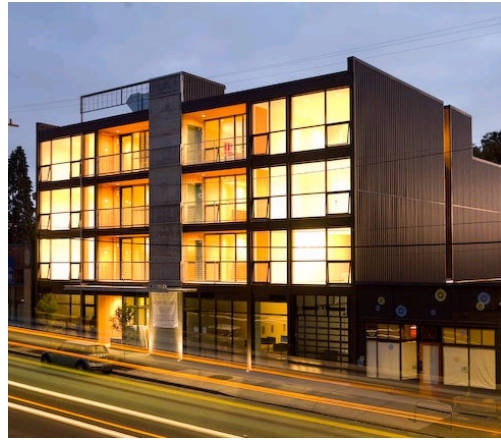
4 OASIS RUG BUILDING
Commercial
 5627 University Way NE
 1 Retail, 2 Offices / Built 1925

5 PARK RAVENNA
Apartments
 1305 NE Ravenna Blvd
 16 Units / Built 1956

6 5639 UNIVERSITY APARTMENTS (proposed)
Apartments and Commercial
 5639 University Way NE
 39 Units / Proposed

7 'THE AVE' APARTMENTS (proposed)
Apartments and Commercial
 5637 University Way NE
 29 Units / Proposed





**1 5611 UNIVERSITY WAY NE
CONDOMINIUMS**
12 units / 3 retail spaces



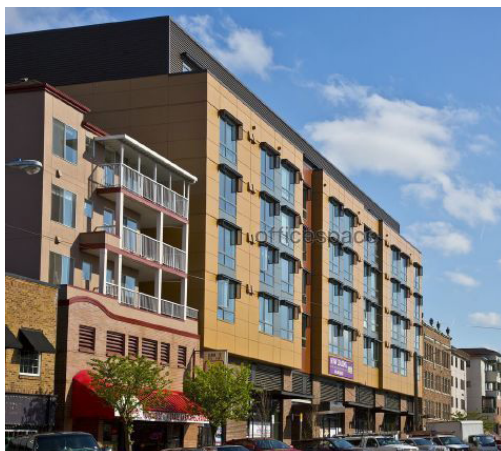
**2 900 NE 65TH STREET
APARTMENTS**
197 units / 2 retail spaces



**3 5001 BROOKLYN AVE NE
SEDUs**
60 units / 1 retail space



**4 5000 UNIVERSITY WAY NE
STUDENT APARTMENTS**
111 units / 6 retail spaces



**5 5240 UNIVERSITY WAY NE
APARTMENTS**
100 units / 4 retail spaces



**6 414 RAVENNA BOULEVARD NE
APARTMENTS**
62 units / 2 retail spaces

NEIGHBORING MULTI-FAMILY & MIXED-USE

The University District and the Roosevelt Neighborhood have both seen an acceleration of development in recent years, with the growing needs of the city for housing and the imminent arrival of light rail stations in both neighborhoods. Much of the city's heightened development has spurred the trend of tightly packed micro-housing units, and in these neighborhoods, quantity is often the common denominator. Over the long term, the results leave neighborhoods and the city with a severely imbalanced housing inventory.

Diversity in housing naturally promotes diversity in its residents, which applies to both the scale of the building and units sizes, and also to the architectural expression. A rich, varied urban fabric builds and grows a neighborhood's character and place within its city. Developments that connect thoughtfully to place and people can offer the intangible qualities that residents welcome and value.

SIGNIFICANT PLACES & GREEN SPACES

Poised at the threshold of two distinct neighborhoods, the subject property is surrounded by a diversity of neighborhood character that captures a unique, dynamic range of places that both anchor and create a rich context for future places to be made. The thriving activity of the University District offers a rich, dense urban experience, while the neighborhoods to the north provide balance to the urbanity with open parks, tucked trails, and waterways.

The property is also located at the intersection of NE Ravenna Blvd and Brooklyn Ave NE, which are a Parks Boulevard and a University District green street, respectively. The vegetative fabric of these streets offer a respite from the dense and vibrant University District to the south, providing an opportunity for placemaking at the project site.

GREEN STREETS DESIGN CRITERIA (SEATTLE STREETS ILLUSTRATED MANUAL)

- Emphasize pedestrians and open space over other street functions
- Design should complement and enhance adjacent land uses
- Keep traffic speeds and volumes low
- Respond to site specific conditions

PARKS BOULEVARDS & GREEN STREETS





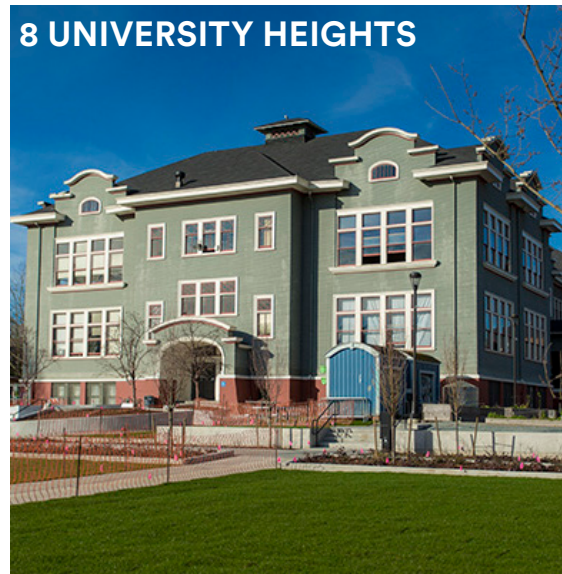
5 ROOSEVELT LIGHT RAIL



6 ROOSEVELT HIGH SCHOOL



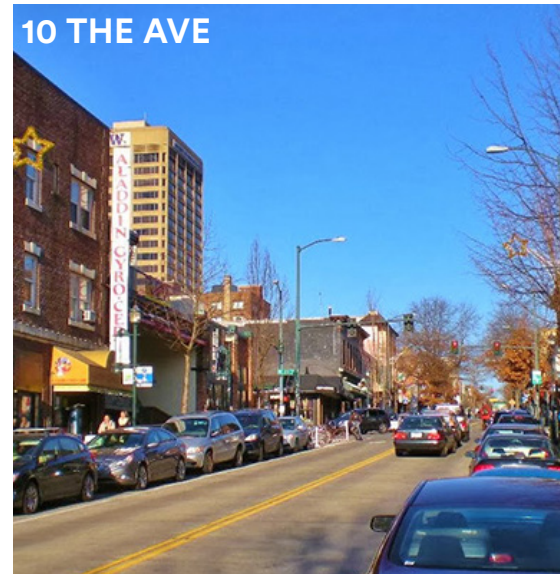
7 BLESSED SACRAMENT



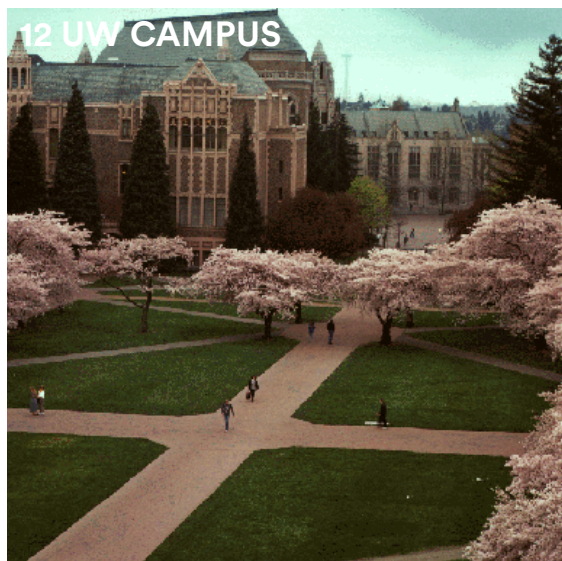
8 UNIVERSITY HEIGHTS



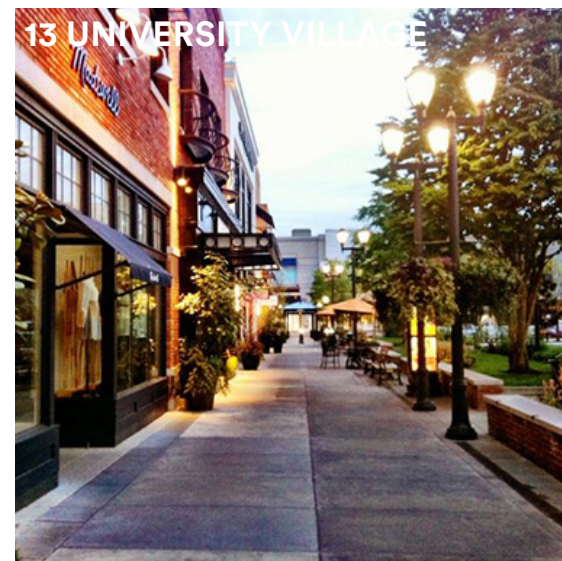
9 FARMER'S MARKET



10 THE AVE



12 UW CAMPUS



13 UNIVERSITY VILLAGE



14 BURKE-GILMAN TRAIL

SIGNIFICANT PLACES & GREEN SPACES

- 1 COWEN PARK
- 2 RAVENNA PARK
- 3 RAVENNA BOULEVARD
- 4 GREEN LAKE
- 5 ROOSEVELT LIGHT RAIL STATION (expected operation 2021)
- 6 ROOSEVELT HIGH SCHOOL
- 7 BLESSED SACRAMENT CHURCH
- 8 UNIVERSITY HEIGHTS CENTER
- 9 UNIVERSITY DISTRICT FARMER'S MARKET
- 10 THE AVE
- 11 BROOKLYN LIGHT RAIL STATION (expected operation 2021)
- 12 UNIVERSITY OF WASHINGTON
- 13 UNIVERSITY VILLAGE
- 14 BURKE-GILMAN TRAIL



1 COWEN PARK



2 RAVENNA PARK



3 RAVENNA BOULEVARD

TRANSPORTATION

As one of the only cities in the country to see continual growth in transit ridership over the last several years, King County Metro was named the nation's top public transportation agency in 2018 by the American Public Transportation Association (APTA). Located near multiple bus lines and two proposed light rail stations, the north University District neighborhood is extremely well connected to Seattle and its vicinity. The project site is located along two blocks from bus routes 67, 45, 71, 73, and 373. Additionally, the Roosevelt light rail station, scheduled for operation in 2021 is less than 1/2 mile away.

While Seattle's public transportation system is growing, passenger vehicles continue to be ubiquitous in the city. According to Seattle's Office of Sustainability & Environment, road transportation has consistently been Seattle's largest source of greenhouse gas emissions since the city started tracking emissions in 1990. The latest community inventory in 2014, conducted every three to four years, shows that road transportation made up two-thirds (66%) of Seattle's emissions, with the majority attributed to passenger vehicles (50% of the total emissions).

Urban Villages are areas within the city that support the most growth, offering a balance of housing and employment opportunities. Due to the area's walkability and reliable transit access, parking is not required within urban villages; instead, developers are given the choice about how much parking they need to serve their tenants. According to the city's HALA report, the estimated capital cost per parking stall within an urban location is \$31,583.





LOOKING SOUTH ON BROOKLYN AVE NE



PEDESTRIAN EXPERIENCE

The existing corner of Brooklyn Ave NE & NE Ravenna Blvd operates as a pedestrian-friendly anchor to the often fast-paced traffic along both streets. The project site is most closely adjacent to Brooklyn Avenue NE & NE 58th St (with the park boulevard of NE Ravenna Blvd across a planted median). The north edge, along NE 58th is a quiet, tree-covered lane fronting the subject property and two adjacent single family residences with a planting strip buffer, offering an adequate pedestrian experience. The west edge, along Brooklyn Ave NE, has narrow sidewalks with no planting strip and various obstacles in the walk path, including overgrown vegetation, utility poles, and parking signage.



LOOKING E ON NE 58TH ST



LOOKING W ON NE 58TH ST



VIEW FROM SITE LOOKING NE TOWARD COWEN PARK

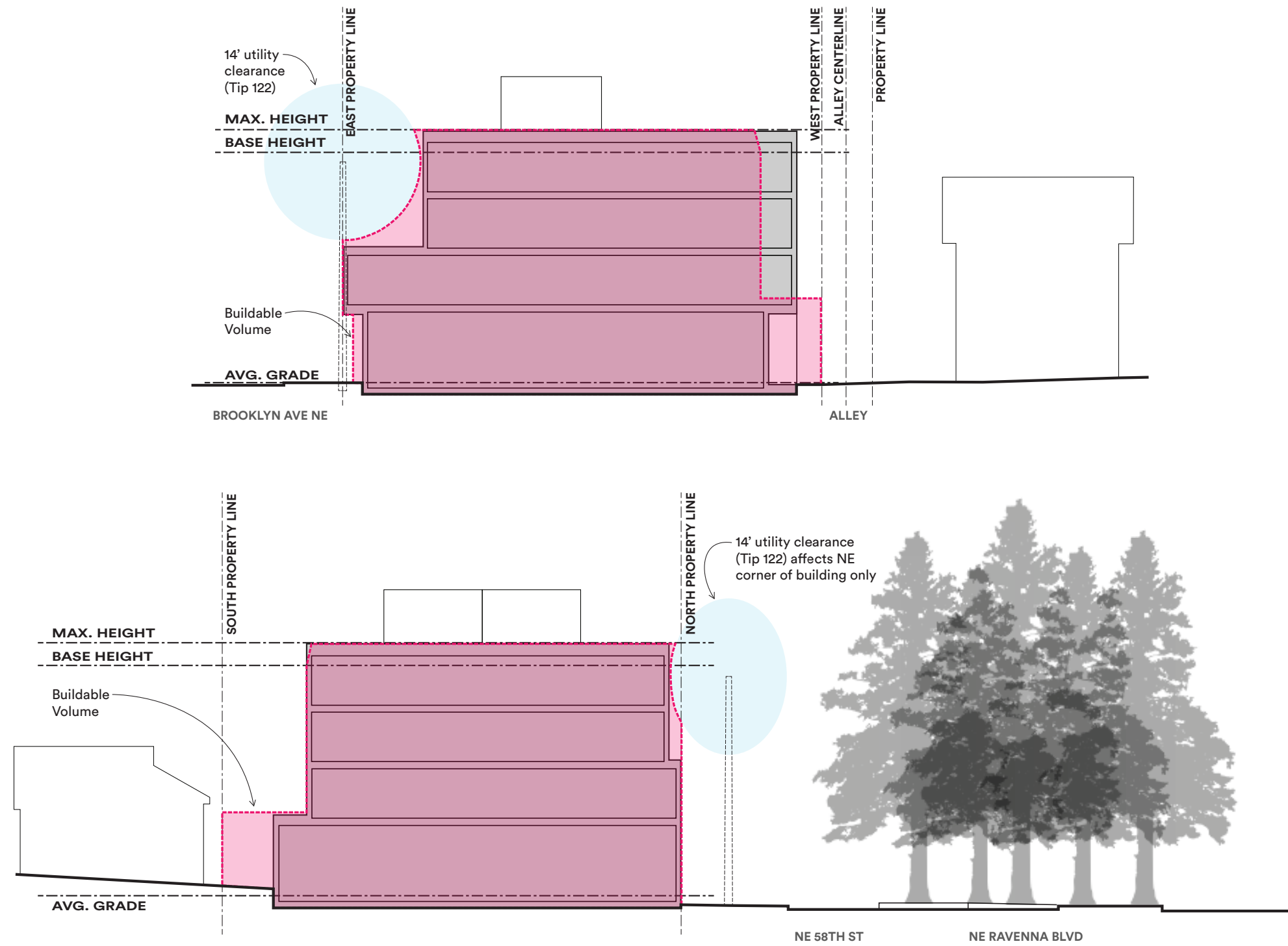
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SITE STRATEGY 2.0

CODE ANALYSIS

CATEGORY	CITATION	CODE	NOTES (SEE CHAPTER 4: DEPARTURES FOR FURTHER INFORMATION)
STREET LEVEL USES	SMC 23.47A.005.C	In and NC, pedestrian-designated zones, residential uses may occupy no more than 20% of street-level, street-facing facade	The project is not located along a principal pedestrian street, however the uses at street-level, street-facing facades align with those listed in 23.47A.005.D.
STREET LEVEL DEVELOPMENT STANDARDS	SMC 23.47A.008.A	Blank segments of street-facing facade between 2'-0" and 8'-0" above the sidewalk may not exceed 20' wide and total blank facades may not exceed 40%	
	SMC 23.47A.008.B	Street-level street-facing facades to be located within 10'-0" of street lot line For non-residential, 60% of the street-facing facade between 2'-0" and 8'-0" above the sidewalk shall be transparent. Non-residential uses to extend 30'-0" deep on average with 15' min. from facade. Floor-to-floor height shall be 13'-0" min.	
	SMC 23.47A.008.D	For residential, the floor of a dwelling unit shall be 4' above or below sidewalk grade or set back 10'-0" from the sidewalk	DEPARTURE REQUESTED (Scheme 2), pg. 57
	SMC 23.47A.008.E	For live-work units, the non-residential portions shall extend the width of the facade, shall extend a min. depth of 15' from the facade, and shall not contain any primary residential features. Visually prominent and direct access pedestrian entry for each unit and an exterior sign with the business name	DEPARTURE REQUESTED (Scheme 2), pg. 58
STRUCTURE HEIGHT	SMC 23.47A.012	40'-0" base height	
	SMC 23.47A.012.A.1.a	4'-0" bonus height for non-residential street level uses with a 13'-0" floor to floor height	
	SMC 23.47A.012.C.4.f	16'-0" height above maximum allowable is permitted for stair/elevator penthouse	
SETBACKS	TIP 122	14'-0" radial clearance from high voltage utility lines	
	SMC 23.47A.014.B.1	15'-0" triangular setback where lot abuts intersection of front and side lot lines of a residentially zoned lot	DEPARTURE REQUESTED (Schemes 2 & 3), pg. 59
	SMC 23.47A.014.B.3.a	15'-0" setback abv. 13'-0" and up to 40'-0" for structures w/ residential uses	DEPARTURE REQUESTED (Schemes 2 & 3), pg. 60
	SMC 23.47A.014.B.3.b	Additional setback abv. 40'-0" at the rate of 2'-0" for every 10'-0"	DEPARTURE REQUESTED (Schemes 2 & 3), pg. 60
	SMC 23.47A.014.B.4 SMC 23.47A.014.B.5	One-half the width of an abutting alley may be counted towards the required setback No entrance, window, or other opening permitted closer than 5'-0" to an abutting residential lot	Project includes one-half the width of the alley within the setbacks per SMC 23.47A.014.B.3
LANDSCAPING	SMC 23.47A.016	Green Factor score of 0.3 or greater required for development containing more than 4 new dwelling units. Street trees required for any development	
FAR	SMC 23.47A.017	3.0 (for residential and commercial)	
AMENITY AREA	SMC 23.47A.024.A	5% of total residential gross floor area, excluding areas used for mechanical equipment and parking. Bioretention facilities qualify as amenity areas	
	SMC 23.47A.024.B	All residents to have access to one common or private amenity area Common amenity area minimum dimension of 10'-0" and no less than 250 SF Private balconies minimum dimension of 6'-0" and no less than 60 SF	
PARKING	SMC 23.54.015 Table A	No minimum parking requirement for non-residential uses in urban centers	
	SMC 23.54.015 Table B	No minimum parking requirement for residential uses in urban centers	
	SMC 23.54.015 Table D	Bike parking at eating/drinking establishments: (1) per 5,000 SF long term, (1) per 1,000 SF short term Bike parking at multi-family residential structures: (1) per dwelling unit long term, (1) per dwelling unit short term	

MAXIMUM BUILDABLE VOLUME PER CODE



CONTEXT & SITE

NATURAL SYSTEMS & SITE FEATURES

CS1.B SUNLIGHT & NATURAL VENTILATION

SUN & WIND

Units oriented toward north and south in addition to being set back from lot lines beyond the requirement allows for greater solar access and air movement at ground floor units as well as those above.

DAYLIGHT & SHADING *

Added setbacks at the ground floor level offer the subject property as well as neighboring properties to the west and south minimized shading impacts.

MANAGING SOLAR GAIN

Minimal impact of direct western sun is accomplished by orienting units and large windows toward the north and south sides of the building. Shading devices for tenant-controlled sunlight management are proposed for each unit.

CS1.1 PLAN FOR DAYLIGHT & TREES (U-DISTRICT GUIDELINE) BUILDING MASSING

Upper level setbacks increase the building's solar access and two-story mezzanines at live-work units create a natural separation of the dual use of these spaces. No residential units are proposed on the ground floor for the preferred scheme, offering maximized daylight opportunities for the units. New street trees are proposed along Brooklyn and 58th, adding to the existing rich canopy of the immediate neighborhood.

URBAN PATTERN & FORM

CS2.A LOCATION IN THE CITY & NEIGHBORHOOD

SENSE OF PLACE

The current site has a long history of being a neighborhood commercial corner, as a market and most recently a market/cafe. Recreating the historic and current use of the site, the ground floor commercial corner will continue on as a restaurant or cafe, establishing the corner of Ravenna Boulevard and Brooklyn Avenue as a place marker for residents of nearby apartment buildings lacking ground floor retail as well as for park visitors, offering the only food & drink establishment within physical and visual proximity to the park.

ARCHITECTURAL PRESENCE *

Situated on a near-gateway corner between two neighborhoods and surrounded by single-family residences, the site lends itself to a thoughtful simplicity expressed in a new form to complement the immediate block and neighborhood beyond. A durable, sensible, and handsome palette is proposed to articulate the building's mass and function, achieving a balance of individual identity while contributing to the diversity of form & function on this stretch of Ravenna Boulevard. The project aims to enhance street and corner presence by further engaging the building toward the public realm, while balancing modest activation near adjacent single-family properties.

CS2.D HEIGHT, BULK, & SCALE

EXISTING DEVELOPMENT & ZONING

The site is located at the edge of two distinct zones and neighborhoods. It is zoned neighborhood commercial within the University Community Urban Center, surrounded by single family zoning, facing the Roosevelt neighborhood, and cornerwise to Cowen Park. The project's proposed massing and program

responds to the adjacencies and opportunities for privacy, views, and contributing to the neighborhood fabric.

ZONE TRANSITIONS *

The zone transitions adjacent to the subject property occur along a shared lot line along the south edge of the property and across an alley to the west, transitioning from neighborhood commercial to single family. In consideration of the immediate zone transitions, the project proposes extra setbacks at the ground floor level to offer an additional privacy and open space buffer. Shading impacts are minimal as southern and western exposure is not impacted for the neighboring properties. Landscaping and orientation of shared amenity space at the project are also proposed to be located away from the edges of the building closest to the zone transitions.

CS2.2 NEIGHBORHOOD CONTEXT (UDG)

CONTRIBUTE TO COMMUNITY CHARACTER (UDG)

Ground floor commercial and live/work experiences aim to reflect and respond to increased activation of Brooklyn Ave and the corner facing Cowen Park. The concrete podium at the street level offers a maximum flexibility for use and expression of tenants within, which is a high priority of the design team.

ZONE TRANSITIONS (UDG) *

Single Family zones abut the south property line and across the west alley. Upper level setbacks are provided along the south facade and ground floor setbacks (code requires none) are proposed along west and south facades to allow for privacy and solar access for both the subject property and adjacent residential neighbors.

ACTIVATE PARKS & OPEN SPACE (UDG)

The site is adjacent to both Ravenna Boulevard Park and Cowen Park. Active uses of both street-facing facades of the proposed development coupled with increased transparency from its current use, high ceilings, and outdoor seating offers a visually porous relationship between the public open space and the pedestrian-centric businesses within the property.

ARCHITECTURAL CONTEXT & CHARACTER

CS3.A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

EVOLVING NEIGHBORHOODS

Operating as a connective thread between the past and future, the proposed development intends to continue the mixed-use history of the site, offering an enhancement of the site's current use expressed in a modern design to complement the variety of architectural styles in the neighborhood. With timeless materials, flexibility of ground floor uses, and a connection to the natural elements of the site (e.g., sun, park), the proposed development aims to offer a conscious context for future development.

CS3.1 UNIVERSITY DISTRICT ARCHITECTURAL CHARACTER (UDG) *

FOSTER ECLECTIC MIX OF ARCHITECTURAL STYLES & FORMS

The project proposes the creation of a new form to contribute to the eclectic mix of developments within the University District. The resulting form is an expression of response to the site, respect for the context, and offers a simplicity and timelessness for the use and delight of the spaces inside the building and out.

PUBLIC LIFE

CONNECTIVITY

PL1.A NETWORK OF OPEN SPACES

ADDING TO PUBLIC LIFE

The project aims to foster positive human interaction with its spaces for public life in its widened sidewalks, recessed entry, and maintained curb bulb.

PL1.1 NETWORKS & CONNECTIONS TO COMMUNITY OPEN SPACE (UDG) *

OPEN SPACE AT GRADE

Ground level patios for residential units is proposed along south facade to offer a generous setback from adjacent single-family lot and create desirable open space and solar access for ground floor tenants.

PROJECTS LOCATED ON GREEN STREETS

The proposed project includes amenity spaces in the form of private patios and roof terraces in addition to a communal roof deck, oriented toward Brooklyn Ave (Green Street) and 58th St where possible. Within the public realm, a ROW setback greater than requested is offered for overhead cover above outdoor seating as well as an improved sidewalk experience along Brooklyn Avenue.

STREET-LEVEL INTERACTION

PL3.B & C RESIDENTIAL & RETAIL EDGES

RESIDENTIAL EDGES (LIVE-WORK)

Street-level live/work residences are proposed for the project to activate the public realm and offer a diversity of business and housing opportunities in a growing city. The connection at street level is reinforced with transparency and pedestrian-scaled signage to elicit an inviting storefront for the "work" portion of the unit. To balance the semi-public nature of the live/work units, thoughtful landscaping is proposed at the entry points and the "live" portion of the units are tucked away from the street-facing facade a minimum of 15 feet.

RETAIL EDGES

A strong visual connection for the retail edges for the project are proposed along the street-level non-residential units by incorporating large expanses of glazing, creating a high level of transparency and porosity. With some glazing at the corner commercial space proposed to be operable, a physical connection between interior and exterior spaces would offer a fluidity of activity that engages the building inside and out at the street-level corner. Sidewalk seating is a feature of the existing building, and this is proposed to continue and be enhanced by the elevated sidewalk experience along Brooklyn Ave.

* Indicates project priorities.

DESIGN CONCEPT

PROJECT USES & ACTIVITIES

DC1.A ARRANGEMENT OF INTERIOR USES VISIBILITY

Street-facing elevations at street level are proposed to be occupied by commercial and live/work tenants to create ease of visual and physical access to these publicly activated spaces within the building.

Flexibility of the ground floor level is proposed through a concrete podium at this level. As the building's and neighborhood's needs change over time, spaces within the ground floor level will be poised to change with them.

Focusing activity and transparency at the corner of the site offers opportunities for views and attention to point from inside out toward the corner and towards the park beyond.

DC1.1 ACTIVATING USES (UDG)

All street-facing spaces are used for commercial or live/work, bringing a dynamic energy to both streets. As such, the amount of frontage dedicated to the building's residential function is subtle, yet distinct. The proposed residential entry is recessed, briefly interrupting the street frontage between the corner commercial space and a cluster of live/work spaces.

ARCHITECTURAL CONCEPT

DC2.A MASSING

The project site is a simple square lot located crosswise from a neighborhood park. The program involves street-level restaurant/cafe and live-work tenants with a mixture of apartment unit types above. The building's massing responds to various contextual elements inclusive of adjacent residential zoning, nearby high-voltage lines, and an evolving neighborhood. The open spaces strike a balance with the active, programmed extra generous pedestrian ROW along Brooklyn & curb bulb coupled with the softer, user-defined private residential terraces at various levels.

DC2.1 MASSING & REDUCING BULK & SCALE (UDG)

The massing and upper setback reduction of bulk and scale of the proposed building creates a layered, dynamic relationship to the Brooklyn Green Street while opening up toward the park side of the site. Territorial views, optimization of solar access, and distinction of the active/public versus the subdued/private sides of the building create the expression of the building form.

The building base is proposed to be constructed as a concrete podium, providing a solidity and distinction from the floors above. Overhead awnings to cover commercial and live/work entry points provide scale and weather-protection as well as texture and interest at the base.

The massing varies most along the most public and visible street side of the building, Brooklyn Ave NE. The ground floor massing is purposefully pulled in more than is required for a generous, active ground floor experience. The second floor above is pulled out to create a natural overhead cover above outdoor seating areas while keeping the perceived massing on the lower half of the building. The third and fourth floors are setback further from the property line in response to overhead power lines, which create opportunities for street-engaged roof terraces and a reduced massing in the public realm.

Circulation cores are intentionally set within the volume of the building to minimize height impacts along street fronts.

DC2.B ARCHITECTURAL & FACADE COMPOSITION

FACADE COMPOSITION

The push and pull of the building facade offers opportunities for distinct material transitions, creating moments for added texture, tone, and complements to landscaping applications. Deliberate fenestration layout and panel breaks are proposed to create attractive and well-proportioned facades on all sides, inclusive of the alley facing facade.

DC 2.2 ARCHITECTURAL CONCEPT & FACADE COMPOSITION (UDG)*

Currently, along both Ravenna and Brooklyn, nearby blocks lack buildings of recent-era architectural styles. The multifamily buildings lining this particular segment of Ravenna Blvd fall within an early to mid-20th century era. While the massing of the proposed project has multiple setbacks, the design aims to bring simplicity and elegance to a contemporary expression in its form, responding to the current era.

A neutral, timeless palette is proposed for the project, inclusive of reducing the number of materials and colors employed. A cohesive, complementary design is the aim, both for the building within itself as well as the building within its context.

The employment of accents and whimsy is proposed to respond more toward the timeless attributes of the site and context like adjacent public greenspaces and the serendipity of human interactions to be fostered on site, in lieu of fleeting stylistic elements.

Additionally, joints, reveals, and fasteners are proposed to be designed with intention and in harmony with the building elements and overall design.

OPEN SPACE CONCEPT

DC3.1 OPEN SPACE ORGANIZATION & SITE LAYOUT (UDG)

Ground floor open space and patios create a natural buffer between the single-family lot and the subject property, poising the proposed building toward the park across Ravenna Blvd. Second and third floor roof terraces are spaced and oriented toward the yard and street as is most appropriate for the adjacent relationships. The shared roof deck offers the best views and solar exposure, with the occupiable area concentrated toward the northeast corner, facing the park and offering the most buffer from the single family residences adjacent.

DC3.B OPEN SPACE USES & ACTIVITIES

CONNECTIONS TO OTHER SPACES

Sited adjacent to Ravenna Boulevard, crosswise from Cowen Park, and (farther down the road) Ravenna Park and Green Lake, the proposed project inherently possesses a connectivity to the city's public open spaces. The proposed project aims to optimize the visual and physical access to these open spaces, as the uses orient toward the corner facing Cowen Park and the intersection of Ravenna Boulevard (park) and Brooklyn Avenue (future green street).

Transparency at street-level uses and terraced open space in the residences above draw attention and bodies toward this corner, complemented on-site with a landscaping plan that invites planting opportunities around, along, and above the building.

MULTI-FAMILY OPEN SPACE

Private and shared terrace and roof deck areas offer open space at varying levels of the building, creating opportunities for views, fresh air, and communal gathering of residents and guests.

DC3.2 RESIDENTIAL OPEN SPACE (UDG)

PROVIDE A VARIETY OF OUTDOOR PRIVATE AMENITY SPACE

Private outdoor amenity space is provided within the proposed project through roof terraces at various levels facing different sides as well as outdoor yards for the south-facing ground floor residential units. Shared amenity space is located on the communal roof deck, oriented toward the corner intersection and park.

EXTERIOR ELEMENTS & FINISHES

DC4.A BUILDING MATERIALS

EXTERIOR FINISH MATERIALS

The project proposes a timeless and maintenance-conscious exterior material palette comprising of two types of metal siding with a thoughtful placement of panel joints, and a textural accent material like stained cedar.

CLIMATE APPROPRIATENESS

The site and the structure's placement on the site do not expose it to unusually high weathering for the climate area. Durable materials that are time-tested in the Pacific Northwest are being used as exterior siding, roofing, and decking. Areas that are treated with more weather-sensitive qualities are proposed to be used on the protected facades or recesses.

DC4.1 DURABLE, HIGH-QUALITY EXTERIOR MATERIALS (UDG)

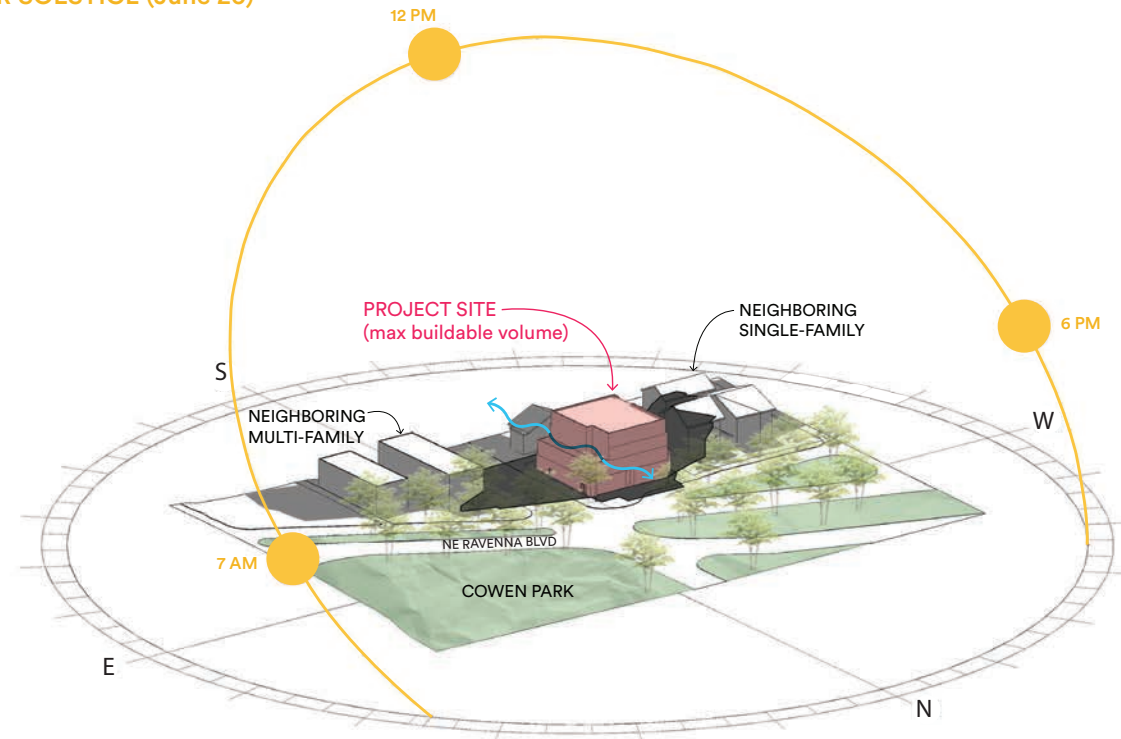
The project proposes a timeless and maintenance-conscious exterior material palette utilizing durable metal siding with longevity of use and an elegant finish, with a priority on materials that have either have recycled content and/or are recyclable at the end of their use.

* Indicates project priorities.

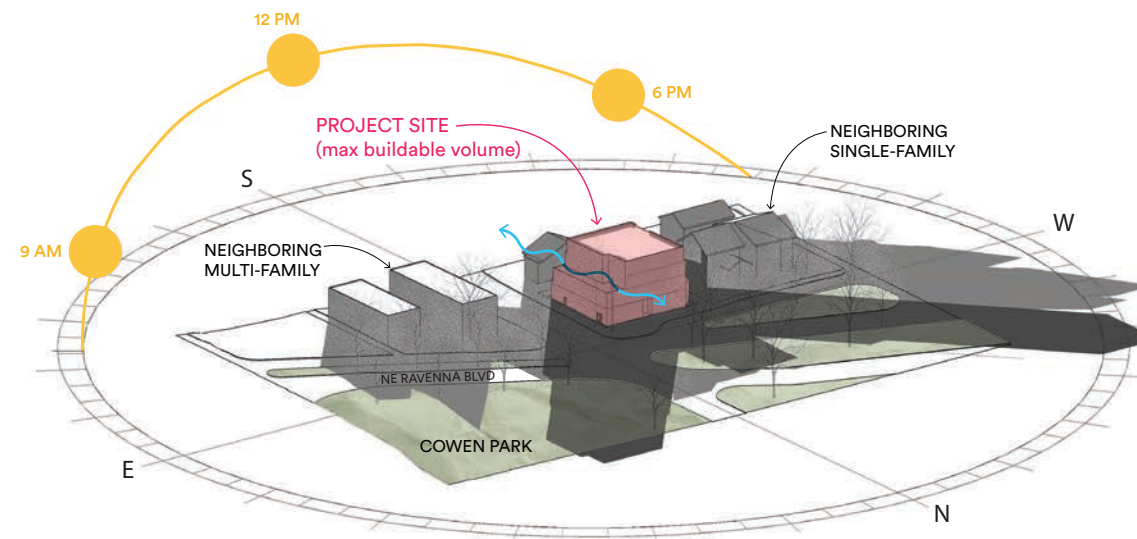
NATURAL FEATURES

The square building footprint, southern orientation, and multiple setbacks create opportunities for natural ventilation and optimized daylight at all levels, resulting in greater air quality and comfort within. With several corner units, as well as those with private yard or deck space, the building offers a variety of living experiences in both unit size and features as a direct result of the design response to the natural features at the site.

SUMMER SOLSTICE (June 20)



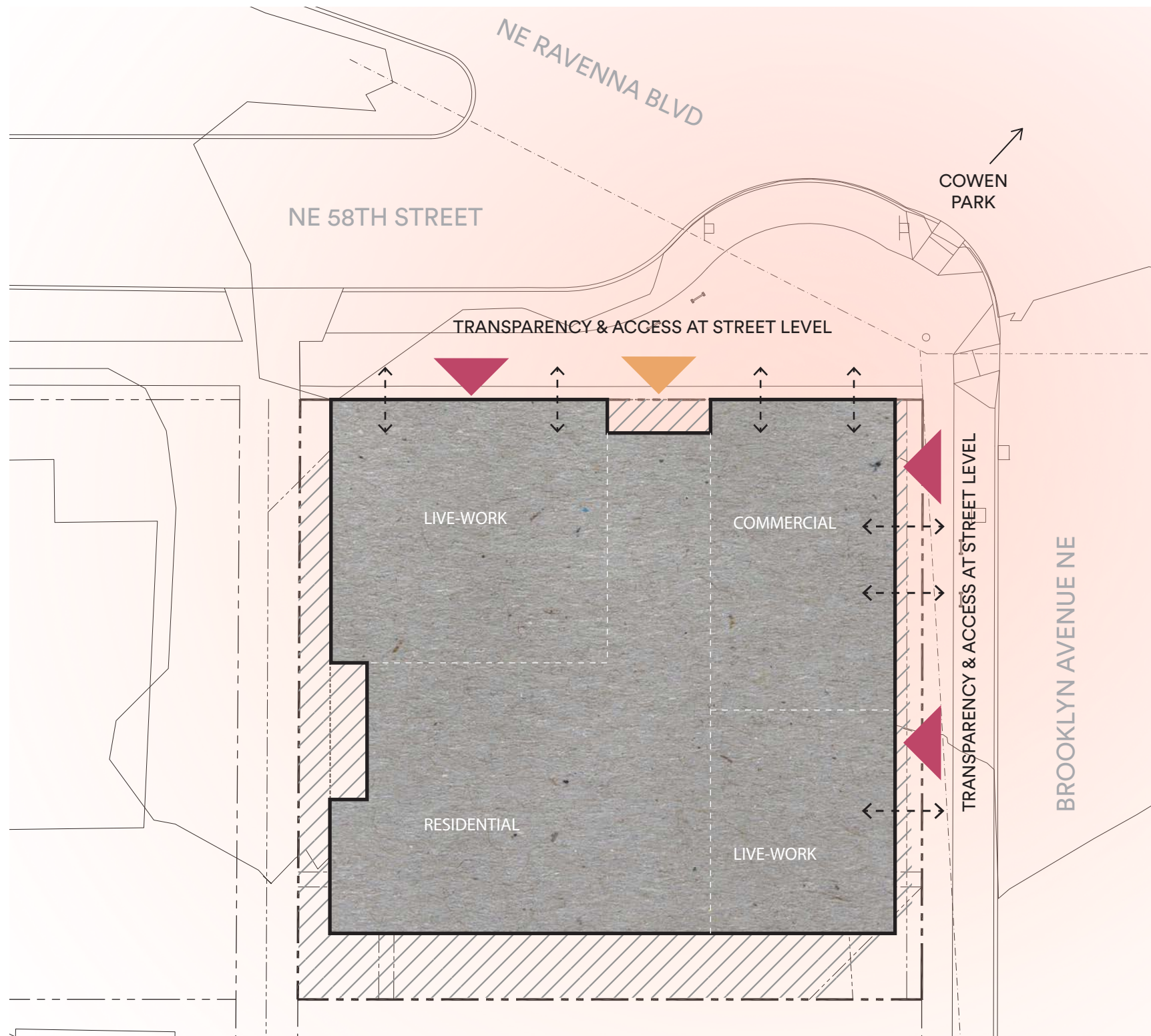
WINTER SOLSTICE (December 21)



PUBLIC & PRIVATE REALM

Striking a thoughtful balance between creating an augmented sense of place and activation on a neighborhood corner with much potential and respecting the privacy of the less active and less dense adjacent single family zoning requires careful consideration. Located on a corner site, the most dynamic portions of the building are designed to be placed closest to the intersection, where traffic noise, pedestrian activity, and movement in/out of the building occur, and furthest from the adjacent properties.

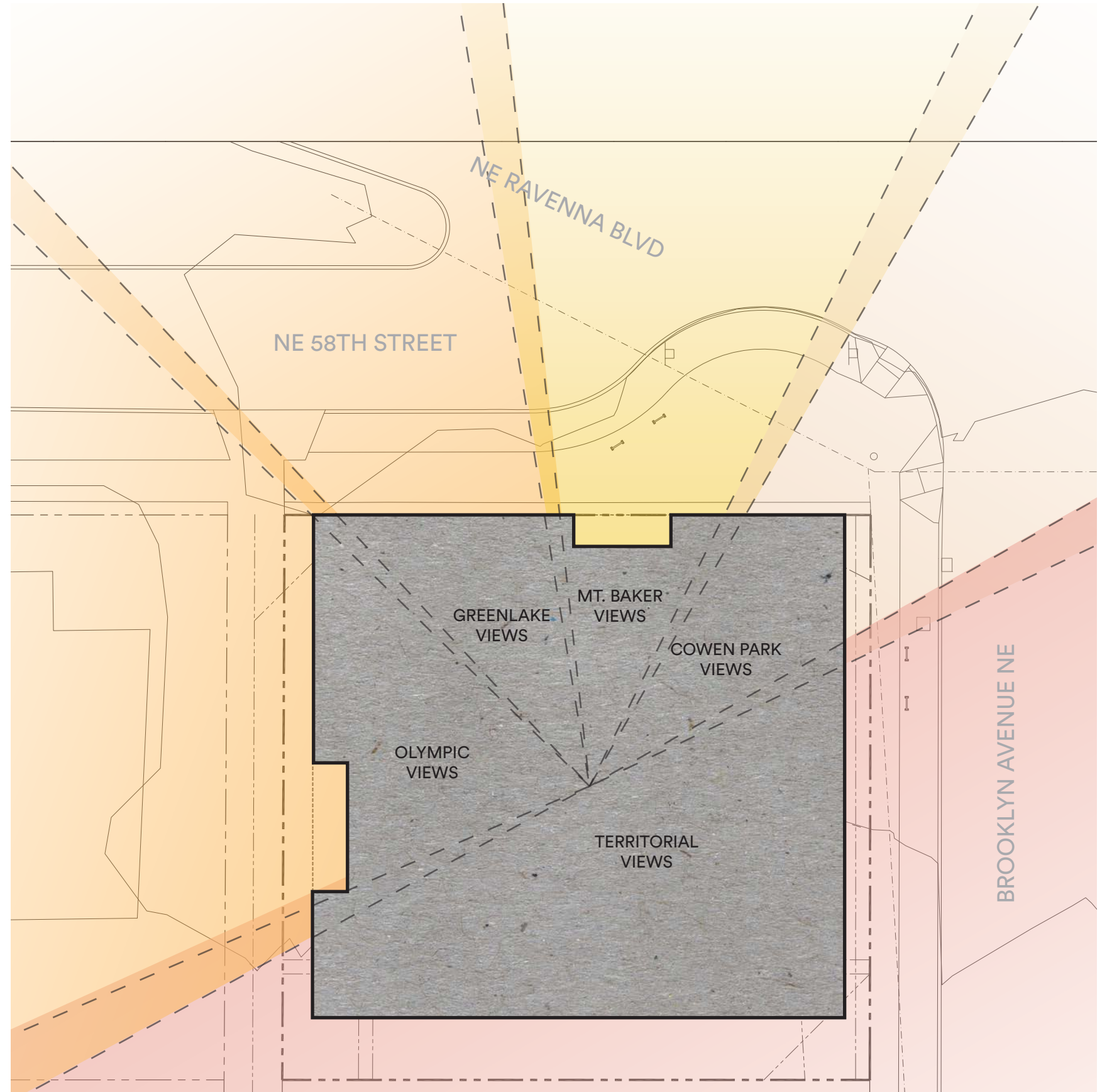
A concentration of movement, transparency, and intermingling can be supported at the northeastern corner of the site through maintaining the generous curb bulb and increasing the required pedestrian ROW along Brooklyn Ave NE, downshifting toward more modest activation with live-work units occupying the street-facing street-level spaces closest to the adjacent zoning. The addition of landscaping, bicycle parking, and transparency draws attention toward the corner at street level. And in a complementary move, areas like the shared roof deck amenity area are proposed to be pulled tight to the northeast corner to respect neighbors' privacy and focus the gathering, noise, and activity toward the park and 360 views.



	CODE CONFORMING
	-Maximizes buildable area, extending the building tight to setbacks adjacent to single family neighbors.
	-Compromises privacy of residents.
	-Limits availability of public sidewalk along Brooklyn Ave. NE.
	PREFERRED
	-Additional ground floor setbacks offer a buffer along the more private edges of the property.
	-Increased ROW setbacks along Brooklyn Ave. NE. offers a more generous public realm for movement and activity, supporting street level uses.
	COMMERCIAL & LIVE-WORK ACCESS
	RESIDENTIAL ACCESS
	STREET-LEVEL TRANSPARENCY

VIEWS

With an overall organization within the building along a double-loaded corridor, units face out south and north, offering opportunities to capture views in the immediate neighborhood and beyond. From all levels, a strong visual connection is apparent between the site and Cowen Park directly to the northeast. To the northeast, Green Lake becomes visible at upper levels, as does Mt. Baker toward the north. Ample daylight and territorial views of vicinity are captured along the southern units, increasing with each higher level. To optimize the capturing of views, main living spaces in the apartment units are pushed toward the exterior walls while walled spaces like bathrooms and sleeping areas are tucked toward the building's core.



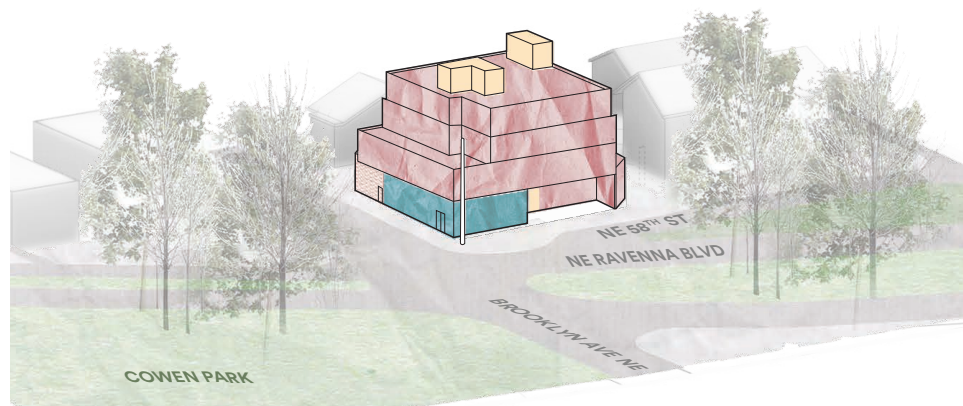
DESIGN SCHEMES 3.0

COMPARATIVE ANALYSIS

PROJECT OBJECTIVES	SCHEME 1	SCHEME 2	SCHEME 3 (preferred)
INCREASE DENSITY Tap into the latent density potential of the urban site.			
ENHANCE SENSE OF PLACE Preserve and enhance the activated neighborhood corner.			
HIGH QUALITY HOUSING Harness the site constraints and features to provide high quality living at varying sizes.			
CONNECT TO NATURAL CONTEXT Draw inspiration from the natural context while creating connectivity to vegetation and open space on-site.			

	POOR
	FAIR
	GOOD
	EXCELLENT

SCHEME 1 (CODE-CONFORMING)



GROSS BUILDING AREA	17,840 SF
Commercial ^a	2,242 SF ^b
Residential	15,598 SF
FAR	3.0
UNITS	26
Live/Work	2
SEDUs	0
Studios	15
Open 1-bed	5
1-beds	3
2-beds	1
PARKING	
Vehicular	0
Bicycle (long-term)	27

OBJECTIVES

- Meet all code provisions
- Maximize allowable building footprint & rentable area
- Maximize density
- Provide interest at northeast corner on ground level and above

ADVANTAGES

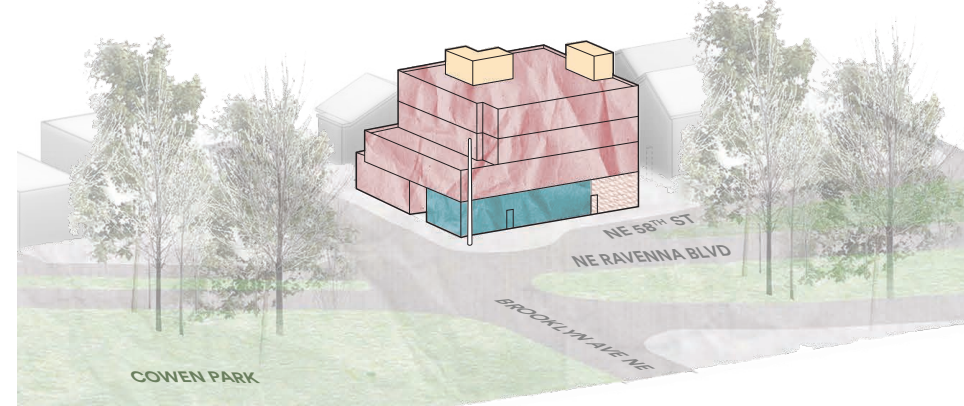
- Meets all code provisions
- Engages northeast corner with commercial activity

CHALLENGES

- Limited privacy / relief between structure and adjacent neighbors
- Limited daylight at ground floor units

^aCommercial types for all schemes include an eating / drinking establishment and Live /Work units
^bLive / Work unit area calculated as part of commercial gross SF

SCHEME 2



GROSS BUILDING AREA	18,910 SF
Commercial ^a	1,867 SF ^b
Residential	17,043 SF
FAR	3.0
UNITS	30
Live/Work	1
SEDUs	0
Studios	22
Open 1-bed	3
1-beds	3
2-beds	1
PARKING	
Vehicular	0
Bicycle (long-term)	31

OBJECTIVES

- Maximize allowable building footprint & rentable area
- Maximize density
- Provide variety of communal and private outdoor spaces
- Enhance pedestrian experience along Brooklyn Ave NE
- Provide interest at northeast corner on ground level and above

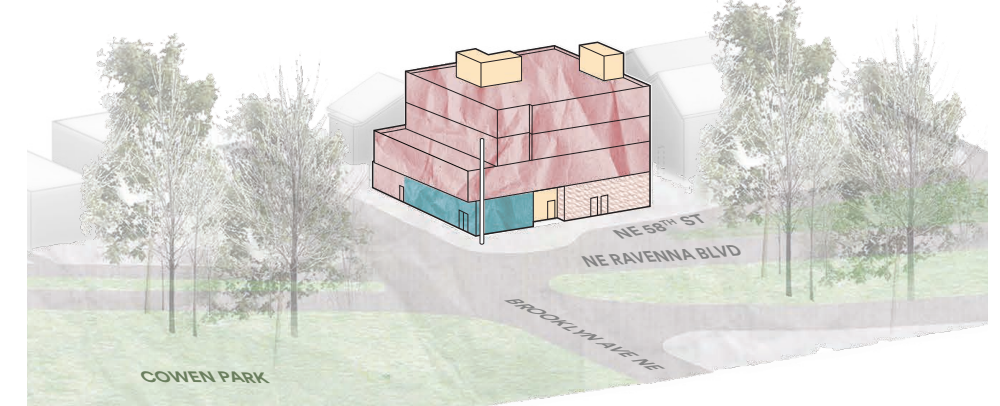
ADVANTAGES

- Increases density & maximizes FAR
- Provides daylight and access to communal and private outdoor spaces
- Engages northeast corner with commercial activity

CHALLENGES

- Difficult to meet all code provisions & project objectives with site constraints

SCHEME 3 (PREFERRED)



GROSS BUILDING AREA	19,184 SF
Commercial ^a	2,745 SF ^b
Residential	16,439 SF
FAR	3.0
UNITS	30
Live/Work	3
SEDUs	0
Studios	19
Open 1-bed	4
1-beds	3
2-beds	1
PARKING	
Vehicular	0
Bicycle (long-term)	31

OBJECTIVES

- Provide high quality units of various sizes
- Provide interest at northeast corner on ground level and above
- Provide variety of communal and private outdoor spaces
- Enhance pedestrian experience along Brooklyn Ave NE

ADVANTAGES

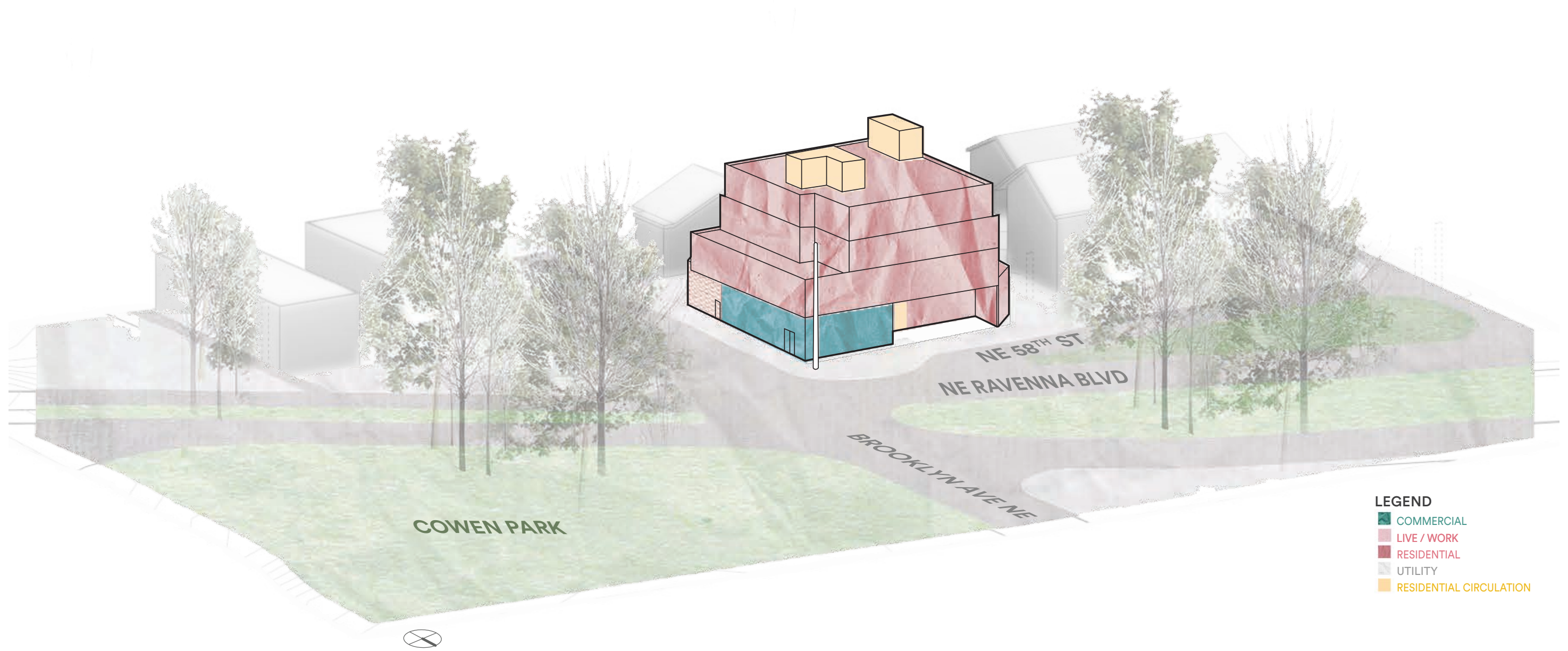
- Engages northeast corner with varied retail activity
- Wider than required pedestrian ROW along Brooklyn Ave NE
- Offers ground floor setback relief for adjacent neighbors
- Provides ample daylight and access to communal and private outdoor spaces
- Optimizes diverse mix of uses for a balanced, dynamic development

CHALLENGES

- Difficult to meet all code provisions & project objectives with site constraints

3.1 DESIGN SCHEME 1 (CODE-CONFORMING)

MASSING

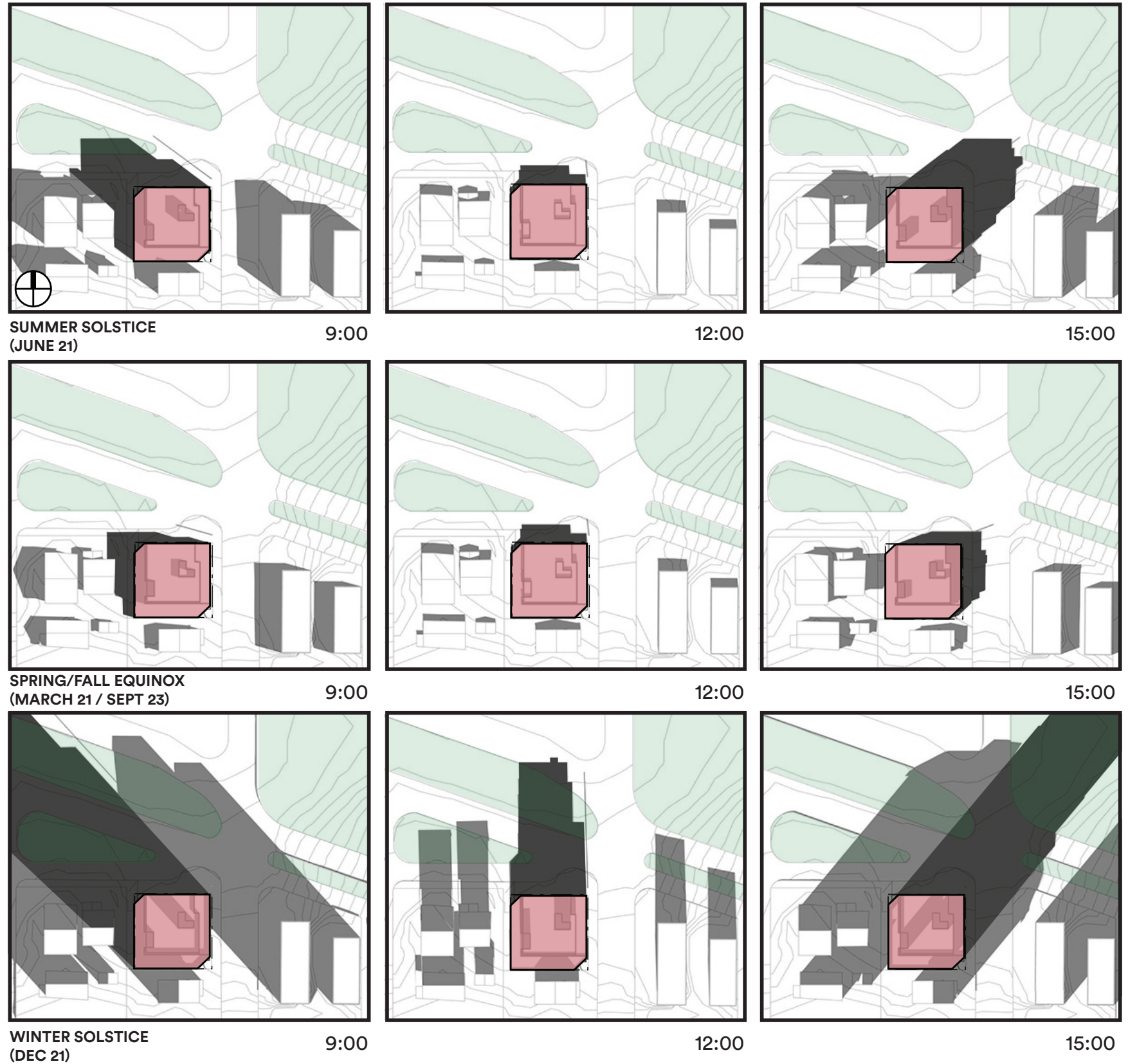


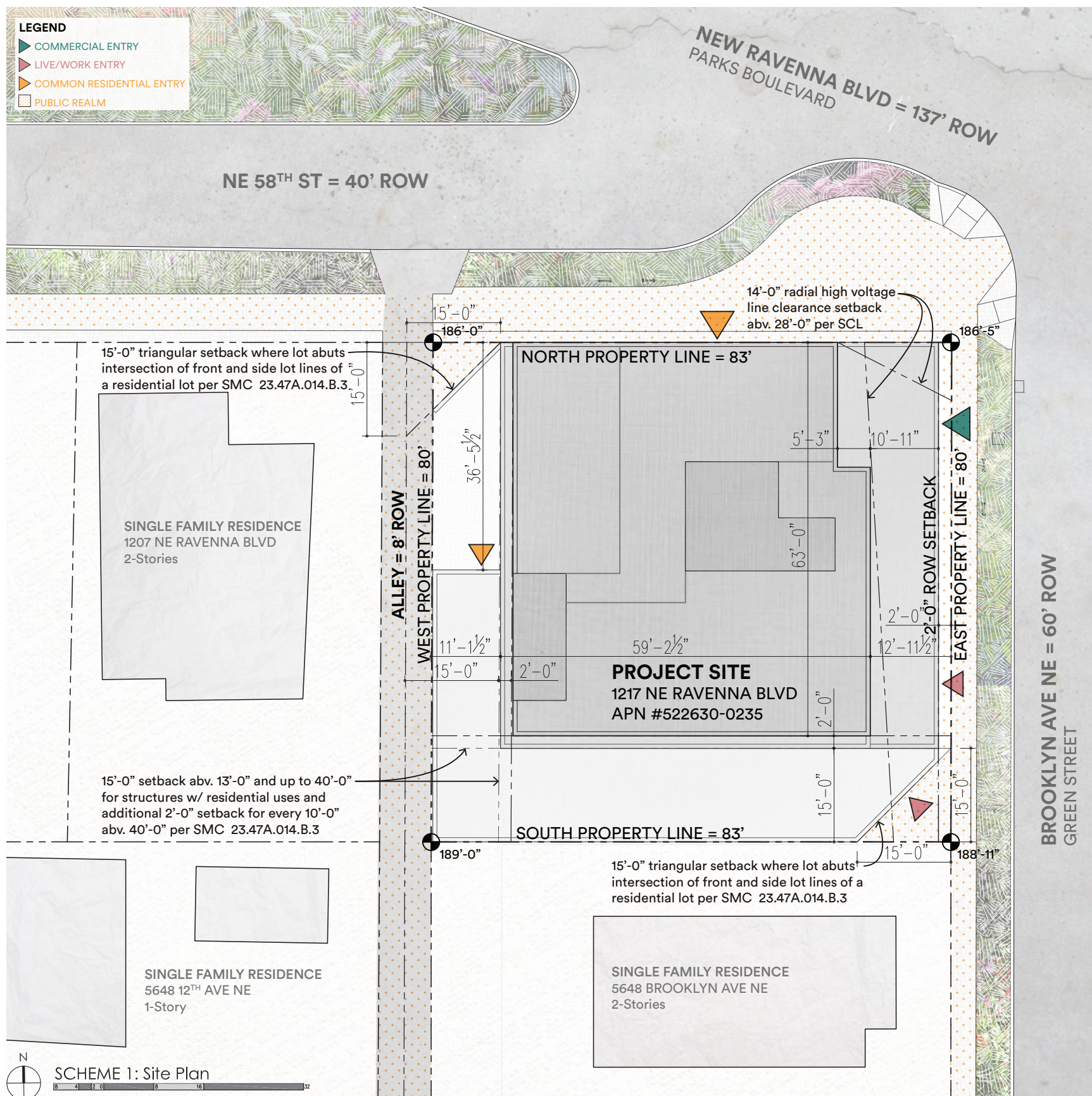
NORTH-EAST CORNER

SHADOW STUDIES

CS2.D.3. ZONE TRANSITIONS CS2.2.B ZONE TRANSITIONS (UDG)

Located on the north east corner of the 5600 block of Brooklyn Avenue NE, the subject property has limited shading impact on nearby properties. The adjacent single family zoned lot to the west of the subject property is the only property affected by the proposed project, with limited morning impact from shading. The 15 ft upper level setback helps to mitigate the shading impact.





SITE PLAN

CS2.A.2 ARCHITECTURAL PRESENCE CS3.A.4 EVOLVING NEIGHBORHOODS

Complying with all codes, Scheme 1 is primarily concerned with maximizing the buildable and rentable area on site. Responding to the various setbacks both on the ground floor and upper levels, the massing favors being maximized, withholding more generous expressions of the public realm possible at the corner and along Brooklyn Ave NE. Small improvements are made to the public realm and contribute to a unique addition to the neighborhood, but does not offer the most generous nor elegant solution.

Access to the site is primarily approached via the corner or along Brooklyn Avenue NE. The more active facade faces Brooklyn (east wall), and the commercial and live/work spaces are accessed directly off of this street. The residential entry is accessed off of NE 58th Street and is recessed off of the public sidewalk. No parking is proposed on the site as none is required with the site being located in an urban center. The building's mechanical and services are located toward the west side of the site and building, closest to the alley, which offers another access point connecting the alley to the interior.

With a long history as a mixed-use site, offering a corner commercial space for a convenience store, and currently a market/cafe, the new development proposes a continuation and enhancement of the program on site. Maintaining a corner commercial tenant for a potential cafe/restaurant, live-work and residential units fill out the rest of the ground floor spaces, with three floors of residential units above. Serving to increase density of housing as well as small business opportunities to engage the public realm.

SCHEME 1: Site Plan

GROUND LEVEL PLAN

GROSS AREA / FLOOR 5,594 SF

Commercial	1,245 SF
Live / Work	997 SF
Residential	1,639 SF
Support (Residential)	1,713 SF

UNITS 6

Live / Work	2
Studios	4

PARKING

Vehicle	0
Bicycle	27

CS2.A.2 ARCHITECTURAL PRESENCE
 CS3.A.4 EVOLVING NEIGHBORHOODS
 PL3.B.3 RESIDENTIAL EDGES
 PL3.C RETAIL EDGES

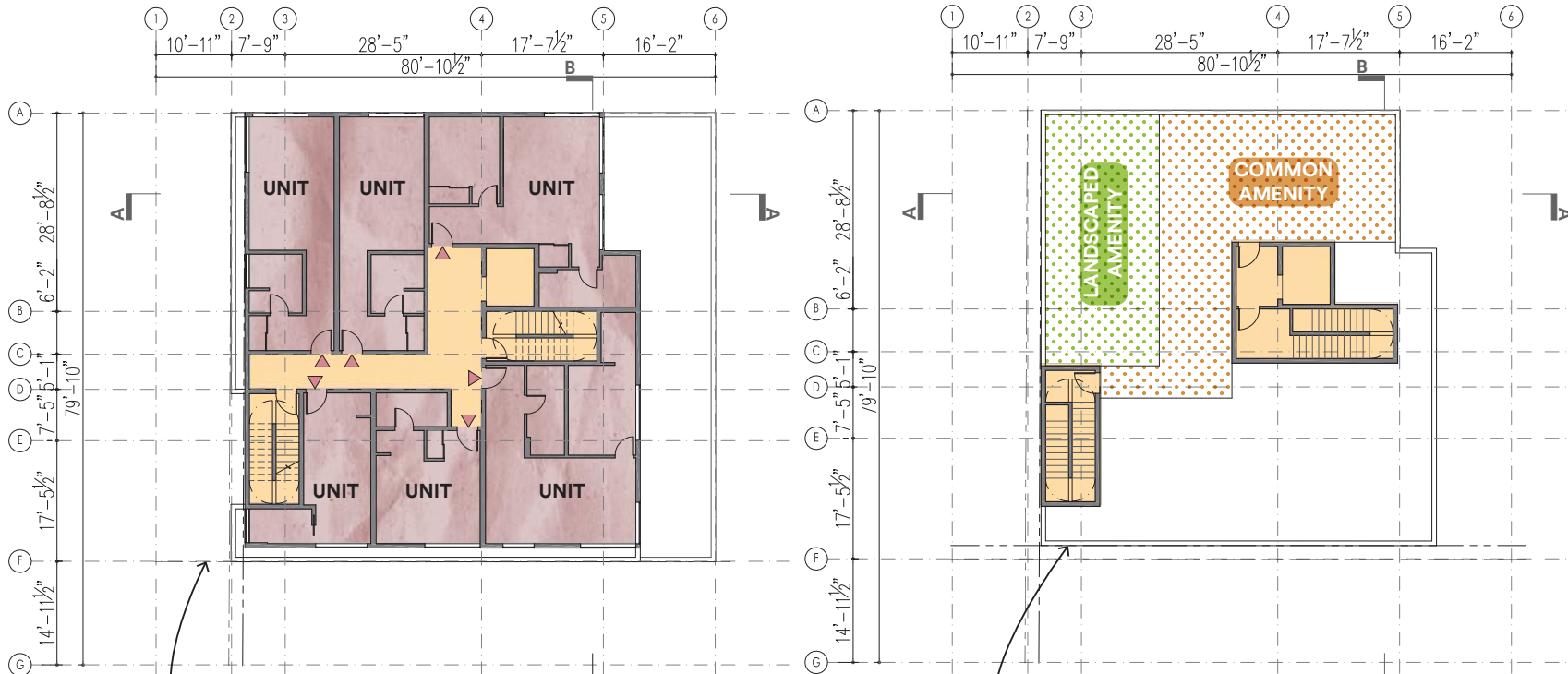
The new development proposes to continue the history of the site as a neighborhood amenity with a diverse ground floor uses, designed to be a flexible concrete podium to accommodate future needs of the building and neighborhood. The commercial corner cafe/restaurant is complemented with a few live/work units to provide spaces for small business opportunities.

Commercial edges along the sidewalk are proposed to be high in transparency and porosity, creating visual and physical connections with the adjacent public realm, as well as the park and neighborhood beyond. The live/work residential edges are proposed to set the living spaces back from the sidewalk a minimum of 15 ft, allowing a moderate transparency along the facade without compromising the units' privacy while utilizing the 13 ft floor to floor height for a sleeping loft. This scheme proposes residential units along the street-facing street-level, along NE 58th St. A quieter, less traveled street containing only two other properties across the alley offers a somewhat inviting location for residential uses. The two apartment facades are pulled back from the sidewalk 10 ft per the code minimum. This creates a privacy buffer, but creates an undesirable layer of added shading for these north-facing units.



LEGEND

- COMMERCIAL
- LIVE / WORK
- RESIDENTIAL
- UTILITY
- RESIDENTIAL CIRCULATION



SCHEME 1: Level 4 Plan

SCHEME 1: Roof Plan

15'-0" setback abv. 13'-0" and up to 40'-0" for structures w/ residential uses per SMC 23.47A.014.B.3.a; one-half the width of an abutting alley can be counted towards setback per SMC 23.47A.014.B.4 TYP. UPPER LEVELS AT WEST & SOUTH PROPERTY LINES

Additional 2'-0" setback for every 10'-0" abv. 40'-0" per SMC 23.47A.014.B.3.b TYP. ROOF AT WEST & SOUTH PROPERTY LINES



SCHEME 1: Level 2 Plan

SCHEME 1: Level 3 Plan

UPPER LEVEL PLANS

GROSS AREA 12,246 SF

Residential 9,731 SF
Circulation 2,515 SF

UNITS 20

SEDUs 0
Studios 11
Open 1-beds 5
1-beds 3
2-beds 1

AMENITY

Required 780 SF
Provided 2,390 SF = 920 SF COMMON ROOF DECK + 1,470 SF PRIVATE DECK

CS2.A.2 ARCHITECTURAL PRESENCE
CS3.A.4 EVOLVING NEIGHBORHOODS
PL3.B.3 RESIDENTIAL EDGES
PL3.C RETAIL EDGES

In the residential floors above, the project responds to the need and opportunity for increased density at the site, expanding the housing inventory in the city, not only in quantity but in variety with a mix of unit types & sizes. Bringing a broader range of programs to the site aims to draw activity and engagement to the corner, beyond what is currently possible with the existing structures.

PERSPECTIVES

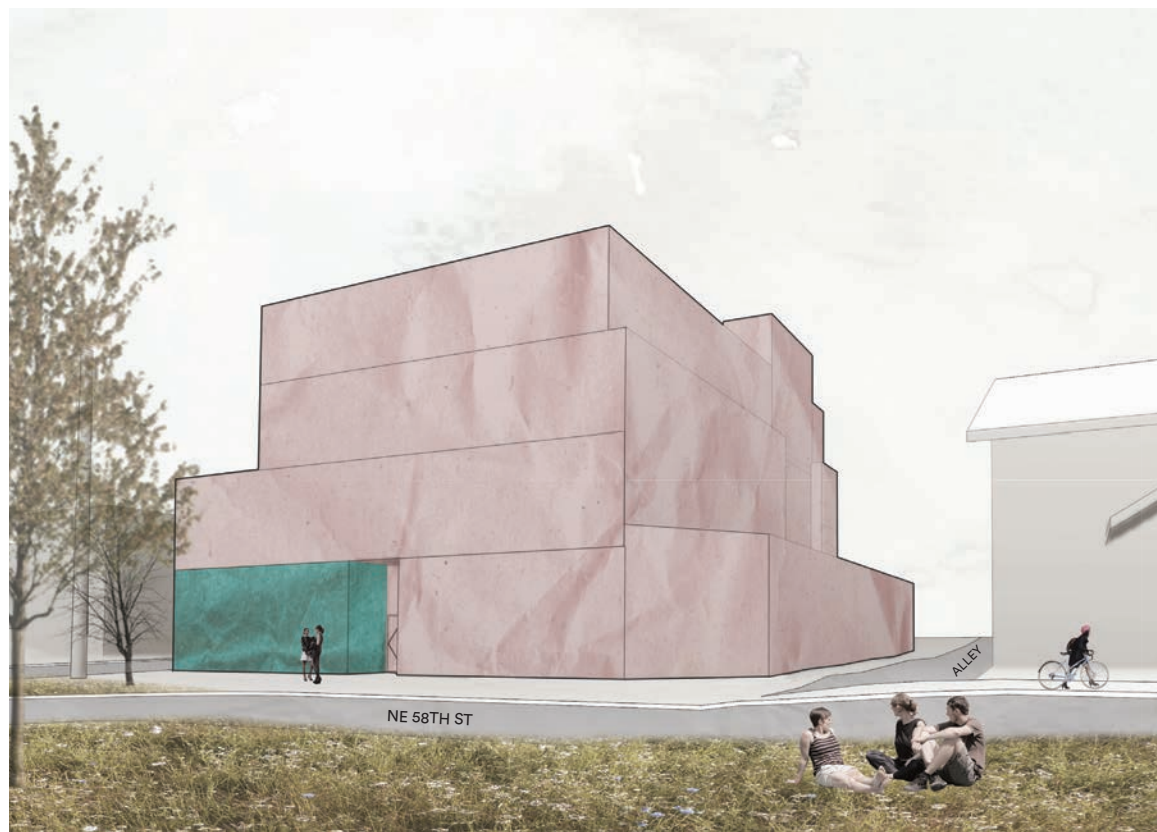
CS2.D.1 EXISTING DEVELOPMENT & ZONING DC2.B.1 FACADE COMPOSITION

Setbacks at the street level and upper floors respond to the adjacent single-family zones, while maximizing the envelope where possible. Where zero lot line opportunities allow, the proposed scheme utilizes the building area, causing a tight ground floor relationship between the adjacent single family neighbors and the mixed-use subject property.

The push and pull of the building volume, as it responds to the various site constraints and setbacks, creates opportunities for visual interest and material/texture transitions. However, with setbacks along each face of the building, unusual and awkward forms emerge, particularly at areas that just slightly cross the threshold for an additional setback.



LOOKING NORTHWEST - UP BROOKLYN AVE NE



LOOKING SOUTHEAST - DOWN ALLEY



LOOKING SOUTHWEST - DOWN BROOKLYN AVE NE

LEGEND

- COMMERCIAL
- LIVE / WORK
- RESIDENTIAL

LEGEND

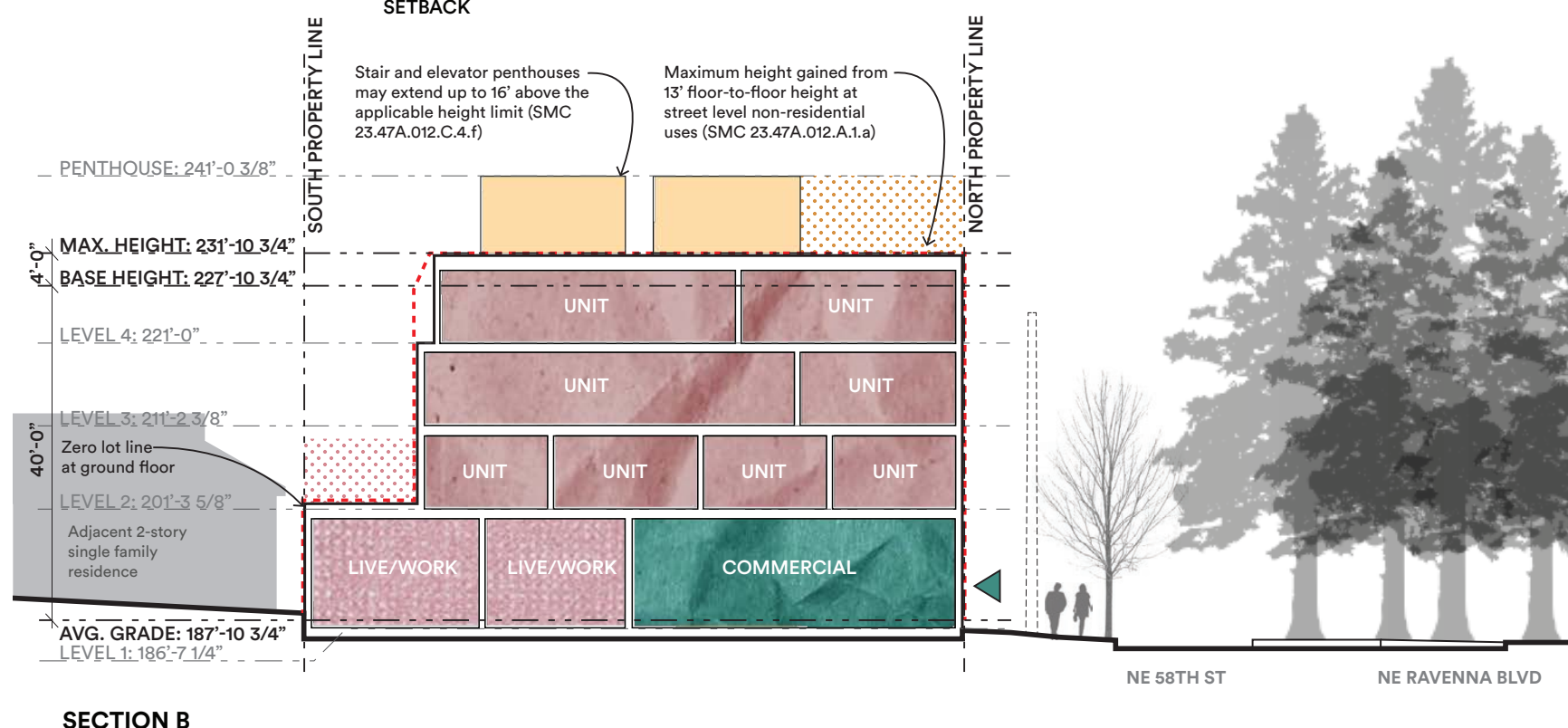
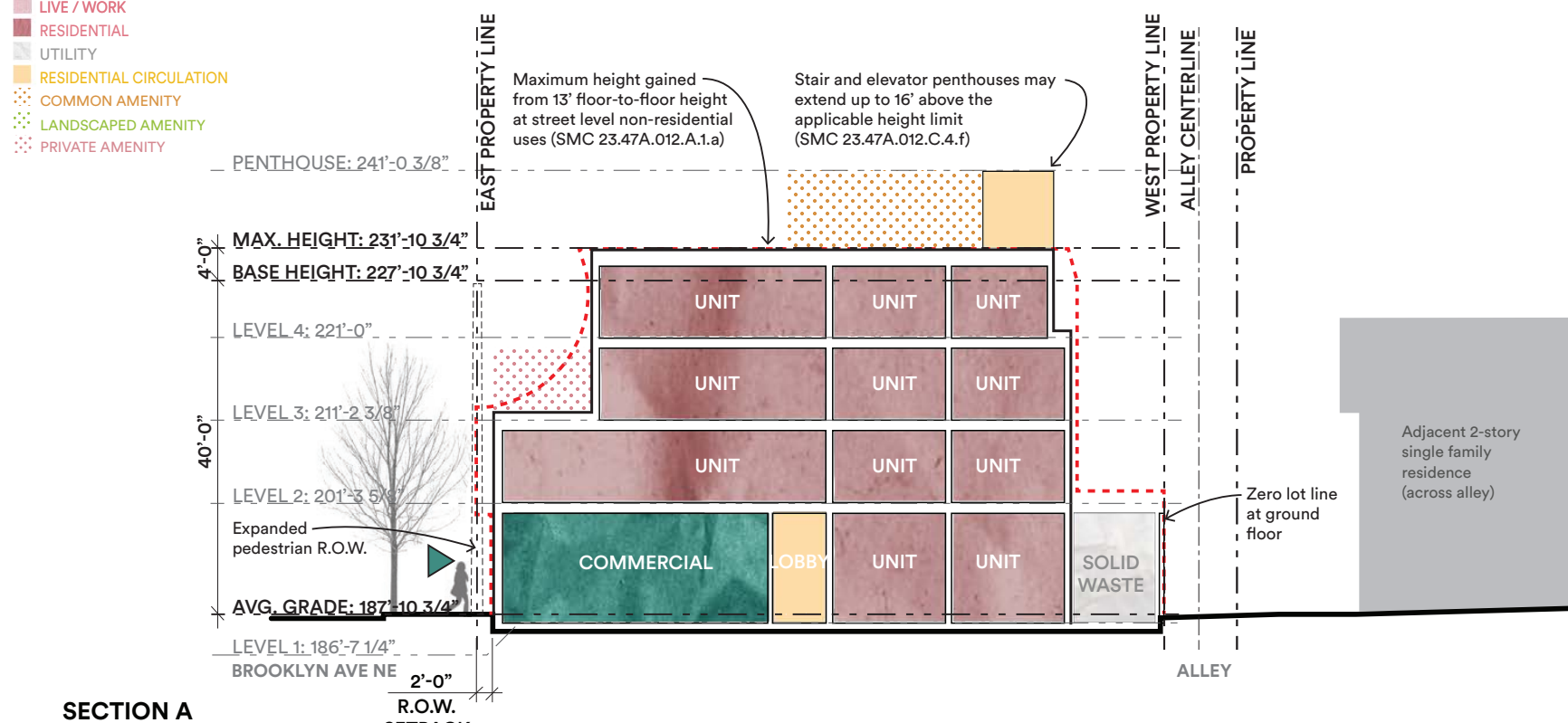
- COMMERCIAL
- LIVE / WORK
- RESIDENTIAL
- UTILITY
- RESIDENTIAL CIRCULATION
- COMMON AMENITY
- LANDSCAPED AMENITY
- PRIVATE AMENITY

SITE SECTION

CS2.D.3. ZONE TRANSITIONS PL1.1.B PROJECTS LOCATED ON GREEN STREETS (UDG)

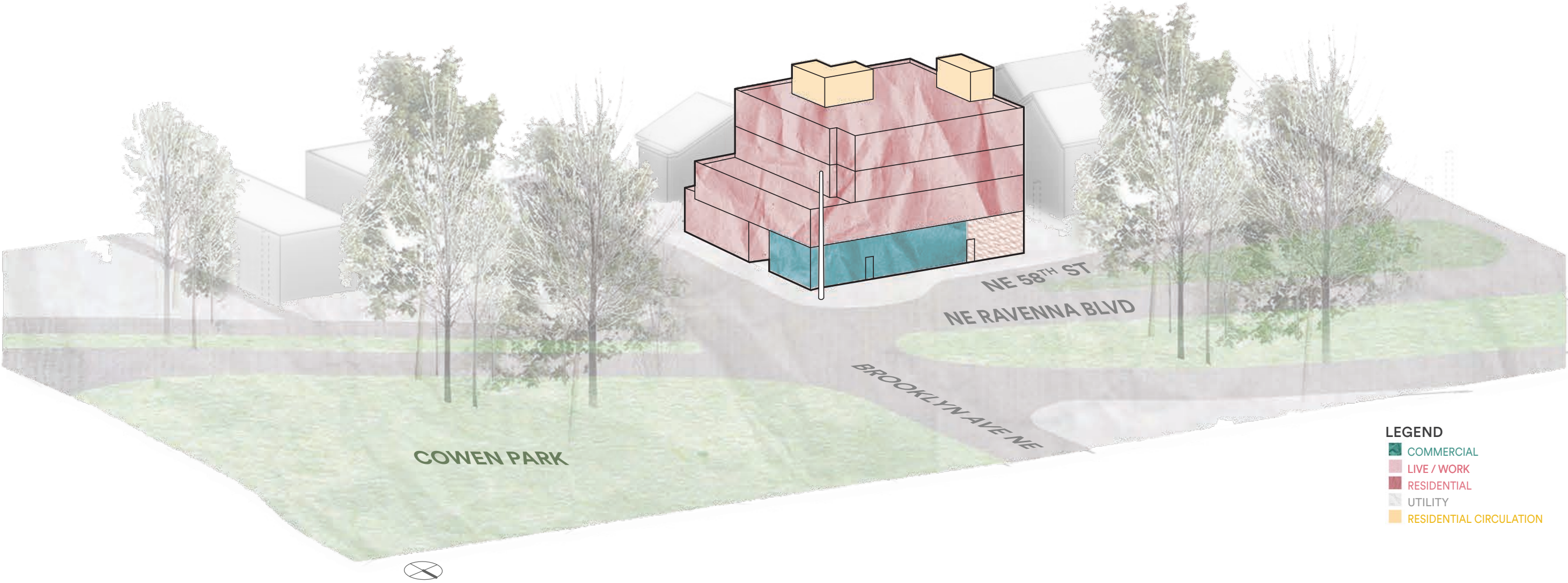
Scheme 1 proposes a building design completely within the allowable buildable volume, in direct response to the adjacency of the less dense single family zoned lots on its south and west sides. Along the north and east sides, two high voltage power lines create an upper level setback, setting back the entire facade by a 14 ft radius along the east, and with limited impact on the north where the line clearance sets back a portion of the northeast corner of the building.

Where the structure steps back are opportunities for open space that can be enjoyed by the building's tenants. As the site is along a future green street, Brooklyn Ave NE, these opportunities for human engagement, views, and rooftop vegetation on multiple levels creates a pleasant connection to the natural infrastructure proximate to the site. One missed opportunity is the use of ground floor open space, which, as a result of the shrunken building mass at upper floors, no ground floor open space has been proposed for Scheme 1.



3.2 DESIGN SCHEME 2

MASSING



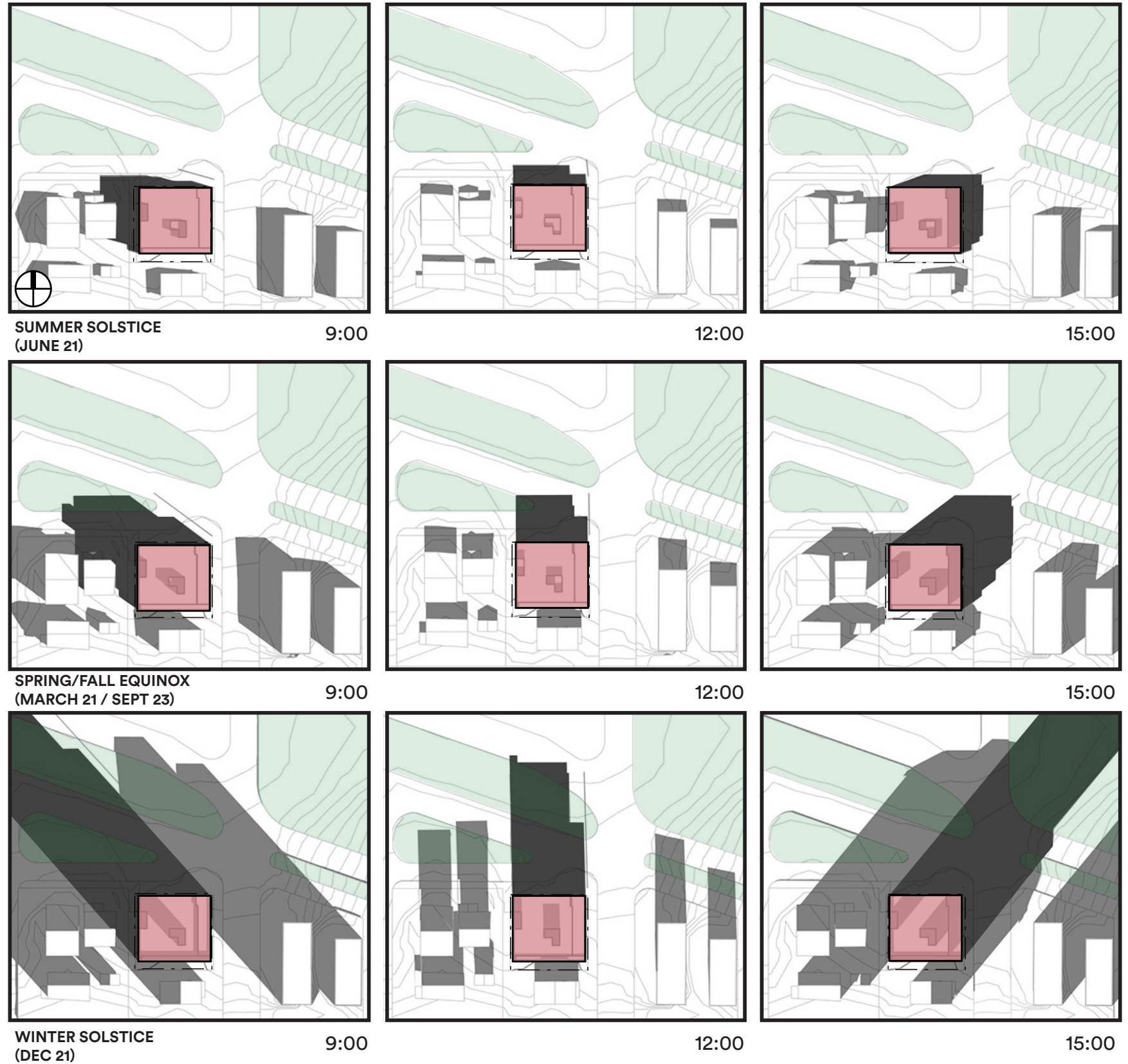
- LEGEND**
- COMMERCIAL
 - LIVE / WORK
 - RESIDENTIAL
 - UTILITY
 - RESIDENTIAL CIRCULATION

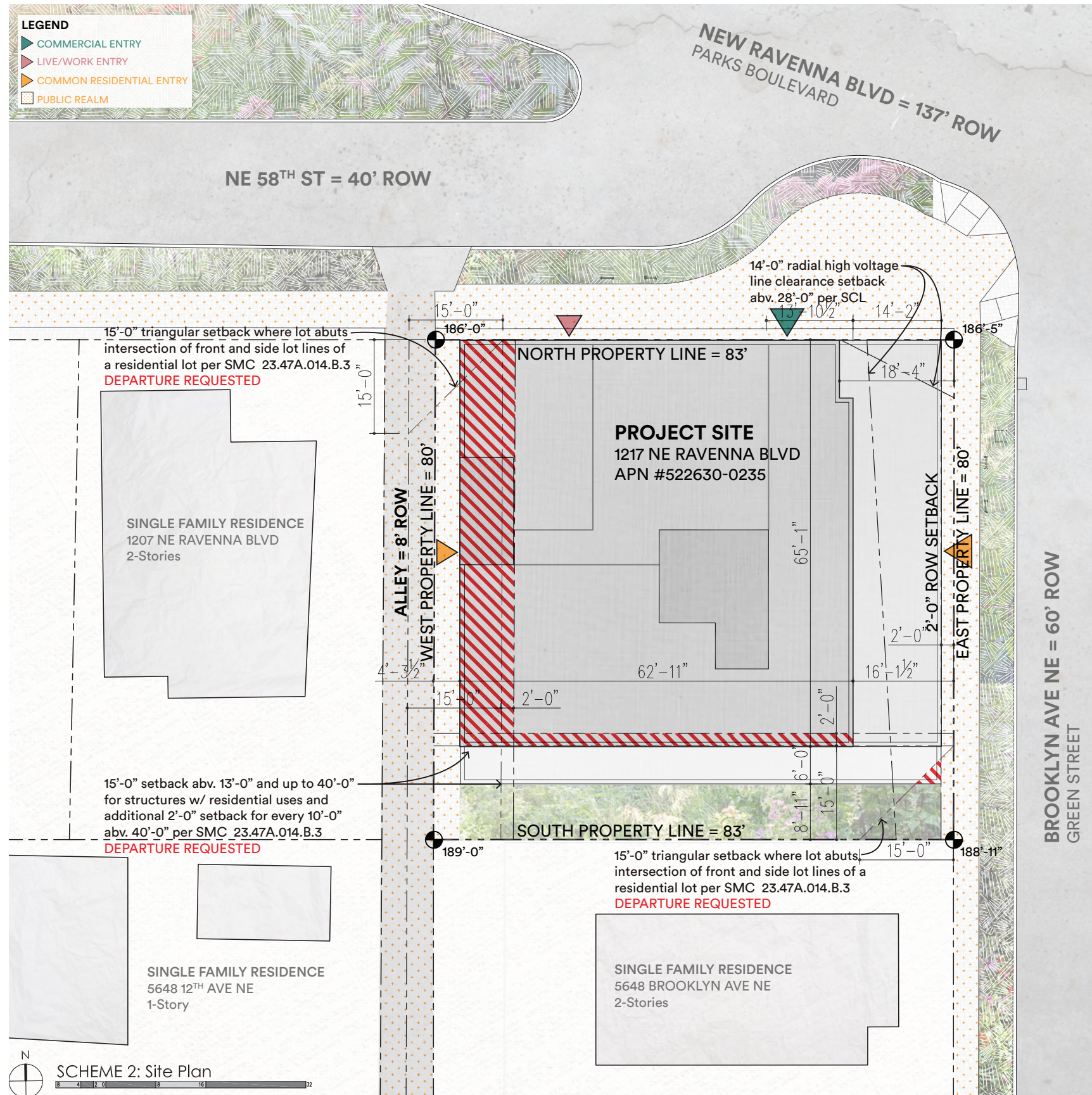
NORTH-EAST CORNER

SHADOW STUDIES

CS2.D.3. ZONE TRANSITIONS CS2.2.B ZONE TRANSITIONS (UDG)

Located on the north east corner of the 5600 block of Brooklyn Avenue NE, the subject property has limited shading impact on nearby properties. The adjacent single family zoned lot to the west of the subject property is the only property affected by the proposed project, with limited morning impact from shading. The non-required 8'-11" south setback proposed by this scheme coupled with the 15 ft upper level setback helps to mitigate the shading impact significantly.





SITE PLAN

CS2.D.3 ZONE TRANSITIONS
CS3.A.4 EVOLVING NEIGHBORHOODS
PL1.1. A OPEN SPACE AT GRADE (UDG)

With a long history as a mixed-use site, offering a corner commercial space for a convenience store, and currently a market/cafe, the new development proposes a continuation and enhancement of the program on site. Maintaining a corner commercial tenant for a potential cafe/restaurant, live-work and residential units fill out the rest of the ground floor spaces, with three floors of residential units above. The proposed development aims to create density of housing as well as small business opportunities to engage the public realm.

Access to the site is primarily approached via the corner or along Brooklyn Avenue NE. The more active facade faces Brooklyn (east wall), and the commercial and live/work spaces are accessed directly off of this street. The residential entry is accessed off of NE 58th Street and is recessed off of the public sidewalk. No parking is proposed on the site as none is required with the site being located in an urban center. The building's mechanical and services are located toward the west side of the site and building, closest to the alley, which offers another access point connecting the alley to the interior.

The proposed development aims to evolve within its own program and with the neighborhood beyond. Within the the last ten years or so, new projects have emerged within the University District and Roosevelt Neighborhood in anticipation of an increase in residents and the forthcoming light rail stations in their core commercial districts. Scheme 2 aims for an optimal density while offering a moderate range of apartment types. Diversity and density occur at the ground floor with a mix of commercial and live/work occupying most of the street-level street-facing spaces.

At grade, this scheme proposes pulling the building off of the zero lot lines at the south and west edges, allowing for open space opportunities and relief for the adjacent single family zoned lots. Additionally, this open space at grade creates a pleasant refuge for ground floor tenants, carving out a private slice of yard in a densifying neighborhood.

GROUND LEVEL PLAN

GROSS AREA / FLOOR 5,263 SF

Commercial	1,328 SF
Live / Work	539 SF
Residential	1,850 SF
Support (Residential)	1,546 SF

UNITS 5

Live / Work	1
Studios	4

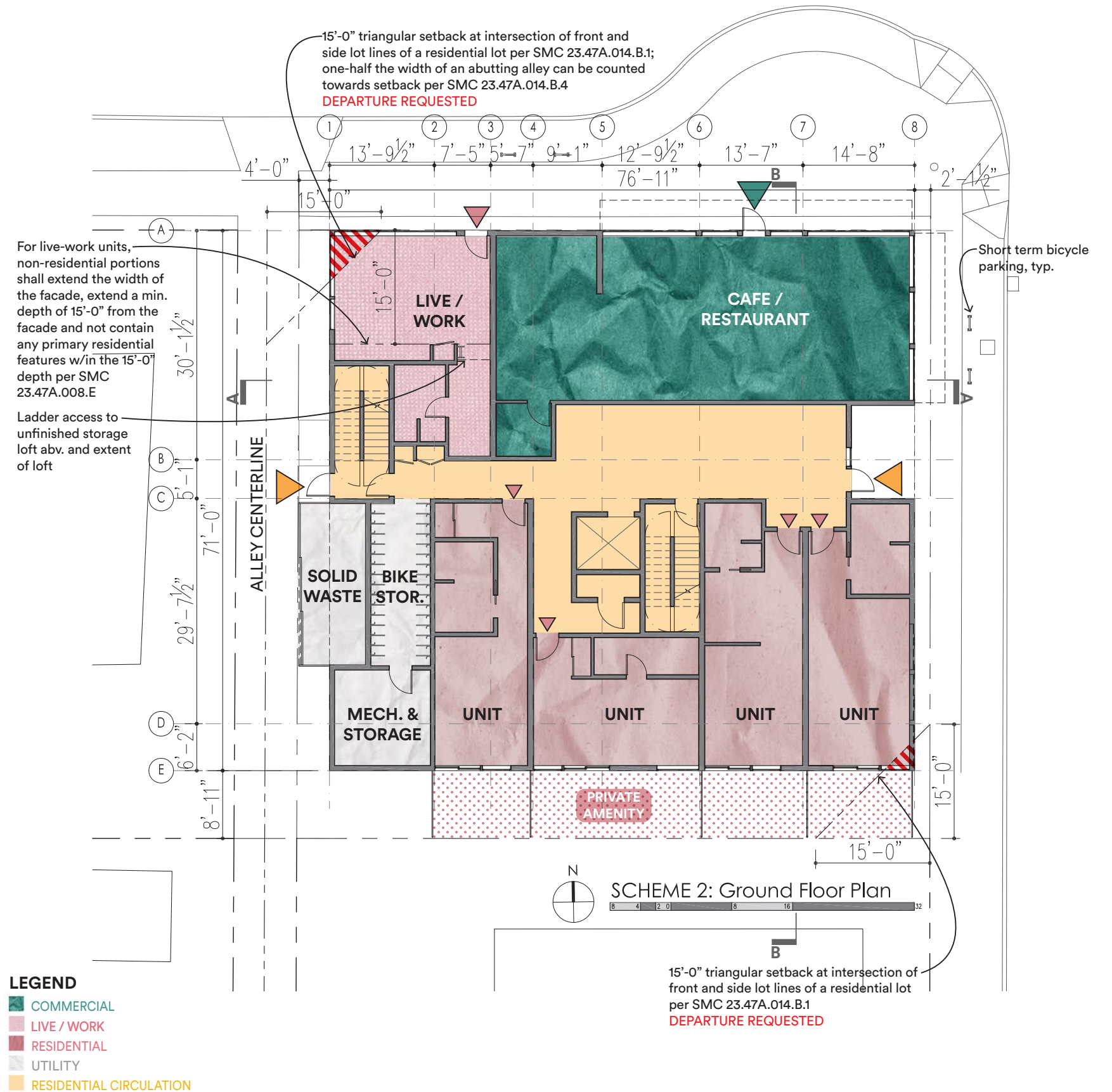
PARKING

Vehicle	0
Bicycle	31

- CS2.A.2 ARCHITECTURAL PRESENCE
- CS3.A.4 EVOLVING NEIGHBORHOODS
- PL3.B.3 RESIDENTIAL EDGES
- PL3.C RETAIL EDGES
- DC1.A.1 VISIBILITY
- DC3.B.4 MULTI-FAMILY OPEN SPACE

The new development proposes to continue the history of the site as a neighborhood amenity with a diverse ground floor uses, designed to be a flexible concrete podium to accommodate future needs of the building and neighborhood. The commercial corner cafe/restaurant is complemented with a live/work unit to provide space for a small business.

Commercial edges along the sidewalk are proposed to be high in transparency and porosity, creating visual and physical connections with the adjacent public realm, as well as the park and neighborhood beyond. The live/work residential edges are proposed to set the living spaces back from the sidewalk a minimum of 15 ft, allowing a moderate transparency along the facade without compromising the units' privacy while utilizing the 13 ft floor to floor height for a sleeping loft. The ground floor spaces are proposed to be designed as a concrete podium, creating maximum flexibility for the proposed uses as well as future ones.



UPPER LEVEL PLANS

GROSS AREA 13,647 SF

Residential 11,364 SF
Circulation 2,283 SF

UNITS 25

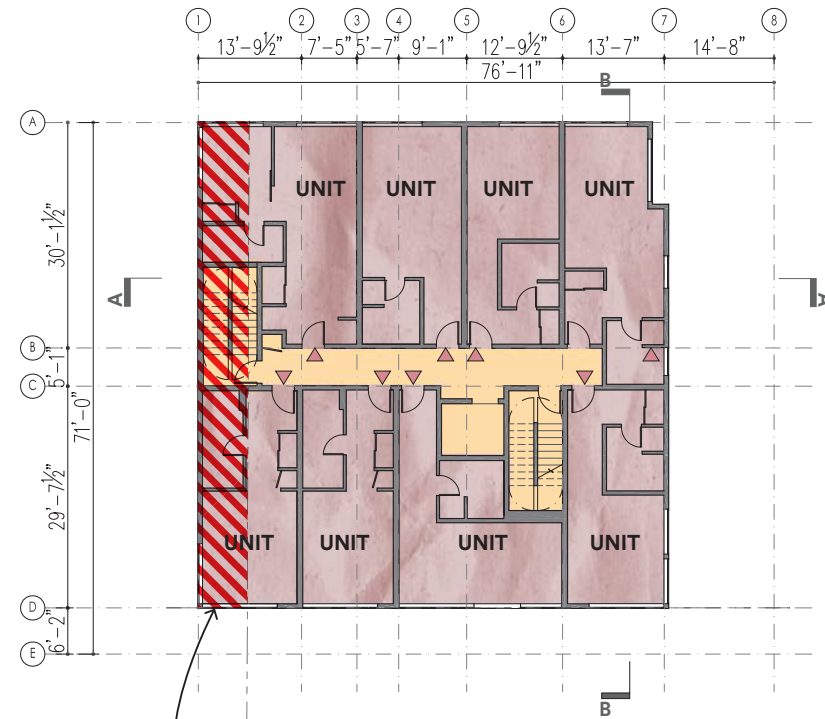
SEDUs 0
Studios 17
Open 1-beds 4
1-beds 3
2-beds 1

AMENITY

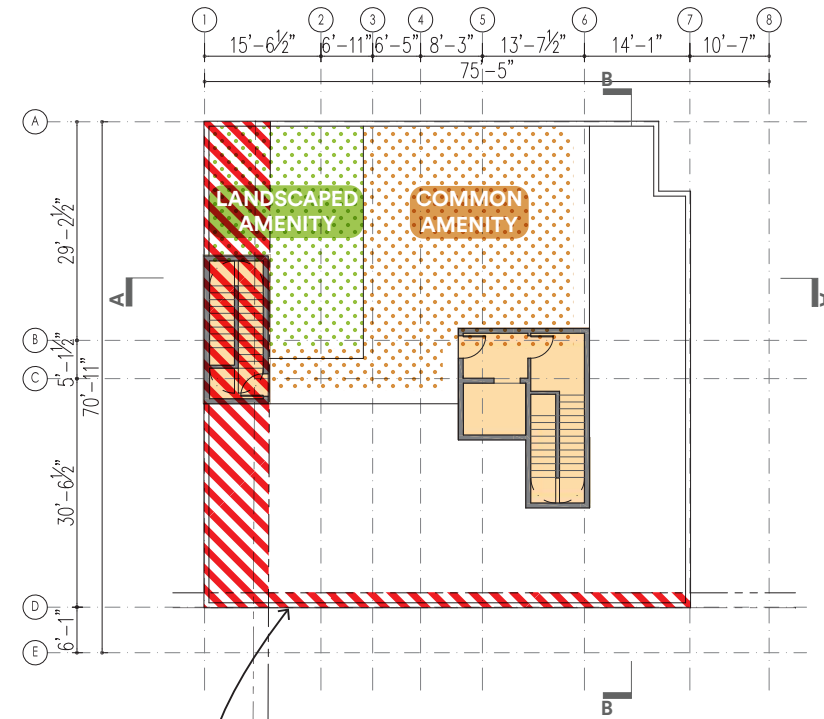
Required 852 SF
Provided 2,620 SF = 1,020 SF COMMON ROOF DECK + 1,600 SF PRIVATE DECK

CS2.A.2 ARCHITECTURAL PRESENCE
CS3.A.4 EVOLVING NEIGHBORHOODS
PL3.B.3 RESIDENTIAL EDGES
PL3.C RETAIL EDGES
DC1.A.1 VISIBILITY
DC3.B.4 MULTI-FAMILY OPEN SPACE

This scheme proposes a straightforward organization of spaces and movement within, and around the site. A double-loaded corridor runs east-west, creating spaces along the north and south faces of the building to capture optimal daylight for as many units as possible, while engaging the corner and street level with a mix of commercial, live/work, and residences. Circulation cores are pulled away from street facing facades, and there is a clear distinction between the public/commercial access points into the building and the private/residential ones. Open space is available on various floors for some units, taking advantage of required and volunteered setbacks, providing safe clearances, privacy, as well as daylight, air movement, and opportunities for thoughtful landscaping for the benefit of the building's tenants and adjacent neighbors.



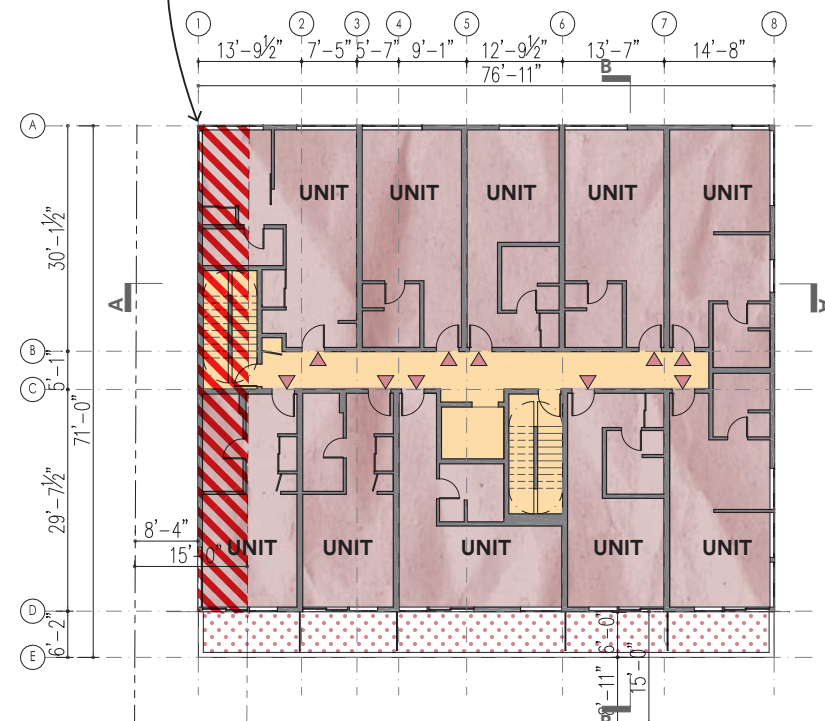
SCHEME 2: Level 4 Plan



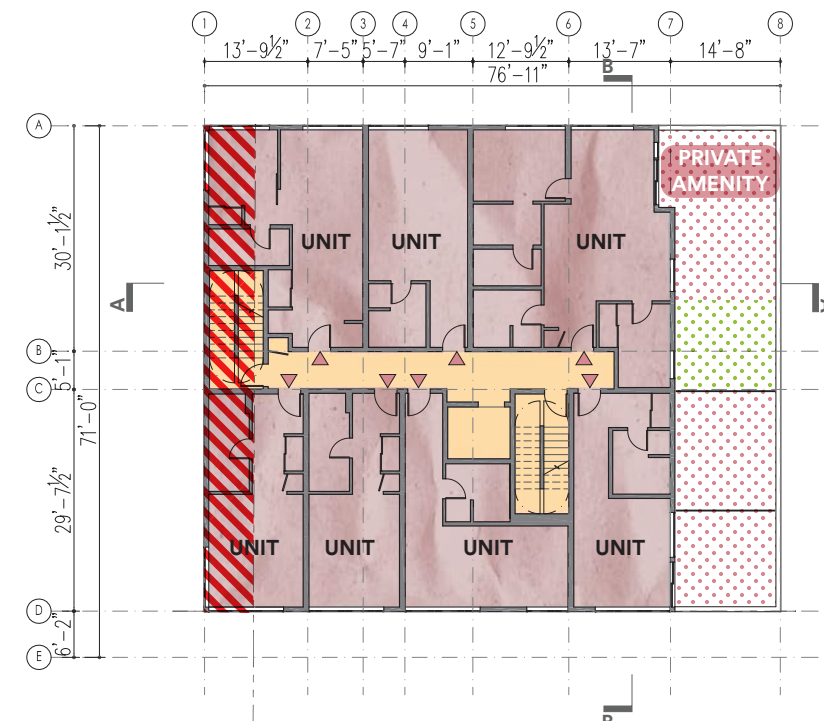
SCHEME 2: Roof Plan

15'-0" setback abv. 13'-0" and up to 40'-0" for structures w/ residential uses per SMC 23.47A.014.B.3.a; one-half the width of an abutting alley can be counted towards setback per SMC 23.47A.014.B.4
DEPARTURE REQUESTED, typ. upper levels

Additional 2'-0" setback for every 10'-0" abv. 40'-0" per SMC 23.47A.014.B.3.b
DEPARTURE REQUESTED, roof only



SCHEME 2: Level 2 Plan



SCHEME 2: Level 3 Plan

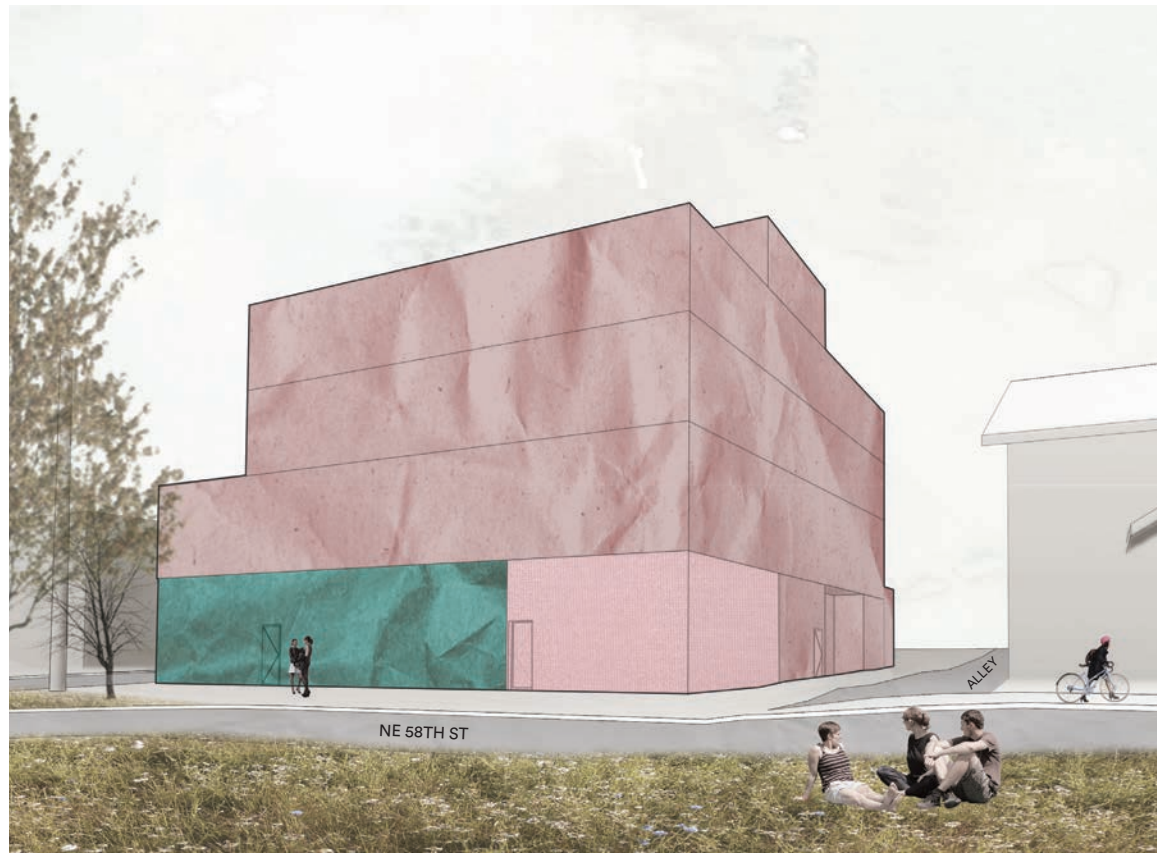
PERSPECTIVES

- CS3.A.4 EVOLVING NEIGHBORHOODS
- CS3.1.A FOSTER THE ECLECTIC MIX OF ARCHITECTURAL STYLES
- DC2.A MASSING
- DC2.B.1 FACADE COMPOSITION
- PL1.1. A OPEN SPACE AT GRADE (UDG)

While responding to various site constraints, Scheme 2 aims to bring simplicity and elegance to the building's massing. With the neighborhood growing and changing at an unprecedented pace, the proposed development offers to complement both the eclectic mix of styles in its immediate context as well as poise the building and its uses for enjoyment and engagement well into the future. For maximum flexibility and usefulness over time, a handsome contemporary aesthetic of clean lines and a neutral palette, brings a complementary addition to the style of the neighborhood, which will continue to evolve. By incorporating sensible proportions, considerate open space, and an inviting program to enjoy the building inside and out on the street level and above, the project aims to establish this proposed project as a thoughtful, context-collaborative example of the growing neighborhood.



LOOKING NORTHWEST - UP BROOKLYN AVE NE



LOOKING SOUTHEAST - DOWN ALLEY

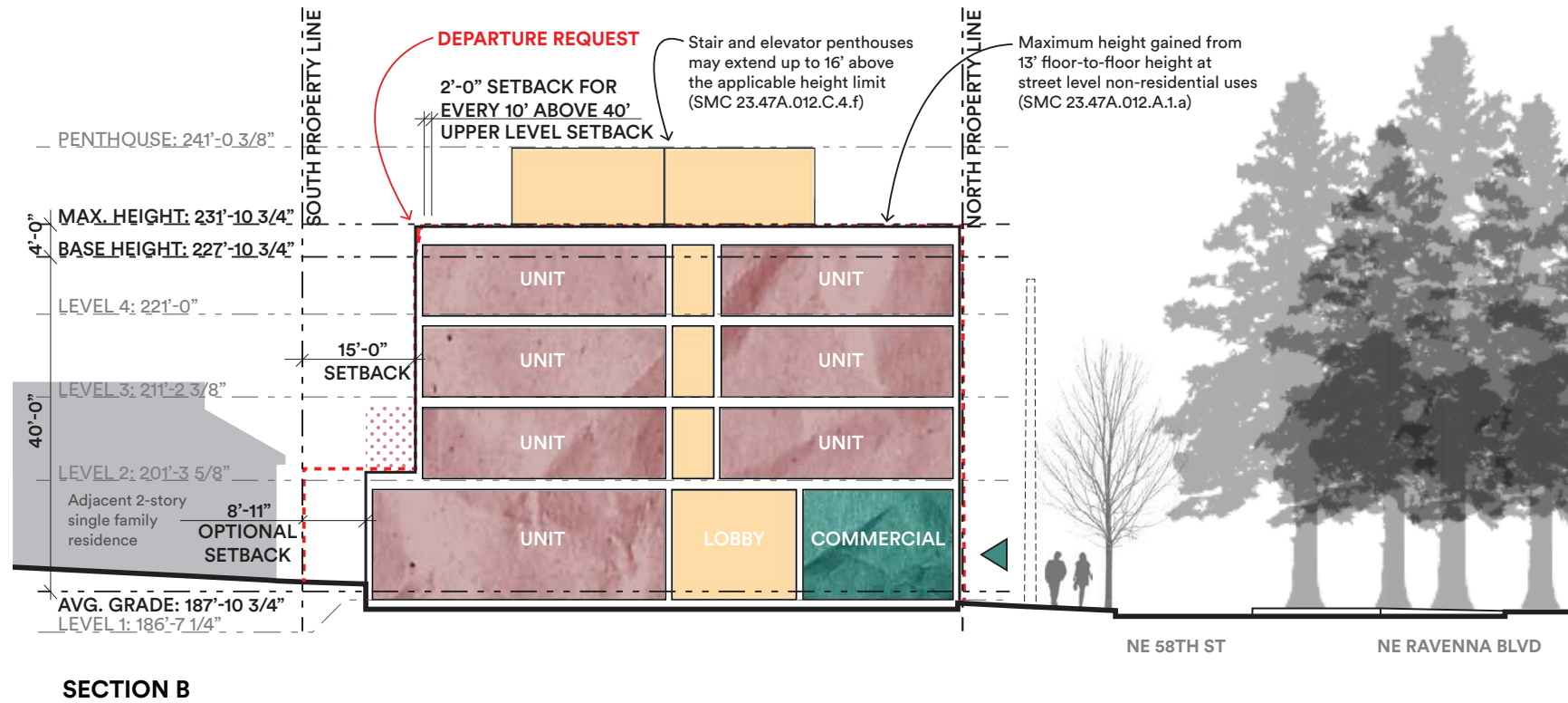
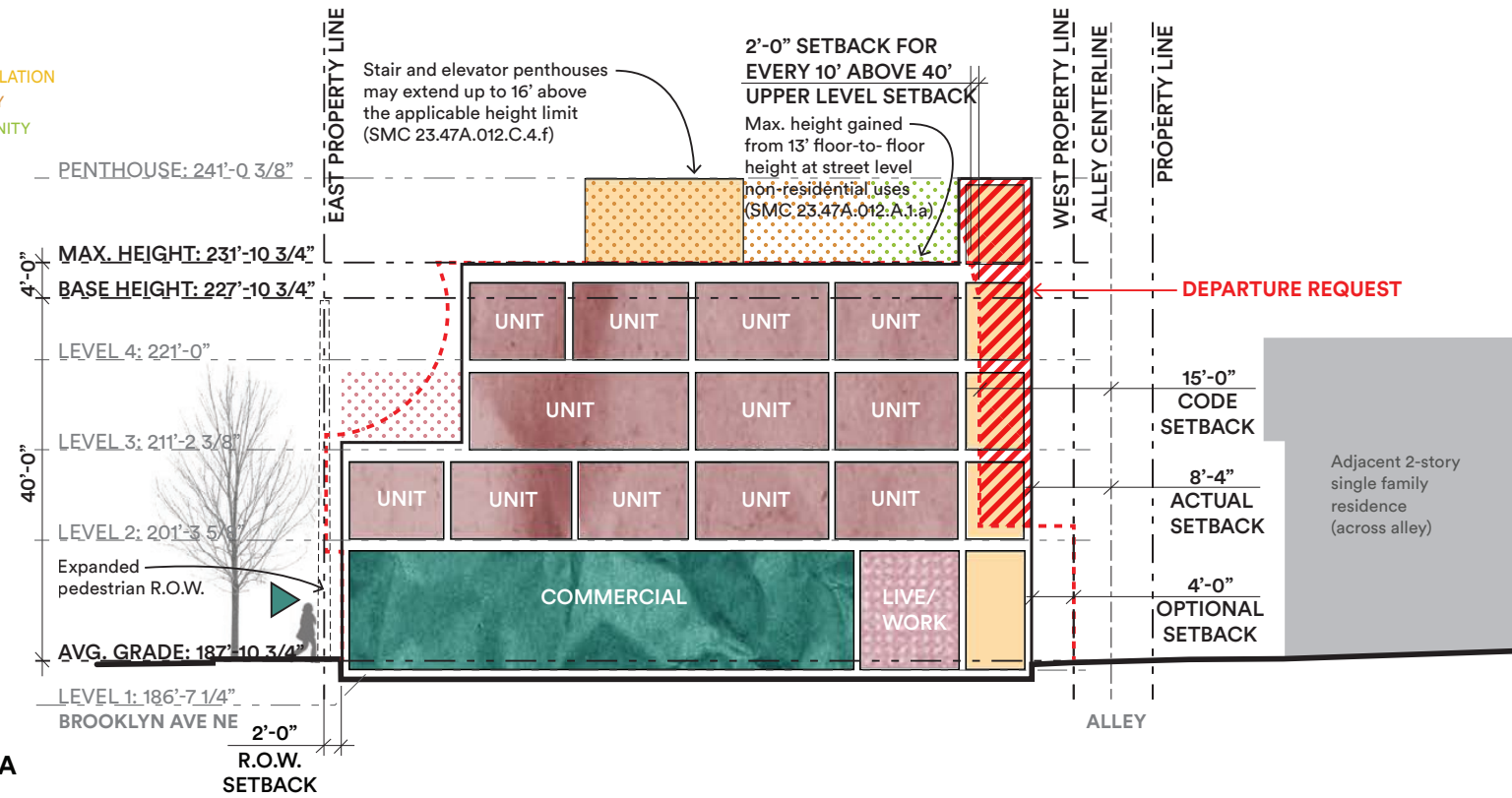


LOOKING SOUTHWEST - DOWN BROOKLYN AVE NE

LEGEND

- COMMERCIAL
- LIVE / WORK
- RESIDENTIAL

- LEGEND**
- COMMERCIAL
 - LIVE / WORK
 - RESIDENTIAL
 - UTILITY
 - RESIDENTIAL CIRCULATION
 - COMMON AMENITY
 - LANDSCAPED AMENITY
 - PRIVATE AMENITY



SITE SECTION

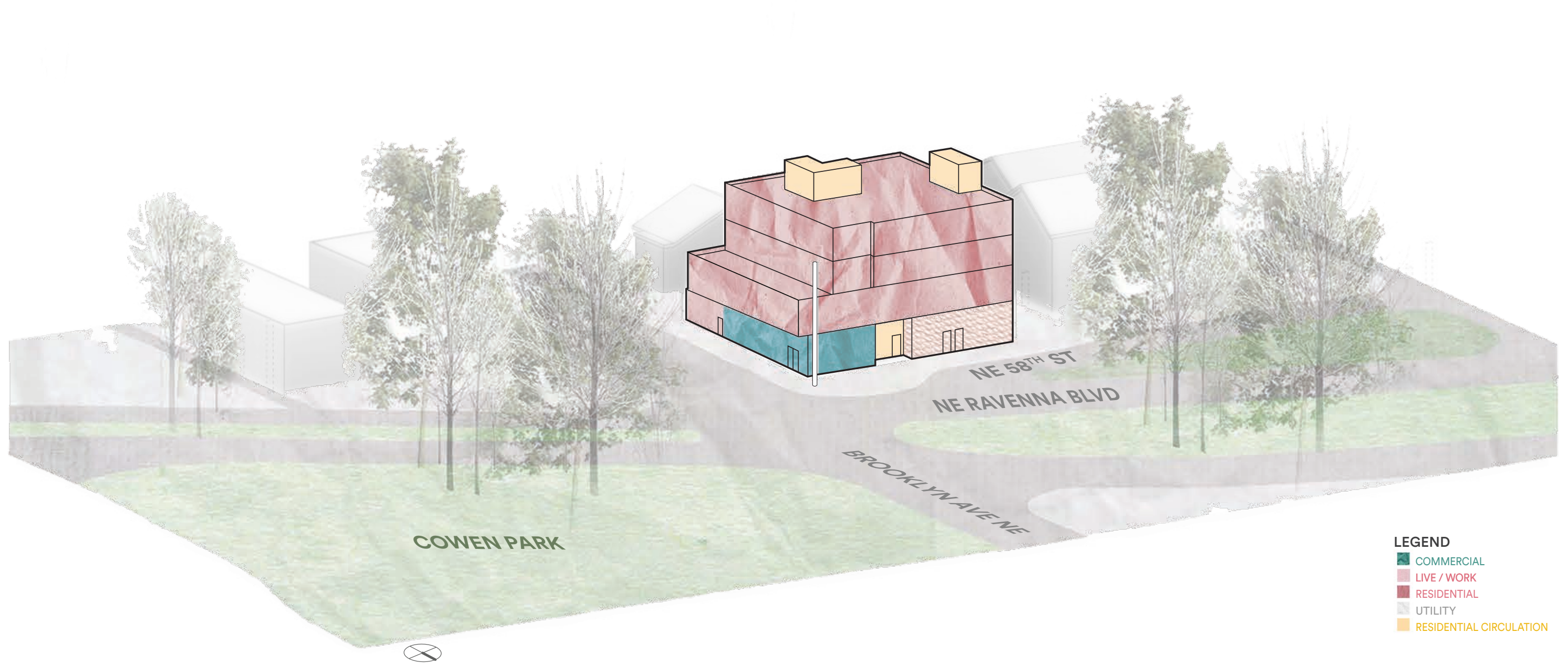
- CS2.D.3 ZONE TRANSITIONS
- CS3.A.4 EVOLVING NEIGHBORHOODS
- CS3.1.A FOSTER THE ECLECTIC MIX OF ARCHITECTURAL STYLES
- PL1.1. A OPEN SPACE AT GRADE (UDG)
- PL1.1.B PROJECTS LOCATED ON GREEN STREETS (UDG)

Scheme 2 proposes a building design that responds mostly to the buildable volume while offering an improved experience at the ground floor as well as simplifying the overall massing for the expression of a contemporary, complementary form poised to engage with its existing and future environment. Setbacks at grade which are not required by code are proposed to create opportunities for open space and adds variety to the outdoor spaces available to tenants.

Where the structure steps back are opportunities for open space on upper levels that can be enjoyed communally or privately. As the site is located along a future green street, Brooklyn Ave NE, these opportunities for human engagement, views, and rooftop vegetation on multiple levels creates a pleasant connection to the natural open spaces proximate to the site.

3.3 DESIGN SCHEME 3 (PREFERRED)

MASSING



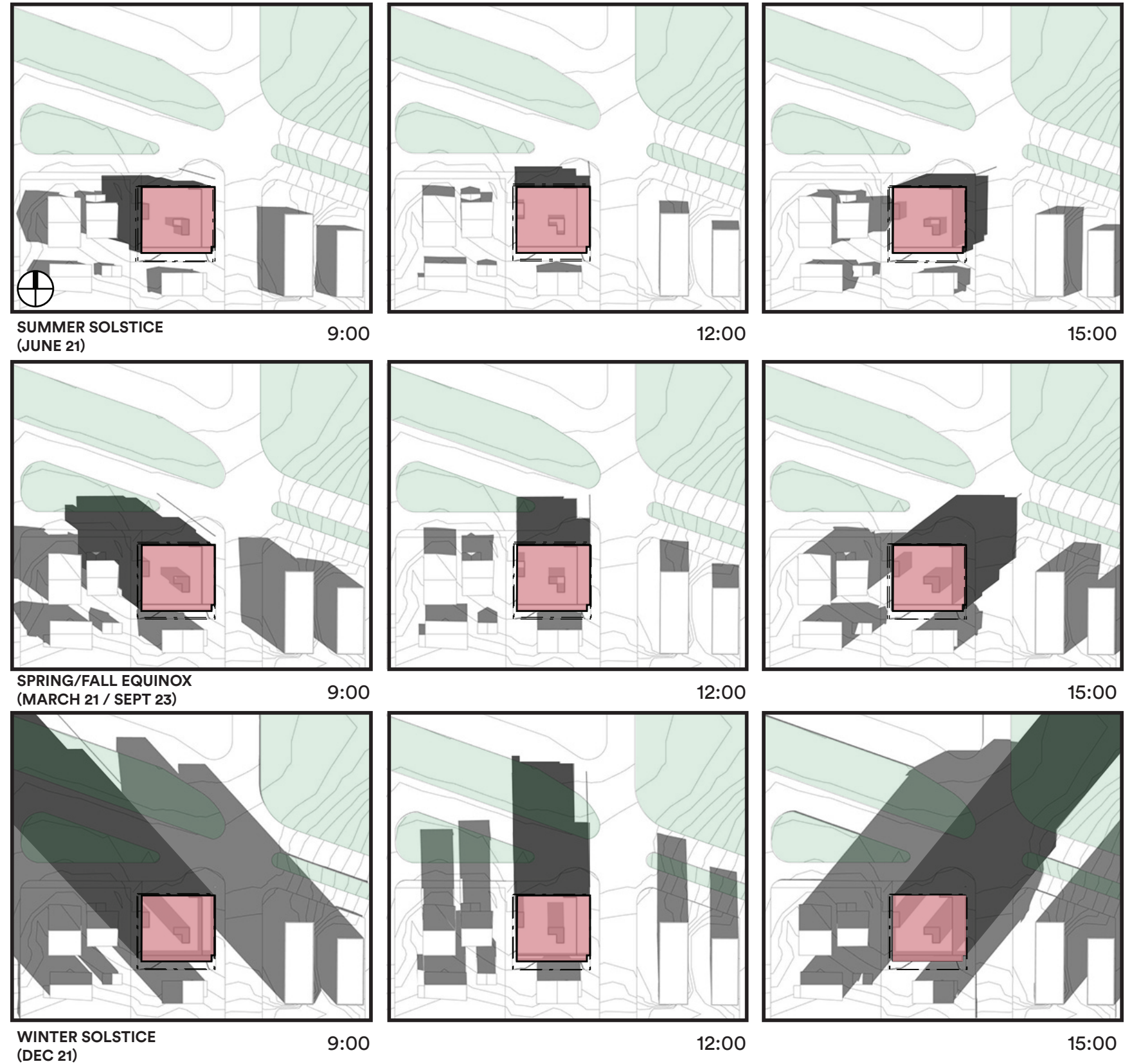
- LEGEND**
- COMMERCIAL
 - LIVE / WORK
 - RESIDENTIAL
 - UTILITY
 - RESIDENTIAL CIRCULATION

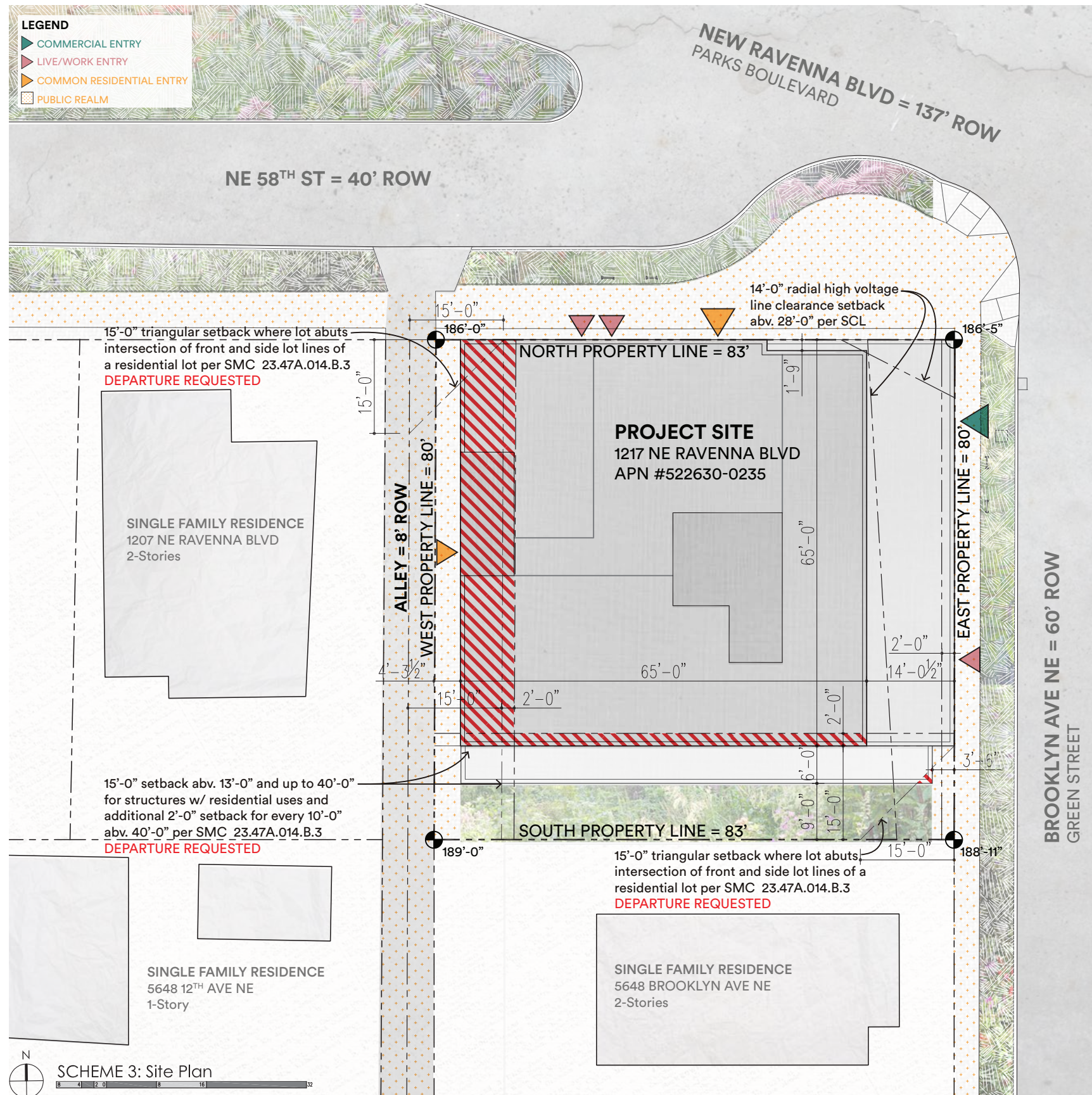
NORTH-EAST CORNER

SHADOW STUDIES

CS2.D.3. ZONE TRANSITIONS CS2.2.B ZONE TRANSITIONS (UDG)

Located on the north east corner of the 5600 block of Brooklyn Avenue NE, the subject property has limited shading impact on nearby properties. The adjacent single family zoned lot to the west of the subject property is the only property affected by the proposed project, with limited morning impact from shading. The non-required 8'-11" south setback proposed by this scheme coupled with the 15 ft upper level setback helps to mitigate the shading impact significantly.





SITE PLAN

CS2.D.3 ZONE TRANSITIONS
 CS3.A.4 EVOLVING NEIGHBORHOODS
 PL1.1. A OPEN SPACE AT GRADE (UDG)
 DC3.B.4 MULTI-FAMILY OPEN SPACE

With a long history as a mixed-use site, offering a corner commercial space for a convenience store, and currently a market/cafe, the new development proposes a continuation and enhancement of the program on site. Maintaining a corner commercial tenant for a potential cafe/restaurant, live-work and residential units fill out the rest of the ground floor spaces, with three floors of residential units above. The proposed development aims to create density of housing as well as small business opportunities to engage the public realm.

Access to the site is primarily approached via the corner or along Brooklyn Avenue NE. The more active facade faces Brooklyn (east wall), and the commercial and live/work spaces are accessed directly off of this street. The residential entry is accessed off of NE 58th Street and is recessed off of the public sidewalk. No parking is proposed on the site as none is required with the site being located in an urban center. The building's mechanical and services are located toward the west side of the site and building, closest to the alley, which offers another access point connecting the alley to the interior.

The proposed development aims to evolve within its own program and with the neighborhood beyond. Within the the last ten years or so, new projects have emerged within the University District and Roosevelt Neighborhood in anticipation of an increase in residents and the forthcoming light rail stations in their core commercial districts. Diversity and density occur at the ground floor with a mix of commercial and live/work occupying all of the street-level street-facing spaces.

In addition to the setbacks generated by adjacent zoning, right-of-way, and proximate high voltage lines, this scheme proposes additional voluntary setbacks to accommodate a higher quality of light, air, and neighborliness. At the south and west, where the property's zoning allows for a zero lot line condition for the first 13 ft in height, Scheme 3 offers a ground floor setback to create an additional privacy and open space buffer along adjacent single family zoning. This pleasant refuge for ground floor tenants, offering a unique amenity in a slice of yard in a densifying neighborhood while complementing the upper level private and shared open space amenity as well as the public parks nearby. At the east, a 2 ft R.O.W. setback is increased to nearly 4 ft, which augments the sidewalk along Brooklyn Ave NE. With its future as a Green Street and bike facility, the widened pedestrian R.O.W. along the east side of the subject property ushers in possibility for a significant increase in outdoor seating, bike share parking, landscape treatments, and overall neighborhood activity attracted by the proposed project.

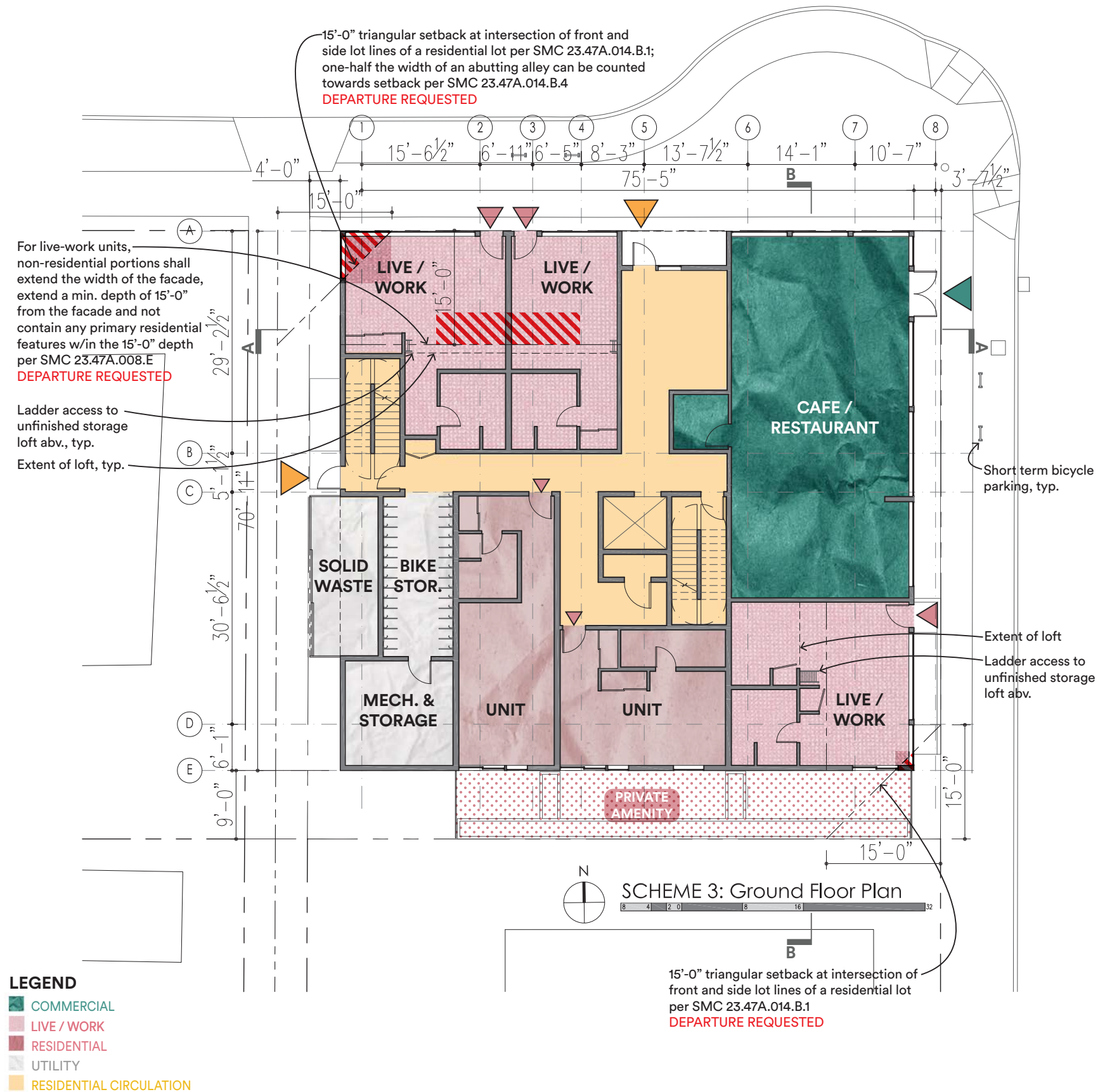
SCHEME 3: Site Plan

GROUND LEVEL PLAN

GROSS AREA / FLOOR	5,194 SF
Commercial	1,245 SF
Live / Work	1,500 SF
Residential	940 SF
Support (Residential)	1,509 SF
UNITS	5
Live / Work	3
Studios	2
PARKING	
Vehicle	0
Bicycle	31

- CS3.A.4 EVOLVING NEIGHBORHOODS
- PL3.B.3 RESIDENTIAL EDGES
- PL3.C RETAIL EDGES
- DC1.A.1 VISIBILITY
- DC1.1. ACTIVATING USES (UDG)

The preferred Scheme 3 explores the best of the two previous schemes to harness a balanced program, density, and generous responses toward the public realm and adjacent properties. The ground floor experience invites a diversity of uses, indicative of the building as a whole, and tapping into the needs of the surrounding neighborhoods both now and in the future. Along each of the two street-facing street-level facades, an anchor commercial space housing a local restaurant or cafe is proposed at the corner, flanked by live/work units and a recessed entry for the building's residential access. This allows for maximum transparency and porosity at the corner for the portion of the site and public realm anticipated to generate the most activity, visual connection, and liveliness. The live/work units that fill out the corners closest to adjacent single family zoning offers a more moderate level of activity, as they express of blend of residential and commercial activity.

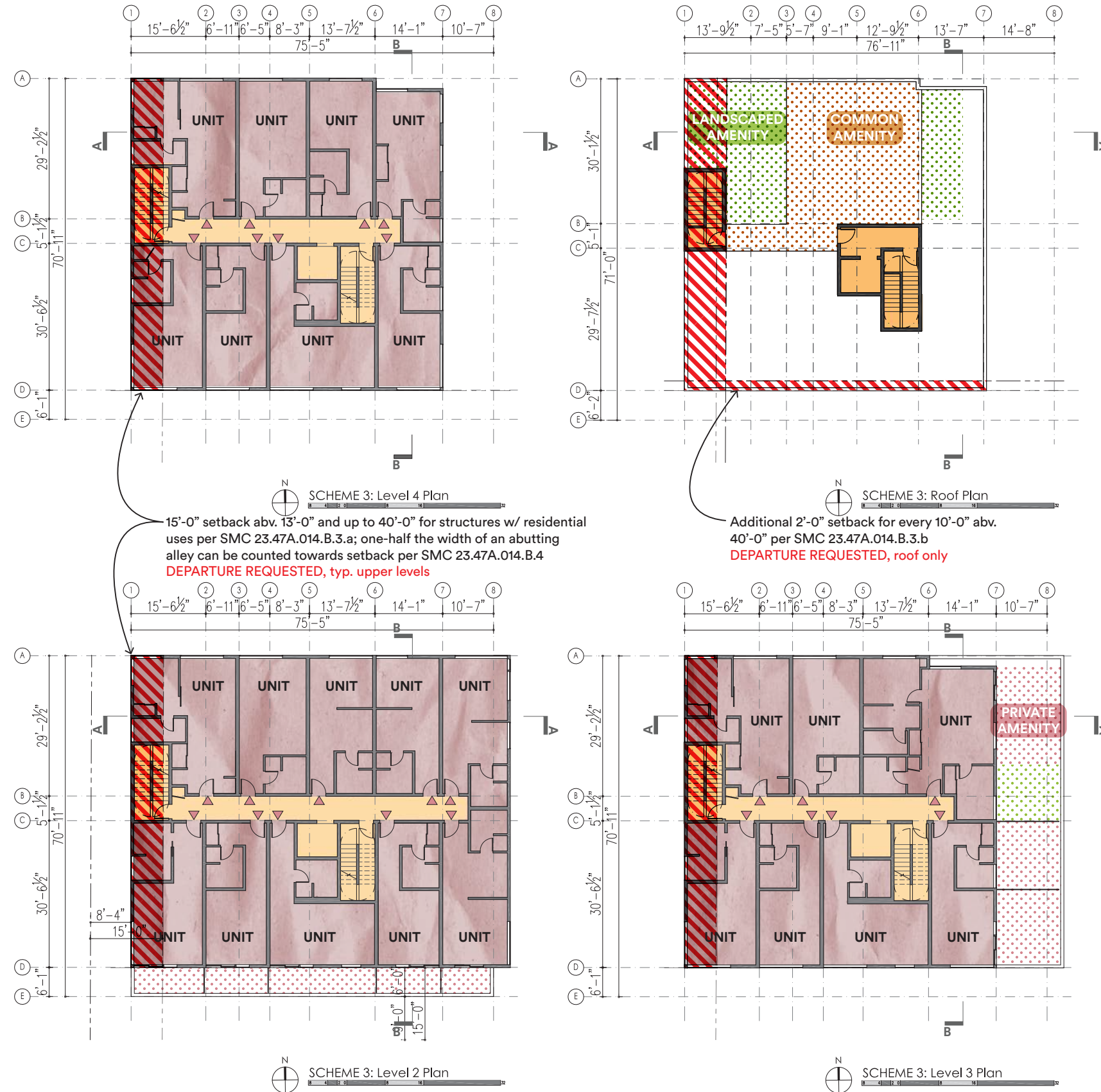


UPPER LEVEL PLANS

GROSS AREA	13,990 SF
Residential	11,773 SF
Circulation	2,217 SF
UNITS	25
SEDUs	0
Studios	17
Open 1-beds	4
1-beds	3
2-beds	1
AMENITY	
Required	820 SF
Provided	2,560 SF = 960 SF COMMON ROOF DECK + 1,600 SF PRIVATE DECK

- CS3.A.4 EVOLVING NEIGHBORHOODS
- PL3.B.3 RESIDENTIAL EDGES
- PL3.C RETAIL EDGES
- DC1.A.1 VISIBILITY
- DC1.1.ACTIVATING USES (UDG)

Above, the floor plates vary based upon the building's response to the multiple setback constraints on the site, but overall maintain a sensible double-loaded corridor with units oriented toward the north and south. Circulation cores are set away from street facing facades, and service areas are tucked into the least prominent part of the site, the southwest corner.



PERSPECTIVES

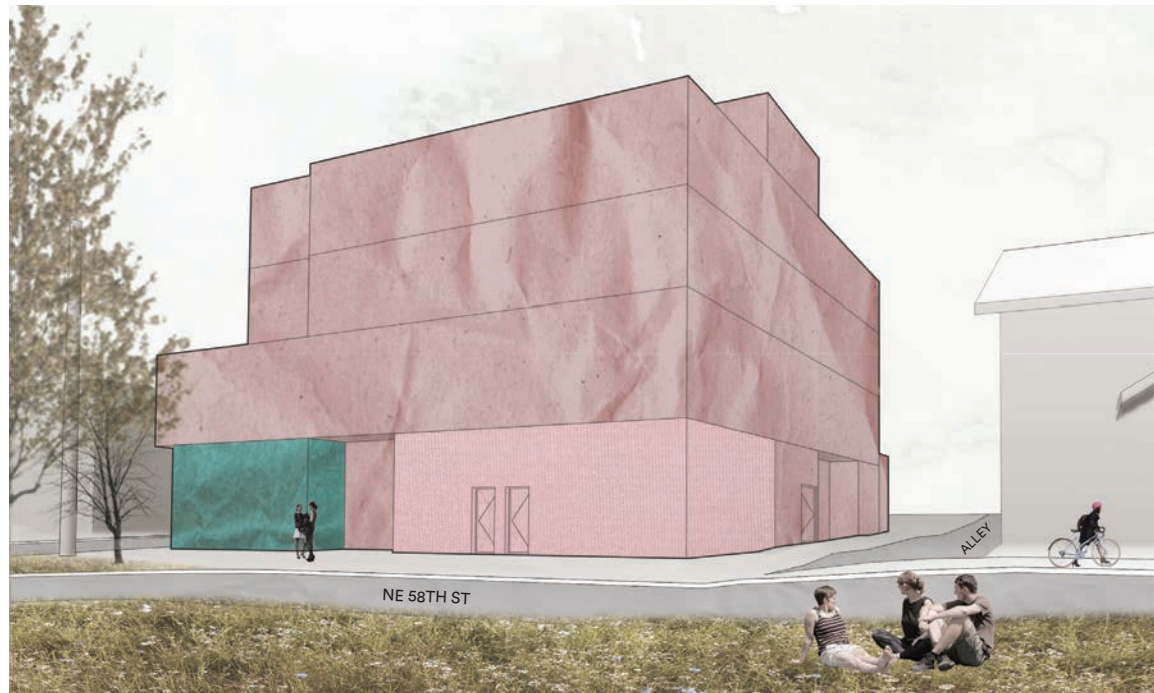
CS3.1.A FOSTER THE ECLECTIC MIX OF ARCHITECTURAL STYLES
 PL1.1. A OPEN SPACE AT GRADE (UDG)
 DC2.A MASSING
 DC2.B.1 FACADE COMPOSITION

The massing and upper setback reduction of bulk and scale of the proposed building creates a layered, dynamic relationship to the future Brooklyn Green Street while opening up toward the park side of the site. Territorial views, optimization of solar access, and distinction of the active/public versus the subdued/private sides of the building create the expression of the building form. The building base is proposed to be constructed as a concrete podium, providing a solidity and distinction from the floors above. The building's massing varies most along the most public and visible street side of the building, along Brooklyn Ave NE. The street-level facade is intentionally setback more than required for a generous, active ground floor experience. The second floor above is pulled out to create a natural overhead cover above outdoor seating areas while keeping the perceived massing focused on the lower half of the building. The third and fourth floors are setback further from the property line in response to overhead power lines, which create opportunities for street-engaged roof terraces and a reduced massing in the public realm. Circulation cores are deliberately set away from street facing facades to minimize height impacts along the street.

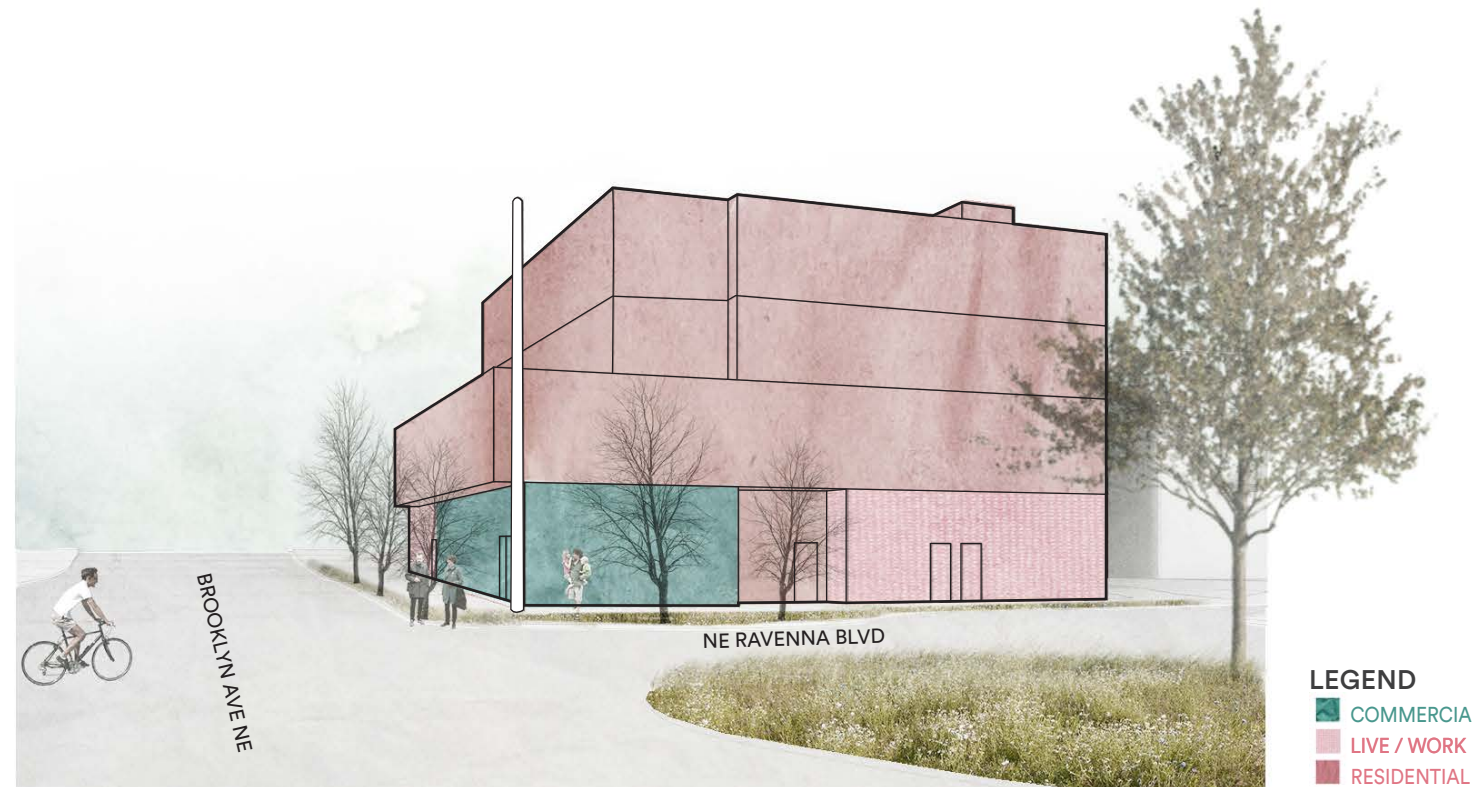
The push and pull of the building volume at multiple levels creates opportunities for material and texture transitions. Scheme 3 aims for a massing form that is simple and elegant with visual interest, responding to its contextual cues and requirements while offering a calm, handsome, contemporary aesthetic that complements the rich layers of the various architectural styles expressed within the neighborhood. By incorporating sensible proportions, considerate open space, and an inviting program to enjoy the building inside and out on the street level and above, the project aims to establish this proposed project as a thoughtful, welcome addition to a neighborhood growing into its next chapter.



LOOKING NORTHWEST - UP BROOKLYN AVE NE



LOOKING SOUTHEAST - DOWN ALLEY



LOOKING SOUTHWEST - DOWN BROOKLYN AVE NE

LEGEND
■ COMMERCIAL
■ LIVE / WORK
■ RESIDENTIAL

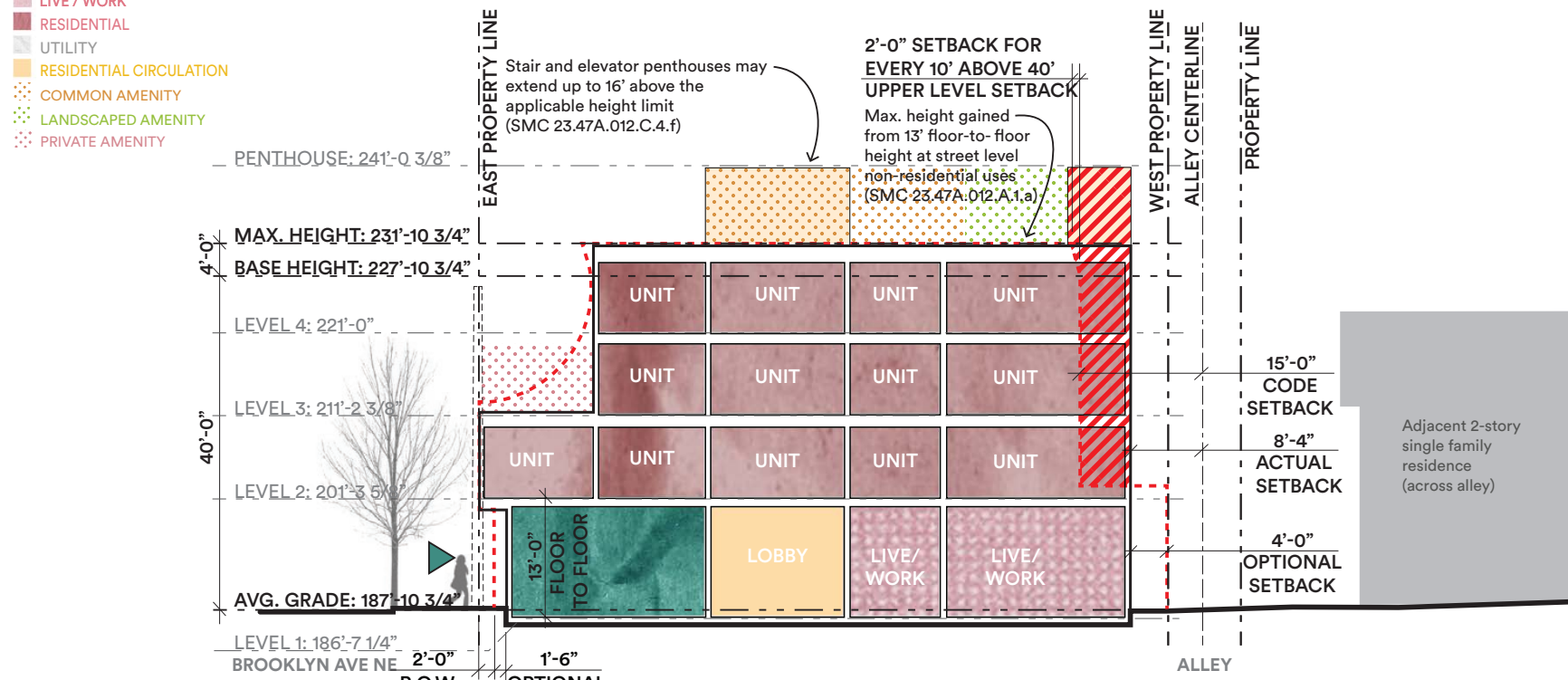
- LEGEND**
- COMMERCIAL
 - LIVE / WORK
 - RESIDENTIAL
 - UTILITY
 - RESIDENTIAL CIRCULATION
 - COMMON AMENITY
 - LANDSCAPED AMENITY
 - PRIVATE AMENITY

SITE SECTION

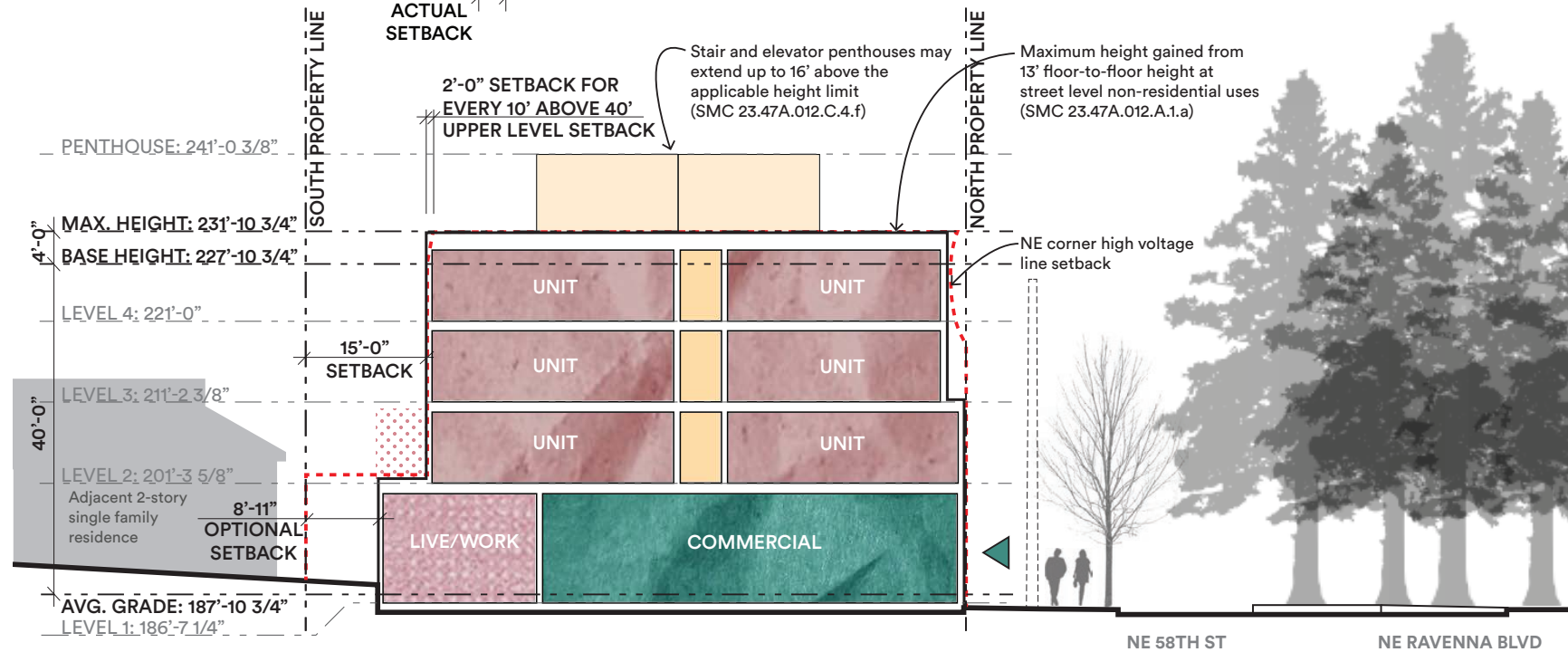
- CS2.D.3 ZONE TRANSITIONS
- CS3.A.4 EVOLVING NEIGHBORHOODS
- CS3.1.A FOSTER THE ECLECTIC MIX OF ARCHITECTURAL STYLES
- PL1.1. A OPEN SPACE AT GRADE (UDG)
- PL1.1.B PROJECTS LOCATED ON GREEN STREETS (UDG)

Scheme 3 proposes a building design that responds thoughtfully to the buildable volume while offering an improved experience at the ground floor and simplifies the overall massing for the expression of a contemporary, complementary form poised to engage with its existing and future environment. Several setbacks at grade which are not required by code are proposed to create opportunities for open space and adds variety to the outdoor spaces available to tenants.

As a result of the various upper setbacks, several moments are created for private amenity open space. As the site is located along a future green street, Brooklyn Ave NE, these opportunities for human engagement, views, and rooftop vegetation on multiple levels creates a pleasant connection to the natural open spaces proximate to the site.



SECTION A



SECTION B

DEPARTURE SUMMARY

DESIGN SCHEME	CATEGORY	CITATION	REQUIREMENT	REQUEST	RATIONALE	PAGE
SCHEME 2	STREET-LEVEL DEVELOPMENT STANDARDS	SMC 23.47A.008.D	Residential floor level of a dwelling unit must be 4'-0" abv. or below sidewalk grade or set back 10'-0" from the sidewalk	Allow (1) dwelling unit to be located at street-level elevation and not set back from the sidewalk	<ul style="list-style-type: none"> Keeping the level at the same elevation as the rest of the ground floor maximizes accessibility to the unit and the south facing yard Unit oriented south towards yard created by providing relief to adjacent residential lot 	57
SCHEME 3	STREET-LEVEL DEVELOPMENT STANDARDS	SMC 23.47A.008.E	For live-work units, non-residential portions shall extend the width of the facade, extend a min. depth of 15'-0" from the facade and not contain any primary residential features w/in the 15'-0" depth off the facade	Reduce the non-residential portion of the live-work units along the north property line by 5'-6" so that the total depth of non-residential portions of the units is 9'-6" from the street-level street-facing façade	<ul style="list-style-type: none"> A reduction in the total depth of the (2) relevant live-work units allows an interior egress hallway within the building. Minimizing the overall depth of the live-work unit requires that the non-residential depth also decrease 	58
SCHEME 2 & 3	SETBACKS	SMC 23.47A.014.B.1	15'-0" triangular setback where lot abuts intersection of front and side property lines of residential lot	Reduce setback to a 8'-2.5" triangle at west property line and a 12'-6" triangle at south property line	<ul style="list-style-type: none"> Additional, elected setbacks at the west and south property lines provide greater benefit to the neighborhood than the full 15' triangular setbacks in terms of sunlight, natural ventilation, landscaping, and relief from adjacent structures. 	59
SCHEME 2 & 3	SETBACKS	SMC 23.47A.014.B.3	a) 15'-0" setback abv. 13'-0" and up to 40'-0" for structures w/ residential uses and b) an additional setback abv. 40'-0" at the rate of 2'-0" for every 10'-0"	Reduce 15'-0" setback to 8'-4" at the west property line and allow 10" encroachment into additional setback between 40'-0" and 44'-0" at the south property line	<ul style="list-style-type: none"> An additional, elected setback at the alley provides greater benefit to the neighborhood than the full 15'-0" setback above 13'-0" and 2'-0" setback above 40'-0". 	60

4.0 DEPARTURES

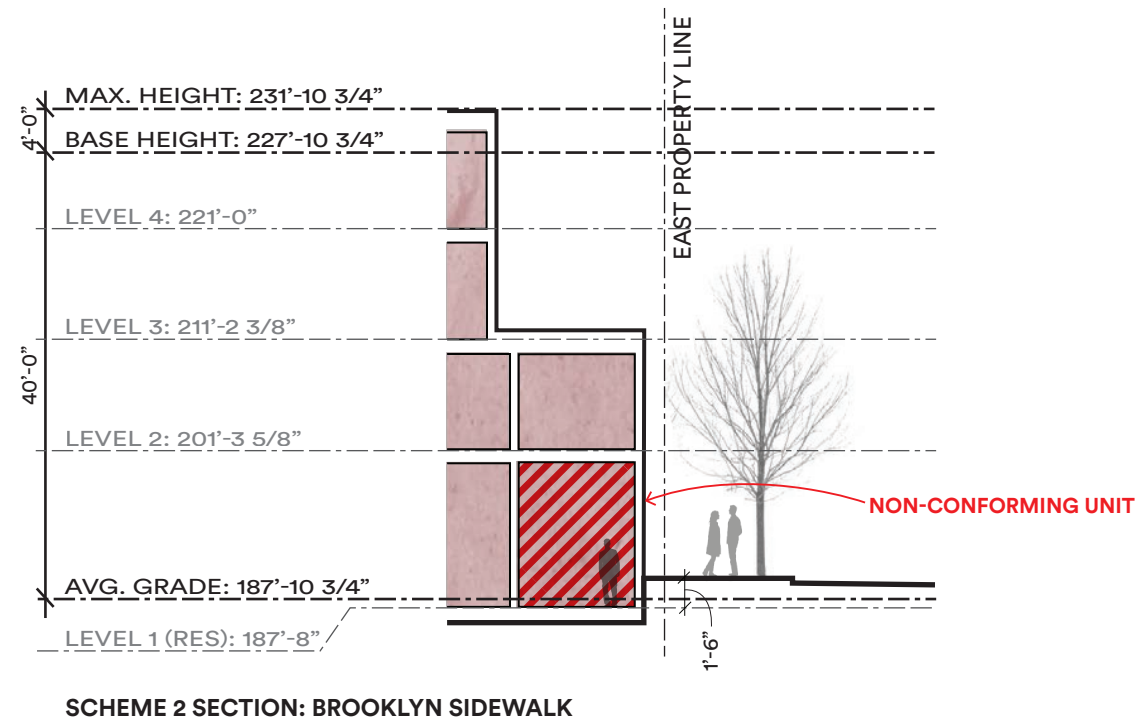
STREET LEVEL DEVELOPMENT STANDARDS

SCHEME	SCHEME 2
CITATION	SMC 23.47A.008.D
REQUIREMENT	Residential floor level of a dwelling unit must be 4'-0" abv. or below sidewalk grade or set back 10'-0" from the sidewalk
REQUEST	Allow (1) dwelling unit to be located at street-level elevation and not set back from the sidewalk
RATIONALE	<ul style="list-style-type: none"> Keeping the level at the same elevation as the rest of the ground floor maximizes accessibility to the unit and the south facing yard Unit oriented south towards yard created by providing relief to adjacent residential lot
DESIGN GUIDELINES	PL2.A.1. ACCESS FOR ALL CS2.D.3. ZONE TRANSITIONS

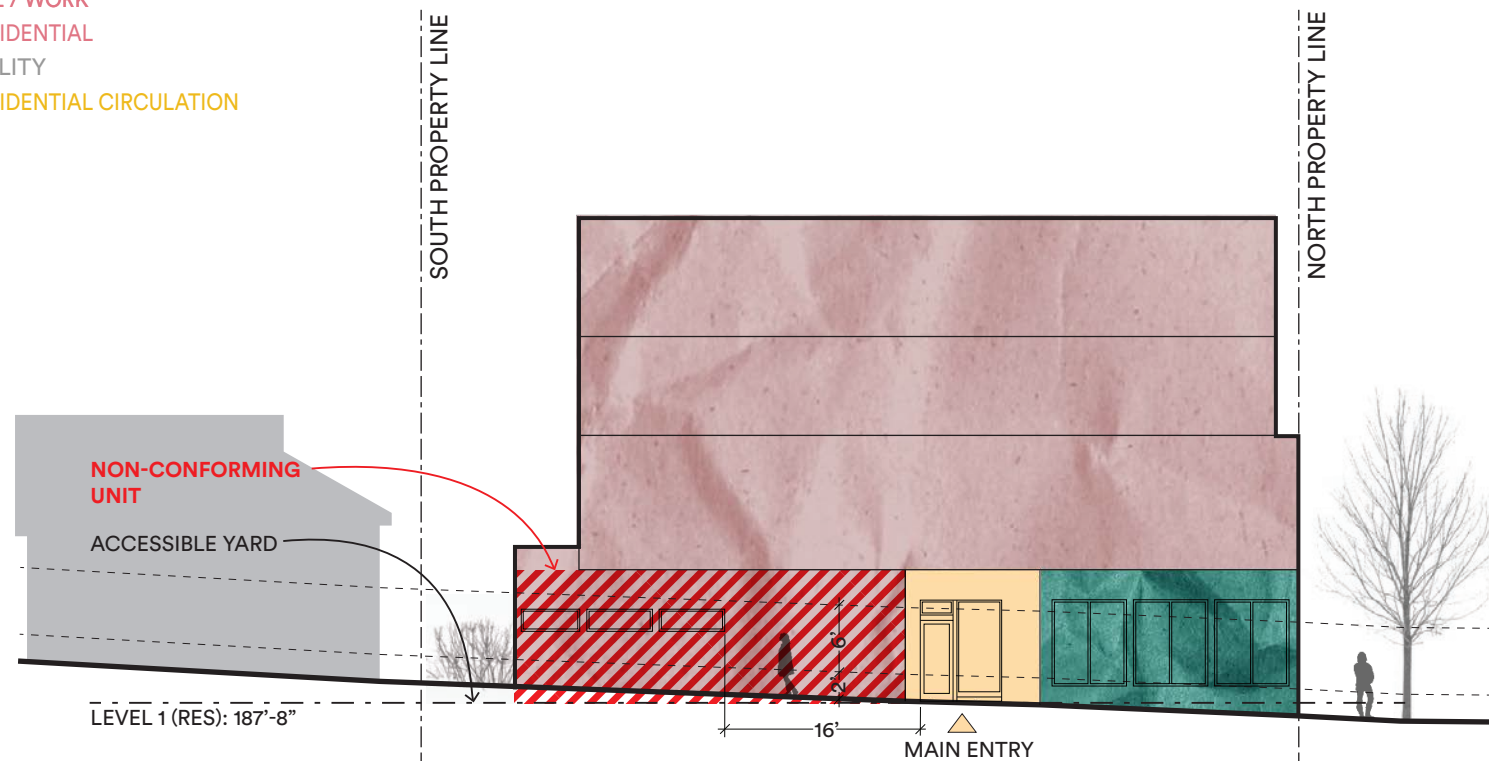
Scheme 2 requests a complete departure from the street level development standards referring to residential uses at street level required to be 10'-0" from the sidewalk or 4'-0" above or below the sidewalk grade. The non-conforming residential unit is located on the southeast corner of the proposed building, along Brooklyn Ave NE. Keeping the level of the unit the same as the rest of the ground level maximizes accessibility, allowing unit access to be fully integrated into the project through the main entry and providing accessible, private outdoor space.

The intent of the code provision is to provide a privacy buffer between the ground level residential and the public realm at the street. Scheme 2 proposes to step back from the south property line to provide accessible, private exterior space, which orients the non-conforming unit away from the street. The elected setback at the south property line also provides relief for the adjacent residential lots, respecting the privacy, daylight and quality of life of the neighboring single-family house. Maintaining the same elevation allows for the non-conforming unit to take advantage of accessible yard space created by the setback.

Due to the southern orientation of the non-conforming unit created by the setback and yard, the street-level street-facing facade is not the main source of daylight. As such, the elevation change between the unit and the sidewalk is not critical in providing privacy. Clerestory windows provide privacy for the resident while offering visual interest at street level between 2'-0" and 8'-0" above the sidewalk. The limited 16'-0" blank wall between the unit and the main entry provides an opportunity for signage and a landscaped edge for the building.



- LEGEND**
- COMMERCIAL
 - LIVE / WORK
 - RESIDENTIAL
 - UTILITY
 - RESIDENTIAL CIRCULATION

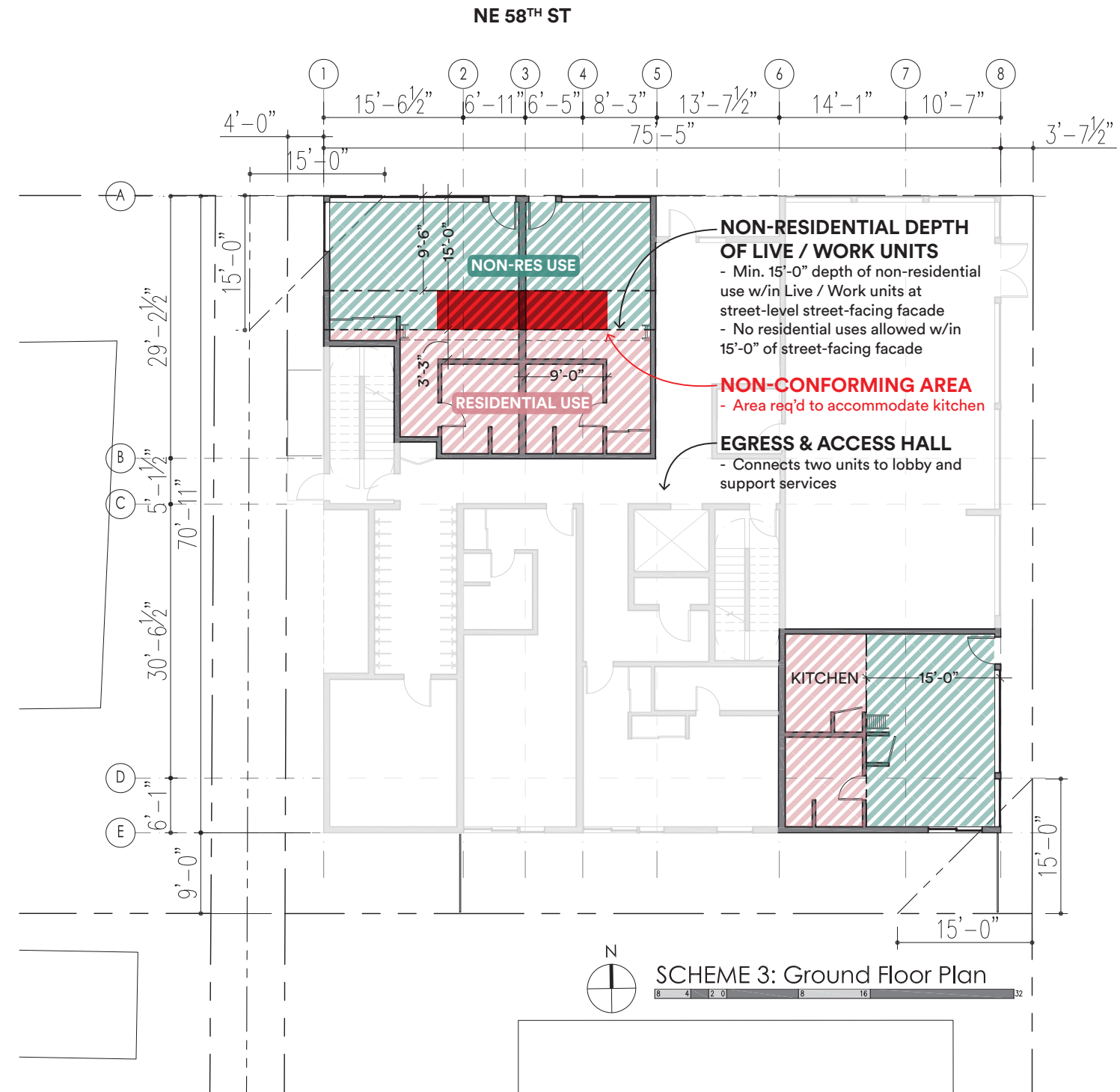


SCHEME 2: EAST ELEVATION

STREET LEVEL DEVELOPMENT STANDARDS

SCHEME	SCHEME 3
CITATION	SMC 23.47A.008.E
REQUIREMENT	For live-work units, non-residential portions shall extend the width of the facade, extend a min. depth of 15'-0" from the facade and not contain any primary residential features w/in the 15'-0" depth
REQUEST	Reduce the non-residential portion of the live-work units along the north property line by 5'-6" so that the total depth of non-residential portions of the units is 9'-6" from the street-level street-facing façade.
RATIONALE	<ul style="list-style-type: none"> • A reduction in the total depth of the (2) relevant live-work units allows an interior egress hallway within the building. Minimizing the overall depth of the live-work unit requires that the non-residential depth also decrease.
DESIGN GUIDELINES	DC1.A.3. FLEXIBILITY DC1.A.4. VIEWS & CONNECTIONS DC2.E. LEGIBILITY & FLEXIBILITY

Conforming to the 15'-0" non-residential depth at the (2) live-work units along the north property line would increase the overall depth of the live-work units. This increased depth would eliminate an egress hallway which connects the (2) stair cores and allows circulation between the ground floor studio units and the entrance lobby (DC1.A.4). This departure would maintain a non-residential depth at both live-work units of 9'-6". The hallway, made possible by the departure, allows the ground floor studio units to be accessed by a common lobby (DC2.E). In addition to serving the immediate use of the proposed building, maintaining the egress hallway would allow more flexibility in the building over time (DC1.A.3).



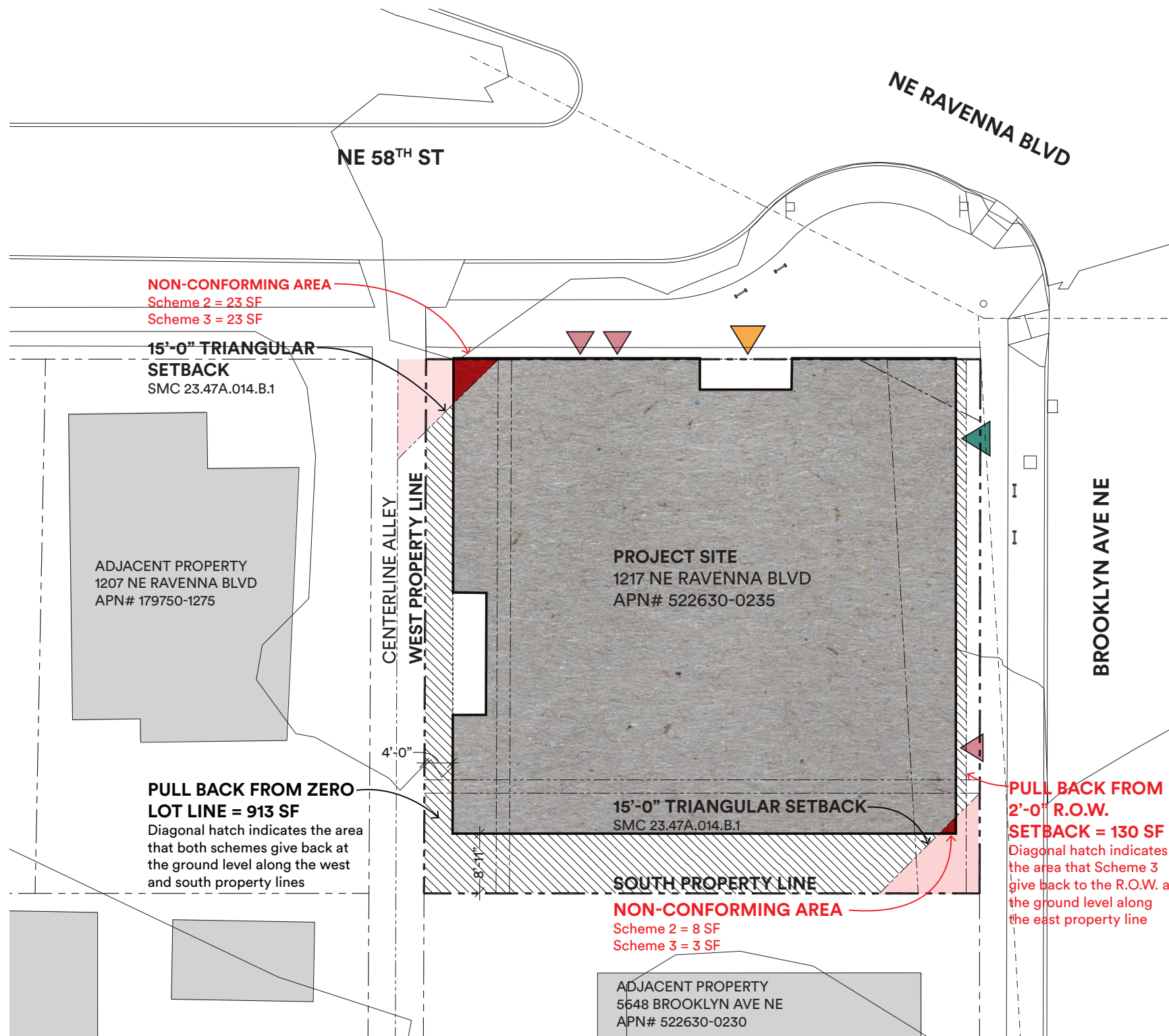
TRIANGULAR CORNER SETBACKS

SCHEME	SCHEME 2 & 3
CITATION	SMC 23.47A.014.B.1
REQUIREMENT	15'-0" triangular setback where lot abuts intersection of front and side property lines of residential lot
REQUEST	Reduce setback to a 8'-2.5" triangle at west property line and a 12'-6" triangle at south property line
RATIONALE	<ul style="list-style-type: none"> Additional, elected setbacks at the west and south property lines provide greater benefit to the neighborhood than the full 15' triangular setbacks in terms of sunlight, natural ventilation, landscaping, and relief from adjacent structures.
DESIGN GUIDELINES	CS1.B SUNLIGHT AND NATURAL VENTILATION CS1.D PLANTS AND HABITAT

Schemes 2 and 3 request to depart from the 15'-0" triangular setbacks along the northwest and southeast property corners adjacent to single family residential lots (SMC 23.74A.014). The adjacent lots are situated to the west and south of the subject property, limiting the adverse impact of daylight and shading for the adjacent residences. In an effort to offer a reduced impact on daylight and shading to the subject property, a non-required ground floor setback is being proposed, setting the new building away from both property lines, thus limiting the impact of the proposed built volume encroaching into the triangular corner setbacks.

In Scheme 2, the setback is encroached upon at the northwest corner 23 SF and at the southeast corner 8 SF. Scheme 3 encroaches the northwest corner 23 SF and the southeast corner 3 SF. Additionally, non-required ground floor setbacks are proposed for both schemes to create a greater buffer between the single family and neighborhood commercial zone transitions at grade. Scheme 2 proposes a 4'-0" setback along the west property line and an 8'-11" setback along the south, while Scheme 3 proposes the same west and south setbacks, as well as a total 3'-7" setback along the east property line (greater than the 2'-0" additional requested for R.O.W.).

In both schemes, the additional, elected setbacks provide more benefit to the quality of sunlight and natural ventilation (CS1.B) and additional areas for plants (CS1.D) than the 15' triangular setbacks. At the west property line, schemes 2 & 3 sacrifice 23 SF of required area via the 15'-0" triangular setback departure and gain 280 SF with the additional elected setback along the entire west property line. At the south property line, scheme 2 sacrifices 8 sf and scheme 3 sacrifices 3 SF of required area via the 15'-0" triangular setback departure, while both gain 675 SF with the elected setback from the entire south property line.



SCHEME 3 GROUND LEVEL PLAN

UPPER LEVEL SETBACKS

SCHEME	SCHEME 2 & 3
CITATION	SMC 23.47A.014.B.3
REQUIREMENT	a) 15'-0" setback abv. 13'-0" and up to 40'-0" for structures w/ residential uses and b) an additional setback abv. 40'-0" at the rate of 2'-0" for every 10'-0"
REQUEST	Reduce 15'-0" setback to 8'-4" and allow 10" encroachment into additional setback abv. between 40'-0" and 44'-0", both at the west property line
RATIONALE	<ul style="list-style-type: none"> An additional, elected setback at the alley provides greater benefit to the neighborhood than the full 15'-0" setback above 13'-0" and 2'-0" setback above 40'-0".
DESIGN GUIDELINES	CS1.D. PLANTS AND HABITAT PL1.B. WALKWAYS AND CONNECTIONS PL2.A. ACCESSIBILITY DC2.B. ARCHITECTURAL AND FACADE COMPOSITION

Schemes 2 and 3 request to depart from the 15 ft upper level setback above 13'-0" high along the west property line and the additional 2'-0" setback above 40'-0" along the south property line.

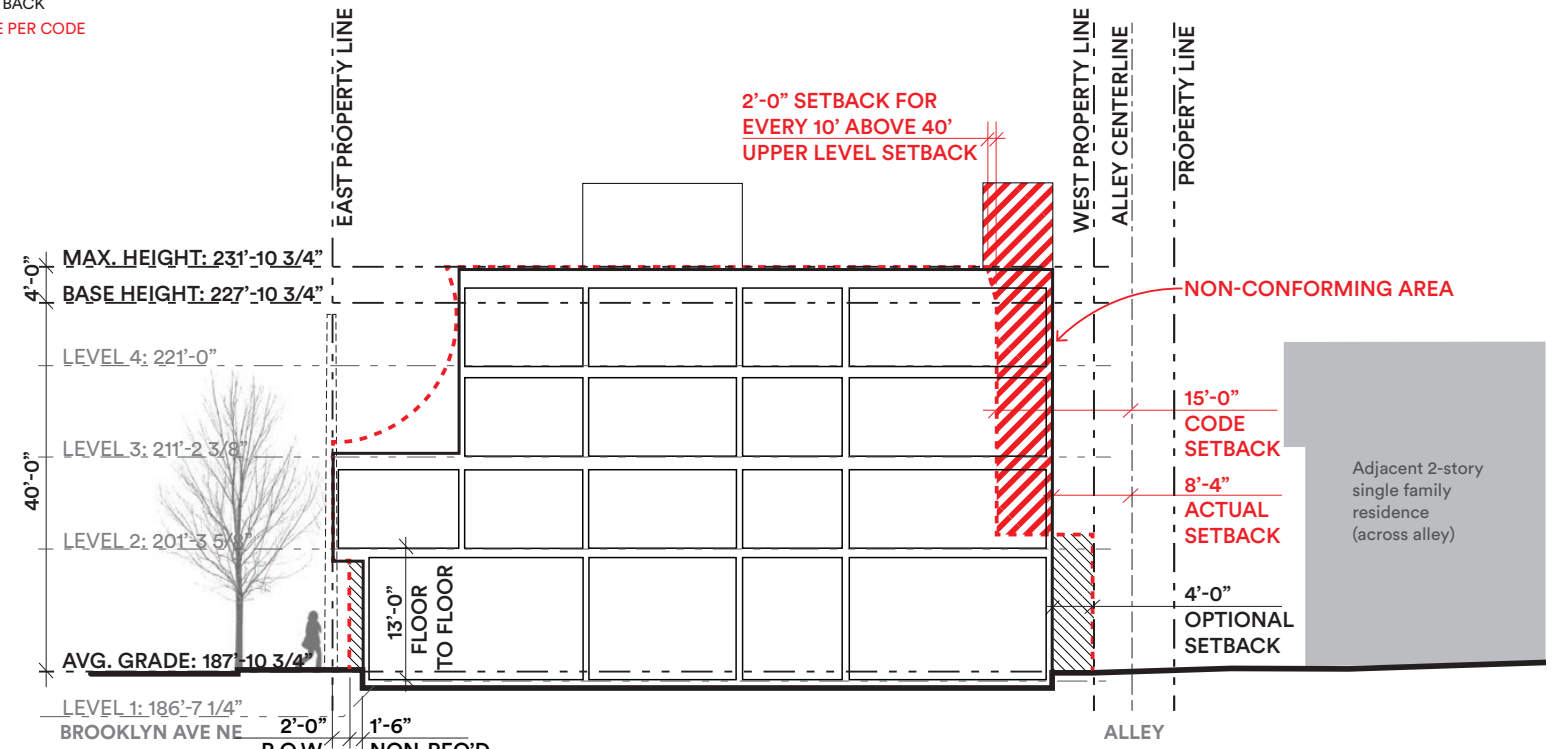
Because there are required upper level setbacks along the south and west property lines, and high voltage line setbacks required at the north and east property lines, the building's allowable massing is reduced to a layer cake effect, where the building levels step-up incongruently. This complicates the proportions at the street facing facades and prevents the building from appearing as a designed whole. The upper level setback departure along the west property line allows consistency at the primary façade of the building (DC2.B) and maintains a simple, elegant building mass.

The west property line abuts a shared alley, and the proposed building is offering an optional ground floor setback of 4'-0" off of the property line totaling an 8'-4" setback from centerline of alley (where a zero lot line is allowed at the ground floor level). This additional 4'-0" setback would alleviate a pinch point at the alley entrance and provide ample space for pedestrian flow and circulation (PL1.B & PL2.A). This additional 4'-0" at grade would also provide opportunity for plants and vegetation along the west façade of the proposed building (CS1.D).

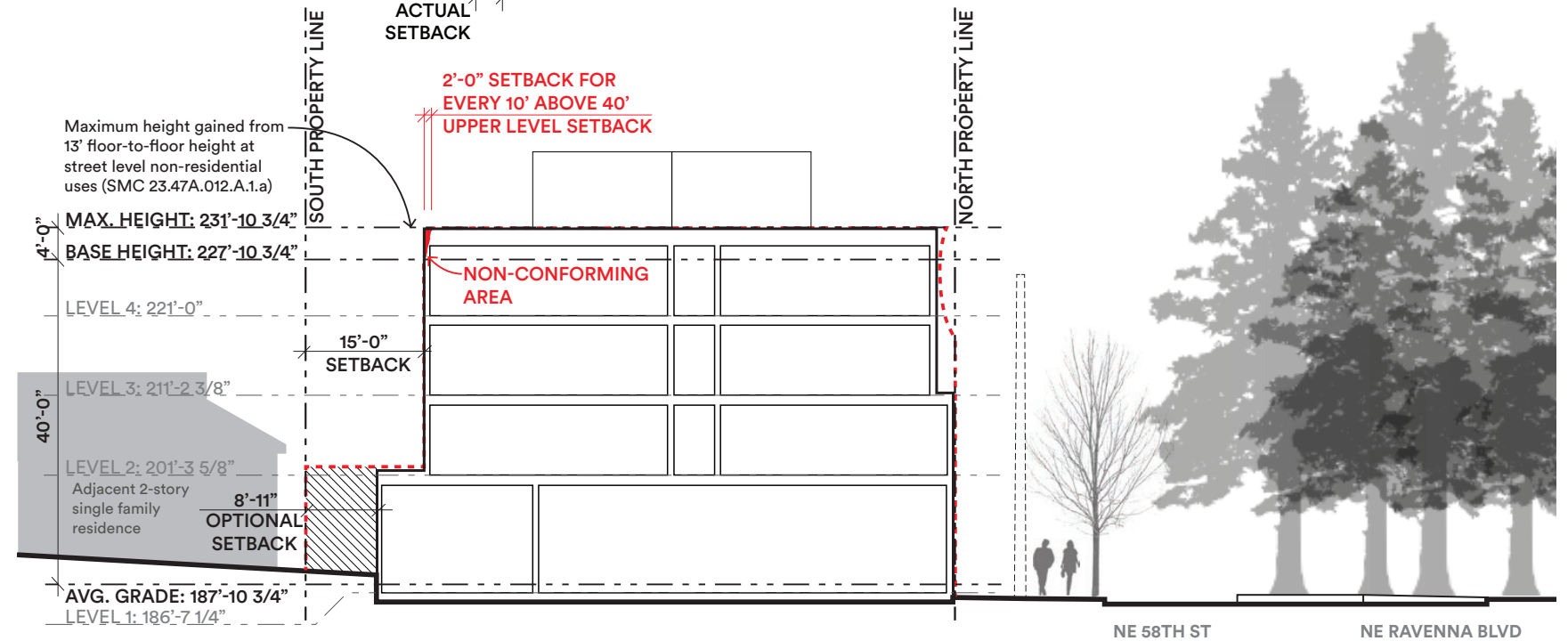
The upper level setbacks of 2'-0" over 10'-0" of height above 40'-0" occur at the south and west facades, and create a non-conforming condition with the proposed building design due to the 4'-0" height bonus offered for providing a minimum 13'-0" floor to floor height at the ground floor level. The impact of the non-conformance is minimal, occurring at a sliver of the upper corner of the building, as the encroachment is barely over the threshold of this additional setback. Compliance would create an awkward massing volume to an otherwise elegant, thoughtful form (DC2.B).

LEGEND

- NON-CONFORMING AREA
- NON-REQUIRED SETBACK
- BUILDABLE VOLUME PER CODE



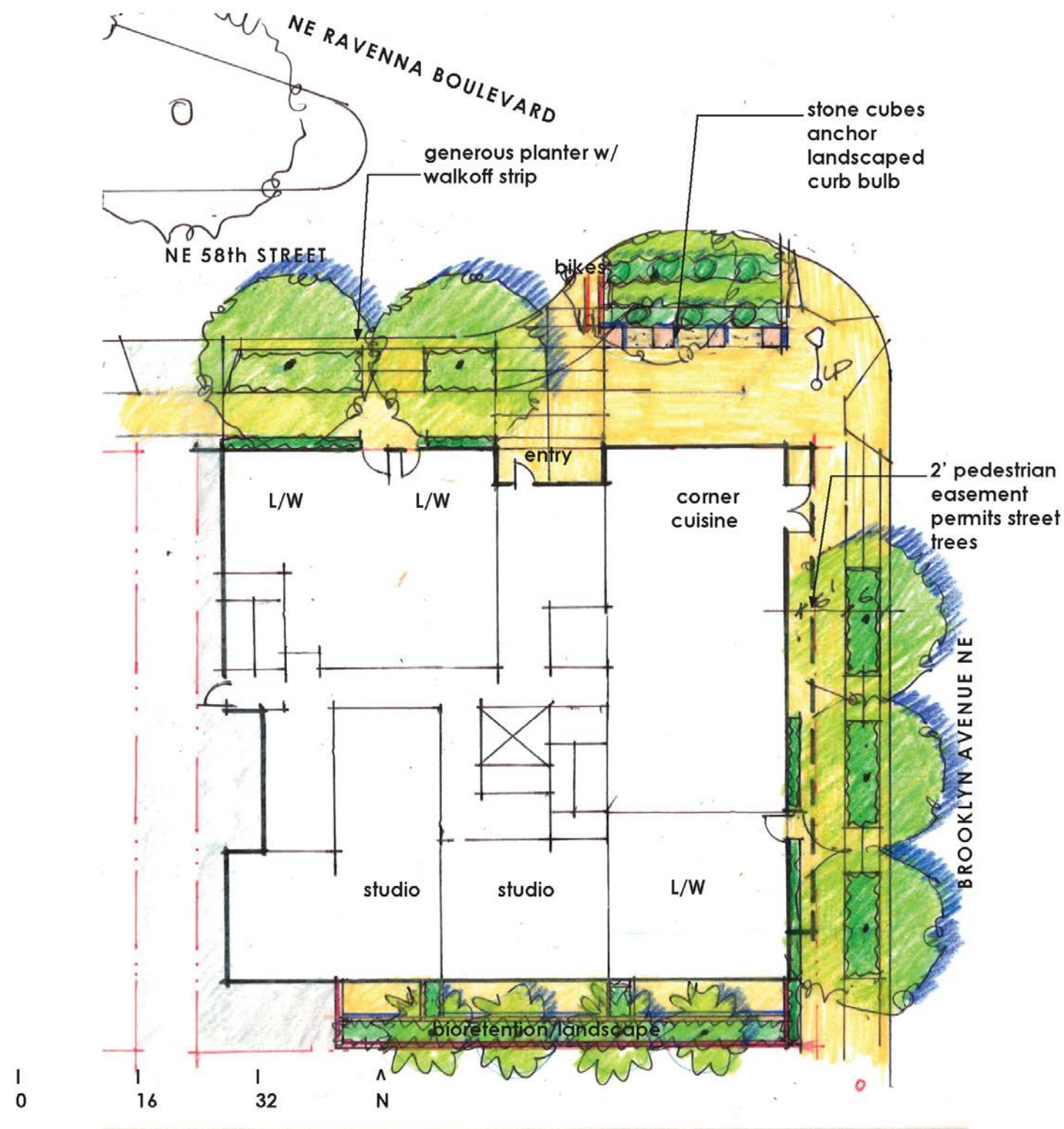
SECTION A



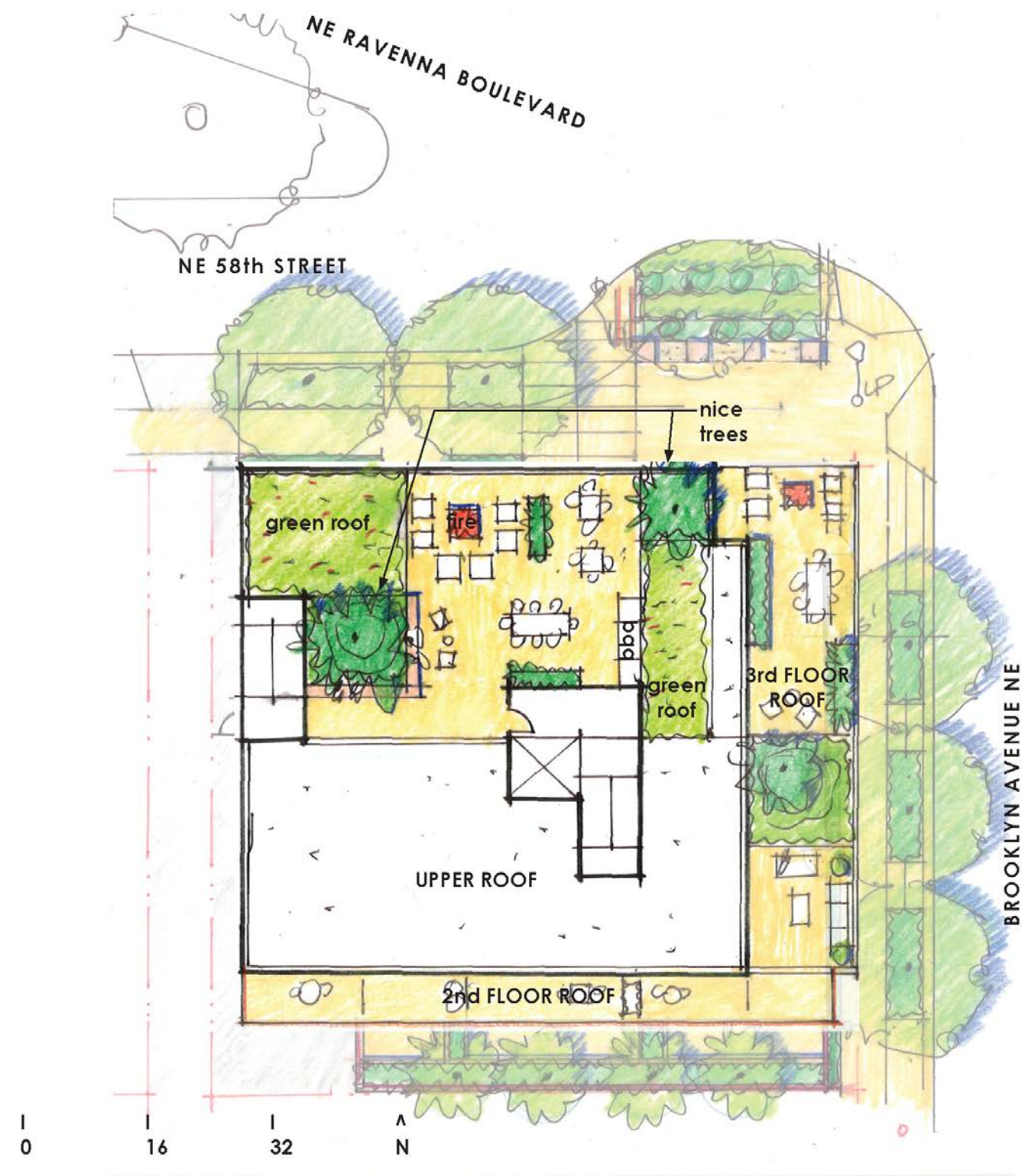
SECTION B

DESIGN CONCEPTS 5.0

LANDSCAPE



STREETSCAPE



ROOF

LANDSCAPE

The landscape design creates a balance between the site, structure, and context. As a property located in close proximity to a neighborhood park and connective greenway, the experience approaching and entering the building relate and respond to the site's natural surroundings. New planting strips along each street and a softly landscaped curb bulb offer a transition from the park and mature trees along Ravenna Boulevard to a designed landscape that complements the new building and its reinvigorated public realm.

An at-grade bioretention planter along the south edge of the property manages stormwater on site while providing a natural feature and privacy buffer for the units on the ground floor. And the approach to the live/work units off of each sidewalk are proposed to be lined with entry zone plantings to create a soft edge between the public realm and the spaces within.

With the various terraces and roof decks available on the building, each above-ground outdoor space offers opportunities to incorporate appropriate greenery for the enjoyment and well-being of the residents, neighbors, and passersby. The required amenity area for the project is 909 SF, and the project proposes approximately 1020 SF of shared amenity area (communal roof deck) and 1530 SF of totaled private amenity area (unit patios & decks).

DC3.B.3 CONNECTIONS TO OTHER OPEN SPACES

Sited adjacent to Ravenna Boulevard, crosswise from Cowen Park, and (farther down the road) Ravenna Park and Green Lake, the proposed project inherently possesses a connectivity to the city's public open spaces. The proposed project aims to optimize the visual and physical access to these open spaces, as the uses orient toward the corner facing Cowen Park and the intersection of Ravenna Boulevard (park) and Brooklyn Avenue (future green street). Transparency at street-level uses and terraced open space in the residences above draw attention and bodies toward this corner, complemented on-site with a landscaping plan that invites planting opportunities around, along, and above the building.

DC3.B.4 MULTI-FAMILY OPEN SPACE

Private and shared terrace and roof deck areas offer open space at varying levels of the building, creating opportunities for views, fresh air, and communal gathering of residents and guests.

DC3.1 OPEN SPACE ORGANIZATION & SITE LAYOUT (UDG)

Ground floor open space and patios create a natural buffer between the single-family lot and the subject property, poising the proposed building toward the park across Ravenna Blvd. Second and third floor roof terraces are spaced and oriented toward the yard and street as is most appropriate for the adjacent relationships. The shared roof deck offers the best views and solar exposure, with the occupiable area concentrated toward the northeast corner, facing the park and offering the most buffer from the single family residences adjacent.

DC3.2 RESIDENTIAL OPEN SPACE (UDG)

Private outdoor amenity space is provided within the proposed project through roof terraces at various levels facing different sides as well as outdoor yards for the south-facing ground floor residential units. Shared amenity space is the rooftop deck, oriented toward the corner intersection and park.



GENEROUS PLANTER WITH WALKOFF STRIP
Seattle, WA



LIVE-WORK WITH ENTRY ZONE
Seattle, WA



ENTRY WITH SEAT CUBES
Seattle, WA



BIORETENTION PLANTER
Seattle, WA



GREEN ROOF EDGE
Seattle, WA



FIRE & FUN
Seattle, WA

*Drawings and images provided by KKLA

BUILDING FACADE

DC2.B.1 FACADE COMPOSITION

The push and pull of the building facade offers opportunities for distinct material transitions, creating moments for added texture, tone, and complements to landscaping applications. Deliberate fenestration layout and panel breaks are proposed to create attractive and well-proportioned facades on all sides, inclusive of the alley facing facade.

DC2.2 ARCHITECTURAL CONCEPT & FACADE COMPOSITION

Currently, along both Ravenna and Brooklyn, nearby blocks lack buildings of recent-era architectural styles. The multifamily buildings lining this particular segment of Ravenna Blvd fall within an early to mid-20th century era. While the massing of the proposed project has multiple setbacks, the design aims to bring simplicity and elegance to a contemporary expression in its form, responding to the current era.

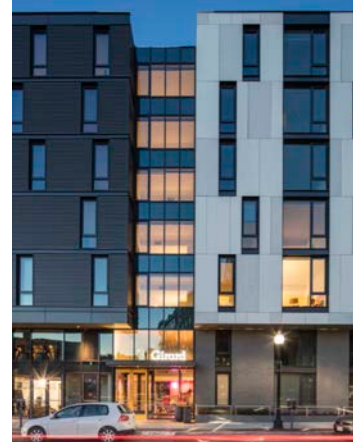
A neutral, timeless palette is proposed for the project, inclusive of reducing the number of materials and colors employed. A cohesive, complementary design is the aim, both for the building within itself as well as the building within its context. The employment of accents and whimsy is proposed to respond more toward the timeless attributes of the site and context like adjacent public greenspaces and the serendipity of human interactions to be fostered on site, in lieu of fleeting stylistic elements.

Additionally, joints, reveals, and fasteners are proposed to be designed with intention and in harmony with the building elements and overall design. context. The employment of accents and whimsy is proposed to respond more toward the timeless attributes of the site and context like adjacent public greenspaces and the serendipity of human interactions to be fostered on site, in lieu of fleeting stylistic elements.

Additionally, joints, reveals, and fasteners are proposed to be designed with intention and in harmony with the building elements and overall design.

DC4.A BUILDING MATERIALS

The project proposes a timeless and maintenance-conscious exterior material palette comprising of two types of metal siding with a thoughtful placement of panel joints, and a textural accent material like stained cedar. The site and the structure's placement on the site do not expose it to unusually high weathering for the climate area. Durable materials that are time-tested in the Pacific Northwest are being used as exterior siding, roofing, and decking. Areas that are treated with more weather-sensitive qualities are proposed to be used on the protected facades or recesses.



GIRARD APARTMENTS
 UTILE
 Boston, MA
 Material transitions take cues from push and pull of building planes



TEJON 35
 MERIDIAN 105 ARCHITECTURE
 Denver, CO
 A minimal use of different exterior materials creates a timeless and maintenance-conscious palette



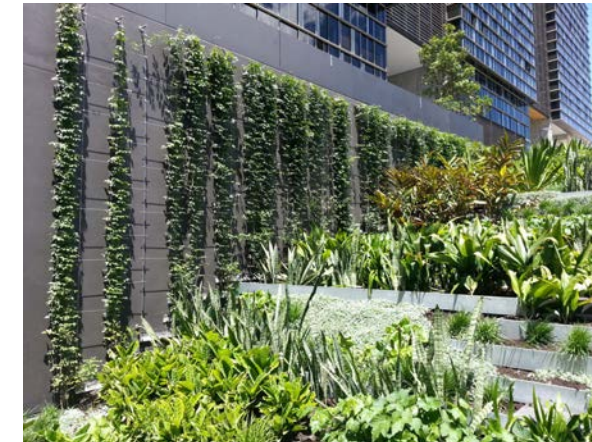
ESPACE CLAUDE MONET
 JEAN-PAUL VIGUIER
 Rouen, France
 A simple material palette along with a deliberate placement of panel joints creates a thoughtful exterior composition



ALBINA YARD
 LEVER ARCHITECTURE
 Portland, OR
 A simple material palette with emphasis on texture



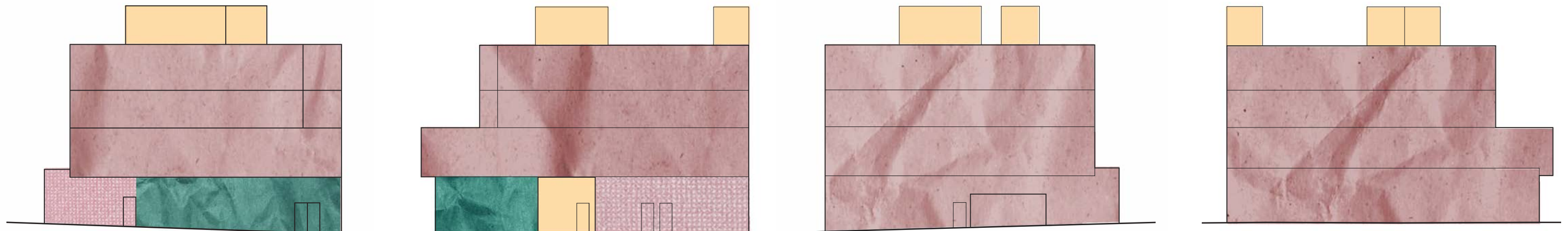
9 LOGEMENTS
 LTTR ARCHITECTS
 Paris, France
 A deliberate and elegant transition of color between ground level and upper levels



ONE CENTRAL PARK
 ATELIERS JEAN NOUVEL
 Sydney, Australia
 Creative application of public green spaces with green walls and urban terracing



ZAC BEAUJON
 MDNH
 Paris, France
 Judicious use of wood panels gives the design careful pops of color and texture





BEL ROY APARTMENTS
WEINSTEIN AU
Seattle, WA
Transparent ground floor retail engages with the public realm and invites people in



SVENDSEN BUILDING
FINNE ARCHITECTS
Seattle, WA
Floors, columns, and windows create a harmonious rhythm with layered hierarchy



KLOTSKI BUILDING
GRAHAM BABA ARCHITECTS
Seattle, WA
Activation of the ground floor retail experience with outdoor seating opportunities

19TH + MERCER
WEINSTEIN AU
Seattle, WA
Pedestrian-scaled signage, along with floor to ceiling glazing invites visitors into the retail experience



PUBLIC REALM

PL3. B.2 RESIDENTIAL EDGES - BUILDINGS WITH LIVE/WORK

Street-level live/work residences are proposed for the project to activate the public realm and offer a diversity of business and housing opportunities in a growing city. The connection at street level is reinforced with transparency and pedestrian-scaled signage to elicit an inviting storefront for the “work” portion of the unit. To balance the semi-public nature of the live/work units, thoughtful landscaping is proposed at the entry points and the “live” portion of the units are tucked away from the street-facing facade a minimum of 15 feet.

PL3. C.1 RETAIL EDGES - POROUS EDGE

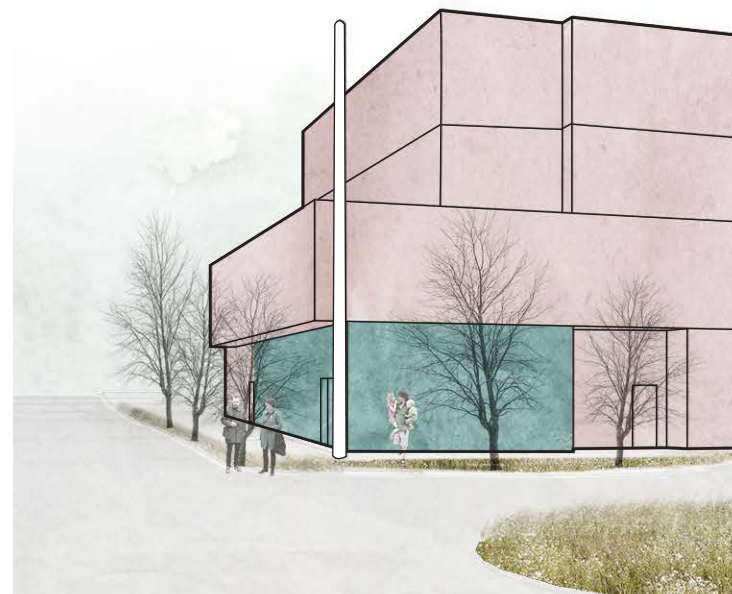
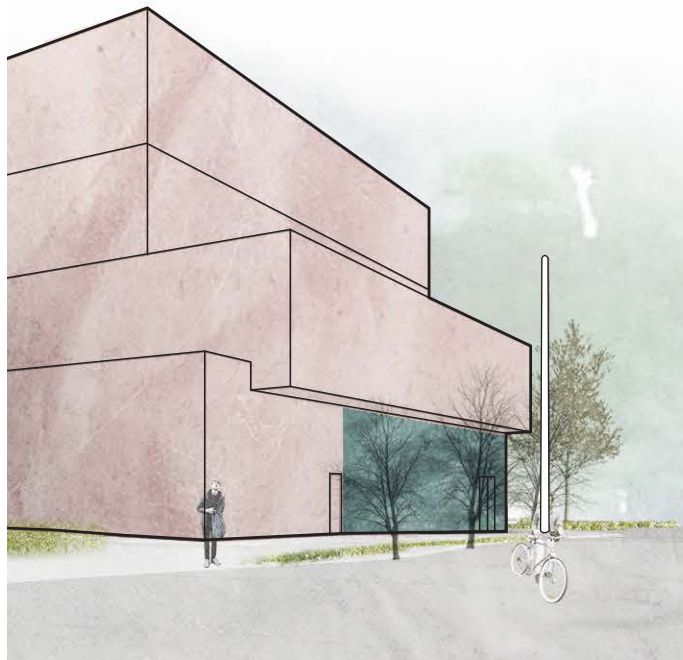
A strong visual connection for the retail edges for the project are proposed along the street-level non-residential units by incorporating large expanses of glazing, creating a high level of transparency and porosity. With some glazing at the corner commercial space proposed to be operable, a physical connection between interior and exterior spaces would offer a fluidity of activity that engages the building inside and out at the street-level corner. Sidewalk seating is a feature of the existing building, and this is proposed to continue and be enhanced by the elevated sidewalk experience along Brooklyn Ave.

DC1.A.1 ARRANGEMENT OF INTERIOR USES - VISIBILITY

Street-facing elevations at street level are proposed to be occupied by commercial and live-work tenants to create ease of visual and physical access to these publicly activated spaces within the building. Flexibility of the ground floor level is proposed through a concrete podium at this level. As the building’s and neighborhood’s needs change over time, spaces within the ground floor level will be poised to change with them. Focusing activity and transparency at the corner of the site offers opportunities for views and attention to point from inside out toward the corner and towards the park beyond.

DC2.3 PEDESTRIAN-SCALED STREETScape DESIGN

Design facades to a human-scaled rhythm of points of interest every 15-30 ft. Layered, hierarchical articulation like mullions, setbacks, patios, detailing, lighting, entries, planters, window groupings.



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EARLY COMMUNITY OUTREACH 6.0

OUTREACH PLAN

IN-PERSON OUTREACH

In-person outreach was conducted on site, at a developer-hosted community meeting. This offered the opportunity for community members to be at the project site and gather within the provided cafe space.

PRESENTATION BOARD

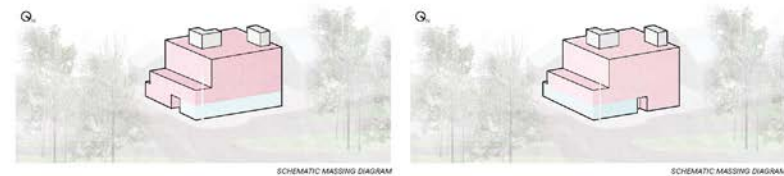
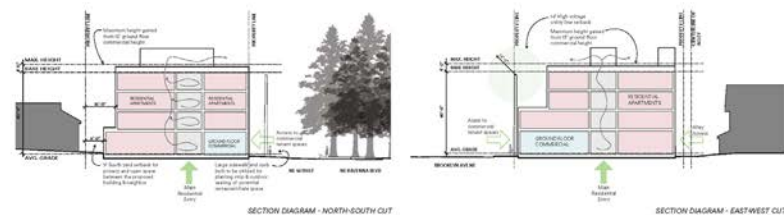
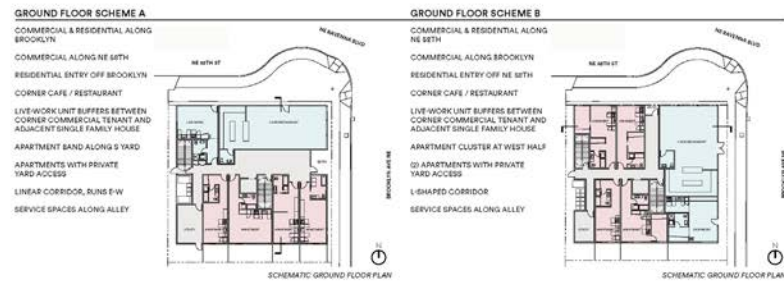
EARLY COMMUNITY OUTREACH 1217 NE Ravenna Boulevard, Seattle 98105



PROJECT INFORMATION

PROJECT ADDRESS 1217 NE Ravenna Blvd.
SDCI PROJECT # 3032688
NEIGHBORHOOD University District
ZONE NC2P-40 (M1)
URBAN VILLAGE University Community Urban Center
TYPE OF BUILDING Mixed-Use
APPLICANT BUILD LLC / Sandy Ha / outreach@buildllc.com*
PROGRAM An existing mixed-use property consisting of commercial tenant(s) and duplex apartments is proposed to be redeveloped into a new 4-story mixed-use building housing ground floor commercial tenant(s), possible live-work units, and apartments.

DESCRIPTION Located at the intersection of NE Ravenna Boulevard and Brooklyn Ave NE, the project proposes the redevelopment of an existing mixed-use property consisting of a cafe/grocery and apartments into a 4-story mixed-use building with ground floor commercial, live-work, and apartments. The project provides a mix of studio, one-, & two-bedroom apartments and maintains a corner commercial space.



HOW TO GET INVOLVED

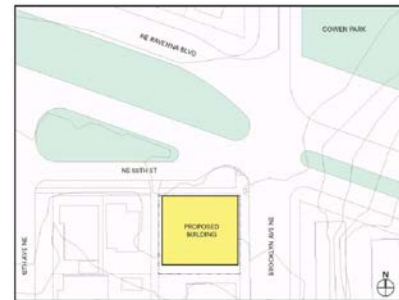
TAKE OUR ONLINE SURVEY* by clicking the link found on the project page: www.buildllc.com/1217
TRACK THE PROGRESS by searching the project address or SDCI project number on the Seattle Services Portal: <https://cosaccela.seattle.gov/>

* Any information collected from the public regarding this project may be submitted to the City of Seattle. Therefore, personal information entered on this form may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

PRINTED OUTREACH

Printed outreach was conducted via fliers posted within a 1/2 mile radius from the project site. A range of businesses from cafes to small businesses and mixed-use developments hung fliers in their windows or on their community boards. The fliers provided information about the project, links to the project website and survey, and the upcoming community outreach meeting.

PROJECT FLIER



EARLY COMMUNITY OUTREACH

PROJECT INFORMATION

PROJECT ADDRESS 1217 NE Ravenna Blvd.
SDCI PROJECT # 3032688
NEIGHBORHOOD University District
ZONE NC2P-40 (M1)
URBAN VILLAGE University Community Urban Center
IN EQUITY AREA No
TYPE OF BUILDING Mixed-Use

PROGRAM Mixed-use property consisting of commercial tenant(s) and duplex apartments
EXISTING 4-story mixed-use building housing commercial tenant(s), possible live-work, and apartments
PROPOSED

APPLICANT BUILD LLC
COMPANY Sandy Ha
CONTACT outreach@buildllc.com*
EMAIL

DESCRIPTION Located at the intersection of NE Ravenna Boulevard and Brooklyn Ave NE, the project proposes the redevelopment of an existing mixed-use property consisting of a cafe/grocery and apartments into a 4-story mixed-use building with ground floor commercial, live-work, and apartments. The project provides a mix of studio, one-, & two-bedroom apartments and maintains a corner commercial space.

HOW TO GET INVOLVED

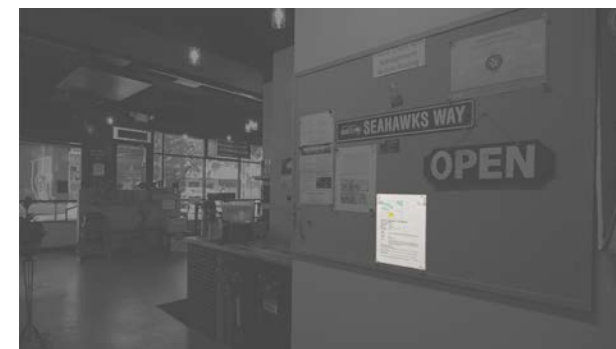
ATTEND OUR COMMUNITY PRESENTATION*
 Join us for a project presentation at the Cowen Park Cafe (1217 NE Ravenna Blvd) on Wednesday 10/03/18 at 5:30pm.

TAKE OUR ONLINE SURVEY*
 Take a moment to complete the online survey by clicking the link found on the project page: www.buildllc.com/1217

TRACK THE PROGRESS
 Search the project address or SDCI project number on the Seattle Services Portal: <https://cosaccela.seattle.gov/>

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POSTED FLIER



DIGITAL OUTREACH

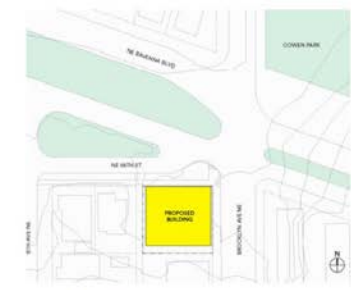
Digital outreach was conducted through an online survey as an efficient means of collecting community feedback about the proposed development. A simple project website (www.buildllc.com/1217) was established to provide project information and a link to the survey. The survey was designed to receive feedback about the envisioned use and quality of experiences at the site.

PROJECT WEBSITE www.buildllc.com/1217

EARLY COMMUNITY OUTREACH

PROJECT ADDRESS: 1217 NE Ravenna Boulevard, Seattle WA 98105

A proposal for a new mixed-use, multi-family apartment building in the University District is in the early planning stages. If you live or work in the neighborhood, or simply care about growth and development in our city, please take a few minutes to complete this **survey** about the project. You may also join us for a community meeting for more information about the project.
Date: Wednesday, October 3, 2018
Time: 5:30 pm
Place: Cowen Park Cafe, 1217 NE Ravenna Blvd.
 Any information collected by BUILD LLC regarding this project may be submitted to the City of Seattle. To learn more about how this information is managed, please read the City's [Privacy Statement](#).



PROJECT INFORMATION

For more information on the project, and to track the progress, you can visit the [Seattle Services Portal](#) and search the project number listed below:

SDCI Project #: 3032688
Neighborhood: University District
Zone: NC2P-40 (M1)
Urban Village: University Community Urban Center
In Equity Area: No

Type of Building: Mixed-Use
Existing & Proposed Program: Existing cafe/restaurant and duplex to be redeveloped into a 4-story low-rise mixed-use project with commercial tenant(s) such as a cafe/restaurant, possible live/work units, and apartments.

Applicant: BUILD LLC
Contact Info:
 Name: Sandy Ha
 Email: outreach@buildllc.com

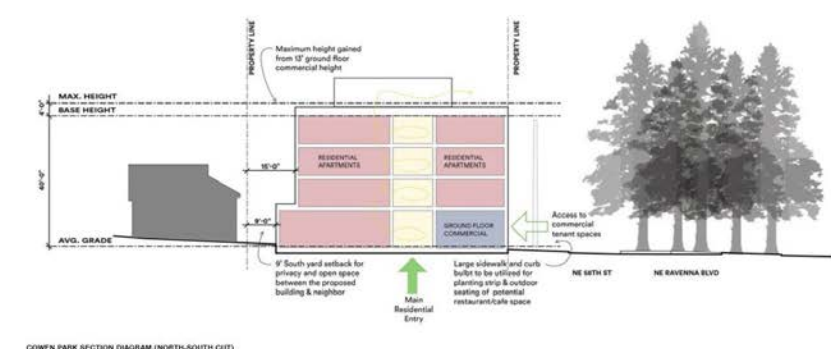
Brief Description: Located at the intersection of NE Ravenna Boulevard and Brooklyn Avenue NE and comprises to Cowen Park, the project proposes the redevelopment of an existing low-rise mixed-use property housing a cafe/grocery and apartments into a 4-story low-rise mixed-use building housing ground floor commercial tenant(s) such as a cafe/restaurant, possible live/work units, and apartments. The project provides a mix of studio, one-, & two-bedroom apartments and maintains the continuation of a corner retail space for the neighborhood.



PHOTO OF EXISTING PROPERTY (NE CORNER AT RAVENNA & BROOKLYN)



PHOTO OF EXISTING PROPERTY (ALONG BROOKLYN)



COWEN PARK SECTION DIAGRAM (NORTH-SOUTH CUT)

WHAT ARE A FEW CHARACTERISTICS OF THE PROJECT SITE AND UNIVERSITY DISTRICT NEIGHBORHOOD THAT YOU THINK MAKE IT STAND OUT FROM THE OTHER AREAS IN SEATTLE?

“It’s granularity and includes smaller buildings.”

“The neighborhood fosters small business.”

“A wide range of density and activities, it’s like its own city.”

“Green spaces feel less controlled/urban and more natural.”

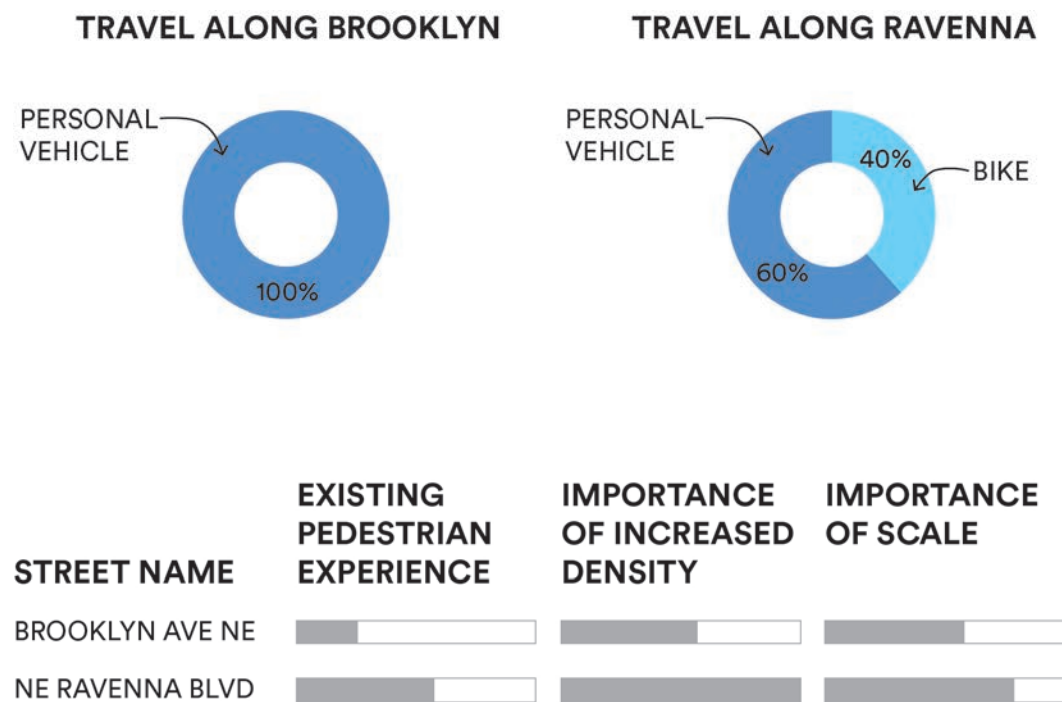
COMMUNITY FEEDBACK

Survey responses were limited, with a sample size of 2 people. And the community meeting was attended solely by members of the design and development team.

The survey responders live or work near the site. Among the feedback received, the responses were consistent. Observations of unique characteristics of the site and neighborhood included ample open green space, the granularity created by the many small businesses and small buildings, and walkability.

Priorities for the site’s development were amplifying the sense of place at the corner, maintaining or providing outdoor seating, encouraging walkability, and creating opportunities for small businesses. The site has clear potential to contribute to the neighborhood with a positive forward motion that will be a welcome addition to a familiar corner.

100% of responders expressed that Ravenna Boulevard would benefit from increased density, that the sense of place of the corner cafe is present but has untapped potential, and agreed on the importance of visual aesthetics of the future development.



DO YOU HAVE ADDITIONAL FEEDBACK NOT COVERED IN THIS SURVEY? PLEASE SHARE WITH US.

“A new mixed-use building here would add a little more prominence to a great corner.”