


# 444 NE RAVENNA BLVD

Recommendation Meeting
March 23, 2020, 8:00pm
SDCI Project MUP# 3029903-LU

APPLICANT TEAM:
Owner: Flatiron Properties
Architect: Johnston Architects LLC
Landscape: Karen Kiest Landscape Architects

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01 PROPOSAL | Page 4

02 SUMMARY CONTEXT ANALYSIS | Page 5

03 EXISTING SITE CONDITIONS | Page 6

04 ZONING DATA | Page 7

05 COMPOSITE SITE PLAN | Page 8

06 EDG RESPONSE | Page 9

07 FLOOR PLANS | Page 18

08 COMPOSITE LANDSCAPE / HARDSCAPE PLAN | Page 21

09 ELEVATIONS | Page 24

10 MATERIAL AND COLOR PALETTE | Page 26

11 RENDERINGS | Page 27

12 EXTERIOR LIGHTING & SIGNAGE PLAN | Page 33

13 BUILDING SECTIONS | Page 34

14 DEPARTURES | Page 35



GREEN LAKE

**PARCEL:**
9528103705

**ADDRESS:**
444 NE RAVENNA BLVD

**SITE AREA:**
18,000 sf (approximately 200’ deep x 90’ wide)

**ZONING:**
MHA NC2-75 (M1), (Green Lake Residential Urban Village)




**PROJECT DESCRIPTION:**
Proposal for new 7-story mixed use building with 1 level of sub-surface parking.

| | |
|---|---|
| RESIDENTIAL UNITS: | 109 |
| TOTAL COMMERCIAL: | 1,500 SF |
| VEHICLE PARKING: | 43 SPACES (WITHIN BUILDING) |
| BICYCLE PARKING: | 112 SPACES |

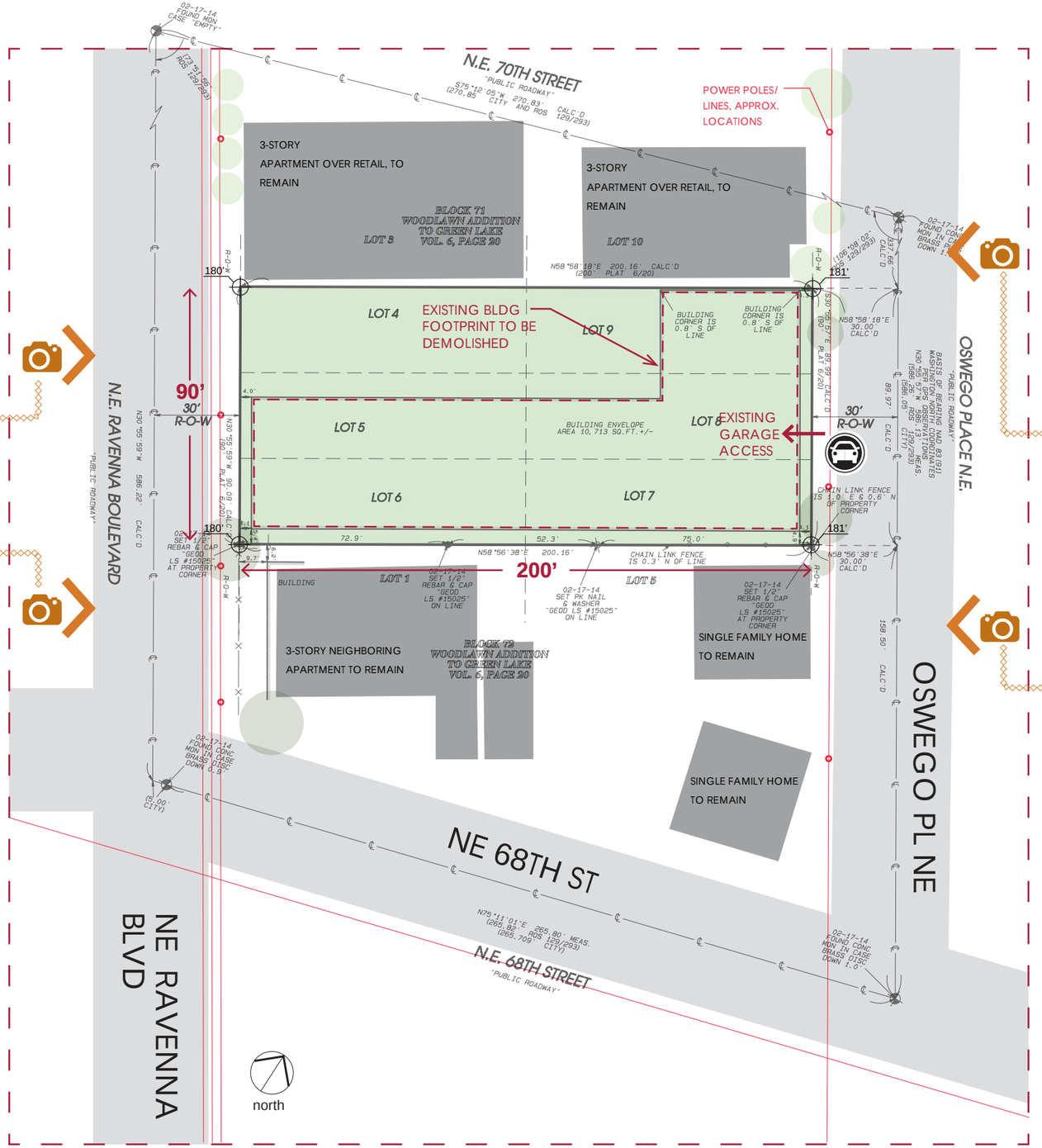

Green Lake Park
MIXED USE RESIDENTIAL
MIXED USE RESIDENTIAL
MIXED USE RESIDENTIAL
MIXED USE RESIDENTIAL
WOODLAWN AVE NE
NE RAVENNA BLVD
NE RAVENNA BLVD
NE 70TH ST
NE 68TH ST
OSWEGO PL NE
FIRE STATION
SITE
PROPOSED MFR
MARSHALL SCHOOL
MFR
SFR
CM
ZONING LEGEND
PROJECT SITE
GREEN LAKE PARK
LR3 RC (M)
NC2-75 (M1)
MR (M1)
GREEN LAKE RESIDENTIAL URBAN VILLAGE




3-story mixed-use to NW

3-story apartments to SW





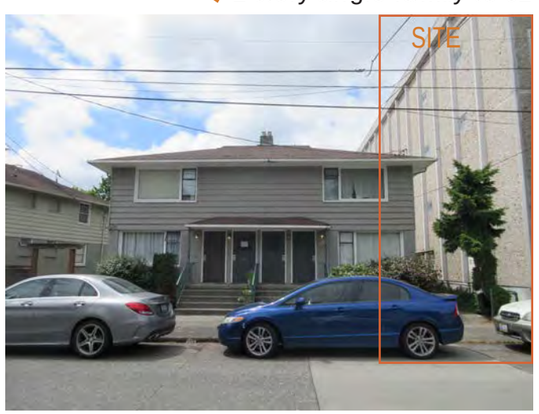


3-story mixed-use to NE

LEGAL DESCRIPTION:
WOODLAWN ADD TO GREEN LAKE
Plat Block: 71
Plat Lot: 4-9
SW-5 -25-4

EXISTING BUILDING (to be demolished):
Commercial
Built 1965
4-stories
59,304 total gsf

2-story single family to SE



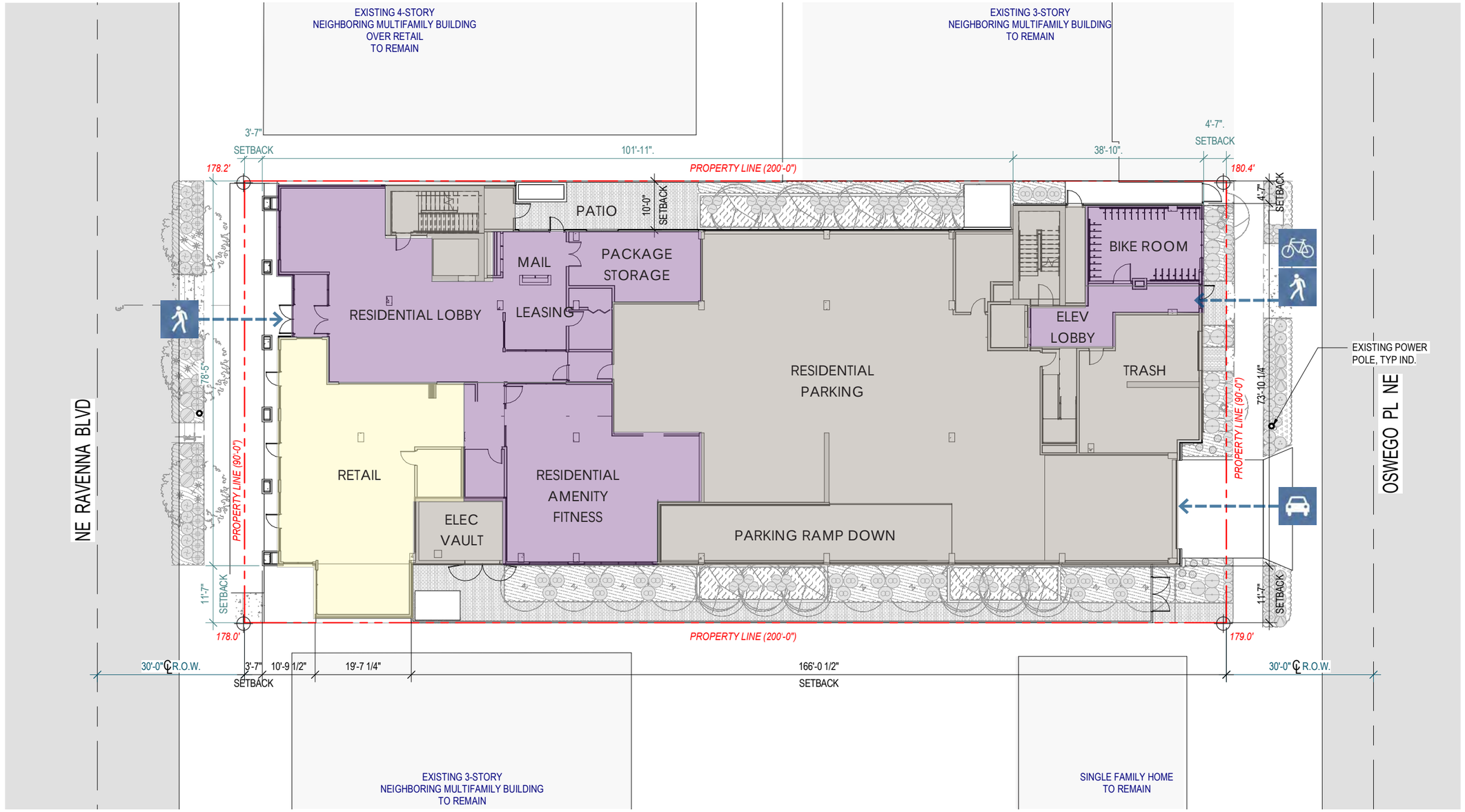
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9528103705

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**ZONING:**
MHA NC2-75 (M1), (Green Lake Residential Urban Village)

| SUMMARY OF DEVELOPMENT STANDARDS - [PER MHA UPZONE TO NC2-75 (M1)] | | |
|---|---|---|
| | **Permitted** | **Proposed** |
| **Building Height** | 75’-0” | 75’-0” |
| **Parking** | NA<br><br>(No parking required in urban village within 1,320’ of frequent transit, SMC 23.54.015) | 36 spaces |
| **FAR** | 5.5 max<br>(5.5 x 18,000 = 99,000 sf) | 5.5 / 99,000 sf max |
| **Setbacks** | **Required** | **Proposed** |
| Front<br><br>Side | 8’ average above 65’ | Level 1-5: 4’<br>Levels 6-7: 8’ |
| Rear | 10’ min above 13’ to max of 65’<br>(adjacent to residential zone) | 10’ min/12’ max above 13’ to max of 65’ (adjacent to residential zone) |
| | 8’ average above 65’ | Levels 1-5: 5’<br>Levels 6-7: 8’ |
| **Facade Modulation** | Building breaks required for buildings with a width of 250’ or greater | NA |
| **Trash**<br>(375 sf + 4 square feet for each additional unit above 100) + (50% req. of non-residential)<br><br>(over 100 units: min may be reduced by 15%) | 578 sf<br><br>Residential = 639 sf (116 DU)<br>Non-residential = 41 sf<br>=648 sf (0.85) = 578 sf | 597 sf |
| **Amenity**<br>(5% of residential-use GFA) | 0.05 x 93,111 sf = 4,656 sf | 4,800 sf |
| **Landscaping** | Green Factor score, 0.3 or greater | Green Factor score, 0.3 or greater |




SITE PLAN
**north**

LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON AREAS
- RETAIL
- SERVICE

**Project's Response to Citywide Priority Design Guidelines:**

## CS CONTEXT & SITE

### CS2 Urban Pattern and Form

CS2-A-1: **Sense of Place**

Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

*Response: The building utilizes simple forms and traditional materials along the main street facades to present a timeless design that responds to the existing neighborhood context*

CS2-A-2: **Architectural Presence**

Buildings that contribute to a strong street edge are important to the creation of a quality public realm that invites social interaction and economic activity

*Response: The building's ground level utilizes warm materials, transparency, and facade articulation encourages economic and pedestrian activity*

CS2-B-2: **Connection to the Street**

Identify opportunities for the project to make a strong connection to the street and public realm.

*Response: The maximized storefront along the street, canopy overhangs to reduce the building scale, and warm materials at ground level, all contribute to a sense of comfort and connection at the pedestrian level*

CS2-D-5: **Urban Pattern and Form: Respect for Adjacent Sites**

Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

*Response: The building design respects the adjacent buildings with increased front and rear setbacks, with even greater setbacks at levels 6&7, and increased side setbacks to respect the privacy of the neighbors; at a more detailed level, the team is taking care to address window placement to minimize views onto neighboring balconies and into neighboring windows*

### CS3 Architectural Context and Character

CS3-A-3: **Established Neighborhoods**

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

*Response: The simple building form and use of brick as the dominant street-facing facade material, along with a metal accent material, respond well to the character of the neighborhood*

## PL PUBLIC LIFE

### PL3 Street-Level Interaction

PL3-C-2: **Retail Edges - Visibility**

Maximize visibility into the building interior and merchandise displays

*Response: Except for the residential entrance, the full length of the facade along NE Ravenna Blvd is designed to be retail space with storefront windows*

## DC DESIGN CONCEPT

### DC2 Architectural Concept

DC2-B-1: **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: The well-proportioned, simple brick forms are proposed with a regular window pattern to create a traditional rhythm and scale with recessed modulation at grade and an accent material to emphasize the residential building entry along NE Ravenna Blvd; similarly pleasing proportions and an inset facade with accent material at the secondary entrance compose the Oswego elevation*

DC1-C-1: **Parking and Service Uses - Below-Grade Parking**

Consider locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists whenever possible; locate parking below grade wherever possible

*Response: Vehicular access is located off Oswego, not off the primary frontage (Ravenna); all parking and services are located within the building*

DC2 D: **Scale and Texture**

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

*Response: Brick, with its small regular modules, breaks down the scale and provides texture and order to the main rectangular form of the front facade and contrasts the similarly tactile but smoother accent materials, such as metal panel and glass*

## 1. MASSING OPTIONS:

The Board supported further development of the preferred Option C.

**1-A.** The Board noted Option C was the most successful option in terms of the ground floor layout and detailing, streetscape along Ravenna, and the placement of service and amenity areas off of Oswego Pl NE. **(CS2-A-2, CS2-D-5, DC2-D, DC4-D)**

*Response: The team has continued development of Option C as recommended by the Board.*

**1-B.** The Board appreciated options that maximized the amount of frontage for living units along the street. They suggested that getting at least three units across the full frontage of the building creates a successful response to the residential context. The Board stated that Option B did not do this and therefore was less successful. **(CS2-A-2, CS2-D-5, DC2-D, DC4-D)**

*Response: The client is prioritizing the units along Ravenna for their views and prefers 2 larger units. There are no visual impacts to this change as there is a regular expression of large windows along this facade, and the amount of building frontage for living units has not been changed, see typical floor plan below and west elevation at right.*

**1-C.** The Board questioned if a central courtyard approach had been considered during the development of the design. While the Board strongly welcomed a central courtyard approach, they did not give specific direction for development of this approach.

*Response: Due to the long rectangular shape of the site and the 10' required setback from the residential zone to the south, a courtyard-shaped building would not be feasible on this site. Reference the plan diagram below-right, introducing a courtyard is possible but it significantly compromises the north-facing units and facade for a very limited 5' gain on the south side. Thus, there is only adequate site width to support the current design proposal. See plan diagram below-right.*

**1-D.** The Board was disappointed in how Options A and B were presented as negative, or less than favorable design solution. Board members suggested that they would have preferred to hear that these options also had some positive design attributes.

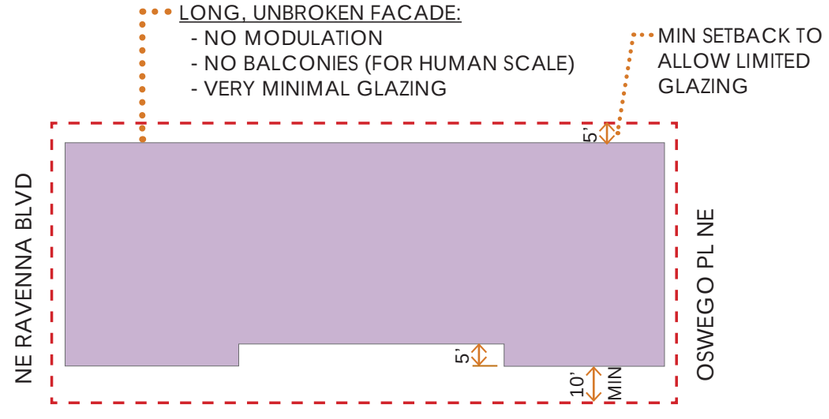
*Response: The team will adjust their future approach and more thoroughly explore options on future projects. As option C was supported by the board, No current response required.*

**1-E.** While the Board wished that Option B was fleshed out to a greater extent, they gave their support to further development of Option C.

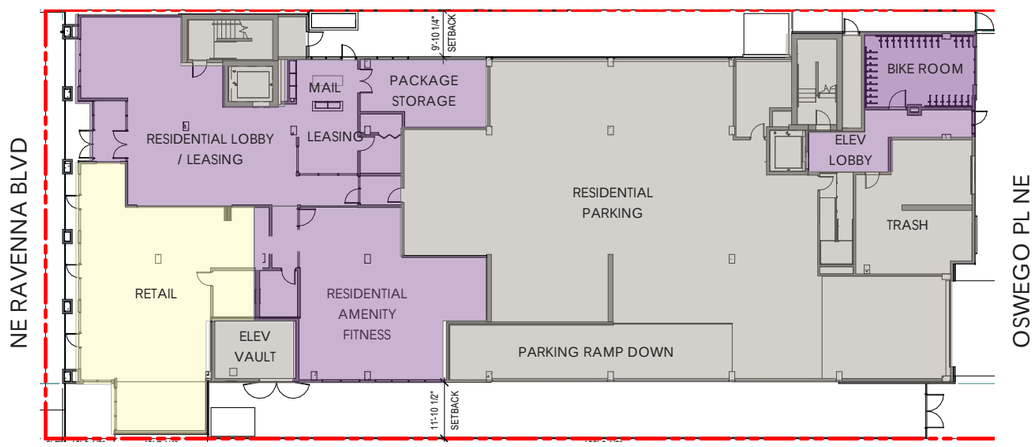
*Response: The team has proceeded with the development of Option C per the Board's recommendation.*



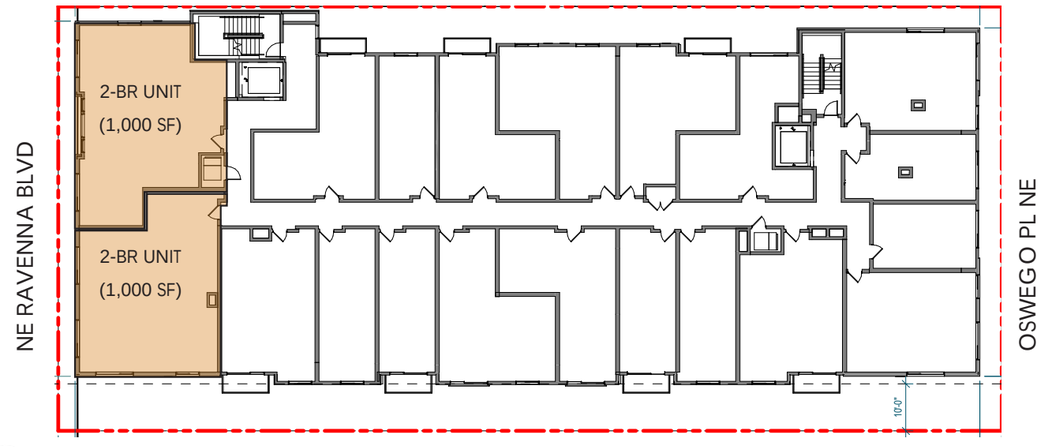
WEST ELEVATION




PLAN DIAGRAM - COURTYARD SCHEME




north FLOOR PLAN - LEVEL 1




north TYP FLOOR PLAN

## 2. HEIGHT, BULK AND SCALE:

The Board observed the challenges for designing the proposal to respond to the context of nearby height, bulk, and scale.

**2-A.** As one of the first buildings to be seen while traveling into the area, the proposed building will act as a gateway structure due to its proposed height, no matter what happens in the future to the surrounding properties. **(CS2-A-1, CS2-A-2, CS2-D-5)**

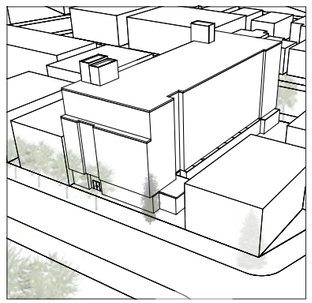
*Response: Considering the prominence of the scale and location, the team has designed a building with simple forms, careful detailing, and thoughtful materiality that will be a timeless addition to the neighborhood. The side elevations are treated with ample glazing and modulation in line with their planned visibility; see below.*

**2-B.** The Board noted that design of the 200 foot, through block structure will be challenging from a contextual standpoint as most other surrounding buildings are 100 feet in depth and not through blocks. The Board suggested that if the site were wider a courtyard scheme might fit better into the surrounding context. **(CS2-A-1, CS2-A-2, CS2-D-5)**

*Response: Because of the narrow width of the site, a courtyard scheme is not feasible. The long side elevations have been modified to include modulation and balconies to break down the scale and length of the side facades, see side elevations below and massing diagram at right.*

**2-C.** The Board would be supportive of a departure request that would reduce setbacks designed to add more space along Ravenna, change the frontage along Oswego, or add modulation on the sides. The Board clarified that this would be especially welcomed along the south side of the building which could result in more of an "I" shaped design scheme. **(CS2-A-1, CS2-A-2, CS2-D-5)**

*Response: The team continued to develop the design to maximize the building frontage along Ravenna and Oswego, especially at grade, as recommended by the Board, while providing enhanced setbacks, see Level 1plan on previous page. Additionally, the side facades now include well-proportioned modulations, balconies, and an additional setback at level 6 and 7 on the south facade abutting the residential zone, see side elevations below and massing diagram at right. The MHA enacted side setbacks acomplished the board direction without requiring a departure*



EDG OPTION C MASSING

LEGEND

UPPER LEVEL SETBACK

WELL-PROPORTIONED FACADE MODULATION

BALCONIES



CURRENT MASSING DIAGRAM



NORTH ELEVATION



SOUTH ELEVATION

## 3. RESPONSE TO CONTEXT:

**3-A.** The proposed design should enhance the design of the existing NE Ravenna Blvd, and respond to the street frontage context of both street frontages.

*Response: Along Ravenna, the building provides a continuous frontage which is broken down into two brick masses. A recess highlights the main entrance, and the building steps back above level 5 to reduce the mass of this taller building. An upper level setback above level 4 was studied; however this move resulted in short and squat proportions below a looming, top-heavy upper portion of the building*

**3-B.** The Board noted that it would have been helpful if the applicant had provided a street wall or a streetscape study of the adjacent buildings. The Board stated that the design should respond to nearby buildings to the north that have been designed with a strong base and upper levels stepping back. **(CS2-B-1, CS2-B-2)**

*Response: See streetscape studies below to illustrate how the building relates to the surrounding context.*

**3-C.** The Board suggested that there should have been comparative studies to determine how the proposed design of this taller building fits in with the surrounding context of lower height development. The Board would like to see studies showing this information, including options with upper level step backs. **(CS2-B-1, CS2-B-2)**

*Response: The proposed design includes upper level setbacks on the street-facing facades, as well as a change to a lighter material, to reduce the perceived mass of the building, see below and at right.*

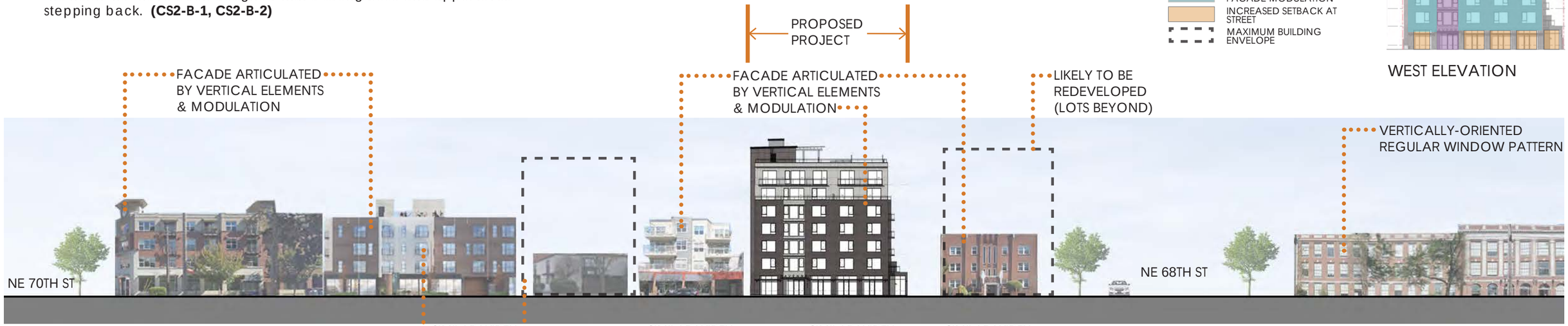


SOUTH ELEVATION

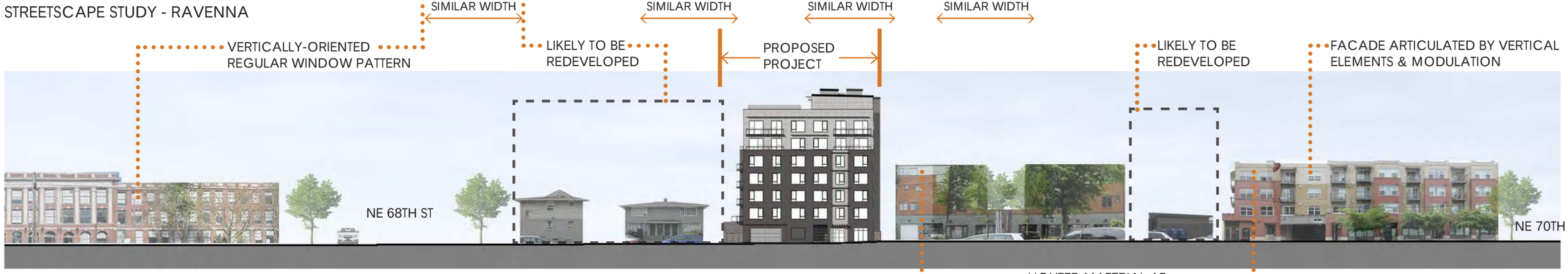
LEGEND
- UPPER LEVEL SETBACK
- STRONG VERTICAL ELEMENT
- WELL-PROPORTIONED FACADE MODULATION
- INCREASED SETBACK AT STREET
- MAXIMUM BUILDING ENVELOPE



WEST ELEVATION




STREETSCAPE STUDY - RAVENNA




STREETSCAPE STUDY - OSWEGO

## 3. RESPONSE TO CONTEXT (continued):

**3-D.** The Board was also concerned that the center area overhang of the building looms too much over the sidewalk area. **(CS2-B-1, CS2-B-2)**

*Response: In response to comments by the Board, and in order to create a stronger connection to the street and public realm, the brick has been brought down to the building base as a colonnade to "ground" the building to the street and eliminate the cantilevered overhang previously shown, see Street Perspective - Ravenna, below.*

**3-E.** The Board agreed with the overall approach for activating the street and the use of trees that encourages pedestrian and bike use throughout the area. **(CS2-B-1, CS2-B-2)**

*Response: The overall landscape approach presented at EDG has been retained and further developed, including bike parking separate from the bus stop, and an enhanced patio with added outdoor seating in front of the retail spaces, see Street Perspective - Ravenna and Partial Landscape Plan, below.*

**3-F.** The board stated that NE Ravenna Blvd should remain a lush and welcoming Boulevard into the future and asked for more details as to how the design might enhance this street frontage and context. **(CS2-B-1, CS2-B-2)**

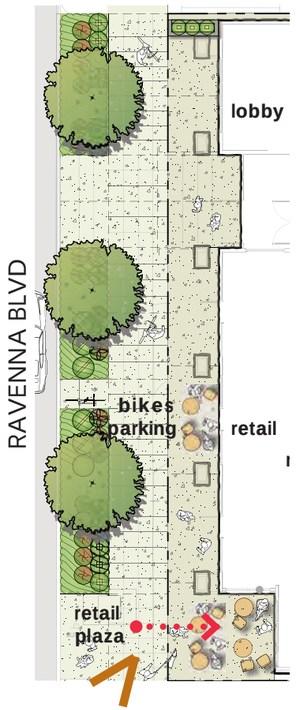
*Response: In addition to bringing the brick down to the street level and further refinement of the landscaping, the southeast corner patio area has been further developed to reinforce street activation, with additional retail spill-out space in front of the retail spaces, see Street Perspective - Ravenna and Partial Landscape Plan, below.*

**3-G.** The Board recognized that Oswego Street has a completely different feel and scale and that this should be reflected in the character of that street frontage. The Board did not give specific direction as to how this should be approached but applauded the development for placing amenity area along this street frontage. **(CS2-A-1, CS2-B-2)**

*Response: The driveway has shifted to the south to allow for a less broken up frontage. The bike room has been located at street level along Oswego, which speaks to the more residential character of Oswego. The intent is to activate the street level, while maintaining a reserved approach to the amount of glazing on the street, see Street Perspective - Oswego and Partial Landscape Plan, below.*



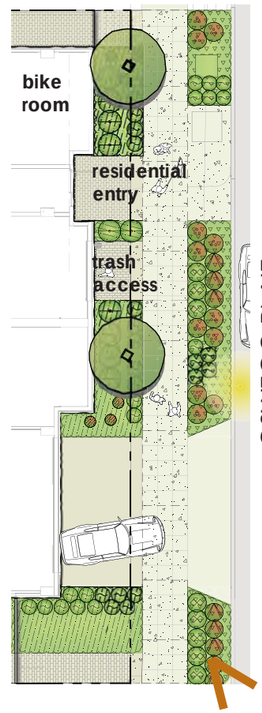

STREET PERSPECTIVE - RAVENNA




LANDSCAPE PLAN - RAVENNA




STREET PERSPECTIVE - OSWEGO




LANDSCAPE PLAN - OSWEGO

## 3. RESPONSE TO CONTEXT (continued):

**3-H.** The Board requested that the design team provide additional details for modulating the south side of the building or other design elements to give the building a greater sense of place as one moves northward along Ravenna. **(CS2-A-1,CS2-B-2)**

*Response: Continuing the grid-like window patterning from the street facing elevations, the larger scale grid-patterned modulation along the side elevations and balconies all give an added level of scale and texture to the facades, see Massing Diagram and South Elevation below.*

**3-I.** The Board requested additional studies of the scale, setbacks, and edge conditions, as well as how the proposed design relates to the neighborhood context. **(PL2-C-2, CS2-D-1)**

*Response: The introduction of upper-level setbacks, building modulation, and a lighter material at the upper levels helps the building to better relate to the neighborhood context, see Massing Diagram below, & Streetscape Studies, pg. 11.*

## 4. STREET EDGE AND SIDE YARDS:

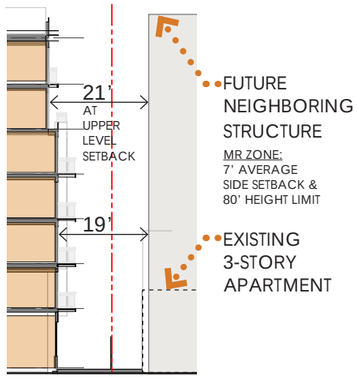
The Board supported further development of the preferred Option C.

**4-A/C.** The Board acknowledged that the design team had done a good job designing the streetscape and street facing façades. However, the Board suggested that the proportions of the side yards were very challenging in light of potential future development, especially to the southeast, that might impact the usable space in the side yards. Additionally, the board requested additional analysis and design detail project's side yards, including adjacent buildings (existing and possible future development) **(CS2-B, CS2-D-2, CS2-D-5, PL2-C-2)**

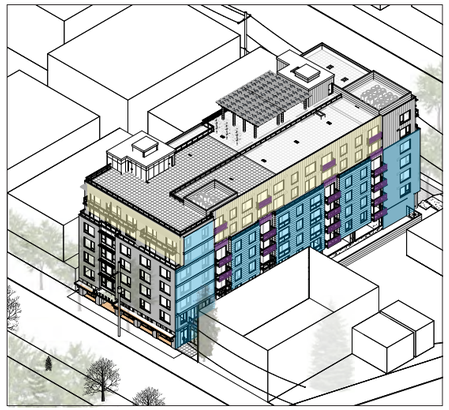
*Response: The team has maintained an enhanced setback from the side property lines and is providing well developed landscaping along the building's north and south edges to help buffer and minimize the impacts to existing buildings and future development. Decorative screen walls provide a break in the mass at grade. See Partial Landscape Plan below and Perspective - South Sideyard & Section Diagram at right*

**4-B.** The Board acknowledged that the ground floor and streetscape of scheme C seemed to be the most successful, including the front set-backs at the street which will allow for more landscaping. **(CS2-B, CS2-D-2, CS2-D-5, PL2-C-2)**

*Response: The team has maintained the increased ground level setback along street frontages and continued development of the streetscape landscaping, including additional seating along Ravenna and street trees between the sidewalk and building at Oswego, see Street Perspectives & Partial Landscape Plans, pg. 12.*



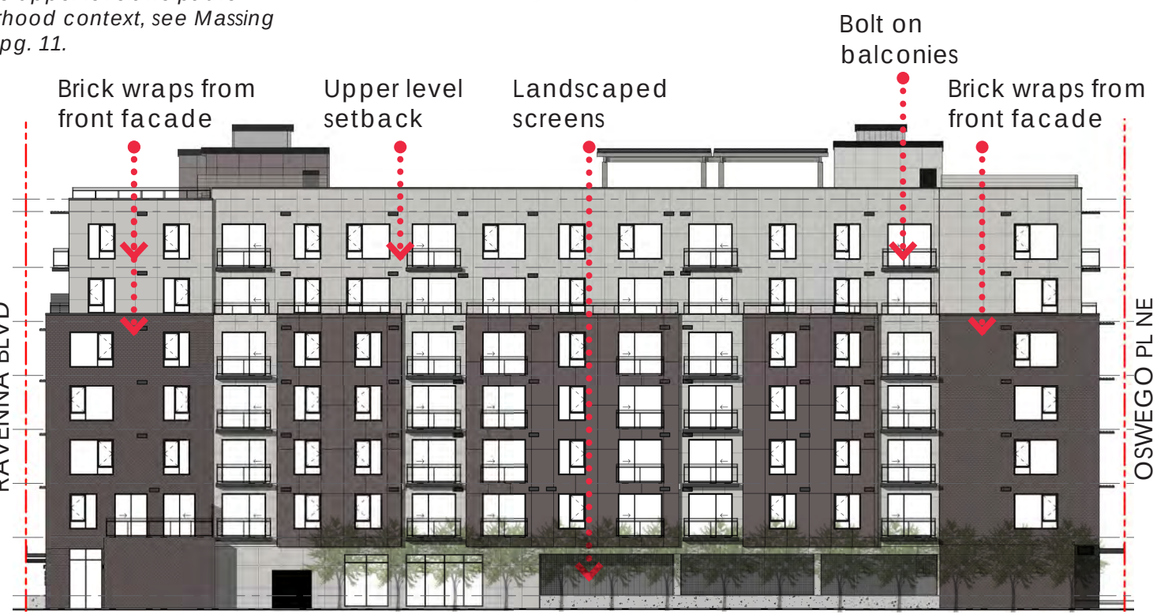

SECTION 1 - SOUTH SIDEYARD



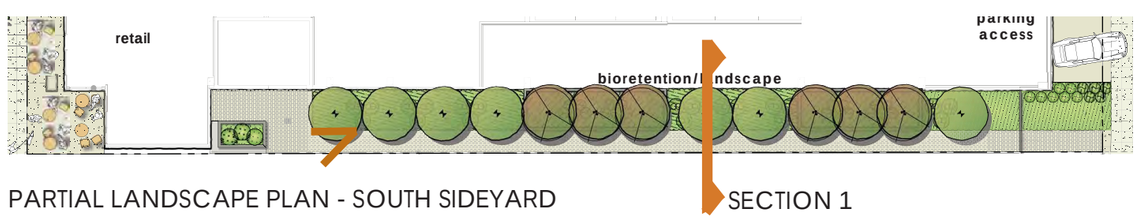
MASSING DIAGRAM - CONTEXT

LEGEND

- UPPER LEVEL SETBACK
- STRONG VERTICAL ELEMENT
- WELL-PROPORTIONED FACADE MODULATION
- INCREASED SETBACK AT STREET




SOUTH ELEVATION




PARTIAL LANDSCAPE PLAN - SOUTH SIDEYARD

SECTION 1



PERSPECTIVE - SOUTH SIDEYARD

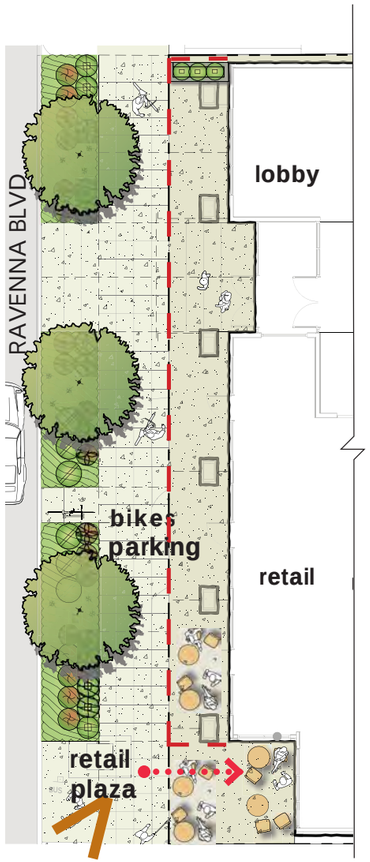
## 5. SOLID WASTE STORAGE LOCATION:

The Board supported the storage and staging of the trash at grade next to the driveway on Oswego Pl NE, as seen in Option C, rather than locating it at the basement level. (DC1-C-4)

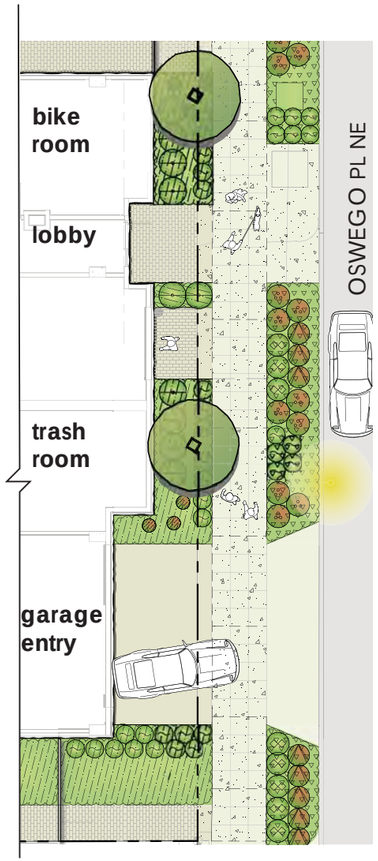
*Response: The team has maintained the location of the trash room at the ground level on Oswego Pl, per the Board's recommendation, see Landscape and Architectural Plans below & below right.*

## 6. BUS STOP:

The Board recommended that the design respond to the bus stop on NE Ravenna Blvd, especially in terms of weather protection and sidewalk furniture such as seating and bike racks.




LANDSCAPE PLAN - RAVENNA




LANDSCAPE PLAN - OSWEGO

**6-A.** The Board supported the setback triangle area designed as small pocket area that could be used for outdoor seating. **(CS2-B-3, PL1-B-1. PL1-B-3)**

*Response: The team has further defined this area as an outdoor patio area and has proposed bike racks, see Street Perspective, below.*

**6-B.** The Board requested additional development analysis and design detail for the bus stop, the setback triangle area, and other elements such as overhead weather protection and bike parking. **(CS2-B-3, PL1-B-1. PL1-B-3)**

*Response: The team has further refined the streetscape along Ravenna, and the setback triangle area. A canopy element that runs the length of the building is proposed, which helps to define the building base, as well as provides weather protection adjacent to the bus stop, see Street Perspective and Landscape Plan below left.*

## 7. MATERIALITY (see page 16)

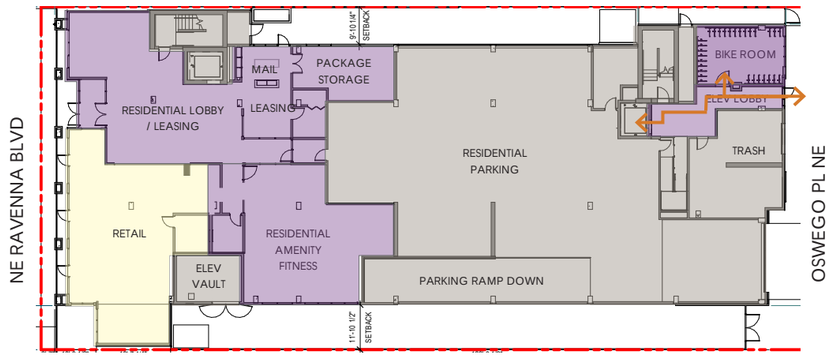


STREET PERSPECTIVE - RAVENNA BLVD LOOKING NORTH

## 8. BIKE PARKING:

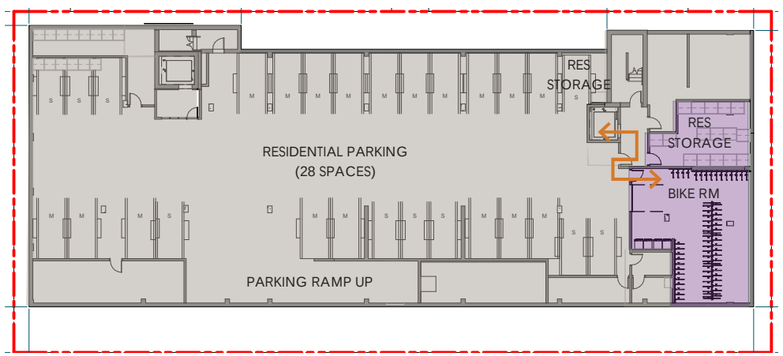
The Board briefly discussed bike parking and gave guidance to locate bike parking to be easily accessed from either Ravenna Blvd NE or NE Oswego and to increase the number of bike parking spaces as much as possible. (PL4-B , DC4-D)

*Response: The team has provided enclosed bike parking at levels P1 & 1 (1 per dwelling unit minimum, see Floor Plans below) and bike racks along Ravenna Blvd provide short-term parking. Bikers enter the building off Oswego & use the elevator to access the main bike room on Level P1 for secure bike parking. See Landscape Plan, below left.*




LEVEL 1 FLOOR PLAN

north




LEVEL P1 FLOOR PLAN

north

## 7. MATERIALITY:

**7-A.** The Board supported development of a design of simple forms and high quality materials but not over articulation of the street facing facades. **(CS2-A-2, CS3-A-2,DC4-A)**

*Response: The team has maintained the simple forms presented in the EDG package, as supported by the Board. The articulation at the Ravenna facade has been further simplified by continuing the brick to the ground level at the street-facing facades. The remaining articulation vertically defines the entry and horizontally defines the upper two floors, see Ravenna Streetscape detail below right.*

**7-B.** The Board also suggested that the design team study other forms along the street for material and design cues. **(CS2-A-2, CS3-A-2, DC4-A)**

*Response: The team has added diagrams illustrating the neighborhood precedents from which our project has taken design cues, see Streetscape Studies, below.*

**7-C.** The Board was interested in seeing how materials will relate to the box forms floating over the concrete pillars. Members suggested that the materials from the box elements should be brought down, helping to ground the building and make the box forms appear less looming. **(CS2-A-2, CS3-A-2, DC4-A)**

*Response: The team has followed the direction of the Board and brought the brick down to grade, to help ground the building, see Ravena Streetscape detail below right & Ravenna Elevation at right.*

**7-D.** The Board also suggested that the brick could work to set the depth and frame the storefront façade. **(CS2-A-2, CS3-A-2, DC4-A)**

*Response: The team has refined the design per the Board's recommendation, and is using brick pilasters to create additional depth for the storefront facade, see Ravena Streetscape detail below right & Ravenna Elevation at right.*

**7-E.** The Board further suggested that the choice of materials could also be used to establish a four over two building form that might set a precedent for other development in the area. **(CS2-A-2, CS3-A-2, DC4-A)**

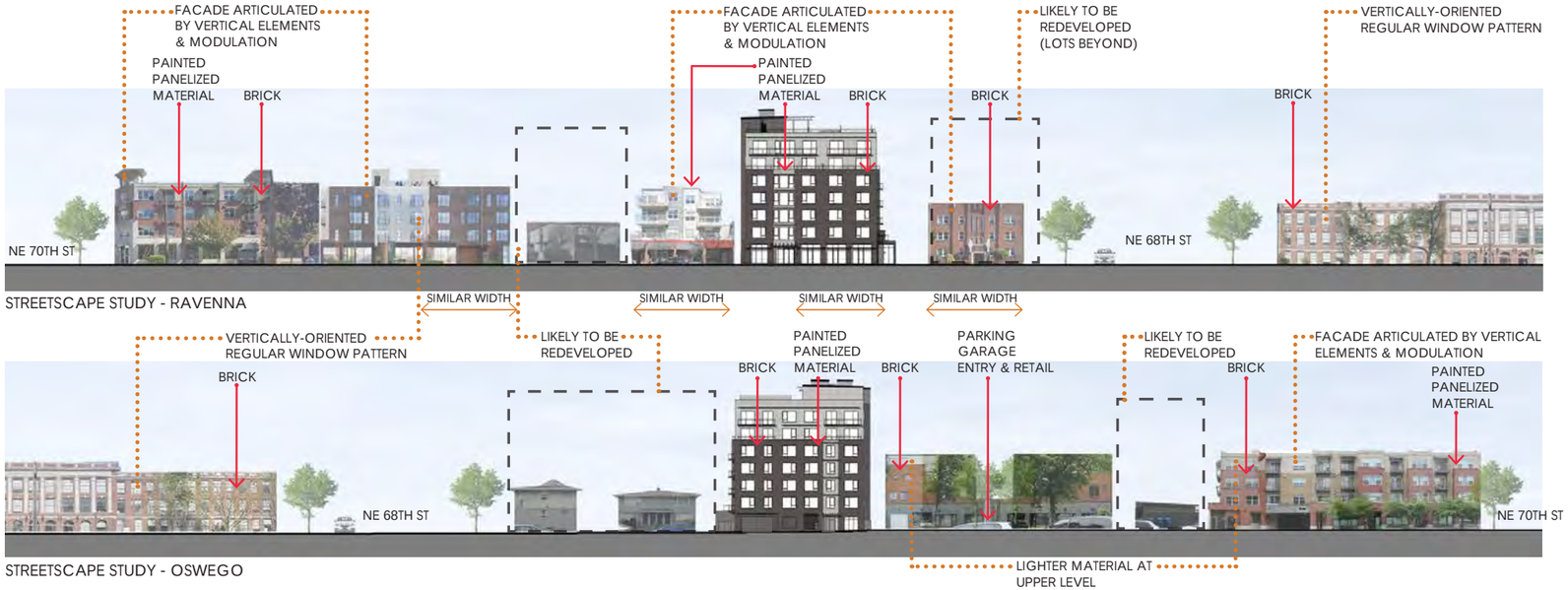
*Response: The use of brick at the building base and primary street-facing facades both references existing precedents (ie: Marshall School) and strengthens that precedent for future larger - scale development. The upper two floors use complimentary quality materials blonde brick along Ravenna and painted panelized material along Oswego, see Streetscape studies below.*

**7-F.** The Board agreed that materials that appear more traditional and grounded would be positive approach to the building's material finish. **(CS2-A-2, CS3 A-2, DC4-A)**

*Response: The brick presented at EDG has been retained with a more traditional application in response to the board comments where brick now continues down to the ground level, instead of 'floating' above the retail base. See Ravenna Streetscape detail & Ravenna Elevation below.*

**7-G.** The Board requested that the design team study other building forms along the street for queues on materiality. **(CS2-A-1, CS2-A-2, DC2-D-2, DC4-D)**

*Response: The team has added references to existing buildings in the neighborhood from which we are taking cues, see Streetscape Studies below.*

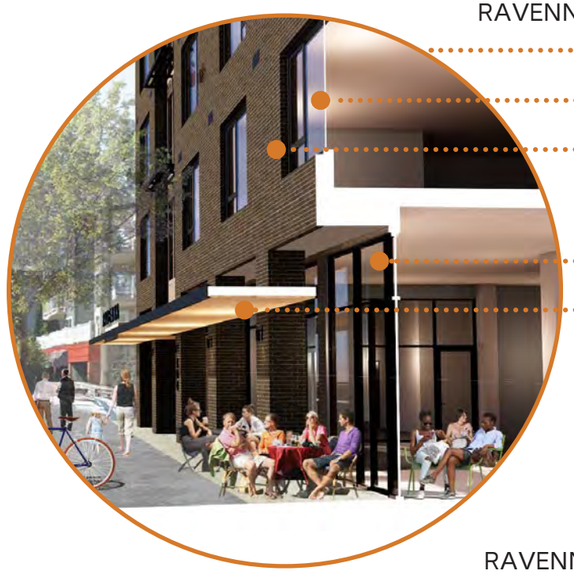



STREETSCAPE STUDY - RAVENNA

STREETSCAPE STUDY - OSWEGO



RAVENNA ELEVATION




RAVENNA STREETSCAPE DETAIL

## 7. MATERIALITY:

**7-H.** The Board requested that a materials analysis and design detail study, and balcony studies be provided for the Recommendation meeting. The material studies and details should be provided for both street facing facades. **(DC4-A-1, DC2-C-2, DC2-D-2, DC4-D)**

*Response: see detail studies and elevations below and at right.*



VIEW SOUTH FROM OSWEGO



VIEW NORTH FROM RAVENNA



RAVENNA ELEVATION



OSWEGO ELEVATION



ALUMINUM TUBE FRAME

WELDED WIRE MESH RAILING

TYPICAL BALCONY DETAIL



BLACK VINYL WINDOWS

DARK BRICK VENEER

RECESSED BLACK ALUMINUM STORE-FRONT SYSTEM

BLACK STEEL FRAME CANOPY W/ CEDAR SOFFIT

RAVENNA STREETSCAPE DETAIL

LEGEND:



DARK BRICK WITH BLACK VINYL WINDOWS



ACCENT PANEL (WOOD-LIKE)



PAINTED FIBER CEMENT PANEL VERTICAL SIDING (LIGHT GRAY)



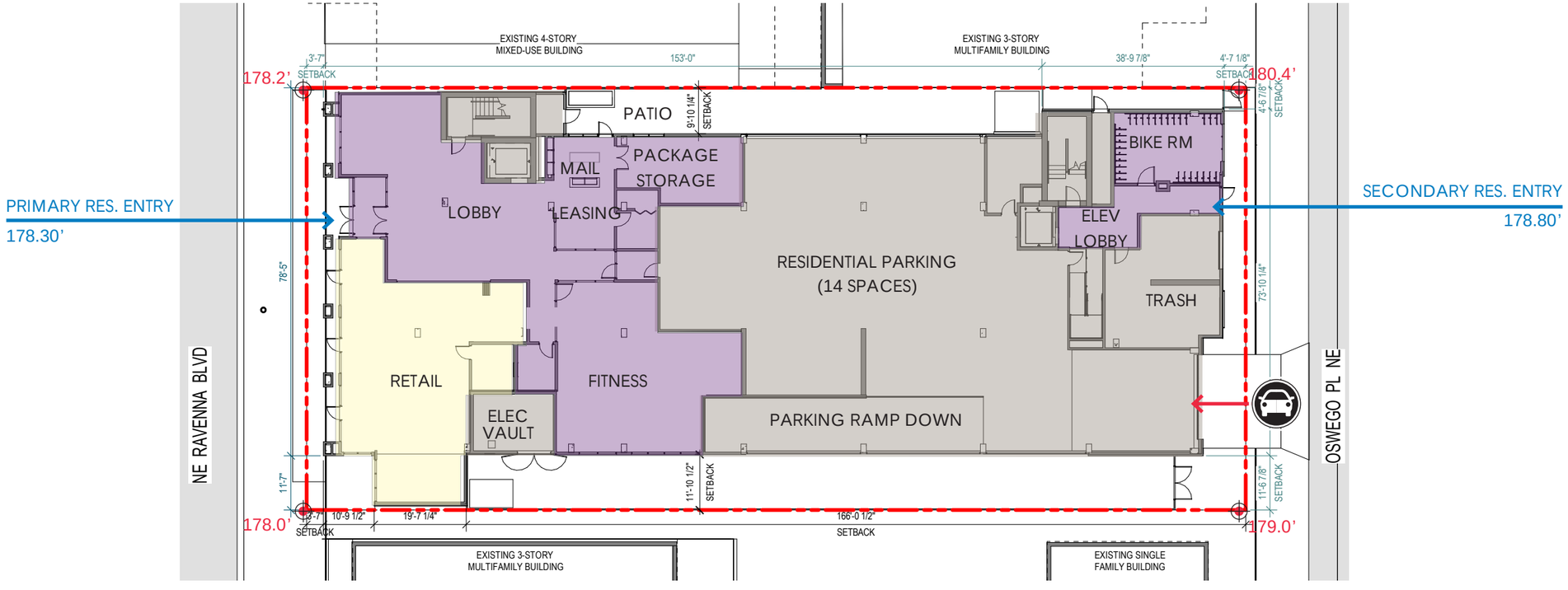
PAINTED FIBER CEMENT PANEL VERTICAL SIDING (DARK BROWN)



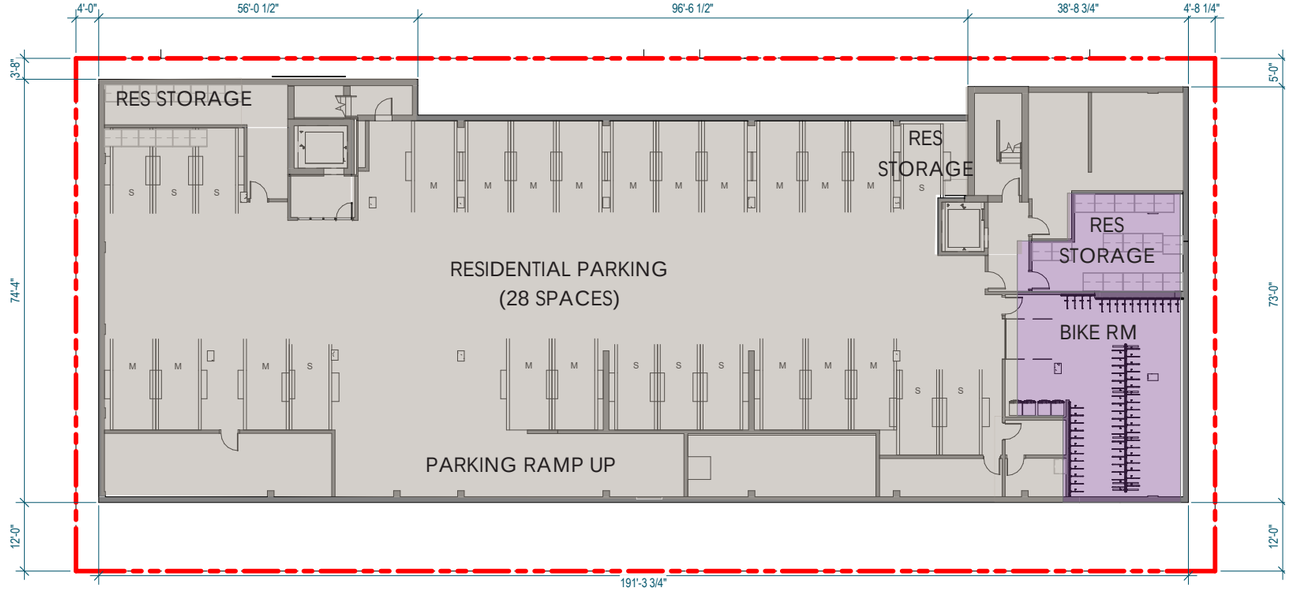
LANDSCAPED SCREENS

LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON AREAS
- RETAIL
- SERVICE



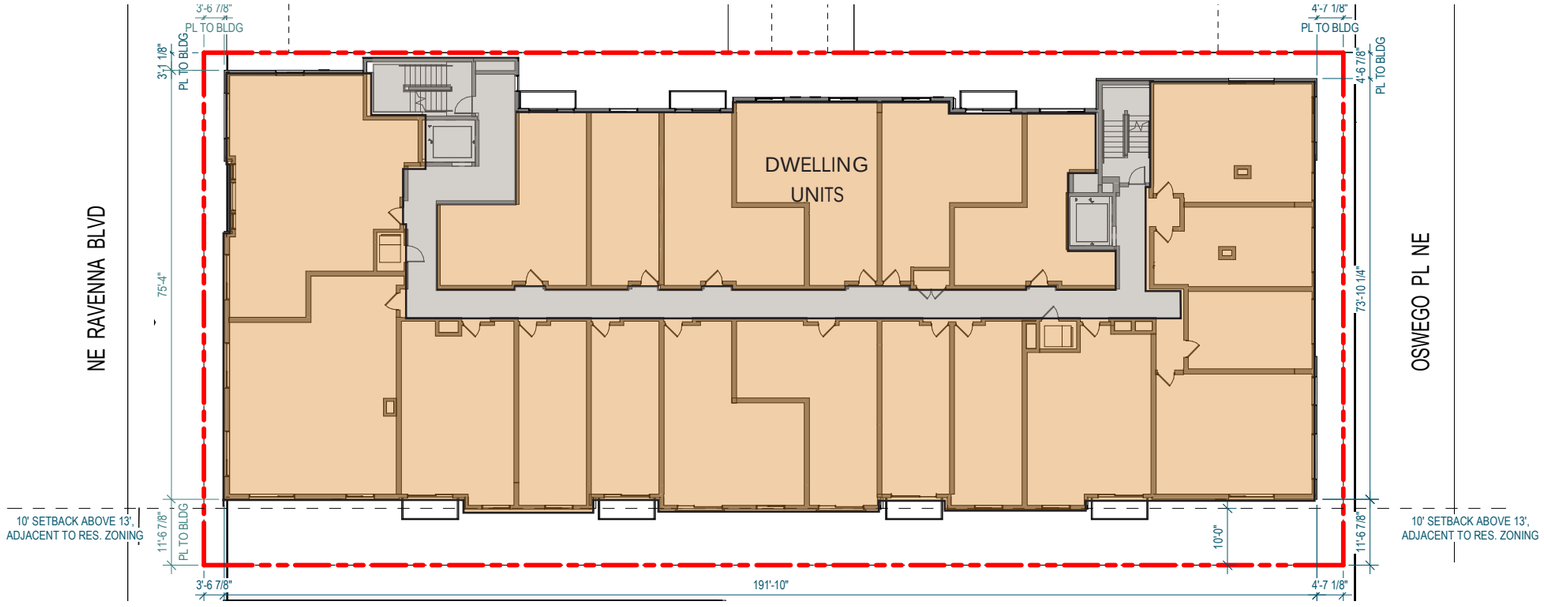

FLOOR PLAN - LEVEL 1
**north**



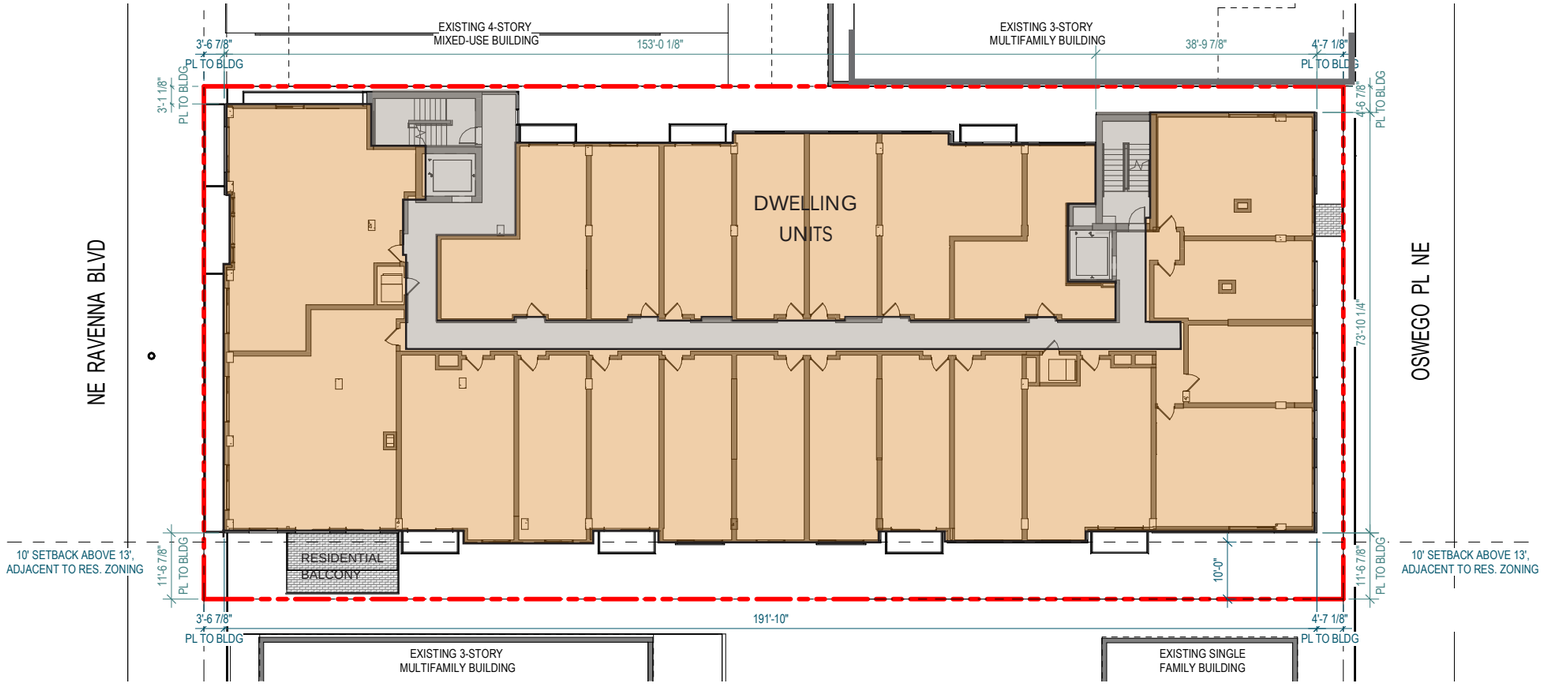

FLOOR PLAN - LEVEL P1
**north**

LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON AREAS
- RETAIL
- SERVICE



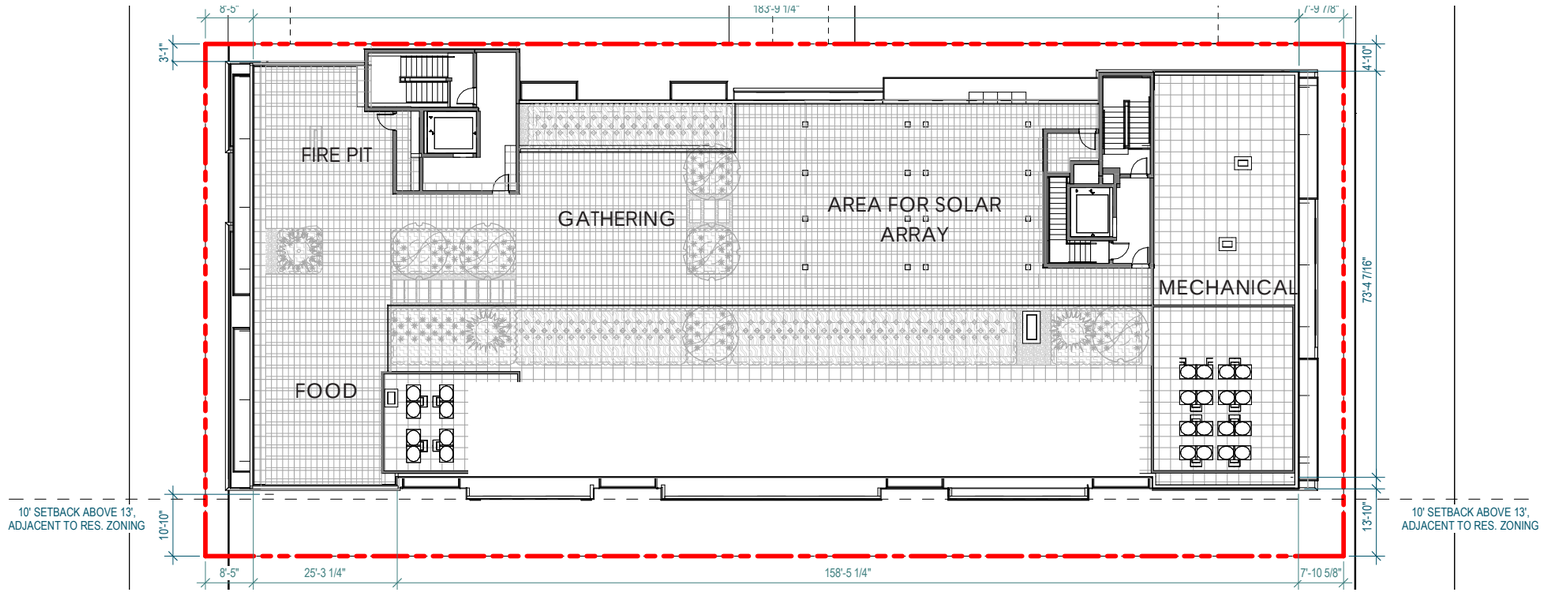

FLOOR PLAN - LEVEL 3-5
**north**



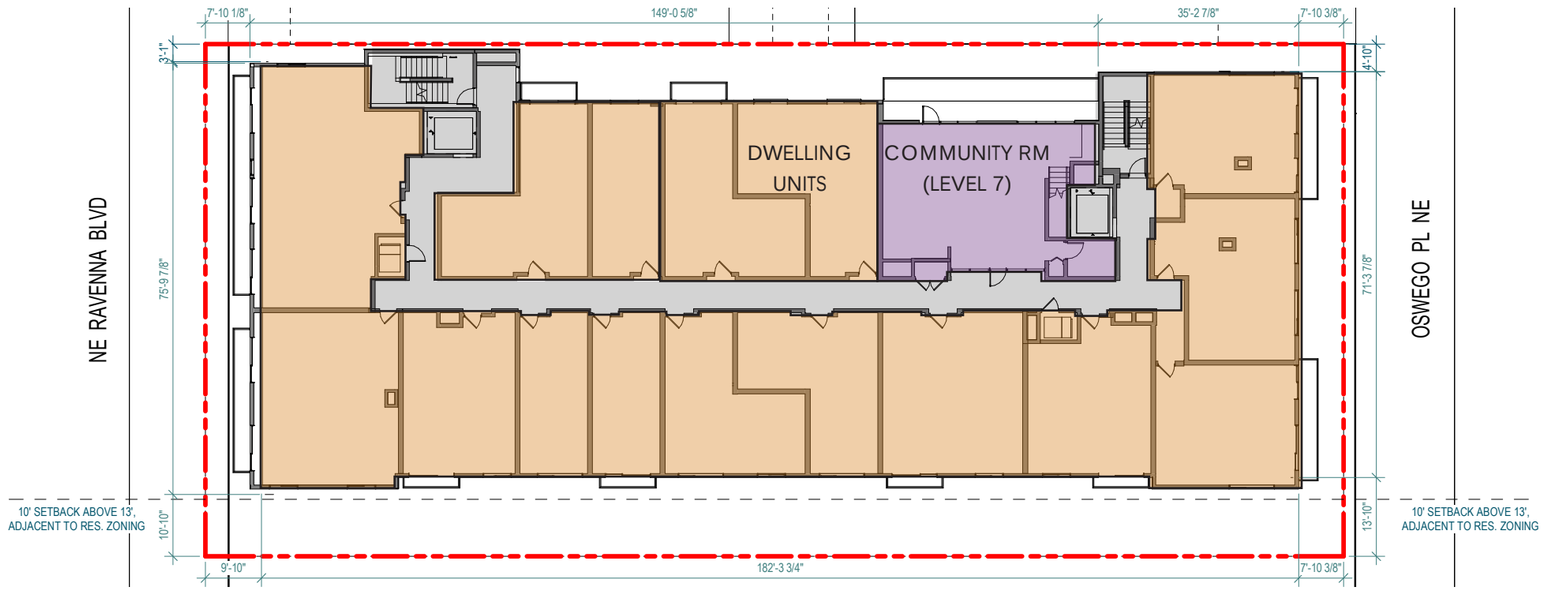

FLOOR PLAN - LEVEL 2
**north**

LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON AREAS
- RETAIL
- SERVICE




ROOF PLAN
**north**




FLOOR PLAN - LEVEL 6-7
**north**

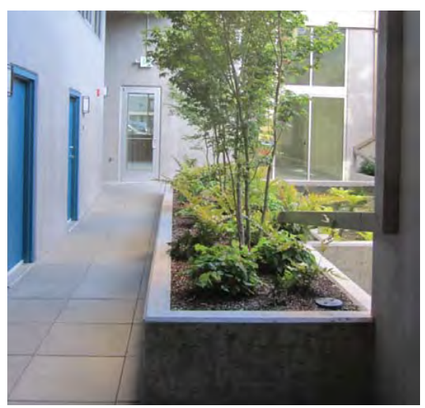




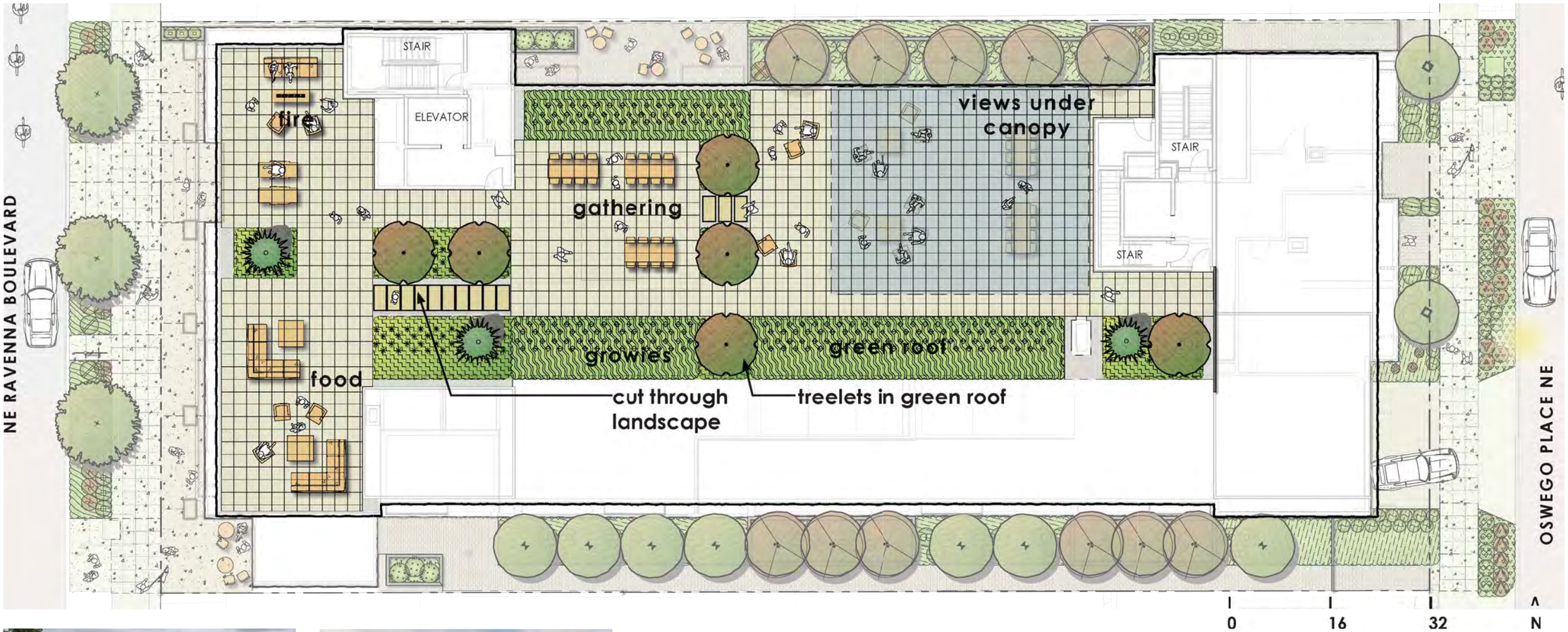
landscape both sides



sidewalk/retail shuffle

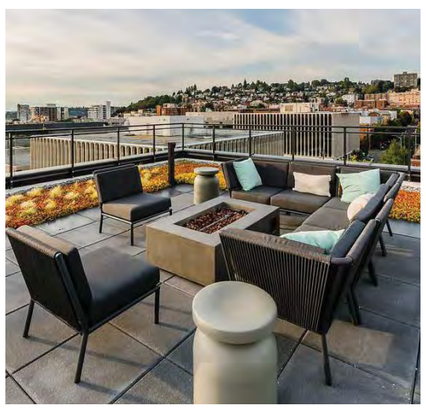

perimeter bioretention, landscape


Tofino better bike rack

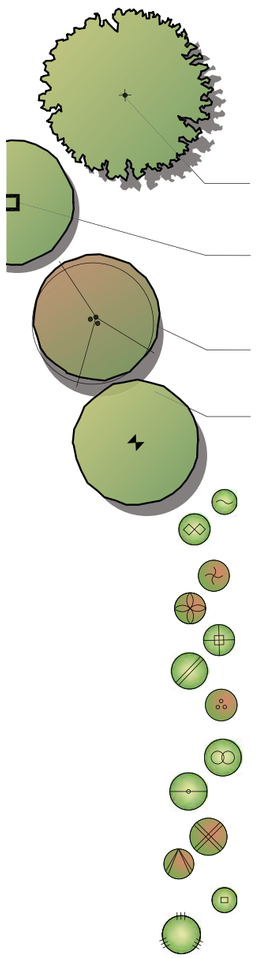





cut through landscape



informal fire



KOBUS MAGNOLIA

'EDDIE'S WHITE WONDER DOGWOOD

'AUTUMN BRILLIANCE' SERVICEBERRY

VINE MAPLE

'KELSEYI' RED TWIG DOGWOOD
'WINTER GEM' JAPANESE BOXWOOD

SUPERSTAR SPIRAEA
'SCARLET ' FLOWER CARPET ROSE

JAPANESE HOLLY
BOXLEAF HONEYSUCKLE
'GULF STREAM' HEAVENLY BAMBOO

DAVID'S VIBURNUM

IRISH YEW

OSTERICH FERN
'HINO CRIMSON' EVERGREEN AZALEA

SWORD FERN

LILY OF THE VALLEY

**REES**



*Magnolia kobus*
*Kobus Magnolia*



*Cornus 'Eddies' White Wonder'*
*'Eddie's White Wonder' Dogwood*



*Amelanchier 'Autumn Brilliance'*
*'Autumn Brilliance' Amelanchier*



*Pinus contorta var. contorta*
*Shore Pine*

**SHRUBS**



*Cornus sericea 'kelseyi'*
*Kelsey Redtwig Dogwood*



*Spiraea x bumalda 'Denistar'*
*Superstar Spirea*



*Ilex crenata 'convexa'*
*Japanese Holly*



*Lonicera pileata*
*Boxleaf Honeysuckle*



*Nandina 'Gulf Stream'*
*'Gulf Stream' Heavenly Bamboo*



*Rosa 'Amber Flower Carpet'*
*'Amber Flower Carpet' Rose*



*Viburnum davidii*
*David's Viburnum*



*Taxus 'Hicksii'*
*Irish Yew*

**GROUNDCOVERS**



*Gaultheria shallon*
*Salal*



*Epimedium alpinum*
*Epimedium*



*Hemerocallis 'Stella d'Oro'*
*Stella d'Oro Day Lily*



*Polystichum munitum*
*Sword Fern*

LEGEND:



DARK BRICK WITH BLACK VINYL WINDOWS



ACCENT PANEL (WOOD-LIKE)



PAINTED FIBER CEMENT PANEL VERTICAL SIDING (LIGHT GRAY)



PAINTED FIBER CEMENT PANEL VERTICAL SIDING (DARK BROWN)



LANDSCAPED SCREENS




WEST ELEVATION




SOUTH ELEVATION

LEGEND:



DARK BRICK WITH BLACK VINYL WINDOWS



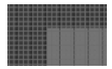
ACCENT PANEL (WOOD-LIKE)



PAINTED FIBER CEMENT PANEL VERTICAL SIDING (LIGHT GRAY)



PAINTED FIBER CEMENT PANEL VERTICAL SIDING (DARK BROWN)



LANDSCAPED SCREENS




EAST ELEVATION

179.0'

180.4'




NORTH ELEVATION

178.2'

179.0'

LEGEND:

DARK BRICK WITH BLACK VINYL WINDOWS

ACCENT PANEL (WOOD-LIKE)

PAINTED FIBER CEMENT PANEL VERTICAL SIDING (LIGHT GRAY)

PAINTED FIBER CEMENT PANEL VERTICAL SIDING (DARK BROWN)

LANDSCAPED SCREENS



entry canopy with steel frame and wood soffit ^



^ aluminum sectional door with metal mesh infill panels



woven metal ^



black vinyl windows ^






STREET PERSPECTIVE - NORTH RAVENNA




STREET PERSPECTIVE - SOUTH RAVENNA





PERSPECTIVE - SOUTH SIDEYARD



STREET PERSPECTIVE - SOUTH OSWEGO




STREET PERSPECTIVE - SOUTH OSWEGO 2

LEGEND

ABOVE-CANOPY INTERNALLY-ILLUMINATED SIGN FOR BUILDING NAME

WALL-MOUNT SCONCE LIGHT (UP-DOWN @ OVERHANG AREAS; DOWNLIT-ONLY WHERE NO OVERHANG ABOVE)

PATH LIGHTING

IN-WALL RECESSED LIGHT



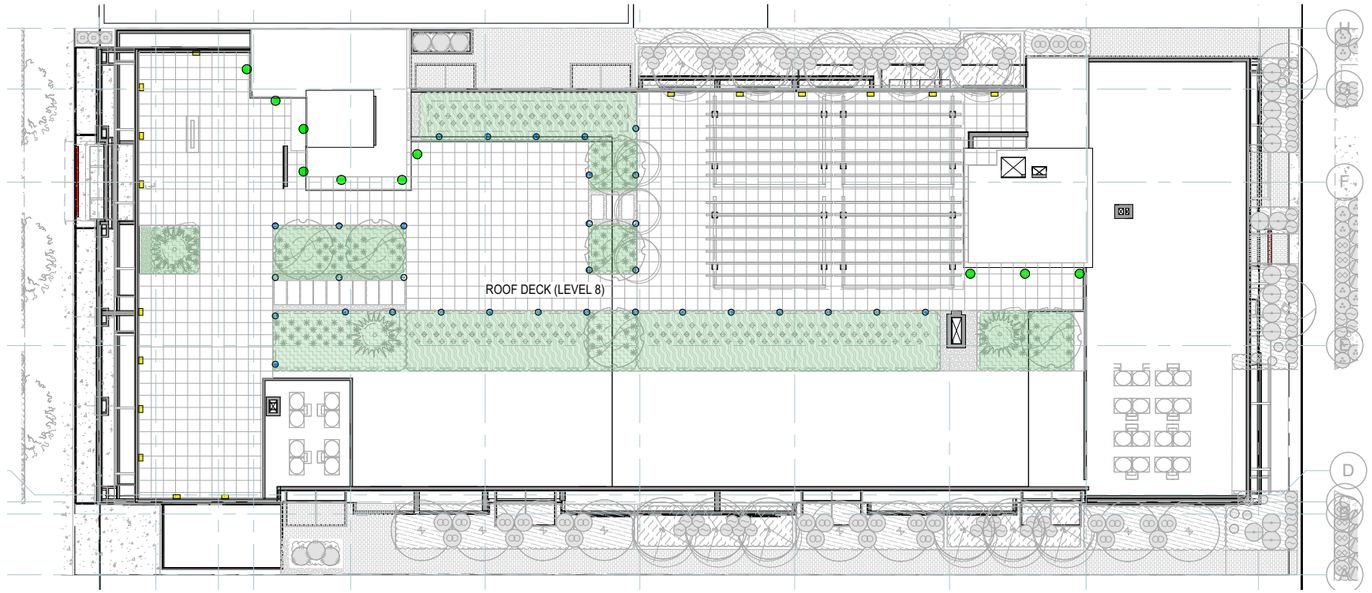
WALL SCONCE



PATH LIGHTING

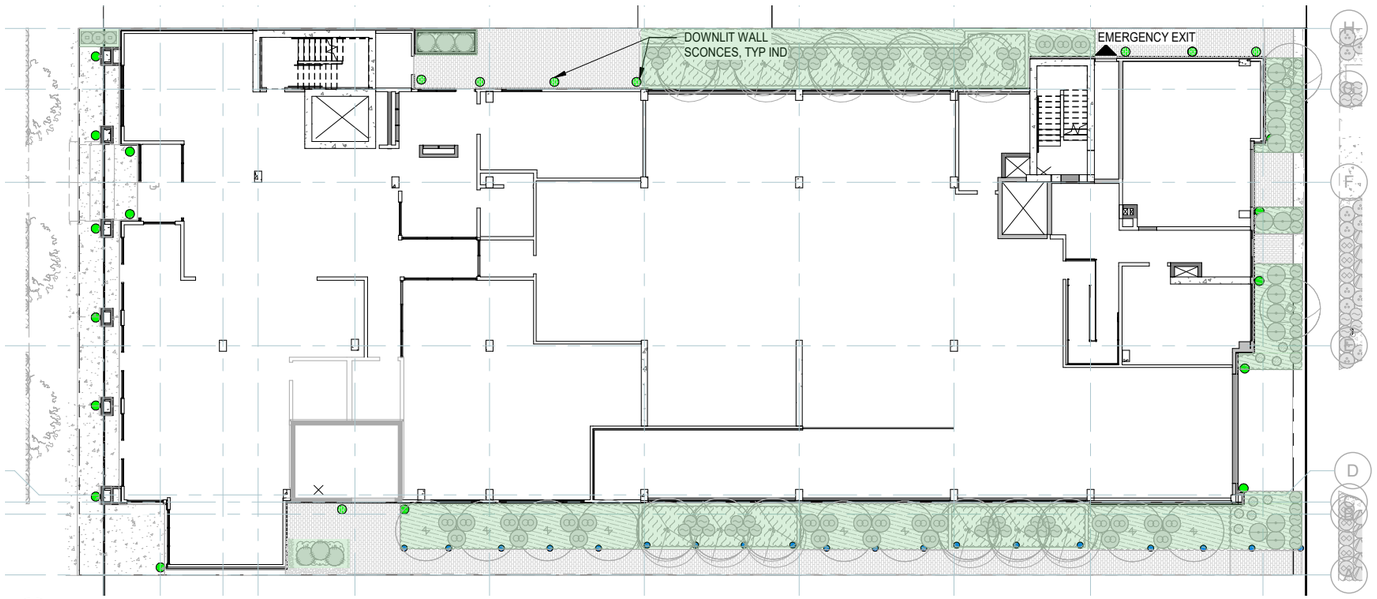


WALL LIGHT




north

EXTERIOR LIGHTING PLAN AT ROOF

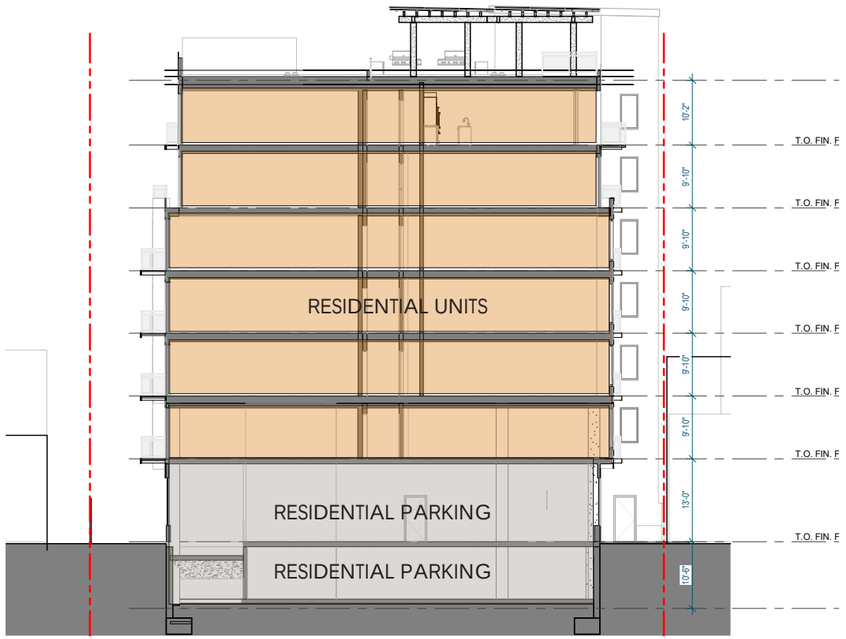



north

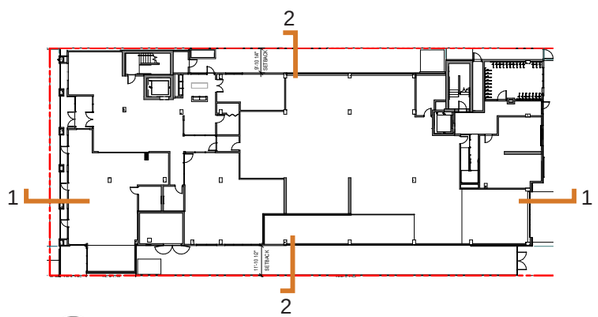
EXTERIOR LIGHTING PLAN AT GRADE

LEGEND

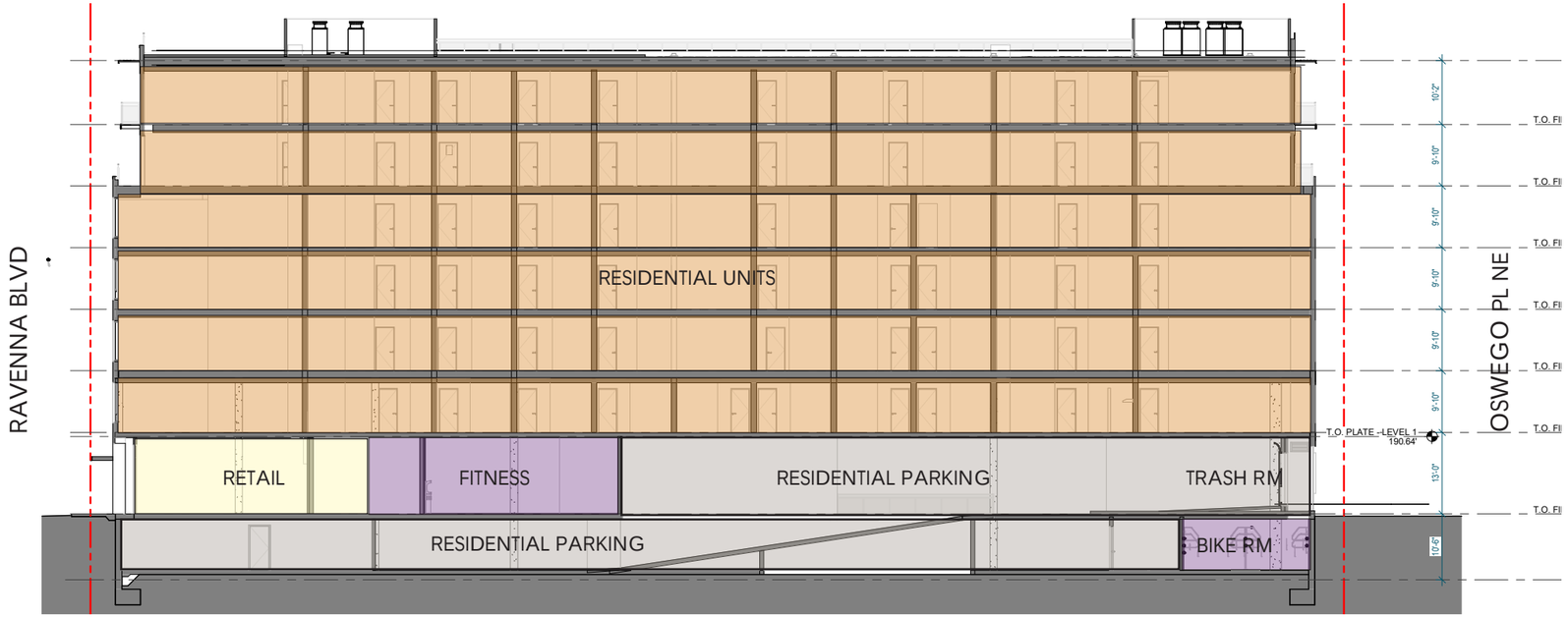
- RESIDENTIAL
- RESIDENTIAL COMMON AREAS
- RETAIL
- SERVICE




BUILDING SECTION 2




north KEY PLAN




BUILDING SECTION 1

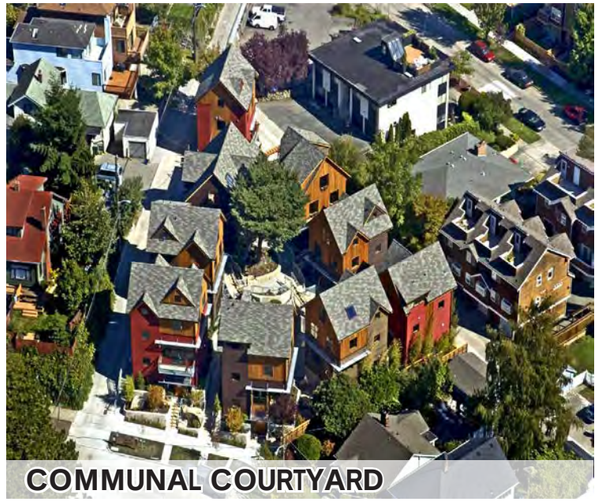
JA Johnston Architects

BUILDING SECTIONS

[ NO DEPARTURES REQUESTED ]



ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



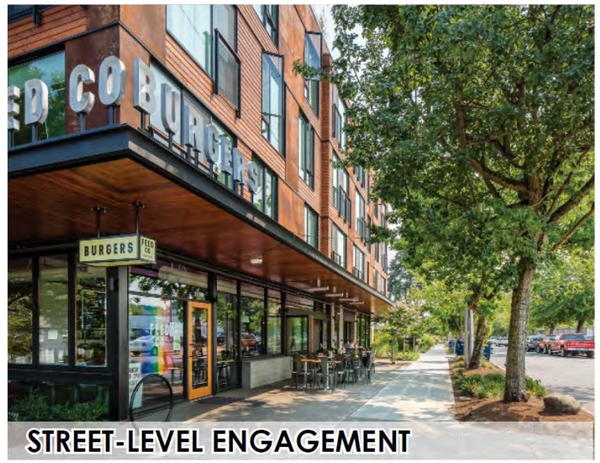
TACTILE MATERIALS



CREATIVE SITE DESIGN




VISIBLE SUSTAINABLE PRACTICES




STREET-LEVEL ENGAGEMENT



LIVABLE COMMUNAL SPACE




FENESTRATION / MATERIAL PATTERNING



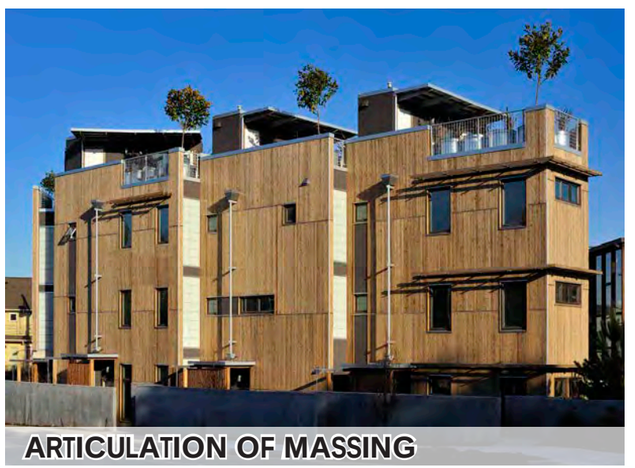
FENESTRATION / MATERIAL PATTERNING



STREET-LEVEL ENGAGEMENT



ARTICULATION OF MASSING



ARTICULATION OF MASSING