



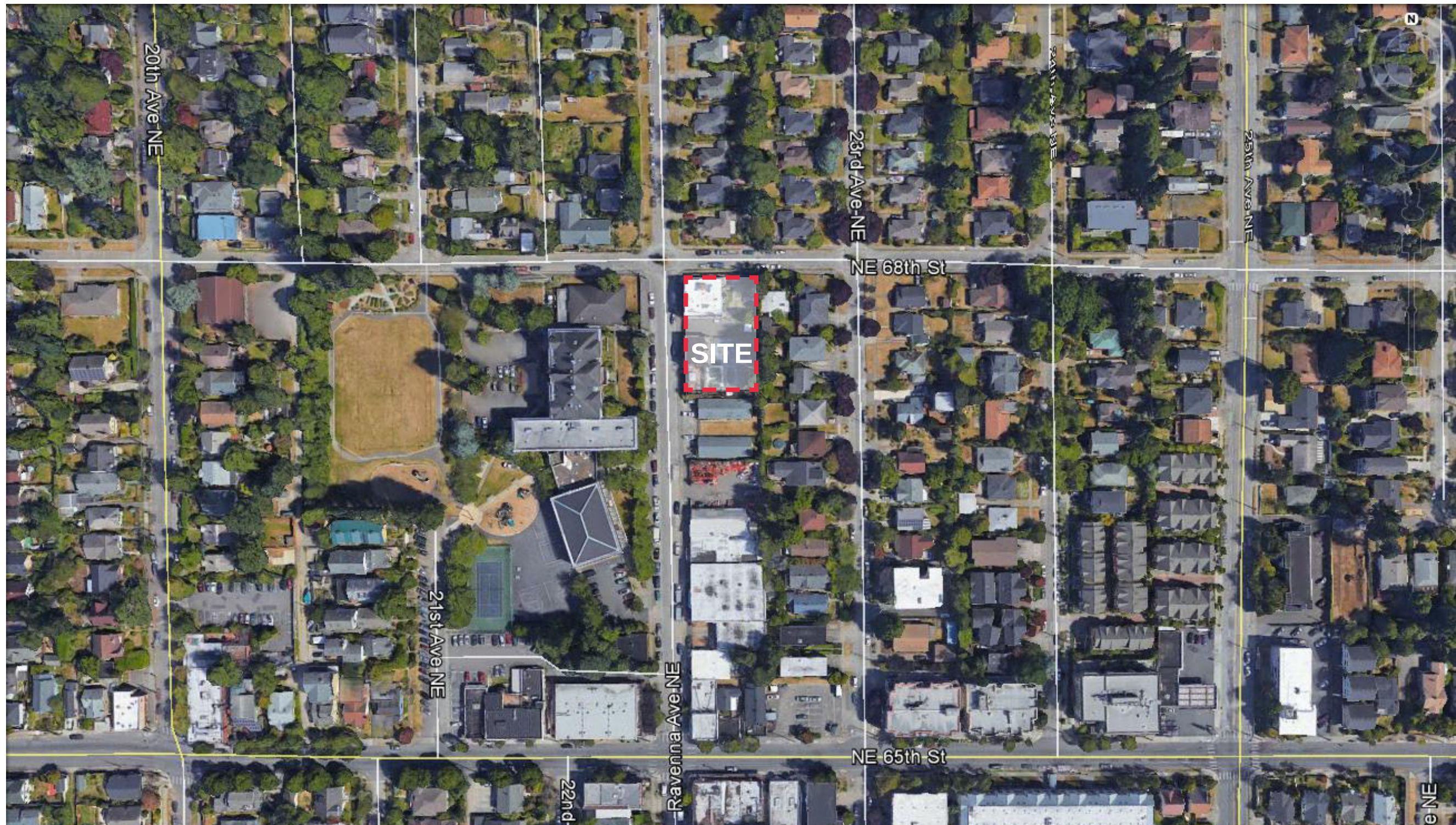
RAVENNA TOWNHOUSES

DRAFT - DRB PACKAGE

June 30, 2017



PSW Real Estate // Johnston Architects // Karen Kiest Landscape Architects

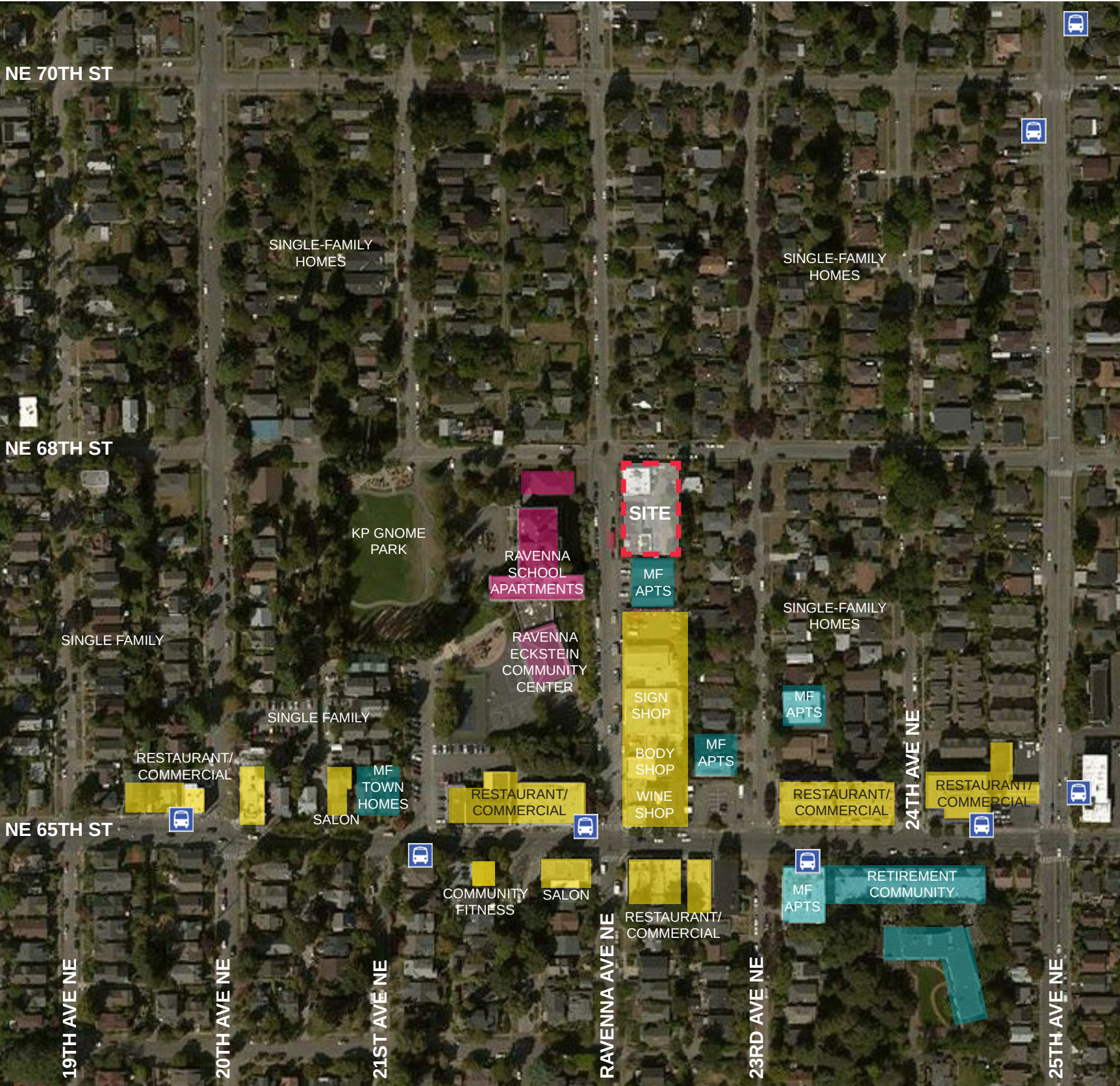


6550-6556 Ravenna Avenue NE

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

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





north

LEGEND

PUBLIC FACILITIES

COMMERCIAL NODES

MULTI-FAMILY

BUS STOPS

SITE AREA: 16,867 sf

ZONING: Lowrise 3 (LR3)

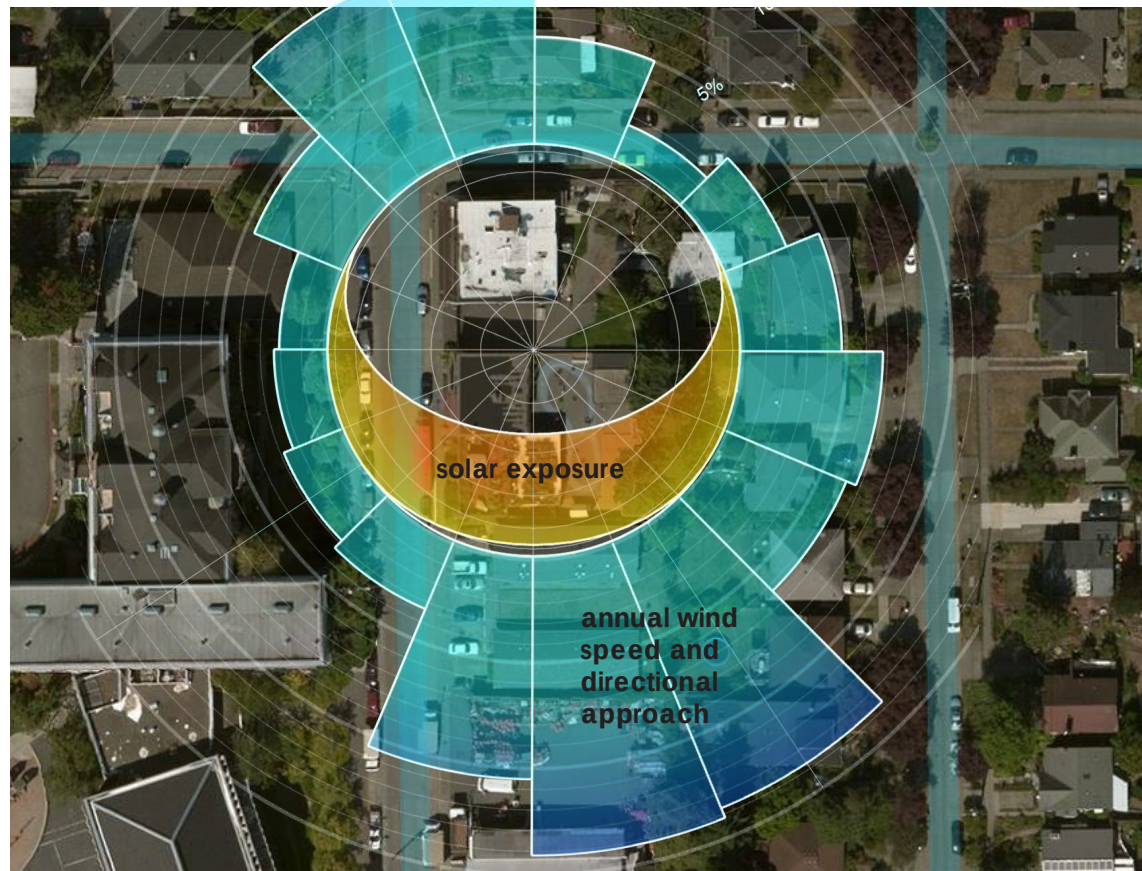
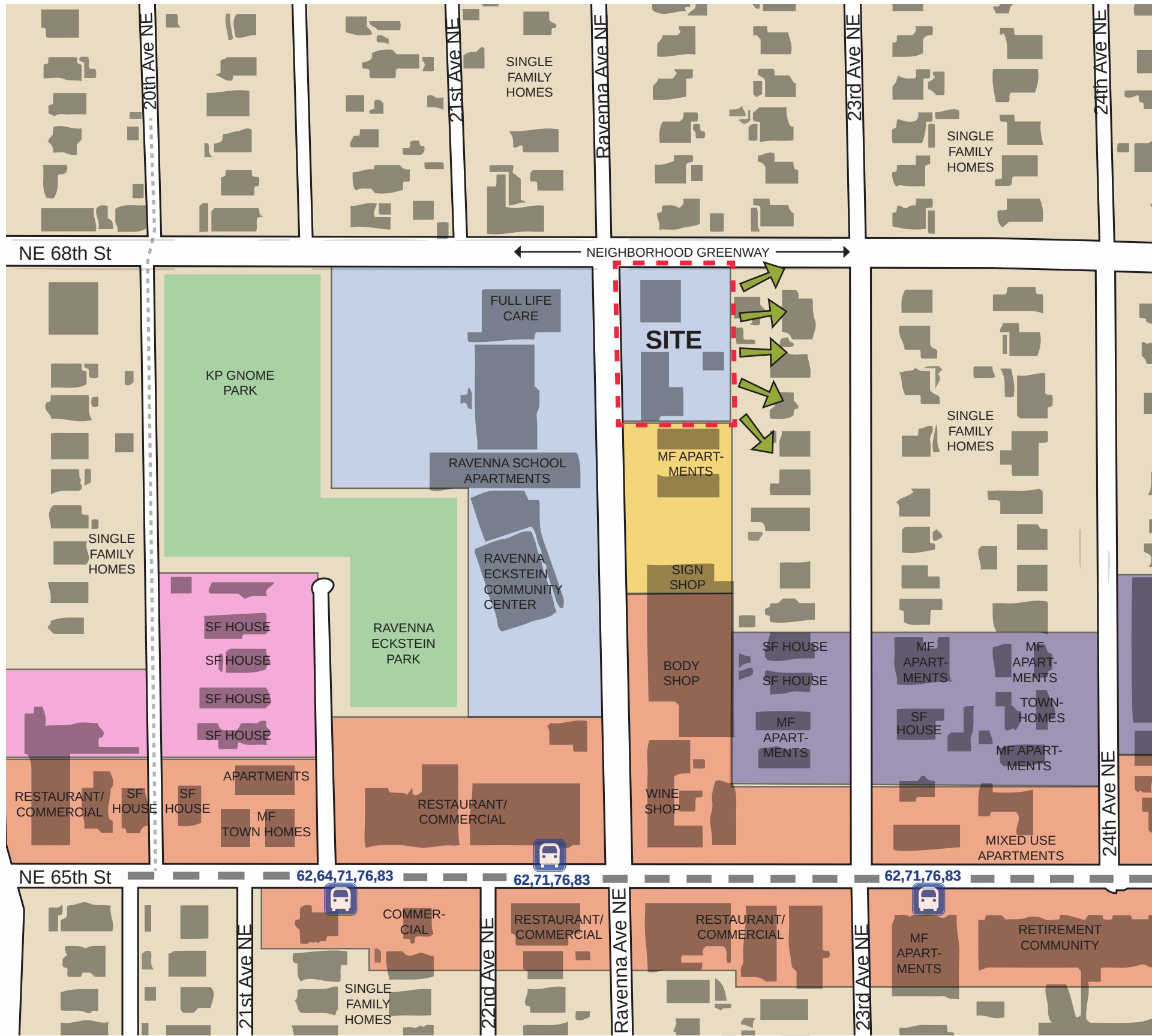
PROJECT DESCRIPTION:

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

SUMMARY OF DEVELOPMENT STANDARDS:

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

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



ZONING KEY

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



LOCAL SITE CONTEXT:

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



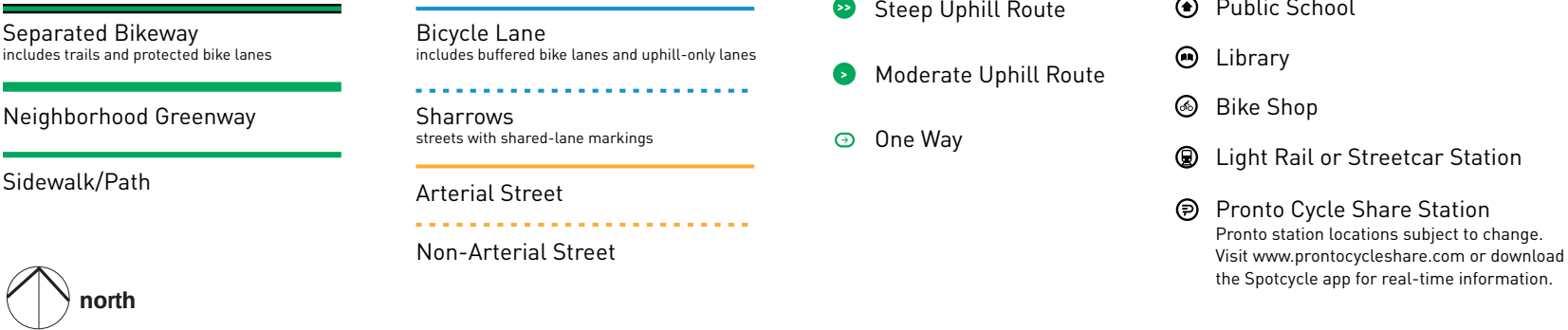
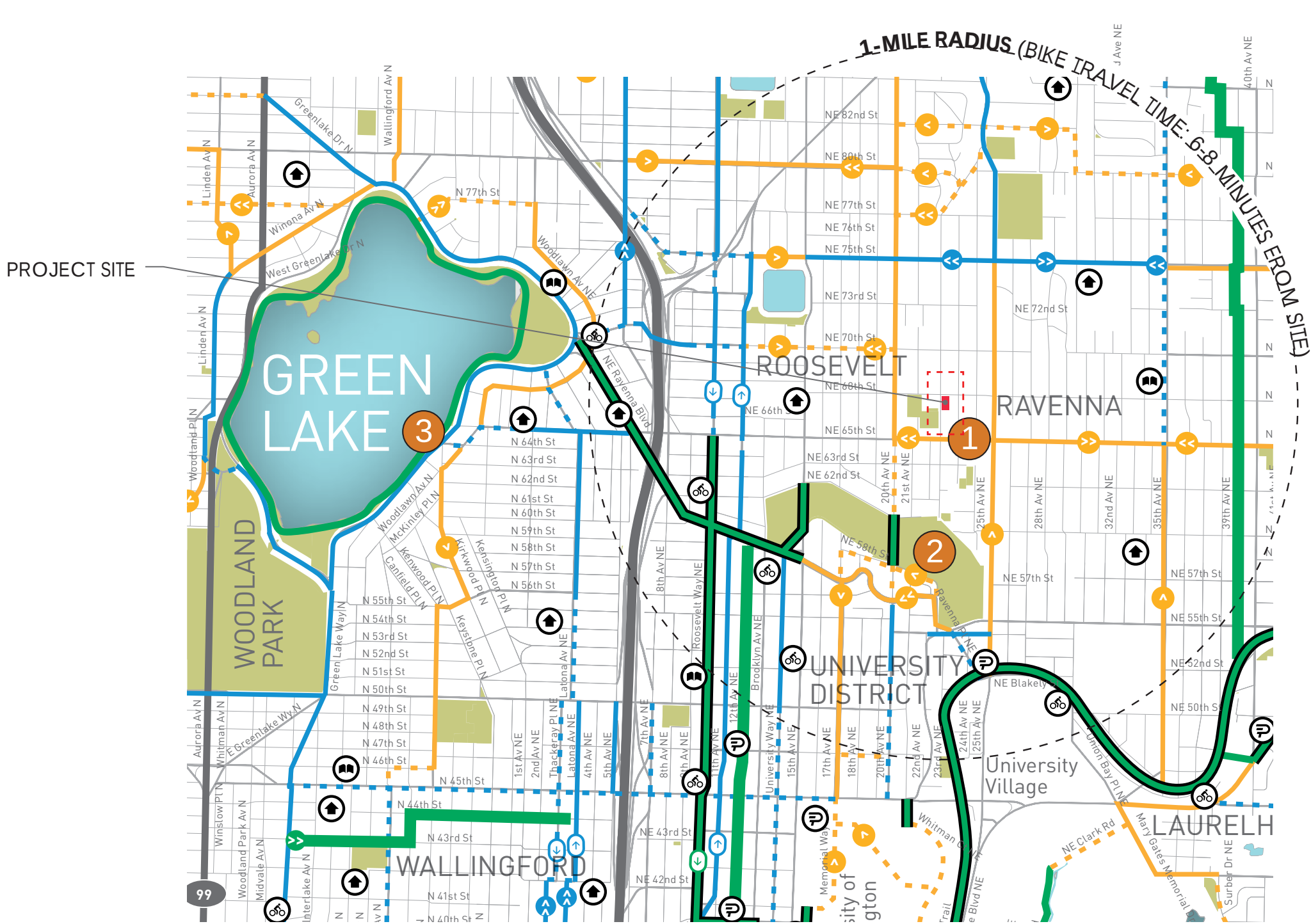
1 Ravenna-Eckstein Park / Community Center (100 ft from project site)



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



3 Green Lake Park (1.1 miles from project site)



IMMEDIATE SITE CONTEXT:

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

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



1 Ravenna Eckstein Community Center



2 4- Story Elderly Care Facility @ Ravenna Ave NE



3 Looking north up Ravenna Ave NE



4 Looking south @ Ravenna Ave NE



5 Single family @ NW corner of Ravenna & 68th



6 Single family north of the site



7 Single family @ NE 68th St



8 Looking west @ NE 68th St



9 Looking into the site from NE 68th St



10 Looking South down Ravenna Ave NE



11 Looking into the site from Ravenna Ave NE



12 Multi-family residences south of site



13 Gateway to site from 65th and Ravenna

> CS1: Natural Systems and Site Features

Use natural systems/ features of the site and its surroundings as a starting point for project design.
Response: The large courtyard, with its primary orientation from north to south, allows ample and varying types of day lighting into the units and the courtyard. It also provides better opportunity to capture prevailing winds and ventilation.

> CS1-D 2: Plants and Habitat - Off Site Features

Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.
Response: The large bio-retention planters house native plant species that provide wildlife habitat.

> CS1-E 2: Water - Adding Interest with Project Drainage

Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements. *Response:* Downspouts transition to decorative chains and runnels as the spill on the court.

> CS2: Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area. *Response:* Individual and articulated unit entries enhance the pedestrian experience along Ravenna Ave. Brick, with its small regular modules, provides texture and order to the main rectangular form.

> CS2-C 1: Relationship to the Block - Corner Sites

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.
Response: Facades at the North and South corners feature high quality brick and wood materials with modern textured treatments and enhanced steel framed bay windows to create quality details on the most visible sides of the project.

> CS2-D 2: Height, Bulk, and Scale - Existing Site Features

Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.
Response: Project and unit entries off both streets transition to the grade change by creating landscaped stepped entries.

> CS2-D 3: Zone Transitions

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.
Response: All buildings are broken down into two story masses that step back in volume at level 3 to express a residential scale.

> CS2-D 5: Respect for Adjacent Sites

Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings. *Response:* Downspouts transition to decorative chains and runnels as they spill into the courtyard.

> CS3: Architectural Context and Character

Contribute to the architectural character of the neighborhood. *Response:* Contemporary expression of traditional materials.

> CS3-A 1: Emphasizing Positive Neighborhood Attributes - Fitting Old and New Together

Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials. *Response:* Traditional materials, regular bay spacing, handsome proportions, and a stoop typology has been used.

- 1
- MASSING OPTIONS & LANDSCAPING
- a. Study the mass as it responds to the **zone transition**. b. Show detailed courtyard plans to better understand how the **space will function**. c. Encouraged exploration of connections between the **courtyard and NE 68th Street**.
- 2
- FACADE COMPOSITION & MATERIALS
- a. board directed further study of the treatment of the northwest corner and **compositions of the north facades**. b. provide detailed information regarding **fencing and gate**.
- 3
- PARKING & SERVICE USES
- a. Provide more information and graphic **detail regarding trash storage**, including location, screening, functionality, and circulation on day of service.



> PL1: **Connectivity: Adding to Public Life**

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

> PL1-A 1: **Network of Open Spaces - Enhancing of Open Spaces**

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

Response: The form of the building, articulated unit entries, and use of brick and wood at street level creates well framed open space.

> PL1-A 2: **Network of Open Spaces - Adding to Public Life**

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

Response: The form of the building, articulated unit entries, and use of brick as the dominant street-facing facade material enhances surrounding streets.

> PL1-B 1: **Walkways and Connections - Pedestrian Infrastructure**

Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

Response: Project entries from the north and west create a continuous ADA accessible entry to the courtyard and to all units in the project.

> PL1-A 1: **Walkways and Connections - Pedestrian Volumes**

Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

Response: A delineation between public and private space within the courtyard allows a vibrant mix of open gathering areas and private seating.

> PL1-B 3: **Walkways and Connections - Pedestrian Amenities**

Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

Response: Stopped entries along Ravenna Ave create a lively pedestrian scaled environment, and the new connection to the courtyard to the north as well as the enhanced facade articulation at that end of the project provides a pleasant pedestrian experience at all sides of the project.

> PL2: **Walk ability**

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

Response: A change of color and texture in the ground floor walking surface in addition to well placed landscaping enhances way finding on site.

> PL1-A 1: **Accessibility - Access for All**

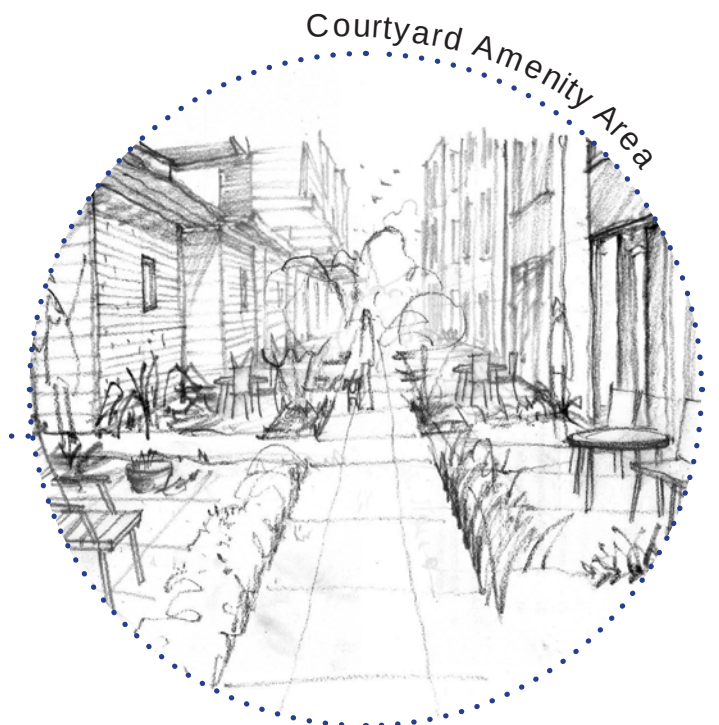
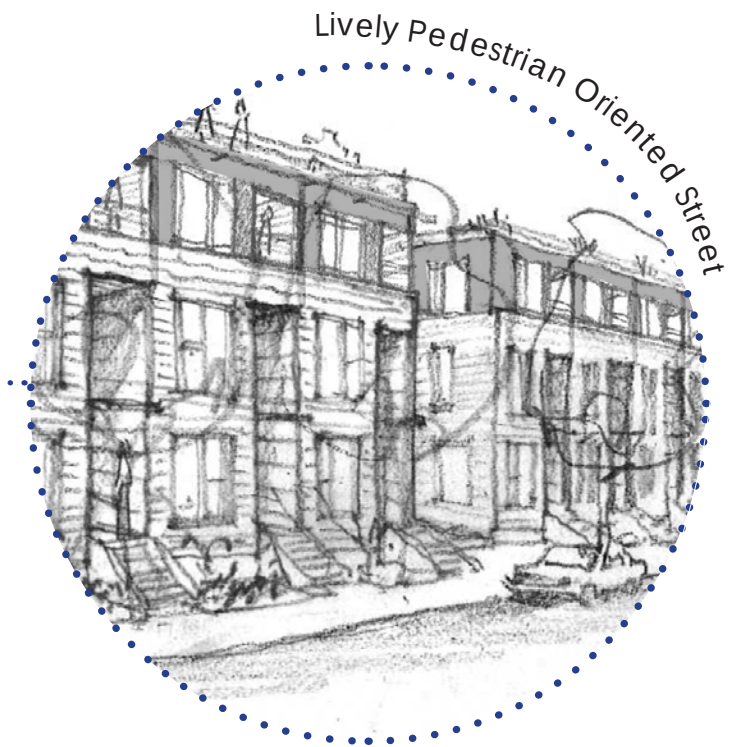
Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

Response: Building C features a fully ADA accessible ground floor bedroom and bathroom accessed from the accessible courtyard to allow for flexibility to accommodate all user groups.

> PL2-A 2: **Access Challenges**

Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

Response: The north entry off NE 68th St. has been re-designed as a primary project entry with a 7ft wide ADA accessible ramp to create a universally accessible barrier free design.



DESIGN CONCEPT

> DC1-B 1: **Vehicular Access and Circulation - Access Location and Design**

Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

Response: The location of our vehicular parking drive is in SDOT's preferred location at the south corner of the site away from other nearby drives.

> DC1-C 2: **Parking and Service Uses - Visual Impacts**

Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

Response: Parking is housed underground and accessed with a single entry surrounded by environmental screening and landscaping to prevent light intrusion to project residents and adjacent properties.



DESIGN CONCEPT

> DC1 C: **Parking and Service Uses - Service Uses**

Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. *Response:* Trash is being held in a concealed corral in the basement and staged along Ravenna for pickup only.

> DC2: **Architectural Concept**

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings. *Response:* Breaking the project into 4 buildings surrounding a courtyard allows day lighting, cross ventilation, and shared open space.

> DC2 A 1: **Massing - Site Characteristics and Uses**

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. *Response:* Buildings are grouped to allow for a N/S oriented court that draws in direct sunlight deep into the amenity space.

> DC2 D: **Massing - Architectural and Facade Composition**

Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

Response: Well proportioned volumes clad in high quality materials with a well patterned, regular window patterning creates pleasant compositions that enhance the neighborhood and respond to the ordered fenestration patterning of the surrounding buildings.

> DC3: **Open Space Concept**

Integrate open space design with the building design so that they complement each other.

Response: The courtyard is designed to create a well delineated mix of rear porches, front entries and shared circulation space through changes in the paver color, spatial division with mounded planters, lighting, building recesses, and covered awnings.

> DC3 B-4: **Open Space Uses and Activities - Multifamily Open Space**

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. *Response:* The courtyard is fully ADA accessible and programmed with common areas at the center and the south ends with unobtrusive, low mounded planters to both allow for privacy and create a feeling of openness and encourage social interaction.

> DC4: **Exterior Elements and Finishes**

Use appropriate and high quality elements and finishes for the building and its open spaces. *Response:* The project is designed with high quality brick, cedar and fiber cement board throughout with an emphasis on detailing at the ground level.

> DC4- A 1: **Exterior Elements and Finishes - Exterior Finish Materials**

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged. *Response:* The project is designed with high quality brick, cedar, and fiber cement board throughout with an emphasis on high level detailing in places that people touch.

> DC4 A 2: **Exterior Elements and Finishes - Climate Appropriateness**

Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges and transitions. *Response:* The project is designed with durability, water, and weather protection in mind through metal flashing, coping, and drainage.

> DC4 D 1: **Trees, Landscape, and Hard scape Materials - Choice of Plant Materials**

Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

Response: Landscaping and storm water drainage is integral to the overall project design through planters and bio retention swales.

> DC4- D 2: **Trees, Landscape, and Hard scape Materials - Hard scape Materials**

Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

Response: Raised concrete pedestal pavers of varying color and texture with steel lipped mounded planters create a rich variety of ground texture and allow for unique identification of programmed areas in the courtyard.



response to edg guidance

EDG GUIDANCE

2.a "Board directed further study of the treatment of the northwest corner and composition of the north facades. (DC2-A-1, DC3-B-4)

TEXTURED BRICK

Carefully detailed areas of textured brick have been used to create a richly patterned facade with a depth of material, light, and shadow.

HIGH QUALITY MATERIALS

The primary building volumes have been re-designed to be clad in stained cedar or brick to enhance the quality of the building expression and its character in the neighborhood.

ENHANCED WINDOW BAY DETAILING

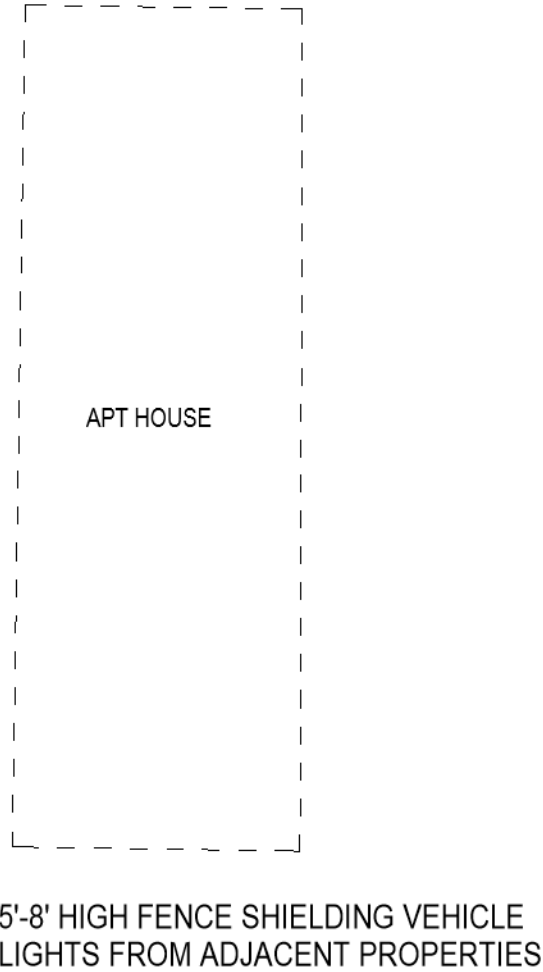
Street facing windows along NE 68th St. have a projecting plate steel frame that give depth and interest to these elevations at a residential scale.



LOOKING SOUTHEAST FROM THE CORNER OF 68TH & RAVENNA



- ADDRESS LETTERING
- IN-WALL RECESSED PARAPET OR PLANTER WALL LIGHTING
- WALL-MOUNTED SCENCE LIGHTING (UP-DOWN AT OVERHANG AREAS; DOWNLIT-ONLY WHERE NO OVERHANG ABOVE)
- OVERHEAD SOFFIT RECESSED LIGHTING
- BOLLARD LANDSCAPE LIGHTING
- BASE STRIP ACCENT LIGHTING



waste removal plan

EDG GUIDANCE

4.b “Board would like to see more information and graphic detail regarding trash storage, including location, screening, functionality and circulation on day of service. (DC1-C-4)

- 1

HOUSED IN BASEMENT

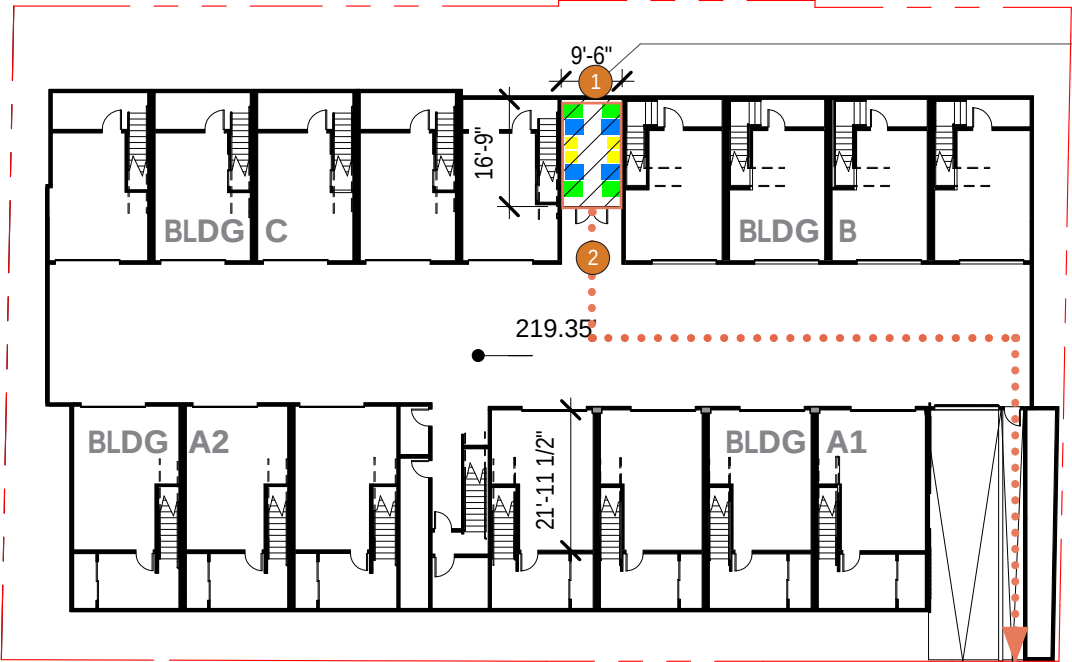
trash, recycling, and compost for the entire development will be housed in a screened and corral located on level P1.
- 2

SCREENING AND FENCING

the corral housing waste receptacles will be screened with a decorative metal mesh wall with operable swinging double doors to hide it from rest of the garage.
- 3

STAGING

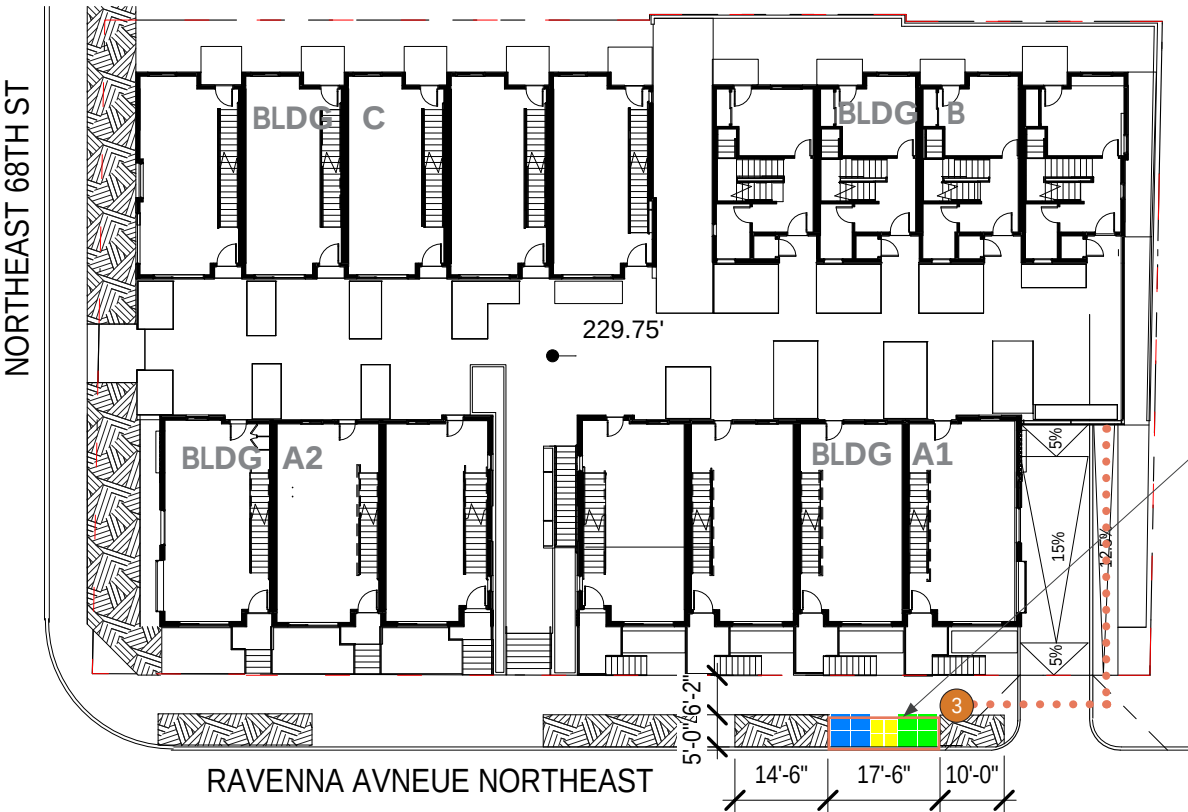
HOA maintenance personnel will pull all bins out of the basement up the pedestrian ramp and to a staging area along Ravenna Ave NE.



LEVEL P1

16'-9" x 9'-8"
(162 sq. ft.)
screened
corral (trash,
recycling,
compost)

• • • • •	hoa rep path of travel
■	96 gallon trash (34"x28.4"x45")
■	96 gallon recycle (34"x28.4"x45")
■	32 gallon compost (23"x20.25"x39")



GROUND LEVEL

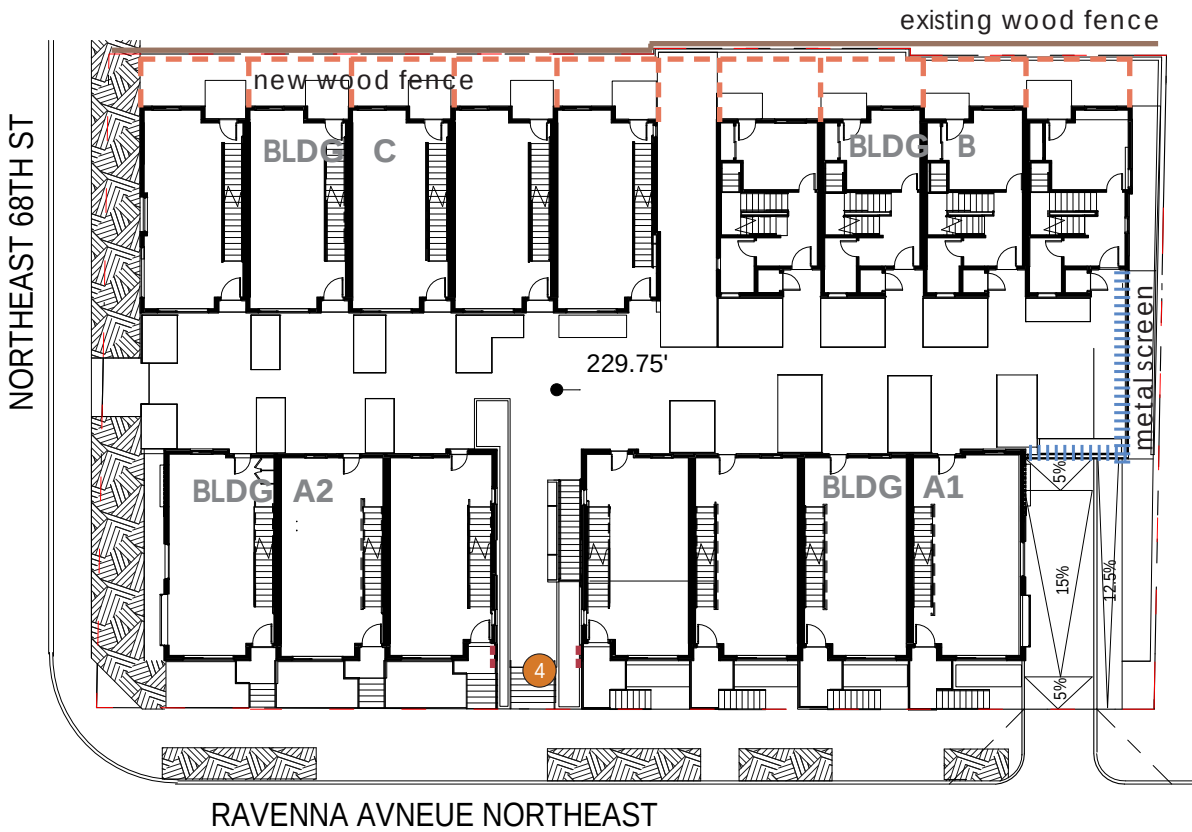
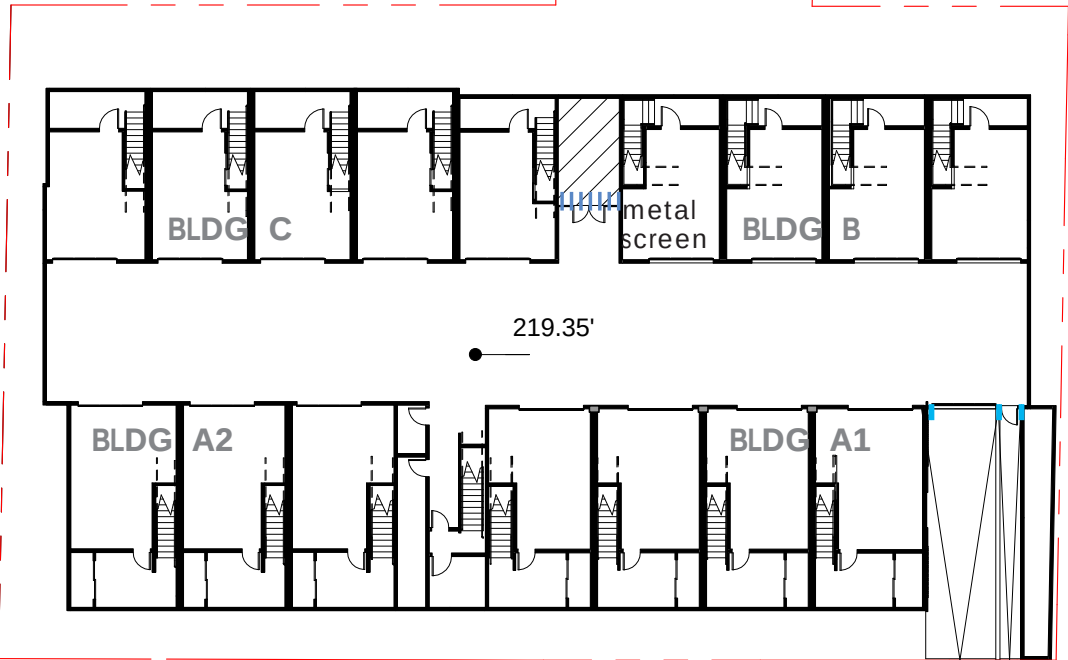
16ft6in X 5ft
staging area
2 bins deep
separated into
trash and recycling
areas. Staging
concept being
vetted by Seattle
Public Utilities

fencing and screening plan

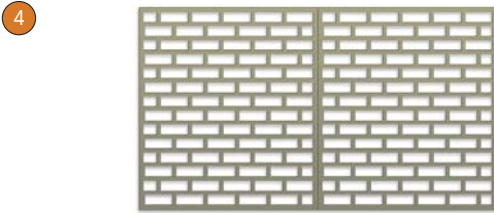
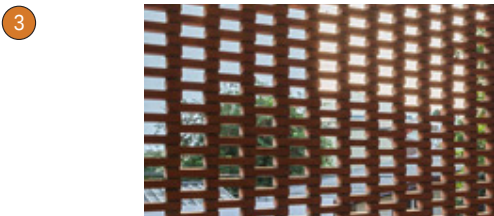
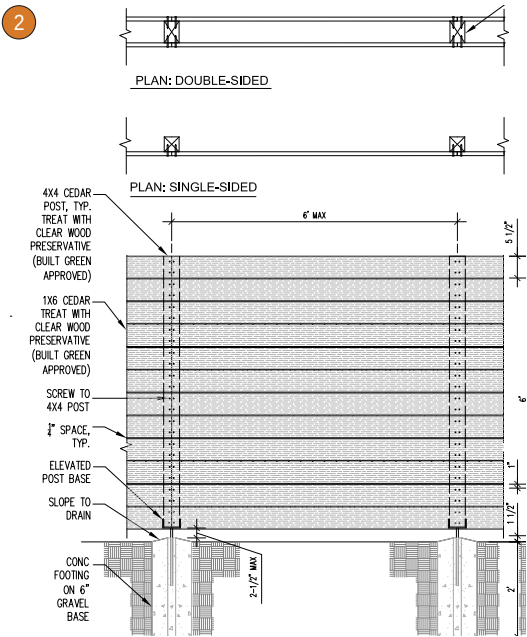
EDG GUIDANCE

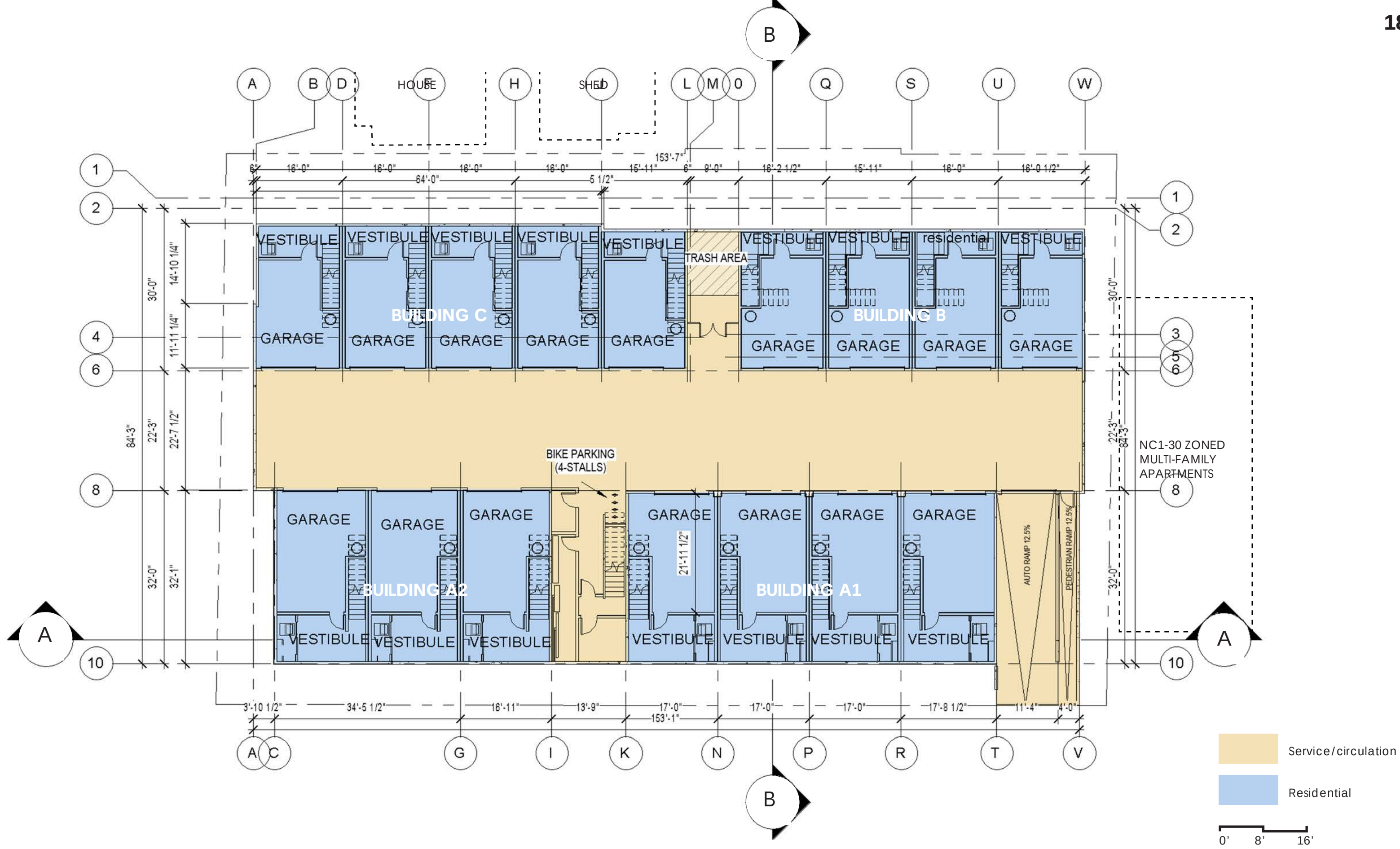
2.d “Board would like to see detailed information regarding fencing and gates. The Board encouraged integration of the brick screening into horizontal fencing. (DC4-A-1, DC4-A-2)

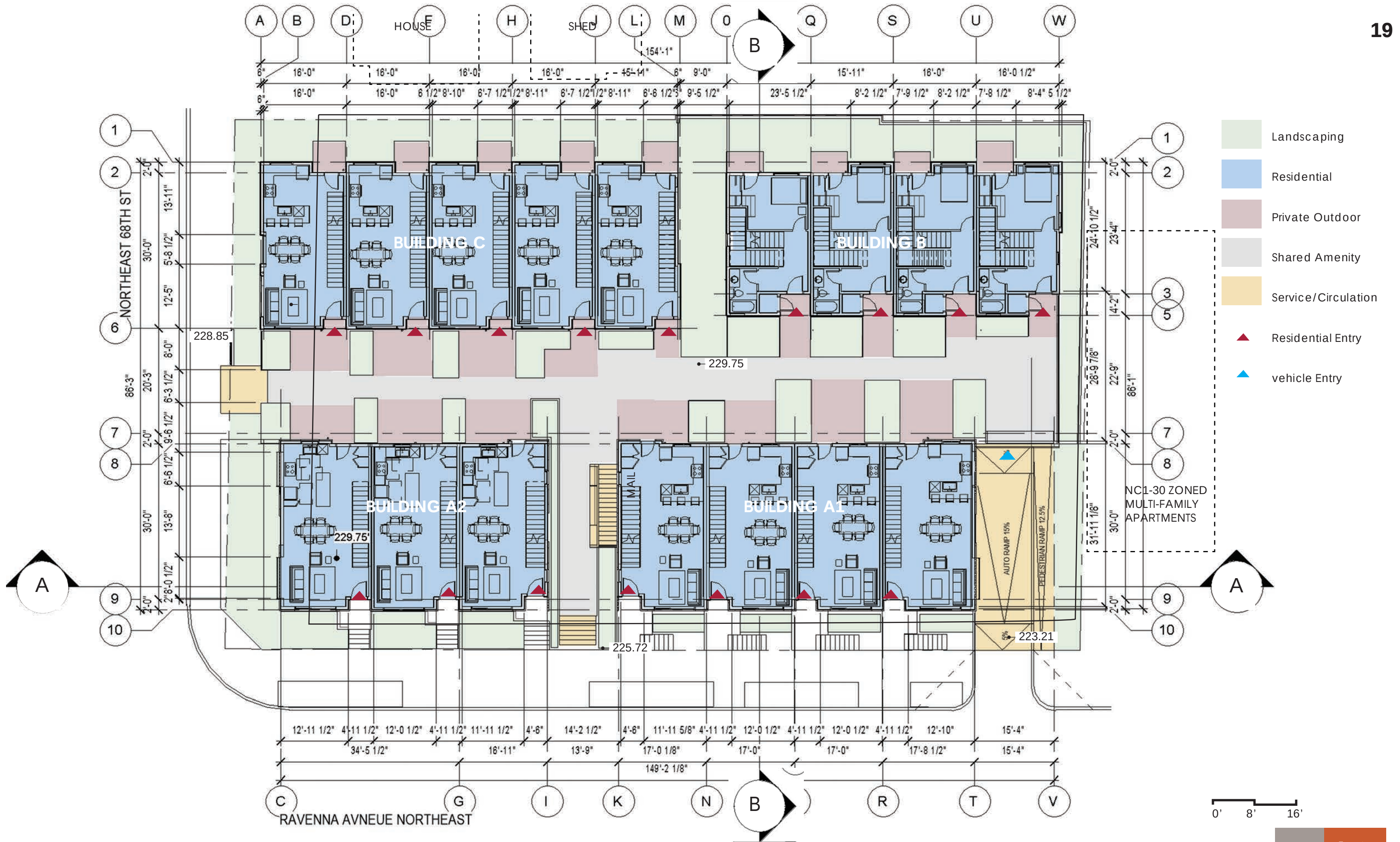
- 1 EXISTING WOOD FENCE
neighbors parcels along the east property line are divided from the property with a 7ft tall light stained wood plank fence.
- 2 NEW WOOD FENCE
rear patios of buildings B & C are divided with new wood fencing that creates privacy between units and introduces a continuous texture that echoes the pattern of running bond brick.
- 3 PERFORATED BRICK WALL
perforated brick screening has been used to frame the entries to units facing the project entrance off Ravenna Avenue NE.
- 4 PERFORATED METAL SCREENING
the textured pattern of brick masonry has been expressed in the patterning of translucent perforated metal screening walls and gates.



1		existing neighbor's wood fence
2		new wood fence
3		perforated brick wall
4		perforated metal screen

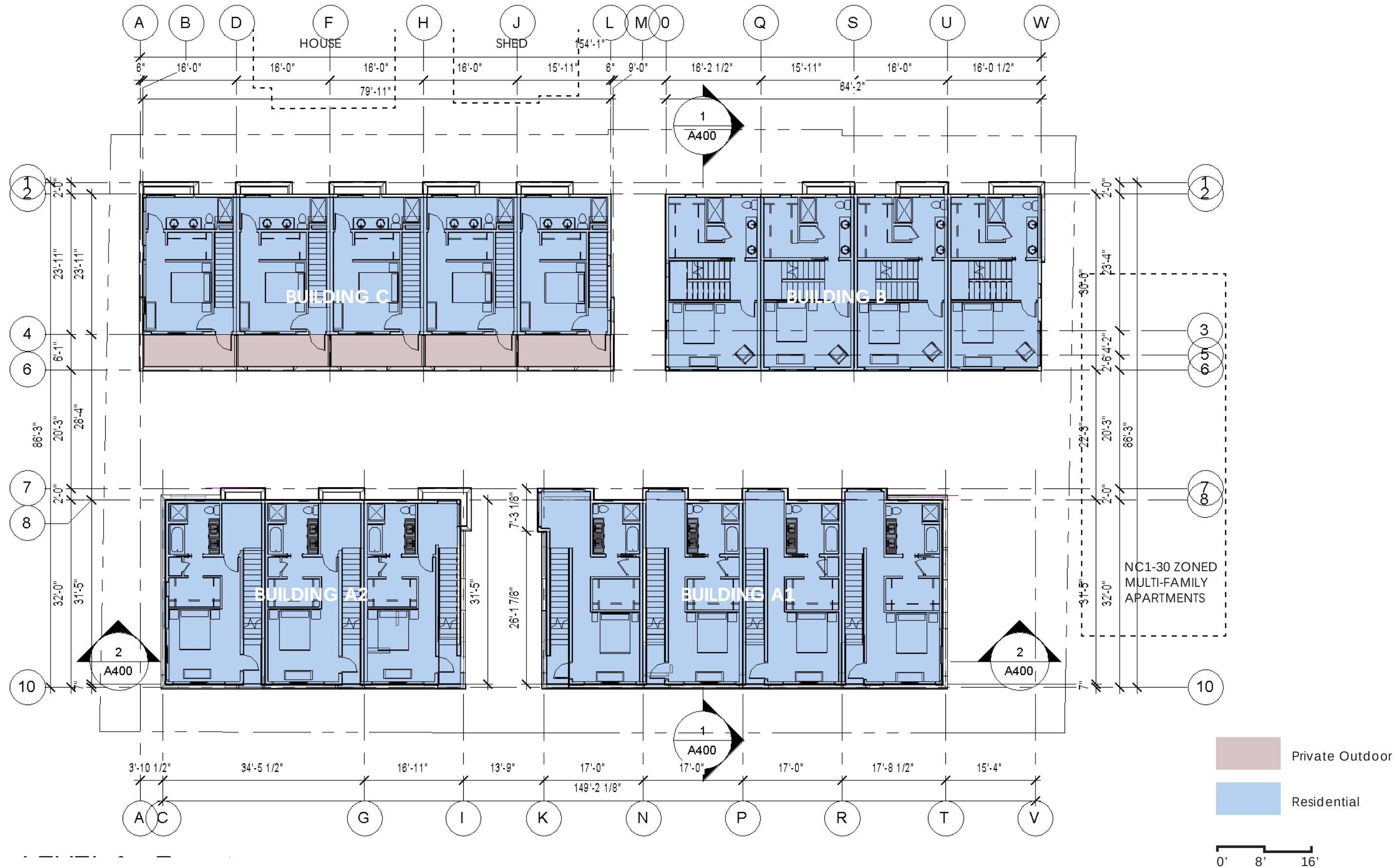


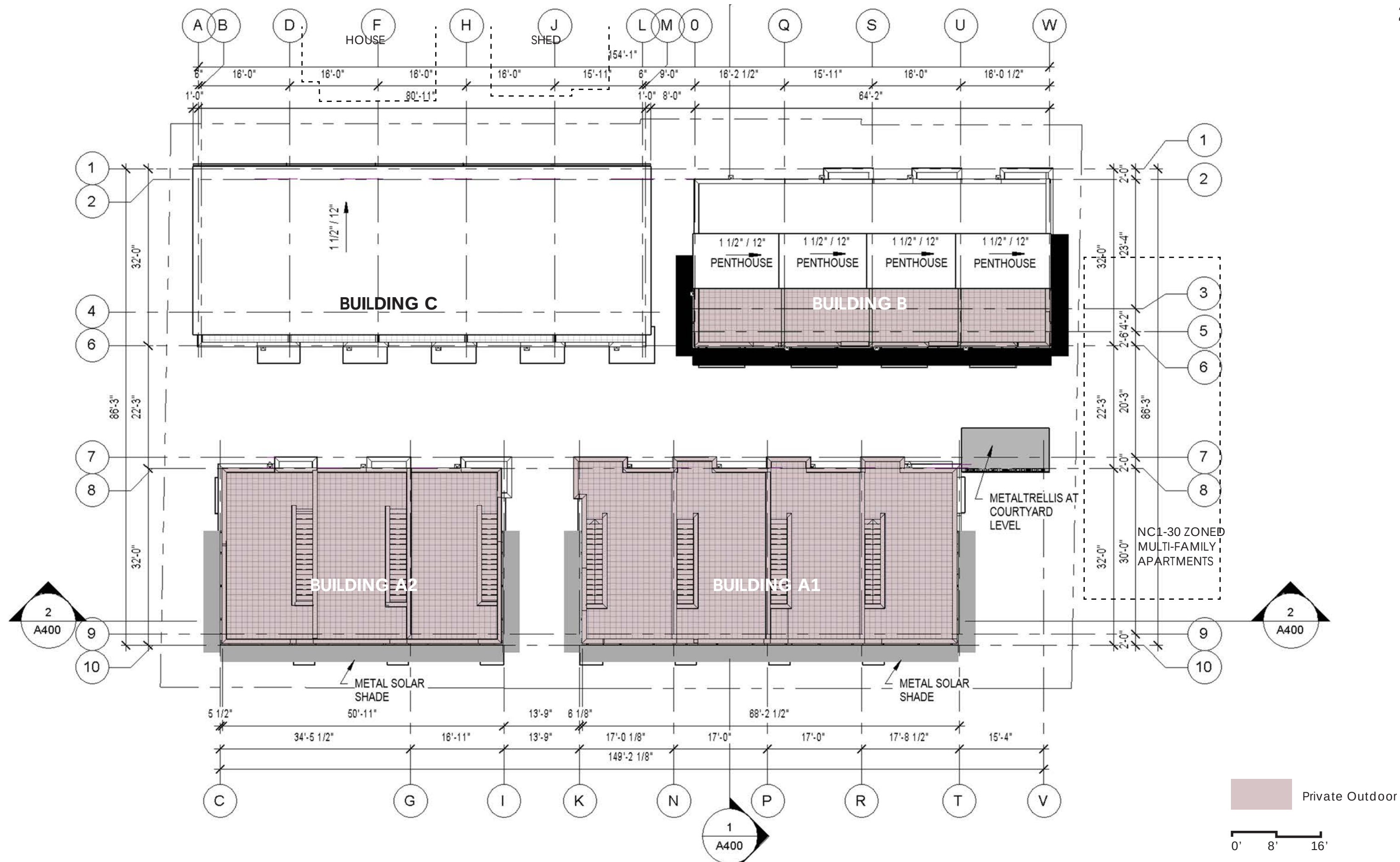


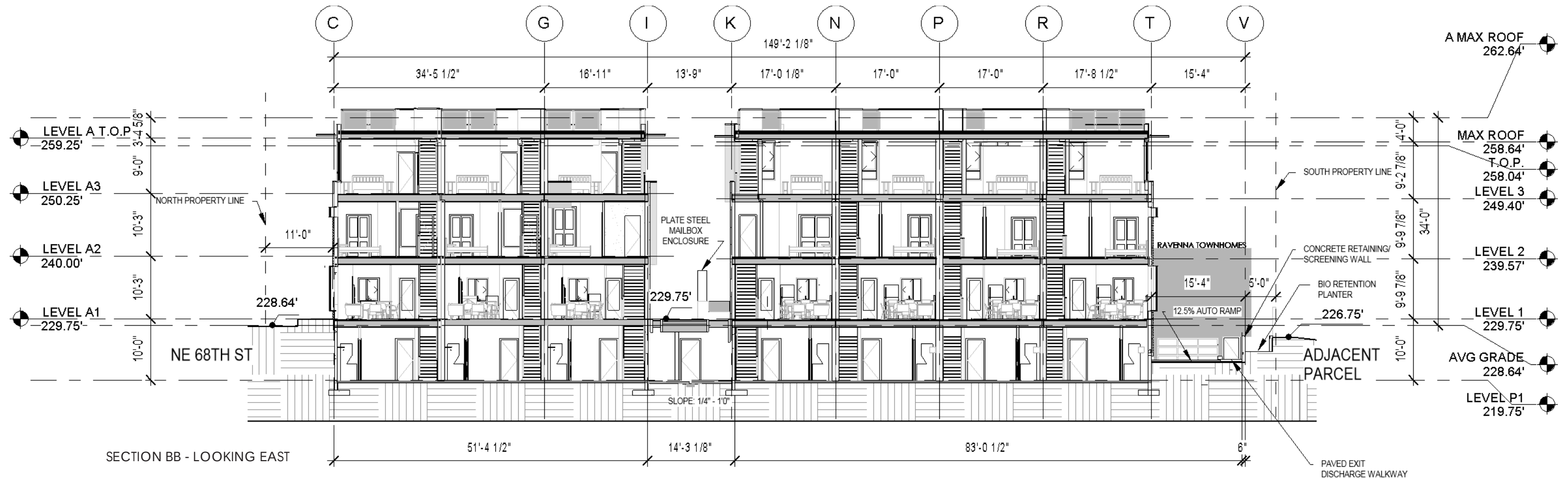
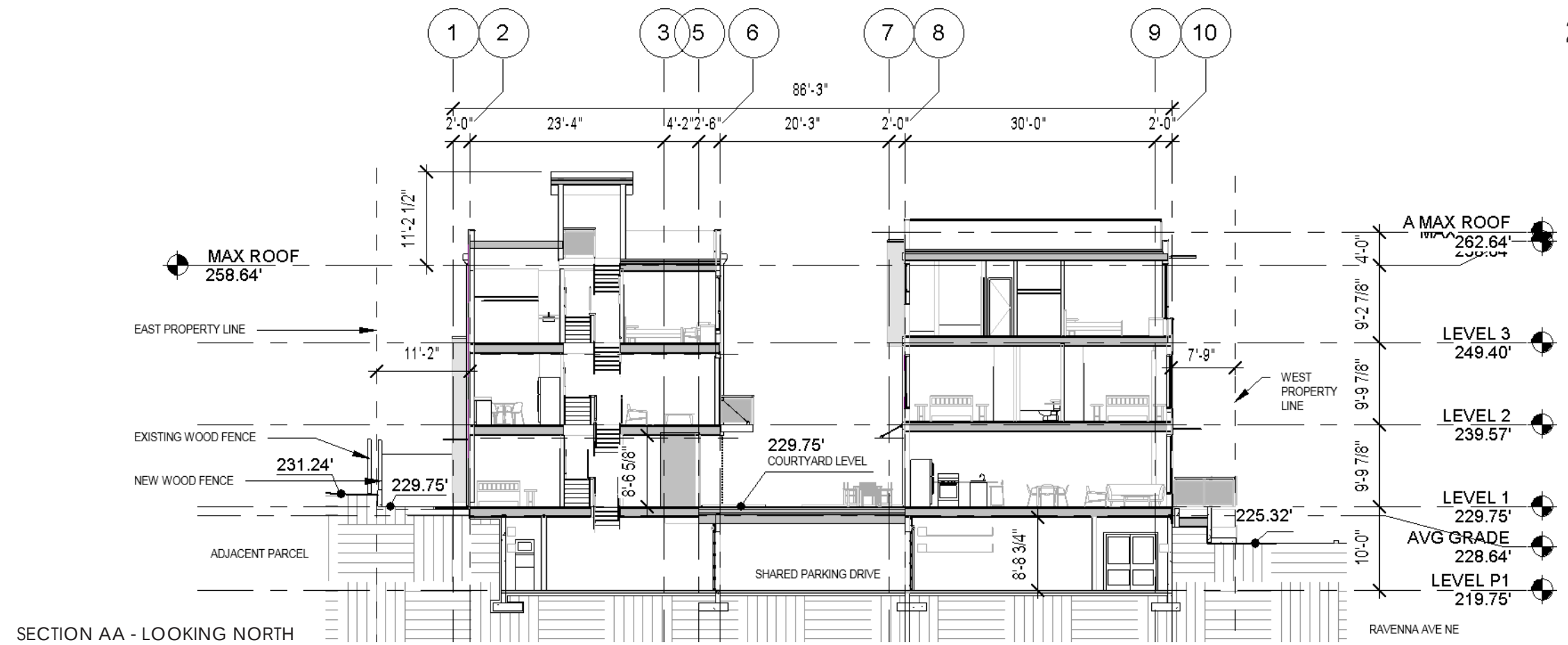


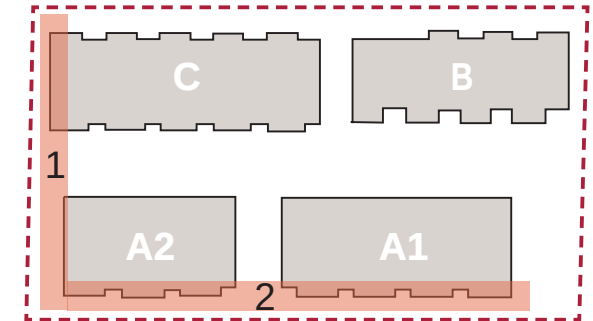
PLANS | level - courtyard and unit entries





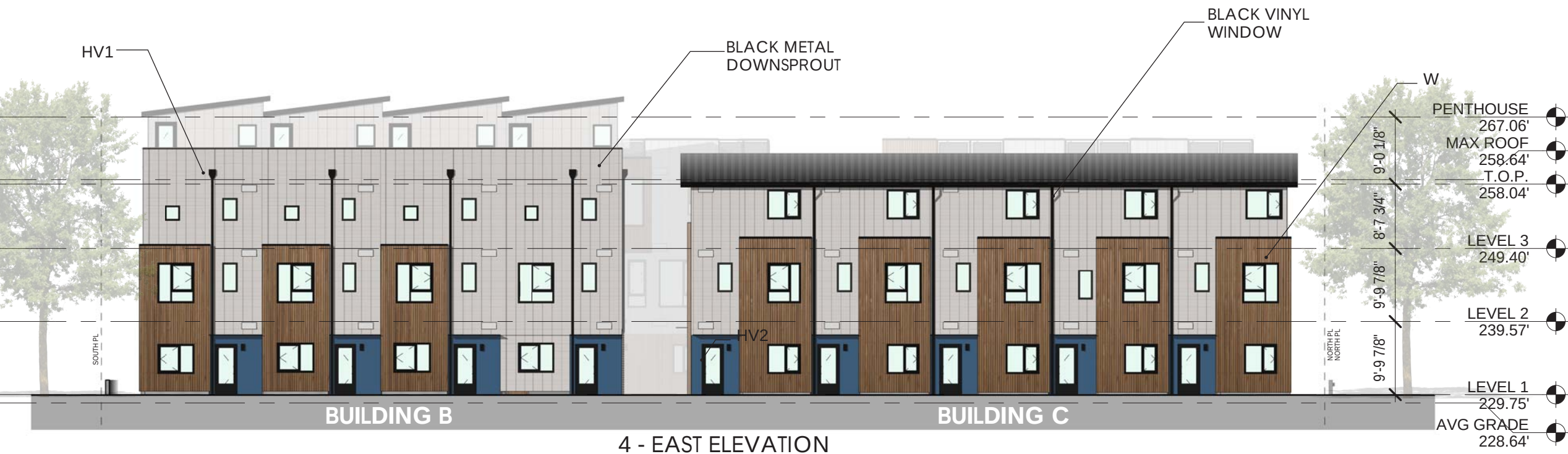
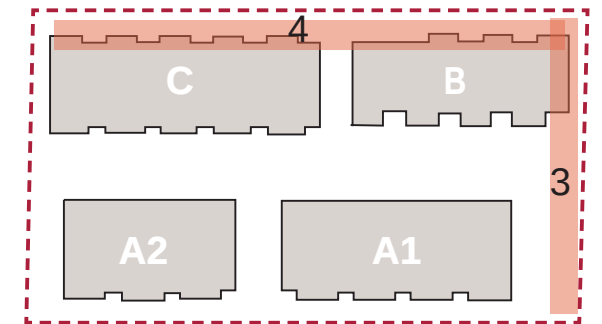
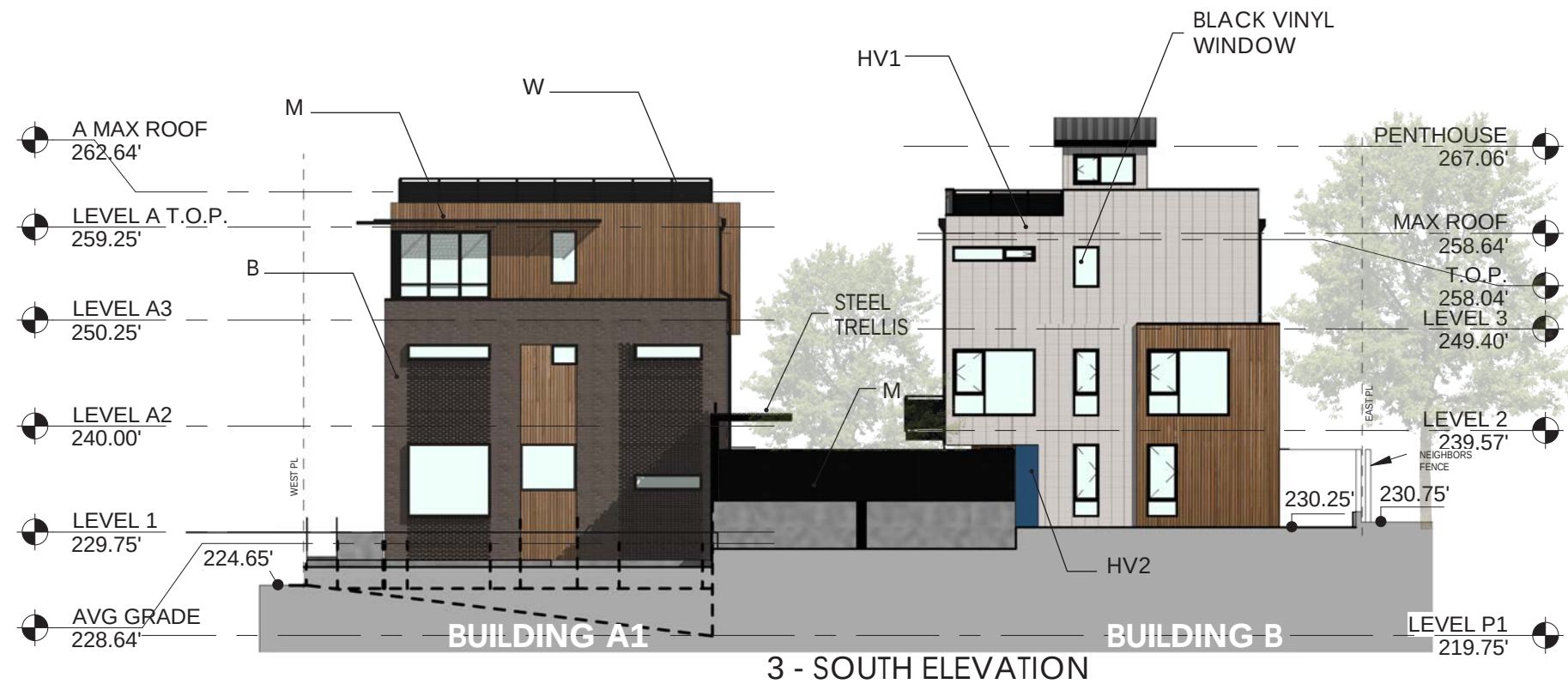






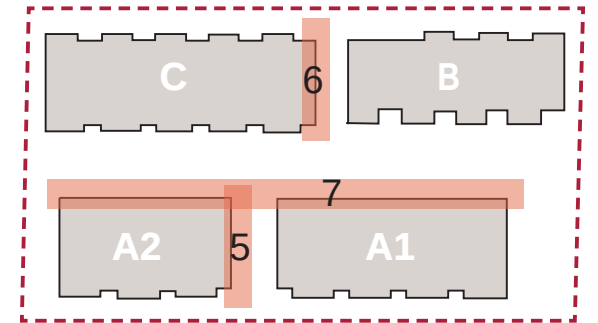
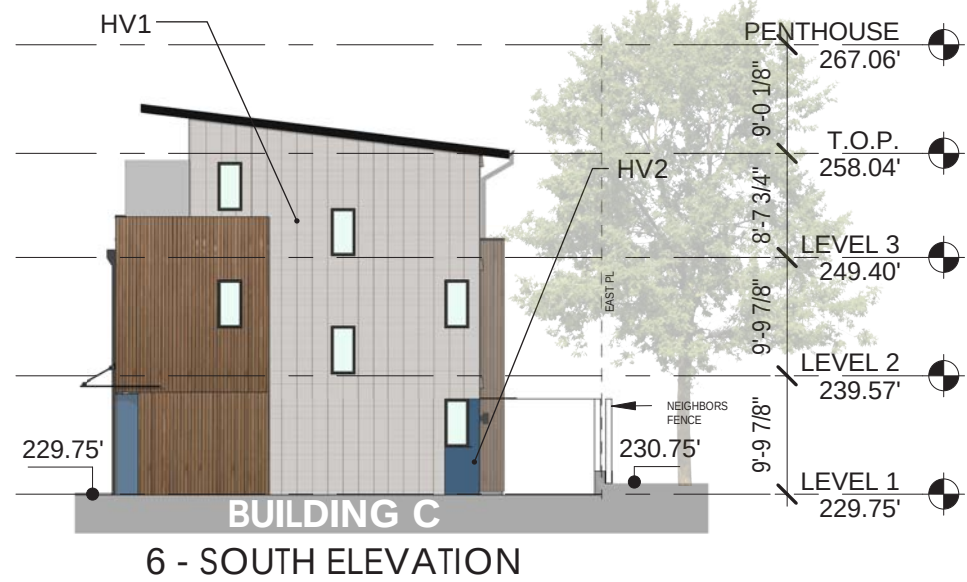
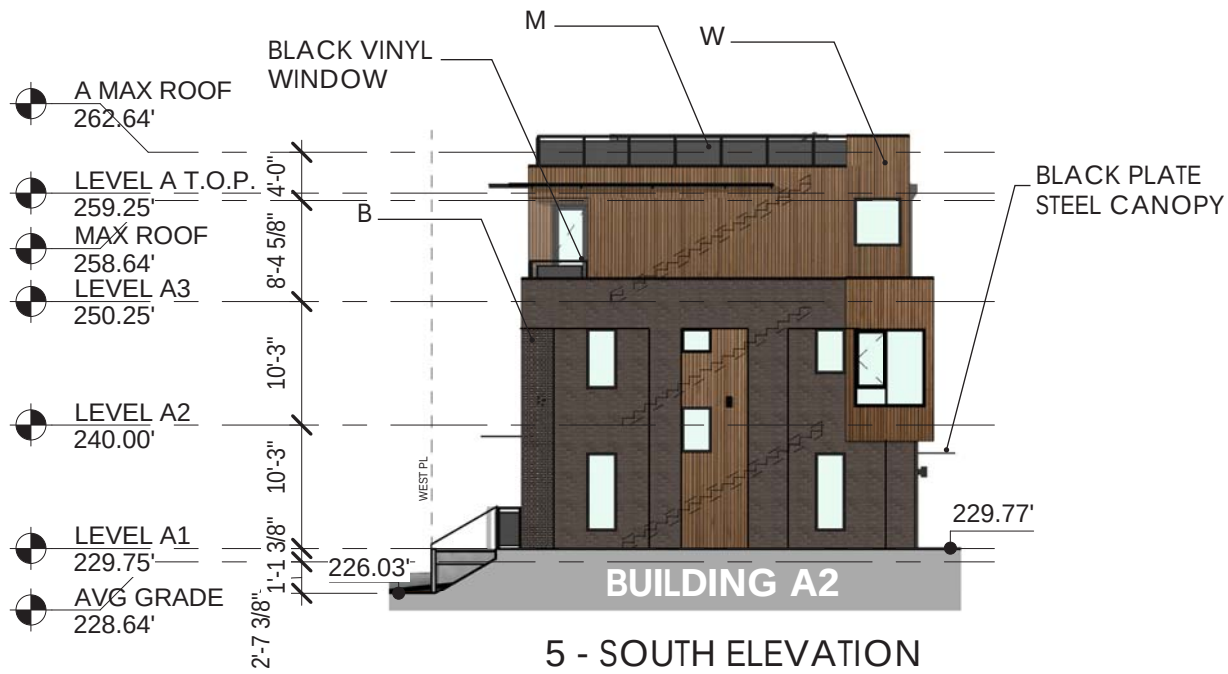
HP1		Fiber Cement Board 4x8 Panel Light Grey
HP2		Fiber Cement Board 4x8 Panel Dark Blue
HV1		Fiber Cement Board Vertically Oriented, 15 Light grey
M		Brick Textured Metal Mesh Screen
W		Vertical Cedar Siding With Semi-transparent
B		Running Bond Brick Mutual Materials, vinta and mauna loa mix





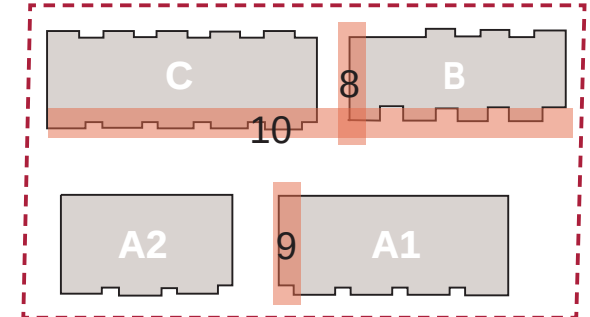
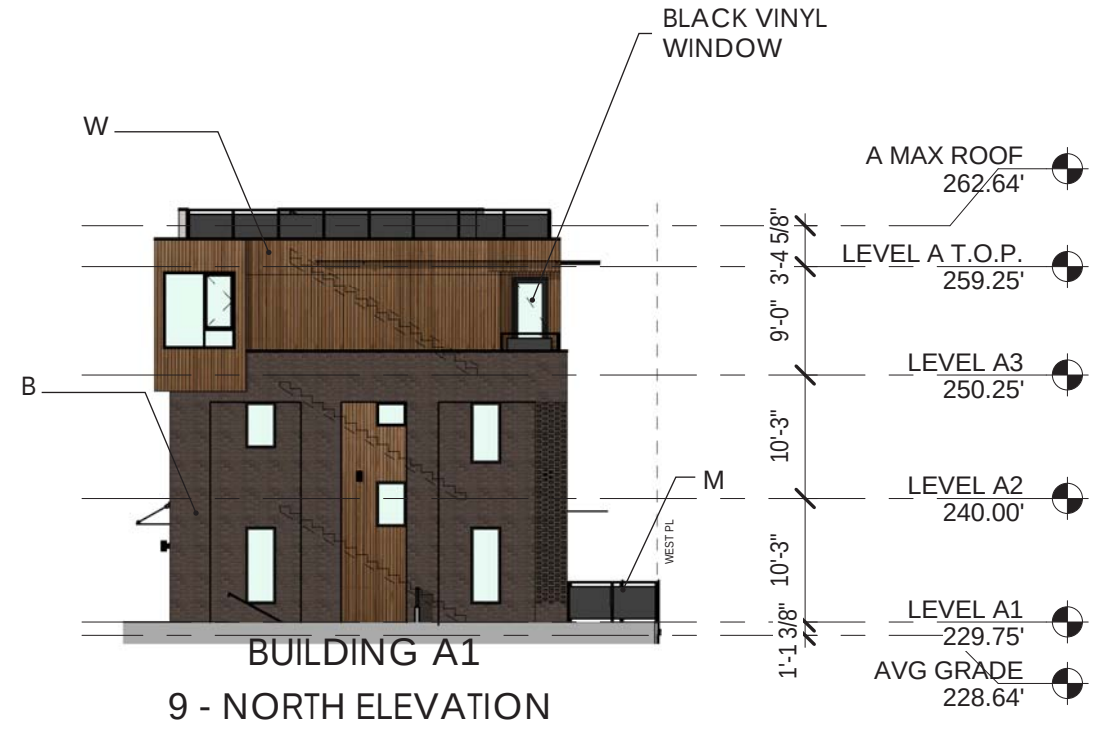
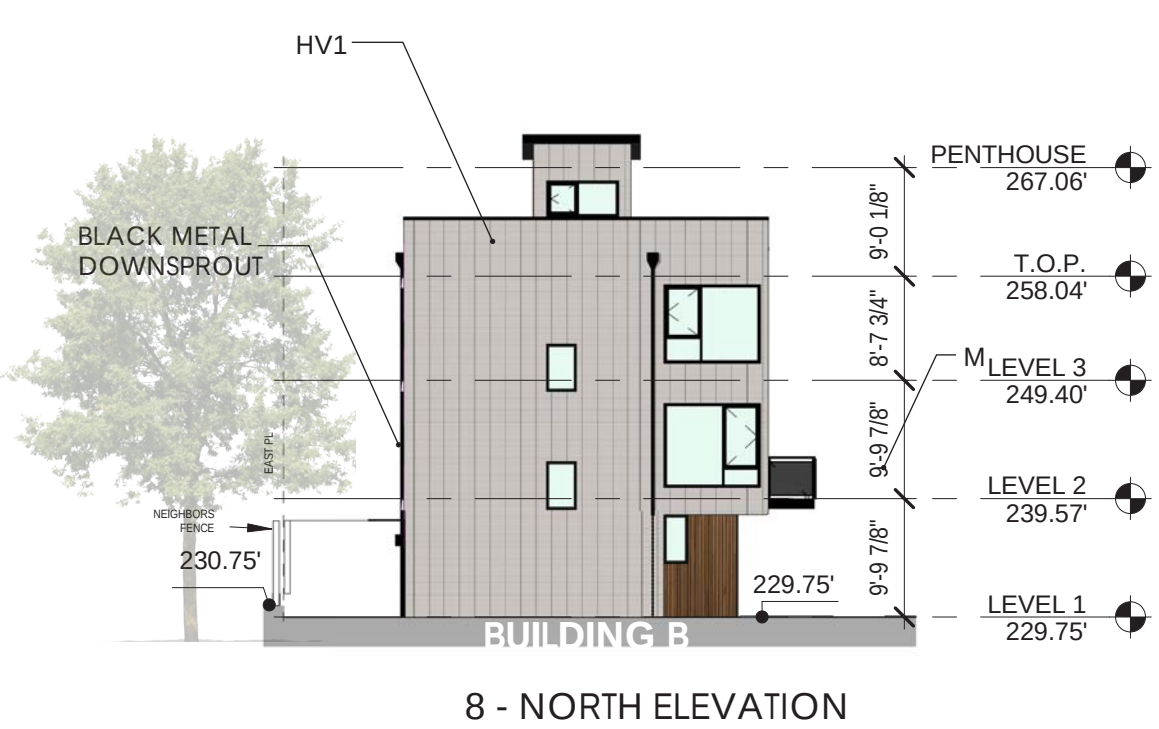
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RENDERING | Courtyard Environment





brick screen wall



cedar siding w/ semi-transparent stain

painted perf metal screens & railings w/ brick texture



black powder-coated plate steel window frames

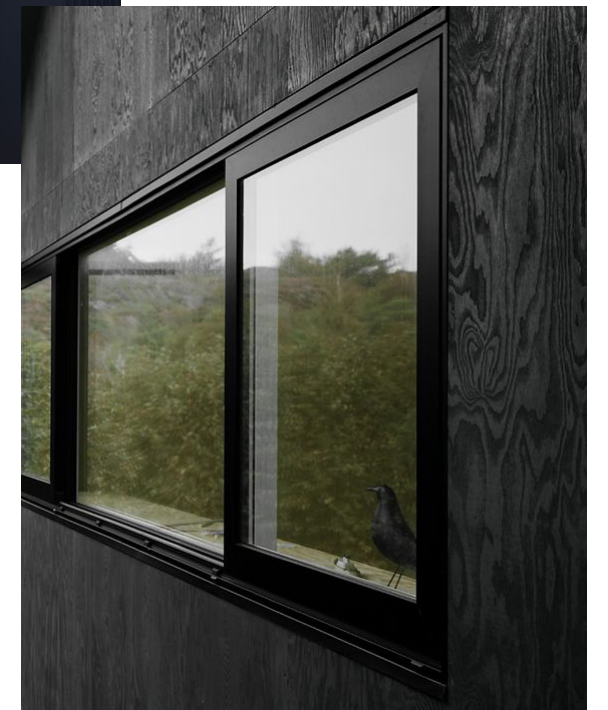


off-white fiber cement siding w/ vertical striped pattern

up-down bldg-mounted sconce lighting



wood unit entry doors



black vinyl windows