



ERA LIVING
**IDA CULVER
HOUSE
RAVENNA**

2315 NE 65TH ST

EARLY DESIGN GUIDANCE, 7/18/22
SDCI PROJECT #3038502-EG

CLIENT
IDA CULVER HOUSE LLC

ARCHITECT & LANDSCAPE ARCHITECT
WEBER THOMPSON

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PROJECT INTRODUCTION & GOALS

SITE INFORMATION

The project site is a 1.8-acre L-shaped group of two parcels located along a mid-block portion of Northeast 65th Street in the Ravenna neighborhood of Seattle. A large portion of the site contains a deep ravine that is the northern-most extension of the ravine system in Ravenna Park. This uncommon abundance of vegetation and dramatic landscape presents unique opportunities for development.

The existing building on the site is the current Ida Culver House, a community for seniors owned and operated by Era Living. The building is comprised of a low-rise structure built in 1949, and a connected 3-story wing built in 1988.

DEVELOPMENT GOALS

After 72 years of use, the existing building is ready to be replaced by a modern facility. Era Living intends to demolish the existing building and build new senior housing with street-facing commercial space along NE 65th Street. The new facility will include approximately 135 dwelling units, 130 underground parking stalls, and 203,000 square feet of gross floor area (including 6,000 square feet of commercial area), and will allow Era Living to provide amenities to senior residents as well as to the larger community.

Ida Culver House's decades-long neighborhood presence in Ravenna will be continued with the new facility. Nearly twice as many seniors will be served by the new facility, and new street-level, street-facing commercial spaces will serve the neighborhood as a whole.

CONTRACT REZONE

The larger of the two parcels is currently zoned NC2P-55(M) and NR3. The project team is pursuing a contract rezone which would give the entire parcel a NC2P-55(M) zoning designation.

LEGACY OF IDA CULVER HOUSE

The Ida Culver House Ravenna is one of many retirement communities in the Puget Sound region currently operated by Era Living. All together, the family-owned Era Living operations team serves more than one thousand residents in and around Seattle, with an emphasis on providing holistic, respectful care, and contributing to the neighborhoods they're in.



VIEW OF STREET-FACING FACADE OF IDA CULVER HOUSE RAVENNA, C. 1949



IDA CULVER HOUSE RAVENNA, 2021

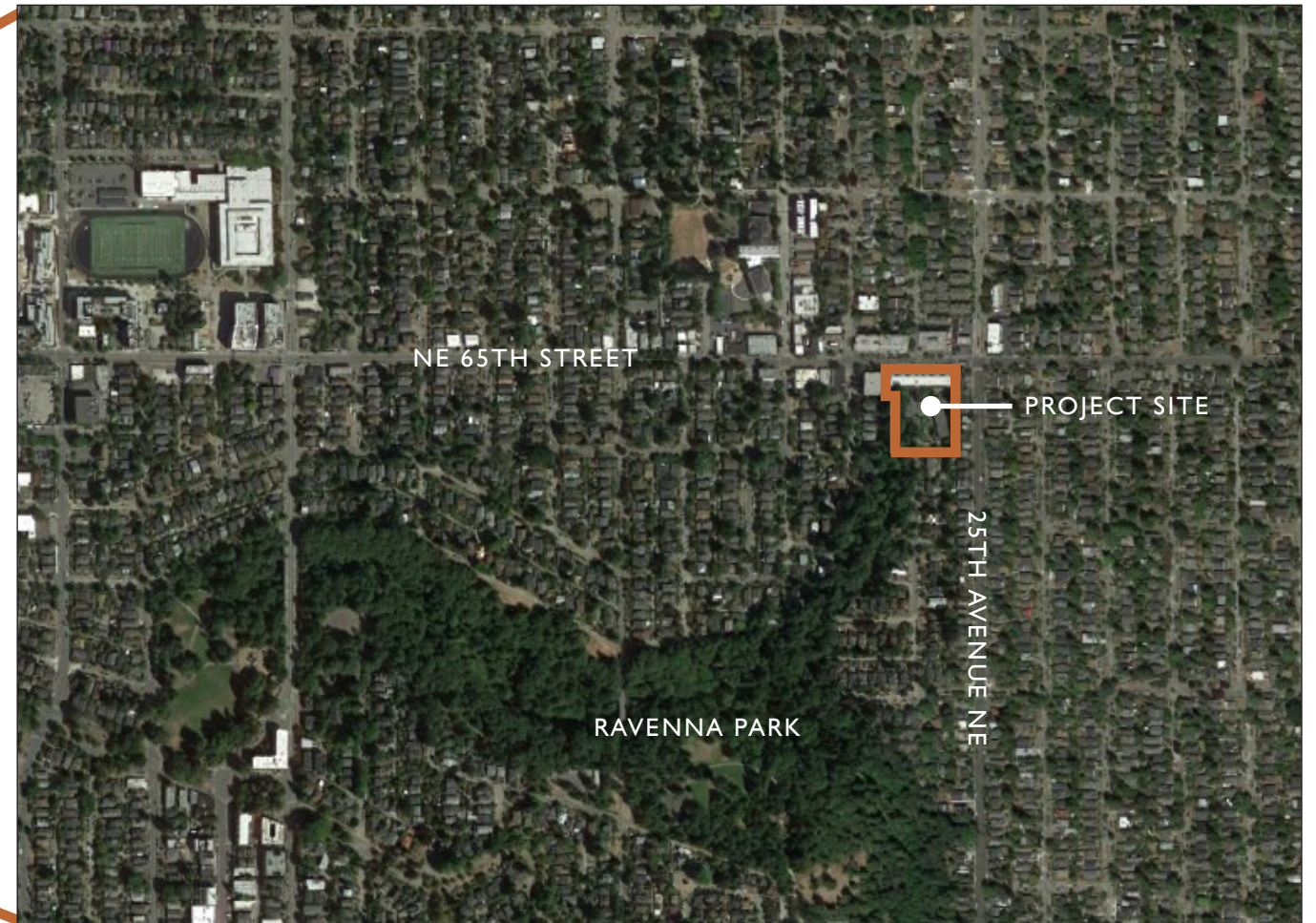


IDA CULVER HOUSE RAVENNA, 1988 ADDITION



INTERIOR, IDA CULVER HOUSE RAVENNA, C. 1949

INTRODUCTION
PROJECT LOCATION



ADJACENT NEIGHBORHOODS

RAVENNA

The Ravenna neighborhood consists of single-family homes, townhouses, and parks, with businesses and multi-family residential buildings clustered along NE 65th Street.

RAVENNA-COWEN NORTH HISTORIC DISTRICT

Added to the National Register of Historic Places and the Washington Heritage Register in 2018, the Ravenna-Cowen North Historic District consists of single-family homes in Bungalow, Tudor Revival, and Colonial Revival styles.

UNIVERSITY DISTRICT

Home to the University of Washington, the U-District neighborhood is a hub of employment, student life, and culture north of Portage Bay and Union Bay, east of Interstate 5, south of Ravenna and Cowen Parks. High-rise, mid-rise and small scale homes and businesses all coexist in the U-District.

BRYANT

Single-family homes dominate the Bryant neighborhood, with businesses grouped around traffic thoroughfares. Several religious institutions and parks populate the neighborhood as well.

WEDGWOOD

Wedgwood is comprised of single-family homes much like the adjacent neighborhoods of Ravenna and Bryant. It is home to Wedgwood Rock, a glacial boulder nestled in the earth.

ROOSEVELT






Named after U.S. President Theodore Roosevelt, this neighborhood has seen an increase in mid-rise, mixed-use development in recent years, while the rest of the neighborhood retains its single-family scale.

MAPLE LEAF

The urban fabric of Maple Leaf consists of small-scale residential and commercial structures, and the neighborhood is bordered by traffic corridors to the west, south, and east, and the dense residential and commercial core at Northgate, to the north.







NEIGHBORHOOD AMENITIES

-  Project Site
-  King County Metro Bus Route
-  Roosevelt Light Rail Station
-  Roosevelt Residential Urban Village
-  University District Urban Center







0-5 MINUTE WALK, 0-0.2 MILES

-  1 Ravenna Varsity Restaurant
-  2 Ravenna-Eckstein Community Center and Park
-  3 Zeeks Pizza
-  4 Harissa Mediterranean Cuisine
-  5 Wataru (restaurant)

5-10 MINUTE WALK, 0.3-0.5 MILES

-  6 Ravenna Park
-  7 Bryant Corner Cafe
-  8 Third Place Books
-  9 Seattle Reformed Presbyterian Church

10-15 MINUTE WALK, 0.6+ MILES

-  10 Congregation Beth Shalom
-  11 Seattle Public Library – Northeast Branch
-  12 Wedgwood Mart
-  13 Jet City Pizza
-  14 Whole Foods
-  15 Ravenna Brewing Co.



HISTORIC & NEIGHBORHOOD CONTEXT

GREATER NEIGHBORHOOD CONTEXT

Northeast Seattle's past, present, and future are all represented in the architectural styles of its structures.

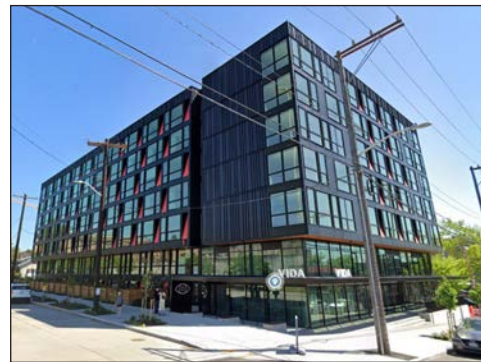
In the past three decades, multi-family residential buildings have sprung up around the main traffic thoroughfares, in contemporary and northwest-modern styles. At street level, retail spaces activate the sidewalk and draw pedestrians inside. Apartments on the upper floors take advantage of views and daylight. The newly-opened light rail station brings even more activity to the pedestrian zones around NE 65th Street and 12th Ave NE.

Several places of worship call Ravenna home, and they utilize a range of styles: mid-century modern, federalist, and ranch-style contemporary. Schools in the neighborhood also exhibit a variety of architectural styles, borrowing from Georgian and International styles.

Nearby landmarks include Roosevelt High School, Cowen and 20th Ave. bridges in Cowen & Ravenna Parks, Bryant Elementary School, Mod Apartments (formerly Theodora), and the Northeast branch of the Seattle Public Library.



1 BROOKLYN 65



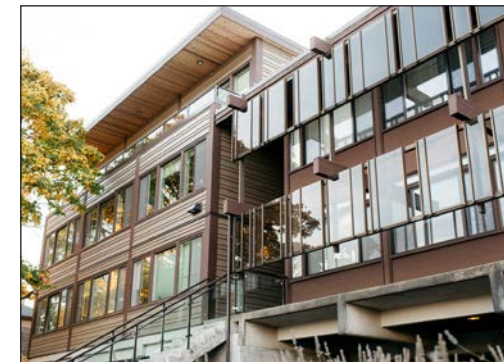
2 VIDA APARTMENTS



3 ROOSEVELT HIGH SCHOOL (LANDMARK)



4 THIRD PLACE BOOKS



5 MOD (THEODORA) APARTMENTS



6 ZEEKS PIZZA



7 DWELL ROOSEVELT CONDOMINIUMS



8 UNIVERSITY UNITARIAN CHURCH



9 RAVENNA UNITED METHODIST CHURCH



10 NORTHEAST BRANCH OF SEATTLE PUBLIC LIBRARY



11 CONGREGATION BETH SHALOM



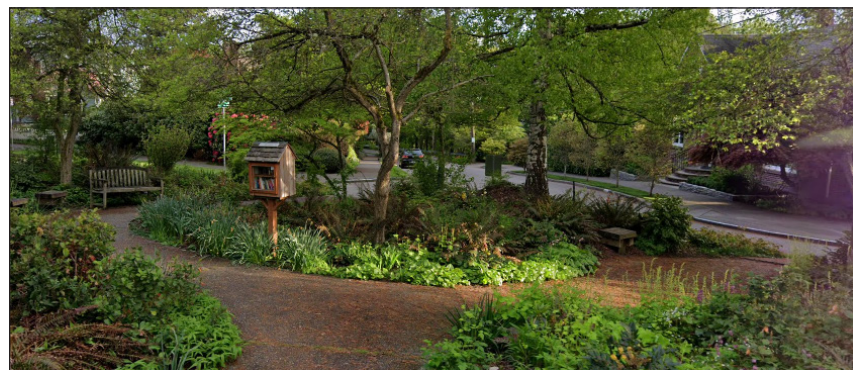
12 RAVENNA SCHOOL APARTMENTS

RESIDENTIAL & NATURAL CONTEXT

Residential architecture in the Ravenna neighborhood is comprised of single-family, low-rise, and mid-rise structures. The popularity of the neighborhood means that it is trending toward denser development, but the desire to maintain the scale and character of single-family, domestic architectural styles remains strong. Within the urban fabric of single-family homes, a variety of styles are used.

Townhouses have become popular in the Ravenna neighborhood, many of which were built in the last few decades. They join an existing urban fabric of duplexes, triplexes, and low-rise apartment buildings in the neighborhood north of 65th.

Outdoor amenities in Ravenna include playfields and gardens at the Ravenna Eckstein Community Center, and trails, playgrounds, and fields at Ravenna and Cowen Parks. These large-scale green spaces are a welcome respite from the density of the city.



1 LITTLE FREE LIBRARY IN WHITAKER PARK



2 BUNGALOW STYLE HOME



3 TOWN HOMES



4 TRANSITION BETWEEN SINGLE-FAMILY STRUCTURE AND TOWNHOUSE



5 RAVENNA COMMUNITY GARDEN



6 TRANSITION BETWEEN SINGLE-FAMILY STRUCTURE AND MULTI-FAMILY STRUCTURE



7 TRANSITION BETWEEN TOWNHOUSE AND SINGLE-FAMILY STRUCTURE



8 RAVENNA RAVINE

CULTURAL CONTEXT – ARCHITECTURAL STYLE

NORTHWEST MODERN ARCHITECTURE

Northwest Modern Architecture, also known as Northwest Regional Architecture, is an architecture style that was largely popular in the Pacific Northwest region between 1935 and 1960.

It is a variant of the International Style, rooted and influenced by climates found in Washington, Oregon, and British Columbia.

The style was developed by architects in the Northwest and several original examples (shown at right) presently exist in the Ravenna and Bryant neighborhoods.

Many of the features prominent within this style, such as blending interior and exterior spaces, large windows providing access to daylight and the outdoors, exposed natural materials, an abundance of wood, and visual connections to nature, serve to link the architecture to its natural environment.

The project's proximity and strong connection to the Ravenna Ravine, along with the future facility's desire to contain abundant natural elements, provide a strong foundation for the development of the Northwest Modern Style.

Given the historic relevance of this architectural style and its embracing of both Pacific Northwest traditions and natural elements, this architecture style serves as much of the inspiration for the design considerations for this project.



UNIVERSITY UNITARIAN CHURCH, PAUL HAYDEN KIRK



NORTHEAST BRANCH OF SEATTLE PUBLIC LIBRARY (LANDMARK, PAUL THIRY)



MOD (THEODORA) APARTMENTS (LANDMARK, GRANT, COPELAND, CHERVENAK & ASSOC.)



ECOLOGICAL CONTEXT – EXISTING RAVINE & NATURAL AREAS

RAVENNA

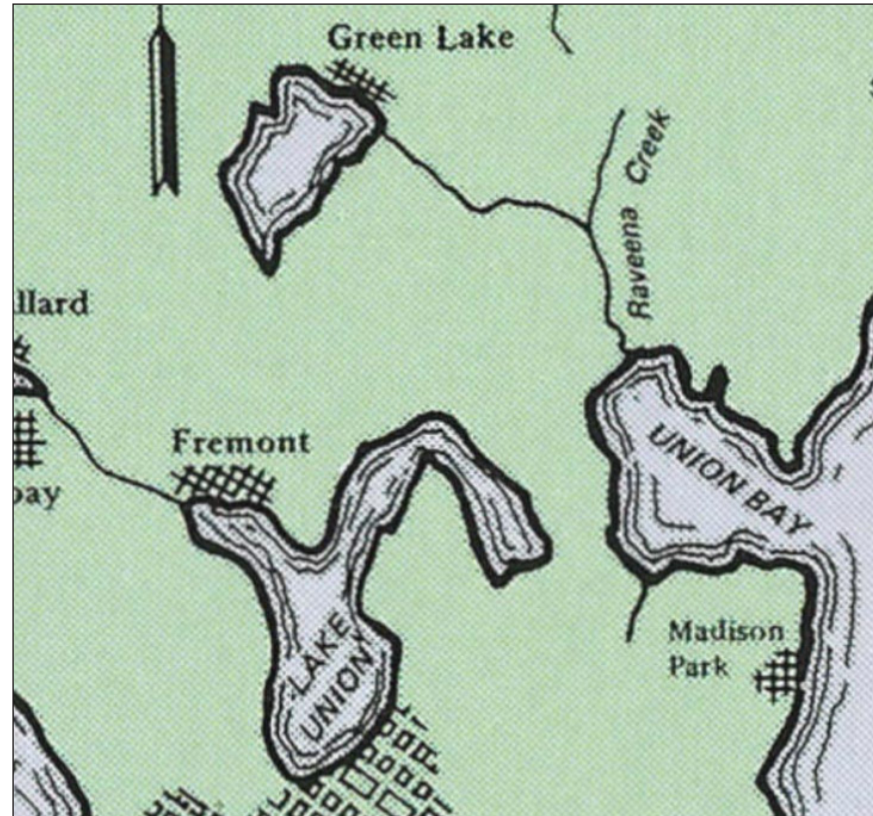
The Ravenna ravines were originally carved out by the melting of the Vashon Glacial Ice Sheet. Several Duwamish settlements populated the area along present-day Lake Washington, where people hunted, grew food, and created trails throughout the landscape. It was common for some wooded areas to be burned, in order to create spaces for hunting wolves, cougar, bear, deer, and elk; and to grow blackberries, salmonberries, and root crops. Such anthropogenic grasslands grew in what is now the University District and along Sand Point Way.

As European-American settlements flourished in the Puget Sound region in the late 1800s, the landscape of the Ravenna area began to change drastically. In the 1880s and 1890s, a railway, a streetcar line, and the Latona Bridge all provided access to areas northeast of Seattle. In the 1910s, the Montlake Cut and the University Bridge allowed boat traffic to travel between Lake Union and Lake Washington. The water level of Lake Washington dropped nine feet as a result.

The main ravine in Cowen Park and Ravenna Park once accommodated overflow from Green Lake. Originally called Ravenna Springs Park at its platting in 1887, its sulfur springs were advertised as having healthful qualities, and by 1902 ten thousand visitors paid a 25-cent admission fee to visit the park. The springs were damaged several decades later in a bulldozer accident, and they no longer flow at the same rate they once did. By 1911, the City of Seattle took ownership of the park, removed all of the largest, oldest trees in the park, and implemented the Olmsted plan which nearly dried the water flow into the ravine. Ravenna Creek was routed underground and continued through to Union Bay. Both the western end of the ravine and the southeastern end of the ravine were filled in in the 1960s and 1930s respectively, to create recreation areas. Today, bigleaf maple, douglas fir, grand fir, western hemlock, western white pine, western red cedar, redwood, incense-cedar, and western larch grow in Ravenna Park and Cowen Park. Neighborhood volunteers work to clear invasive species from the parks. 4.5 miles of trails are used by nearby residents and visitors, and sparrows, seagulls, finches, crows, and squirrels occupy the park as well.

PROJECT SITE

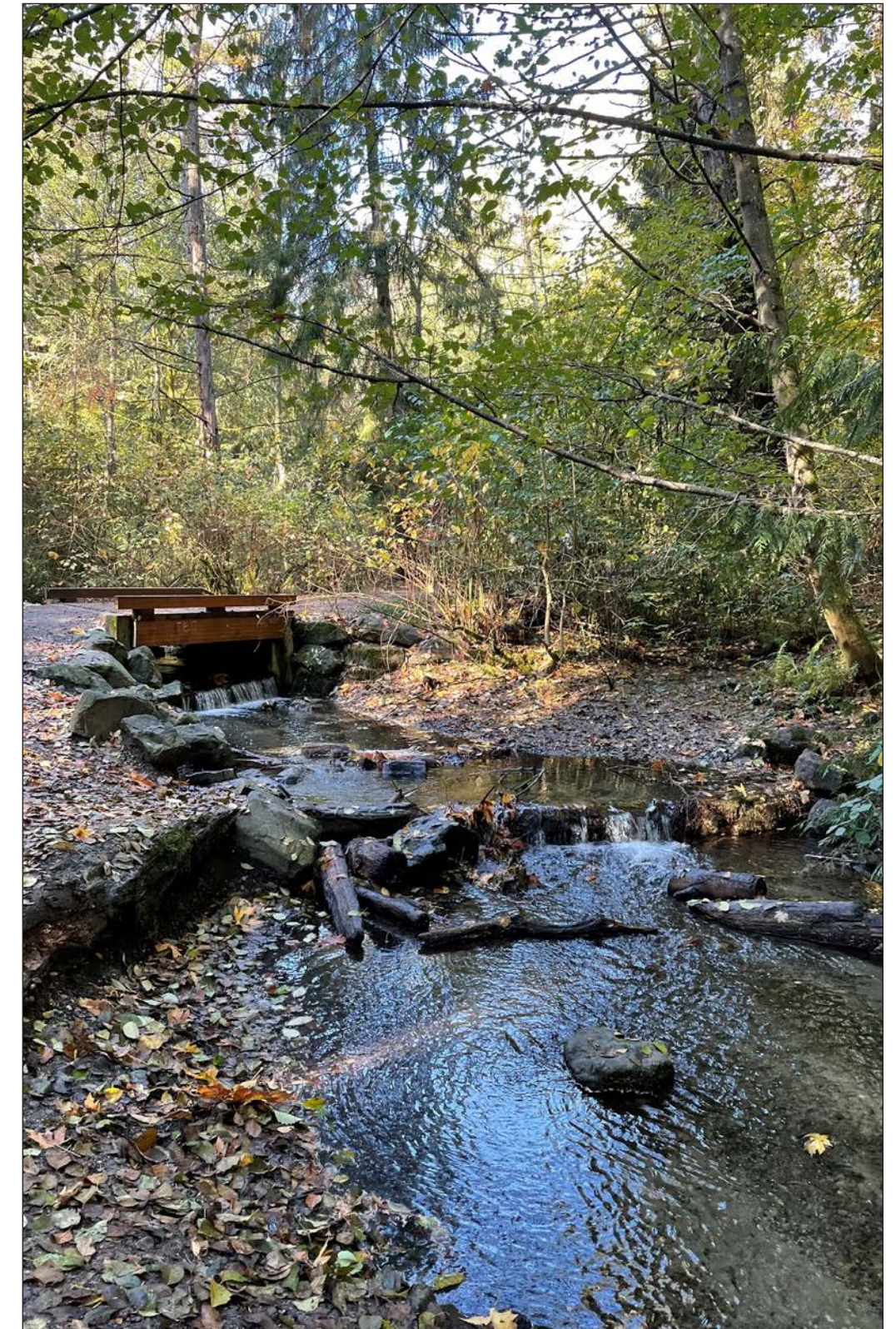
The project team's ecologist evaluated the site of the proposed project in November 2021. Delineation of the steep slope hazard area and wetland area were made, and these findings will be shared with SDCI.



MAP OF SEATTLE SHOWING APPROXIMATE CONDITIONS IN 1902



PARK VISITORS AND MINERAL SPRINGS AT RAVENNA PARK, 1903



VIEW OF CREEK IN RAVENNA PARK, 2021

RAVENNA RAVINE ECOLOGICAL RESTORATION

RESTORATION GOALS

Invasive Plant Removal

- Laurel, Holly, Ivy, Blackberry
- Create long term integrated pest management plan for dealing with invasives

Soil Stabilization

- Geotextile fabric over slope after precise clearing of invasive plants
- Replant with native species

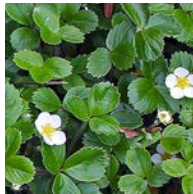
Enhanced Habitat

- Restore understory planting with appropriate native selection
- Rehabilitate existing wetland

SELECTED PLANT PALETTE



bald hip rose



beach strawberry



salmonberry



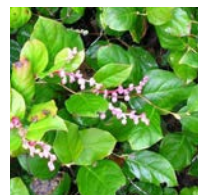
evergreen huckleberry



sword fern



dagger-leaf rush



salal



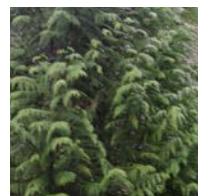
vine maple



oregon grape



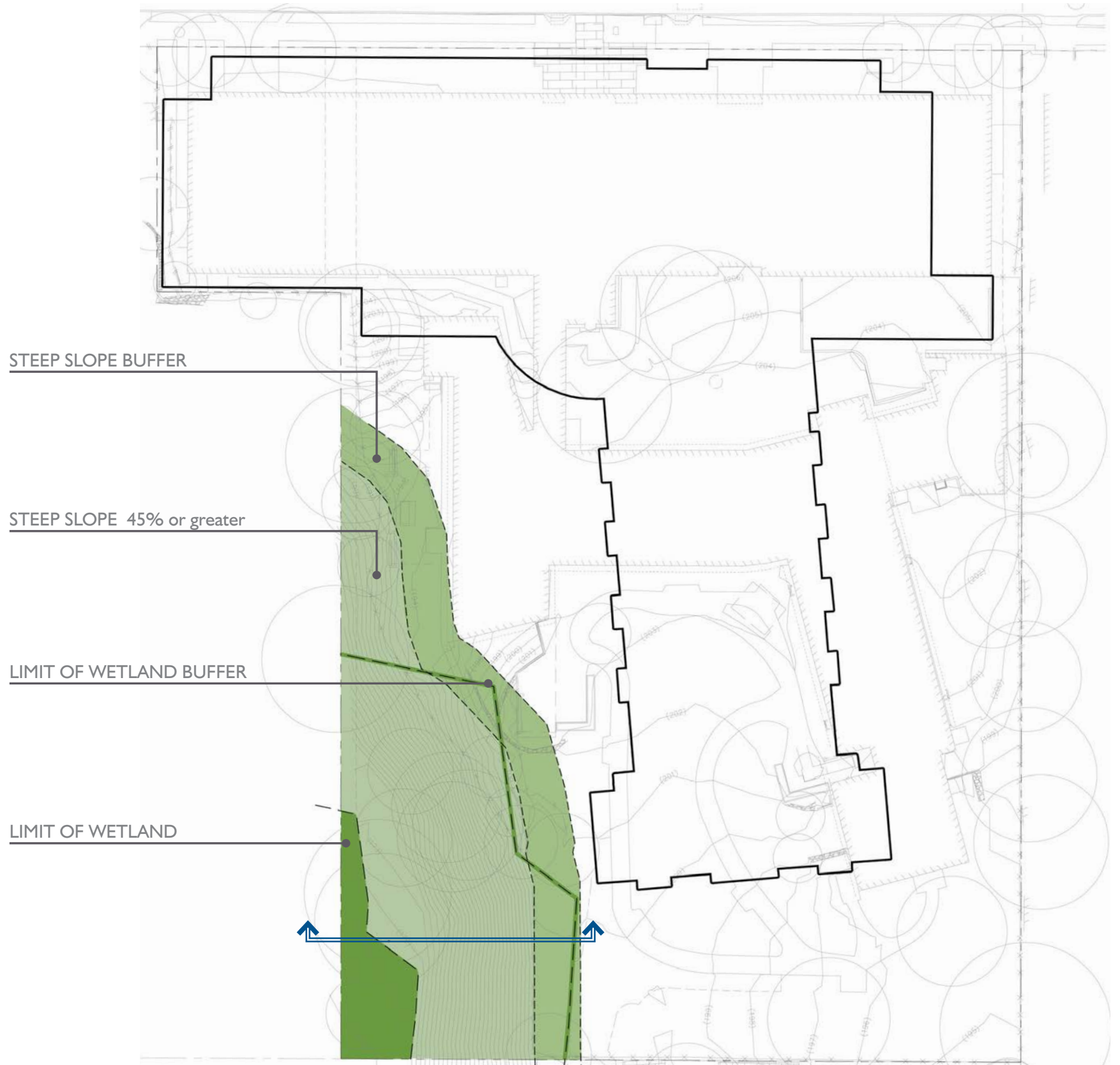
pacific coast iris



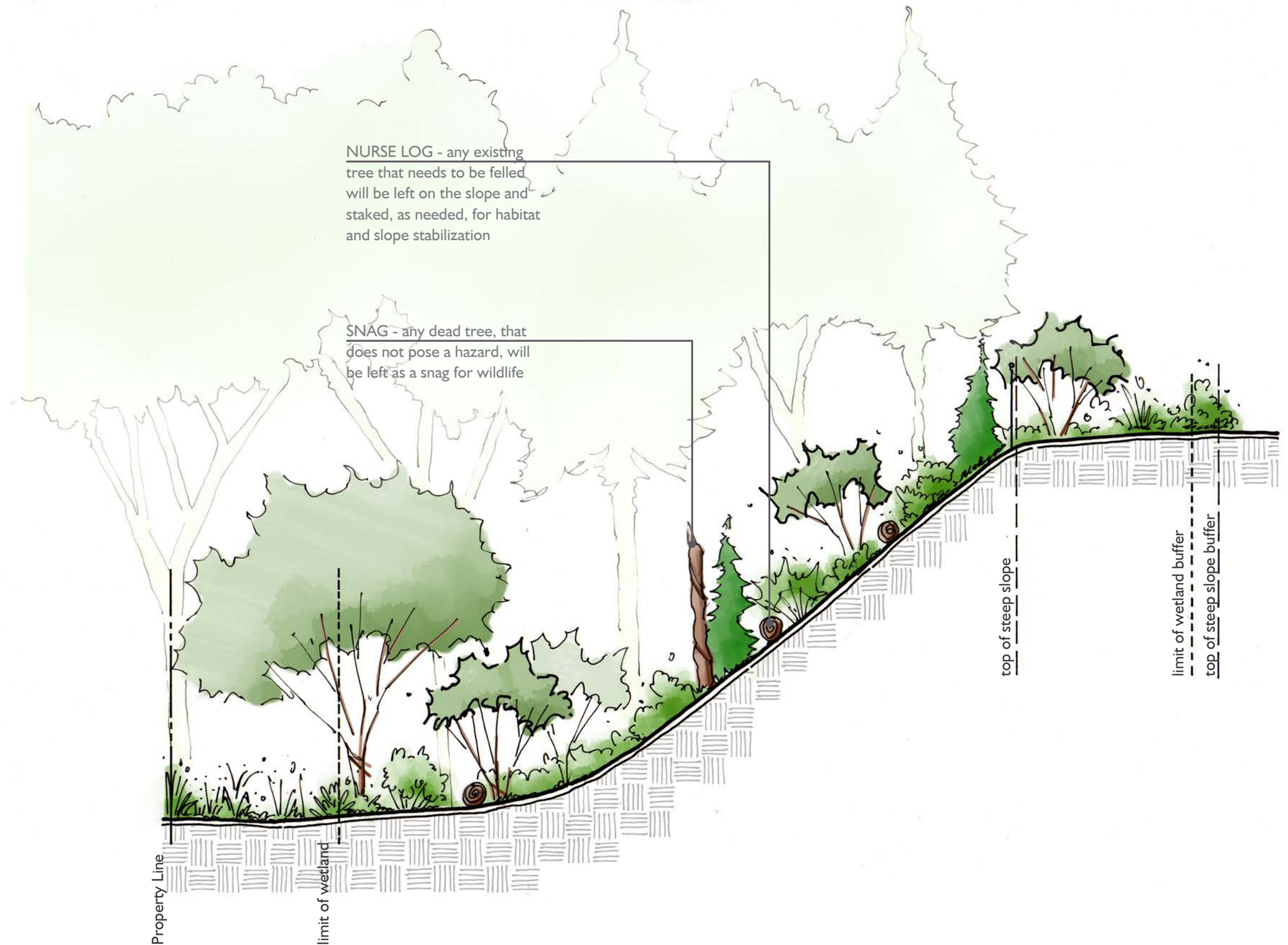
western red cedar



redtwig dogwood



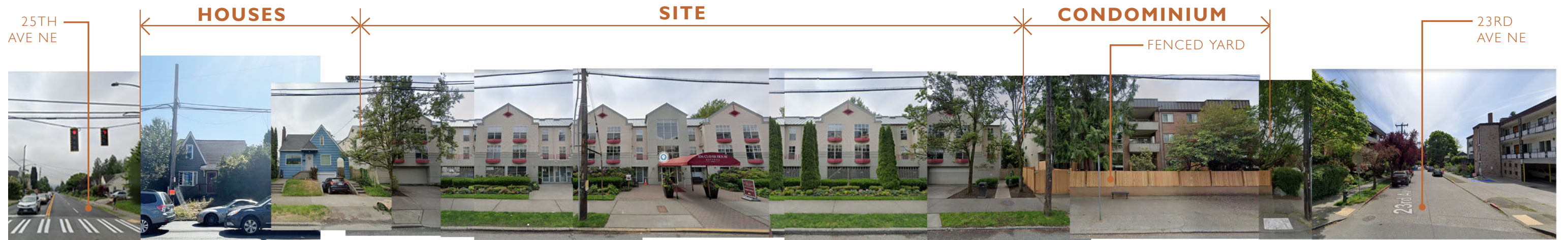
RAVENNA RAVINE ECOLOGICAL RESTORATION



HISTORIC & NEIGHBORHOOD CONTEXT
EXISTING STREETScape



NORTH SIDE OF NE 65TH STREET



SOUTH SIDE OF NE 65TH STREET



PANORAMA AT DEAD END OF 24TH AVE NE

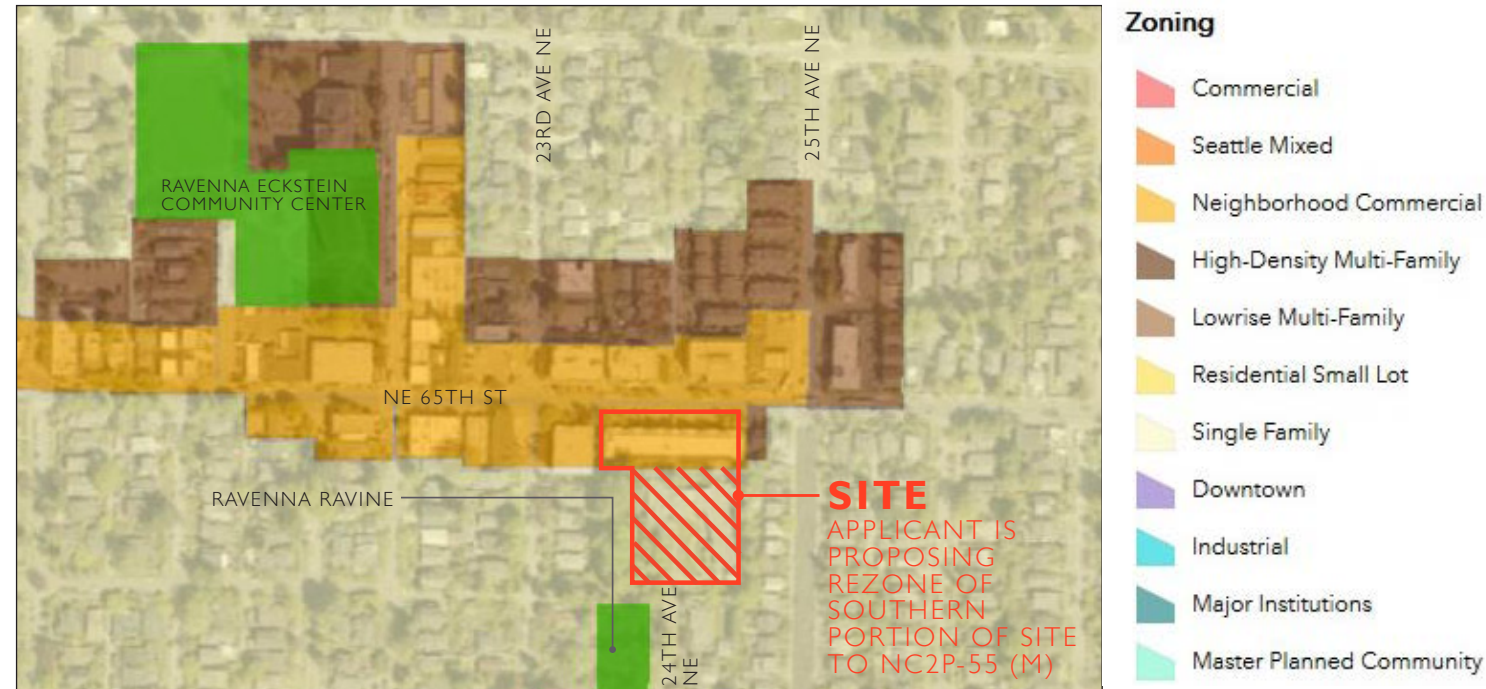


WEBER THOMPSON



ZONING SUMMARY

NC2P-55(M) NEIGHBORHOOD COMMERCIAL



STRUCTURE HEIGHT - 23.47A.012 (ALSO 23.86.006)

55 feet above average grade plane.

FLOOR AREA RATIO - 23.47A.013 (ALSO 23.86.007)

FAR limit of 3.75

STREET-LEVEL DEVELOPMENT STANDARDS - 23.47A.008

Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

Continuous overhead weather protection is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street.

Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

LIGHT AND GLARE STANDARDS - 23.47A.022

Exterior lighting must be shielded and directed away from adjacent uses.

LANDSCAPING AND SCREENING STANDARDS - 23.47A.016

Green Factor score of 0.3 or greater required

Street trees are required.

AMENITY AREA - 23.47A.024

Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. For the purposes of this subsection bio-retention facilities qualify as amenity areas.

VEHICULAR PARKING - 23.47A.032 (ALSO 23.54.020)

RESIDENTIAL:

1 (one) space per each dwelling unit.

In all commercial zones and in pedestrian-designated zones, no parking is required for the first 1,500 square feet of each business establishment.

A minimum of 60 percent of the parking spaces shall be striped for medium vehicles.

If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut (garage door not to exceed the maximum width allowed for curb cuts).

SETBACK REQUIREMENTS - 23.47A.014

An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR, or HR zone: ten feet for portions of structures above 13 feet in height to a maximum of 65 feet.

An upper-level setback is required along any rear or side lot line that abuts a lot in a single-family zone: fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; for each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.

No entrance, window, or other opening is permitted closer than 5 feet to an abutting residentially-zoned lot.

FACADE MODULATION: For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line

STRUCTURAL BUILDING OVERHANGS - 23.53.035

The maximum horizontal projection for a structural building overhang shall be 3 feet.

The maximum length of each structural building overhang shall be 15 feet.

The minimum horizontal separation between bay windows, between balconies, and between bay window and balcony combinations, shall be 8 feet.

COMMUNITY OUTREACH SUMMARY

NEIGHBORS

The applicant team sought feedback from neighbors about the proposed development of the Ida Culver House site. Goals included reassuring neighbors that the site and new structure will still be used as senior housing, and to show how the bulk and massing of the proposed building would not crowd existing structures and properties on the block.

CITY OF SEATTLE

A portion of the applicant team's outreach efforts was to Seattle City staff, to learn about the zoning limitations and opportunities of the site. After discussion with city, the applicant team will pursue a contract rezone, to achieve building yield goals and to establish a consistent zone designation across the entire project site.



PRESS RELEASE JULY 2021

Following discussions with those most impacted by the project, the project team issued an official press release, confirming plans for a new assisted living facility at the Ida Culver site.

CITY OF SEATTLE OUTREACH – REZONE JANUARY 2022

The project team reached out to the City of Seattle to begin the rezone effort for the portion of the project site currently zoned for single family use. The first step of the rezone effort is to request a code interpretation that clarifies the extent of the project's "block."



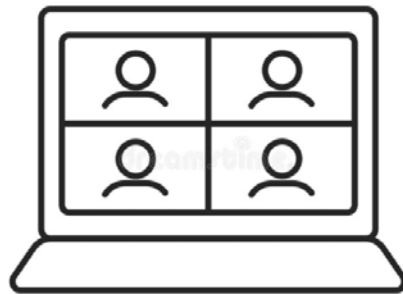
REQUIRED COMMUNITY OUTREACH APRIL/MAY 2022

The project team held meetings and created a website and flyer to communicate design intent to the community.

JAN. 2021

COMMUNITY MEETINGS, ROUND 1 APRIL 2021

To begin the community engagement process, the ownership team hosted neighborhood meetings on zoom as a way to introduce the future project to those most impacted by the redevelopment. These meetings consisted of current Ida Culver residents, site-adjacent residents and other nearby neighbors who would be the most impacted by the future building. These meetings provided a useful first step towards gaining a better understanding of the community's concerns and needs.



COMMUNITY MEETINGS, ROUND 2 JUNE 2021

The second round of community meetings gave the nearby neighbors a second chance at providing feedback, as well as inviting the larger Ravenna community to provide their input. During these meetings the applicant team presented proposed building massings and showed how the future building will respond to & respect the current neighbors and existing ravine & vegetation.



Feedback from outreach:

- New building should fit in with character and scale of neighborhood
- Support for ecological improvement at ravine, along with other long-term sustainable design objectives
- Attractive and safe streetscape at NE 65th Street

JUN. 2022

PRIORITY DESIGN GUIDELINES

URBAN STREETSCAPE

CS3.A.4

Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.



USERS OF THE SITE

CS1.E.2

Adding interest with project drainage: use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians...

DC3.B.4

Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, ... and crafts or hobbies.



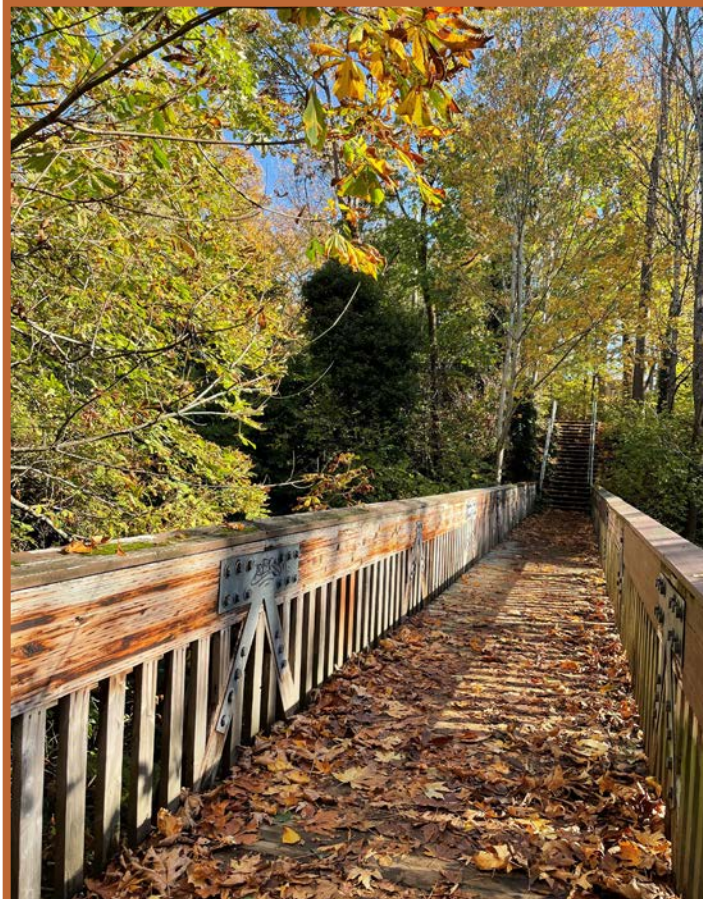
SITE: RAVENNA RAVINE

CS1.D.1

On-Site Features: incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible.

DC3.C.3

Support Natural Areas: Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.



SITE: NEIGHBORS

CS1.B.2

Daylight and Shading: maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of the structures on the site.

CS2.D.2

Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example, using an existing stand of trees to buffer building height from a smaller neighboring building.

IMAGINED USER EXPERIENCES

RESIDENTS AND FAMILY MEMBERS OF RESIDENTS

Residents have likely lived in the Ravenna neighborhood for a long time. Ties to their community, careers, children, are all important to maintain.

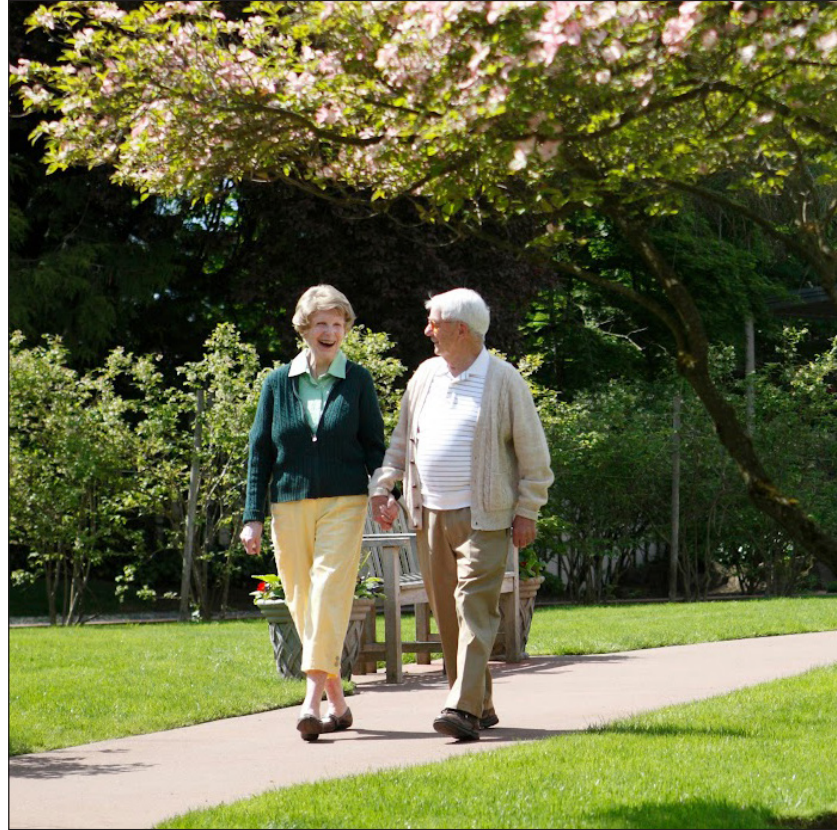
A walkable neighborhood with amenities will encourage a healthy lifestyle.

Residents enjoy views of Mt. Rainier, large windows that let daylight in, and acoustic separation from street and other uses within building.

Spaces to gather.

Families trust that loved ones will be cared for.

Practical considerations include indoor air quality, car passenger drop-offs, masking the sounds from the street with a water feature.



RESIDENTIAL NEIGHBORS

Residents who occupy single-family homes in the neighborhood are engaged in neighborhood activities and local businesses. Typical businesses may include rentable meeting spaces, salon, cafe, or flower shop.

Eyes on the street enhance sense of safety.

Practical considerations include plenty of space to park on-street, safe places for pedestrians.



COMMUNITY MANAGER AND COMMUNITY EMPLOYEE

Employees are able to meet in large or small groups with each other, throughout the day and the week.

Privacy is needed for smaller meetings among staff, and one-on-one meetings between staff and residents.

Interior spaces are inviting and can accommodate users' various needs.

Staff should be accessible; visible; available; engaged in resident activity.

Practical needs include storage, trash collection, receiving deliveries, and break room.



RETAIL NEIGHBORS

Local businesses may not have huge parking demands.

Safe places for pedestrians to walk.

A local business owner would like the opportunity to advertise directly to residents and their families.

Typical business would be a cafe, flower shop, yoga studio, salon, small medical retail/pharmacy, massage therapist, acupuncturist.

Business services could be targeted to residents, like a yoga class.



ARCHITECTURAL INSPIRATION

NORTHWEST MODERN (NORTHWEST REGIONAL) STYLE

These further examples of Northwest Modern Architecture & related styles provide design inspiration for the project. Elements of this style include:

- Blending and harmony of exterior spaces with the building interior
- Large windows including floor to ceiling glazing (increased access to daylight, fresh air, and views to the landscape), sometimes including solariums or atrium-like spaces with plants at perimeter of the interior spaces.
- Finishes and detailing shared between the building's interior and exterior (wood, stone, masonry, etc.)
- Utilizing spare geometric forms, clean modern lines and new building technologies
- Generous roof overhangs as a signature element (weather protection from snow and rain in fall/winter and providing shade in the summer)
- Structural elements celebrated as part of design. Exposed beams and soffits with natural finishes that extend from exterior to interior spaces
- Abundant visual connections to nature from building interior.



WORLD'S FAIR PLAYHOUSE
PAUL HAYDEN KIRK



BAYS AND GENEROUS ROOF OVERHANGS



DOWELL HOUSE
PAUL HAYDEN KIRK, SEWARD PARK



1967 HOUSE
PAUL THIRY (SUNSET MAGAZINE)



USE OF NATURAL MATERIALS AND A BLENDING OF INTERIOR AND EXTERIOR SPACES



STRUCTURAL ELEMENTS CELEBRATED AS PART OF THE BUILDING DESIGN



EXPOSED BEAMS & COLUMNS



CLEAN MODERN LINES



VISUAL CONNECTIONS TO NATURE



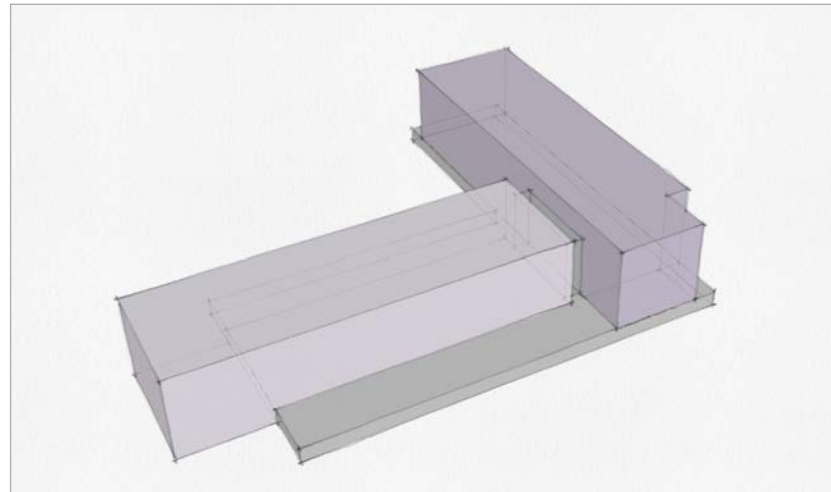
ATRIA AND SOLARIUMS BLENDING INTERIOR AND EXTERIOR SPACES



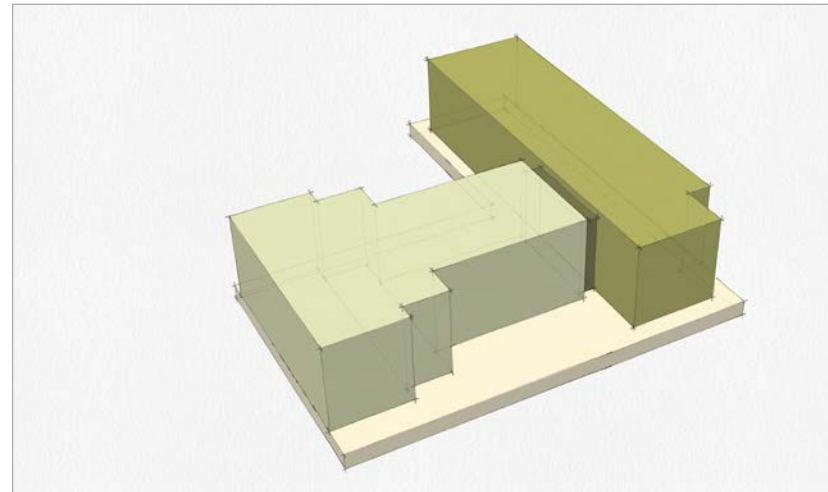
DOWELL HOUSE
PAUL HAYDEN KIRK, SEWARD PARK

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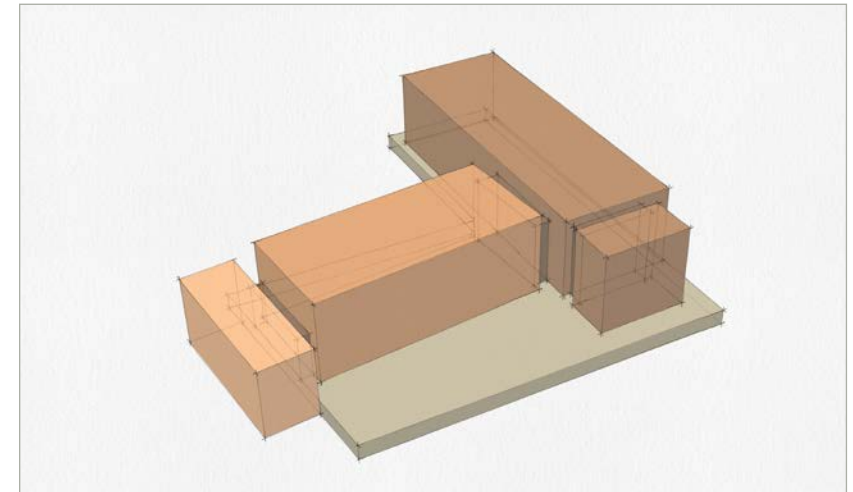
PROJECT SCHEMES



PARALLEL AXIS
MIXED-HEIGHT SCHEME



PERPENDICULAR AXIS
CODE COMPLIANT ENVELOPE SCHEME



BENT AXIS
PREFERRED SCHEME

SITE & BUILDING STUDIES

SCHEME PROS

- Wider sidewalk than Code Compliant Scheme.
- South wing is primarily four stories.
- Large roof deck allows easy access to abundant activities and views.

SCHEME CONS

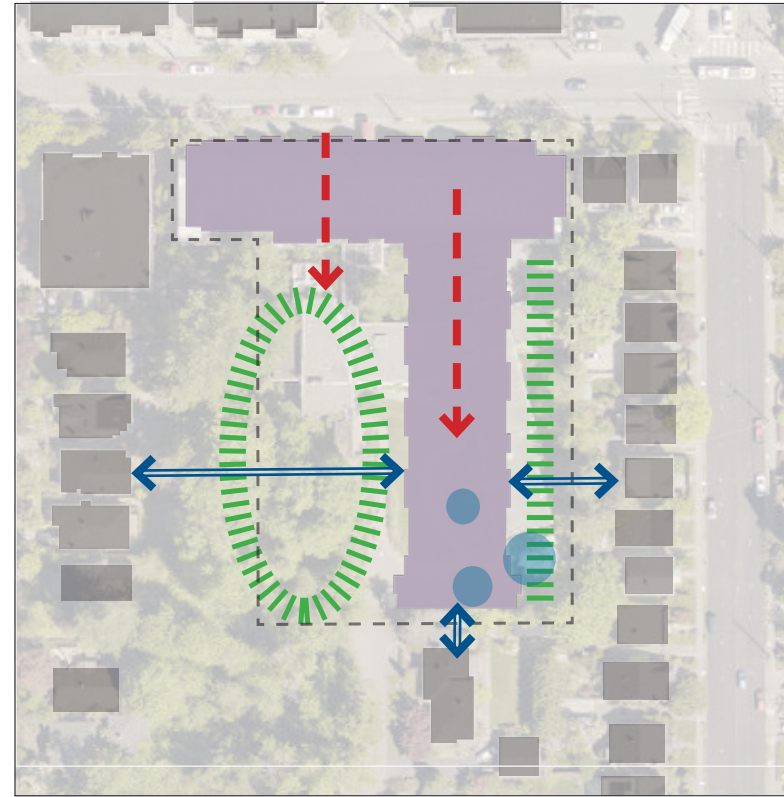
- Possible conflicts with ROW improvements at NE 63rd St.
- Building envelope is generally closer to property lines than other schemes.
- Displacement of three exceptional trees.
- Limits landscape options such as loop path which provides accessible route to entire site.
- Lobby location is not ideal for building programming and circulation.

SITE CONSTRAINTS

- ECA setbacks at the ravine along the west property line.
- Exceptional trees.
- Covenant limits vehicle access to emergency vehicles only from 24th Ave NE.
- Site location, geometry & topography (garage access, building height, etc.).

PROPOSED DEVELOPMENT YIELD

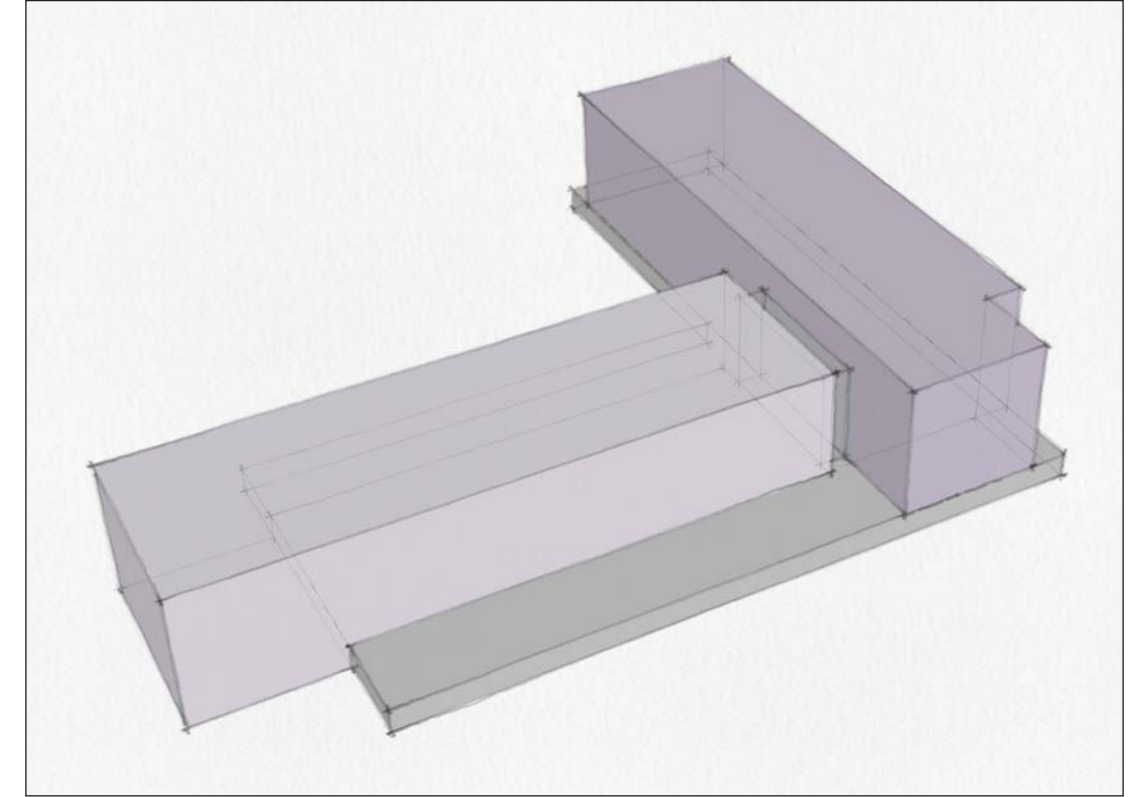
- 138 dwelling units
- 141 underground parking stalls
- 209,000 square feet of gross floor area, including 6,000 square feet of street-level commercial area
- FAR: Provided = 2.68 (Allowed = 3.75)



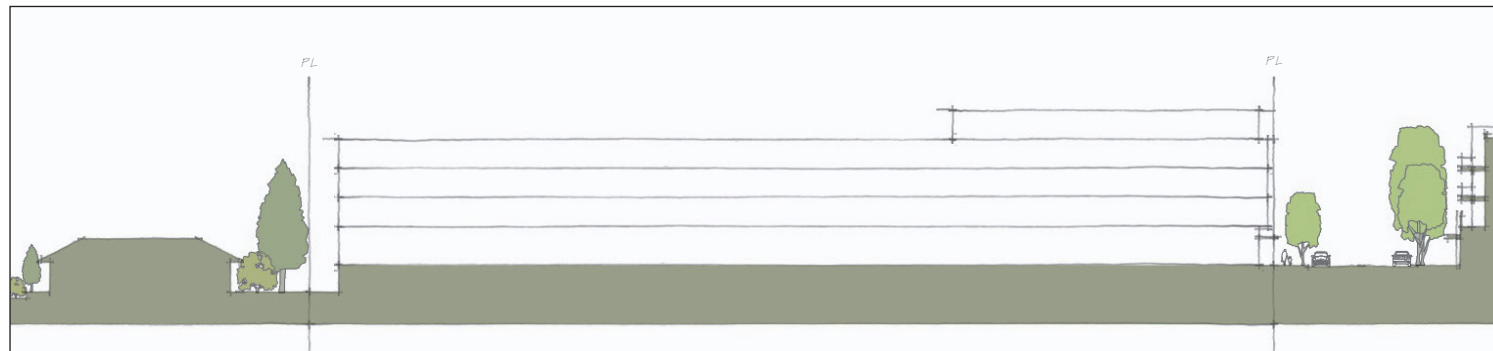
SITE RESPONSE DIAGRAM



- ||||| GREEN SPACE & BUFFER
- ← - - - → BUILDING ACCESS & CIRCULATION
- ↔ DISTANCE TO ADJACENT STRUCTURES
- - - - STREETScape ACTIVITY
- (LIKELY) EXCEPTIONAL TREE ON SITE



MASSING CONCEPT SKETCH



EAST SITE SECTION

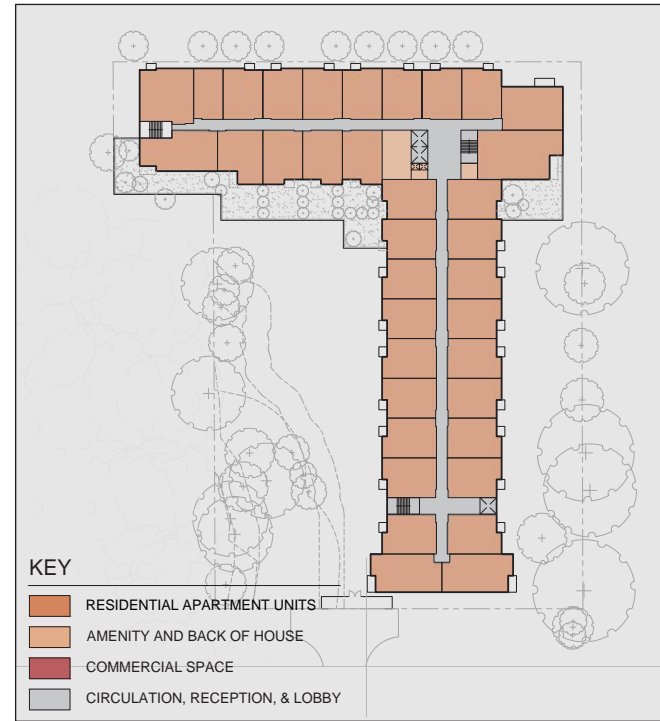


SOUTH SITE SECTION

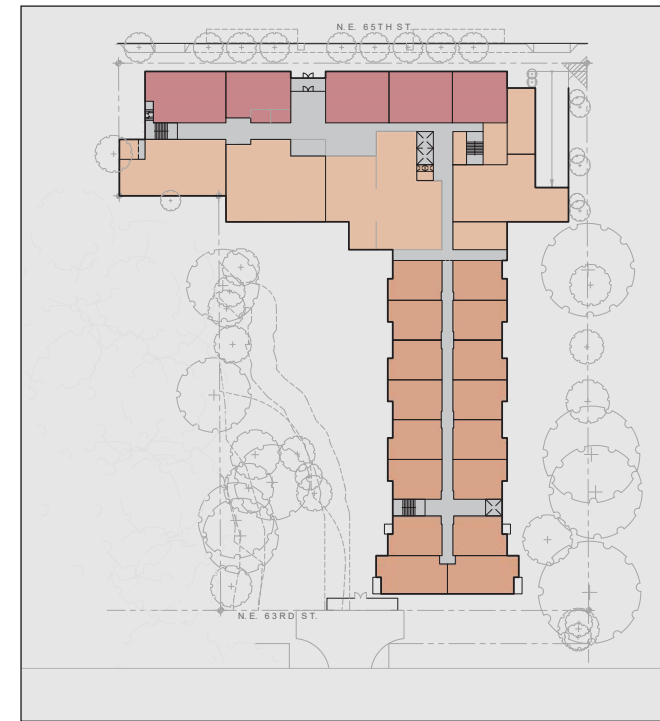
SITE & BUILDING STUDIES

DESIGN CHARACTERISTICS

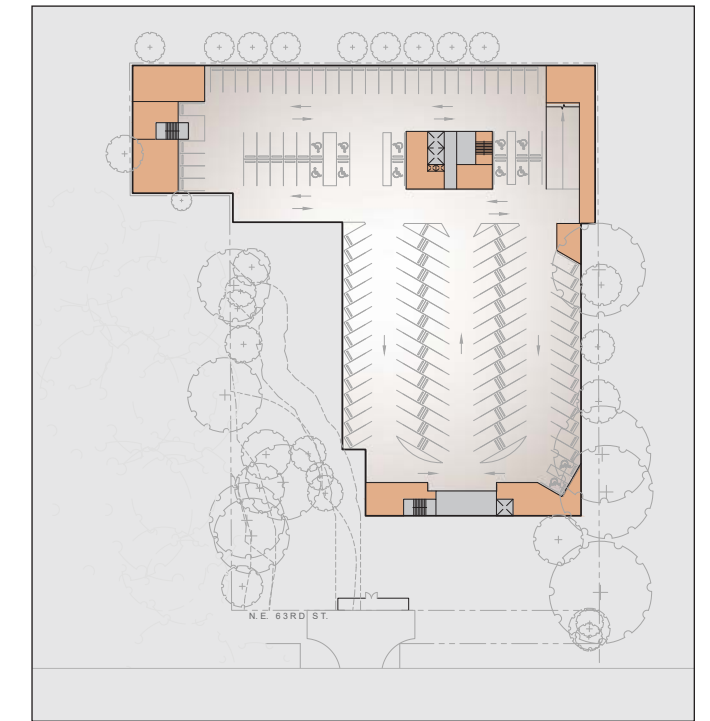
- Five story north wing holds the NE 65th urban street edge similar to other mixed-use buildings in the neighborhood. Bays extend over the sidewalk and combine with canopies to enhance the building facade's articulation, and provide weather protection. The loading zone has been relocated from its existing proximity to the intersection. Vehicle access is limited to one location at the east end of the site. Modulation sets the garage access point back and favors lower density zoning along NE 65th St.
- The four story south wing embraces visual access to the surrounding site & landscape features such as the Ravenna Ravine and territorial views to the south for units and amenity spaces.
- Building footprint is set back from east & west property lines improving buffer zone between properties versus existing building locations. Footprint of this wing has more lot coverage than other schemes.



RESIDENTIAL PLAN



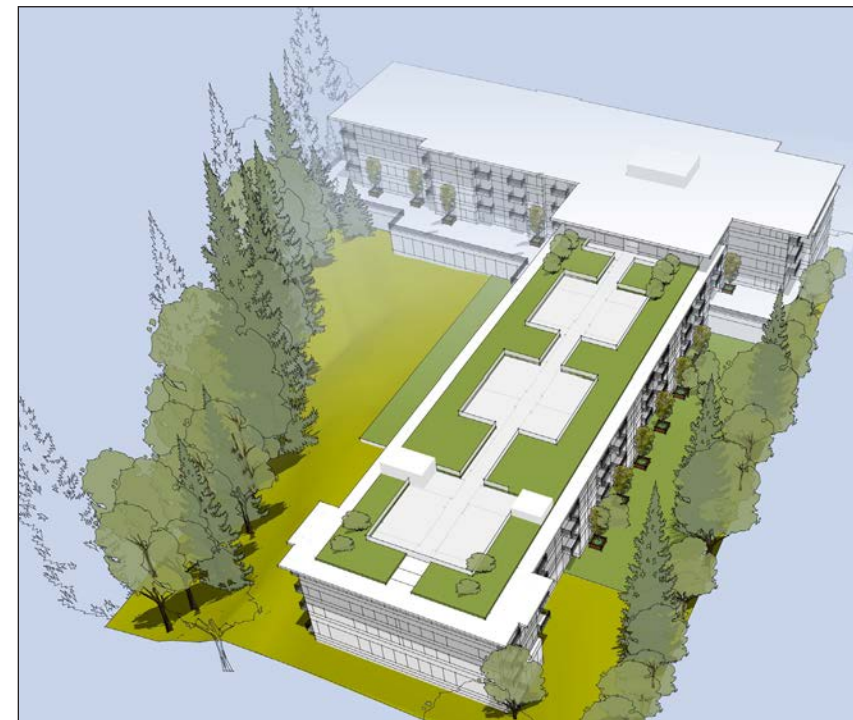
GROUND LEVEL PLAN



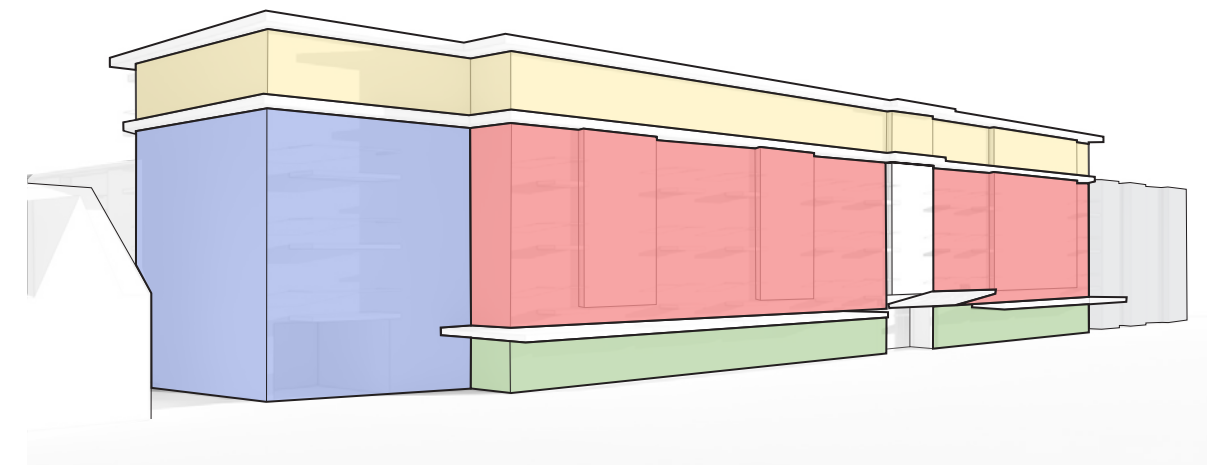
SUB-GRADE PARKING PLAN



VIEW FROM NE



VIEW FROM SE



MASSING ARTICULATION AT NE 65TH STREET

BUILDING ELEVATIONS



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NORTHEAST 65TH STREETSCAPE

URBAN STREET EDGE CHARACTERISTICS

- Articulation and modulation is accomplished with bays pushing beyond the main facade, balconies and roof forms.
- Bays and canopies provide weather protection and combine with recessed commercial frontage helping to activate the streetscape while also offering flexibility with planters, seating etc. at along the sidewalk.
- The garage is set back from the back of the sidewalk, and the building modulation at this east end favors lower density zoning along NE 65th St. and allows for a small courtyard as a buffer between the driveway and adjacent commercial space.
- The existing loading zone has been relocated away from the intersection of NE 65th St. & 24th Ave NE.



BUILDING ENTRY AT NE 65TH ST



COMMERCIAL SPACE AT NE 65TH STREET

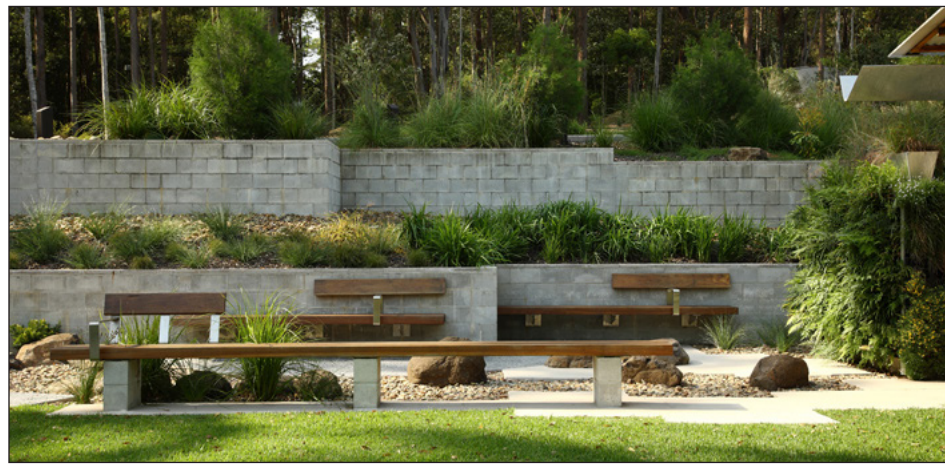


NORTH FACADE AT NE 65TH STREET



SECTION AT LOBBY ALONG NE 65TH STREET

LANDSCAPE DESIGN



INSPIRATION



SHADOW STUDIES

SUMMER
SOLSTICE



8 AM



12 PM

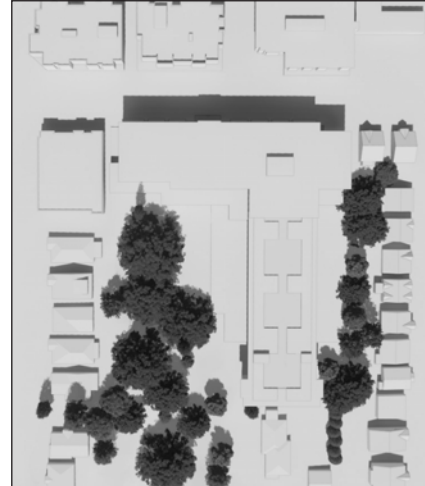


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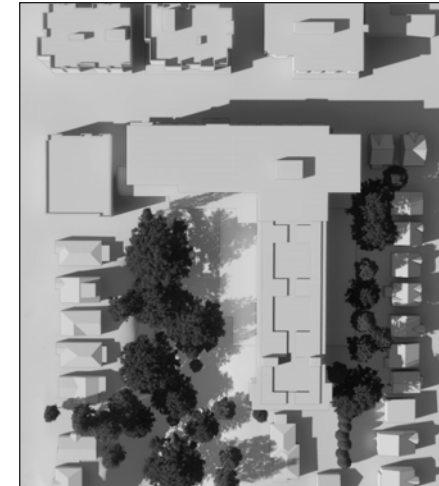
EQUINOX



8 AM

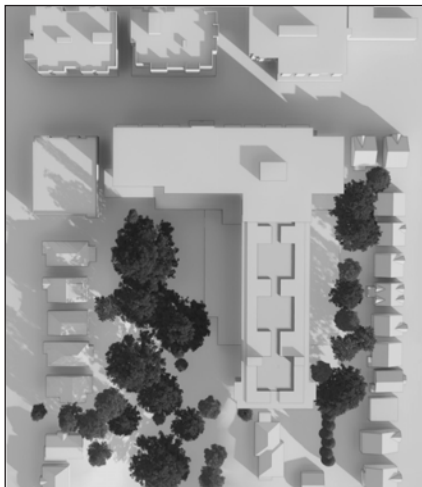


12 PM

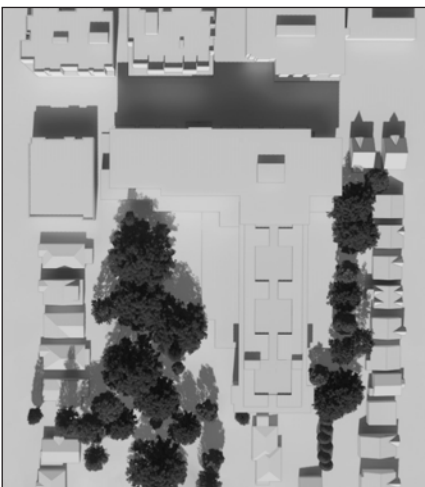


4 PM

WINTER
SOLSTICE



8 AM



12 PM



4 PM

SITE & BUILDING STUDIES

SCHEME PROS

- Abundant landscape areas at south and west yards allowing for loop path & more flexibility than Mixed-height Scheme.
- Code compliancy for NE 65th St setback.
- All exceptional trees remain in place.

SCHEME CONS

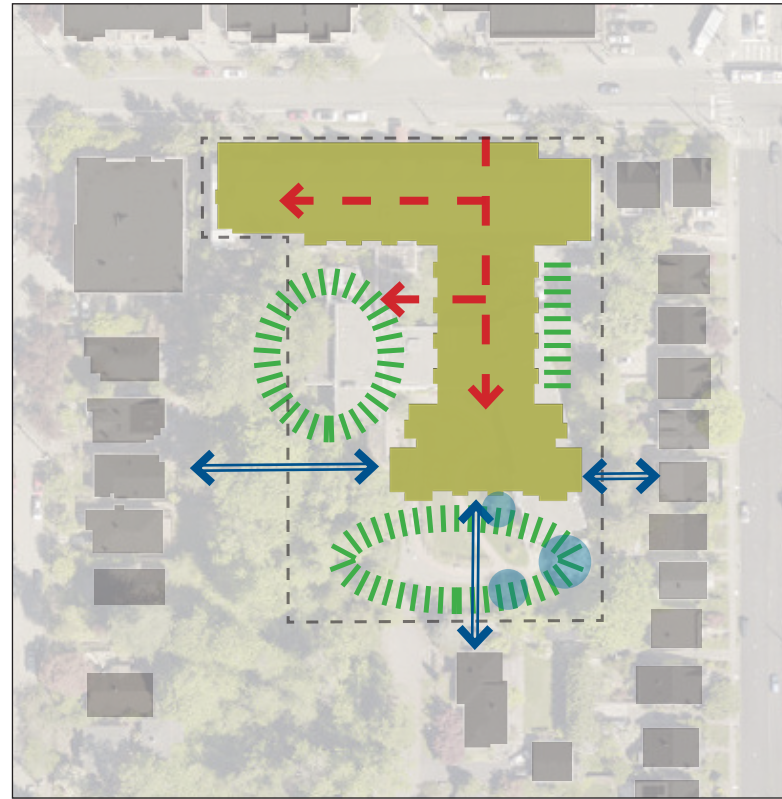
- Portions of building push closer to east & west property lines than other schemes.
- Lobby entrance is in close proximity to garage access point and is not ideal for building programming and circulation.

SITE CONSTRAINTS

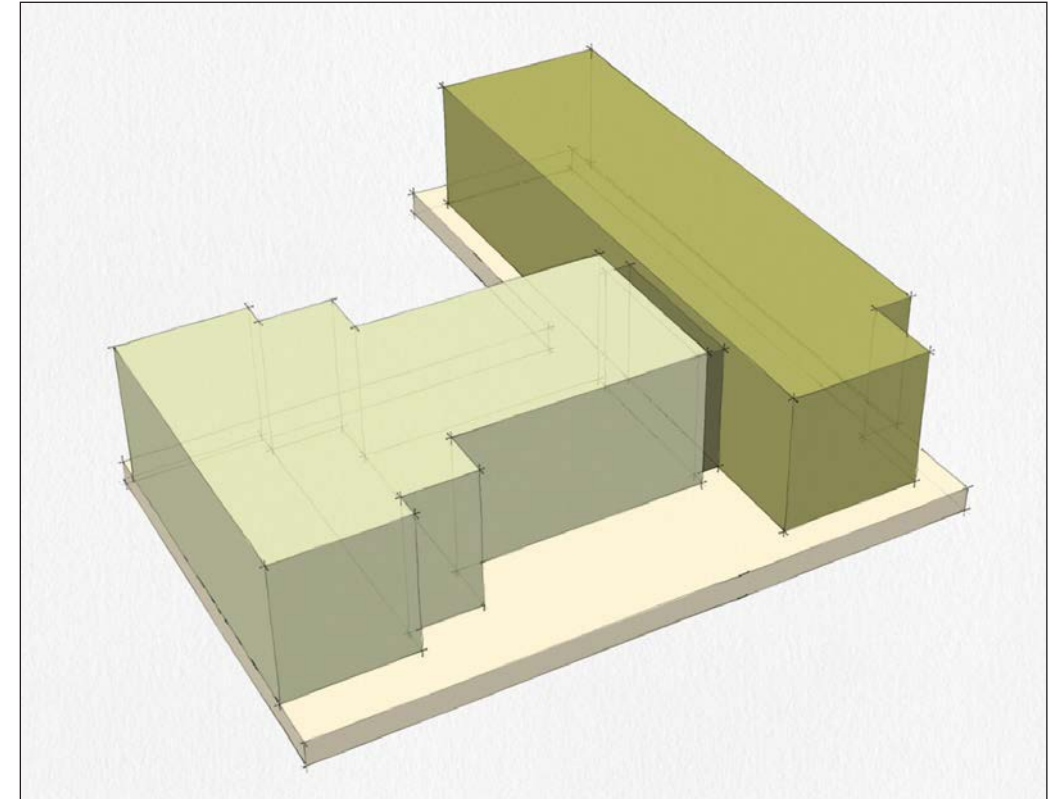
- ECA setbacks at the ravine along the west property line.
- Exceptional trees.
- Covenant limits vehicle access to emergency vehicles only from 24th Ave NE.
- Site location, geometry & topography (garage access, building height, etc.).

PROPOSED DEVELOPMENT YIELD

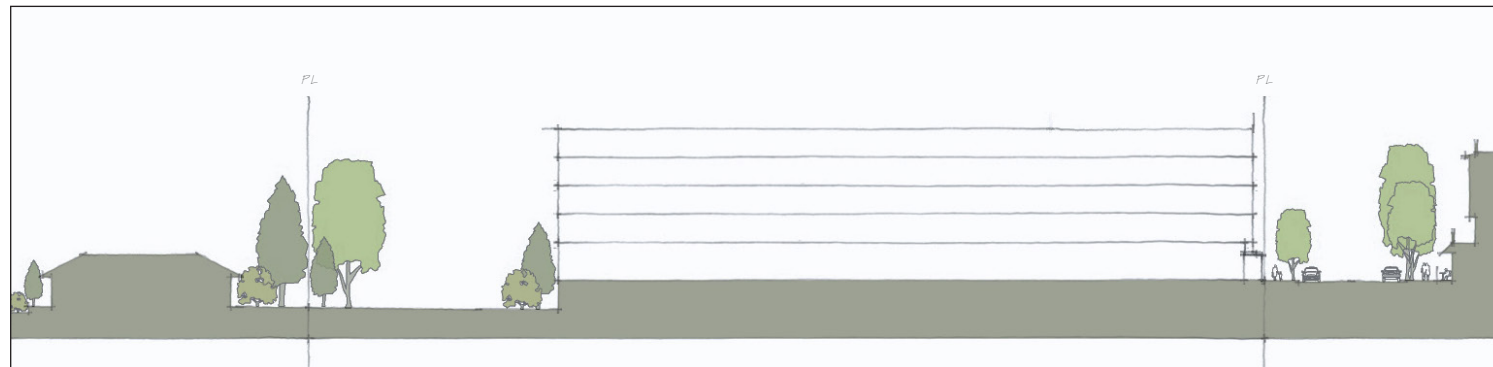
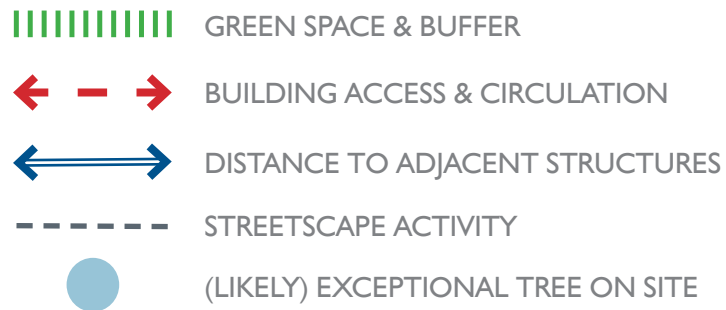
- 142 dwelling units
- 143 underground parking stalls
- 209,000 square feet of gross floor area, including 6,000 square feet of street-level commercial area
- FAR: Provided = 2.68 (Allowed = 3.75)



SITE RESPONSE DIAGRAM



MASSING CONCEPT SKETCH



EAST SITE SECTION

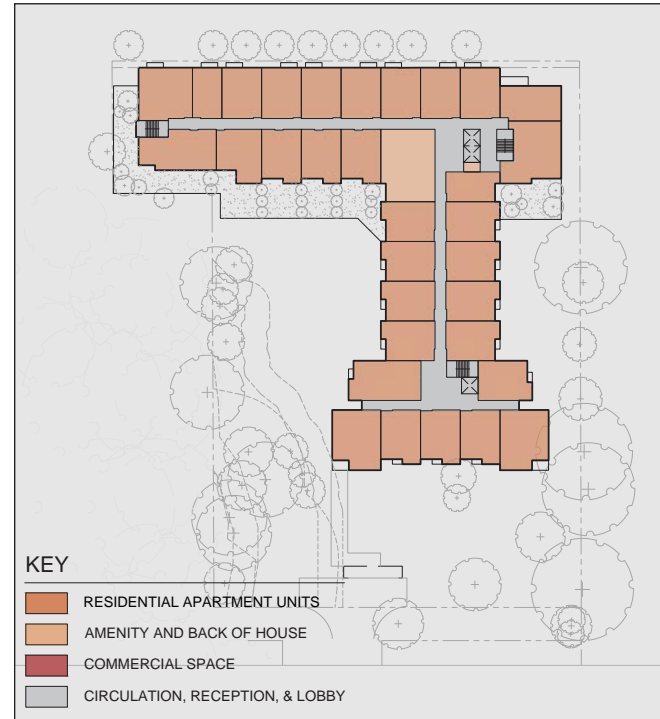


SOUTH SITE SECTION

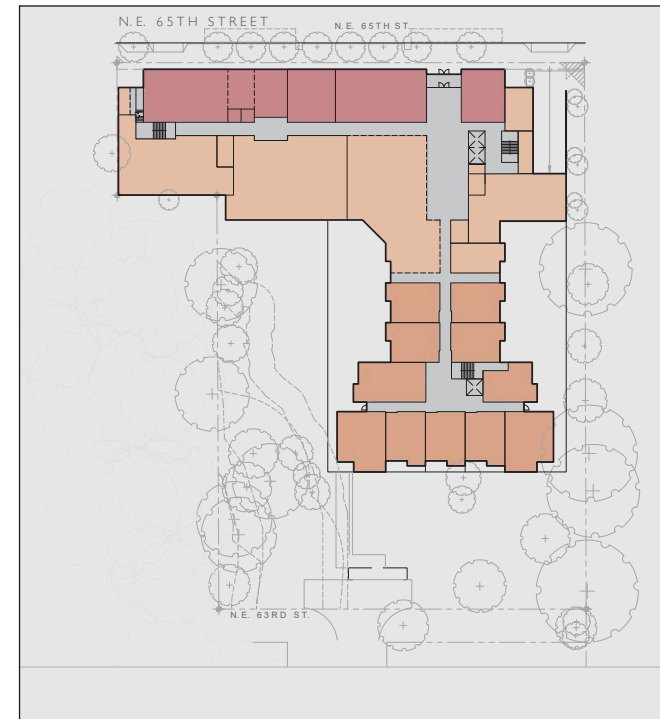
SITE & BUILDING STUDIES

DESIGN CHARACTERISTICS

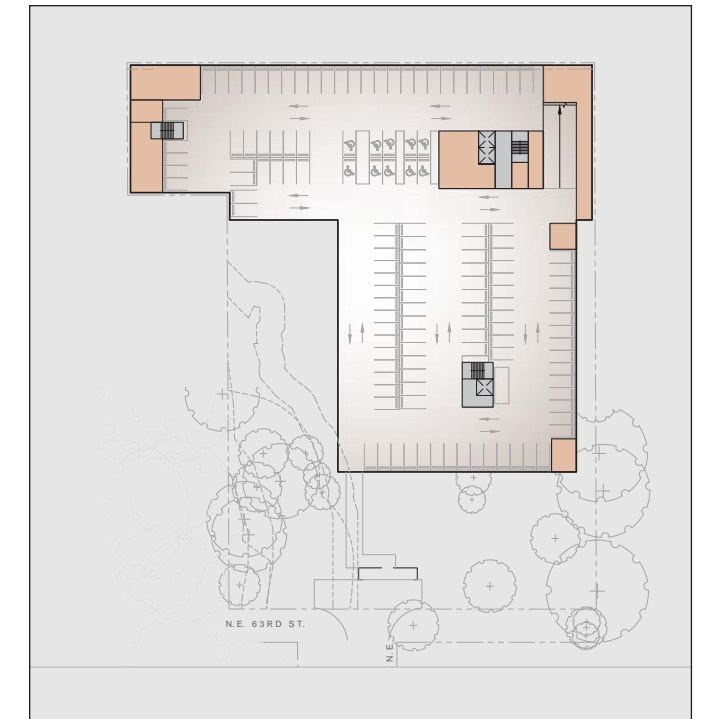
- Five story north wing holds the NE 65th urban street edge similar to other mixed-use buildings in the neighborhood. Balconies extend over the sidewalk and combine with canopies to enhance the building facade's articulation, and help to activate the streetscape along NE 65th St. The loading zone has been relocated from its existing proximity to the intersection. Vehicle access is limited to one location at the east end of the site. Modulation sets the garage access point back and favors lower density zoning along 65th St.
- The south wing embraces visual access to surrounding site & landscape features such as the Ravenna Ravine and territorial views to the south for units and amenity spaces.
- Building footprint is set back from south, east & west property lines improving buffer zone between properties versus existing building locations.



RESIDENTIAL PLAN



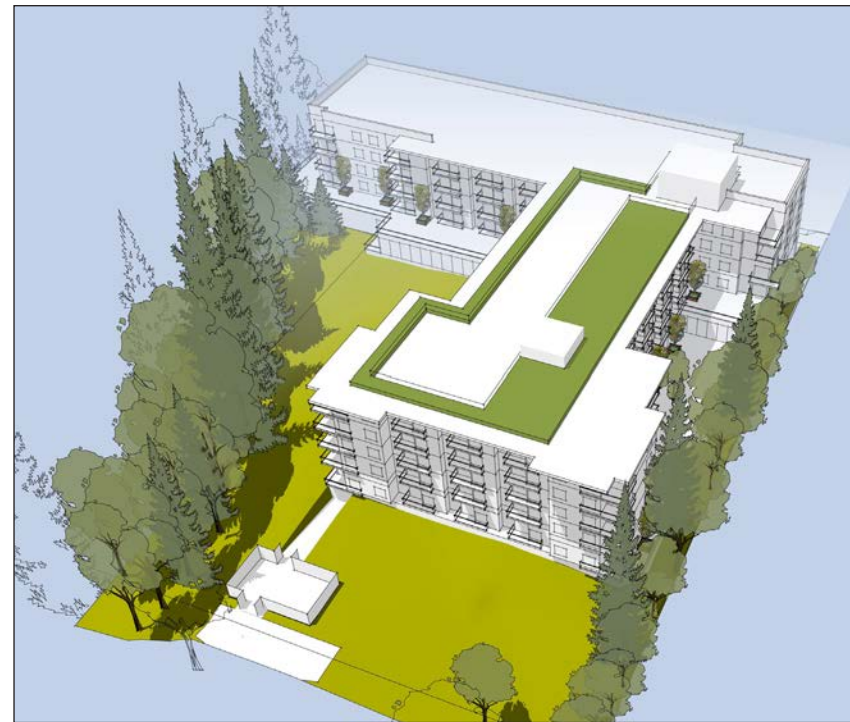
GROUND LEVEL PLAN



SUB-GRADE PARKING PLAN



VIEW FROM NE



VIEW FROM SE



MASSING ARTICULATION AT NE 65TH STREET

BUILDING ELEVATIONS



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NORTHEAST 65TH STREETSCAPE

URBAN STREET EDGE CHARACTERISTICS

- Articulation is accomplished with balconies and canopies extending over the sidewalk.
- Canopies provide weather protection and combine with commercial frontage and landscape elements to help activate the streetscape.
- The garage is set back from the back of the sidewalk, and the building modulation at this east end favors lower density zoning along NE 65th St. and allows for a small courtyard as a buffer between the driveway and adjacent commercial space.
- The existing loading zone has been relocated away from the intersection of NE 65th St. & 24th Ave NE.



BUILDING ENTRY AT NE 65TH ST



LEASABLE EVENT SPACE AT NE 65TH STREET

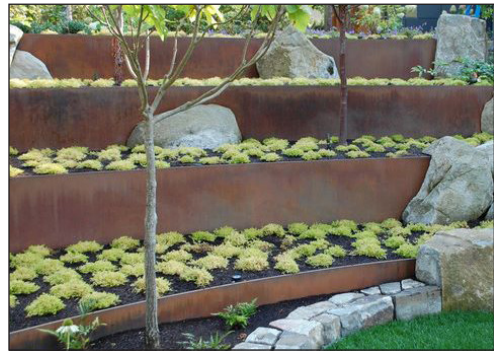


NORTH FACADE AT NE 65TH STREET



SECTION AT LOBBY ALONG NE 65TH STREET

LANDSCAPE DESIGN



INSPIRATION

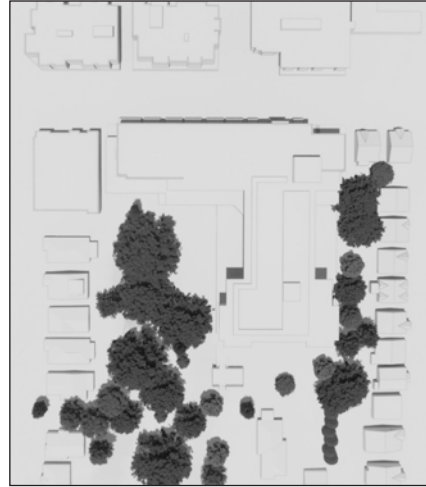


SHADOW STUDIES

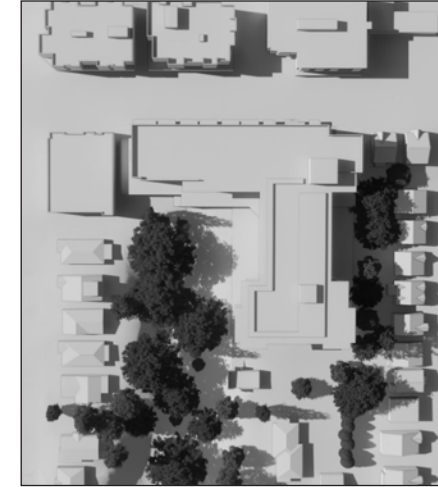
SUMMER
SOLSTICE



8 AM

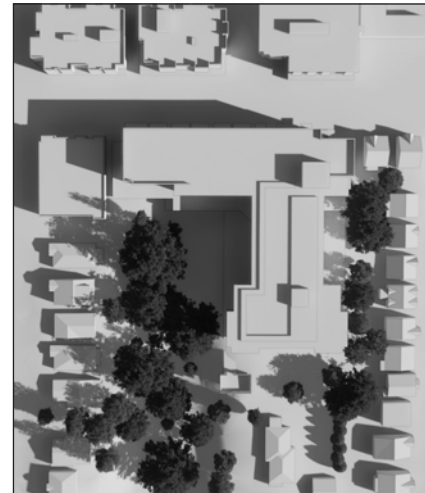


12 PM

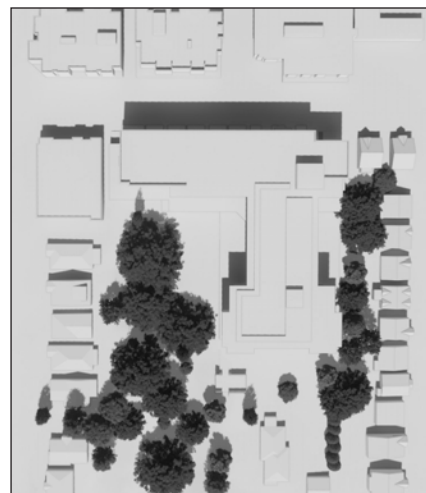


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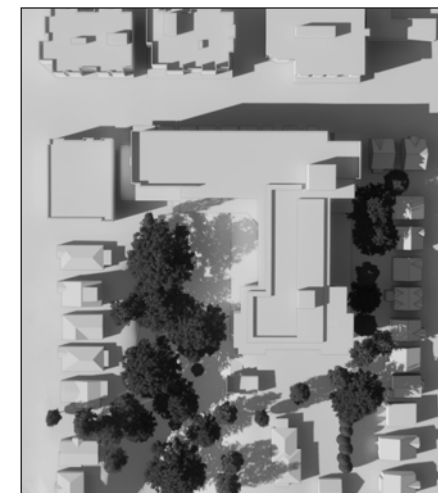
EQUINOX



8 AM

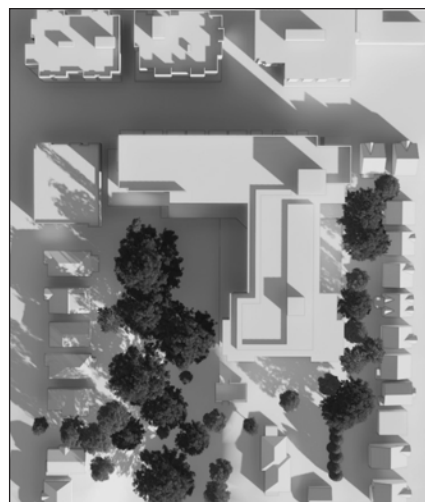


12 PM

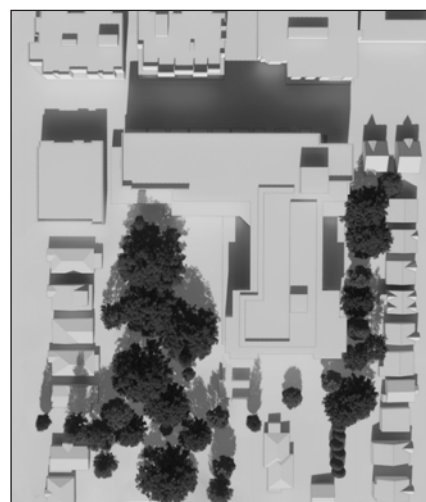


4 PM

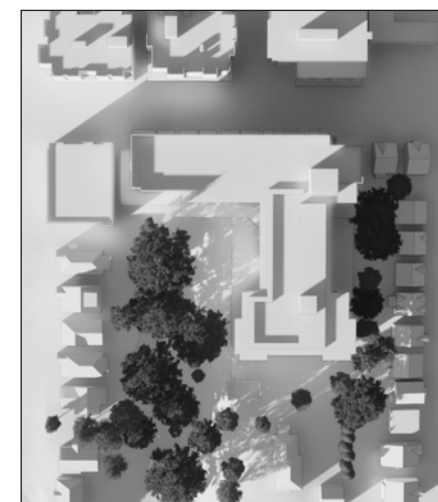
WINTER
SOLSTICE



8 AM



12 PM



4 PM

PROPOSED DESIGN: BENT AXIS PREFERRED SCHEME

SITE & BUILDING STUDIES

SCHEME PROS

- Wider sidewalk than Code Compliant Scheme.
- Greater level of articulation & modulation along NE 65th St versus other schemes.
- Angled south wing allows for greatest combined setback from neighboring properties.
- Lobby location allows for open floor plan and view axis from reception area to west patio areas and the green belt ravine.
- Plan offers most flexibility for landscape options.

SCHEME CONS

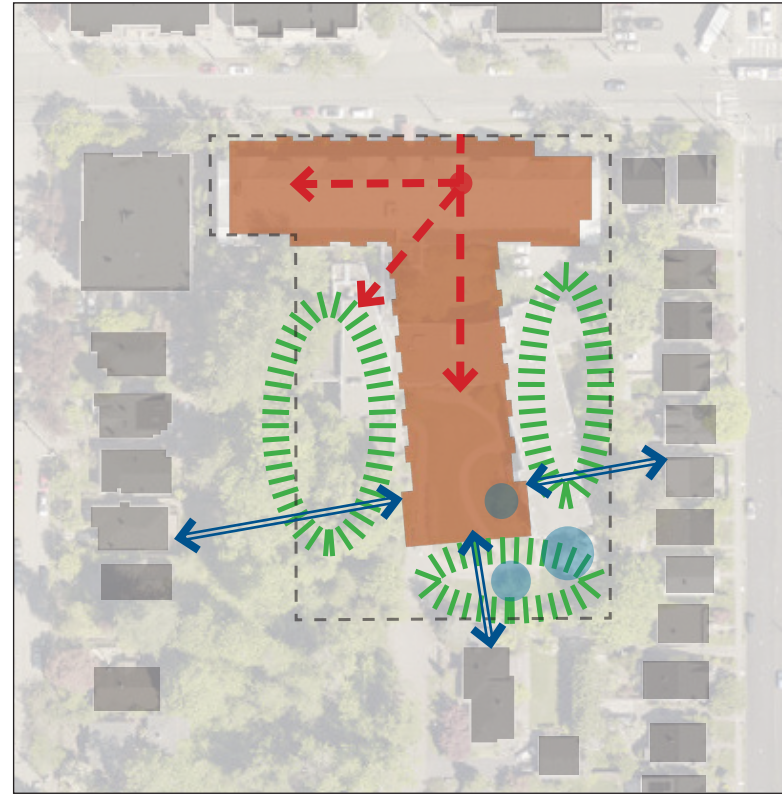
- Displacement of one exceptional tree is required.
- While there is greater flexibility to the overall landscape plan, other schemes provide more expansive areas to the west or south.

SITE CONSTRAINTS

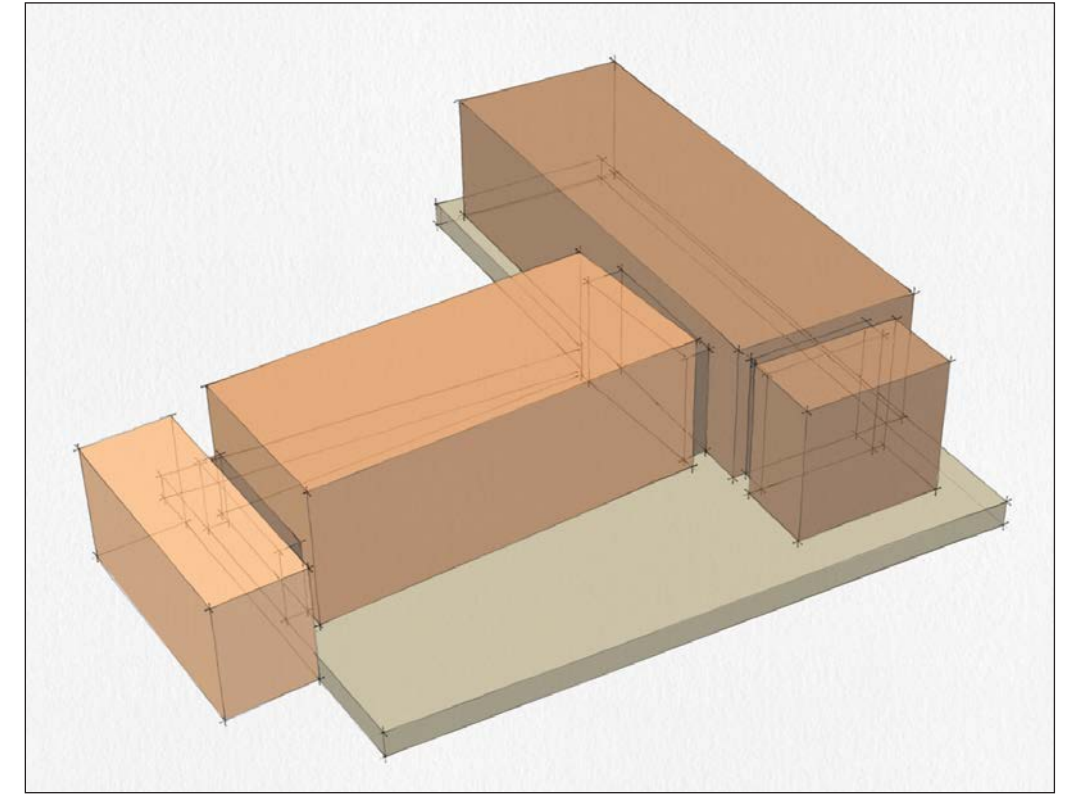
- ECA setbacks at the ravine along the west property line.
- Exceptional trees.
- Covenant limits vehicle access to emergency vehicles only from 24th Ave NE.
- Site location, geometry & topography (garage access, building height, etc.).

PROPOSED DEVELOPMENT YIELD

- 135 dwelling units
- 130 underground parking stalls
- 203,000 square feet of gross floor area, including 6,000 square feet of street-level commercial area
- FAR: Provided = 2.60 (Allowed = 3.75)



SITE RESPONSE DIAGRAM



MASSING CONCEPT SKETCH

- ||||| GREEN SPACE & BUFFER
- ← - - - → BUILDING ACCESS & CIRCULATION
- ↔ DISTANCE TO ADJACENT STRUCTURES
- - - - STREETScape ACTIVITY
- (LIKELY) EXCEPTIONAL TREE ON SITE



EAST SITE SECTION

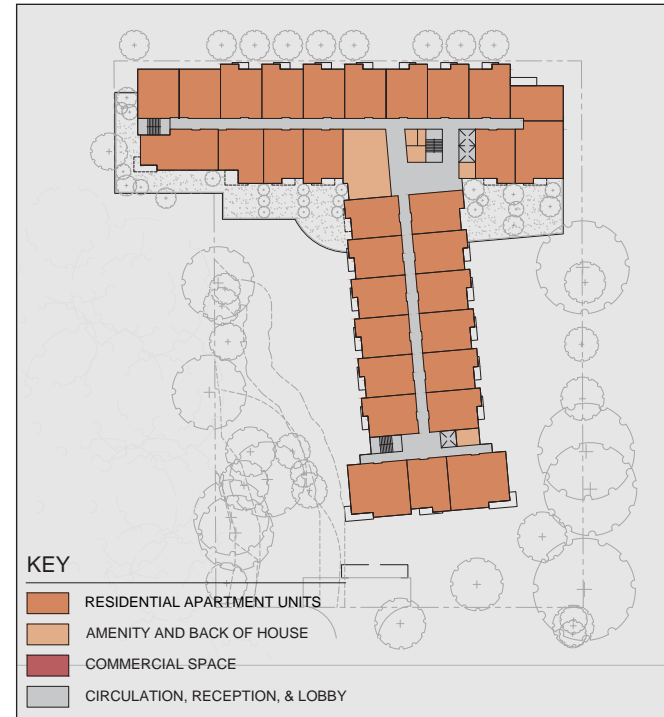


SOUTH SITE SECTION

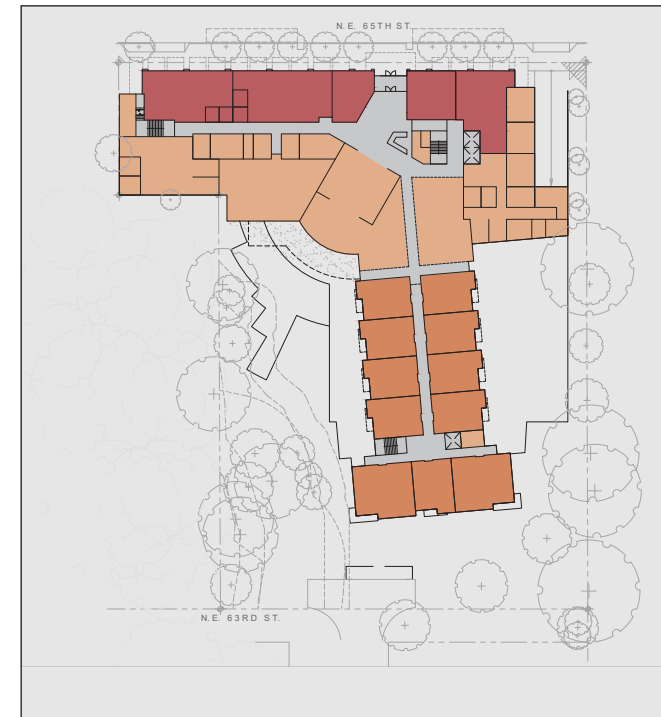
PROPOSED DESIGN: BENT AXIS PREFERRED SCHEME
 SITE & BUILDING STUDIES

DESIGN CHARACTERISTICS

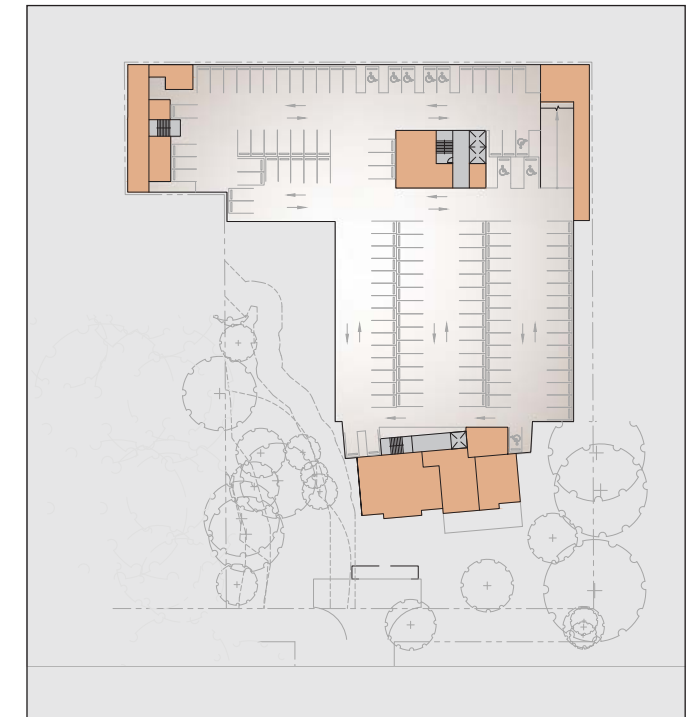
- Five story north wing holds the NE 65th urban street edge similar to other mixed-use buildings in the neighborhood. Bays extend over the sidewalk and combine with canopies to enhance the building facade's articulation, activating the streetscape and providing weather protection. The loading zone has been relocated from its existing proximity to the intersection. Vehicle access is limited to one location at the east end of the site. Modulation sets the garage access point back and favors lower density zoning along NE 65th St.
- The south wing sets back at the top floor to help break down the mass of the building while the overall geometry embraces visual access to surrounding site & landscape features such as the Ravenna Ravine and territorial views to the south for units and amenity spaces.
- Building footprint is set back from south, east & west property lines improving buffer zone between properties versus existing building locations.



RESIDENTIAL PLAN



GROUND LEVEL PLAN



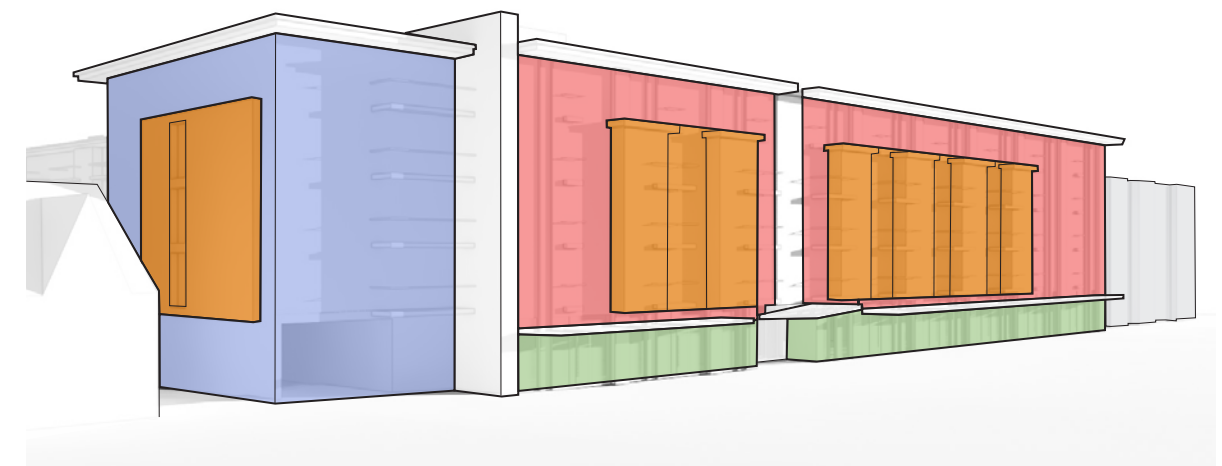
SUB-GRADE PARKING PLAN



VIEW FROM NE



VIEW FROM SE



MASSING ARTICULATION AT NE 65TH STREET

BUILDING ELEVATIONS



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NORTHEAST 65TH STREETSCAPE

URBAN STREET EDGE CHARACTERISTICS

- Articulation and modulation is accomplished with bays pushing beyond the main facade, balconies and roof forms.
- Bays and canopies provide weather protection and combine with recessed commercial frontage helping to activate the streetscape while also offering flexibility with planters, seating etc. at along the sidewalk.
- The garage is set back from the back of the sidewalk, and the building modulation at this east end favors lower density zoning along NE 65th St. and allows for a small courtyard as a buffer between the driveway and adjacent commercial space.
- The existing loading zone has been relocated away from the intersection of NE 65th St. & 24th Ave NE.
- The lobby's access point is in a desirable location relative to building programming and circulation as well as its proximity to the drive aisle accessing the parking garage.



BUILDING ENTRY AT NE 65TH ST



COMMERCIAL SPACE AT NE 65TH STREET

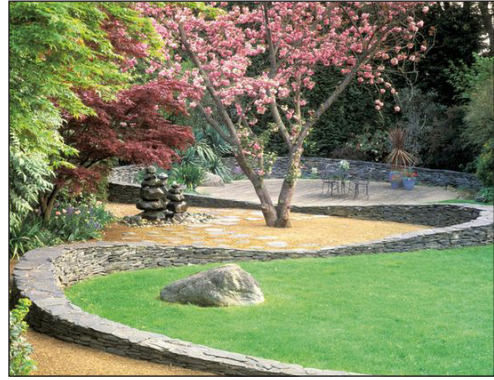


NORTH FACADE AT NE 65TH STREET



SECTION AT LOBBY ALONG NE 65TH STREET

PROPOSED DESIGN: BENT AXIS PREFERRED SCHEME
 LANDSCAPE DESIGN



INSPIRATION

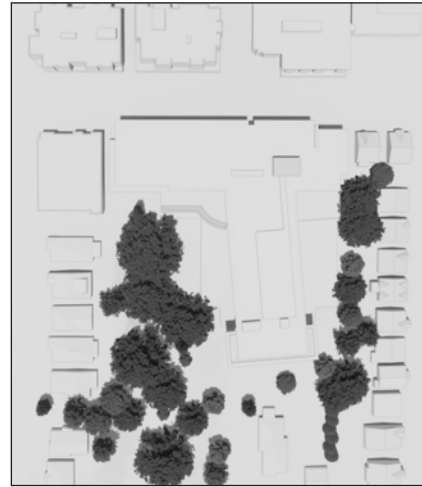


SHADOW STUDIES

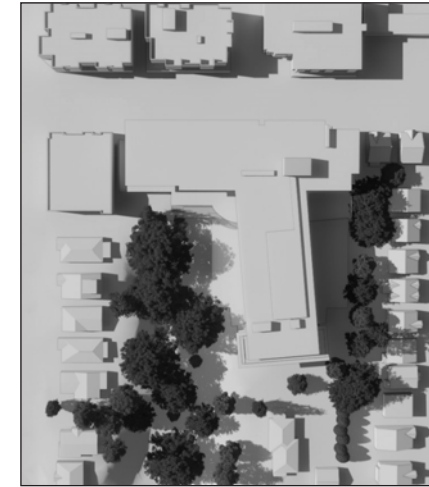
SUMMER
SOLSTICE



8 AM

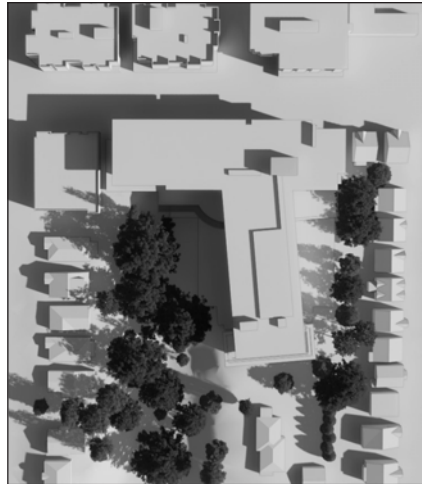


12 PM

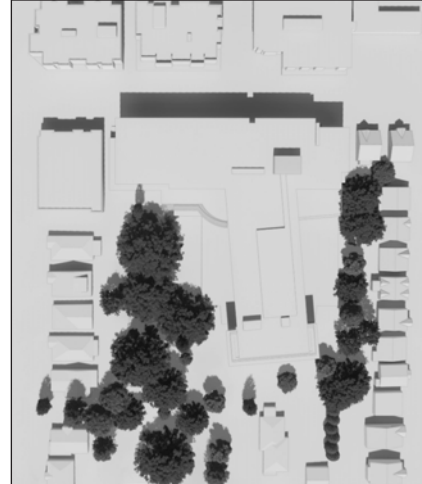


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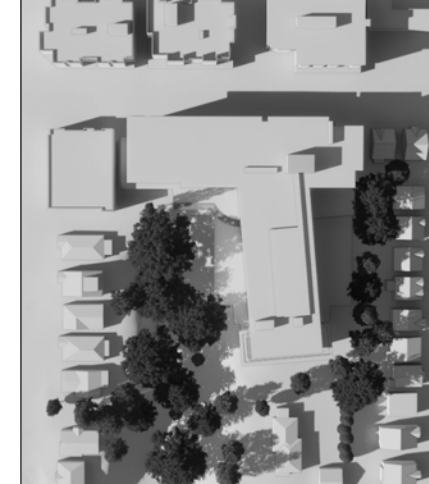
EQUINOX



8 AM

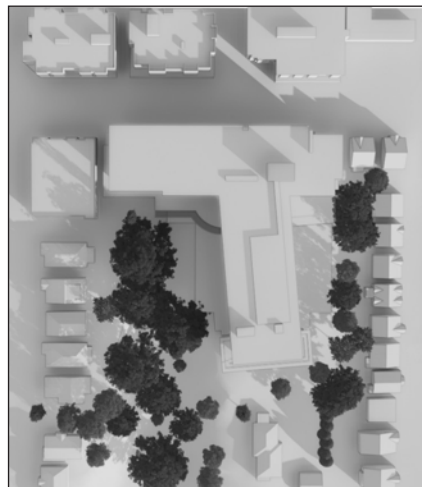


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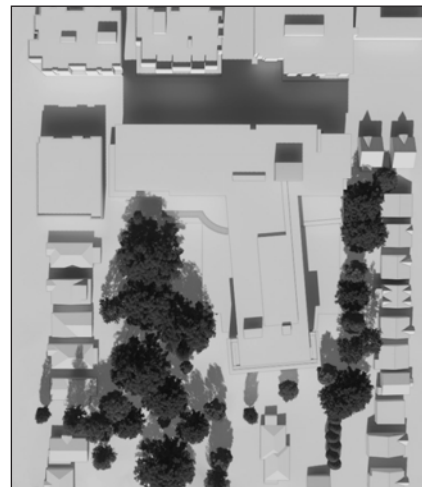


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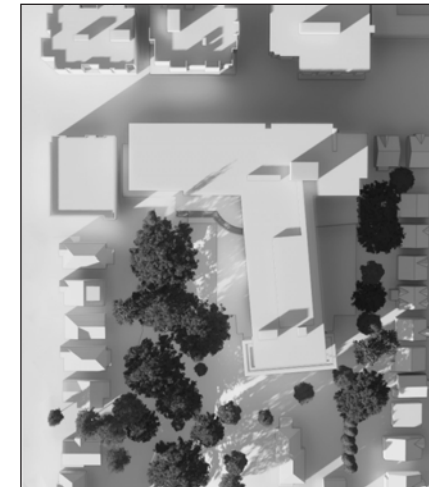
WINTER
SOLSTICE



8 AM



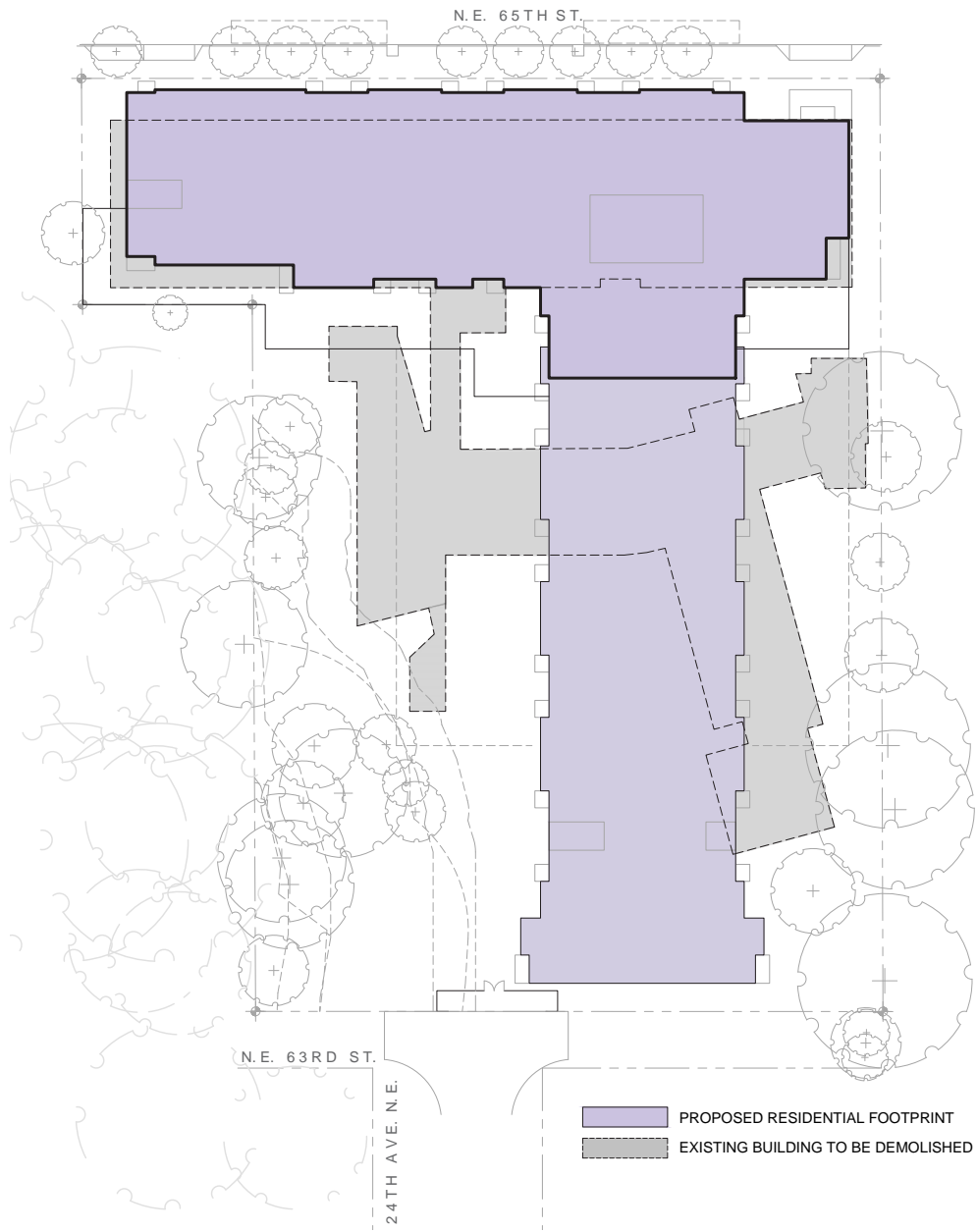
12 PM



4 PM

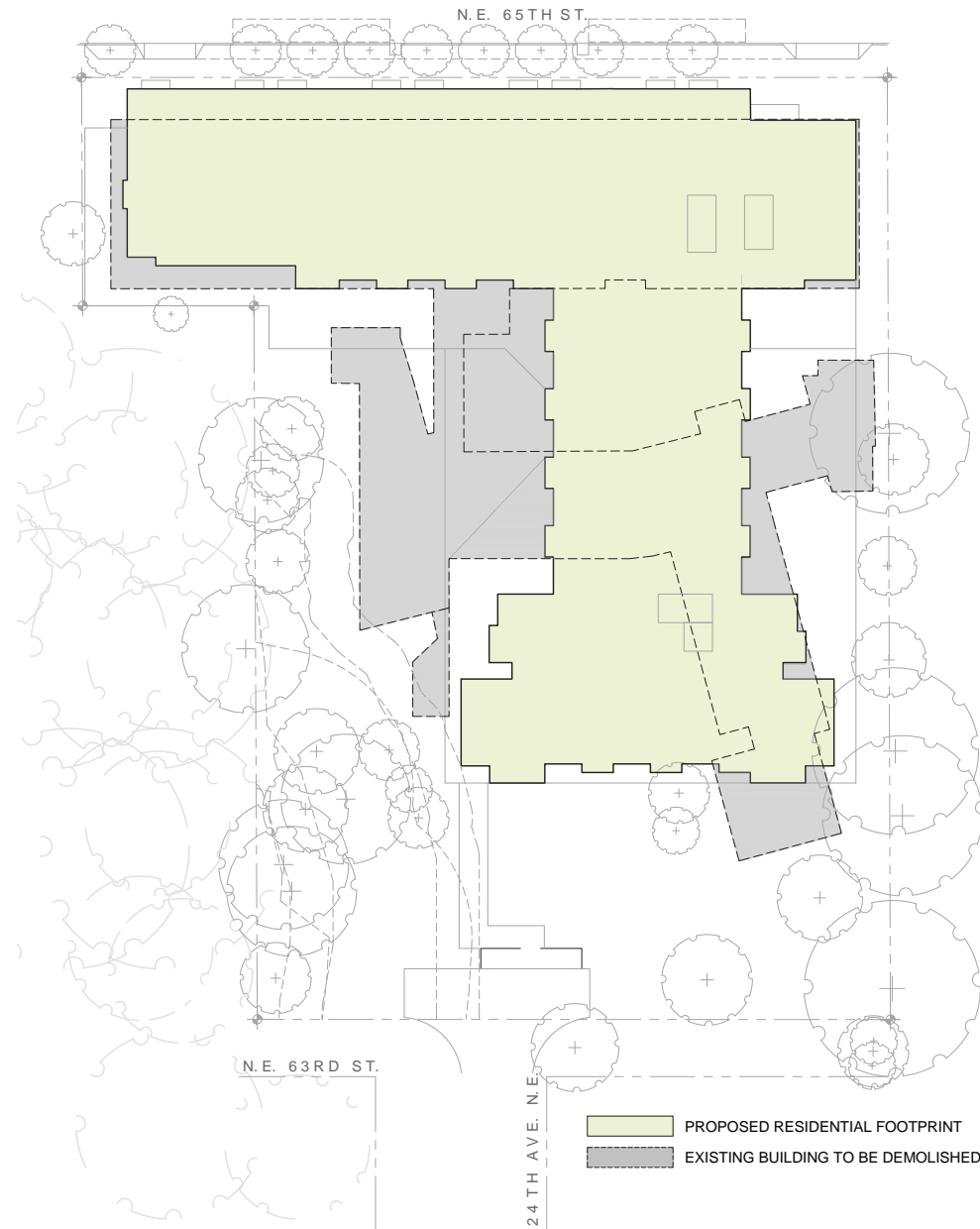
OVERVIEW OF THE THREE SCHEMES

PROPOSED DESIGN
OVERVIEW



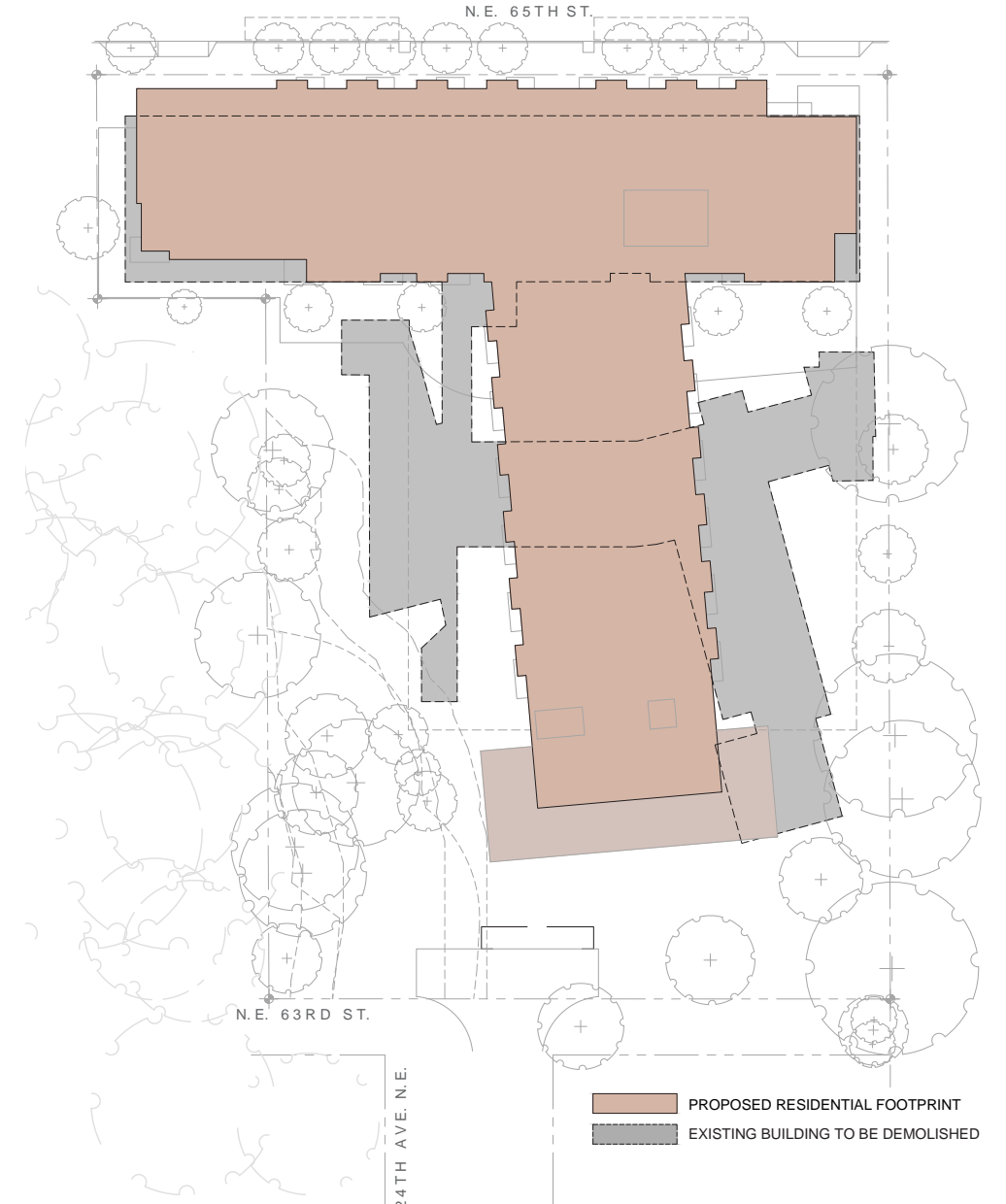
PARALLEL AXIS

MIXED-HEIGHT SCHEME



PERPENDICULAR AXIS

CODE COMPLIANT ENVELOPE SCHEME

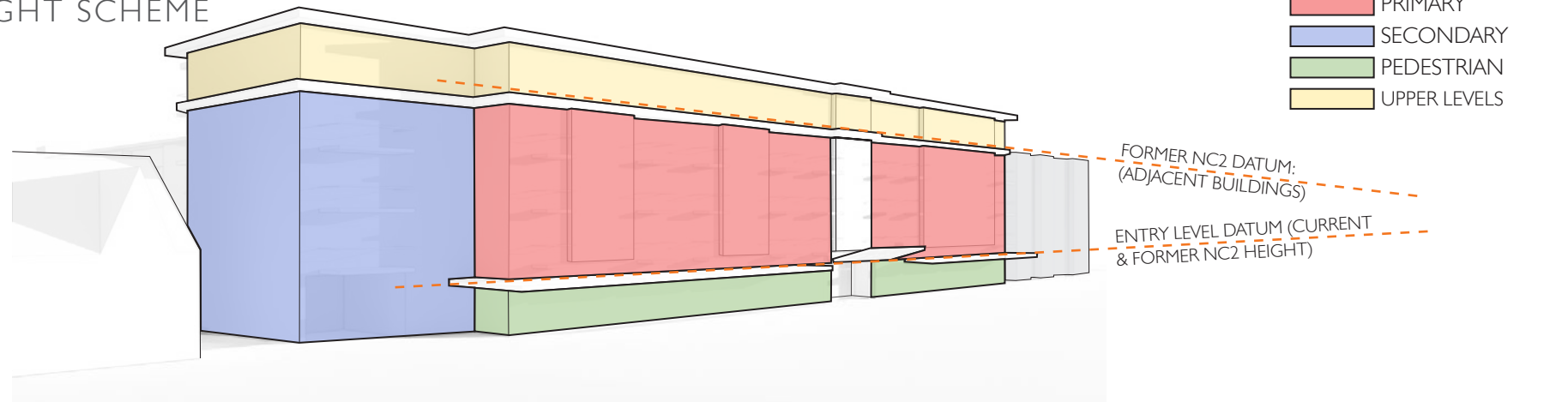


BENT AXIS

PREFERRED SCHEME

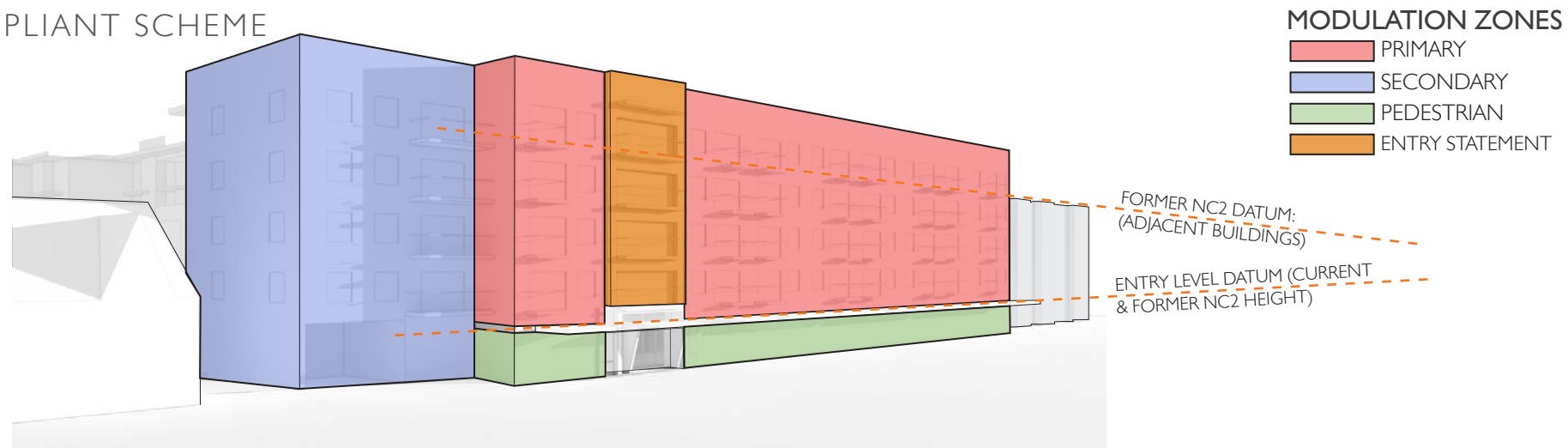
OVERVIEW – 65TH STREET CONTEXT

PARALLEL AXIS MIXED-HEIGHT SCHEME



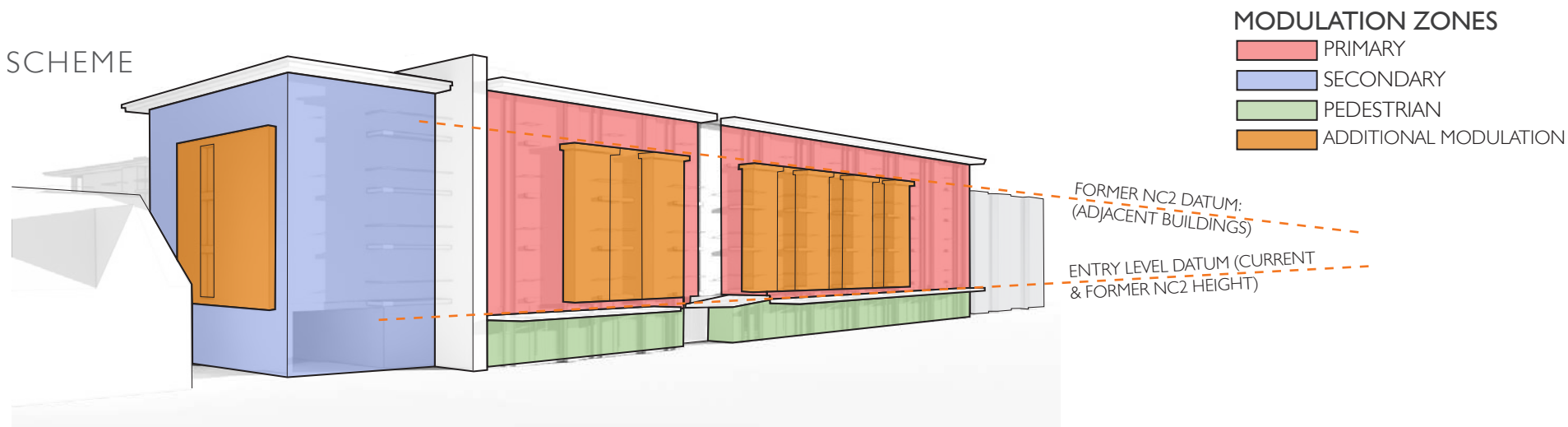
The approach to this option emphasizes horizontal articulation which produces a very discernible base, middle, and top for the project. A datum articulated at the floor line of the fifth story is consistent with the height of existing buildings in the neighborhood, and a deep roof line further defines the structure's top. The canopies, consistent in character with other projects in the neighborhood, help define the pedestrian zone at the base of this building. The residential entry is placed to the west of the intersection, away from traffic. The garage access point is set back from the sidewalk where building modulation also favors the lower density zoning along NE 65th St. The horizontal composition of the building reduces the perception of height and is in keeping with the Northwest Modern design inspiration.

PERPENDICULAR AXIS CODE COMPLIANT SCHEME



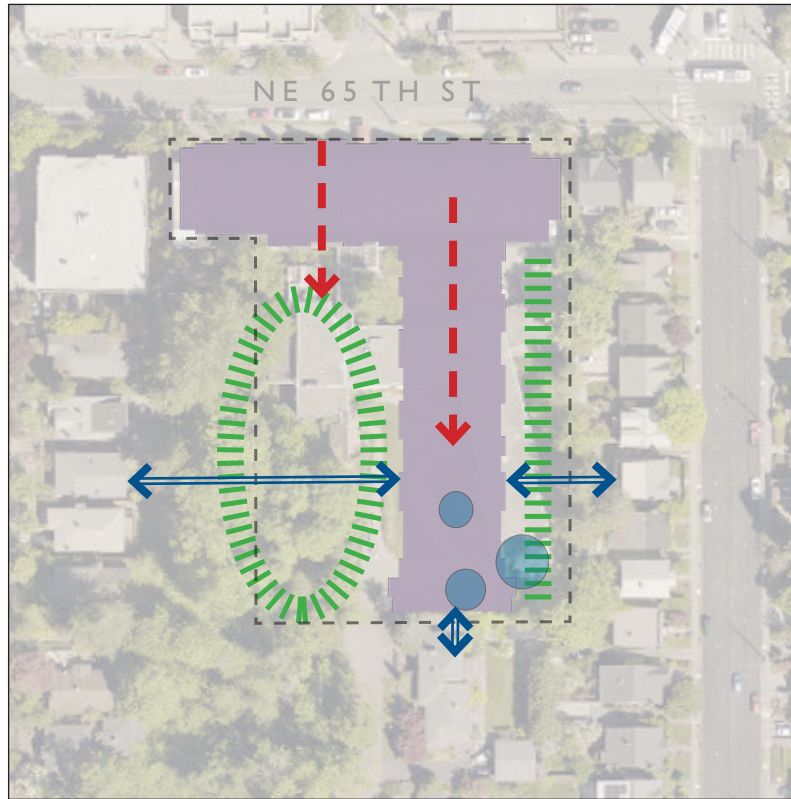
The character of this scheme blends a more urban response into the neighborhood similar to the newer developments found further to the west along NE 65th St. Simple massing creates a strong statement at the commercial arterial. The facade would be further articulated by incorporating punched windows, small balconies, and distribution of materials. The garage access point is set back from the sidewalk where building modulation also favors the lower density zoning along NE 65th St. A continuous canopy helps create a base for the building while visually segregating some of the ground related activities occurring along the streetscape. A strong full height entry statement, located to the east, breaks the length of the facade into separate masses consistent with the context.

BENT AXIS PREFERRED SCHEME



The preferred massing option blends both vertical and horizontal modulation and is the most consistent with respect to neighborhood context and character. A series of protruding bays hold the upper level datum line consistent with other building's roof lines in the vicinity, while also breaking down the facade length with added visual interest. This option, as with the others, holds the NE 65th urban street edge at its commercial frontage similar to other mixed-use buildings in the neighborhood, and the strong line of canopies here help to visually anchor the building and enhance the streetscape. A full height residential entry statement marks the intersection with 24th Ave NE. The garage access point is set back from the sidewalk where building modulation also favors the lower density zoning. The preferred option's proportions facilitate the integration of the Northwest Modern design inspiration while scaling appropriately to the neighborhood context.

OVERVIEW – SINGLE FAMILY CONTEXT



PARALLEL AXIS
MIXED-HEIGHT SCHEME

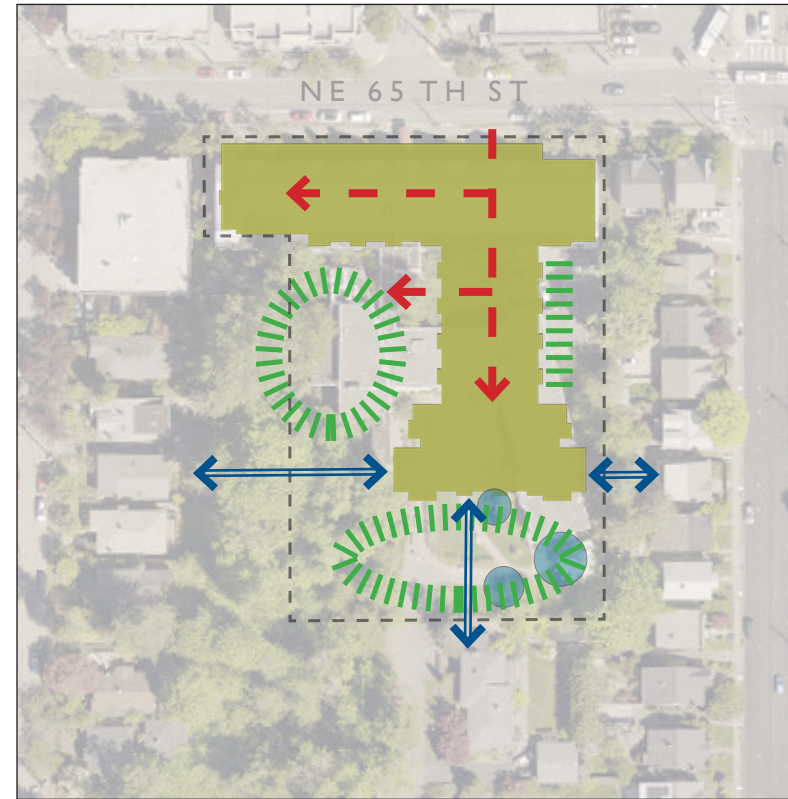
138 dwelling units/141 parking stalls/209,000 sf of gross floor area

SCHEME PROS

- Wider sidewalk than Code Compliant Scheme.
- South wing is primarily four stories.
- Large roof deck allows easy access to abundant activities and views.

SCHEME CONS

- Possible conflicts with ROW improvements at NE 63rd St.
- Building envelope is generally closer to property lines than other schemes.
- Displacement of three exceptional trees.
- Limits landscape options such as loop path which provides accessible route to entire site.
- Lobby location is not ideal for building programming and circulation.



PERPENDICULAR AXIS
CODE COMPLIANT ENVELOPE SCHEME

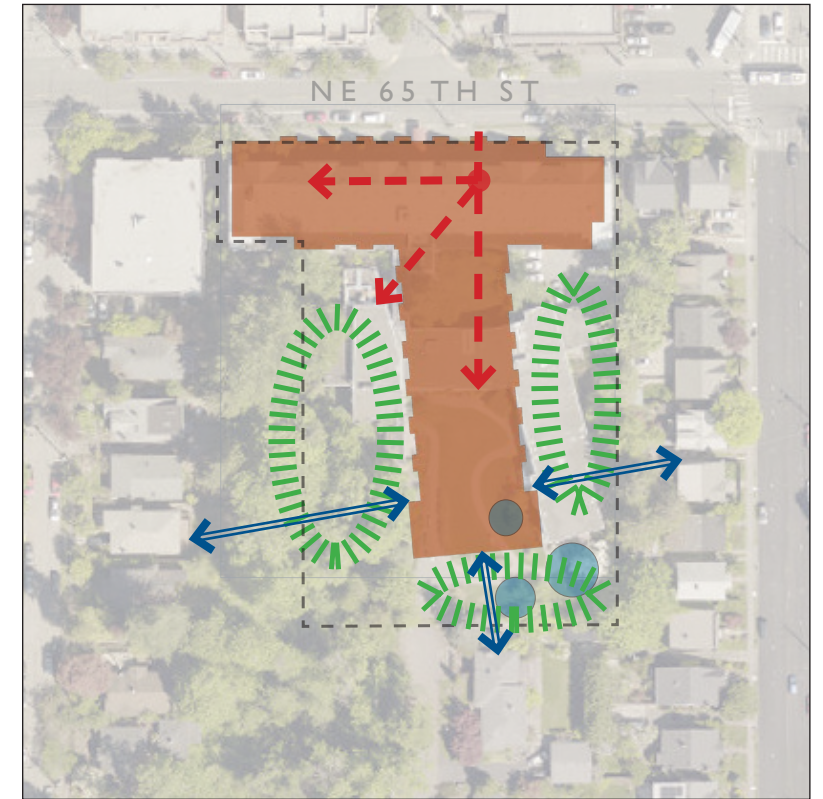
142 dwelling units/143 parking stalls/209,000 sf of gross floor area

SCHEME PROS

- Abundant landscape areas at south and west yards allowing for loop path & more flexibility than Mixed-height Scheme.
- Code compliancy for NE 65th St setback.
- All exceptional trees remain in place.

SCHEME CONS

- Portions of building push closer to east & west property lines than other schemes.
- Lobby entrance is in close proximity to garage access point and is not ideal for building programming and circulation.



BENT AXIS
PREFERRED SCHEME

135 dwelling units/130 parking stalls/203,000 sf of gross floor area

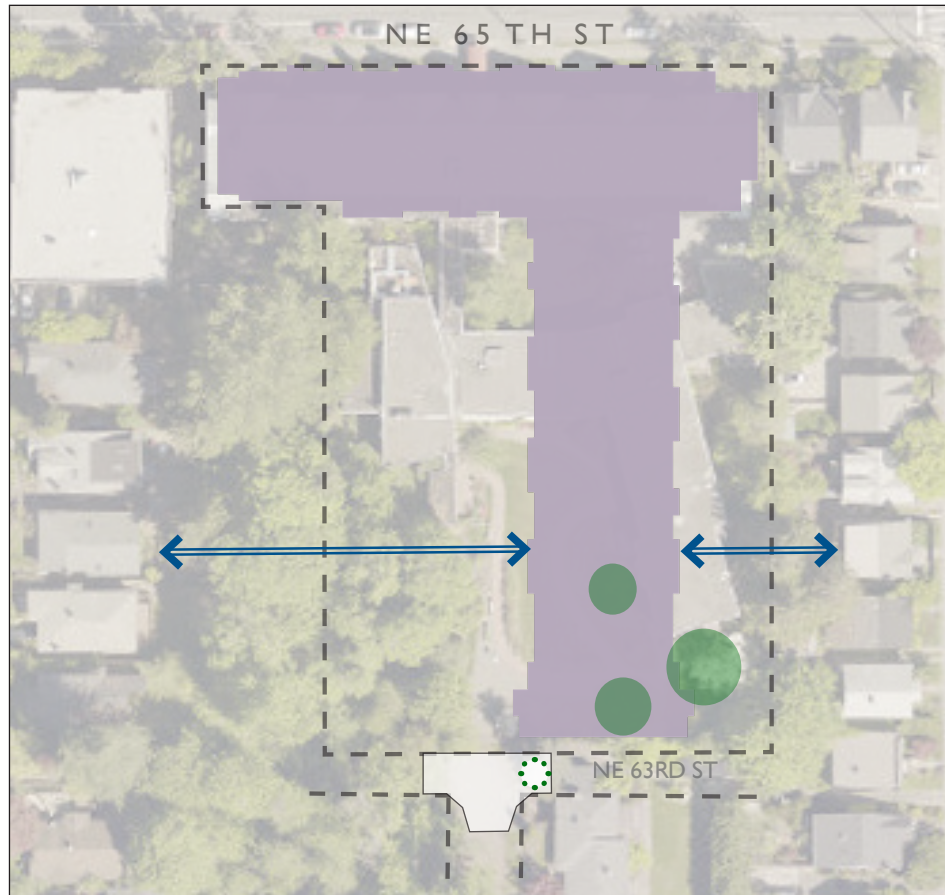
SCHEME PROS

- Wider sidewalk than Code Compliant Scheme.
- Greater level of articulation & modulation along NE 65th St versus other schemes.
- Angled south wing allows for greatest combined setback from neighboring properties.
- Lobby location allows for open floor plan and view axis from reception area to west patio areas and the green belt ravine.
- Plan offers most flexibility for landscape options.

SCHEME CONS

- Displacement of one exceptional tree is required.
- While there is greater flexibility to the overall landscape plan, other schemes provide larger areas to the west or south.

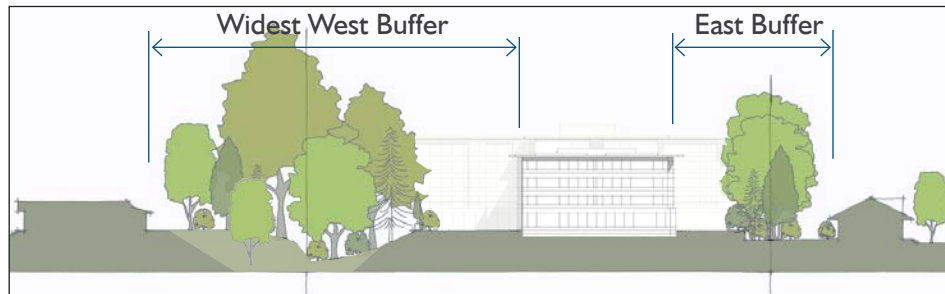
OVERVIEW – SINGLE FAMILY CONTEXT



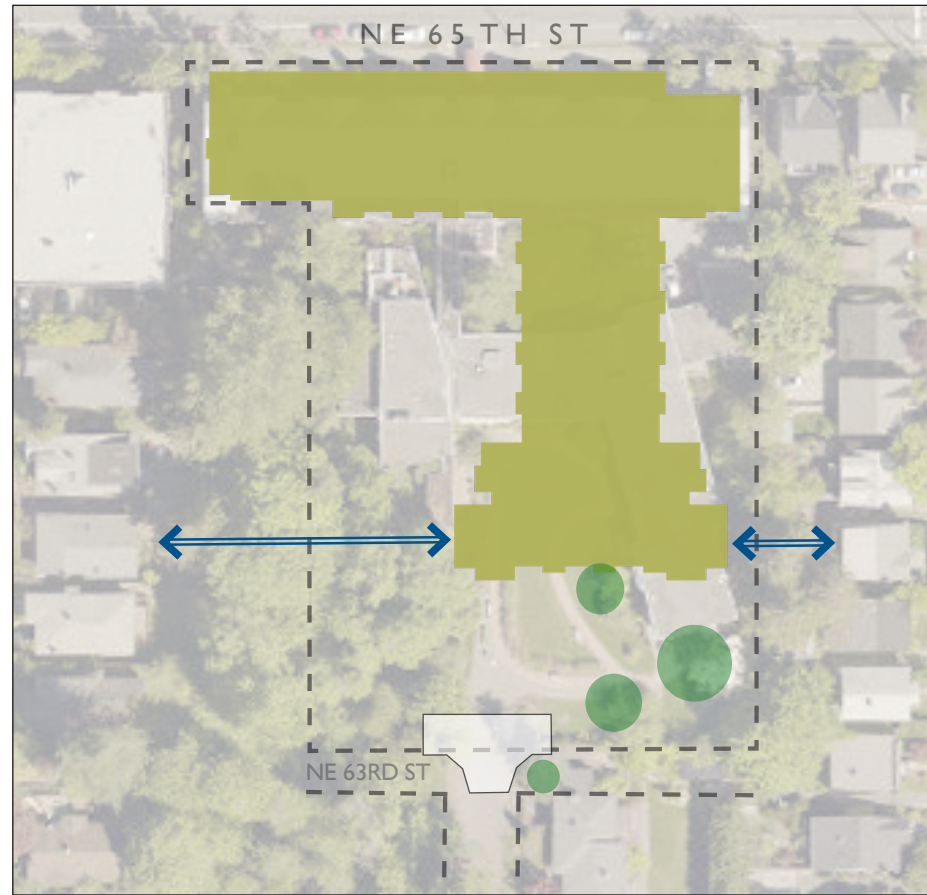
PARALLEL AXIS
MIXED-HEIGHT SCHEME



Of the three schemes, this west buffer provides the greatest distance between the proposed project and neighboring properties across the ravine, however, the building is closer to those at the east versus the Preferred Scheme, and functionality of the garden area at the east and south sides of the project would be compromised.



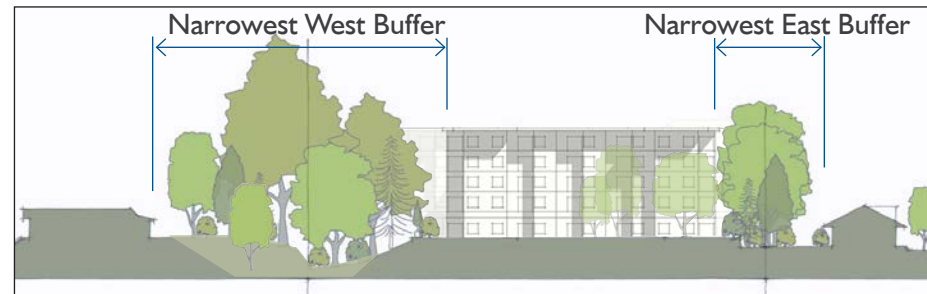
SITE SECTION FROM THE SOUTH



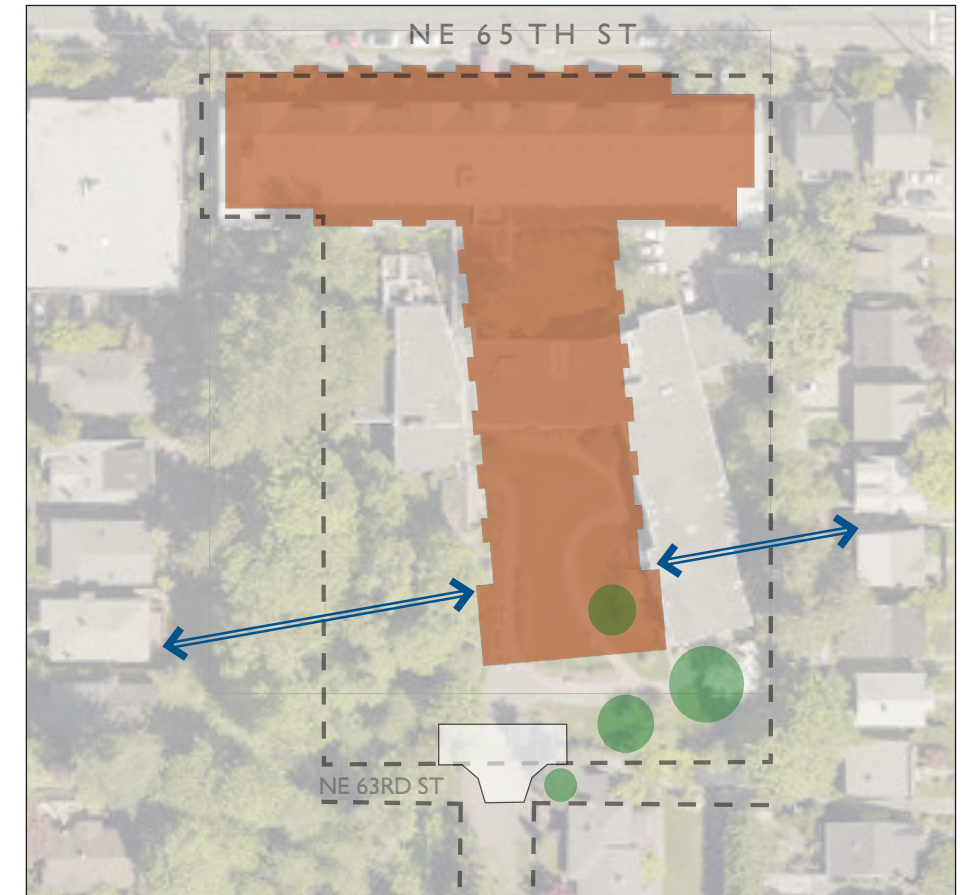
PERPENDICULAR AXIS
CODE COMPLIANT SCHEME



Retention of all 3 exceptional trees at the south yard makes this scheme code compliant versus the others, and this also creates an abundance of garden area here, however the building footprint at the southernmost portion of the project would produce the narrowest buffer at some properties to the east and to west.



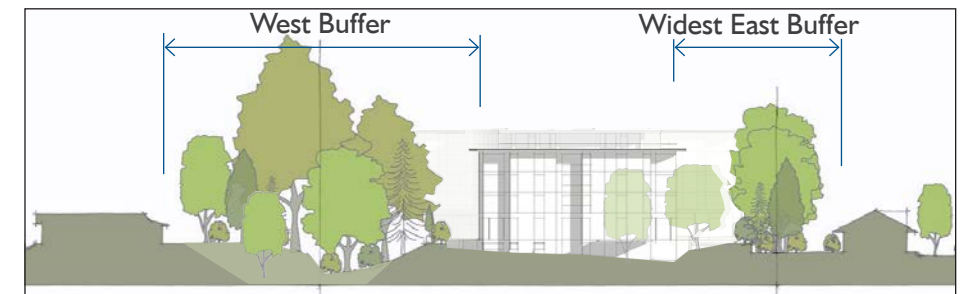
SITE SECTION FROM THE SOUTH



BENT AXIS
PREFERRED SCHEME

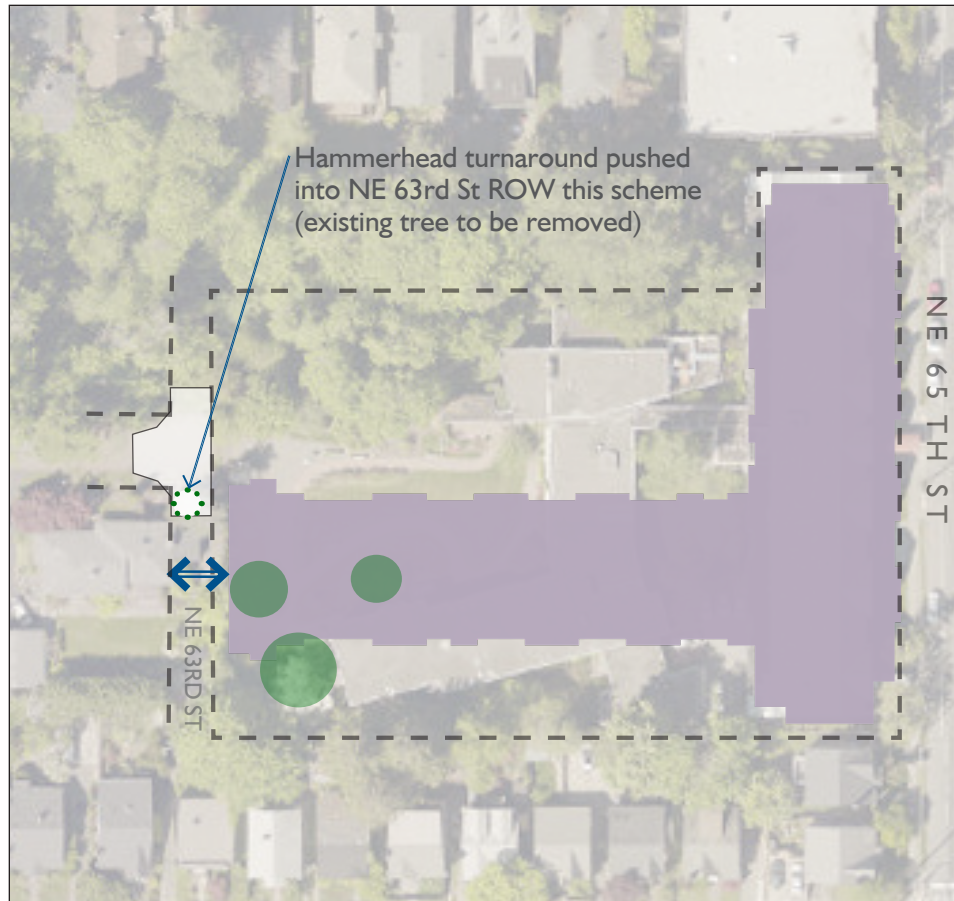


This scheme produces the most generous buffer along the east property line, with little compromise at the ravine buffer to the west, versus the Parallel Axis Scheme. It provides the second most area to the south allowing for an abundant garden and options similar to the Perpendicular Axis Scheme for any required ROW improvements at NE 63rd Street.



SITE SECTION FROM THE SOUTH

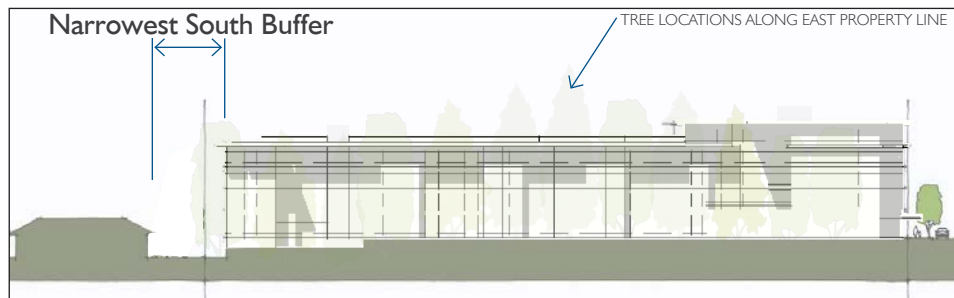
OVERVIEW – SINGLE FAMILY CONTEXT



PARALLEL AXIS
MIXED-HEIGHT SCHEME



This option, which would produce the narrowest south buffer, crowds the property line with minimal room for landscaping and right-of-way improvements at NE 63rd St. The required “hammerhead” turnaround occurs entirely in the right-of-way, and all three exceptional trees, and one at the ROW, would be removed.



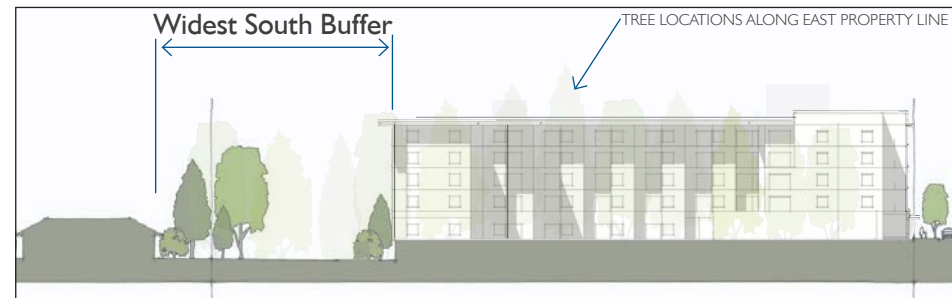
SITE SECTION FROM THE EAST



PERPENDICULAR AXIS
CODE COMPLIANT SCHEME



While creating the narrowest buffers to the east and west, this scheme creates the most generous south buffer of all 3 options, retaining all significant trees, and the abundant space allows for a portion of the “hammerhead” turnaround to occur on the site.



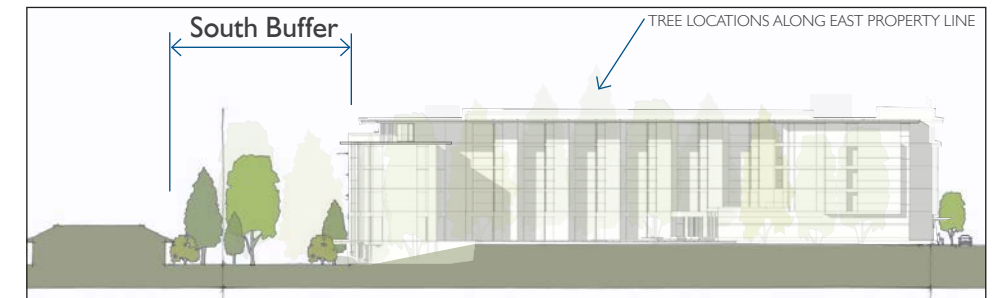
SITE SECTION FROM THE EAST



BENT AXIS
PREFERRED SCHEME



This scheme creates the most flexibility for landscape options with an abundance of garden space at the east, south, and west buffer zones while retaining all but one exceptional tree. A portion of the of the required vehicle turnaround can be accommodated on site allowing the existing tree in the ROW to remain.

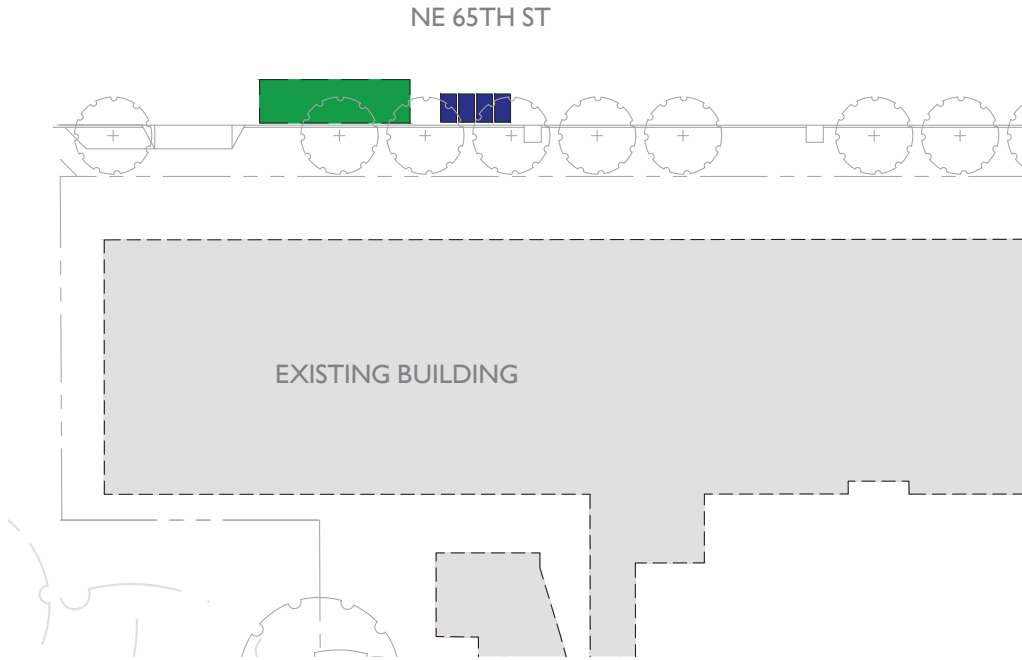


SITE SECTION FROM THE EAST

SOLID WASTE COLLECTION - SPU REQUIREMENTS

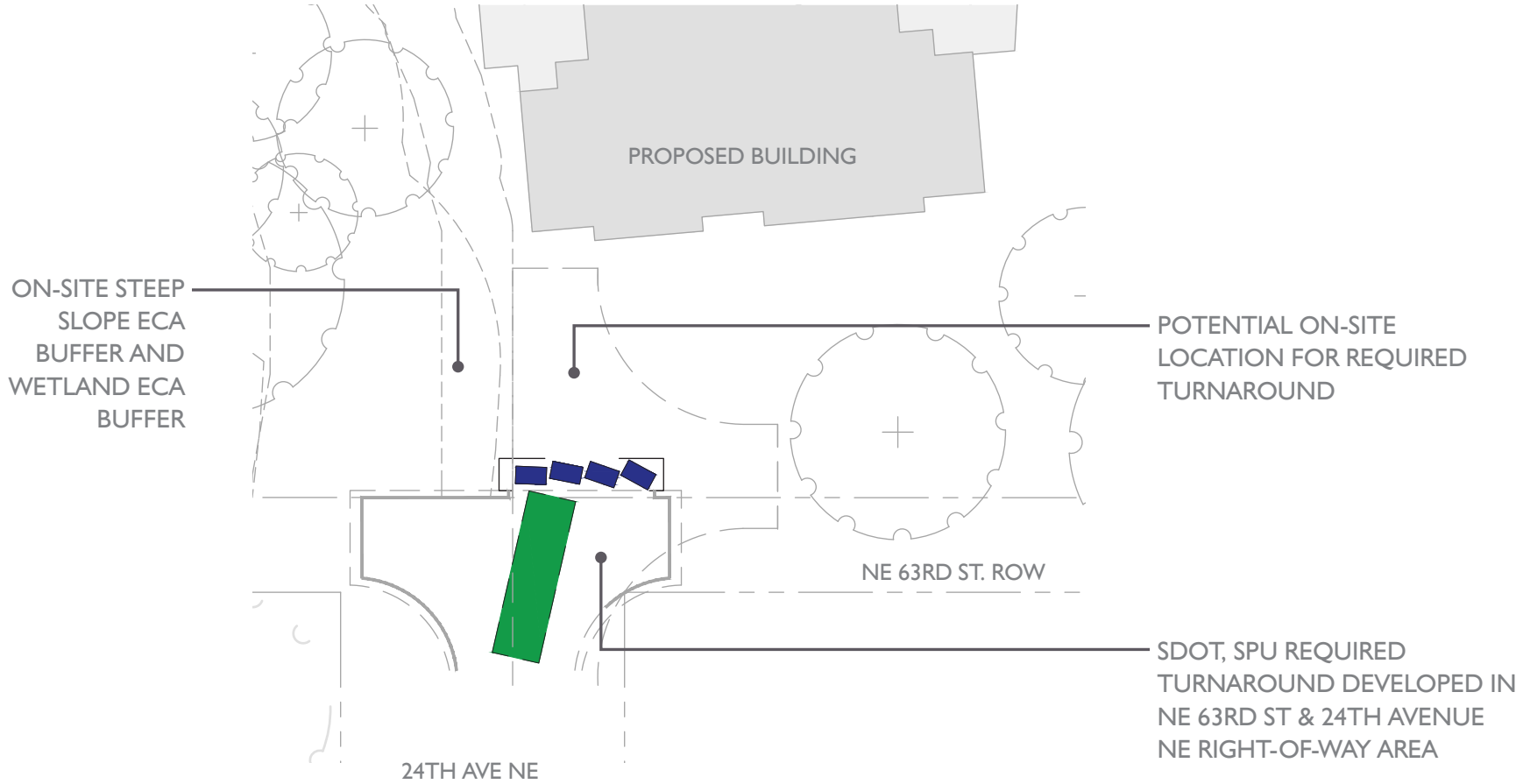
CURRENT COLLECTION LOCATION

- Currently SPU collects solid waste collection from NE 65th St with staging occurring in the Right of way.
- The location does not meet Seattle Public Utilities' requirements. Seattle Public Utilities (SPU) prohibits collection from arterial street unless no other viable option exists.
- The project team believes this to be the least impactful option and has asked SPU to consider continuing this service. Thus far SPU has refused. We will continue to advocate for this option but approval seems unlikely.



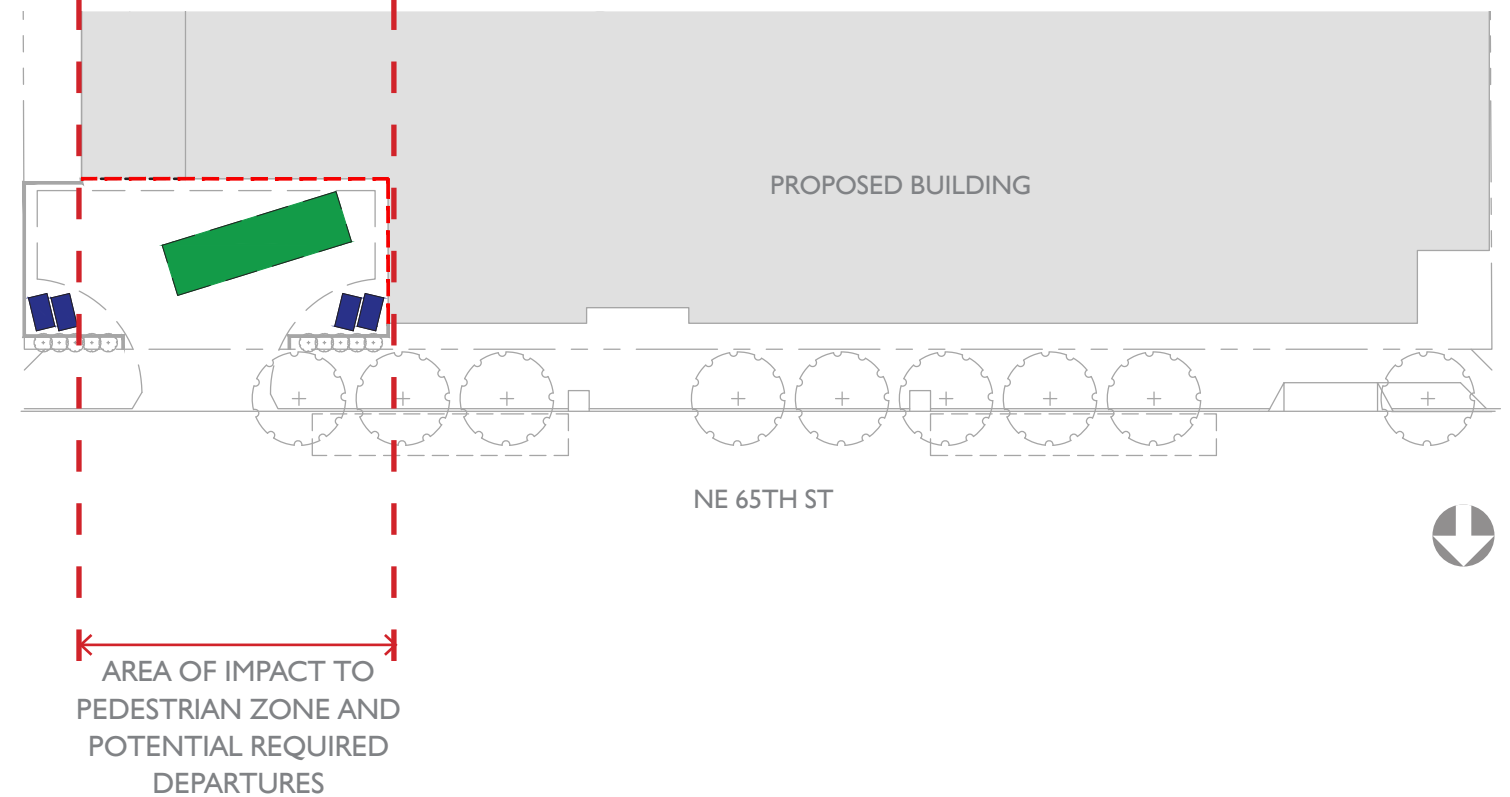
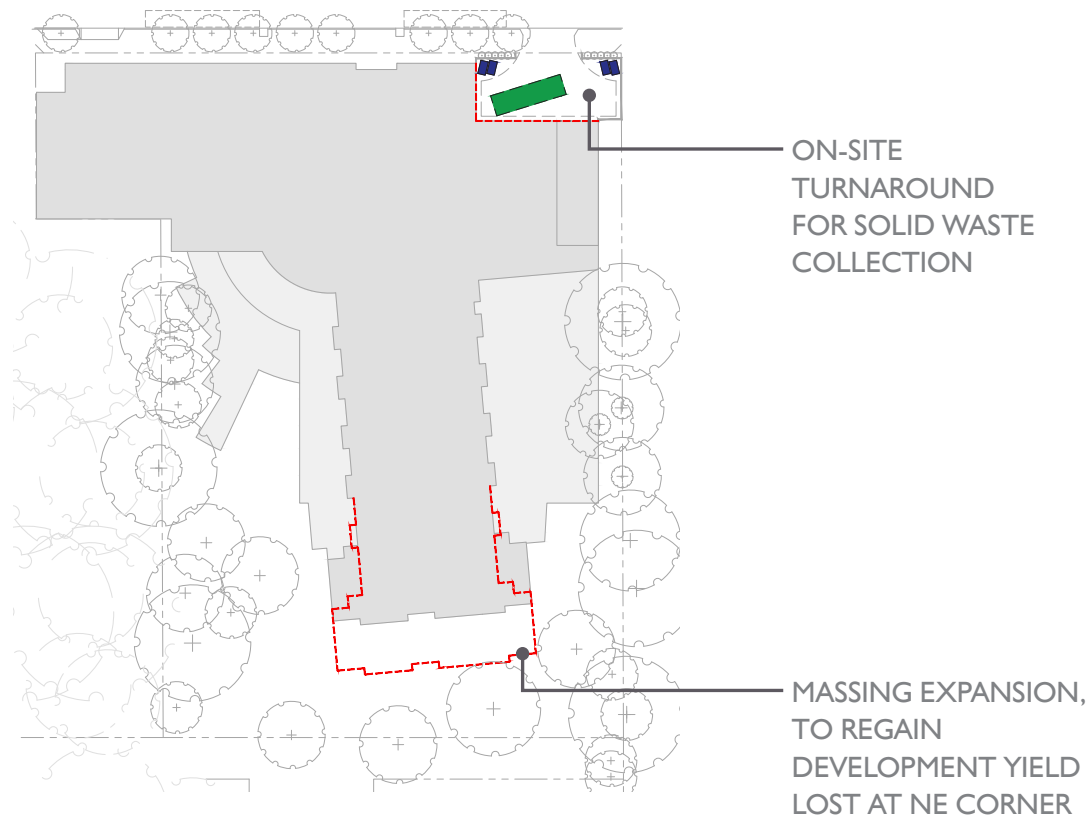
COLLECTION LOCATION @ 24TH AVENUE NE

- SPU has stated that they will require solid waste collection from 24th Ave NE, a dead end, non-arterial street with access to the site from the south.
- SDOT is also requiring the project to provide an emergency vehicle turnaround at 24th Ave NE, which could be developed on site or in the Right of Way, including portions of NE 63rd St. which is currently undeveloped city Right of Way.
- The SDOT required emergency vehicle turnaround could also serve SPU's waste collection trucks.
- An existing covenant between the project site and neighboring properties to the south restricts vehicle access from 24th Avenue NE to emergency vehicles only.
- Solid waste collection from the ROW does not violate the covenant but is more impactful to the neighborhood and potentially to the adjacent ECA.
- Developing the turnaround on site would reduce the impact to the neighborhood and potentially to the ECA, but may require a modification of the covenant, allowing SPU trucks to access the site.



COLLECTION LOCATION ON SITE, ACCESSED FROM NE 65TH STREET

- If collection from 24th Ave NE is deemed infeasible, SPU may allow collection from the arterial at NE 65th St. but would require on site staging and vehicle turning.
- NE 65th Street is a principal pedestrian street, Solid Waste Collection would disrupt the pedestrian sidewalk in this area. SPU trucks would cross the sidewalk to enter, turn around on site, collect solid waste bins, and then cross the sidewalk again (driving forward) to exit.
- Providing SPU vehicle access at 65th would require design departures from street level development standards in the pedestrian zone (SMC 23.47A.008) including standards for street level uses, transparency and overhead weather protection.
- The lost building area along 65th would need to be replaced for the project to remain viable. This would increase the area developed in the south portion of the lot.
- The project team is not currently pursuing this approach. However, if solid waste collection at 24th Ave NE is deemed infeasible, SPU may require this solution at NE 65th ST.
- If required, the project team may present these departure requests to the board at a future meeting.



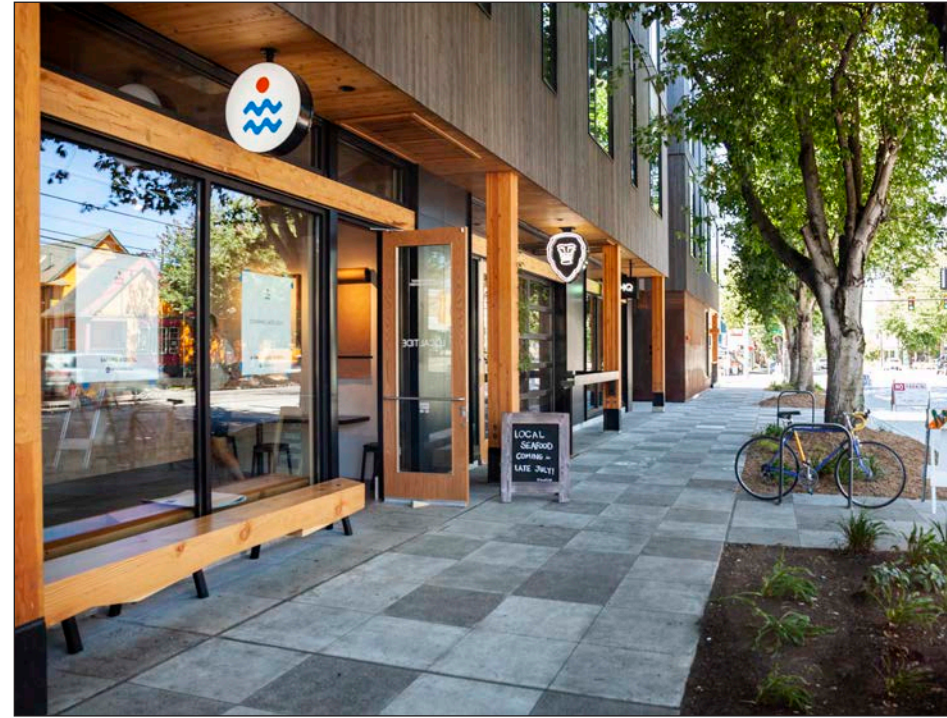
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APPENDIX

ARCHITECT & CLIENT PORTFOLIO



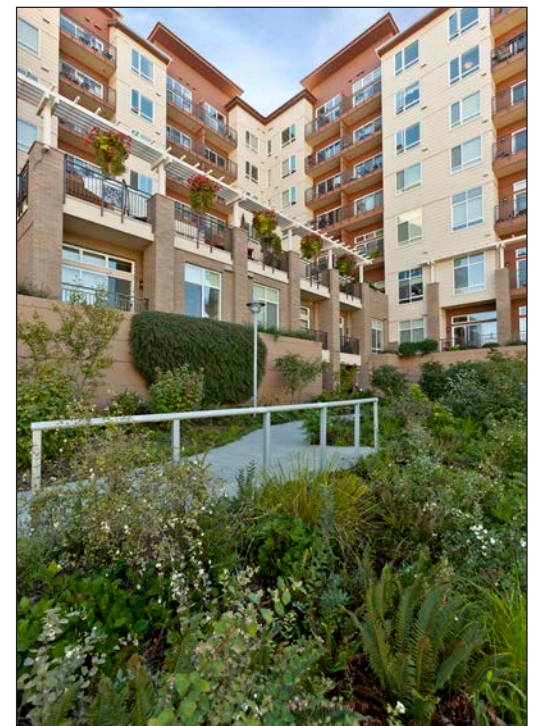
ALJOYA MERCER ISLAND, A SENIOR LIVING FACILITY IN CLIENT & ARCHITECT PORTFOLIO

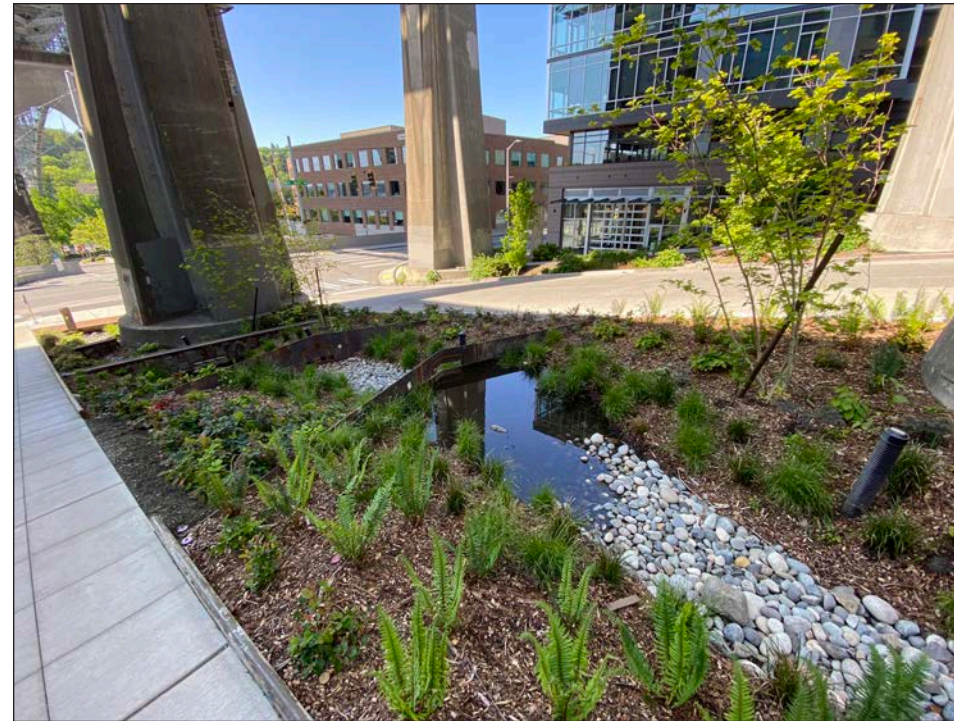


CEDAR SPEEDSTER, OFFICE BUILDING WITH STREET-LEVEL RETAIL SPACES, ARCHITECT AND LANDSCAPE ARCHITECT PORTFOLIO

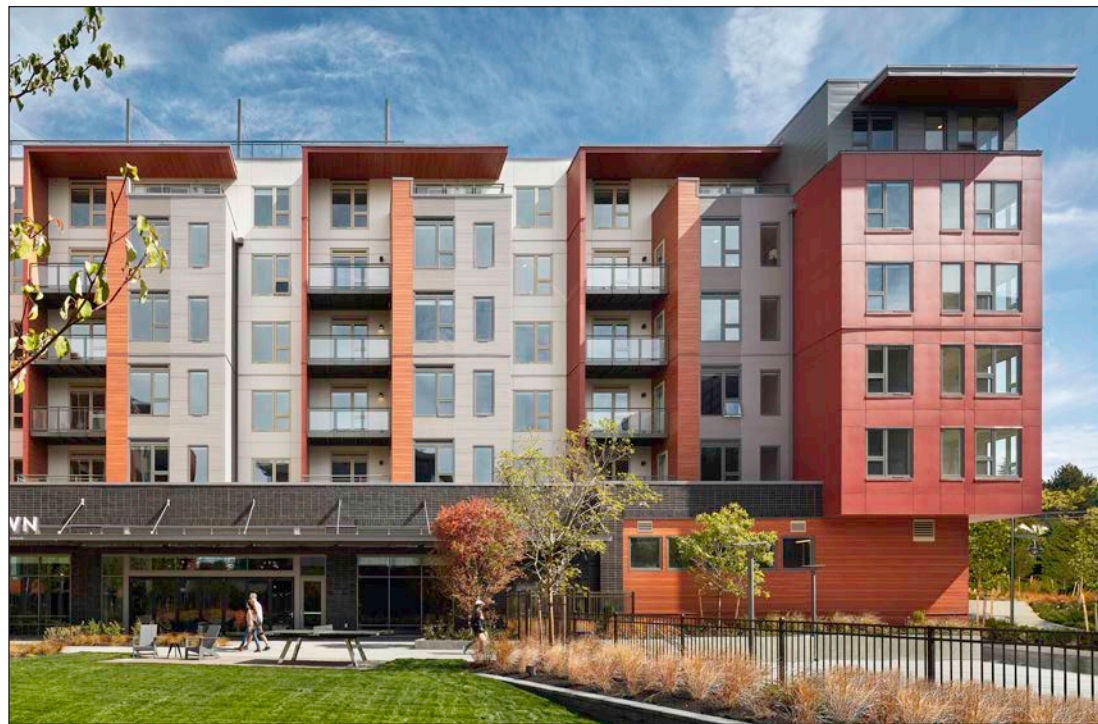


ALJOYA THORNTON PLACE, A SENIOR LIVING FACILITY IN CLIENT & ARCHITECT PORTFOLIO



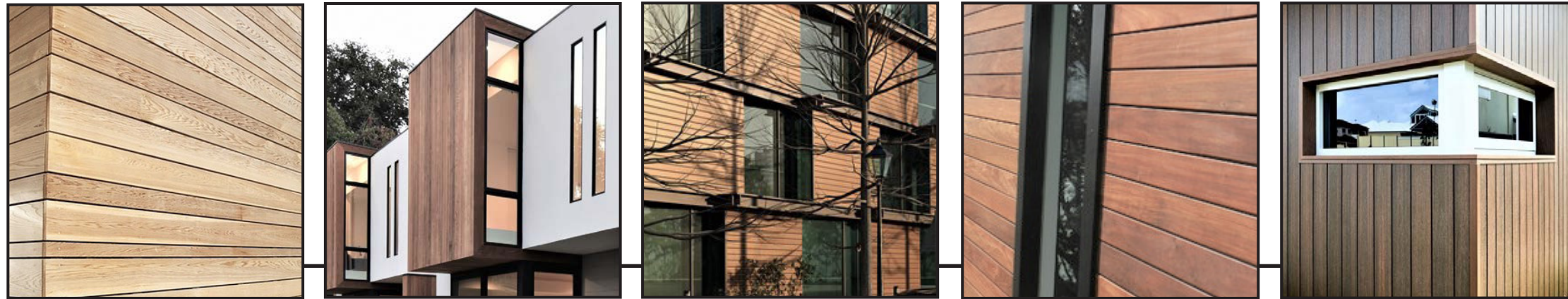


WATERSHED OFFICE BUILDING, BUILDING IN ARCHITECT PORTFOLIO, STREETScape AND STORMWATER DESIGN IN LANDSCAPE ARCHITECT PORTFOLIO



KIRKLAND URBAN MULTI-FAMILY RESIDENTIAL, BUILDING IN ARCHITECT PORTFOLIO

MATERIAL DISTRIBUTION CONCEPTS



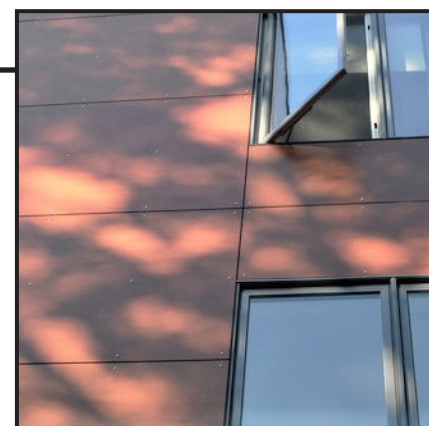
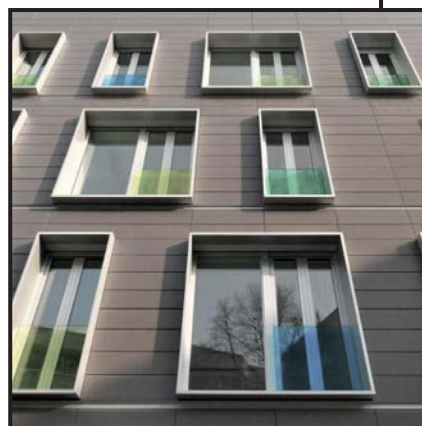
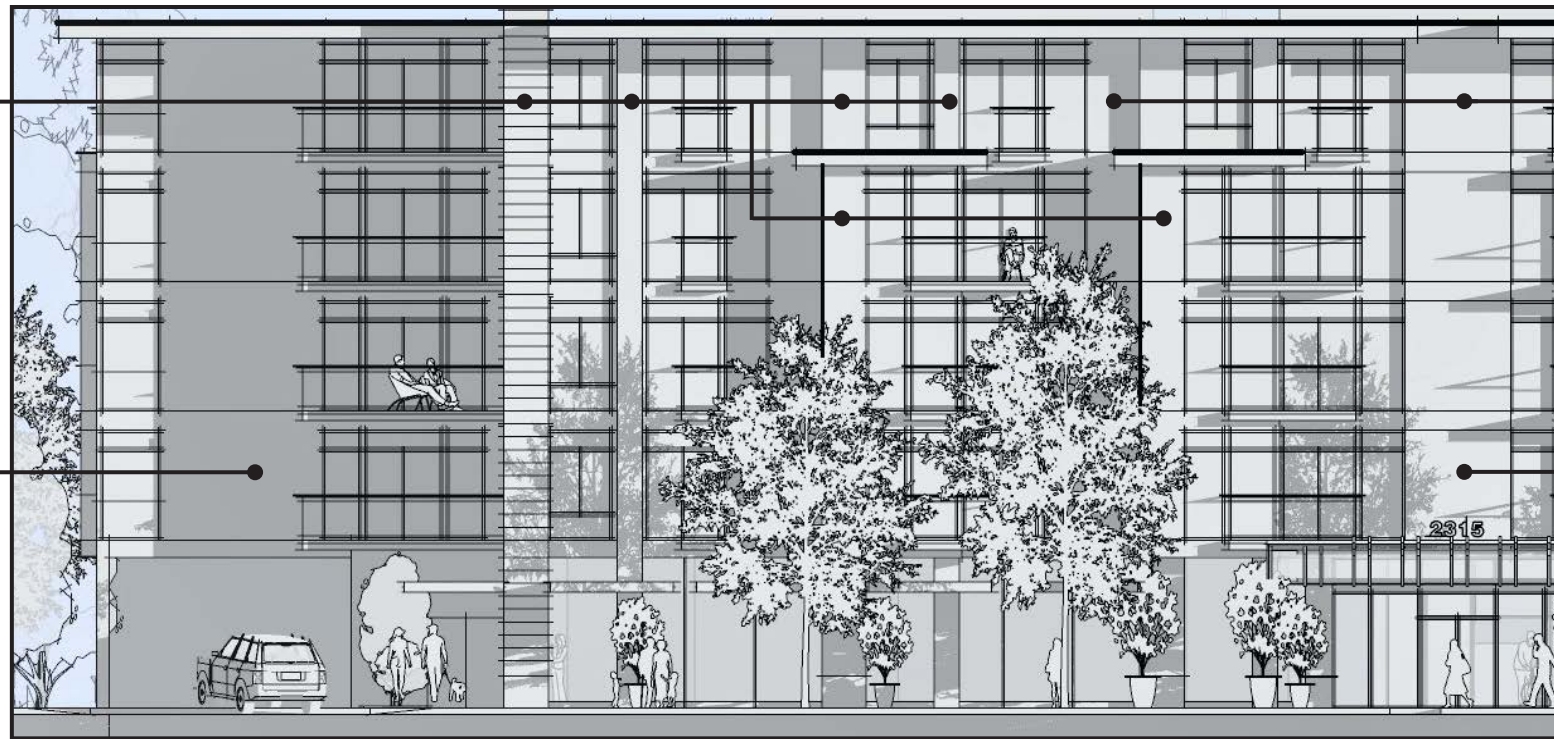
WOOD AND WOOD-LOOK MATERIALS

SIDING & FENESTRATION (FEATURE FINISHES)

PROPOSED APPROACH TO MATERIALS:

Consistent with the Northwest Modern style – combining clean lines with natural colors and an analogous palette

PLANK AND METAL SIDING, FIBER CEMENT PANELS



SIDING & FENESTRATION (FIELD FINISHES)

MATERIAL DISTRIBUTION CONCEPTS



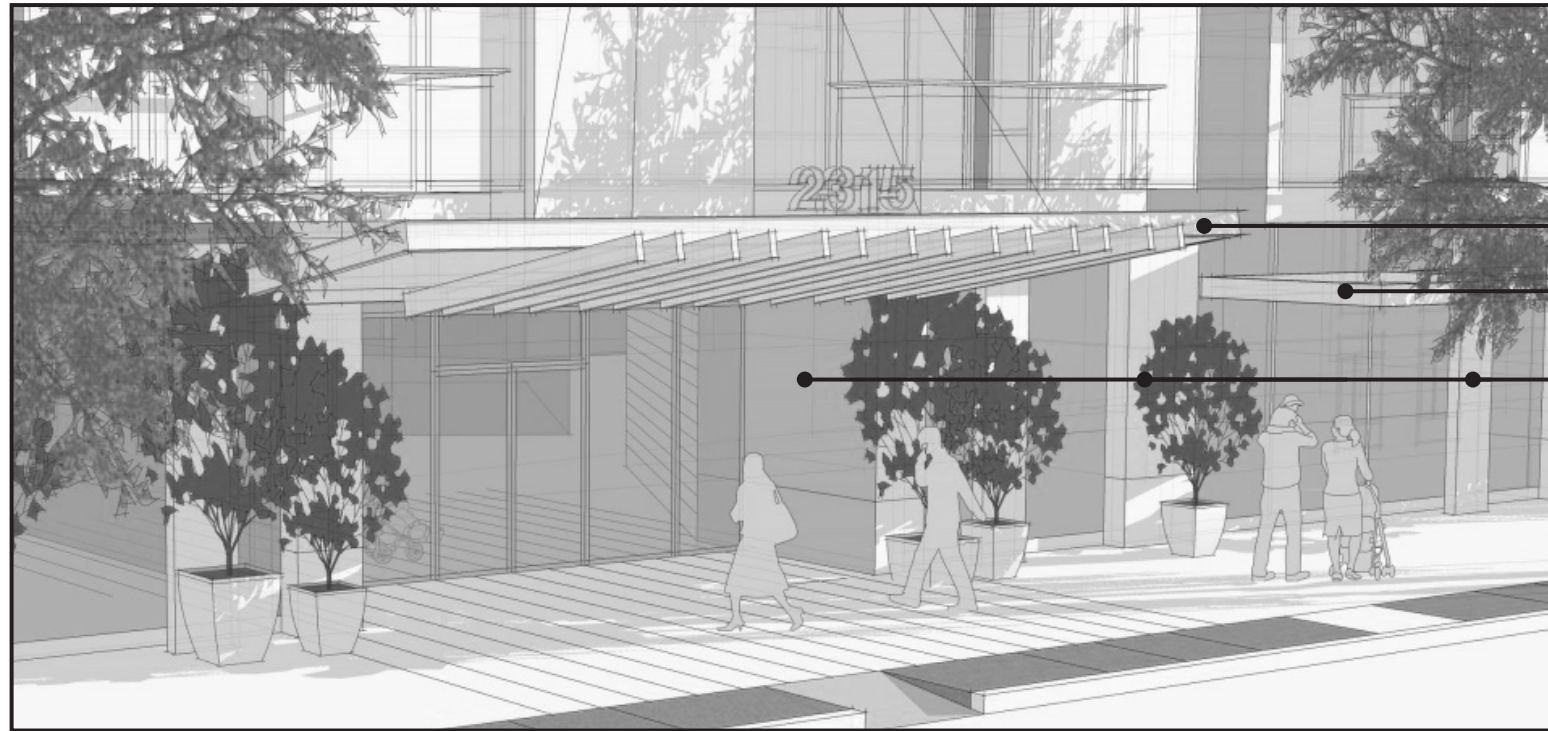
STREETSCAPE CANOPIES

STREETSCAPE CANOPIES

Canopies of wood & steel with neutral color palette (would be reflected at other project elements such as pergolas, trellises, etc.)

PILASTERS

Pilasters and other vertical elements tie the base of the building to upper floors. Natural colors and an analogous palette emphasize the cadence of these materials and the finishes will be utilized elsewhere on the building



FINISHES AT STREETSCAPE

MATERIAL DISTRIBUTION CONCEPTS

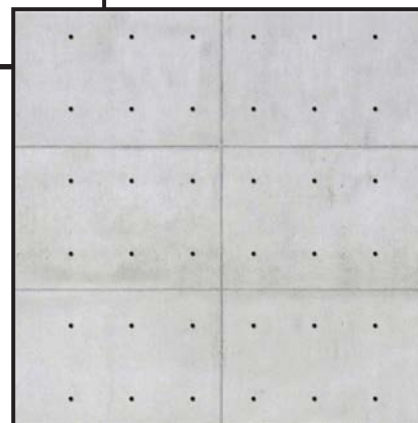


BALCONIES

- Balconies with cable rail or similar look
- Wood (or wood look) accents at hand rails
- Metal components will tie in with canopy design and other appurtenances

ARCHITECTURAL CONCRETE

Used at garage entry, etc. (score lines, form work dimples)

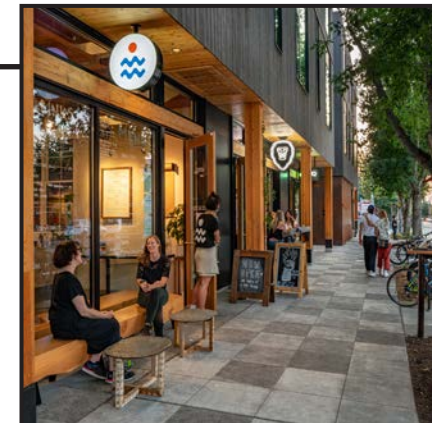


ROOF

Generous overhangs with wood or wood-look eaves and soffits

STOREFRONTS

- Aluminum and Wood
- Built-in planters and potted plants
- Decorative paving, seating and al fresco dining



DIMENSIONED SITE PLAN

KING COUNTY PARCEL NUMBERS:

717370-0480
717370-0475

LEGAL DESCRIPTION:

PARCEL A:

That portion of Tract 14, Ravenna Springs Park, according to the plat thereof recorded in Volume 2 of Plats, page 87, in King County, Washington, described as follows:

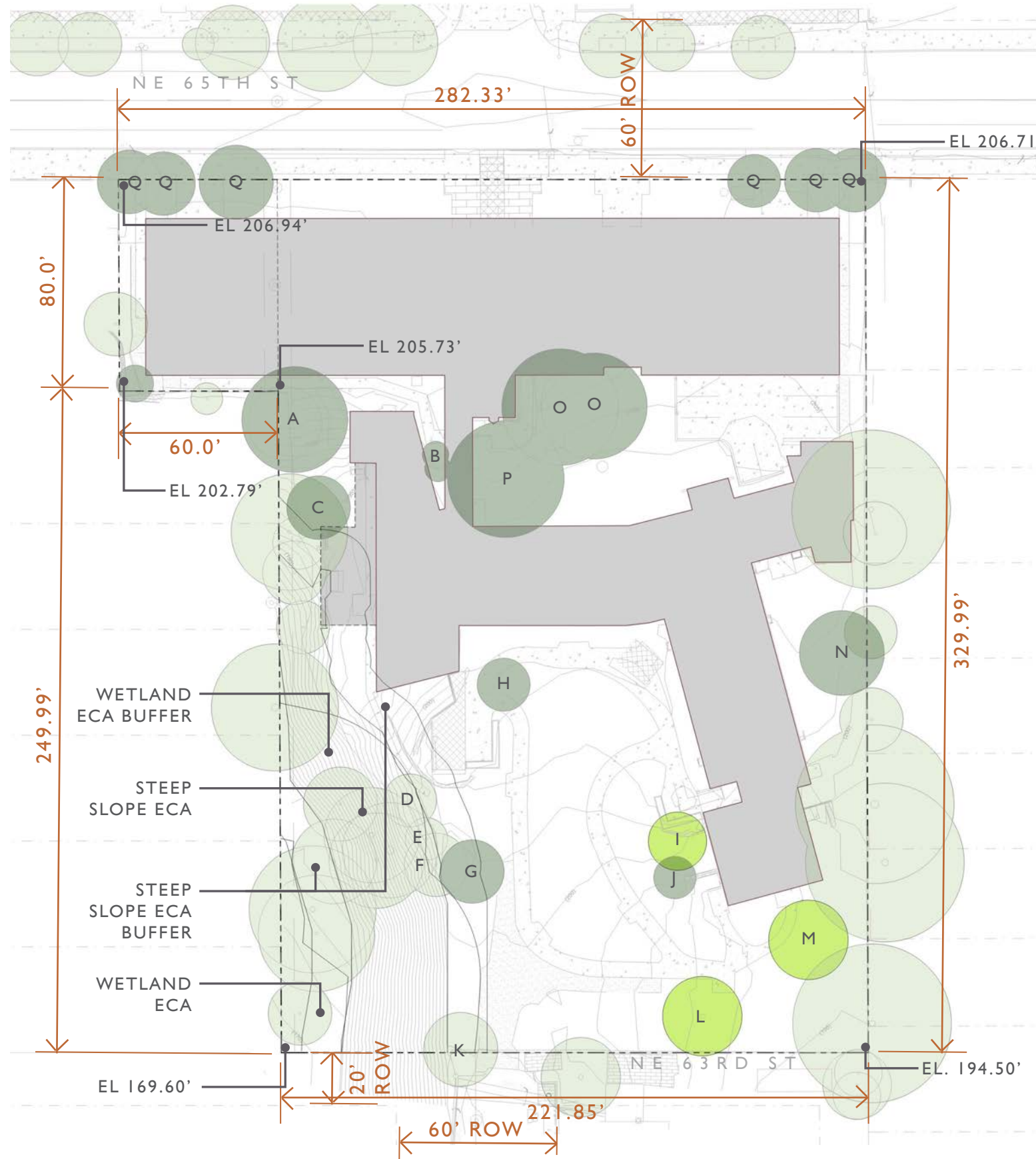
Beginning at a point on the north line of said Tract 14, 384 feet east of the centerline of Ravenna Avenue; thence east along said north line 60 feet; thence south parallel to the east line of 23rd Avenue Northeast, 80 feet; thence west parallel to the north line of said tract, 60 feet; thence north parallel to the east line of 23rd Avenue Northeast, 80 feet to the point of beginning.

PARCEL B:

That portion of Tract 14, Ravenna Springs Park, according to the plat thereof recorded in Volume 2 of Plats, page 87, in King County, Washington, described as follows:

Beginning at a point on the north line of said Tract 14, which point is 444 feet east of the centerline of Ravenna Avenue; thence south along a line which is parallel to and 150 feet east of the east line of 23rd Avenue Northeast to a point on the north line of Northeast 63rd Street; thence easterly along said north line of Northeast 63rd Street to the east line of said Tract 14; thence northerly along the east line of said Tract 14 to the northeast corner thereof which point is located on the south line of Northeast 65th Street; thence westerly along the south line of Northeast 65th Street, 216 feet, more or less, to the point of beginning.

- EXCEPTIONAL TREE ●
- TREE TO REMAIN (ON-SITE AND OFF-SITE) ●
- TREE TO BE DEMOLISHED ●



LABEL	TREE	CONDITION
A	Cottonwood	1
B	Vine Maple (group)	2 to 3
C	Leland Cypress	3
D	Japanese Maple	2
E	Western White Pine	2
F	English Holly	1
G	Western Red Cedar	2 to 3
H	Apple	1
I	Magnolia	1
J	Pontic Rhododendron	1
K	Unknown species	2 to 3
L	Apple	1
M	Eastern Dogwood	1
N	Magnolia	1
O	(two) Flowering Cherry	1
P	European White Birch	3 to 4
Q	Callery Pear (6 total)	1

Condition Key:
 1 = good condition
 2 = needs improvement
 3 = declining health
 4 = poor health, removal likely



WEBER THOMPSON



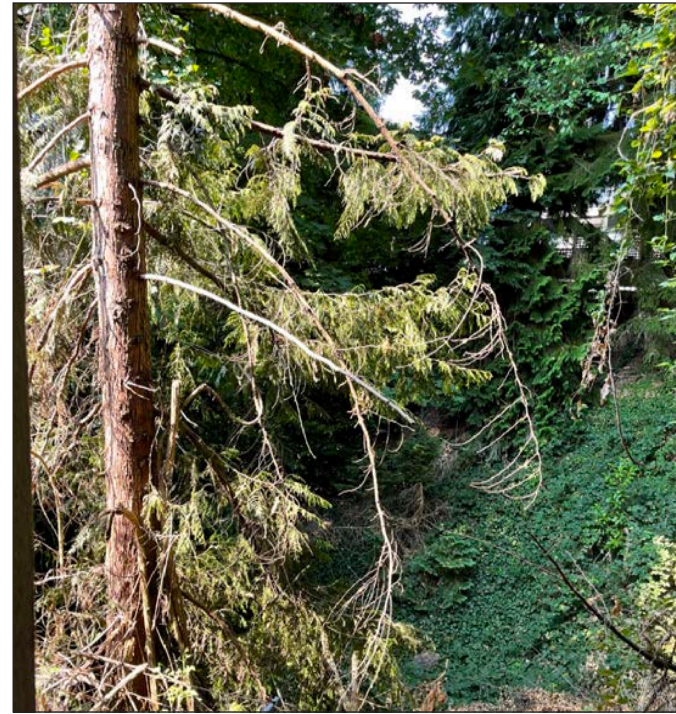
SITE PHOTOS



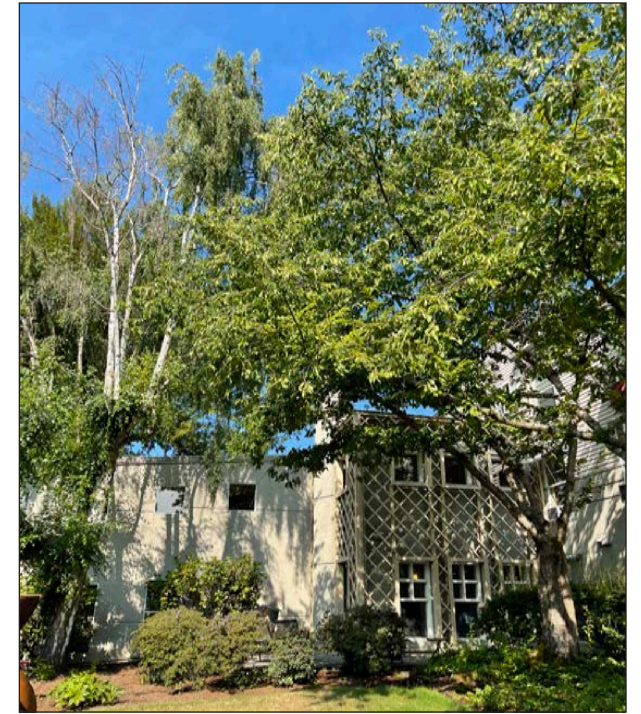
TREES AT STEEP SLOPE AREA



TREES/INVASIVE SPECIES AT STEEP SLOPE AREA



TREES/INVASIVE SPECIES AT STEEP SLOPE AREA



TREES IN POOR HEALTH AT COURTYARD



ON-SITE
EXCEPTIONAL
TREES



ON-SITE
EXCEPTIONAL
TREE



THREE-STORY PORTION OF EXISTING
STRUCTURE AT SOUTH END OF SITE



SCREENED PARKING ALONG STREET-
LEVEL FACADE ON N 65TH ST



UTILITY POLE WITH GUY WIRE AT N
65TH ST RIGHT-OF-WAY

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