

ARCHITECTS | DESIGNERS
BUILD

COWEN PARK PLACE

DESIGN RECOMMENDATION

05.05.2020 DRAFT

1217 NE RAVENNA BLVD

PROJECT
#3032689



Aerial photograph

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The proposal is for a 4 story (plus a mezzanine level) mixed-use residential building containing 26 units, 3 Live/Work units, and 1,100 SF of commercial space for café/restaurant use.

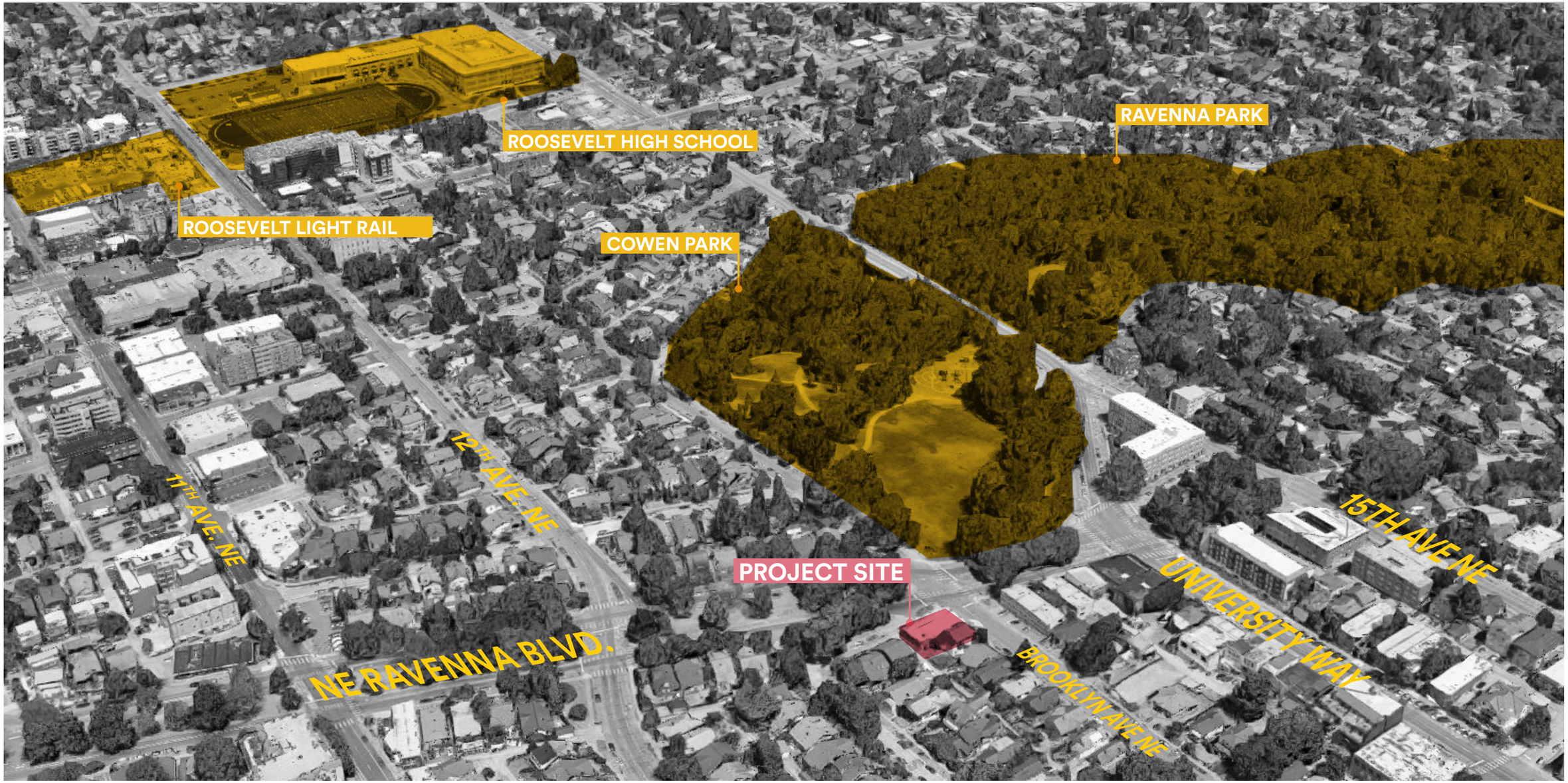
Types of uses:
R-2 – Apartments, A-2 – Restaurant, S-2 – Storage
Size of structure: Gross Building area is 19,917 SF
Location of structure: 1217 NE Ravenna Blvd
Parking: Not Required for vehicles per SMC 23.54.015
Bike Parking: 30 long term and 4 short term bicycle parking spaces per SMC 23.54.015, location per ground floor plan.

PROJECT TEAM

ARCHITECT	BUILD LLC; CALE WILBER, ANDREW VAN LEEUWEN
OWNER	SKCCPAK LLC
SURVEYOR	Emerald Land Surveying
GEOTECH	Geotech Consultants, Inc.
LANDSCAPE	Karen Kiest Landscape Architects



4.0 SUMMARY CONTEXT ANALYSIS

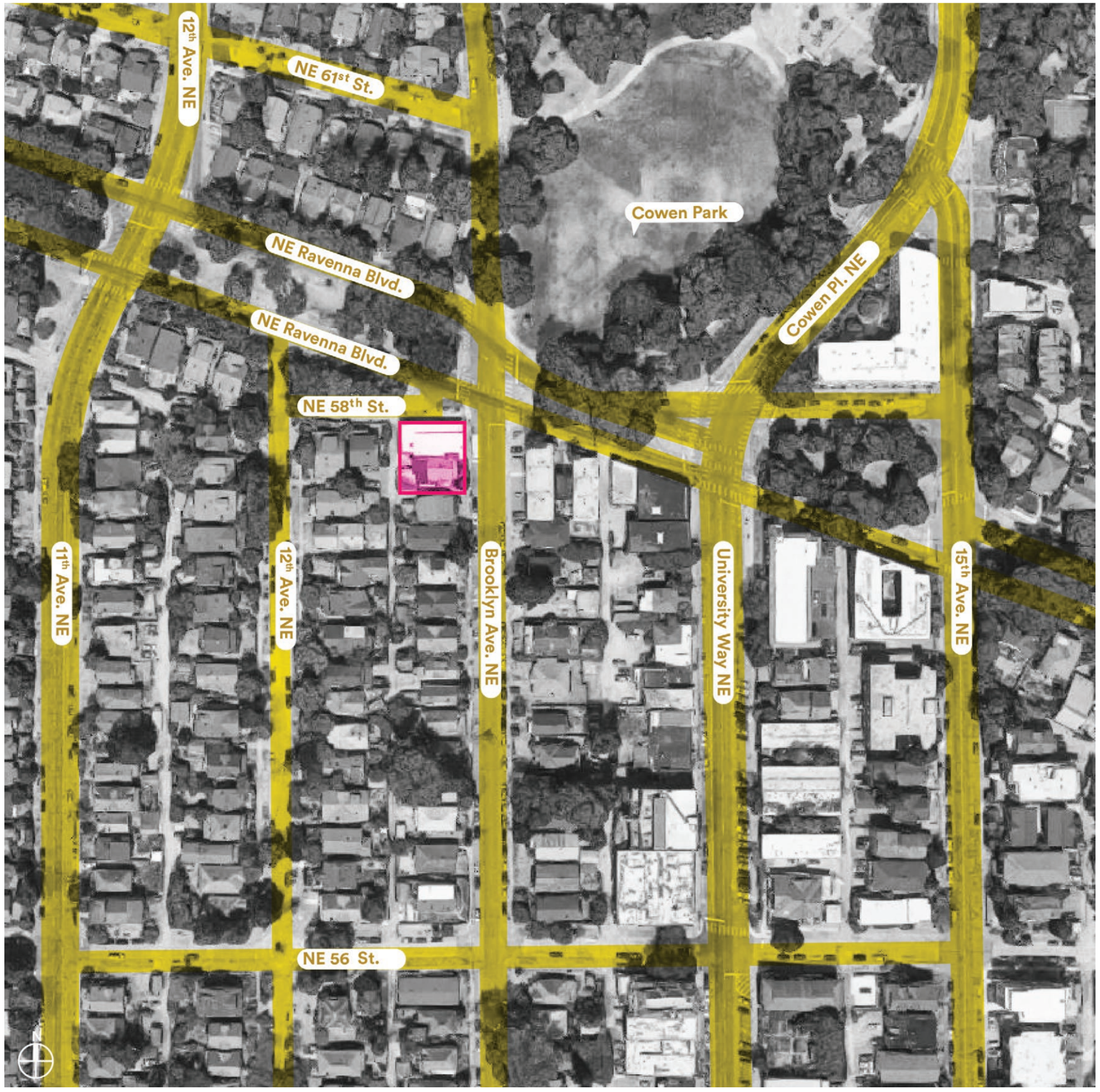

ROOSEVELT HIGH SCHOOL
ROOSEVELT LIGHT RAIL
COWEN PARK
RAVENNA PARK
PROJECT SITE
11TH AVE. NE
12TH AVE. NE
NE RAVENNA BLVD.
BROOKLYN AVE NE
UNIVERSITY WAY
15TH AVE NE

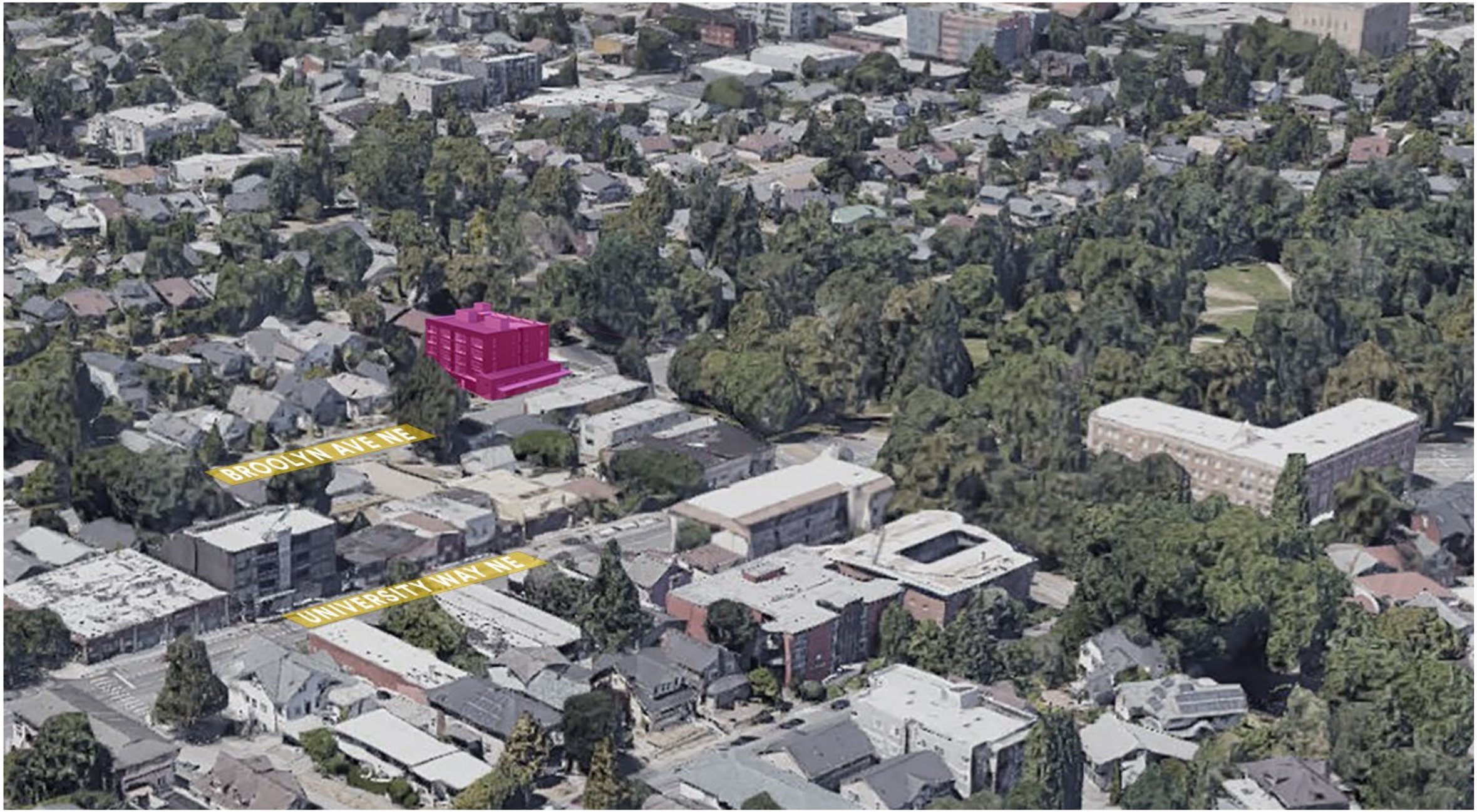
PROJECT SITE

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

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

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




BROOLYN AVE NE
UNIVERSITY WAY NE

5.0/6.0 EXISTING SITE CONDITIONS AND ZONING

EXISTING BUILDING

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

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

PARKS BOULEVARDS & GREEN STREETS





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



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



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

NEIGHBORING MULTI-FAMILY & MIXED-USE

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

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

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

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

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

5 PARK RAVENNA
Apartments
1305 NE Ravenna Blvd
16 Units / Built 1956 -
PROJECT SLATED FOR REDEVELOPMENT: 36 UNITS, 4 STORIES - EDG 3034279

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

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





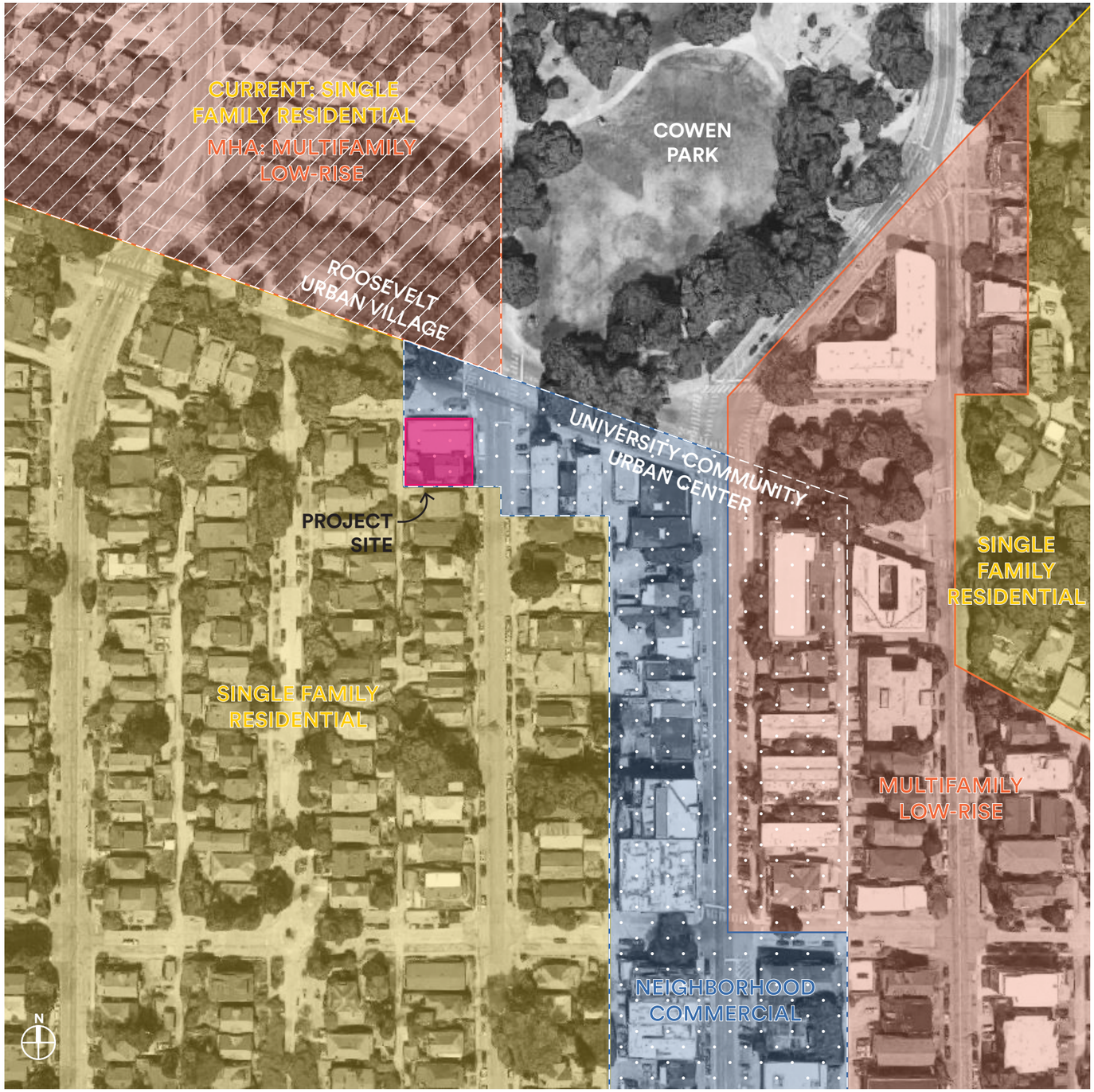












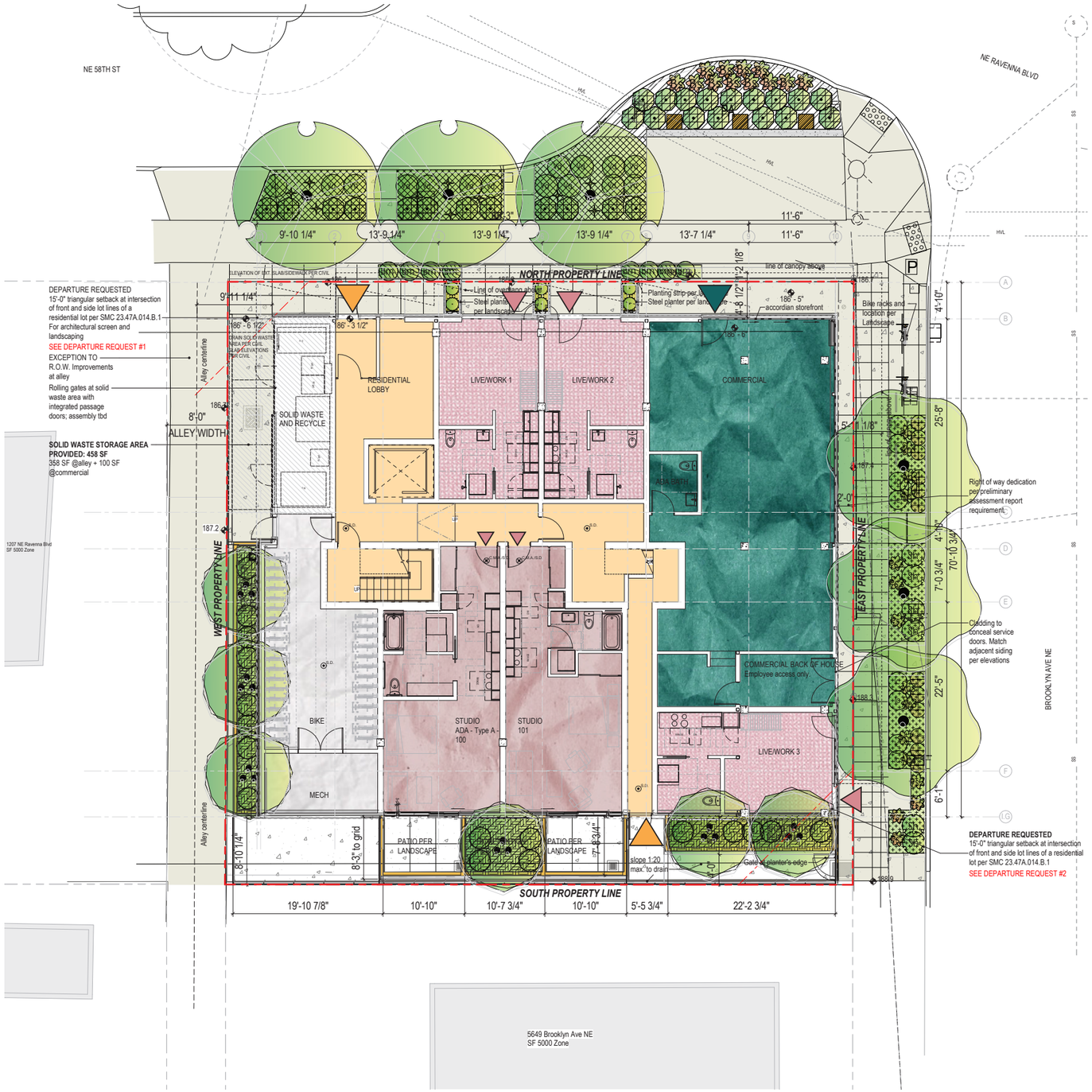
MAXIMUM BUILDABLE VOLUME PER CODE

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

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

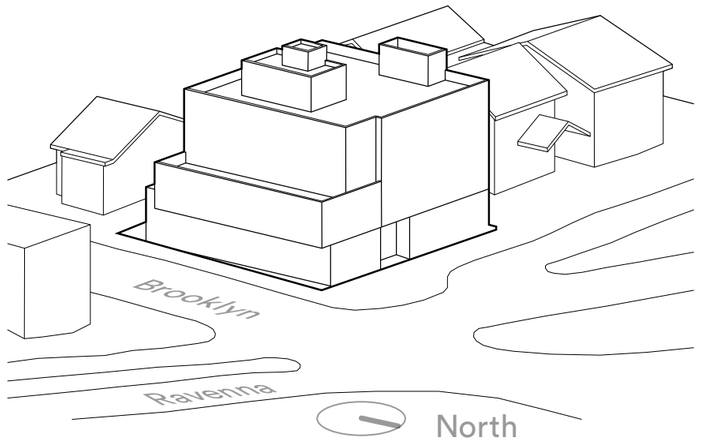
7.0 COMPOSITE SITE PLAN

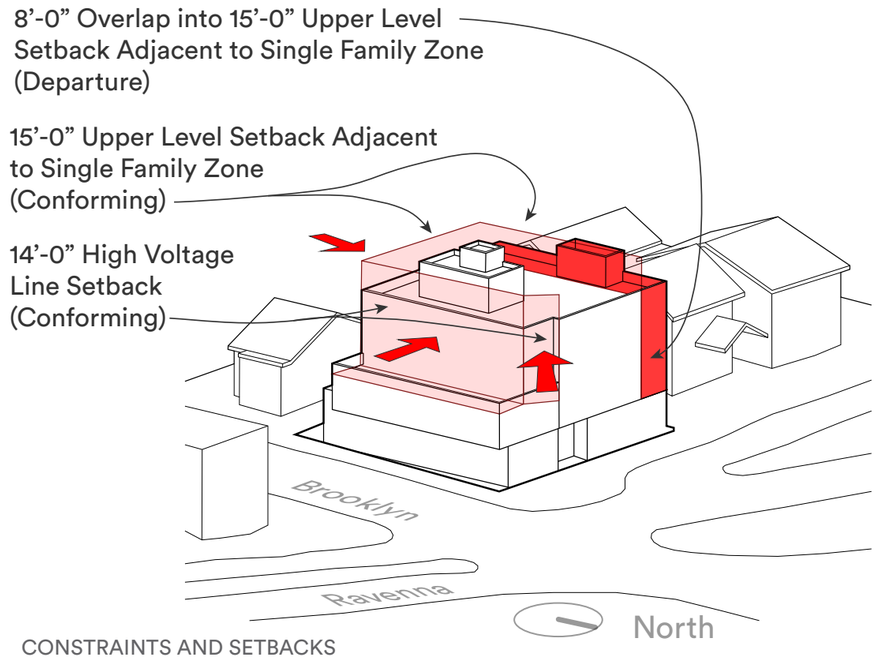
COMPOSITE PLAN



8.0 RESPONSE TO EDG

ORIGINAL EDG PROPOSAL MASSING





CONSTRAINTS AND SETBACKS

FIRST EDG RESPONSE

The diagrams to the left, and on the following two pages, were created in response to EDG comments received from Tami Garrett at SDCI. The diagrams depict a series of massing moves that show the transformation of the original preffered EDG scheme to the accepted EDG scheme. Each diagram highlights design moves that directly respond to identified design guidelines. The final result incorporates responses to EDG comments that are summarized below. To summarize, the accepted scheme:

- Provides a clear concept; the massing is driven by the context and responds to the existing café, park, and the building’s adjacencyto single family zoning;
- Has reduced the overall massing;
- Has simplified geometry and defined volumes(commercial vs residential);
- Recognizes the importance of privacy and character of the neighboring single family zones;
- Adds thoughtful modulation that orients residential units towards Cowen Park;
- Highlights café volume, and recognizes the cafe as an important neighborhood place and building;
- Reinstates the existing scale and character of the cafe;
- No longer requires Live/work departure;
- Adds usable lofts to live work units;

1 PREVIOUS EDG SCHEME 3 MASSING

SDCI has requested a clear design concept for the building.

2 SETBACKS & DEPARTURES

Recognize high voltage line setback at east along Brooklyn
Recognize high voltage line setback at north along Ravenna
Recognize residential setback at south adjacent to Single Family Zone

CS1.1.a: Plan for daylight & trees. Arrange building massing and use upper-level step-backs to increase solar access into ground floors.
CS2.2.b: Neighborhood Context. Provide zone transitions: When a project site abuts a zone with a height limit that is two stories shorter than the project site, provide upper-level setbacks that create a sensitive transition to the less intensive zone.

Proposed departure at west along alley: This departure maintains a coherent geometry for the building massing and prevents an unsightly “layer cake” effect due to the required upper-level setbacks at the north, east, and south (per above).

DC2.1.a: Massing & Reducing Bulk & Scale: Design building massing and form to express an intentional and original response to the context, streetscape and all guidelines, not merely a reflection of the code-allowable building envelope.
DC2.2.a: Architectural Concept & Facade Composition: Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.

Proposed departure allows stair core to be located on alley side, creating a privacy buffer between proposed dwelling units and adjacent single-family zone.

CS2.D.5: Height, Bulk, and Scale: Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

FIRST EDG RESPONSE

3 REDUCE MASSING

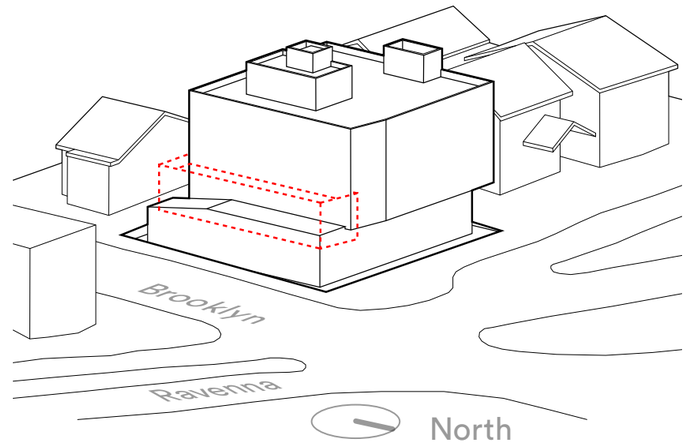
Simplify geometry of building

CS2.3.a.1: Gateways & Placemaking Corners. Express a sense of arrival to a distinct area with distinctive forms, prominent massing, unique design concepts, and the highest attention to design quality.

Differentiate building into two clear volumes

DC2.1.b.3: Massing & Reducing Bulk & Scale. Employ purposful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation. Changes in color and material should typically be accompanied by a legible change in plane and/or design language.

DC2.1.b.4: Massing & Reducing Bulk & Scale: Opt for distinctive and sculptural forms and elements, especially in highly visible locations and corners.



REDUCED MASSING

4 COMMERCIAL VOLUME

Establish ground floor commercial function as a clear geometry

DC2.1.c: Massing & Reducing Bulk & Scale: Design the building base to create a solid and "grounded" form that transitions to a human-scale at the street. The height of the base/podium should be proportional to and substantial enough to "anchor" the upper massing.

Push in ground floor commercial function along Ravenna to allow for seating and greater pedestrian experience

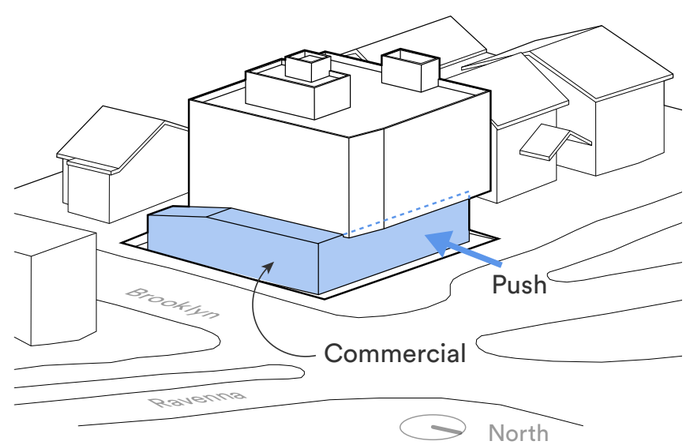
CS2.1.a: Cowen Park Corners: Use lush landscaping to carry the experience of Cowen Park down the north end of University Way NE. Incorporate generous sidewalks at seating areas.

CS2.2.c: Activate parks & open space: In development adjacent to open space and parks, activate the building edges by incorporating active uses, small public plazas or seating areas for ground-floor uses, as well as balconies or terraces at upper floors.

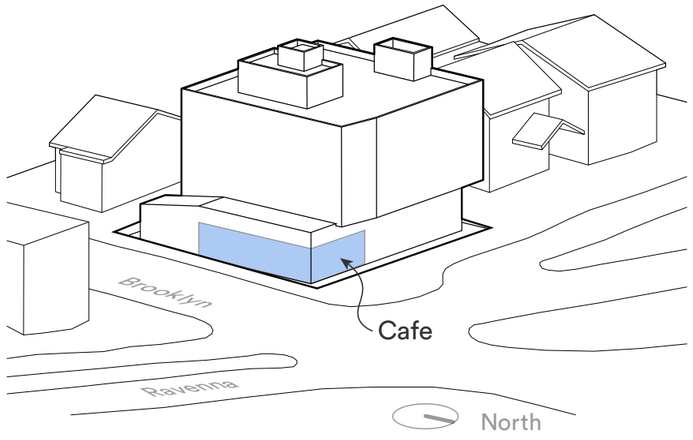
Revise live-work units for code-confirming setback distance (retracting previous departure)

Provide lofts at live-work units thereby allowing more flexibility at ground floor

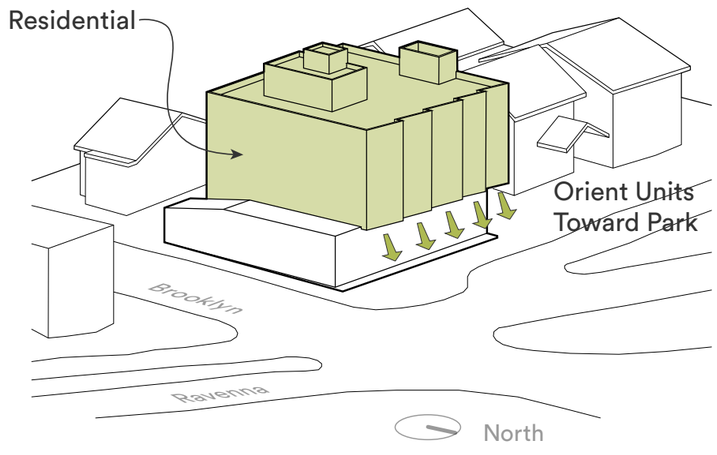
PL3.B.3: Residential Edges: Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the nonresidential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.



DEFINED COMMERCIAL VOLUME



MAINTAIN USE AND MEMORY OF EXISTING CAFE



REFINED MASSING CONCEPT
CONNECTION TO LOCAL CONTEXT

FIRST EDG RESPONSE

5 CAFE

Recognize existing cafe as an important commercial experience along Brooklyn and for Cowen Park

CS3.2: Adaptive Reuse & Preservation: Establish a connection to the U District's history by preserving positive qualities of existing structures with architectural or cultural significance.

Respect massing of original cafe building

CS2.1.e.2: Character Areas & Corridor Character Areas: Use upper-level step-backs that respond to predominant and historic datums in context.

Reinstate cafe function with transparency along Ravenna and Brooklyn and outdoor seating

CS2.3.a.2: Gateways & Placemaking Corners: Create pedestrian accommodating entries with wider sidewalks, significant landscaping features, public plazas, active uses, and art.

Include terraces for dwelling units above cafe

CS2.1.e.3: Character Areas & Corridor Character Areas: Incorporate balconies or terraces in buildings with residential uses to contribute to passive surveillance and visual interest.

Enhance corner presence of cafe with clear, welcoming entry

DC1.1.a: Activating Uses: Maximize active uses along street frontages and minimize the amount of frontage dedicated to lobby/lounges, office, and leasing spaces - uses which can be located elsewhere in the building. Provide a high frequency of entries for both commercial and residential uses.

6 RESIDENTIAL VOLUME

Establish residential function as a clear volume that orients toward Cowen Park

CS2.3.a.1: Gateways & Placemaking Corners: Express a sense of arrival to a distinct area with distinctive forms, prominent massing, unique design concepts, and the highest attention to design quality.

Give residential volume a park facing identity via sawtooth modulation

CS3.1.a: University District Architectural Character: Foster the eclectic mix of architectural styles and forms on the block and throughout the neighborhood while maintaining articulated base designs that are pedestrian-oriented.
DC2.i: Incorporate depth into building facades, especially those with minimal modulation and boxy massing. Integrate facade depth and shadow casting detail, including projecting elements, setbacks and expression of window reveals, to give visual richness and interest. Recessed windows of 6-8 inches are preferable to window trims or fins applied to flush windows.

BUILDING FACADE

DC2.B.1 FACADE COMPOSITION

The composition of each facade is in response to its adjacent context. The east facade highlights the cafe experience; the north facade is articulated towards Cowen Park; the west facade provides privacy to the adjacen single family zone; and the south facade is setback at the ground and upper levels to provide privacy and sunlight to the adjacent single family zone. This composition offers opportunities for distinct material transitions, creating moments for added texture, tone, and complements to landscaping applications. Deliberate fenestration layout and panel breaks are proposed to create attractive and well-proportioned facades on all sides, inclusive of the alley facing facade.

DC2.2 ARCHITECTURAL CONCEPT & FACADE COMPOSITION

Currently, along both Ravenna and Brooklyn, nearby blocks lack buildings of recent-era architectural styles. The multifamily buildings lining this particular segment of Ravenna Blvd fall within an early to mid-20th century era. Rather, the concept for this building is derived from the neighborhood context and existing cafe; providing a simple massing with articulation informed by the adjacent Cowen Park and the scale and location of the existing cafe. This concept allows for the commercial and residential functions of the building to be clearly defined in the massing. The commercial volume reinstates the existing scale, location, and relative height of the cafe along Brooklyn with the residential volume setback above. Along 58th Street, the residential volume overhangs the cafe, live/work, and residential lobby below. This allows for a clear separation between commercial functions on the ground level and residential functions above within the overall massing of the project. Along the prominent North facade, the residential massing above is articulated with a sawtooth form that orients the north facing units to the northeast towards the park (see site strategy diagrams for orientation), and away from the adjacent single family zoning to the west.

The design aims to bring simplicity and elegance to a contemporary expression in its form, responding to the current era, Cowen Park, and recognizing the existing cafe as an important and significant location in the neighborhood with a restored presence.

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

CHARACTERISTIC OF EACH FACADE

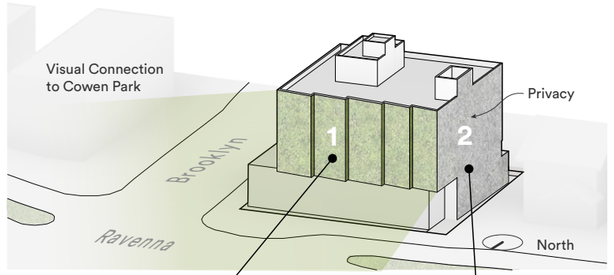
1 NORTH: PARK
A cohesive and porous commercial base below a modulated residential mass, orienting dwellings toward Cowen Park via an articulated sawtooth geometry.

2 WEST: PRIVACY & SCREENING
The alley and location of the stair core provide privacy and screening between the proposed dwelling units and the adjacent single-family zone. The proposed departure ensures a cohesive massing and avoids a "layer cake" effect of the building.

3 SOUTH: LIGHT & BUFFER
Stepping back of the building massing allows sunlight to lower dwelling units and provides a transition buffer to the single-family zone

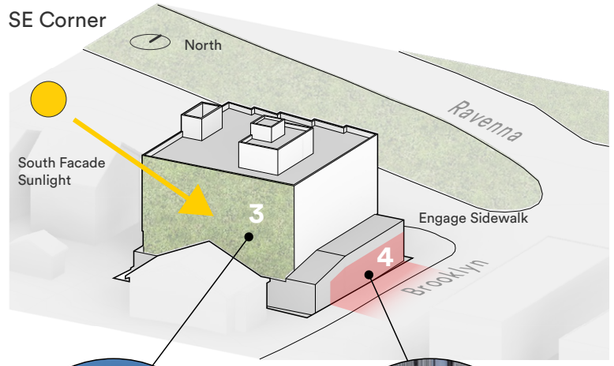
4 EAST: CAFE
Recognizing the historical significance of a corner cafe facing Cowen Park, the cafe is reinstated and enhanced as a cornerstone of the park and surrounding community

NW Corner

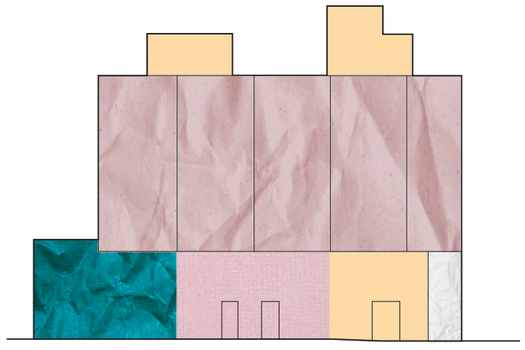




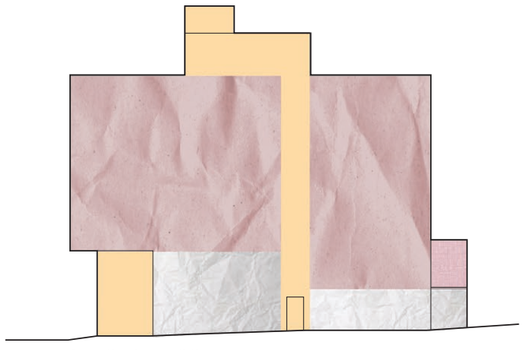
SE Corner



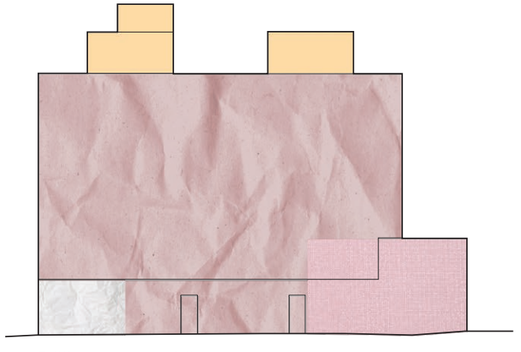




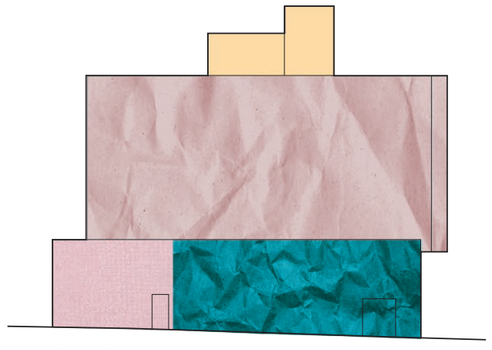
1. NORTH: Park



2. WEST: Privacy & Screening



3. SOUTH: Light and Buffer

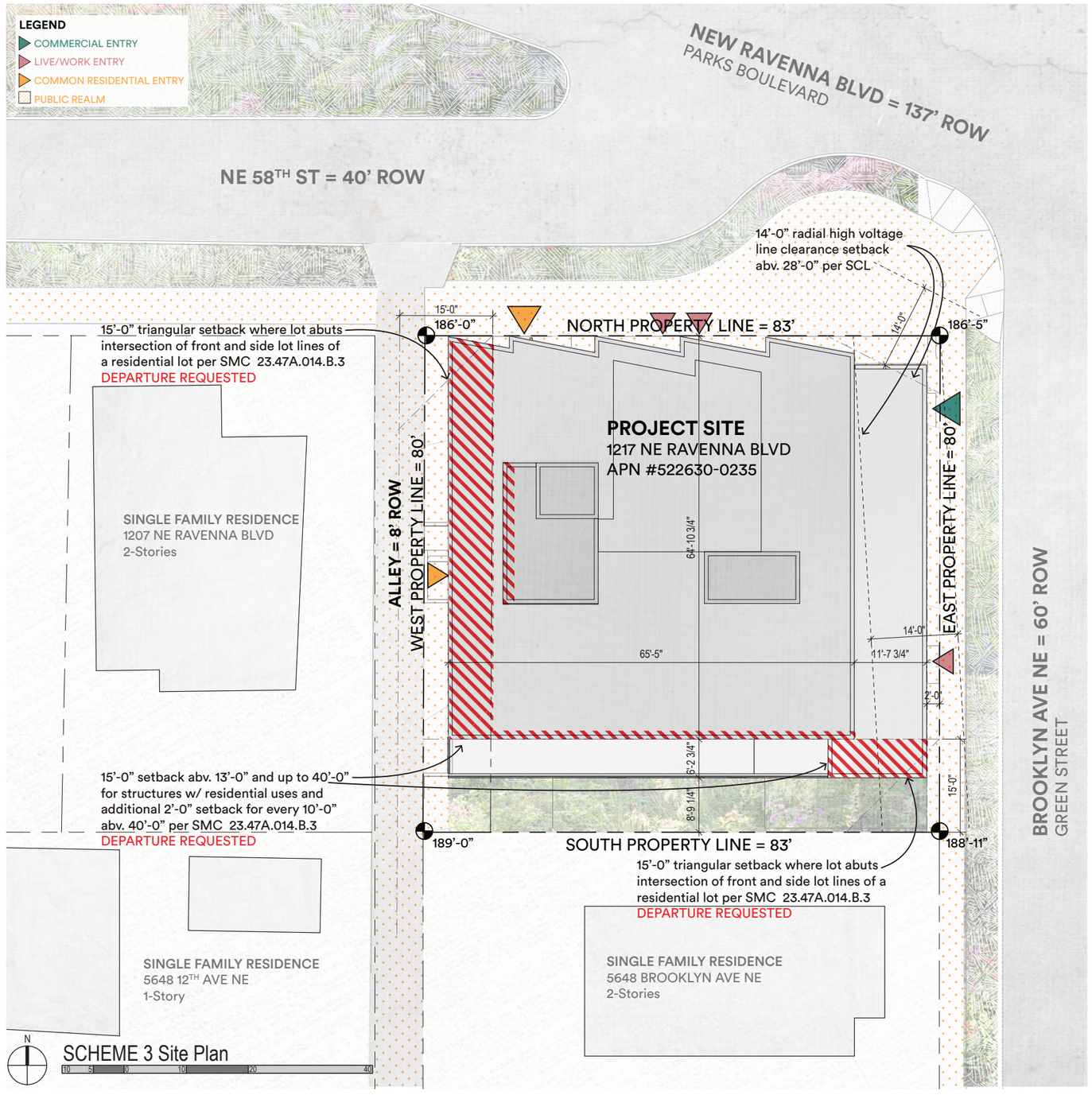


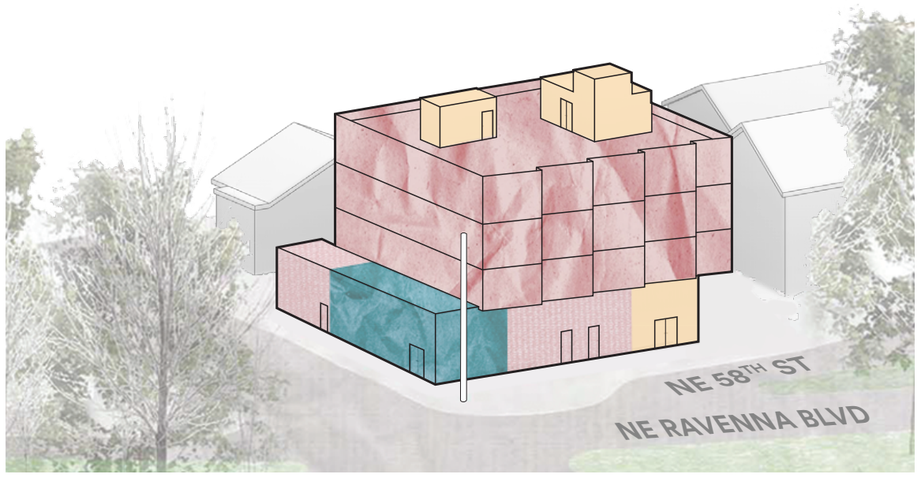
4. EAST: Cafe

APPROVED EDG CONCEPT

The approved EDG concept aims for a massing form that is simple and elegant with visual interest, responding to its contextual cues and requirements while offering a calm, handsome, contemporary aesthetic that complements the rich layers of the various architectural styles expressed within the neighborhood. By incorporating sensible proportions, considerate open space, and an inviting program to enjoy the building inside and out on the street level and above, the project aims to establish this proposed project as a thoughtful, welcome addition to a growing neighborhood.

The following pages respond to the initial EDG comments as well as a second round of EDG and MUP comments.





8.0 RESPONSE TO MUP CORRECTIONS

ADDITIONAL RESPONSE TO EDG AND MUP CORRECTION COMMENTS

1 **PROVIDE SUPPLEMENTAL IMAGES**

2 ADDITIONAL DESIGN TREATMENTS AT **EAST AND WEST FACADES** 2

3 ADDITIONAL DESIGN SOLUTIONS TO **REDUCE PERCEIVED MASSING** 3

4 **WINDOW STUDY** FOR NEIGHBOR TO THE SOUTH - SHEET DR A3.3B & SECTION 11.0 4

5 **COLOR PALETTE** AND MATERIAL SELECTION 5

6 **MATERIAL TRANSITIONS, DEPTH**, LEGIBLE CHANGES IN DESIGN LANGUAGE - SHEET DR3.2 6

7 REFINE THE COMMERCIAL, LIVE/WORK, AND RESIDENTIAL **ENTRY HIERARCHIES** 7

8 200 LEVEL PRIVATE AMENITY **DECK ACCESS** 8

9 **LIVE/WORK LOFT ACCESS** - SHEET A2.1

10 **SOLID WASTE STORAGE SCREEN** ENHANCEMENT - DETAIL 3/DR3.4

11 CONCEALED **MECHANICAL VENTS**, LOCATIONS - SEE ELEVATION NOTES

12 **LANDSCAPE UPDATES**

13 **NO SIP REQUIRED**

INFORMATION FOR THIS ITEM IS PROVIDED IN THIS PACKET. THE NUMBER BUBBLES WILL BE REFERENCED ON IMAGES BELOW. PLEASE REFER TO THE CORRECTION RESPONSE LETTER AND THE CORRECTED MUP PLAN SET FOR ITEMS NOT REFERENCED IN THIS PACKET.

ADDITIONAL RESPONSE TO EDG AND MUP

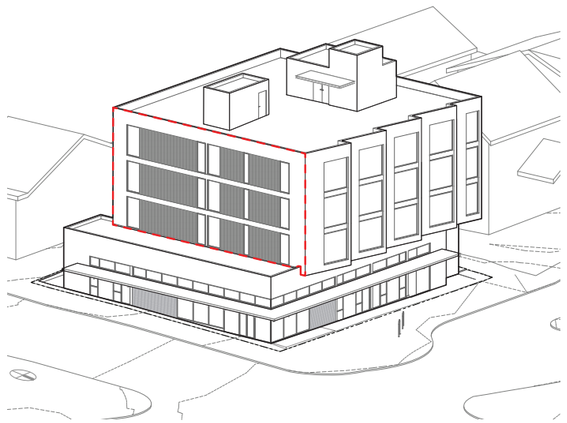
MASSING ARTICULATION - NE CORNER

Further facade articulation at all elevations, including definition of entry heirarchy, edges and blank wall conditions.

DC2.1.b.3: Massing & Reducing Bulk & Scale. Employ purposful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation. Changes in color and material should typically be accompanied by a legible change in plane and/or design language.
DC2.1.B.4: Massing & Reducing Bulk & Scale. Opt for distinctive and sculptural forms and elements, especially in highly visible locations and corners.
CS2.1.E.3: Character Areas & Corridor Character Areas. Incorporate balconies or terraces in buildings with residential uses to contribute to passive surveillance and visual interest.

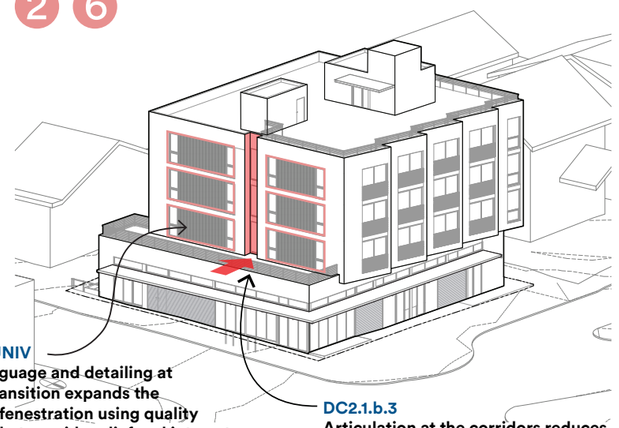
\# *MUP correction item in response to the land use correction letter from Tami Garrett.*

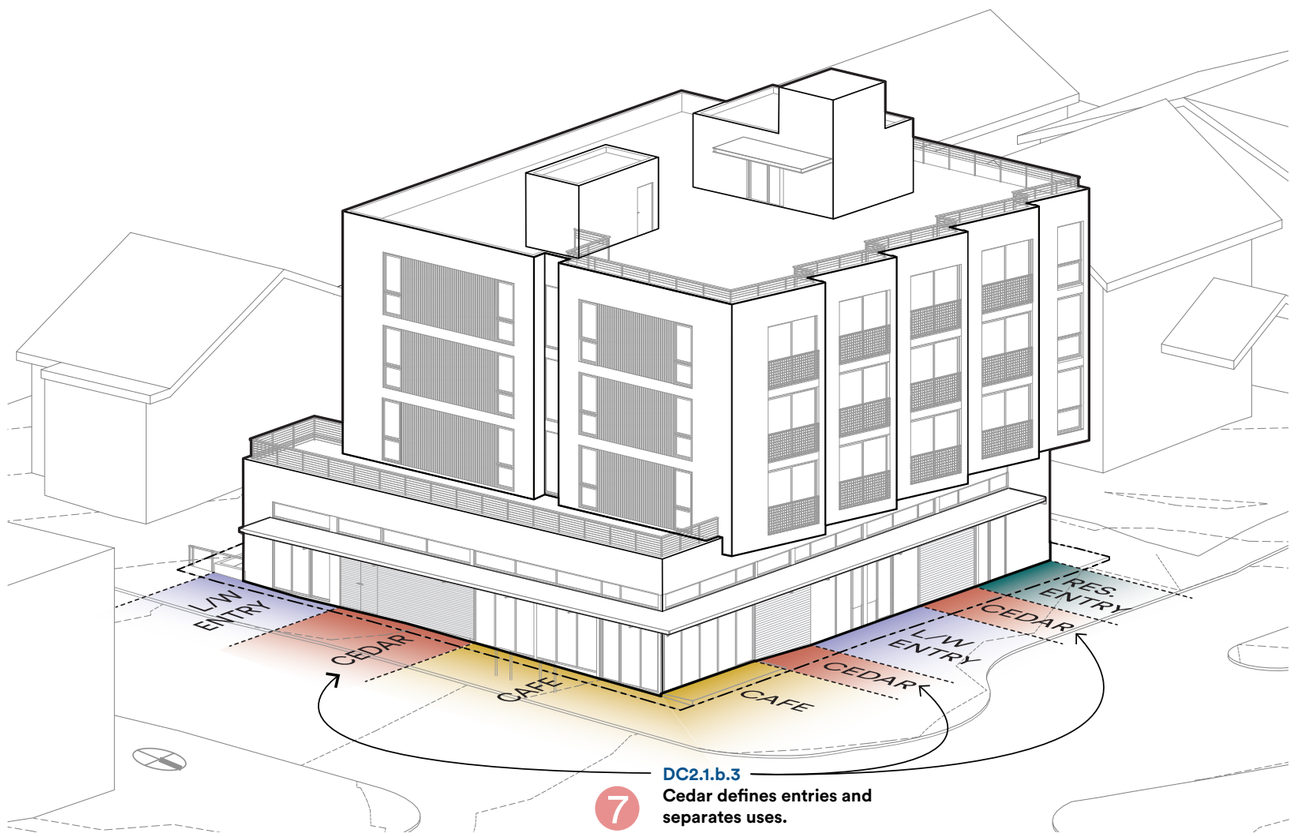
MUP Submittal



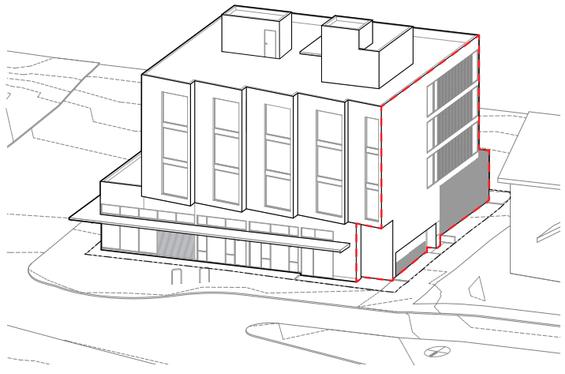
Massing Changes

2 6



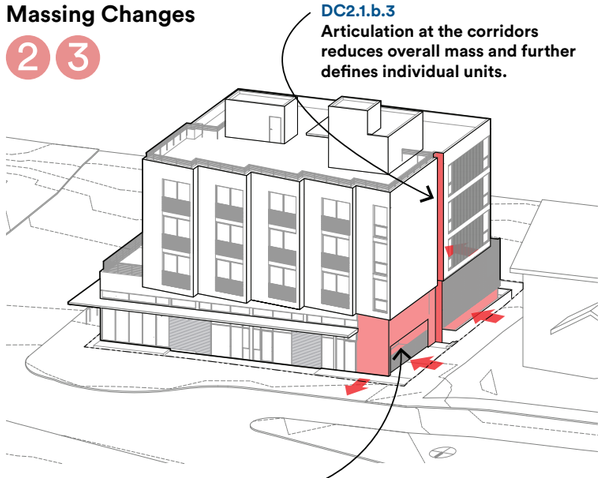


MUP Submittal



Massing Changes

2 3





7

ADDITIONAL RESPONSE TO EDG AND MUP

MASSING ARTICULATION - NW CORNER

Facade articulation at the west facade minimizes a blank wall and provides the alley with increased width at the ground level, enhancing the pedestrian experience and responding to the neighborhood character and context.

DC2.1.b.3: Massing & Reducing Bulk & Scale: Employ purposful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation. Changes in color and material should typically be accompanied by a legible change in plane and/or design language.
DC2.1.b.4: Massing & Reducing Bulk & Scale: Opt for distinctive and sculptural forms and elements, especially in highly visible locations and corners.
CS2.1.e.3: Character Areas & Corridor Character Areas: Incorporate balconies or terraces in buildings with residential uses to contribute to passive surveillance and visual interest.

\# *MUP correction item in response to the land use correction letter from Tami Garrett.*

ADDITIONAL RESPONSE TO EDG AND MUP

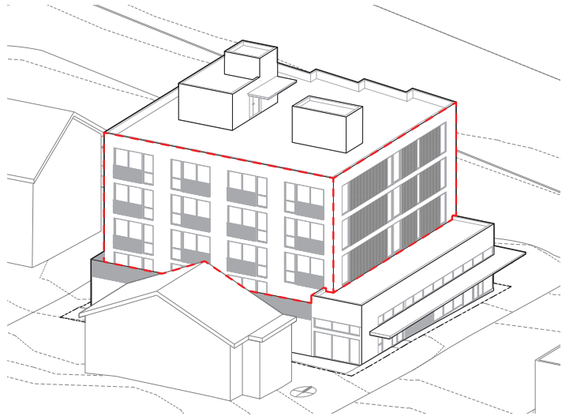
MASSING ARTICULATION - SE CORNER

Articulation of the south facade expresses individual units without over-modulation, continuing the design language of the other facades.

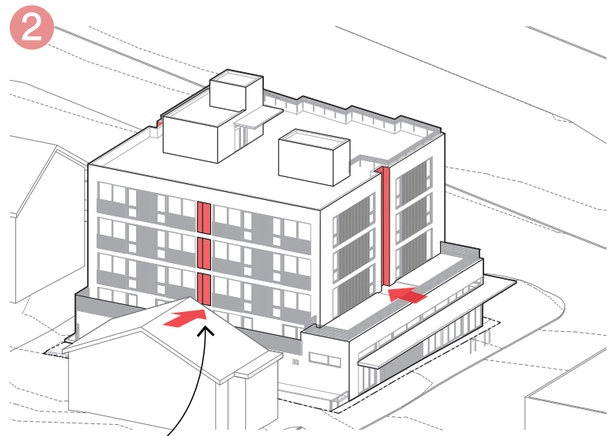
DC2.1.b.3: Massing & Reducing Bulk & Scale: Employ purposful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation. Changes in color and material should typically be accompanied by a legible change in plane and/or design language.
DC2.1.b.4: Massing & Reducing Bulk & Scale: Opt for distinctive and sculptural forms and elements, especially in highly visible locations and corners.
CS2.1.e.3: Character Areas & Corridor Character Areas: Incorporate balconies or terraces in buildings with residential uses to contribute to passive surveillance and visual interest.v

\# *MUP correction item in response to the land use correction letter from Tami Garrett.*

MUP Submittal

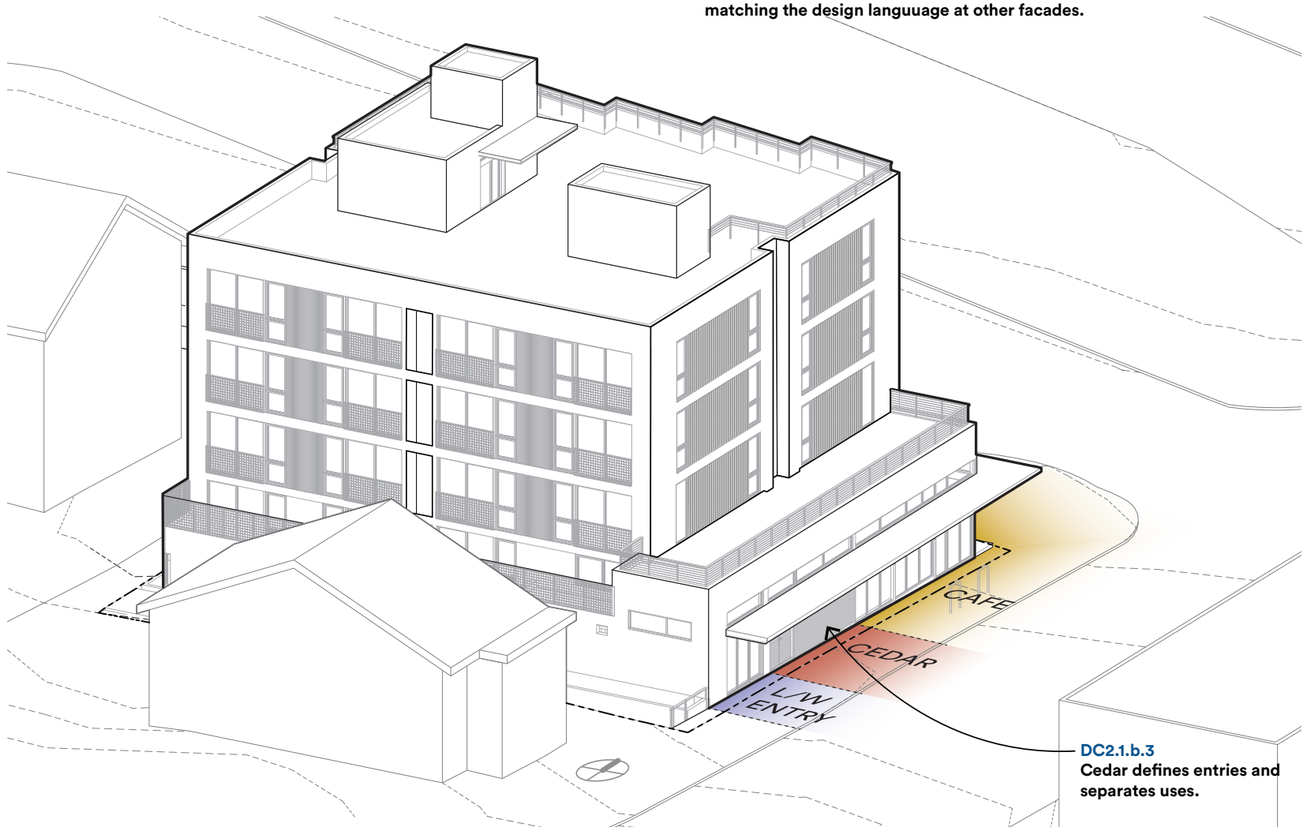


Massing Changes



DC2.1.b.3
Articulation at south facade defines separation between units, adds depth, and reduces blank space, matching the design languuage at other facades.

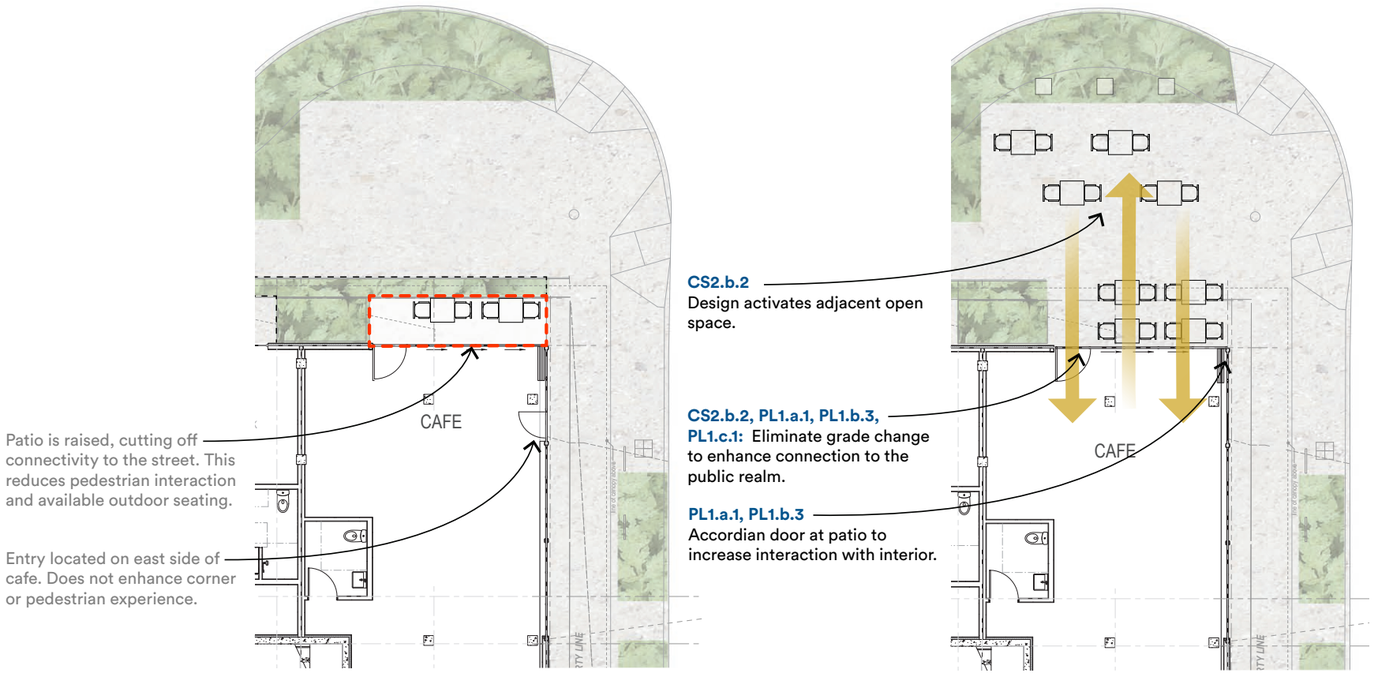
Preferred Scheme



DC2.1.b.3
Cedar defines entries and separates uses.

Mup Submittal - East Entry

Preferred Scheme - North Entry



Plan: Raised Patio with East Entry

Plan: Street Level Patio with North Entry



Section: Raised Patio with East Entry

Section: Street Level Patio with North Entry

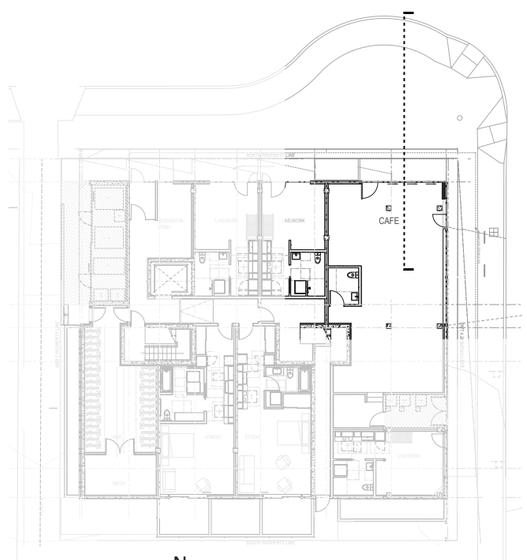
ADDITIONAL RESPONSE TO EDG AND MUP

CAFE PATIO

During EDG, SDCI requested that the cafe entry be placed on the east side of the building. After working with a civil engineer team to establish grade, we discovered that the east entry was not well suited to the design guideline criteria. If the entry is on the east side, the cafe level is too high to create a direct connection to the expanded right of way bulb to the north; this condition creates a physical barrier between the cafe and the adjacent open space. Rather, an entry at the north side allows for the cafe to share the same level as the primary point of pedestrian access, eliminating the physical barrier, allowing for a seamless transition between the cafe, the public realm, and connection to Cowen Park. Additionally, a northern entry is more accessible and creates a better pedestrian experience that is more in line with the desi gn guidelines below.

CS2.B.2: Connection to the street:Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.
PL1.A.1: Engaging Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.
PL1.B.3: 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.
PL1.C.1: Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

7 *MUP correction item in response to the land use correction letter from Tami Garrett.*



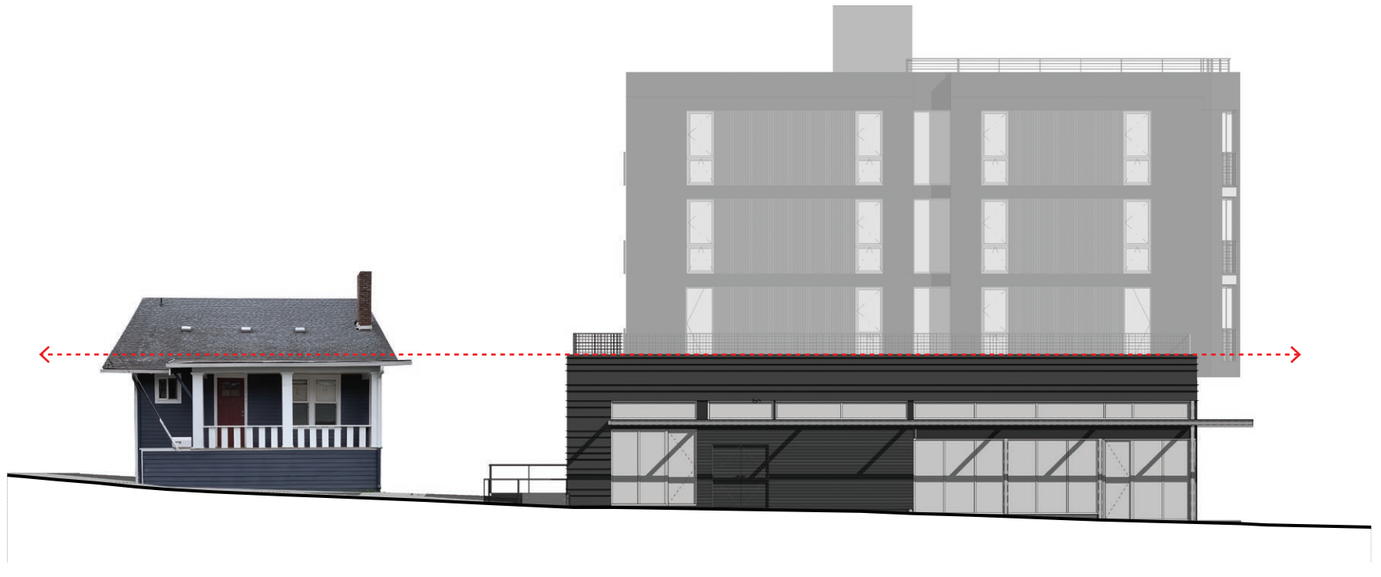
NEIGHBORHOOD CONTEXT

The Design Guidelines encourage designs to be mindful of the established residential neighborhood context and building materials during the selection of exterior materials and color palette.

The public lower level of the building takes cues from nearby residential buildings in both scale and character. The height of the storefront portion of the building directly reflects the height of the house to the south. Additionally, the upper portion of the building steps back on the south and east facades, which further emphasizes their relationship. Horizontal metal and cedar siding is used on the lower level as a modern response to the traditional clapboard siding of the adjacent single-family houses. These durable and contemporary materials were chosen in direct reponse to the vernacular of the neighborhood.

DC2.C.3 - Fit with neighboring buildings - Use design elements to achieve a successful fit between a building and its neighbors, such as:
a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
b. using trees and landscaping to enhance the building design and fit with the surrouding context, and/or
c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

5 *MUP correction item in response to the land use correction letter from Tami Garrett.*



MATERIAL CONTEXT

The palette uses a select number of materials that thoughtfully reflect the overall design concept and respond to the surrounding context. The inspiration for the darker color palette is to blend in with the dark silhouettes of the surrounding trees and evergreens lining the adjacent park and boulevard. This color palette is the most suitable for the surrounding context for the following reasons:
1. The darker color palette is slimming, reducing perceived bulk and mass
2. The color is sensitve to its surroundings, serving as background to the many nearby trees.
3. The darker shades and low contrast palette minimizes the building's presence to the neighboring single family homes.

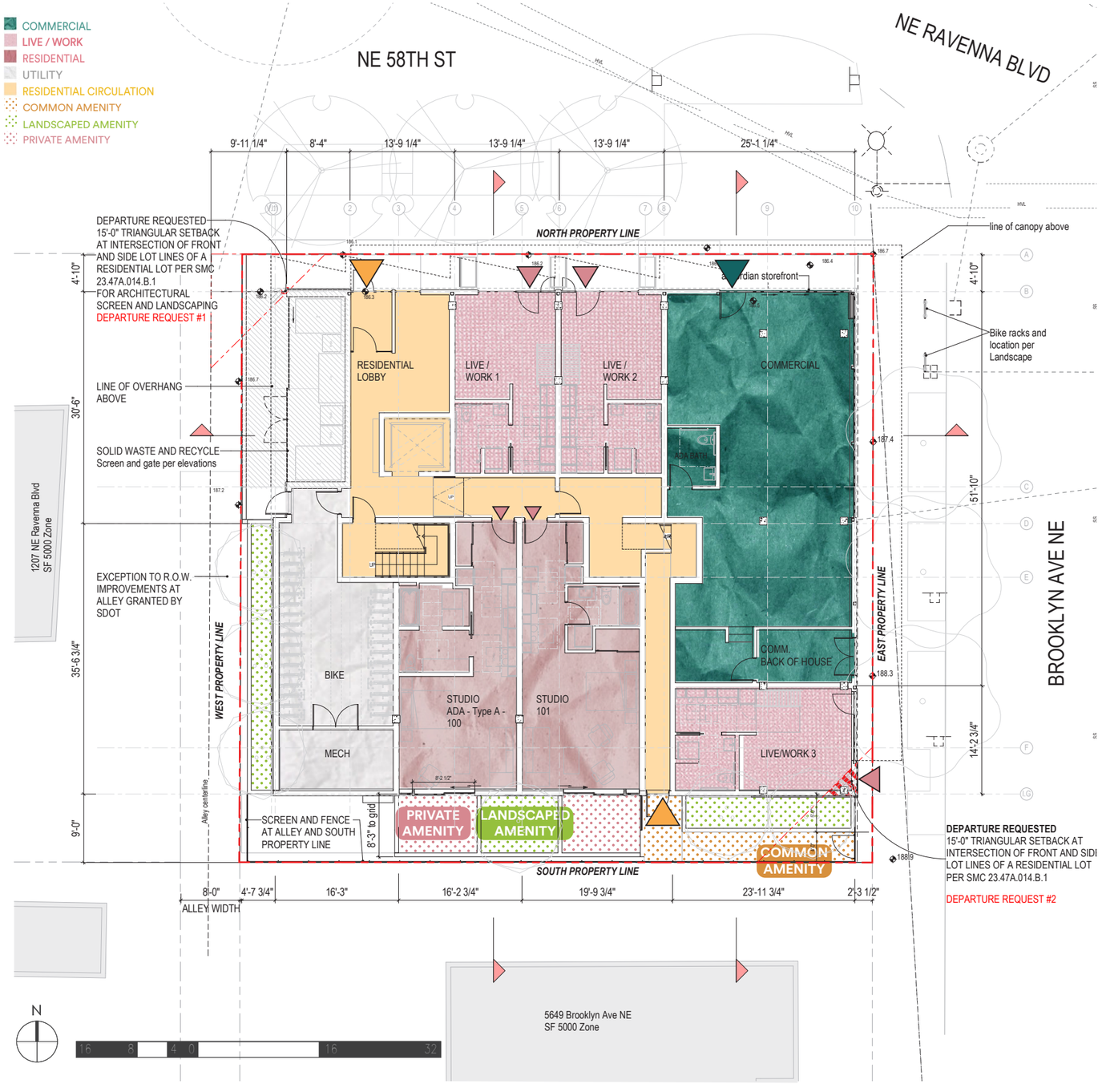
DC2.2.c.UNIV - Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion.

- DARKER COLOR PALETTE TO REDUCE PERCEIVED BULK AND MASS
- MINIMAL CONTRAST TO BLEND WITH SURROUNDING ENVIRONMENT, REDUCE BUILDING PRESENCE



5 *MUP correction item in response to the land use correction letter from Tami Garrett.*

9.0 FLOOR PLANS



GROUND LEVEL PLAN

GROSS AREA / FLOOR	**4,880 SF**
Commercial	1,094 SF
Live / Work	1,290 SF
Residential	1,035 SF
Circulation	815
Support (Residential)	646
UNITS	**5**
Live / Work	3
Studios	2
PARKING	
Vehicle	0
Bicycle	30

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

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

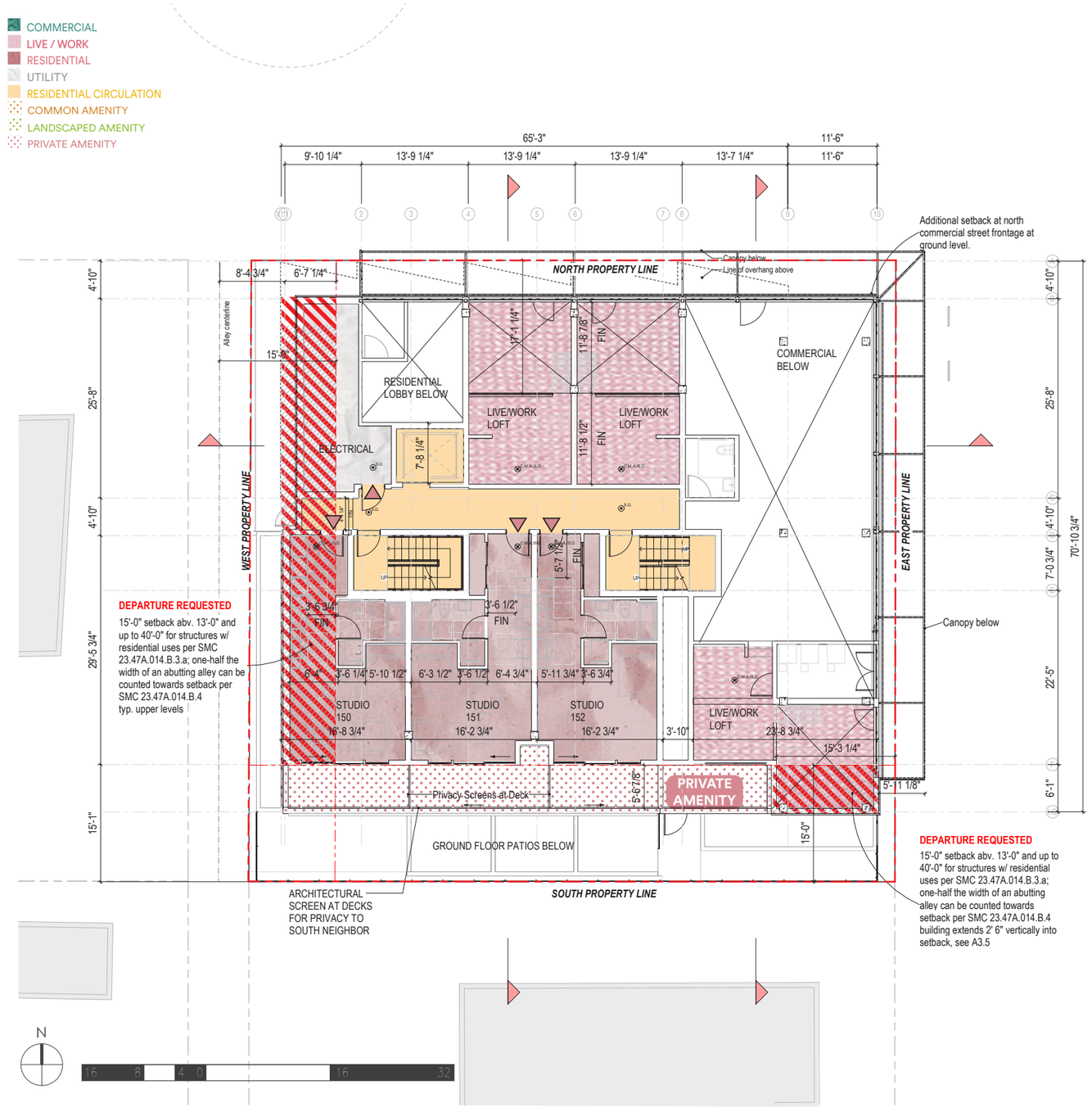
150 LEVEL FLOOR PLAN

AREAS ABOVE GROUND LEVEL

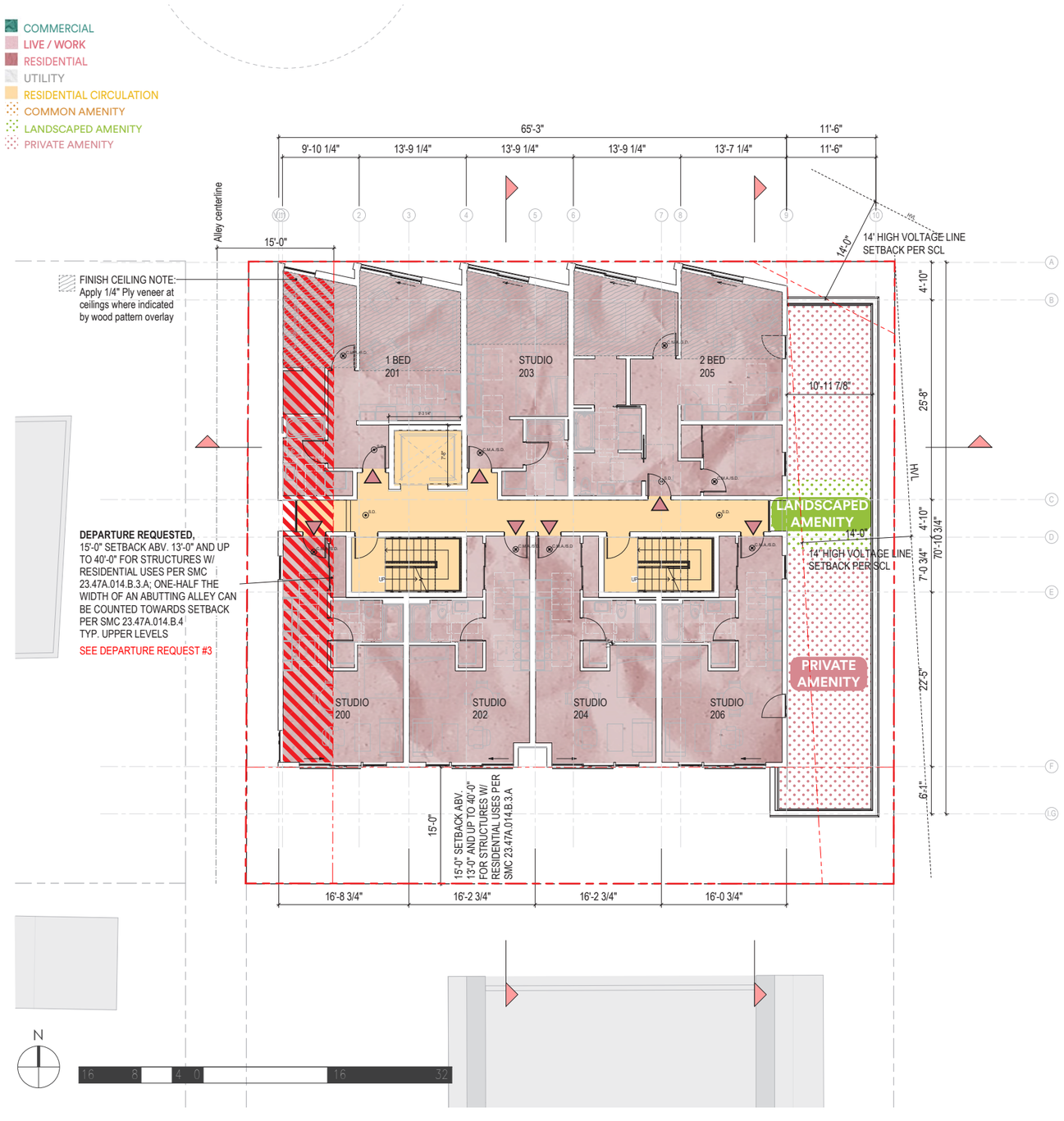
GROSS AREA	**15,001 SF**
Residential	11,760 SF
Circulation	3015 SF
Support	226SF
UNITS	**24**
SEDUs	0
Studios	18
Open 1-beds	0
1-beds	3
2-beds	3
AMENITY	
Required	820 SF
Provided	2,335 SF = 735 SF COMMON ROOF DECK + 1,600 SF PRIVATE DECK

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

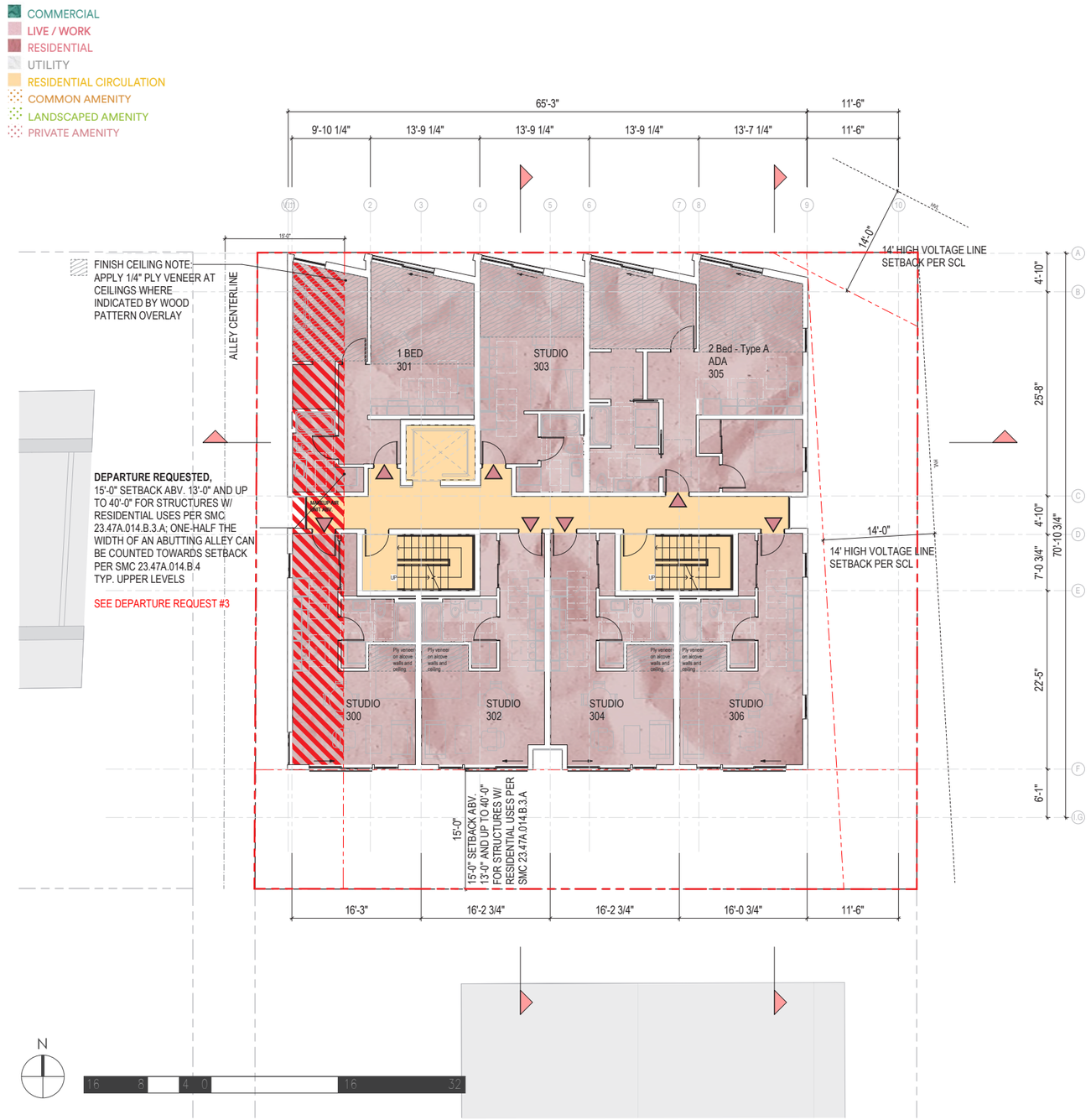
Above the Commercial spaces and the ground floor, the floor plates repeat harmoniously within 3 of 4 of the upper-level setback constraints on the site. Articulation on the north facade abides the high voltage line setback at the northeast corner and orients unit windows toward Cowen park. A sensible double-loaded corridor with units oriented toward the north and south is maintained at each level.
Circulation cores are set away from street facing and alley facades, and service areas are kept to the west side in the alley, the least prominent part of the site. The west stair core is pulled into the building to minimize overall building height along the west property line adjacent to single-family zoning.



200 LEVEL PLAN

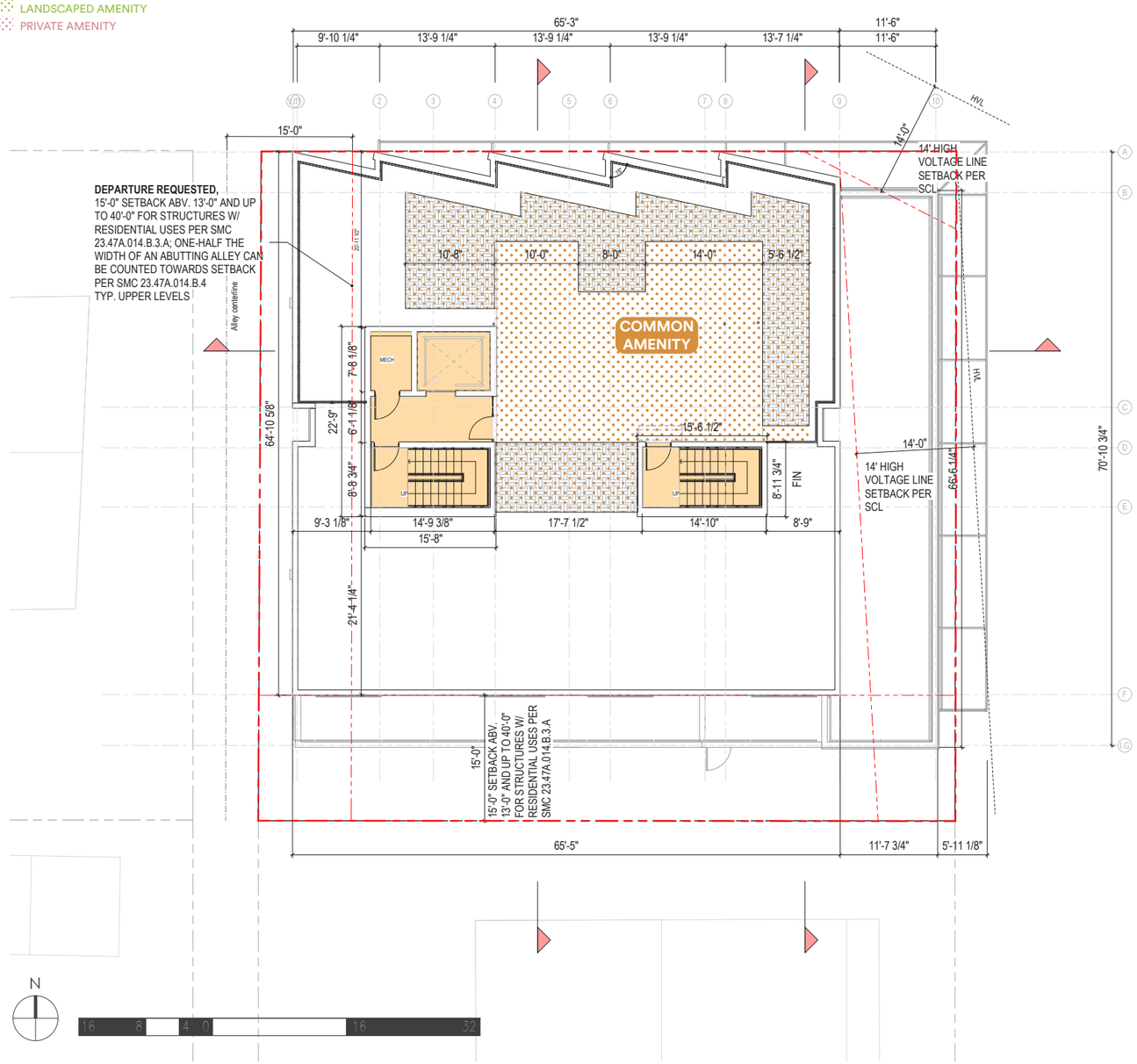


300/400 LEVEL PLAN

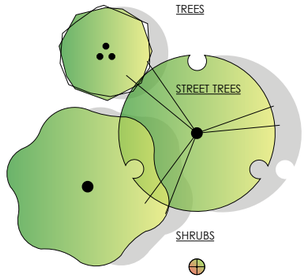


500 LEVEL/ROOF PLAN

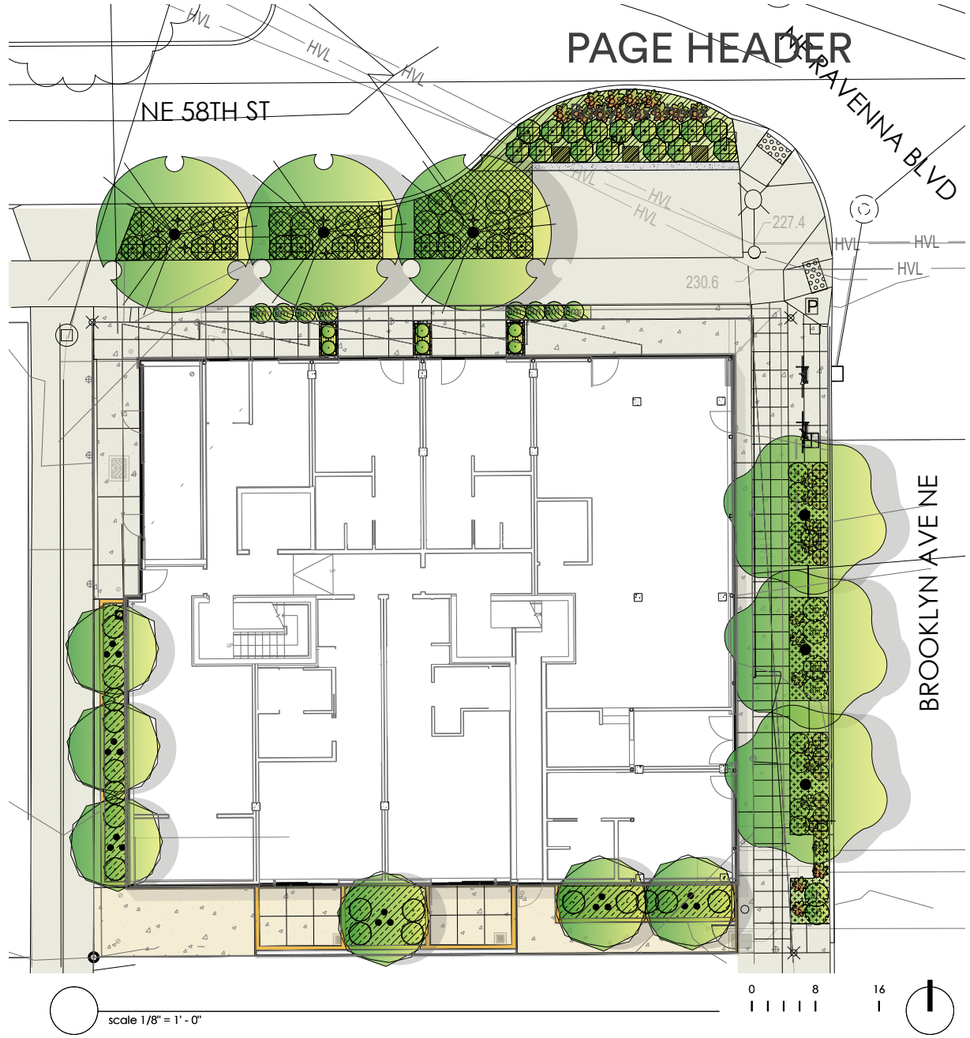
- COMMERCIAL
- LIVE / WORK
- RESIDENTIAL
- UTILITY
- RESIDENTIAL CIRCULATION
- COMMON AMENITY
- LANDSCAPED AMENITY
- PRIVATE AMENITY



10.0 COMPOSITE LANDSCAPE PLAN



TREES	BOTANICAL NAME	COMMON NAME	SIZE
	AMELANCHIER ALNIFOLIA	SERVICEBERRY	6-8` HT.
STREET TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	MAGNOLIA DENUDATA SENT TO SDOT URBAN FORESTRY FOR APPROVAL 7/30/2019	WHITE YULAN MAGNOLIA	2.5" CAL.
	STYRAX JAPONICUS SENT TO SDOT URBAN FORESTRY FOR APPROVAL 7/30/2019	JAPANESE SNOWBELL	2.5" CAL.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	2 GAL.
Bm	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	'WINTER GEM' BOXWOOD	5 GAL.
Ic	ILEX CRENATA `CONVEXA`	CONVEX-LEAVED JAPANESE HOLLY	5 GAL.
	ILEX GLABRA `SHAMROCK`	INKBERRY	5 GAL.
	PITTOSPORUM TOBIRA `WHEELER'S DWARF`	DWARF PITTOSPORUM	5 GAL.
Sm	SARCOCOCCA HOOKERIANA HUMILIS	SWEET BOX	5 GAL.
	TAXUS X MEDIA `HICKSII`	HICKS YEW	5 GAL.
Vd	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL.
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE
	ASTILBE X ARENDSII `BRIDAL VEIL`	BRIDAL VEIL ASTILBE	1 GAL.
	ASTILBE X ARENDSII `PEACH BLOSSOM`	`PEACH BLOSSOM` ASTILBE	1 GAL.
	POLYSTICHUM SETIFERUM	SOFT SHIELD FERN	2 GAL.
	BLECHNUM SPICANT	AUTUMN FERN	1 GAL.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	CAREX OBNUPTA/JUNCUS PATENS 50% CAREX OBNUPTA/50% JUNCUS PATENS	SLOUGH SEDGE/COMMON RUSH	1 GAL.
	EPIMEDIUM PINNATUM	EPIMEDIUM PINNATUM	1 GAL.
	LIRIOPE SPICATA	CREEPING LILY TURF	1 GAL.
	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL.



MATERIALS LIST - STREET LEVEL

- CONCRETE PAVING
  -SAND COATED EXPANSION JOINTS
  -SAW CUT CONTROL JOINTS
  -LIGHT SAND BLAST FINISH
  -SCORE PER PLAN
- T — THROUGH JOINT
- BIKE RACK
  "INVERTED U" RACK PER CITY OF SEATTLE DETAIL. INSTALL PER MFG. RECOMMENDATIONS
- FENCING
  REF. ARCH.
- BIORETENTION PLANTER
  REF. ARCH. & CIVIL
- SEAT CUBE
  2'W X 2'W X18" HT. @ FIN GRADE, SALT & PEPPER GRANITE W/SAWN TOP, SPLIT FACE
- PEBBLE MULCH
  2"-3" DIA BEACH PEBBLES, COLOR: DARK, AVAIL FROM MARENAKOS ROCK CENTER, 425.392.3313, 4" MIN. DEPTH
- PEBBLE MULCH
  7/8" WASHED DRAIN ROCK
  AVAIL FROM MARENAKOS ROCK CENTER, 425.392.3313, 2" MIN. DEPTH, 4" MAX. DEPTH, REF. LANDSCAPE DETAILS
- PA — PLANTING AREA
- AL — ALIGN
- PLANTERS
  STEEL, 18" HT.

STREETSCAPE

LANDSCAPE

Body text here.

PLANT LIST - ROOF



TREES	BOTANICAL NAME	COMMON NAME	SIZE	COND	DROUGHT	
	ACER PALMATUM MULTI-TRUNK, GREEN LEAF	JAPANESE MAPLE	6-8` HT.	B&B		
	CHAMAECYPARIS OBTUSA	HINOKI FALSE CYPRESS	1.5" CAL.	B&B		
	LAGERSTROEMIA FAURIEI	CRAPE MYRTLE	1.5" CAL.	B&B	DROUGHT TOLERANT	

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	COND	DROUGHT	SPACING
	ARBUTUS UNEDO `COMPACTA`	DWARF STRAWBERRY TREE	5 GAL.	CONT.		60" o.c.

ANNUALS/PERENNIALS (TO BE PLACED ON SITE BY LANDSCAPE ARCHITECT)

BOTANICAL NAME	COMMON NAME	SIZE	COND	DROUGHT	SPACING
HELLEBORUS NIGER	CHRISTMAS ROSE	1 GAL.	CONTAINER		18" o.c.
SEDUM X `AUTUMN JOY`	AUTUMN JOY SEDUM	1 GAL.	CONT.	DROUGHT TOLERANT	18" o.c.
STIPA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.	CONTAINER		12" o.c.

GREEN ROOF — PREVEGETATED SEDUM MATS

PLANTERS — AREA FOR PLANTING BY OWNER

MATERIALS LIST - ROOF

CONCRETE PAVERS
24"X24" HYDRAPRESSED SLABS
W/ AWS PEDESTAL SYSTEM
COLOR/FINISH: TEXADA - NATURAL
BY ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091

GREEN ROOF
LAYERED VEGETATED ROOF SYSTEM, SOIL DEPTH 4" MIN.,ADDITIONAL MOUNDING WHERE INDICATED.

BY ADVANCED VEGETATIVE ROOF SYSTEM (AVRS), BY COLUMBIA GREEN TECHNOLOGIES, INC. 503.684.9123.

PEBBLE MULCH
7/8" WASHED DRAIN ROCK
AVAIL FROM MARENAKOS ROCK CENTER, 425.392.3313,
2" MIN. DEPTH, 4" MAX. DEPTH, REF. LANDSCAPE DETAILS

ME — METAL EDGING
GEOEDGE ALUMINUM RESTRAINT, AVAIL. FROM
COLUMBIA GREEN TECHNOLOGIES, INC.
503.684.9123.

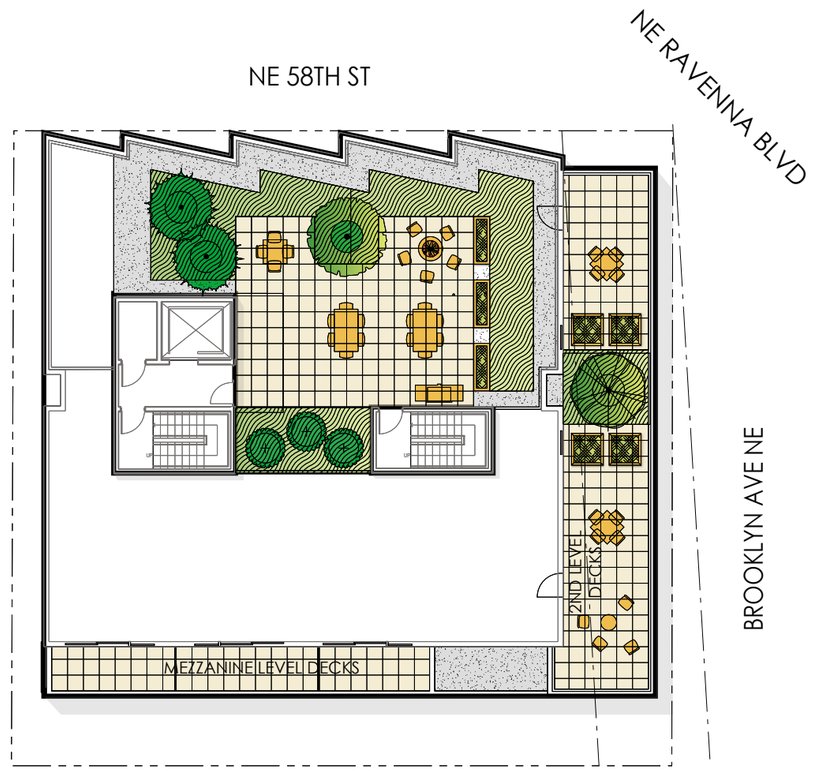
FALL PROTECTION
REF. ARCH.

PLANTERS
RECTANGULAR PLANTER, FIBERGLASS
72" L X 24" W X 24" HT, WILSHIRE COLLECTION
COLOR: FLAT BLACK

SQUARE PLANTER, WILSHIRE COLLECTION, 48" L X 48" W X 36" HT
FLAT BLACK, FIBERGLASS PLANTER
BY TOURNESOL SITEWORKS 800.542.2282

SITE FURNITURE
OWNER FURNISHED

AL — ALIGN



1 Landscape Plan - On Structure
scale 1/8" = 1' - 0"

0 8 16

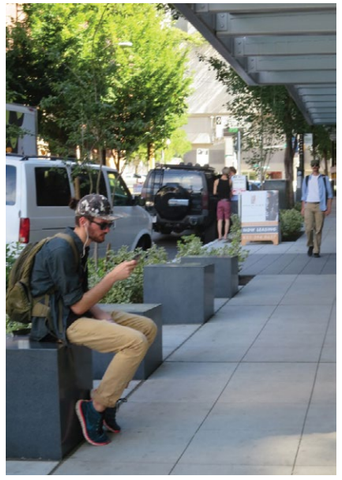
ROOF



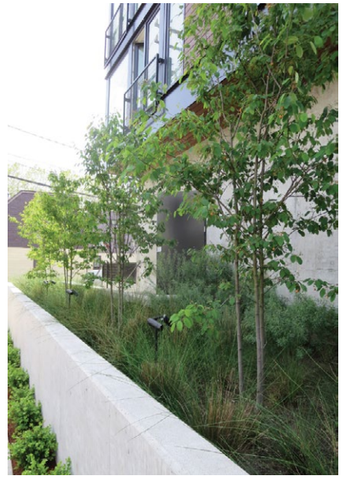
GENEROUS PLANTER
WITH WALKOFF STRIP
Seattle, WA



LIVE-WORK
WITH ENTRY ZONE
Seattle, WA



ENTRY WITH SEAT CUBES
Seattle, WA



BIORETENTION PLANTER
Seattle, WA



GREEN ROOF EDGE
Seattle, WA



FIRE & FUN
Seattle, WA

*Drawings and images provided by KKLA

LANDSCAPE

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

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

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

DC3.B.3 CONNECTIONS TO OTHER OPEN SPACES
Sited adjacent to Ravenna Boulevard, crosswise from Cowen Park, and (farther down the road) Ravenna Park and Green Lake, the proposed project inherently possesses a connectivity to the city's public open spaces. The proposed project aims to optimize the visual and physical access to these open spaces, as the uses orient toward the corner facing Cowen Park and the intersection of Ravenna Boulevard (park) and Brooklyn Avenue (future green street). Transparency at street-level uses and terraced open space in the residences above draw attention and bodies toward this corner, complemented on-site with a landscaping plan that invites planting opportunities around, along, and above the building.

DC3.B.4 MULTI-FAMILY OPEN SPACE
Private and shared terrace and roof deck areas offer open space at varying levels of the building, creating opportunities for views, fresh air, and communal gathering of residents and guests.

DC3.1 OPEN SPACE ORGANIZATION & SITE LAYOUT (UDG)
Ground floor open space and patios create a natural buffer between the single-family lot and the subject property, poising the proposed building toward the park across Ravenna Blvd. Second and third floor roof terraces are spaced and oriented toward the yard and street as is most appropriate for the adjacent relationships. The shared roof deck offers the best views and solar exposure, with the occupiable area concentrated toward the northeast corner, facing the park and offering the most buffer from the single family residences adjacent.

DC3.2 RESIDENTIAL OPEN SPACE (UDG)
Private outdoor amenity space is provided within the proposed project through roof terraces at various levels facing different sides as well as outdoor yards for the south-facing ground floor residential units. Shared amenity space is the rooftop deck, oriented toward the corner intersection and park.

11.0 ELEVATIONS



NORTH ELEVATION

NORTH ELEVATION

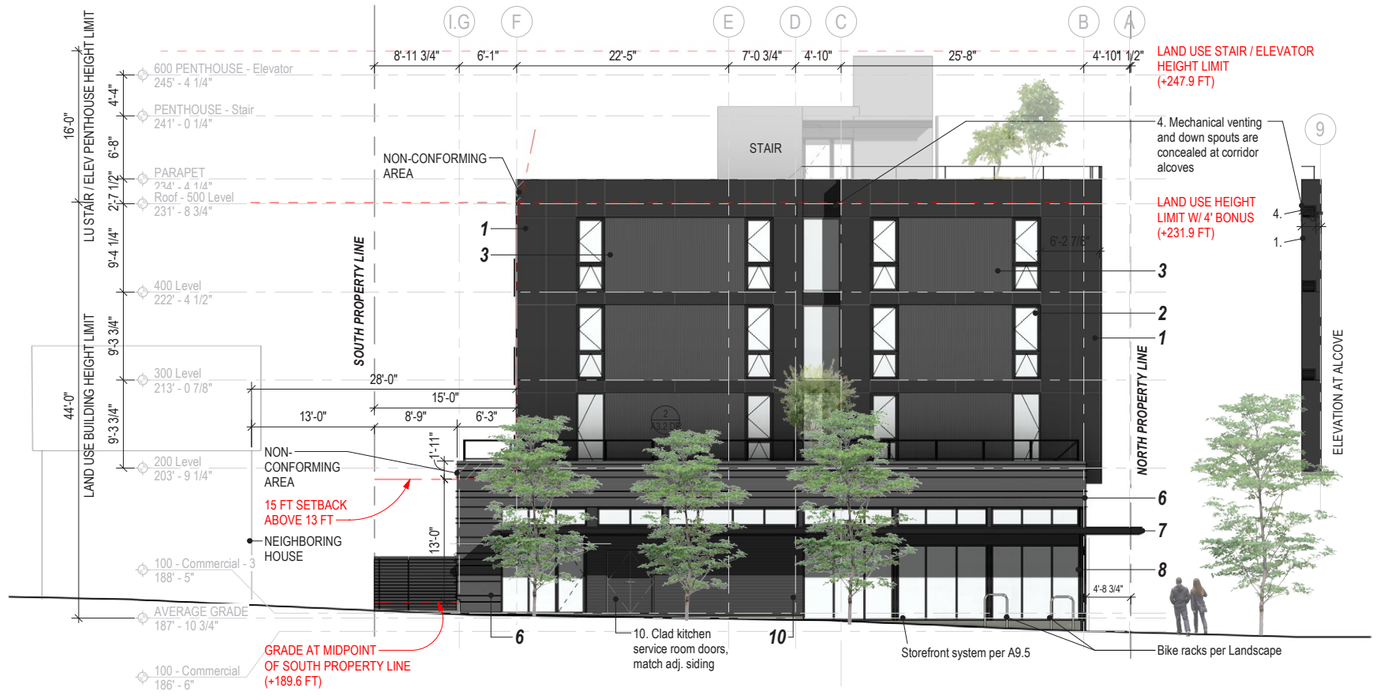
MATERIALS:

1. Aluminum composite (ACM) panel, black, on rainscreen; Oculus or sim., color match exposed fasteners to panels
2. Vinyl windows and sliding doors, Black; EuroTek or sim.
3. Pure + FreeForm Shark Fin corrugated metal, vertical, Black. Color match to Black ACM panels; Provide ACM sample to mfr. for color match before order.
4. Grille/Louver, Black; Cover at unit vent locations per elevations.
5. Steel woven wire mesh panel infill, black finish; 1.5” x 1.5” 8 ga. wire with 1”x1” x 16 ga. steel box channel. At all railings, screens, and guards.
6. Alternate width corrugated metal, horizontal orientation, Charcoal; spacing per elevation
7. Steel canopy per structural; Black finish.
8. Storefront door & window system, Black (or dark brz.; confirm with architect)
9. NanaWall Folding Glass Wall @ Cafe per plan.
10. Cedar, clear 1×4 horizontal on rainscreen, Charcoal semi transparent stain

EAST ELEVATION

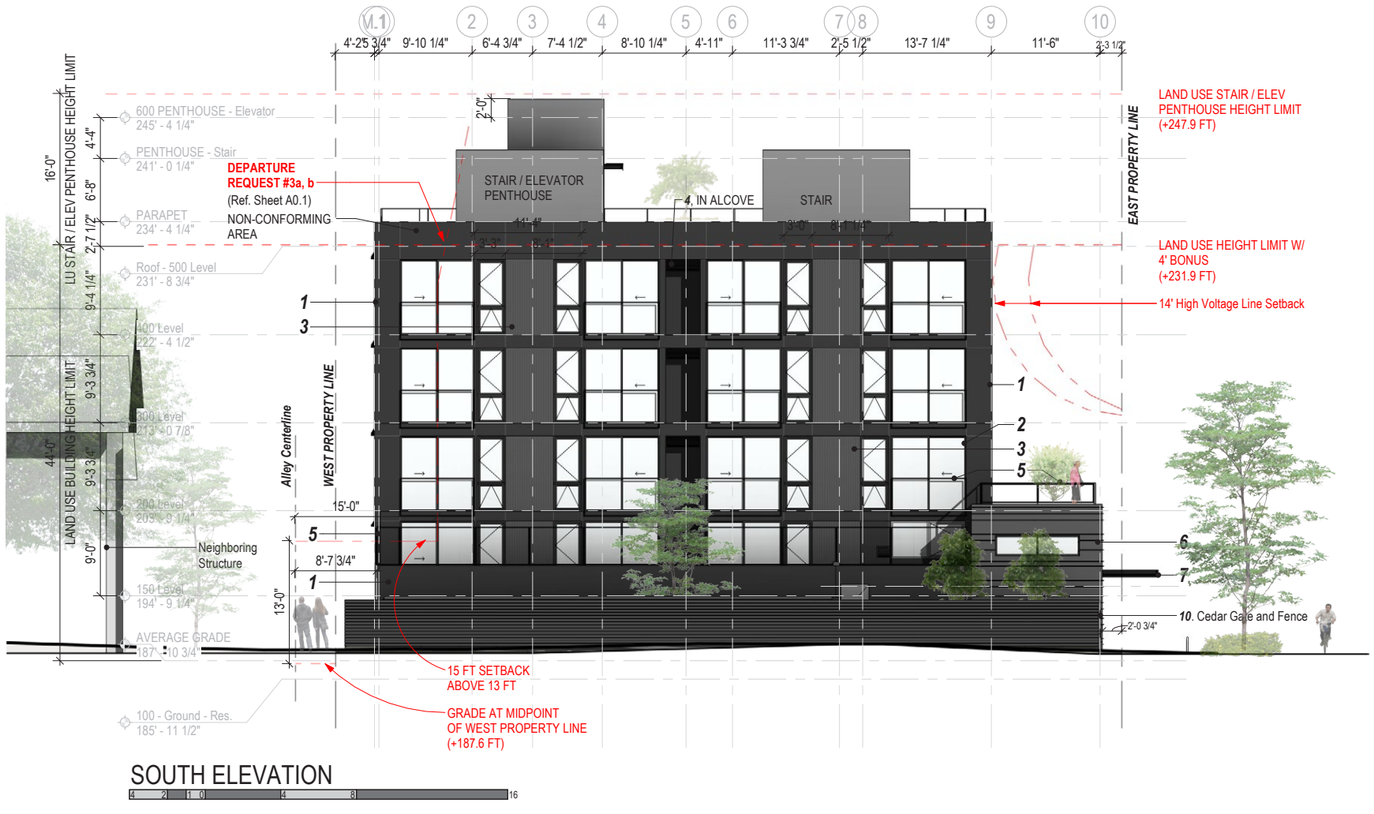
MATERIALS:

1. Aluminum composite (ACM) panel, black, on rainscreen; Oculus or sim., color match exposed fasteners to panels
2. Vinyl windows and sliding doors, Black; EuroTek or sim.
3. Pure + FreeForm Shark Fin corrugated metal, vertical, Black. Color match to Black ACM panels; Provide ACM sample to mfr. for color match before order.
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9. NanaWall Folding Glass Wall @ Cafe per plan.
10. Cedar, clear 1×4 horizontal on rainscreen, Charcoal semi transparent stain



EAST ELEVATION

4 2 1 0 4 8 16



SOUTH ELEVATION

4 2 1 0 4 8 16

SOUTH ELEVATION

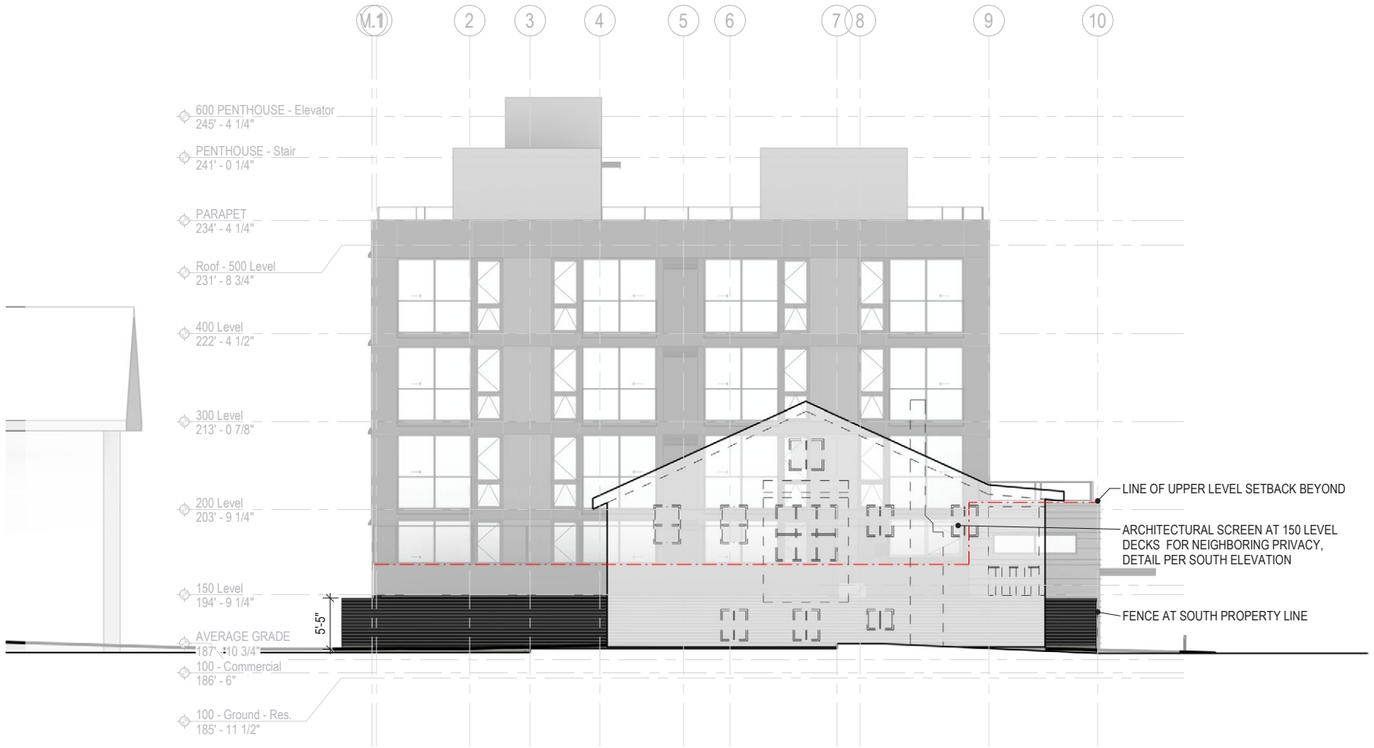
MATERIALS:

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3. Pure + FreeForm Shark Fin corrugated metal, vertical, Black. Color match to Black ACM panels; Provide ACM sample to mfr. for color match before order.
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10. Cedar, clear 1×4 horizontal on rainscreen, Charcoal semi transparent stain

SOUTH ELEVATION - NEIGHBOR

Window Study for the residence to the south.
The project incorporates different strategies to ensure privacy and alleviate the massing of the building in relationship to the neighboring structure to the south.
1. Upper level setback above 15'
2. Cedar privacy fence at the south property line conceals groundfloor units
3. Architectural mesh screen at the 150 level decks provides an additional layer of screening.

4 *MUP correction item in response to the land use correction letter from Tami Garrett.*



SOUTH ELEVATION - Neighbor



WEST ELEVATION

4 2 1 0 4 8 16

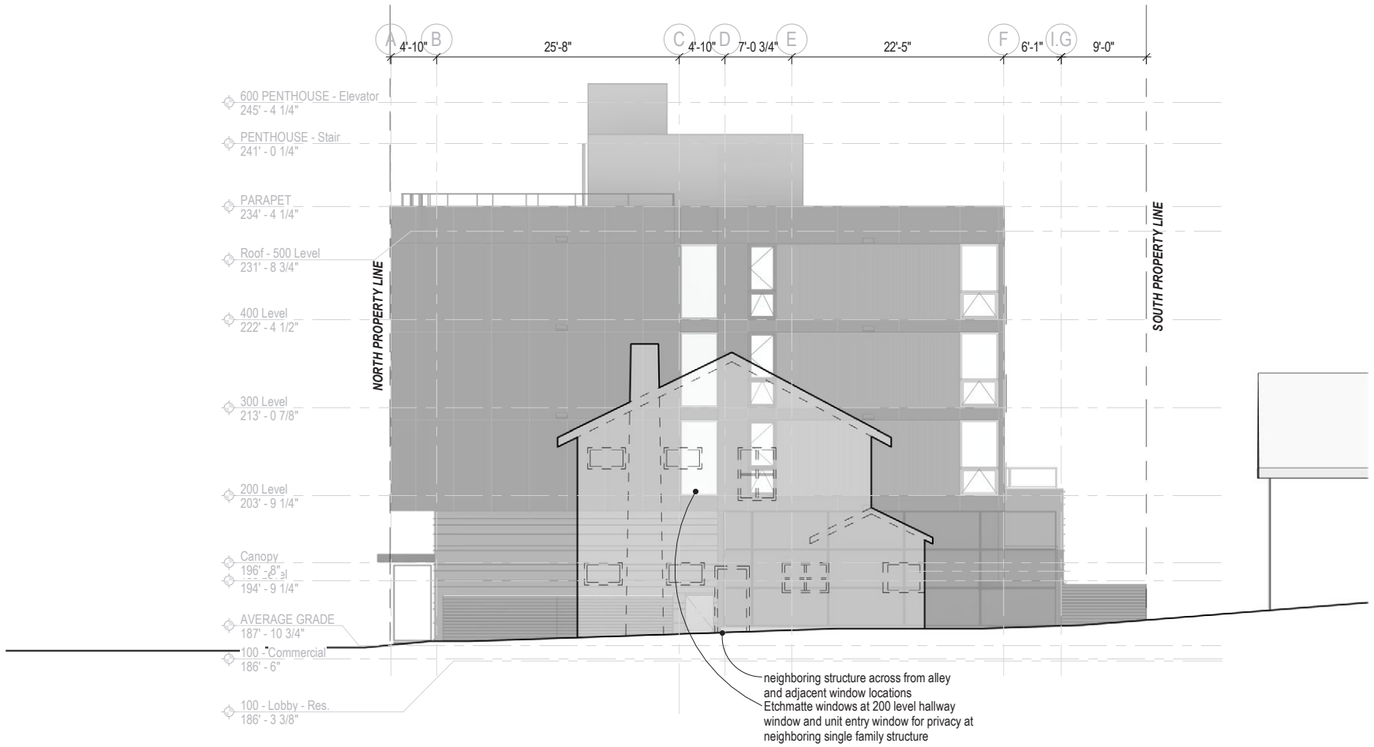
WEST ELEVATION

MATERIALS:

1. Aluminum composite (ACM) panel, black, on rainscreen; Oculus or sim., color match exposed fasteners to panels
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WEST ELEVATION - NEIGHBOR

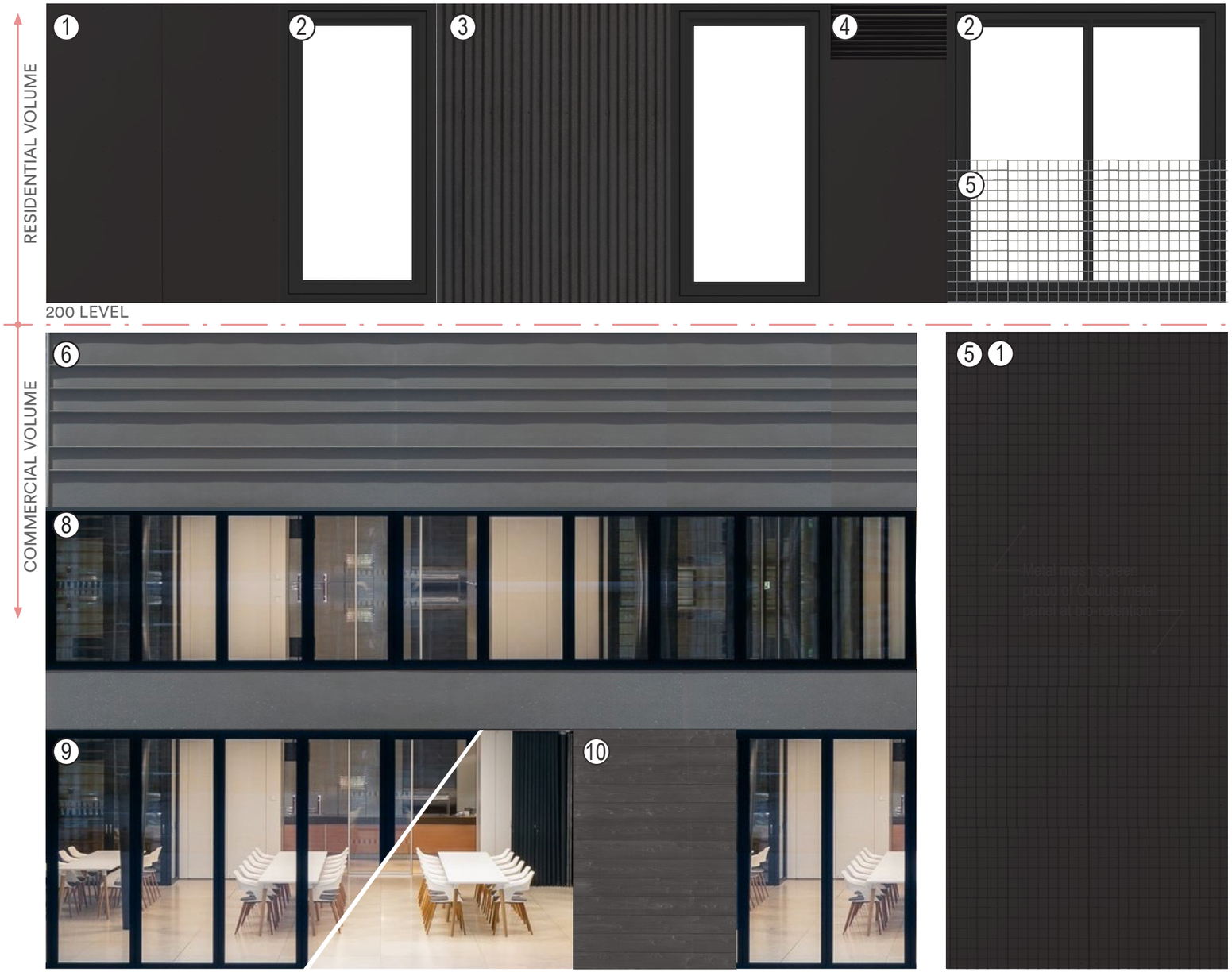
Window Study for the residence to the west.
The project incorporates different strategies to ensure privacy and alleviate the massing of the building in relationship to the neighboring structure to the south.
1. Etchmatte windows block views from corridors into neighboring windows
2. Windows are minimized at the west elevation for privacy and to allow for more openings at more prominent facades.



WEST ELEVATION - Neighbor

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12.0 MATERIAL AND COLOR PALETTE



MATERIAL AND COLOR PALETTE

1. Aluminum composite (ACM) panel, black, on rainscreen; Oculus or sim., color match exposed fasteners to panels
2. Vinyl windows and sliding doors, Black; EuroTek or sim.
3. Pure + FreeForm Shark Fin corrugated metal, vertical, Black. Color match to Black ACM panels; Provide ACM sample to mfr. for color match before order.
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5 *MUP correction item in response to the land use correction letter from Tami Garrett.*

\# MATERIAL SAMPLE



PHYSICAL MATERIAL BOARD

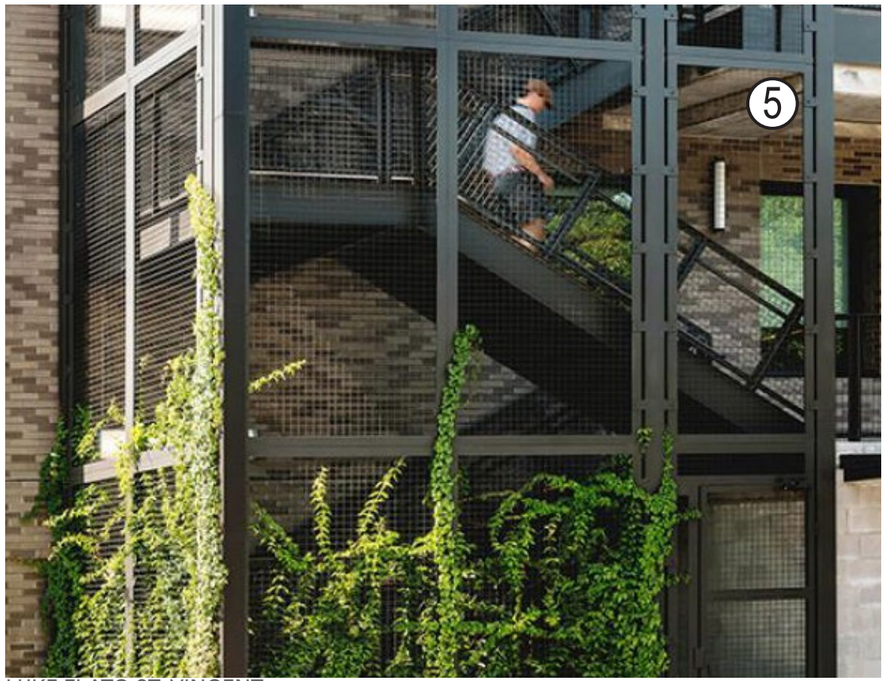
Durable, high-quality exterior materails have been selected for this project. The material palette is responsive to the surrounding context ,neighborhood, and design guidelines. Only high quality materials, that are elevated above the standard for this building type, are incorporated. (DC4.1 UNIV) Thoughtful use of these materials provide architectural interest, texture, shadow, depth, and definition to the units' fenestration (DC2.2.g.h UNIV)

In order to differentiate between the grounded commercial volume and the elevated residential volume, we have chosen materials with more texture and less reflectivity at the ground level to represent a grounded and solid base(DC2.1.c.UNIV). We have selected materials with more reflectivity and reduced texture to invoke a sense of lightness for the upper residential volume. These design choices reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion. (DC2.2.c.UNIV).

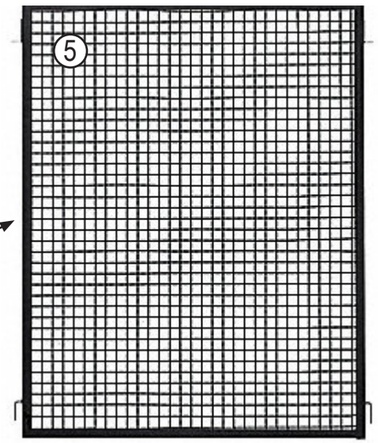
(#) *MATERIAL IDENTIFICATION*

(#) *MUP correction item in response to the land use correction letter from Tami Garrett.*

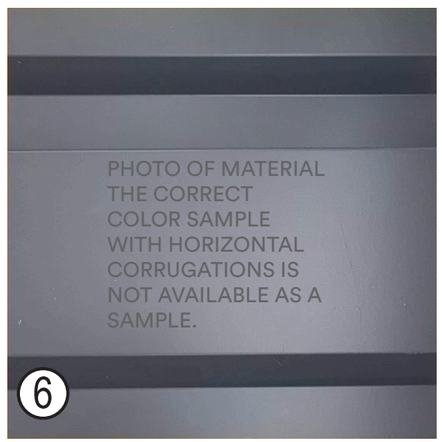
EXAMPLE IMAGES OF SCREEN MATERIAL. ACTUAL MATERIAL TO HAVE SMALLER, FINER GRAINED PATTERN THAN BELOW IMAGE PER DETAILS.



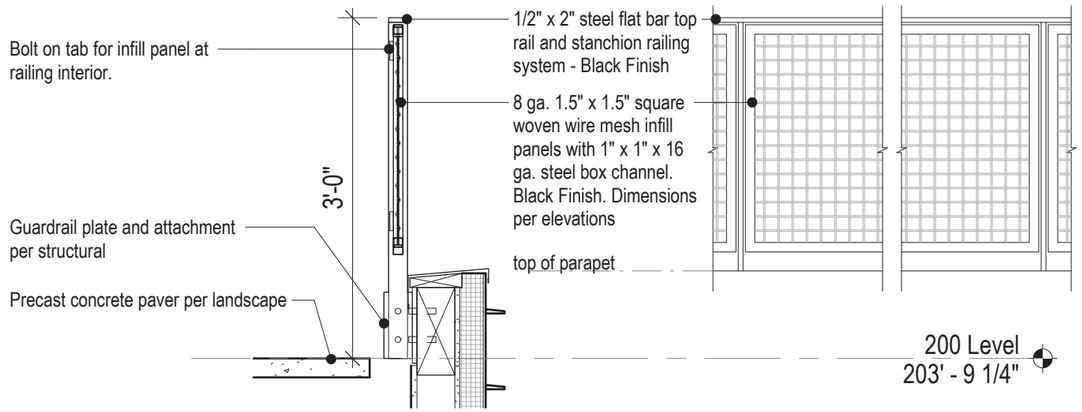
LUKE FLATO ST. VINCENT



MATERIAL SAMPLE
WITHOUT CORRUGATIONS





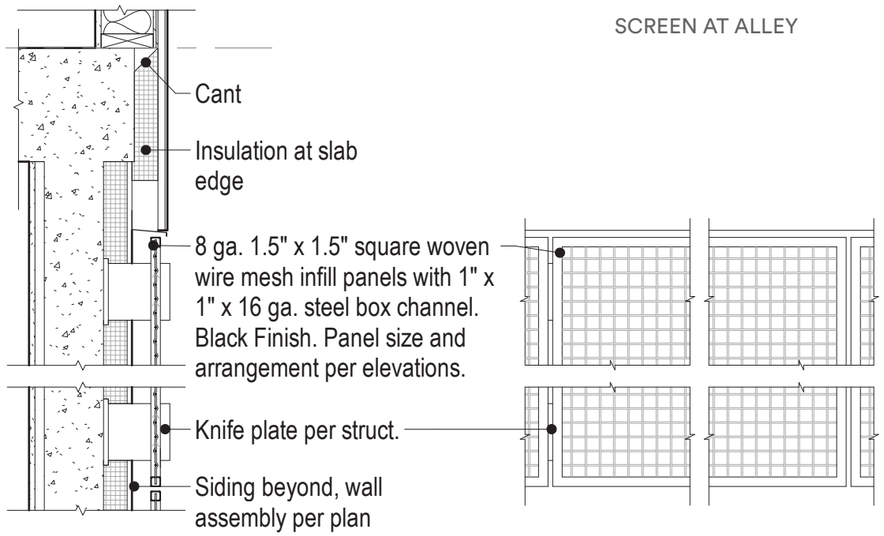


SCREEN INFILL PANEL AT GUARDRAILS

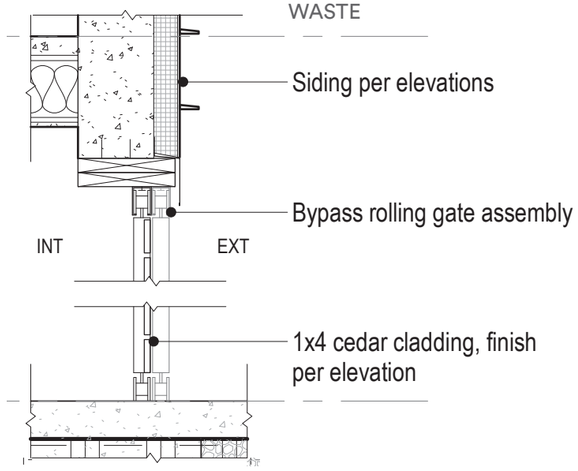
DETAILS 6

MUP correction item in response to the land use correction letter from Tami Garrett.

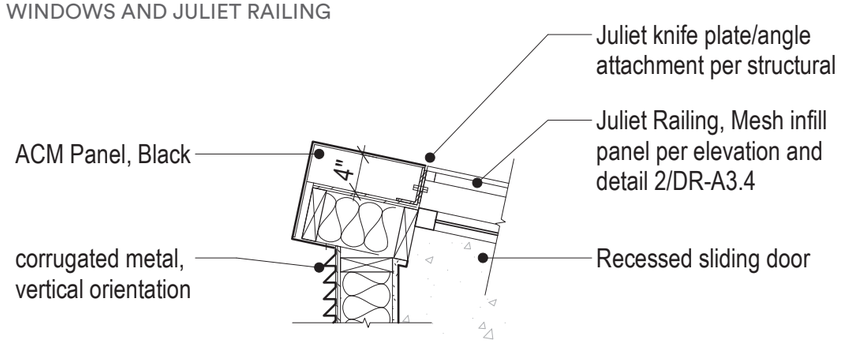
Design details are provided to ensure thoughtful application of the materials. These details show the inherent texture and complexity (DC4.1.c UNIV) of the materials used; highlighting a refined design language that thoughtfully applies texture and depth to the fenestration with the use of material changes and thickened rain screens. Using a different textured material between window fenestrations, we have provided additional visual interest and depth. This is achieved using corrugated aluminum panels applied between windows at individual units. These panels align with the top and bottom of each window and are recessed in relation to the surrounding aluminum rain screen panels. They are recessed to the depth of the corrugation and the adjacent windows, about 2" of depth from the face of the surrounding aluminum rain screen panels. The use of this texture between window bays help expand the visual appearance of fenestration and defines the floor and ceiling height of individual units and floors, further breaking up the face of these facades without over modulation. (DC2.1.b.3 UNIV)



SCREEN AT ALLEY

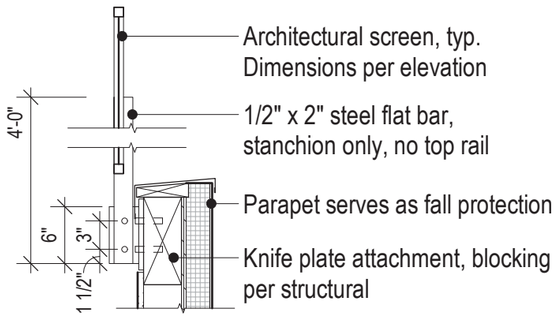


CEDAR GATE AT SOLID WASTE

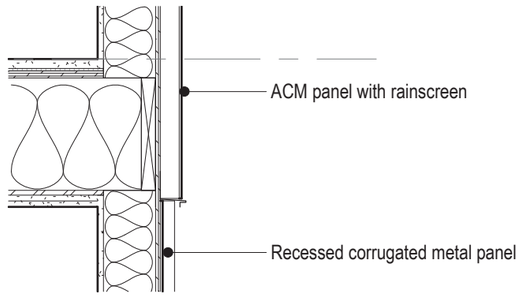


RECESSED SLIDING DOORS/ WINDOWS AND JULIET RAILING

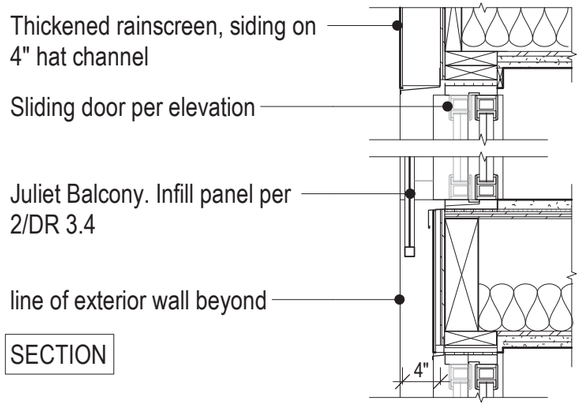
PLAN



PRIVACY SCREEN ATTACHMENT AT SOUTH MEZZANINE LEVEL



RECESSED TEXTURED PANELS BETWEEN FENESTRATION



SECTION

13.0 RENDERINGS



NE PERSPECTIVE

RESPONSE TO EDG AND MUP CORRECTION COMMENTS

1 **PROVIDE SUPPLEMENTAL IMAGES**

2 ADDITIONAL DESIGN TREATMENTS AT **EAST AND WEST FACADES** 2

3 ADDITIONAL DESIGN SOLUTIONS TO **REDUCE PERCEIVED MASSING** 3

4 **WINDOW STUDY** FOR NEIGHBOR TO THE SOUTH - SHEET DR A3.3B

5 **COLOR PALETTE** AND MATERIAL SELECTION 5

6 **MATERIAL TRANSITIONS**, LEGIBLE CHANGES IN PLANE OR DESIGN LANGUAGE - SHEET DR3.2 6

7 REFINE THE COMMERCIAL, LIVE/WORK, AND RESIDENTIAL **ENTRY HIERARCHIES** 7

8 200 LEVEL PRIVATE AMENITY **DECK ACCESS** 8

9 **LIVE/WORK LOFT ACCESS -** SHEET A2.1

10 **SOLID WASTE STORAGE SCREEN** ENHANCEMENT - DETAIL 3/DR3.4

11 CONCEALED **MECHANICAL VENTS**, LOCATIONS - SEE ELEVATION NOTES

12 **LANDSCAPE UPDATES**

13 **NO SIP REQUIRED**

REFERENCES MUP CORRECTION ITEM FROM LAND USE


2
6
E PERSPECTIVE

MUP correction item in response to the land use correction letter from Tami Garrett.

CAFE PERSPECTIVE




2
4 Fence @ property line
4 Screen @ mezzanine decks
SE PERSPECTIVE


7
COWEN PARK PLACE
7 cedar siding
Mesh Screen above planter
Live/Work Entry
Residential entry
NORTH RESIDENTIAL ENTRY



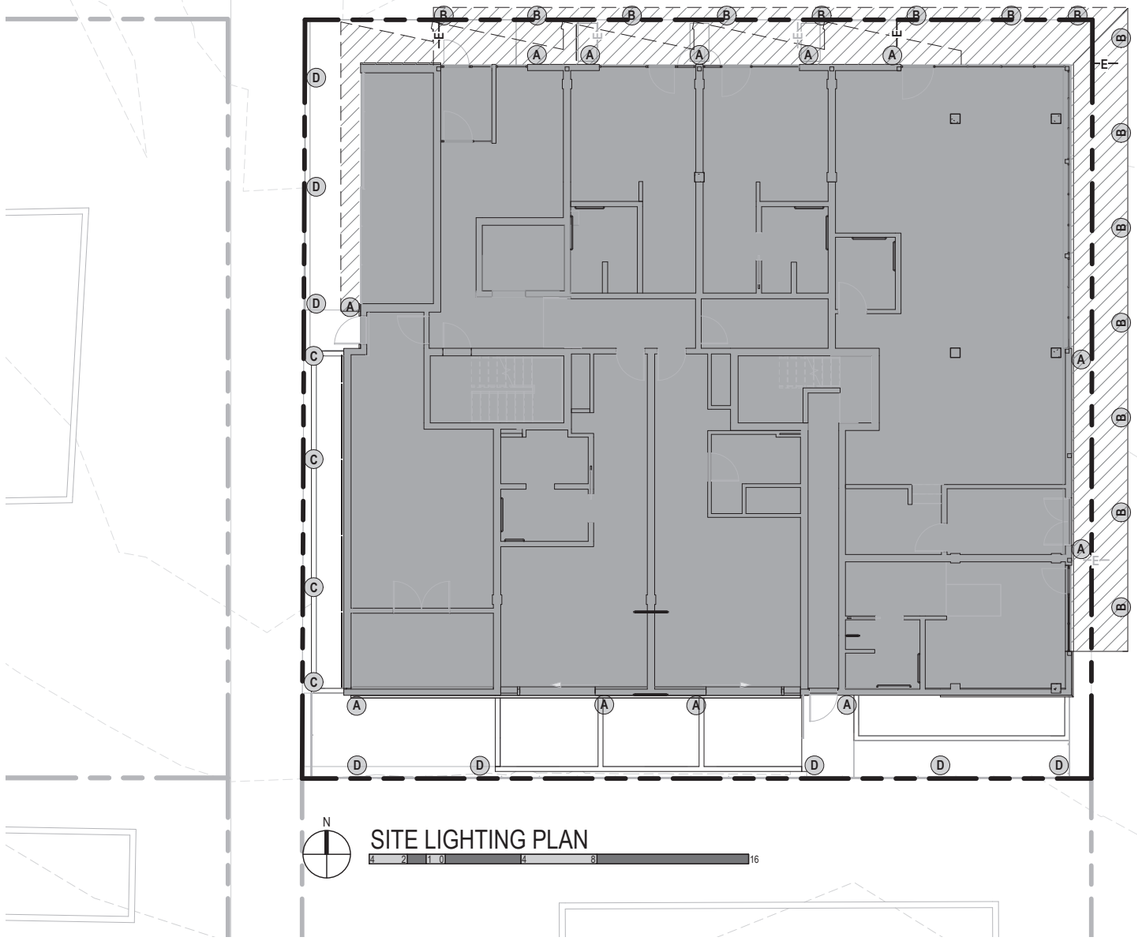
NW PERSPECTIVE

14.0 EXTERIOR LIGHTING & SIGNAGEPLAN

EXTERIOR LIGHTING PLAN

LIGHTING AND SIGNAGE PLAN

- NEW STRUCTURE FOOTPRINT AT GRADE
- CANOPY OR CANTILEVERED FLOOR SPACE ABOVE GRADE
- A — OUTDOOR JAR LIGHT AT ENTRY DOOR, W/BAFFLE TO LIGHT DOWN ONLY
- B — OUTDOOR STRIP LIGHT AT CANOPY + RAILINGS, ORIENTED DOWN TOWARDS GROUND
- LIGHT CONE FOR FIXTURES, LIGHTS TO BE ACTIVATED WITH DAYLIGHT SENSORS
- C — LANDSCAPE LIGHT W/ DIRECTIONAL BAFFLE
- D — OUTDOOR PATH LIGHT
- E — SOFFIT MOUNTED BLADE SIGNS WITH DIRECTIONAL SIGNAGE LIGHTING



15.0 SIGNAGE CONCEPT PLAN

SIGNAGE

HANGING BLADE SIGN BELOW CANOPY



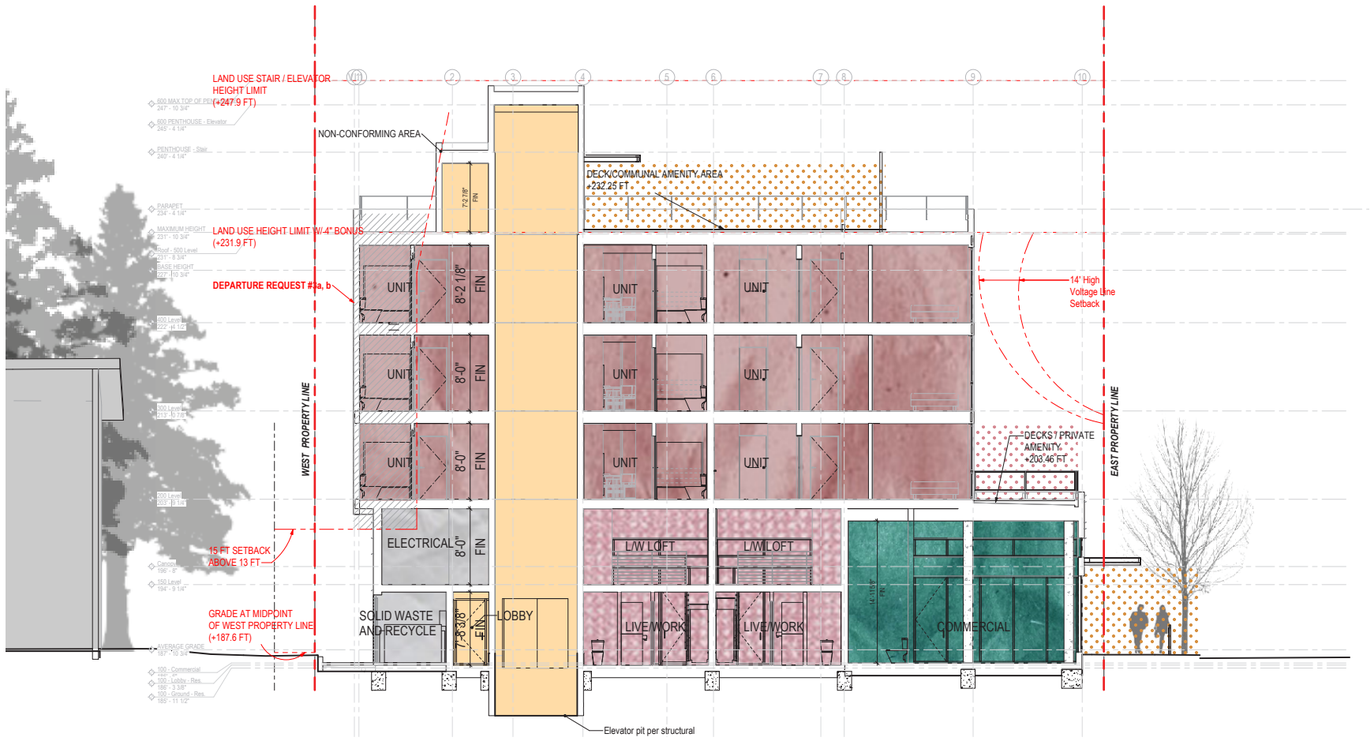


WINDOW GRAPHICS AT COMMERCIAL AND LOBBY ENTRANCES



16.0 BUILDING SECTIONS

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



1 REC - Horizontal Section

HORIZONTAL SECTION

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

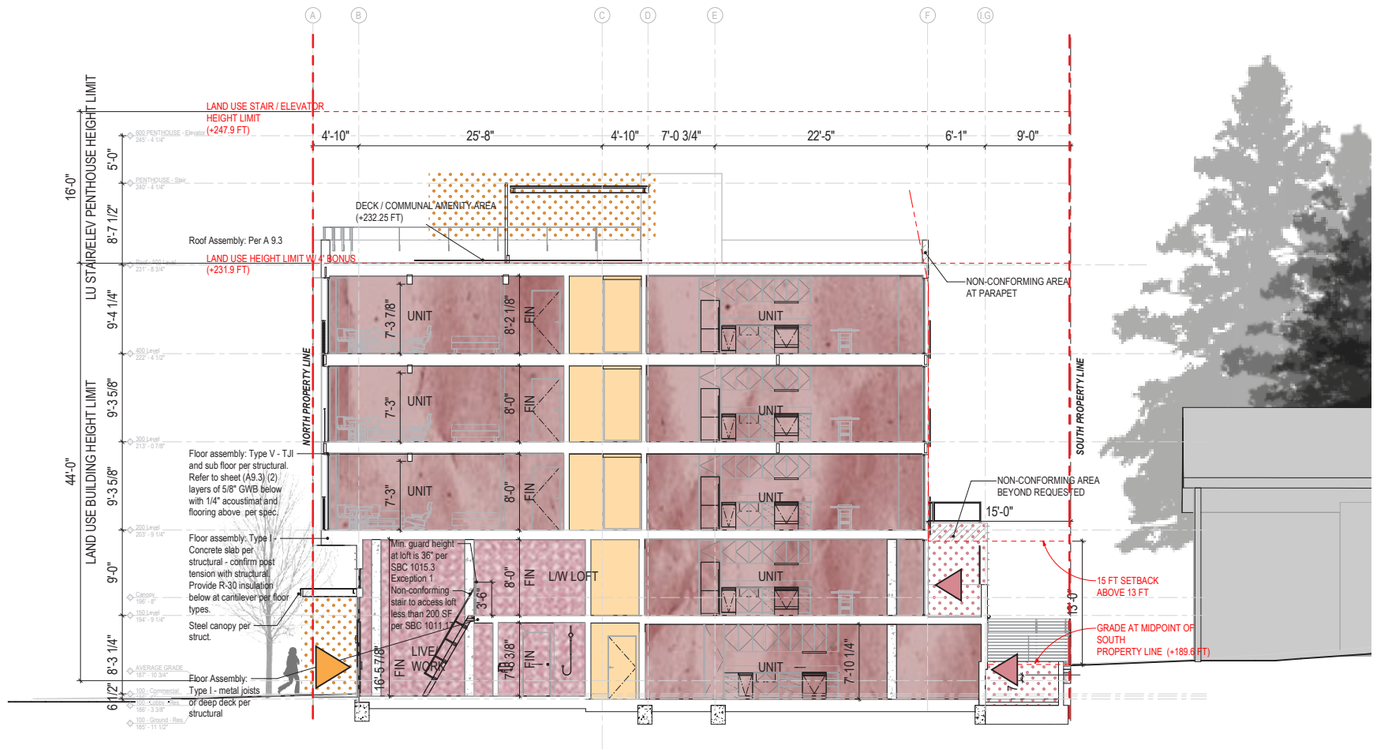
Scheme 3 proposes a building design that responds thoughtfully to the buildable volume while offering an improved experience at the ground floor and simplifies the overall massing for the expression of a contemporary, complementary form poised to engage with its existing and future environment. Several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

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

SECTIONS

Body text here.

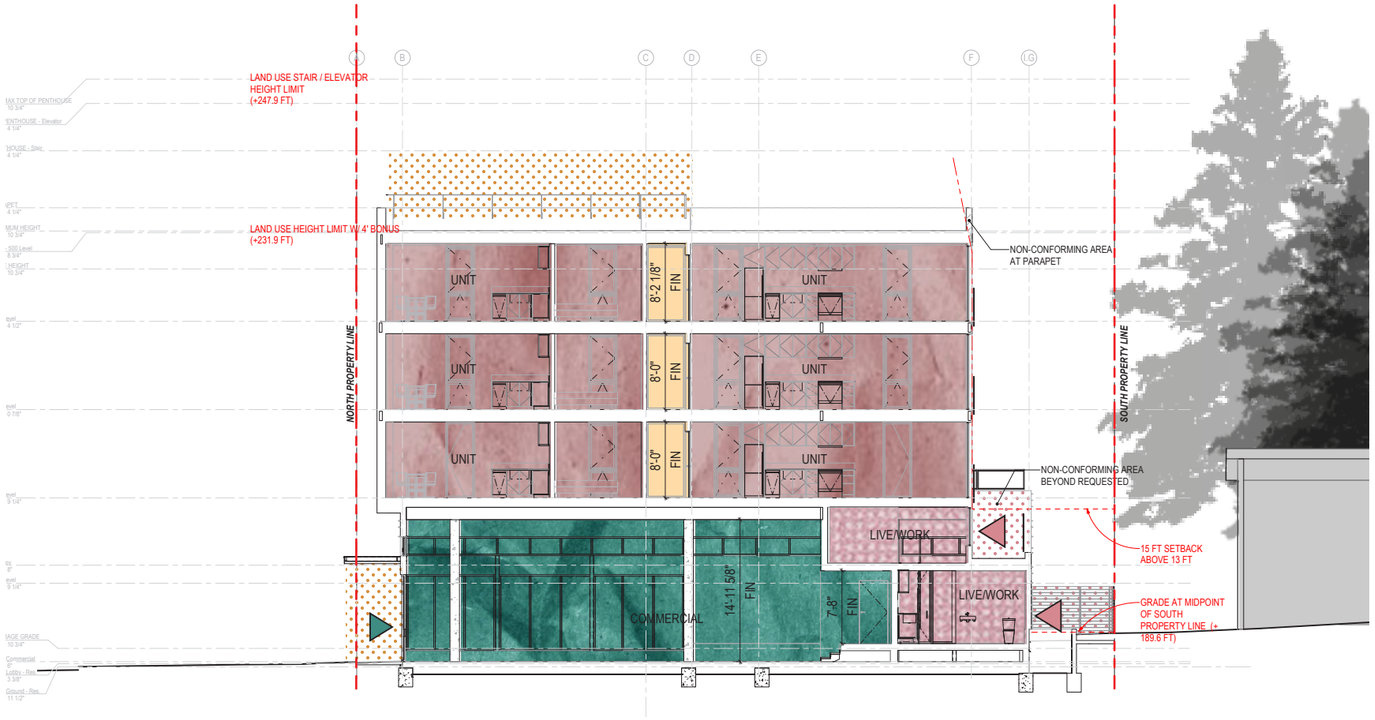
COMMERCIAL
LIVE / WORK
RESIDENTIAL
UTILITY
RESIDENTIAL CIRCULATION
COMMON AMENITY
LANDSCAPED AMENITY
PRIVATE AMENITY



1 REC - Vertical Section

SECTIONS

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

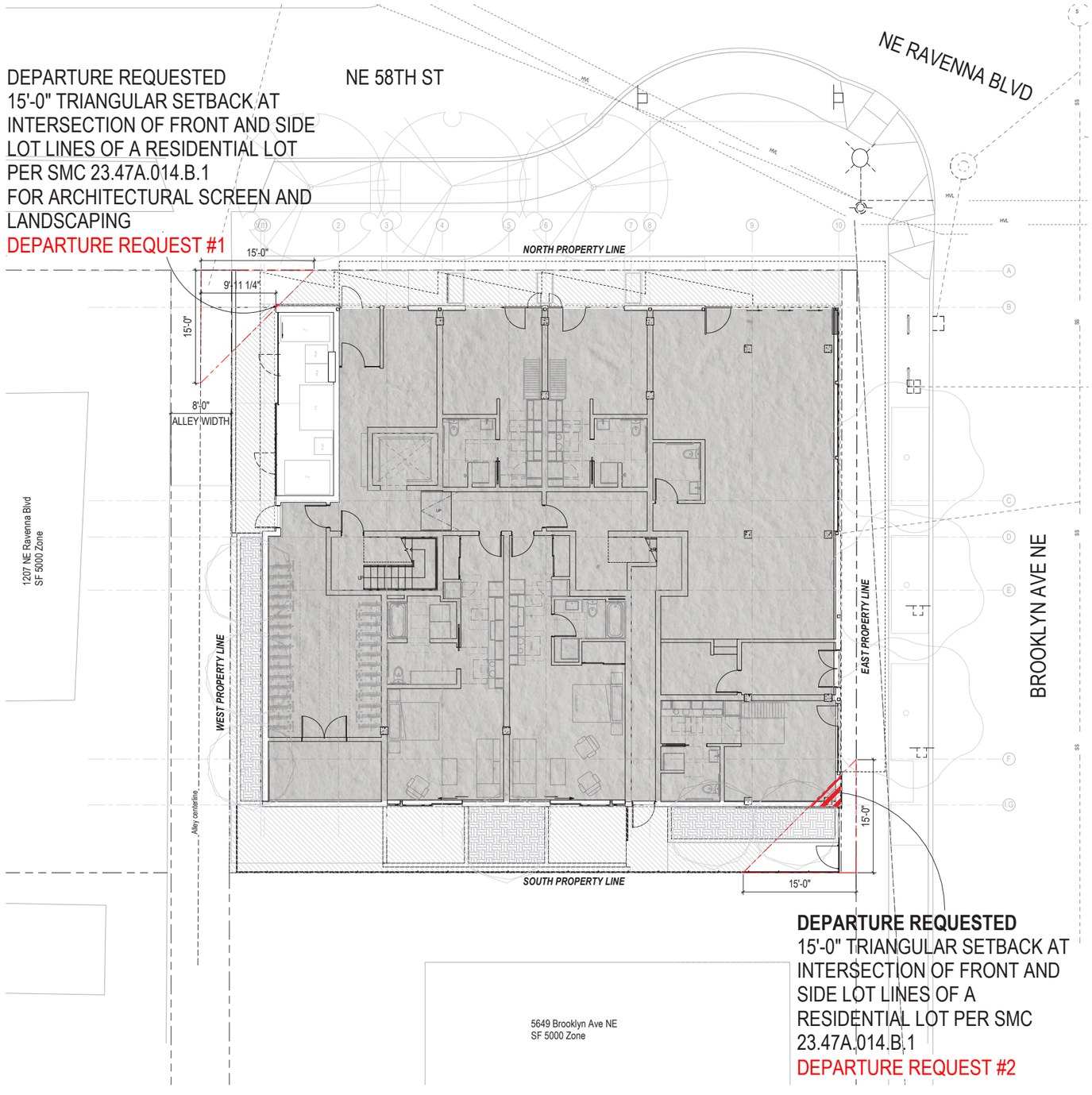


1 REC - Vertical Section 2

17.0 DEPARTURES

DEPARTURE SUMMARY

DEPARTURE #	CATEGORY	CITATION	REQUIREMENT	REQUEST	RATIONALE	PAGE
1 & 2	SETBACKS	SMC 23.47A.014.B.1	15’-0” triangular setback where lot abuts intersection of front and side property lines of residential lot	Scheme 2: Reduce setback to a 8’-2.5” triangle at west property line and a 12’-6” triangle at south property line Scheme 3: Reduce setback to a 12’-6” triangle at west property line and a 10’-10” triangle at south property line	• Additional, elected setbacks at the west and south property lines provide greater benefit to the neighborhood than the full 15’ triangular setbacks in terms of sunlight, natural ventilation, landscaping, and relief from adjacent structures. • The departure allows consistency at the primary façade of the building (DC2.B) and maintains a simple, elegant building mass.	x
3 & 4	SETBACKS	SMC 23.47A.014.B.3	a) 15’-0” setback abv. 13’-0” and up to 40’-0” for structures w/ residential uses and b) an additional setback abv. 40’-0” at the rate of 2’-0” for every 10’-0”	Reduce 15’-0” setback to 8’-4” at the west property line and allow 10” encroachment into additional setback between 40’-0” and 44’-0” at the south property line	• An additional, elected setback at the alley provides greater benefit to the neighborhood than the full 15’-0” setback above 13’-0” and 2’-0” setback above 40’-0”. • The upper level setback departure along the west property line allows consistency at the primary façade of the building (DC2.B) and maintains a simple, elegant building mass.	x
5	STREET LEVEL FACADE	SMC 23.47A.008.A.2	Blank segments of the street facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	Facade segment of 22'-10 1/2" exceeds limit by 2'-10 1/2" on east street facing facade between a live/work and the cafe space.	• In order to accommodate a structural design, we have shifted a wall and storefront window assembly at the street level on the east façade. To ensure this slight deviation from the code is mitigated, the design includes the use of a natural material at the segment of blank façade. Additionally, the design includes a substantial amount of glass on the street facing façade above and below 2’-8’ These departures enable a continuity in design language at the street facing facades along Brooklyn and NE 58th St. (DC2.C.3; DC2.2.c.UNIV)	x
6	STREET LEVEL FACADE	SMC 23.47A.008.B.2	Sixty Percent of the street facing facade between 2 feet and 8 feet above the sidewalk shall be transparent	Providing 58.58% at the east facade along brooklyn. This is 1.42% less than the required amount		x



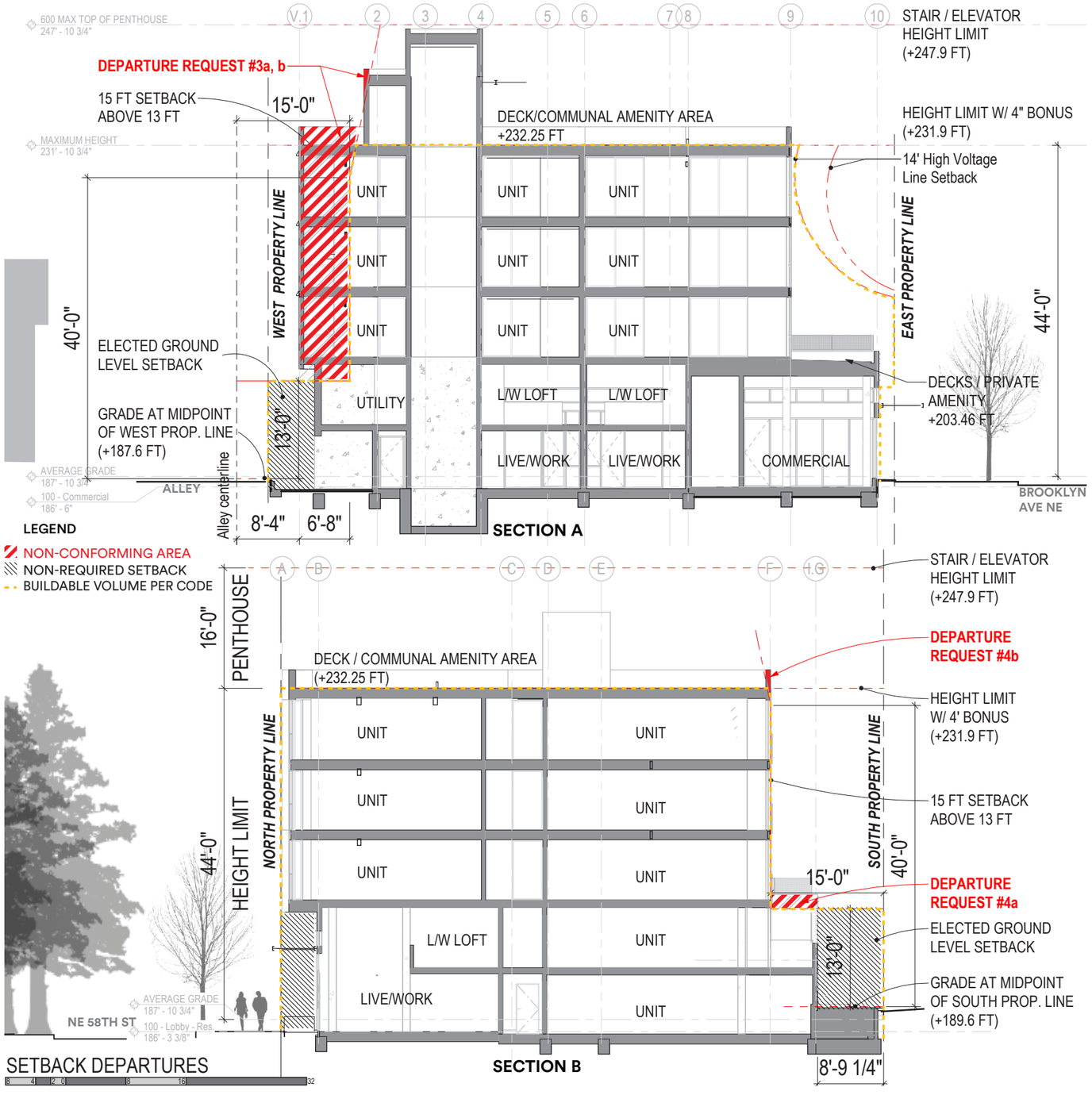
TRIANGULAR CORNER SETBACKS

DEPARTURE	#1 & # 2
CITATION	SMC 23.47A.014.B.1
REQUIREMENT	15’-0” triangular setback where lot abuts intersection of front and side property lines of residential lot
REQUEST	Reduce setback to a 12’-6” triangle at west property line and a 10’-10” triangle at south property line
RATIONALE	• Additional, elected setbacks at the west and south property lines provide greater benefit to the neighborhood than the full 15’ triangular setbacks in terms of sunlight, natural ventilation, landscaping, and relief from adjacent structures.
DESIGN GUIDELINES	CS1.B SUNLIGHT AND NATURAL VENTILATION CS1.D PLANTS AND HABITAT

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

The proposal encroaches the northwest corner 1 SF and the southeast corner 8 SF. Additionally, non-required ground floor setbacks are proposed to create a greater buffer between the single family and neighborhood commercial zone transitions at grade. The design includes an elected setback between 4' and 9' - 11" at the west facade; elected 8'-9" setback at the south facade; and an elected 4’-8” setback from the north property line.

The additional, elected setbacks provide more benefit to the quality of sunlight and natural ventilation (CS1.B) and additional areas for plants (CS1.D) than the 15’ triangular setbacks. At the north property line, 341 SF of elected setback is provided. At the west property line, 310 SF of elected setback is provided. At the south property line, 640 SF of elected setback is provided.



UPPER LEVEL SETBACKS

SCHEME SCHEME 3

CITATION SMC 23.47A.014.B.3

REQUIREMENT a) 15’-0” setback abv. 13’-0” and up to 40’-0” for structures w/ residential uses and b) an additional setback abv. 40’-0” at the rate of 2’-0” for every 10’-0”

REQUEST Reduce 15’-0” setback to 8’-4” and allow 10” encroachment into additional setback abv. between 40’-0” and 44’-0”, both at the west property line. Reduce setback abv. southeast live/work unit.

RATIONALE
- An additional, elected setback at the alley provides greater benefit to the neighborhood than the full 15’-0” setback above 13’-0” and 2’-0” setback above 40’-0”.
- Maintain consistent commercial facade composition along Brooklyn Ave NE

DESIGN GUIDELINES CS1.D. PLANTS AND HABITAT
PL1.B. WALKWAYS AND CONNECTIONS
PL2.A. ACCESSIBLITY
DC2.B. ARCHITECTURAL AND FACADE COMPOSITION

The design requests a departure for the 15' upper level setback above 13’ high along the west property line and the additional 2’ setback above 40’ along the south property line. Because there are required upper level setbacks along the south and west property lines, and high voltage line setbacks required at the north and east property lines, the building’s allowable massing is reduced to a layer cake effect, where the building levels step-up incongruently. This complicates the proportions at the street facing facades and prevents the building from appearing as a designed whole. The upper level setback departure along the west property line allows consistency at the primary façade of the building (DC2.B) and maintains a simple, elegant building mass.

The west property line abuts a shared alley, and the proposal offers an optional ground floor setback ranging between 4’-0” and 9'-11" off of the property line totaling an 8’-4” setback from centerline of alley (where a zero lot line is allowed at the ground floor level). This additional setback would alleviate a pinch point at the alley entrance and provide ample space for pedestrian flow and circulation (PL1.B & PL2.A). This additional 4’-0” at grade would also provide opportunity for plants and vegetation along the west façade of the proposed building (CS1.D).

The upper level setbacks of 2’-0” over 10’-0” of height above 40’-0” occur at the south and west facades, and create a non-conforming condition with the proposed building design due to the 4’-0” height bonus offered for providing a minimum 13’-0” floor to floor height at the ground floor level. The impact of the non-conformance is minimal, occurring at a sliver of the upper corner of the building, as the encroachment is barely over the threshold of this additional setback. Compliance would create an awkward massing volume to an otherwise elegant, thoughtful form (DC2.B). Additionally, The west stair core has been moved further in to the building per EDG comments, reducing the overall perceived height along the west facade.

In order to maintain a consistent commercial facade composition (DC2.B), the scheme requests to depart the upper level setback for a small portion of the commercial volume at the southeast corner of the building. The non conforming area extends vertically 2’-6” into the 15’ above 13’ upper level setback at the northeast Live/work unit only. This departure allows for consistent massing at the commercial spaces along Brooklyn Ave NE.

STREET LEVEL DEVELOPMENT STANDARDS

DEPARTURE #5

CITATION SMC 23.47A.008.A.2

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

REQUEST Facade segment of 22'-10 1/2" exceeds limit by 2'-10 1/2" on east street facing facade between a live/work and the cafe space.

DEPARTURE #6

CITATION SMC 23.47A.008.B.2

REQUIREMENT Sixty Percent of the street facing facade between 2 feet and 8 feet above the sidewalk shall be transparent

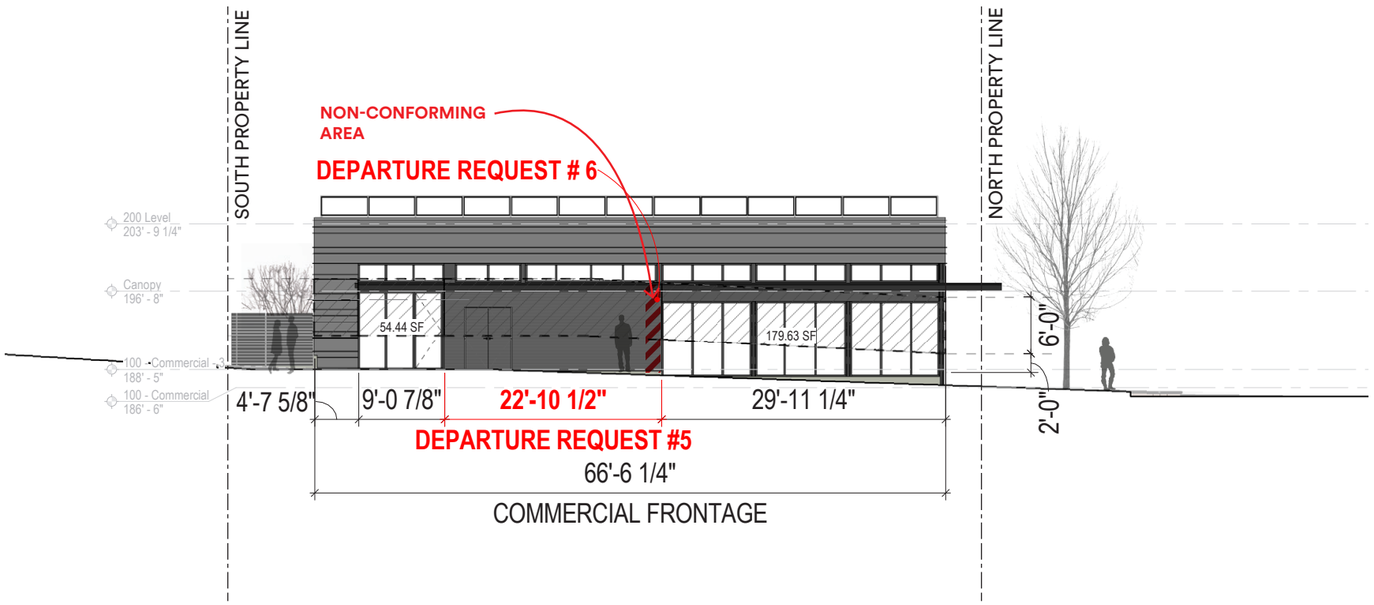
REQUEST Providing 58.58% at the east facade along brooklyn. This is 1.42% less than the required amount

RATIONALE

- In order to accommodate a structural design, we have shifted a wall and storefront window assembly at the street level on the east façade. To ensure this slight deviation from the code is mitigated, the design includes the use of a natural material at the segment of blank façade. Additionally, the design includes a substantial amount of glass on the street facing façade above and below 2'-8'. These departures enable a continuity in design language at the street facing facades along Brooklyn and NE 58th St.

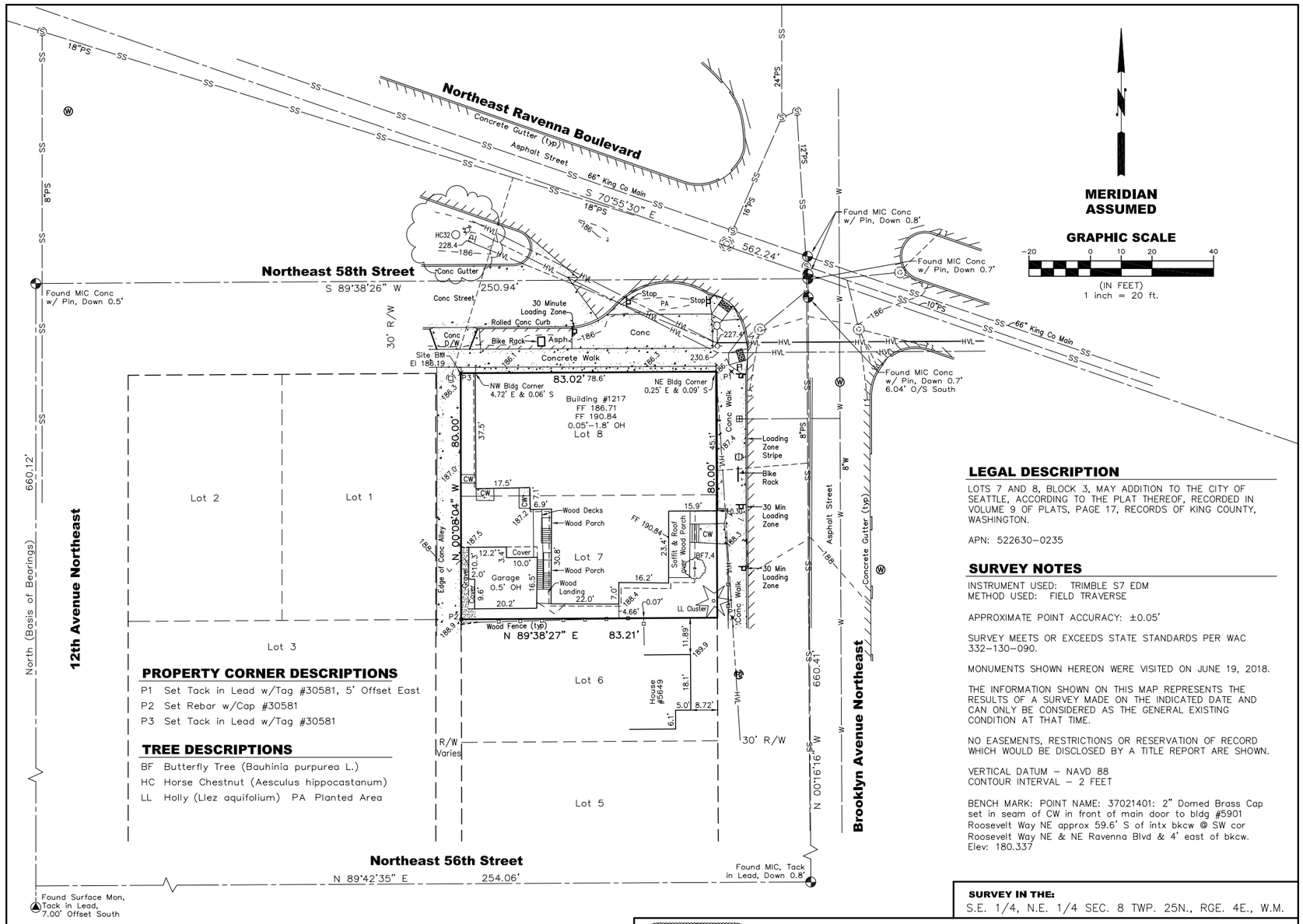
DESIGN GUIDELINES

- DC2.C.3; DC2.2.c.UNIV



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18.0 SUPPORTING GRAPHICS



PROPERTY CORNER DESCRIPTIONS

P1 Set Tack in Lead w/Tag #30581, 5' Offset East
P2 Set Rebar w/Cap #30581
P3 Set Tack in Lead w/Tag #30581

TREE DESCRIPTIONS

BF Butterfly Tree (Bauhinia purpurea L.)
HC Horse Chestnut (Aesculus hippocastanum)
LL Holly (Llez aquifolium) PA Planted Area

LEGAL DESCRIPTION

LOTS 7 AND 8, BLOCK 3, MAY ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 17, RECORDS OF KING COUNTY, WASHINGTON.

APN: 522630-0235

SURVEY NOTES

INSTRUMENT USED: TRIMBLE S7 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON JUNE 19, 2018.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM – NAVD 88
CONTOUR INTERVAL – 2 FEET

BENCH MARK: POINT NAME: 37021401: 2" Domed Brass Cap set in seam of CW in front of main door to bldg #5901 Roosevelt Way NE approx 59.6' S of intx bkcw @ SW cor Roosevelt Way NE & NE Ravenna Blvd & 4' east of bkcw. Elev: 180.337

SURVEY IN THE:
S.E. 1/4, N.E. 1/4 SEC. 8 TWP. 25N., RGE. 4E., W.M.

BRENT L. EBLE STATE OF WASHINGTON 30581 REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY
SKCCPAK, LLC
1217 Northeast Ravenna Boulevard
Seattle, WA 98105

EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

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

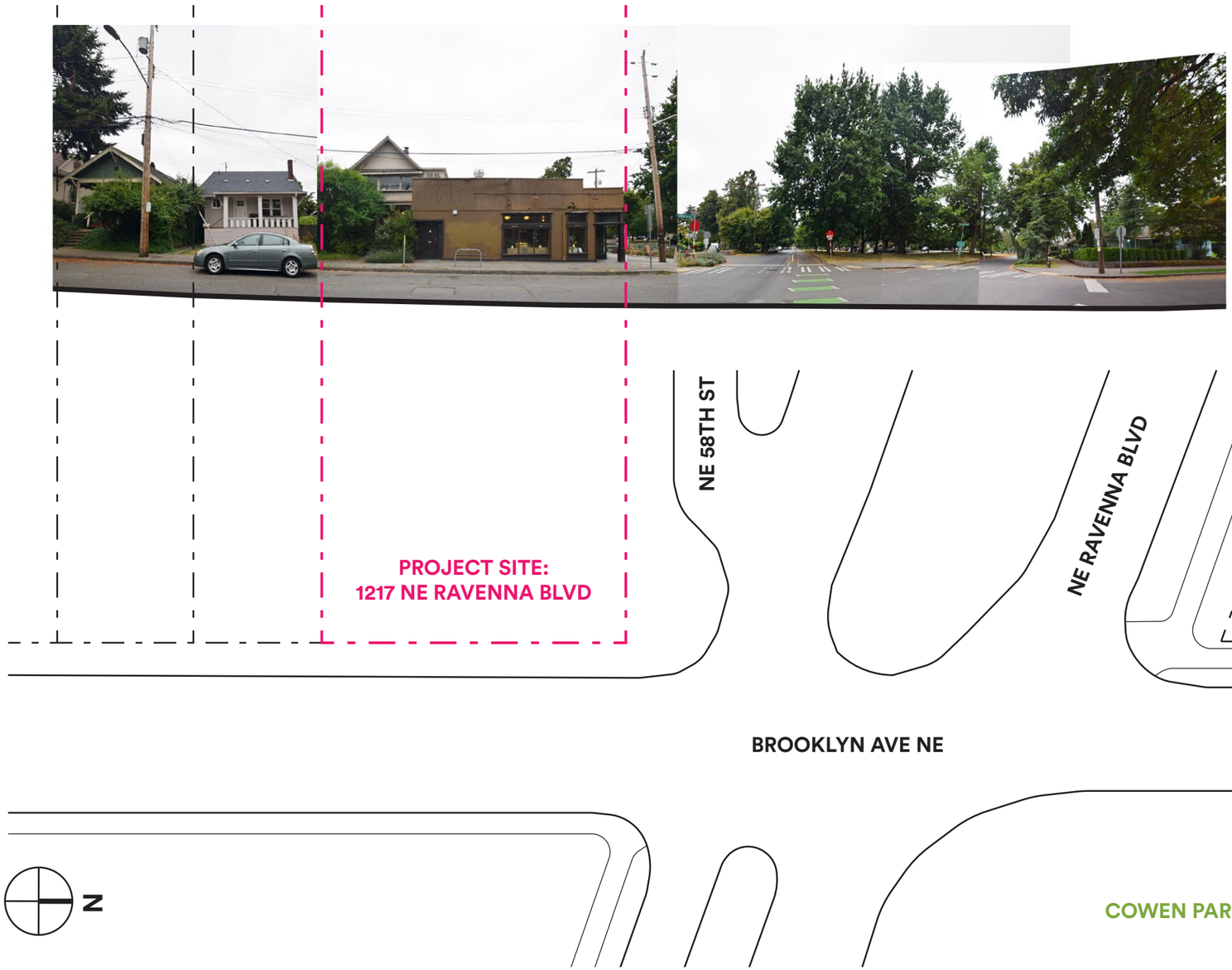
SHEET 1 **OF** 1

SURVEY

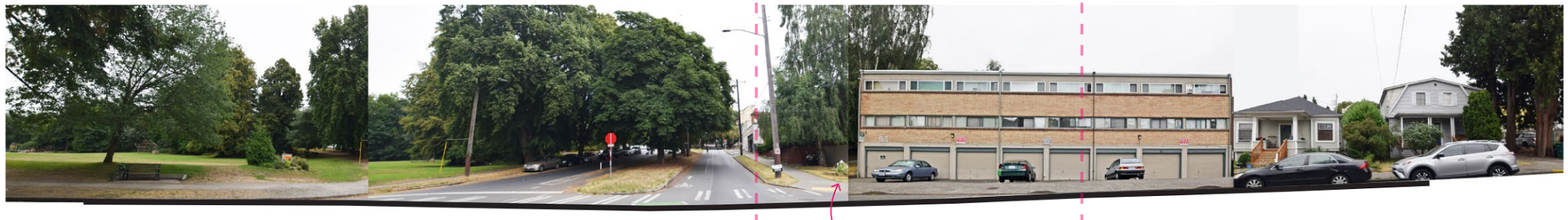
ADDRESS	1217 NE RAVENNA BLVD. SEATTLE WA 98105
PARCEL #	522630-0235
LOT AREA	6,649 SF (0.15 acres)
ECA	NONE
R.O.W.	BROOKLYN AVE NE: 60' NE RAVENNA BLVD: 137' NE 58TH ST: 0'

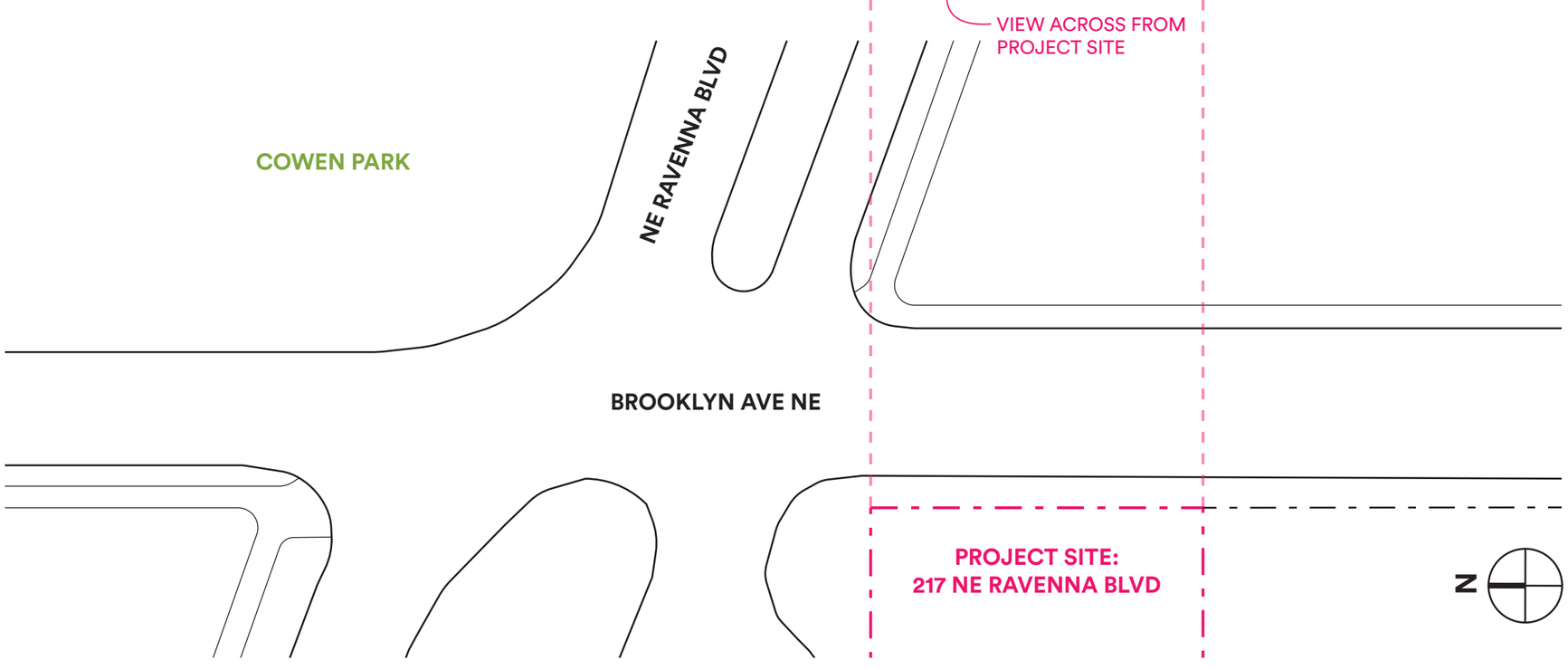
BROOKLYN AVE. NE | WEST ELEVATION

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



BROOKLYN AVE NE | EAST ELEVATION





NE RAVENNA BLVD | SOUTH ELEVATION

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



NE RAVENNA BLVD | NORTH ELEVATION



VIEW ACROSS FROM PROJECT SITE

COWEN PARK

NE RAVENNA BLVD

BROOKLYN AVE NE

NE 58TH ST

PROJECT SITE:
1217 NE RAVENNA BLVD

N

SHADOW STUDIES

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

Located on the north east corner of the 5600 block of Brooklyn Avenue NE, the subject property has limited shading impact on nearby properties. The adjacent single family zoned lot to the west of the subject property is the only property affected by the proposed project, with limited morning impact from shading. The non-required 8'-9" south setback proposed by this scheme coupled with the 15 ft upper level setback helps to mitigate the shading impact significantly.

