



ERA LIVING
**IDA CULVER
HOUSE
RAVENNA**

2315 NE 65TH ST

EARLY DESIGN GUIDANCE #2, 12/12/22
SDCI PROJECT #3038502-EG

CLIENT
IDA CULVER HOUSE LLC

ARCHITECT & LANDSCAPE ARCHITECT
WEBER THOMPSON

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PROJECT INTRODUCTION & GOALS

SITE INFORMATION

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

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

DEVELOPMENT GOALS

After 72 years of use, the existing building is ready to be replaced by a modern facility. Era Living intends to demolish the existing building and build new senior housing with street-facing commercial space along NE 65th Street. The new facility will include approximately 137 dwelling units, 137 underground parking stalls, and 210,000 square feet of gross floor area (including 6,000 square feet of commercial area), and will allow Era Living to provide amenities to senior residents as well as to the larger community.

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

CONTRACT REZONE

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

LEGACY OF IDA CULVER HOUSE

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



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



IDA CULVER HOUSE RAVENNA, 2021

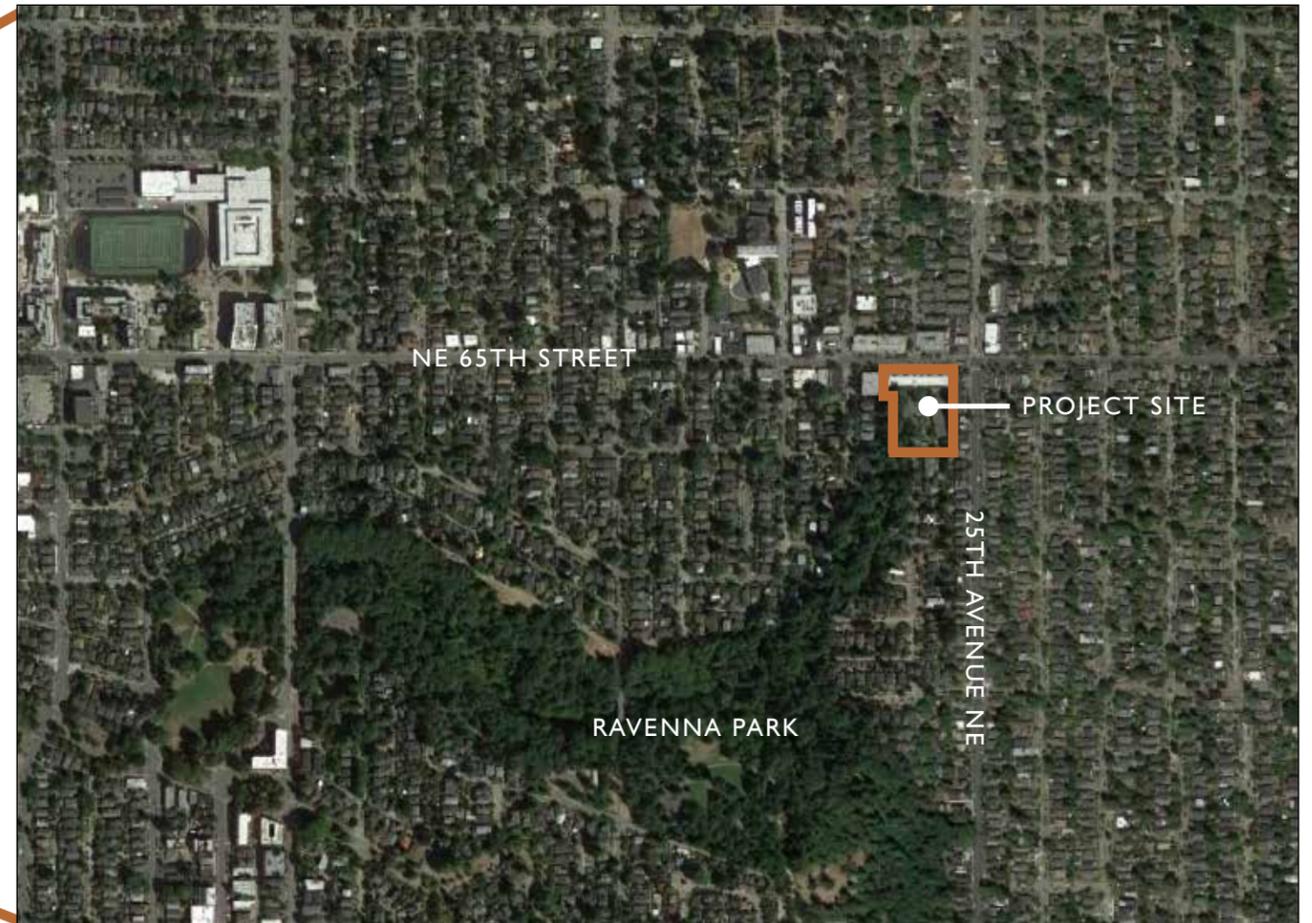
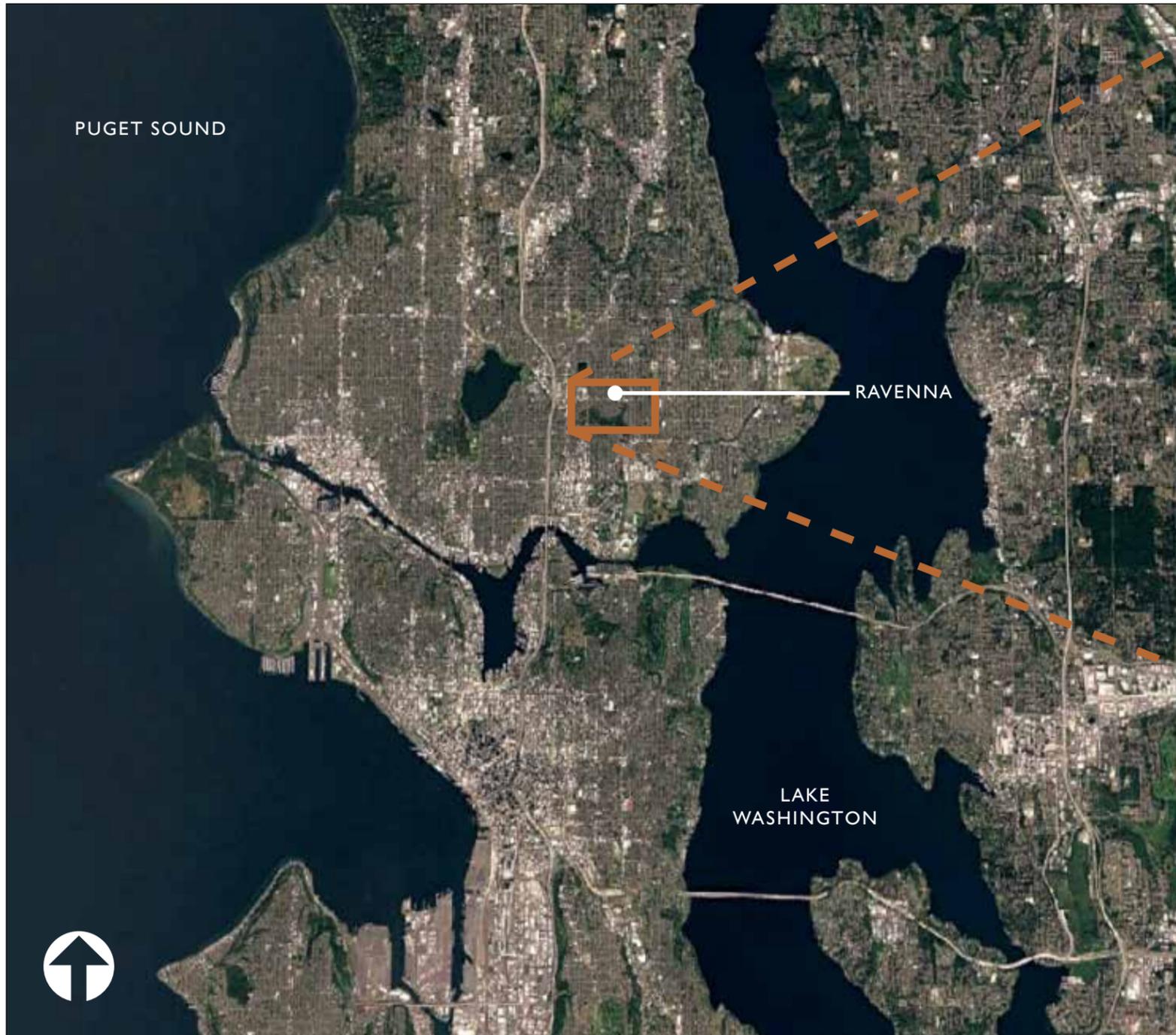


IDA CULVER HOUSE RAVENNA, 1988 ADDITION



INTERIOR, IDA CULVER HOUSE RAVENNA, C. 1949

PROJECT LOCATION



ZONING SUMMARY

NC2P-55(M) NEIGHBORHOOD COMMERCIAL



STRUCTURE HEIGHT - 23.47A.012 (ALSO 23.86.006)

55 feet above average grade plane.

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

FAR limit of 3.75

STREET-LEVEL DEVELOPMENT STANDARDS - 23.47A.008

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

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

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

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

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

LIGHT AND GLARE STANDARDS - 23.47A.022

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

LANDSCAPING AND SCREENING STANDARDS - 23.47A.016

Green Factor score of 0.3 or greater required

Street trees are required.

AMENITY AREA - 23.47A.024

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

VEHICULAR PARKING - 23.47A.032 (ALSO 23.54.020)

Residential: 1 (one) space per each dwelling unit.

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

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

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

SETBACK REQUIREMENTS - 23.47A.014

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

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

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

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

STRUCTURAL BUILDING OVERHANGS - 23.53.035

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

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

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

NEIGHBORHOOD AMENITIES

-  PROJECT SITE
-  KING COUNTY METRO BUS ROUTE
-  ROOSEVELT LIGHT RAIL STATION

0-5 MINUTE WALK, 0-0.2 MILES

-  1 RAVENNA VARSITY RESTAURANT
-  2 RAVENNA-ECKSTEIN COMM. CENTER AND PARK
-  3 ZEEKS PIZZA
-  4 HARISSA MEDITERRANEAN CUISINE
-  5 WATARU (RESTAURANT)

5-10 MINUTE WALK, 0.3-0.5 MILES

-  6 RAVENNA PARK
-  7 BRYANT CORNER CAFE
-  8 THIRD PLACE BOOKS
-  9 SEATTLE REFORMED PRESBYTERIAN CHURCH

10-15 MINUTE WALK, 0.6+ MILES

-  10 CONGREGATION BETH SHALOM
-  11 SEATTLE PUBLIC LIBRARY – NORTHEAST BRANCH
-  12 WEDGWOOD MART
-  13 JET CITY PIZZA
-  14 WHOLE FOODS
-  15 RAVENNA BREWING CO.



COMMUNITY OUTREACH SUMMARY

NEIGHBORS

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

CITY OF SEATTLE

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

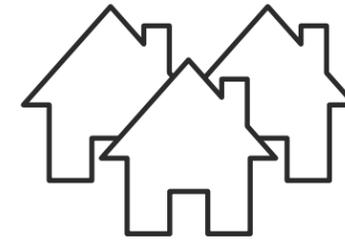


PRESS RELEASE JULY 2021

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

CITY OF SEATTLE OUTREACH – REZONE JANUARY 2022

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



EDG MEETING #1 JULY 2022

The project was presented to the Design Review Board who asked for the project to return for a second meeting.

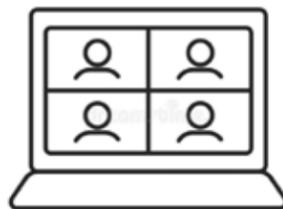
EDG MEETING #2 DECEMBER 2022

The project is presented at a second meeting with a refined design.

JAN. 2021

COMMUNITY MEETINGS, ROUND 1 APRIL 2021

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



COMMUNITY MEETINGS, ROUND 2 JUNE 2021

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

REQUIRED COMMUNITY OUTREACH APRIL/MAY 2022

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

COMMUNITY MEETING, ROUND 3 NOVEMBER 2022

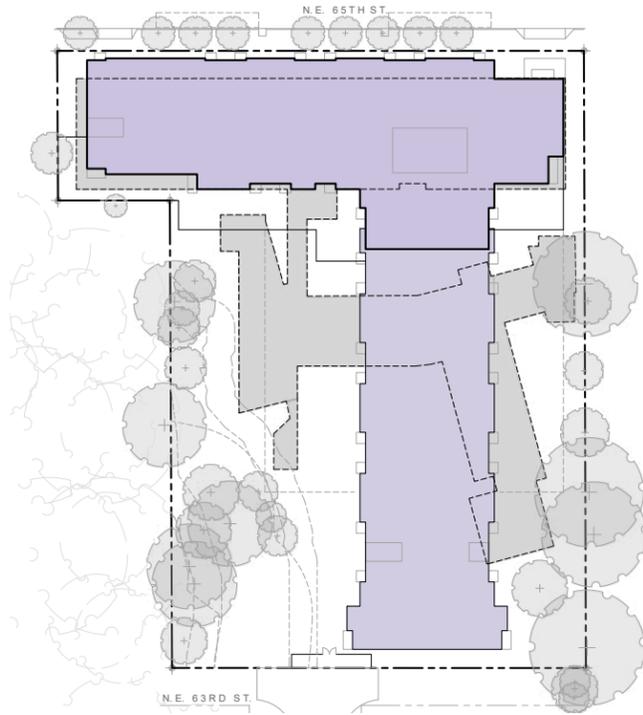
The third community meeting gave the nearby neighbors another chance at providing feedback. During this meeting the applicant team presented proposed changes to the building massing and how the building responds to utility and privacy concerns.

DEC. 2022

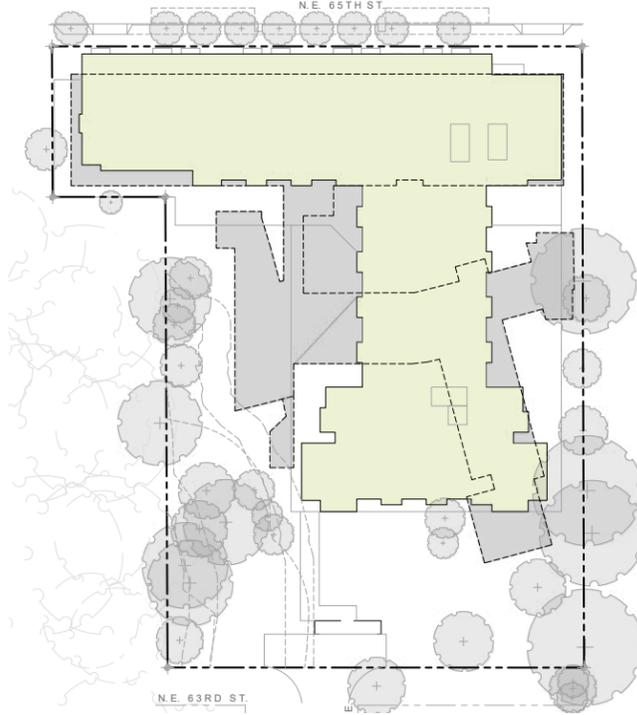
FEEDBACK FROM OUTREACH

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

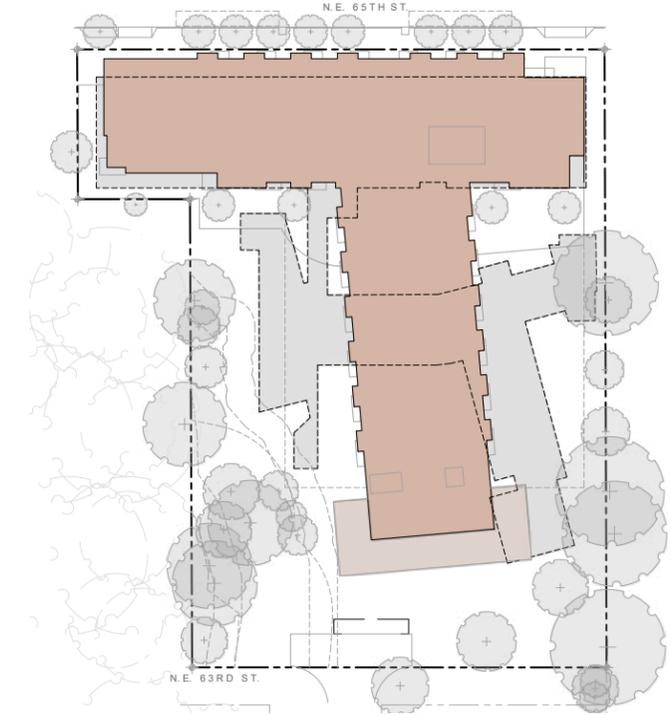
OVERVIEW – THREE SCHEMES



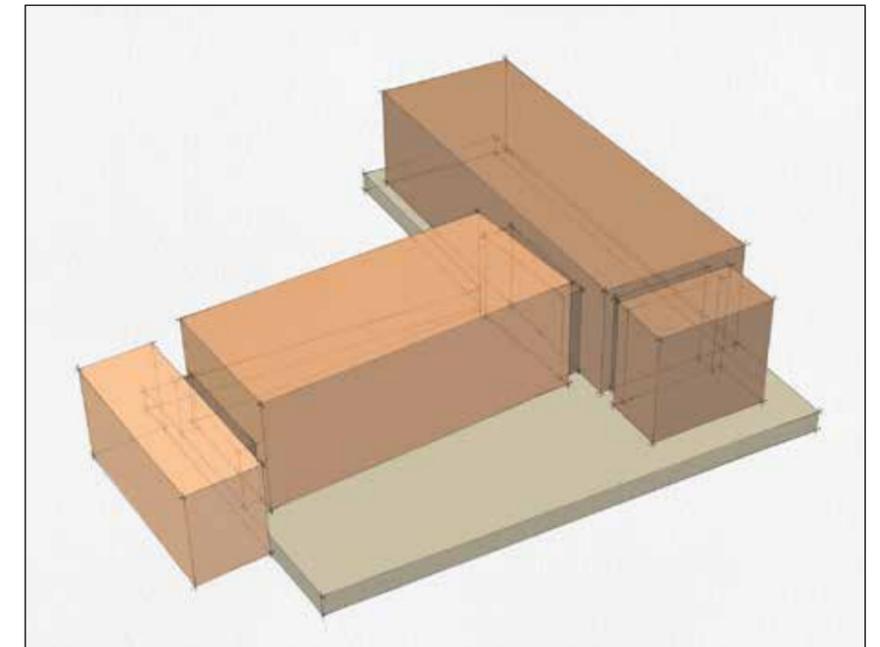
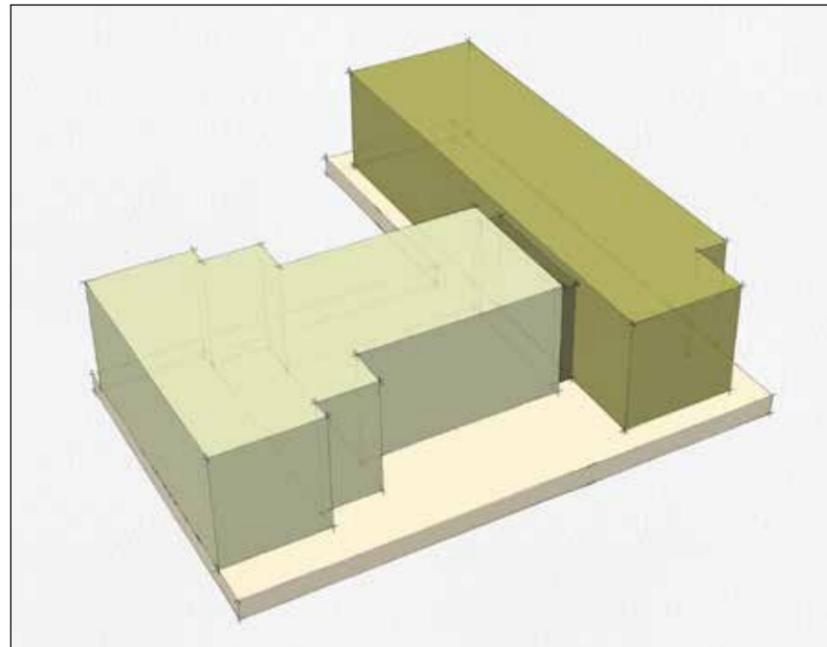
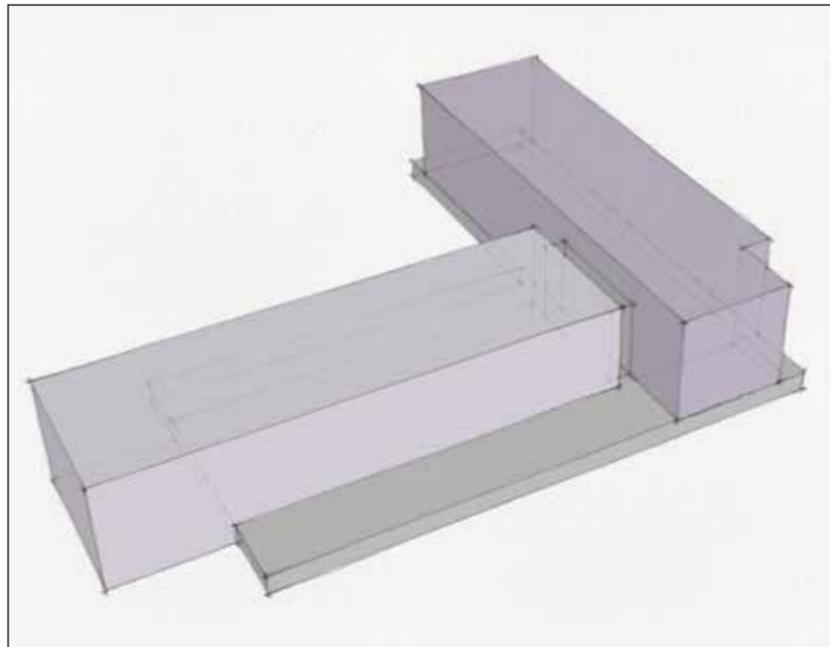
PARALLEL AXIS
MIXED-HEIGHT SCHEME



PERPENDICULAR AXIS
CODE COMPLIANT ENVELOPE SCHEME



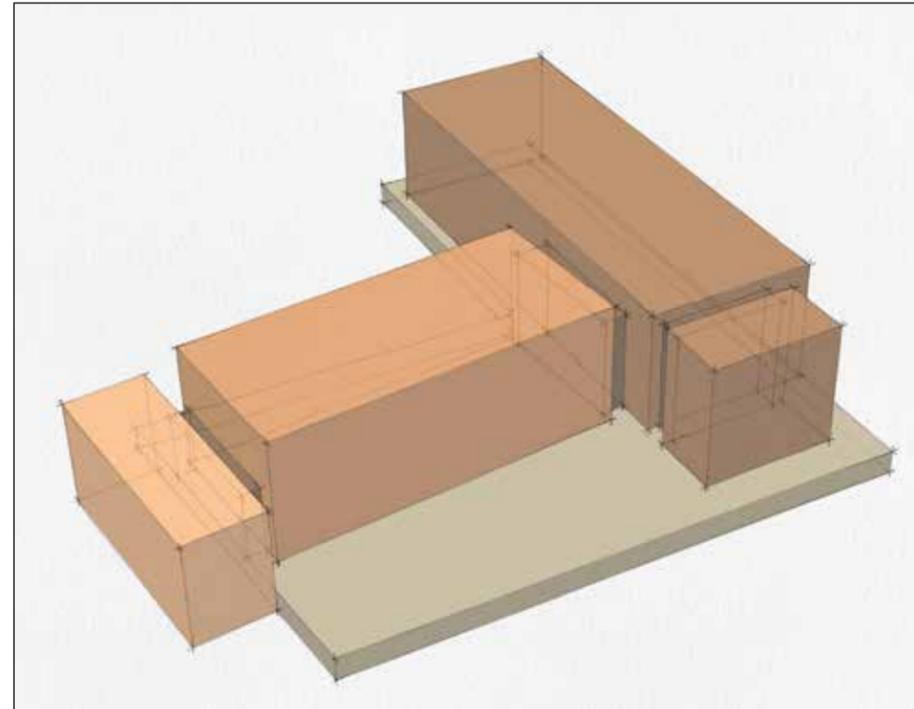
BENT AXIS
PREFERRED SCHEME



BENT AXIS PREFERRED SCHEME

DESIGN CHARACTERISTICS

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



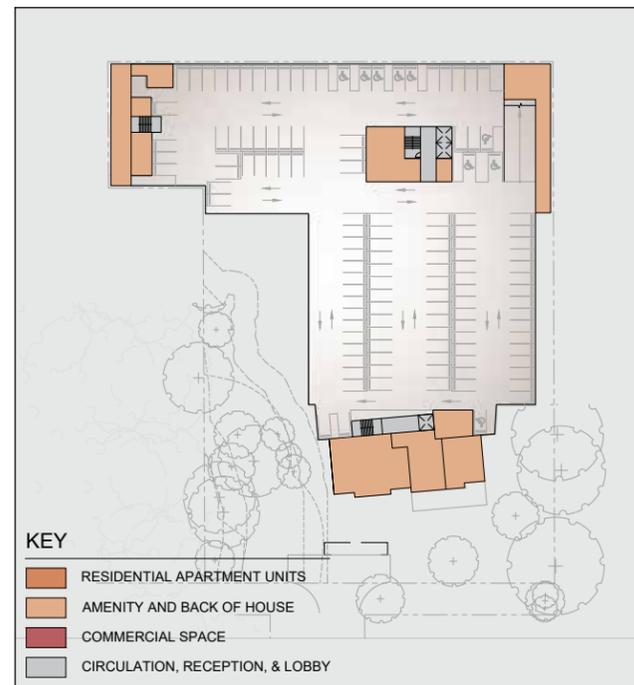
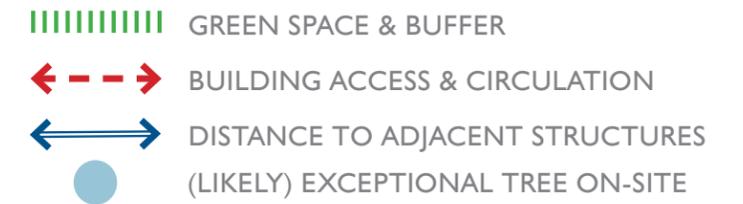
MASSING CONCEPT SKETCH

SITE CONSTRAINTS

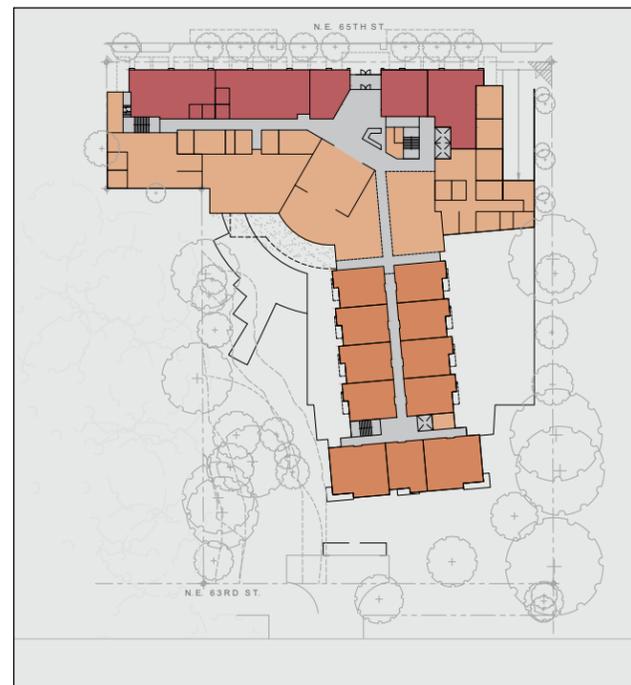
- ECA setbacks at the ravine along the west property line.
- Exceptional trees.
- Covenant limits vehicle access to emergency vehicles only from 24th Ave NE.
- Site location, geometry & topography (garage access, building height, etc.).

PROPOSED DEVELOPMENT YIELD (PREVIOUS)

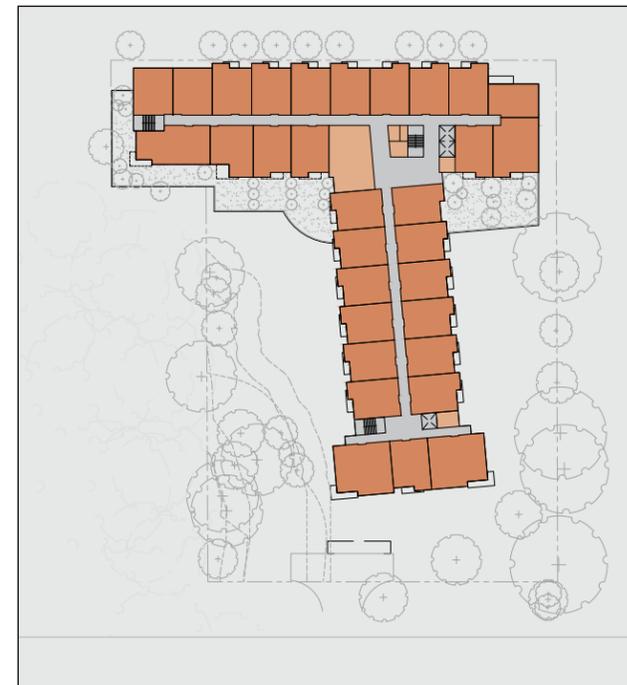
- 135 dwelling units
- 130 underground parking stalls
- 203,000 square feet of gross floor area, including 6,000 square feet of street-level commercial area
- FAR: Provided = 2.60 (Allowed = 3.75)



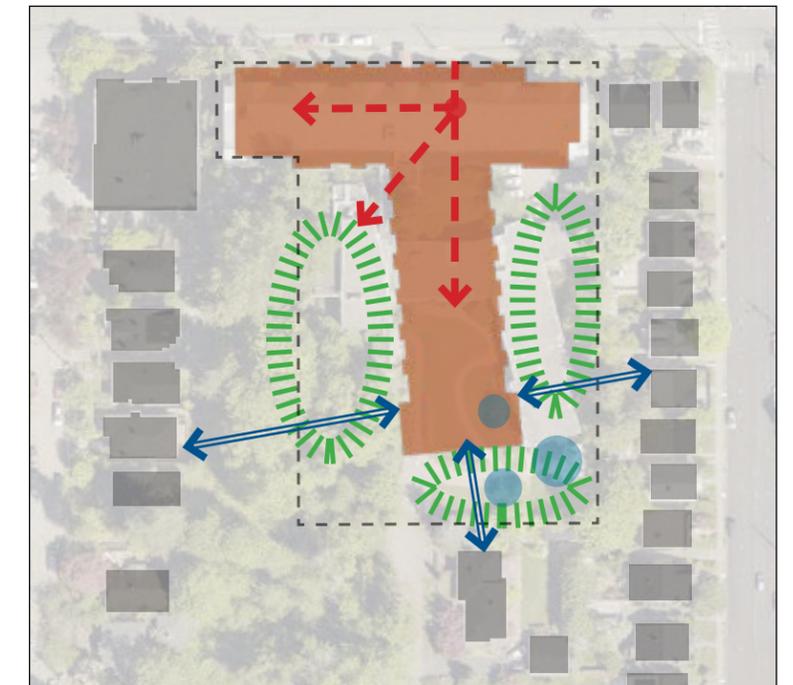
SUB-GRADE PARKING PLAN



GROUND LEVEL PLAN



RESIDENTIAL PLAN



BOARD GUIDANCE

INTRODUCTION

At the first EDG meeting, the Design Review Board generally supported the preferred Bent Axis massing option and requested that further study and design development be presented at a second EDG meeting. Commercial use spaces along NE 65th street and the Northwest Modern architectural concept also earned the general support of the board.

Areas needing further refinement included the following:

How can the proposed building's massing, bulk, and scale respond to the transition in zoning with existing neighboring uses? Section studies were requested to illustrate the proposed setbacks and height relationships to adjacent residential structures.

- *CS2-D-3 Zone Transitions*
- *CS2-D-4 Massing Choices*

The retention of existing trees along the east property line was supported. The board requested further clarification of the impact of garage-level construction activity on trees. A more detailed tree identification study was requested by SDCI staff.

- *CSI-D-2 Off-Site Features*
- *CSI-D-1 On-Site Features*

How does the proposed building address privacy impacts related to the adjacent lower density zone?

- *CS2-D-5 Respect for Adjacent Sites*



How does the architectural concept integrate into all facades, and how could refinements be used to reduce the perception of scale at the zone transition?

- *DC2-B-1 Facade Composition*
- *DC2-C Secondary Architectural Features*

Rationalize the secondary massing moves at the street-facing facade to strengthen the overall concept. How does the secondary massing visually break down the building mass and scale of the long facade?

- *CS2-D Height, Bulk, and Scale*
- *DC2-C Secondary Architectural Features*

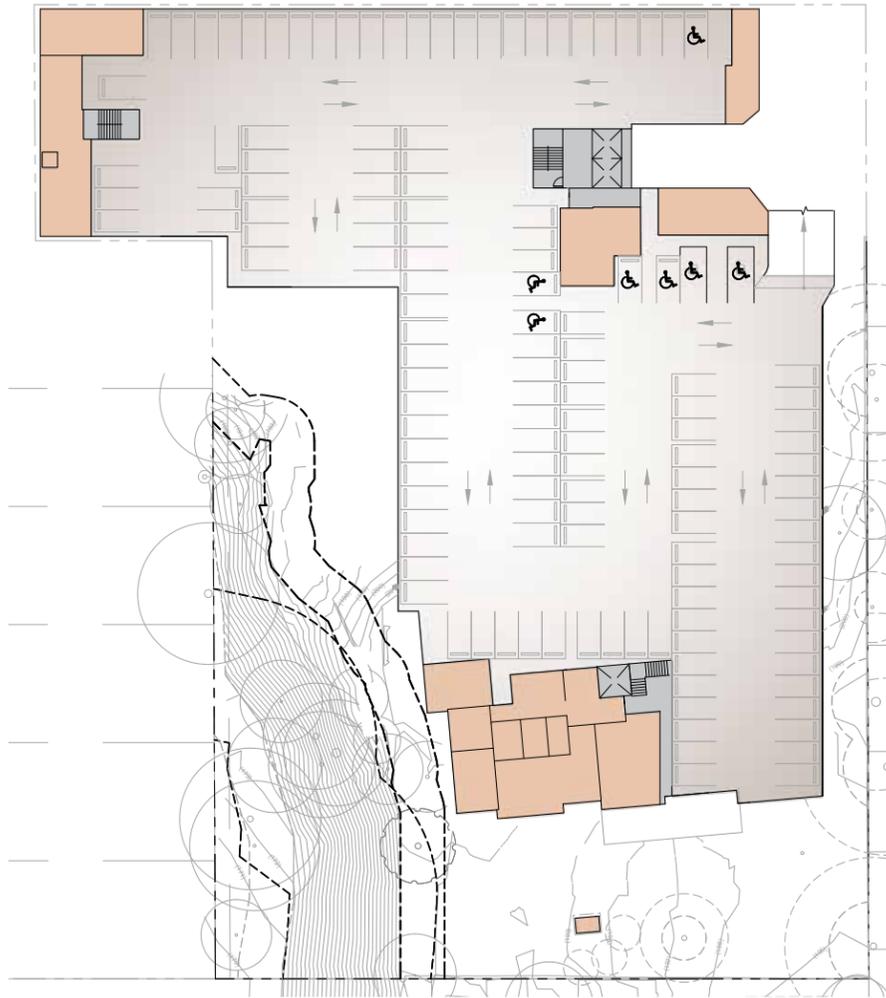
Regarding vehicle access to the site, the board requested clarification of residential parking and loading uses, including how and where passenger pickups and dropoffs, short-term parking, and facility vehicles would be accommodated. Options for solid waste collection in the building, accessed from NE 65th Street were requested.

- *PL4-A Entry Locations and Relationships*
- *DCI-C-4 Service Uses*
- *DCI-B-1 Access Location and Design*

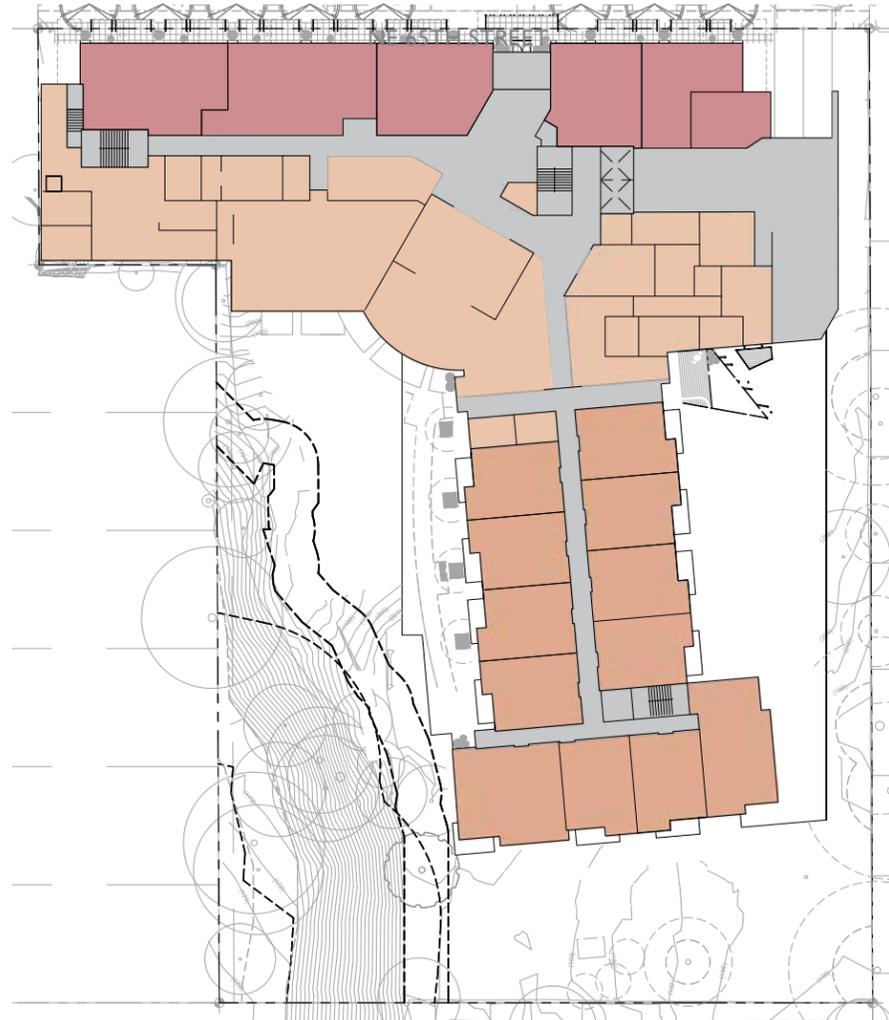
DESIGN RESPONSE



DESIGN RESPONSE
FLOOR PLANS

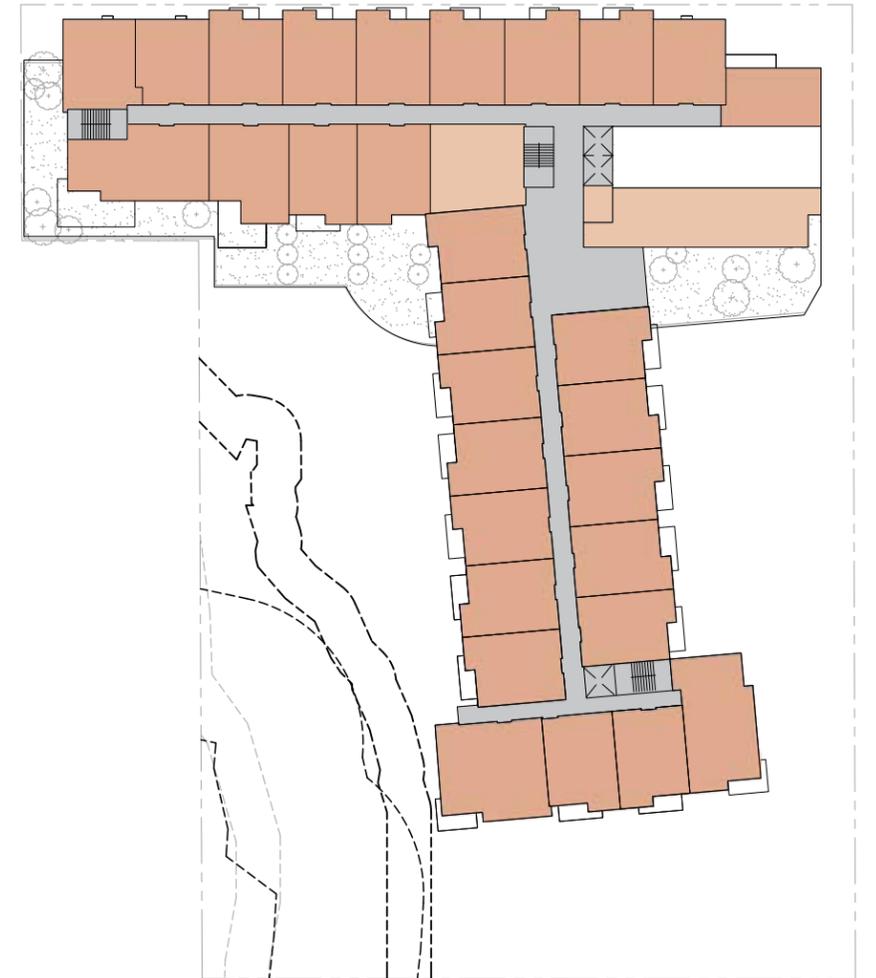


LEVEL P1



NE 63RD STREET

LEVEL I



LEVEL 2 (LEVELS 3-5 SIMILAR)



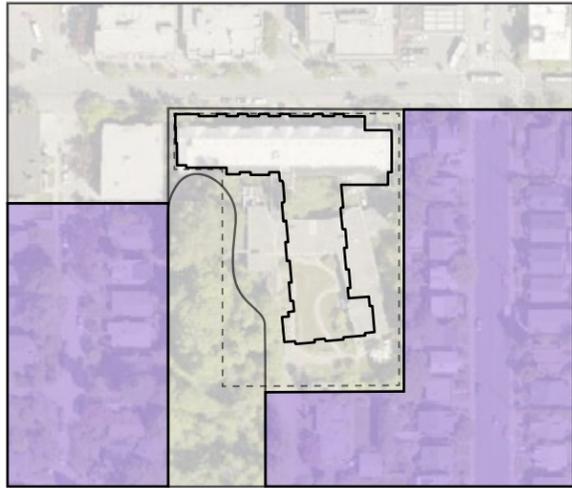
KEY

- RESIDENTIAL APARTMENT UNITS
- AMENITY AND BACK OF HOUSE
- COMMERCIAL SPACE
- CIRCULATION, RECEPTION, & LOBBY

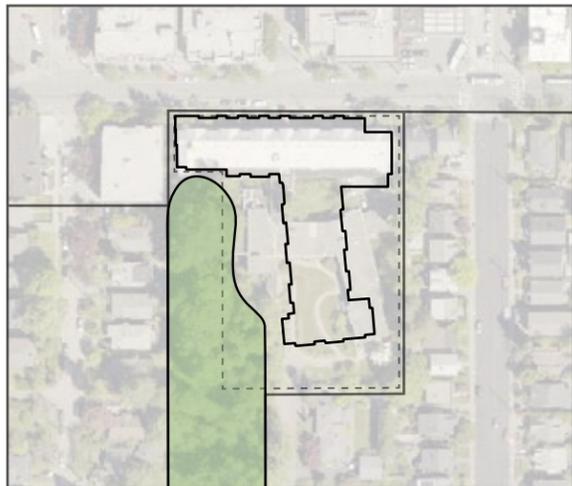
3 MAJOR SITE CONTEXTS



NEIGHBORHOOD
COMMERCIAL

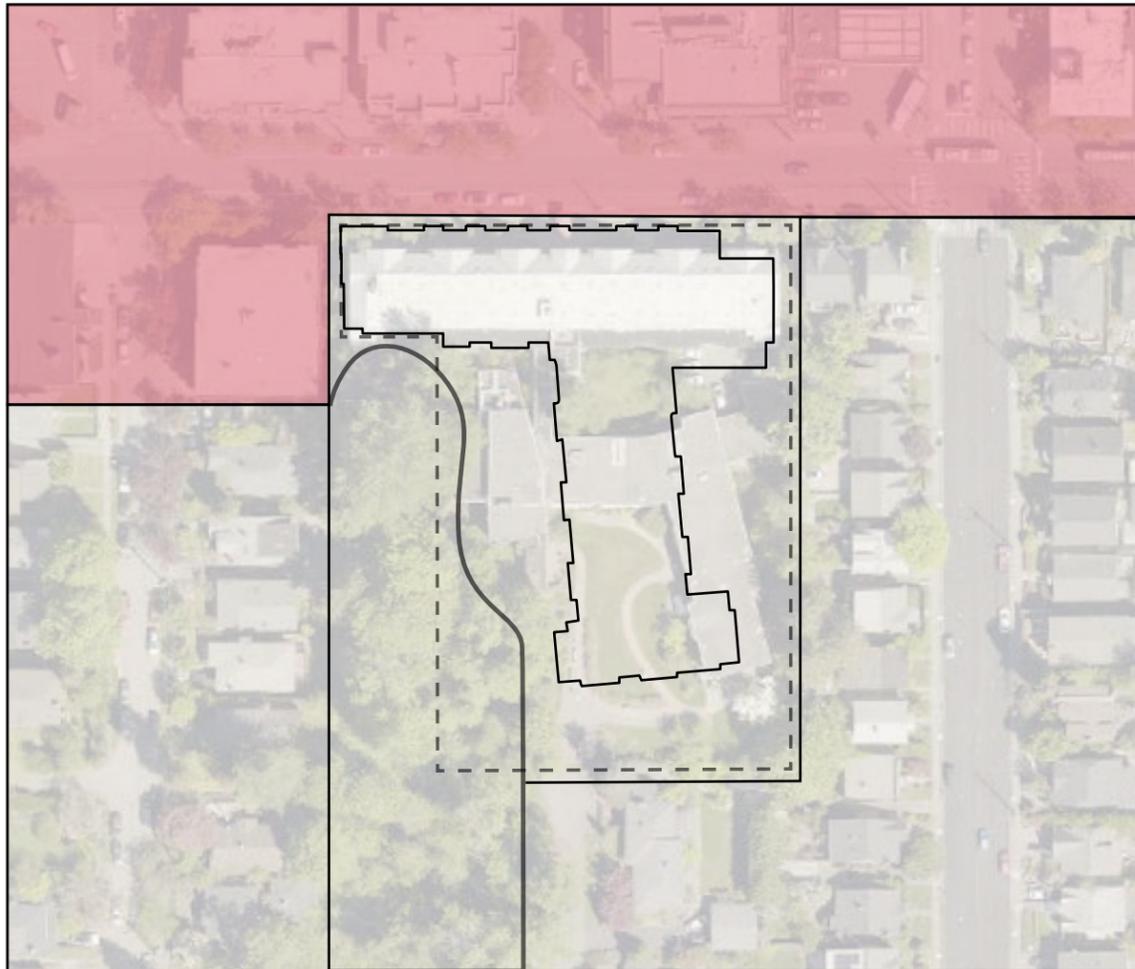


NEIGHBORHOOD
RESIDENTIAL



NATURAL



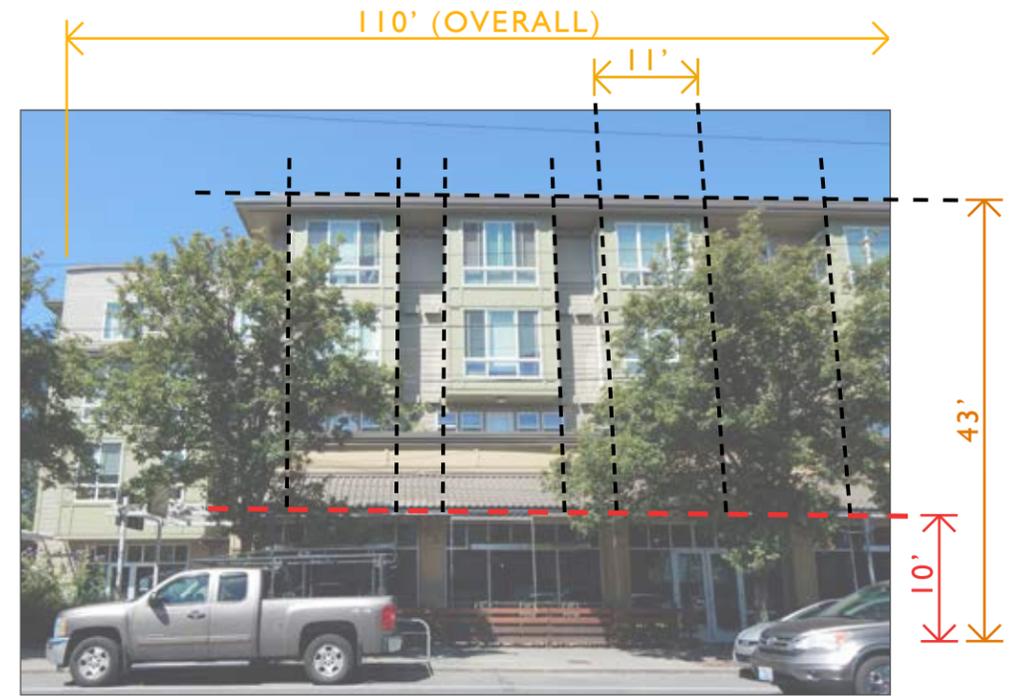
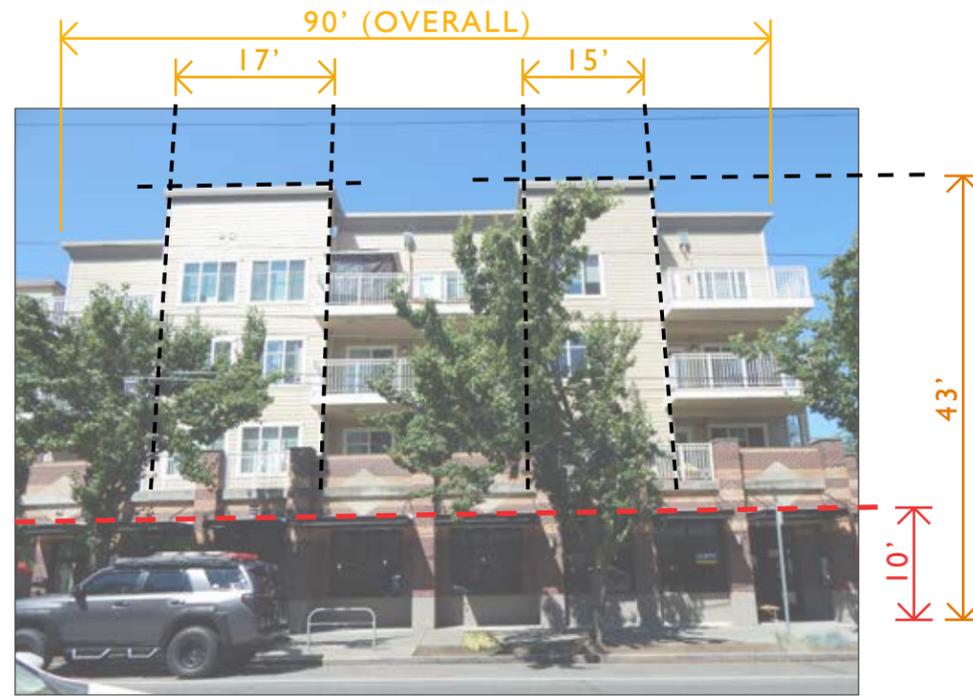


COMMERCIAL CONTEXT

RESIDENTIAL CONTEXT

NATURAL CONTEXT

FACADE ANALYSIS



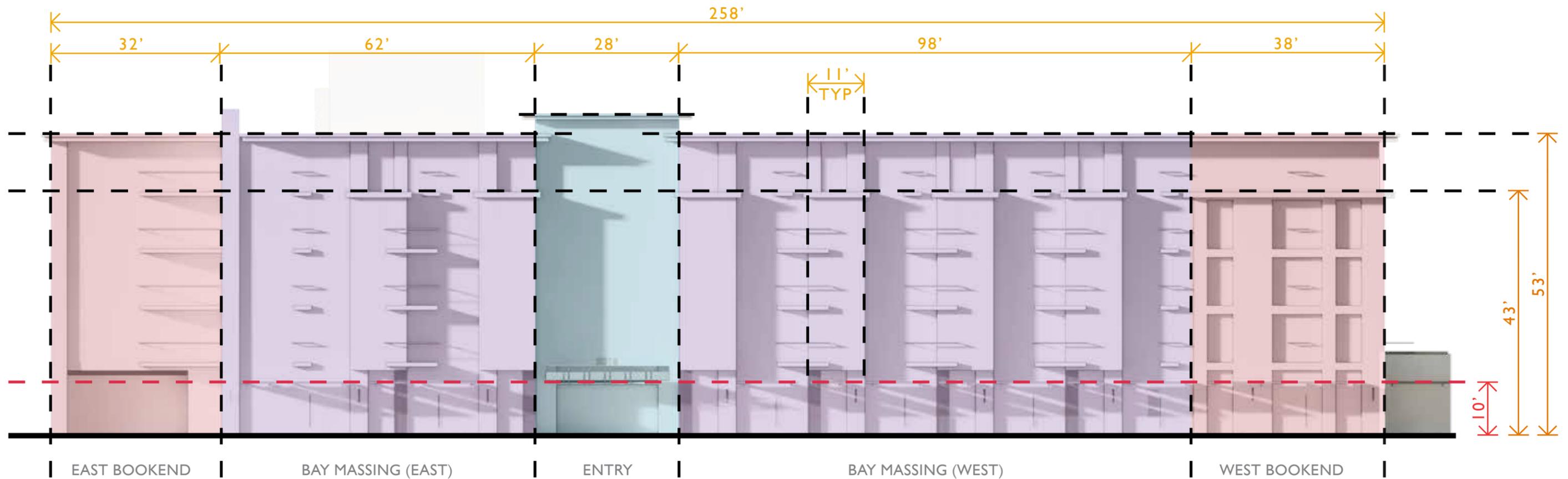
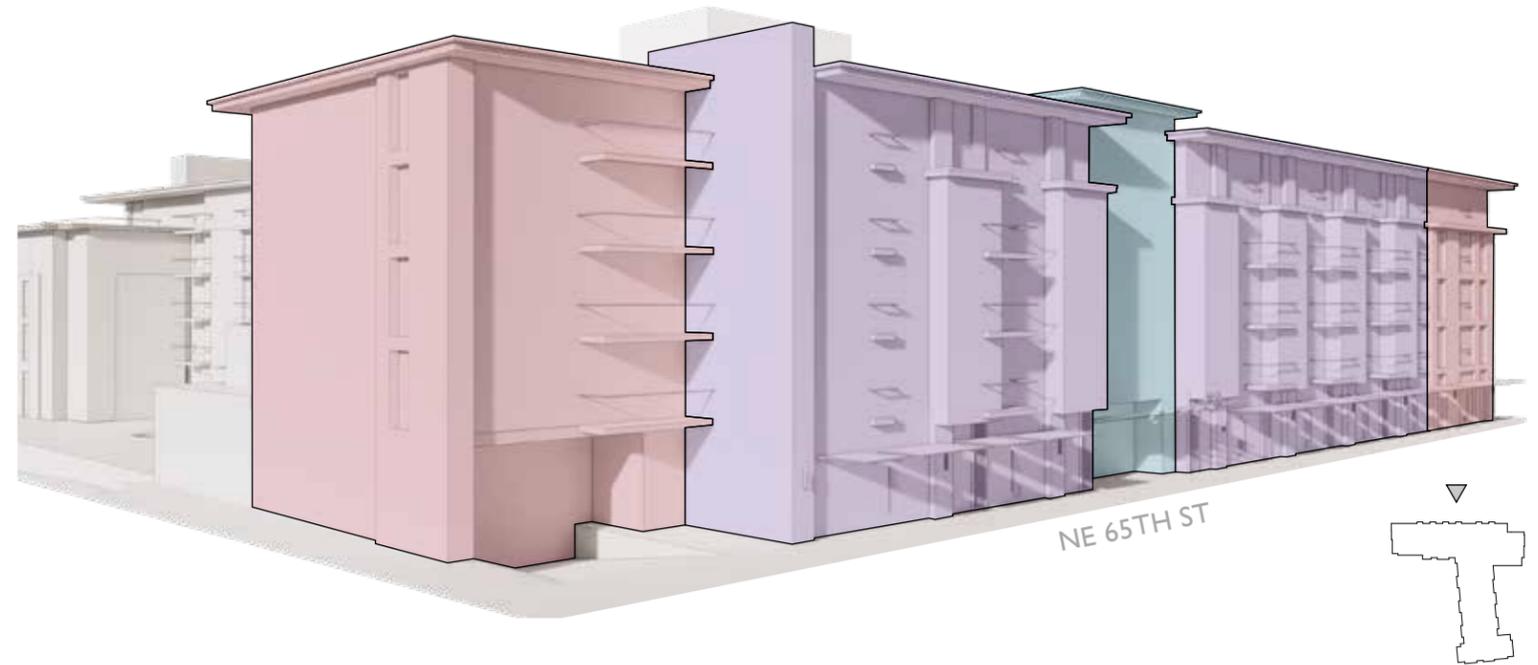
- REFERENCE PROJECT
- PROJECT SITE



FACADE ORGANIZATION – NORTH

COMMERCIAL CONTEXT

- This design response holds the street edge, blending its pedestrian base with modulation of the residential facade above, comparable to other developments in the neighborhood. The building is set back at the east end of the site favoring adjacent lower density properties. A strong vertical element adjacent to the garage entry helps distinguish the separation between areas more pedestrian and vehicular in nature, and aids in breaking up the overall width of the building.
- Deep roof forms, also incorporated at other sides of the building, enhance the building's visual interest while also expressing the Northwest Modern design inspiration.
- Canopies and bays with small balconies extend over the sidewalk combining with landscape elements to help activate the streetscape with a character similar to other developments along NE 65th. The scale of each bay is analogous to those at adjacent buildings, with datum lines for these, material articulation, and the canopies reflecting those in place from previous NC2 zoning.



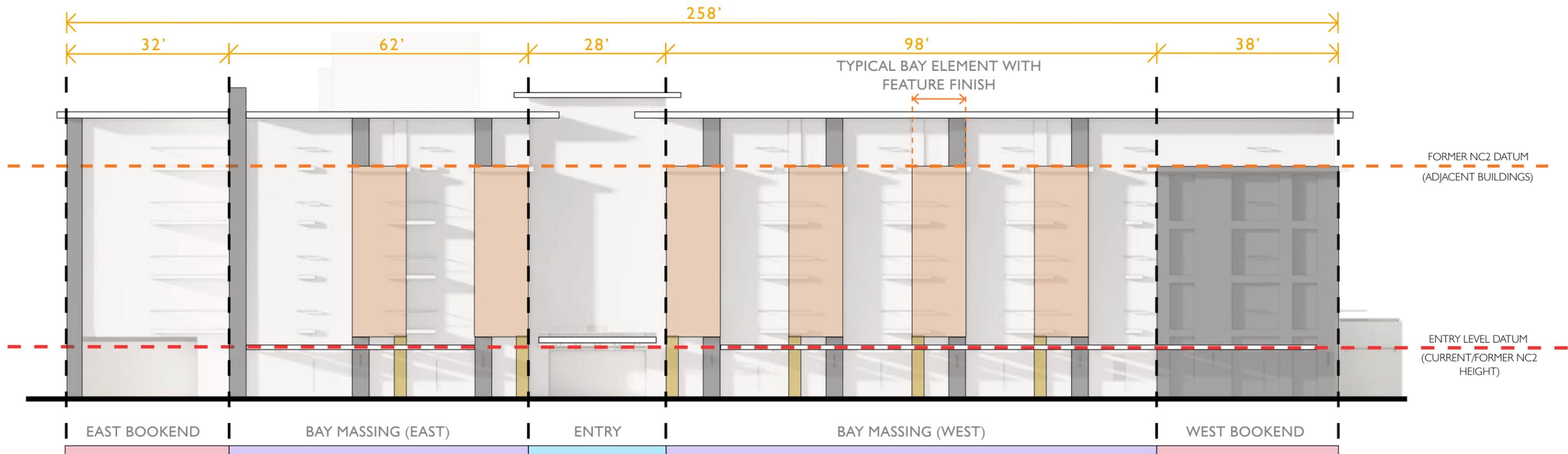
ARTICULATION & MATERIALS – NORTH

COMMERCIAL CONTEXT

- While incorporating a similar materials palette, the finish composition at NE 65th St. utilizes a more urban response than other sides of the building, with a subtle weaving of horizontal & vertical elements to help articulate the facade. Materials such as masonry will help the project blend with other buildings in the neighborhood but will be applied in a manner that does not result in too much redundancy along the streetscape.
- Where NE 65th & 24th Avenue intersect, a full height entry statement accentuates the access point of the main lobby and helps modulate the facade's width into balance.
- Vertical elements tie the building's base, middle, and top together creating a rhythm of materials and forms at the commercial frontage, also consistent with the streetscape's existing character.



- MASONRY
- WOOD-LOOK
- WOOD-LOOK ACCENT

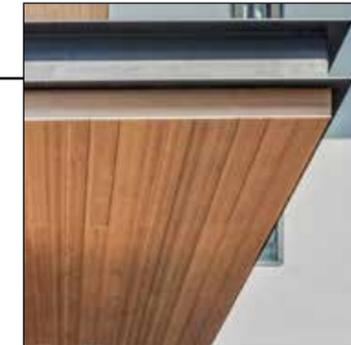


MATERIAL DISTRIBUTION CONCEPTS



ROOF

- Generous overhangs
- Wood (or wood-look) eaves and soffits



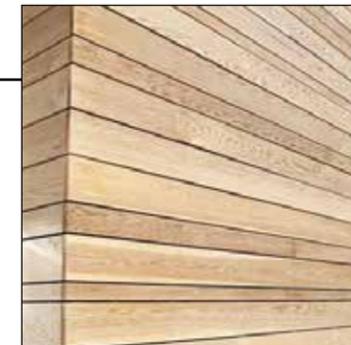
BALCONIES

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



SIDING

- Plank and metal siding
- Fiber cement panels



PILASTERS

- Pilasters and other vertical elements tie the base of the building to upper floors
- Natural colors and an analogous palette emphasize the material cadence



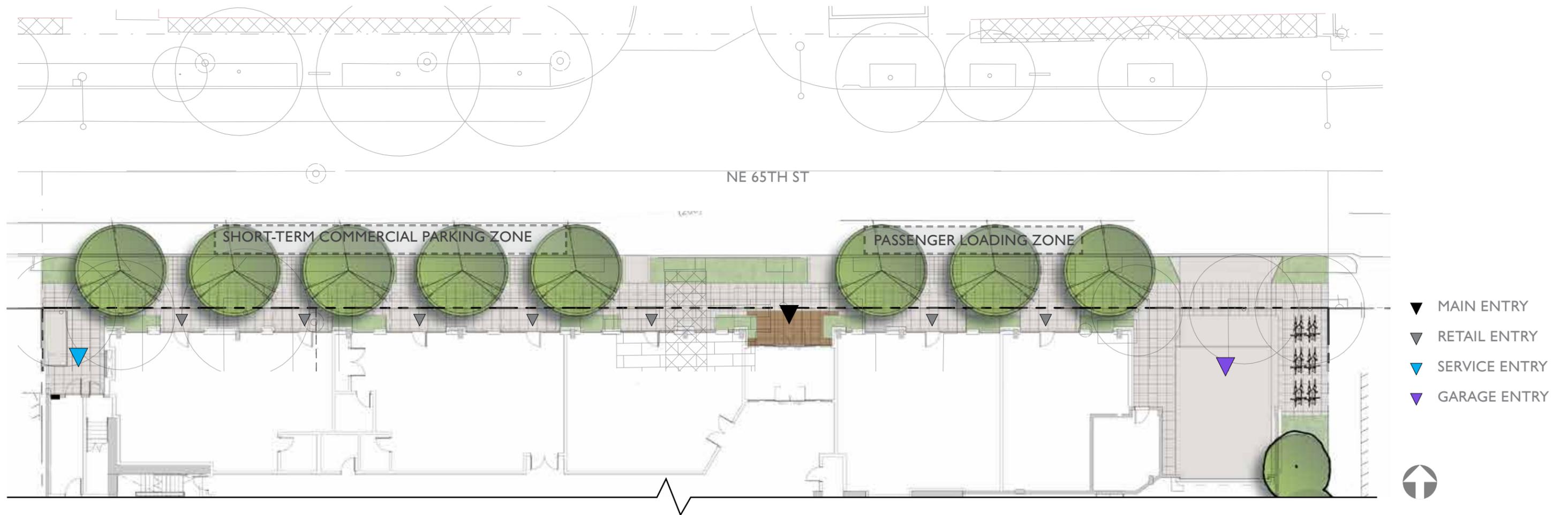
NE 65TH STREETSCAPE

URBAN STREET EDGE CHARACTERISTICS

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

VEHICULAR USES ALONG NE 65TH STREET

- Along NE 65th St, the applicant team intends to reserve the curbside parking lane for deliveries and passenger drop-offs and pick-ups. Design intent has not yet been coordinated or reviewed by SDOT.
- The parking garage entry/exit is proposed for the far eastern portion of the NE 65th Street frontage, and would serve residents' and employees' parking needs as well as solid waste collection. One passenger van is intended to be used at the new building, and a dedicated parking space for the van is proposed within the parking garage.
- Concentrating vehicular access on NE 65th Street allows the project to respect the existing covenant with neighbors.

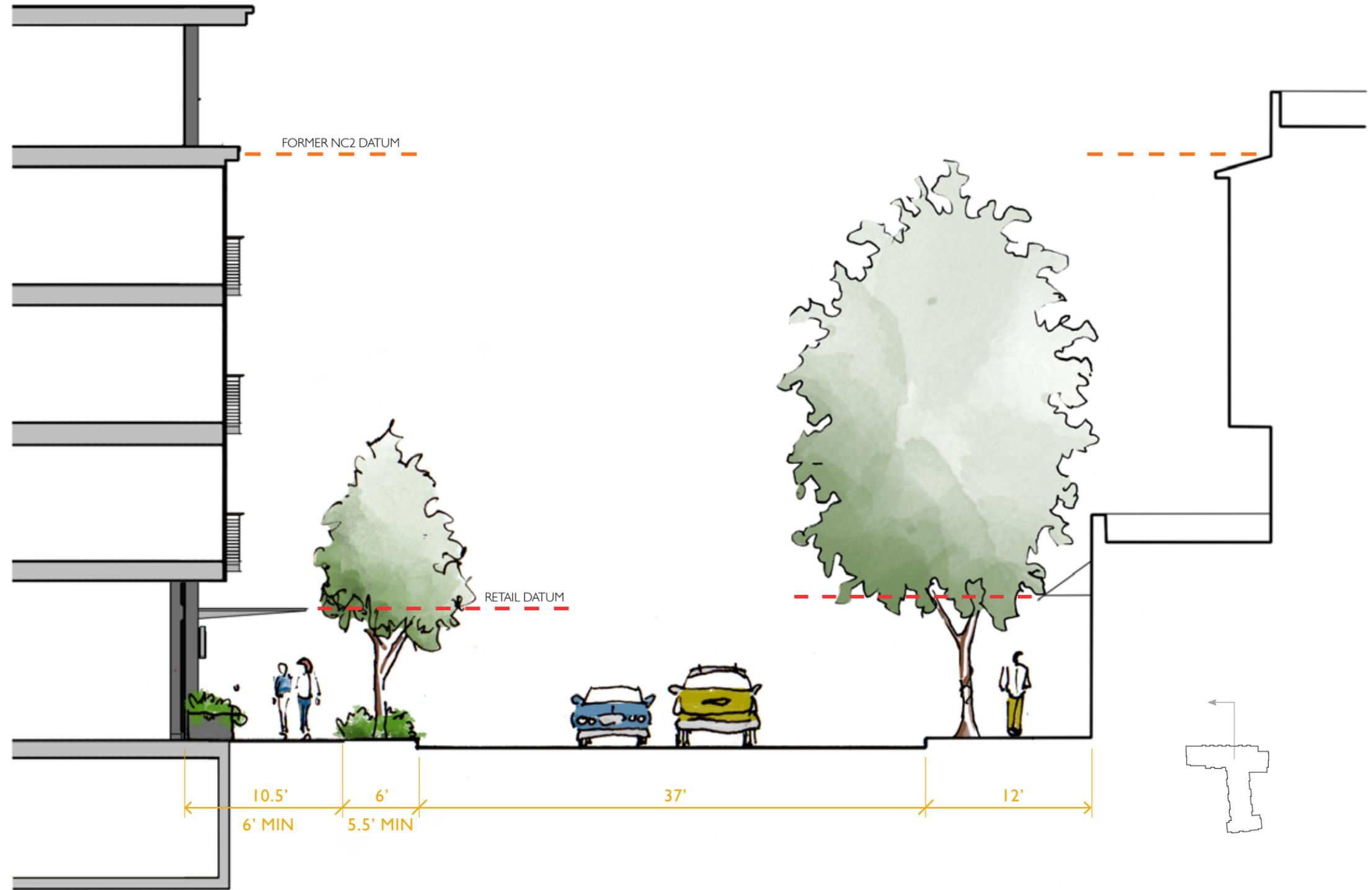


NE 65TH STREETSCAPE

CONTEXTUAL RESPONSE

The proposed project massing at NE 65th Street makes several moves in response to the current streetscape and nearby context. The design directly responds to the height of existing neighborhood buildings through the articulation of several bays, which terminate at the height of the former NC2 datum and align with the existing buildings across 65th street.

At the ground floor, which is occupied primarily by commercial spaces, the building steps back 16'-6" from the existing curb cut, with six feet of a landscape buffer between the street and sidewalk, and an increased total sidewalk depth of 10'-6". This creates ample room for pedestrian access and interaction with the proposed street level commercial spaces.



NE 65TH STREETSCAPE



STREETSCAPE CANOPIES

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



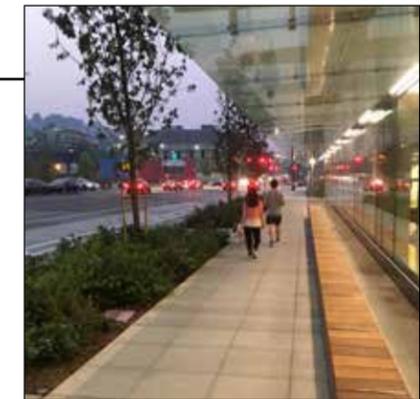
STOREFRONTS

- Aluminum with wood accents
- Seating and al fresco dining



LANDSCAPE

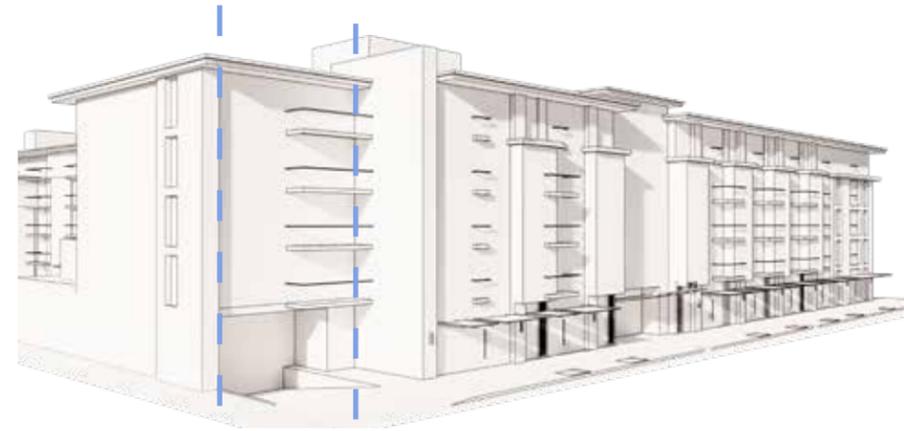
- Built-in Planters
- Decorative Paving
- Planting at street edge



SITE ACCESS – SOLID WASTE

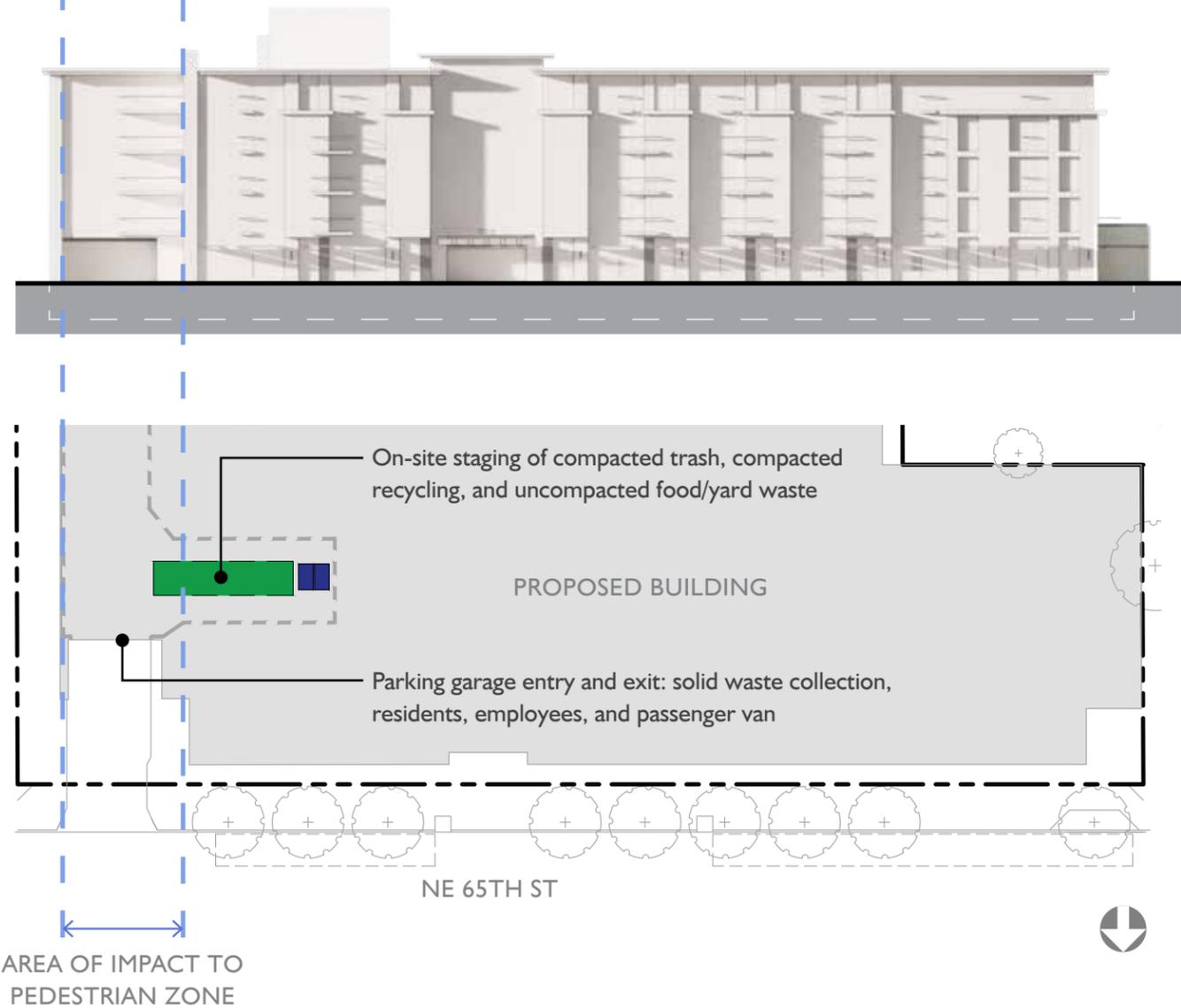
CURRENT COLLECTION LOCATION

- Currently SPU collects solid waste collection from NE 65th St with staging occurring in the Right of Way.
- The location does not meet Seattle Public Utilities' requirements. Seattle Public Utilities (SPU) prohibits collection from arterial streets unless no other viable option exists.



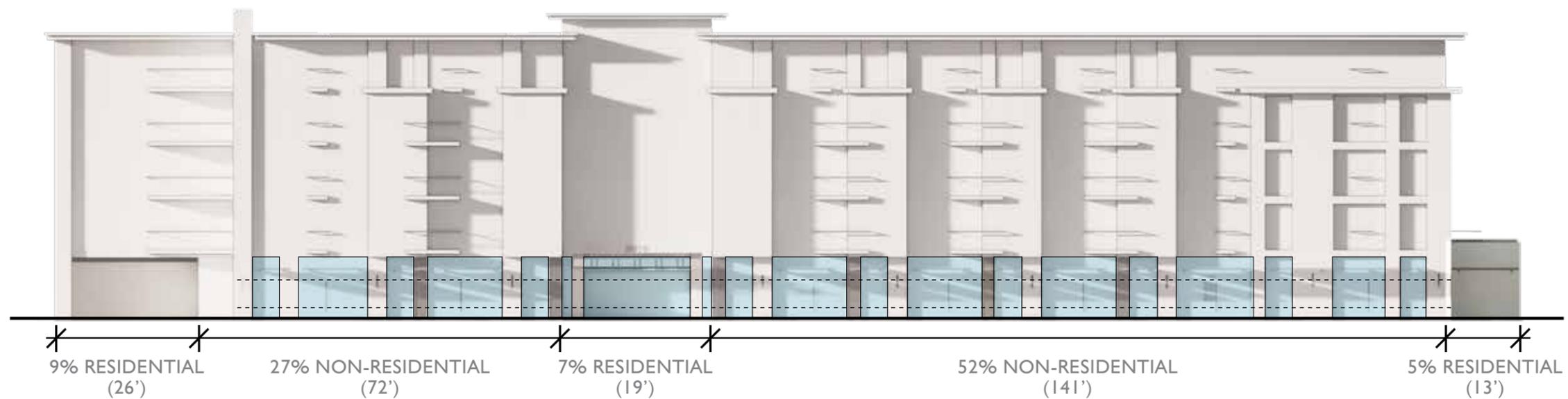
PROPOSED COLLECTION LOCATION

- On-site staging and collection of solid waste is proposed. Collection trucks would enter site from NE 65th Street, turn around on-site, and exit the site by returning to the eastbound lane of NE 65th Street.
- Proposed staging and collection areas enclosed within envelope of building.
- Traffic flow along NE 65th Street to be unaffected by solid waste collection activity, compared to an on-street collection strategy.
- The SDOT requirement remains for an emergency vehicle turnaround at the south end of the site at 24th Ave NE and NE 63rd Street, but the turnaround is not intended to provide non-emergency vehicle access to the site. An existing covenant between the project site and neighboring properties to the south restricts vehicle access from 24th Avenue NE to emergency vehicles only.
- Accommodating an on-site turnaround for solid waste collection may require design departures from street level development standards in the pedestrian zone (SMC 23.47A.008) including standards for street level uses and transparency. These departure requests may be presented to the board at a future meeting.



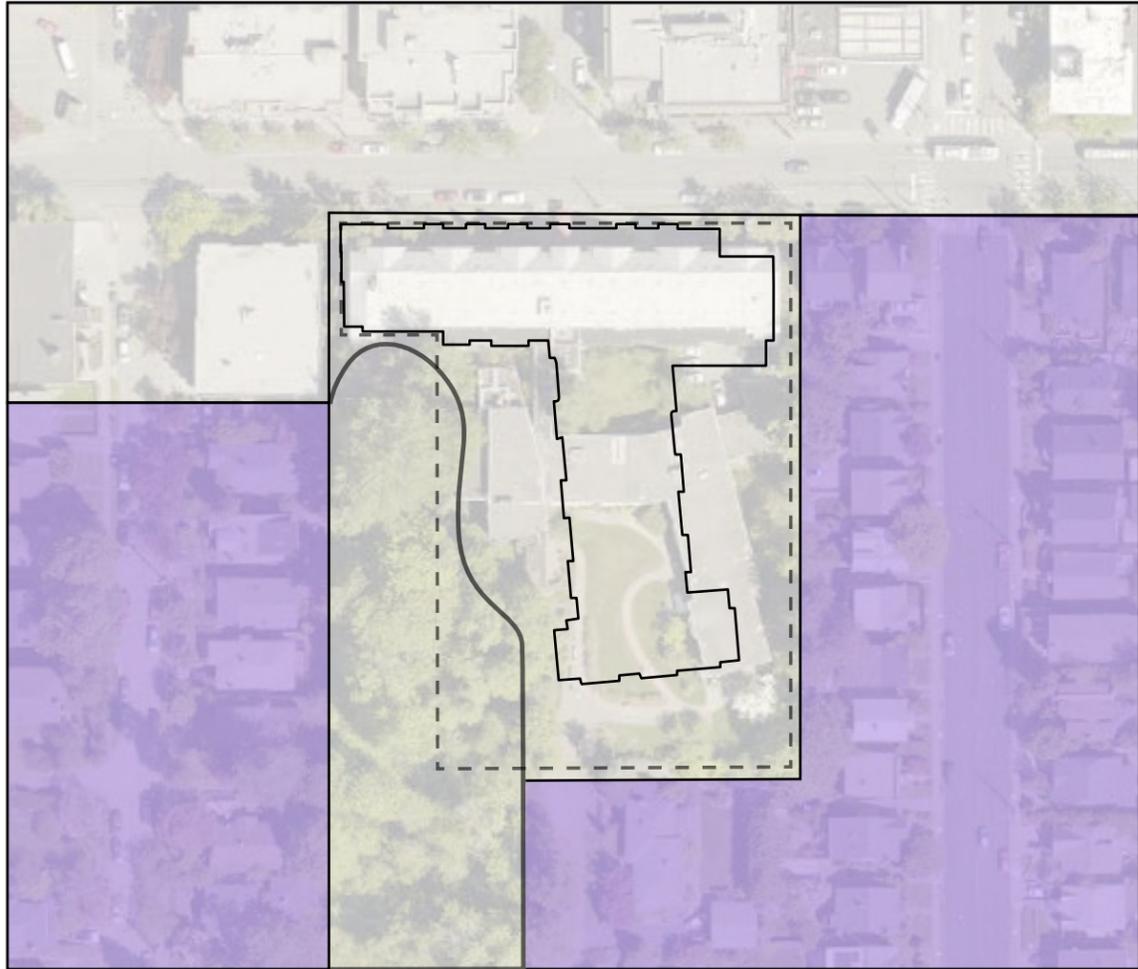
ANTICIPATED DEPARTURES

DEVELOPMENT STANDARD	REQUIREMENTS	PROPOSED	JUSTIFICATION
SMC 23.47A.005.C.1 – Street-level uses	In all NC zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing façade in a pedestrian-designated zone, facing a designated principal pedestrian street.	The north façade of the proposed structure faces a principal pedestrian street. 21% of the street-level street-facing façade is proposed as residential use, exceeding the 20% maximum allowed. Residential uses at the street-level, street-facing facades are proposed as: resident & visitor entry lobby, kitchen delivery, exit doorway, retail solid waste storage, and vehicular entry & exit to the below-grade parking garage.	<p>The applicant team believes that the proposed mix of street-level uses adequately enhances the pedestrian experience along NE 65th Street. The retail uses along the street-level, street-facing facade are maximized and are intended to engage with and benefit the pedestrian experience. All residential uses along the street-level street-facing façade are recessed further back from the property line (between 8 and 21 feet), to de-emphasize the prominence of residential use along the principal pedestrian street.</p> <p>Because NE 65th Street provides the only convenient vehicular access to the site (due to an existing covenant prohibiting non-emergency vehicular access from the south on 24th Avenue NE), many utilitarian programmatic functions need access to the street-facing facade. Residential uses like solid waste collection and kitchen deliveries have a minimized presence on the facade.</p>
SMC 23.47A.008.B – Transparency	[At] all structures in pedestrian designated zones, sixty percent of the street-facing façade between 2 feet and 8 feet above the sidewalk shall be transparent. For purposes of calculating the 60 percent of a structure’s street-facing façade, the width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing façade if the access cannot be provided from an alley or from a street that is not a designated principal pedestrian street.	56% of the proposed street-facing façade is transparent, which is less than the 60% minimum required.	Transparency is provided at the street-level, street-facing façade, concentrated at retail and residential entry uses. Transparency is mixed with non-transparency at these uses too, to maintain modulation and articulation moves consistent with the overall design strategy at the façade. Proposed utilitarian spaces at the street-level, street-facing façade, while minimized as much as possible, do not include transparency. Proposed street-level uses in the pedestrian designated zone that do not provide transparency include parking garage access, code-required egress doors, and kitchen delivery space that serves the assisted living portion of the building program.



VIEW OF NORTH FACADE



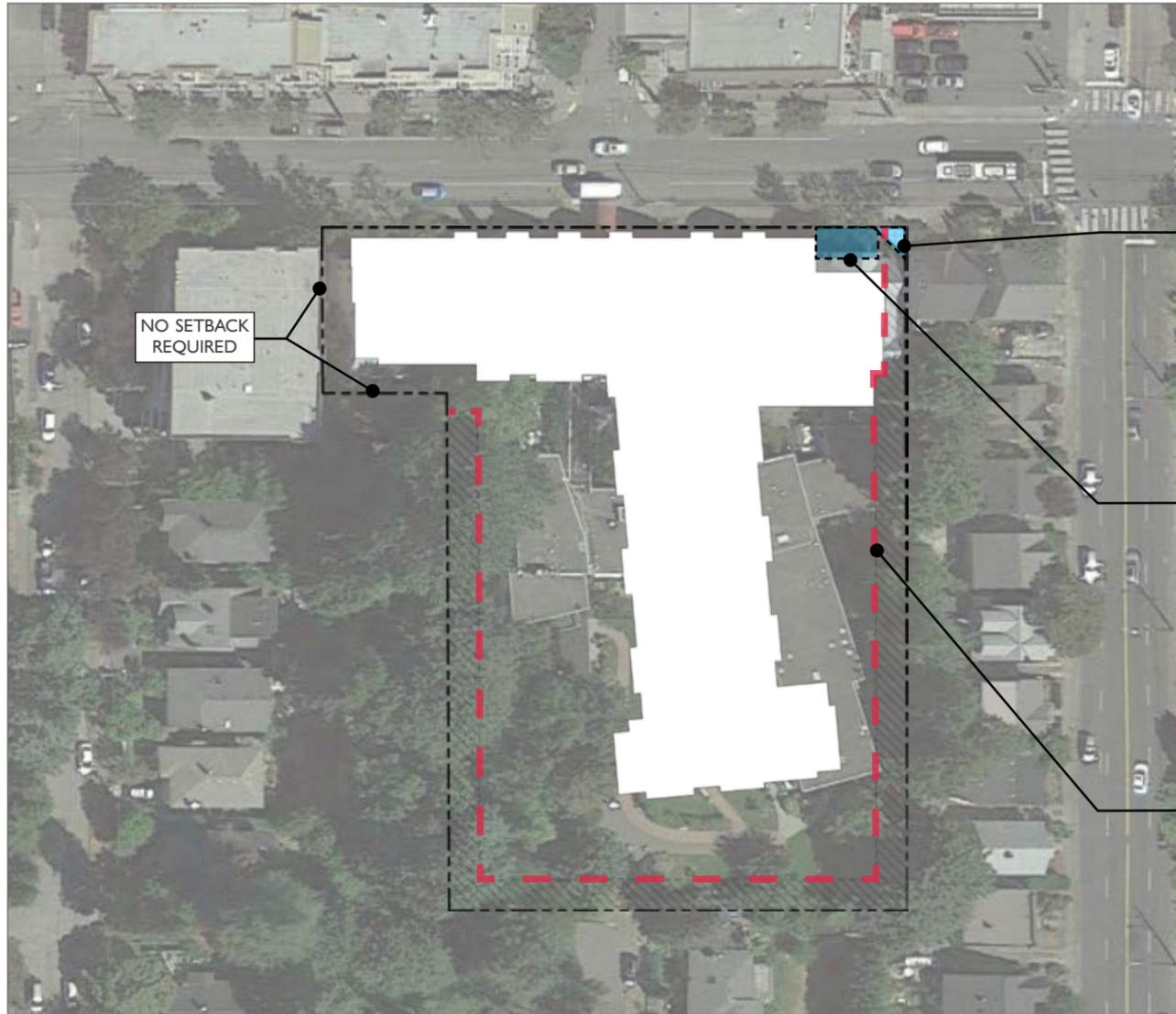


COMMERCIAL CONTEXT

RESIDENTIAL CONTEXT

NATURAL CONTEXT

SETBACK ANALYSIS



SMC 23.47A.014 – SETBACK REQUIREMENTS

SMC 23.47A.014.B.1

A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone or a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially zoned lot.

SMC 23.47A.014.D

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

SMC 23.47A.014.B

An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR, or HR zone or that abuts a lot that is zoned both commercial and LR, MR, or HR if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows:

- Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet

An upper-level setback is required along any rear or side lot line that abuts a lot in a Neighborhood residential zone as follows:

- Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet

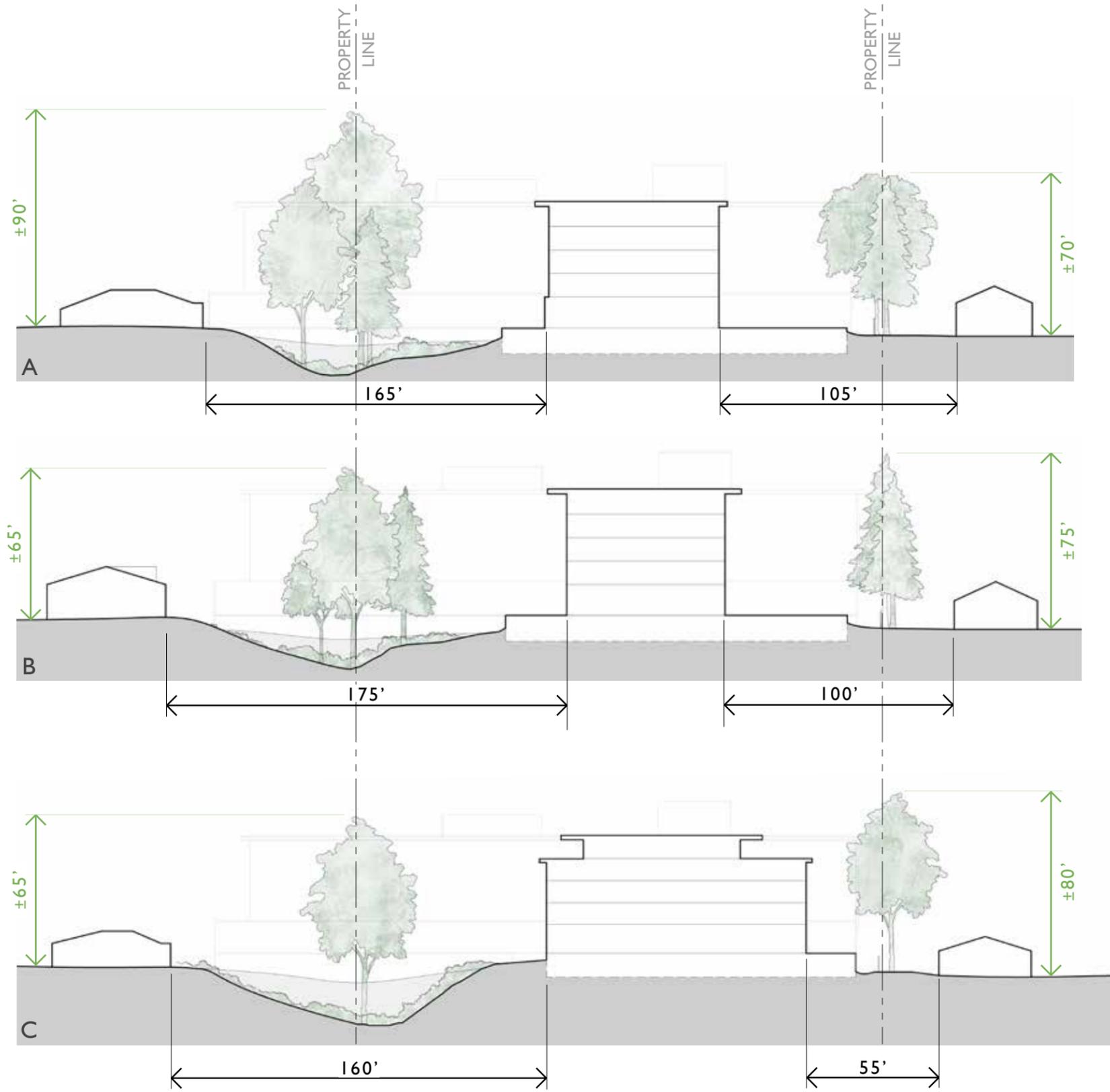
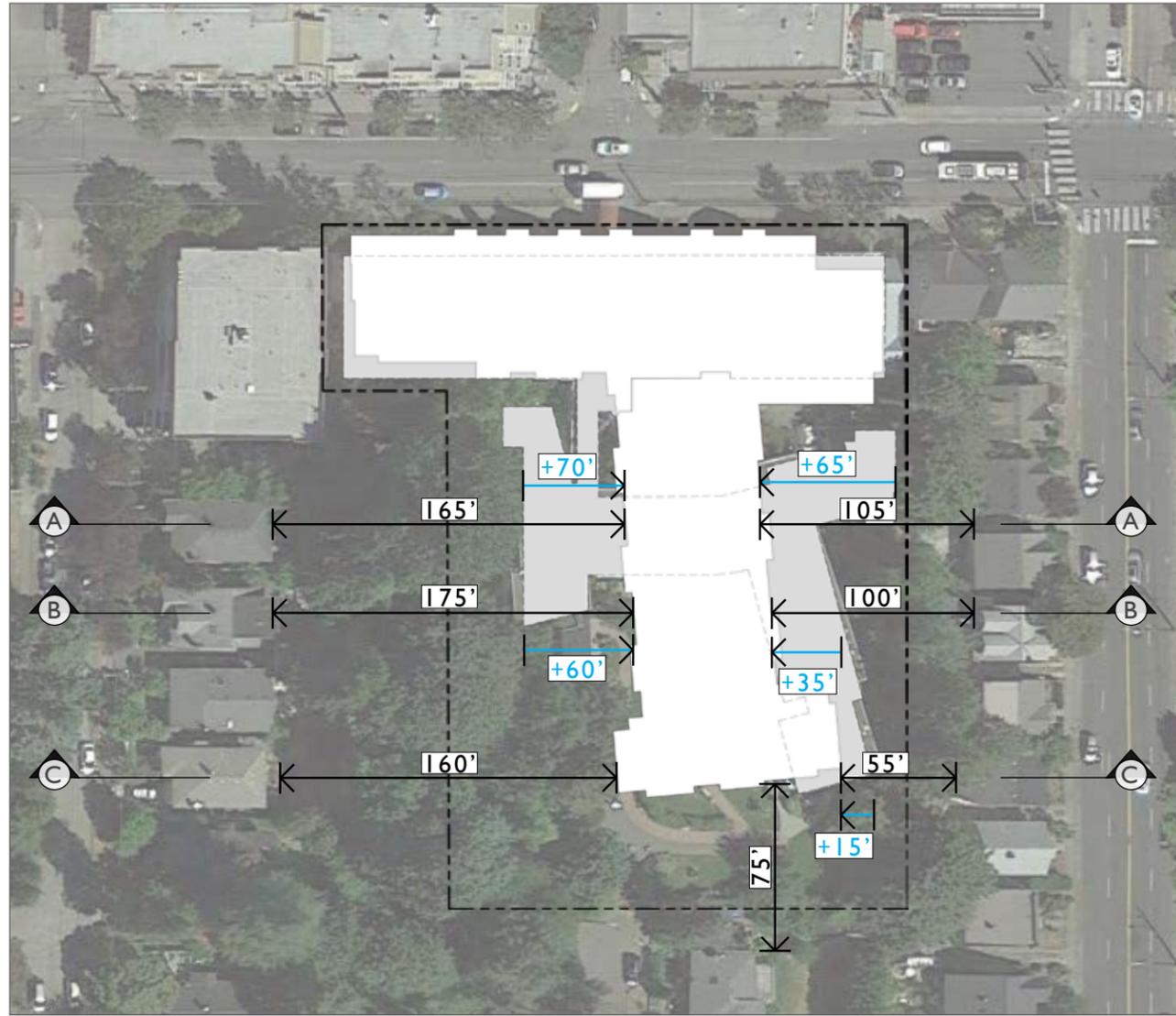


PROPOSED BUILDING

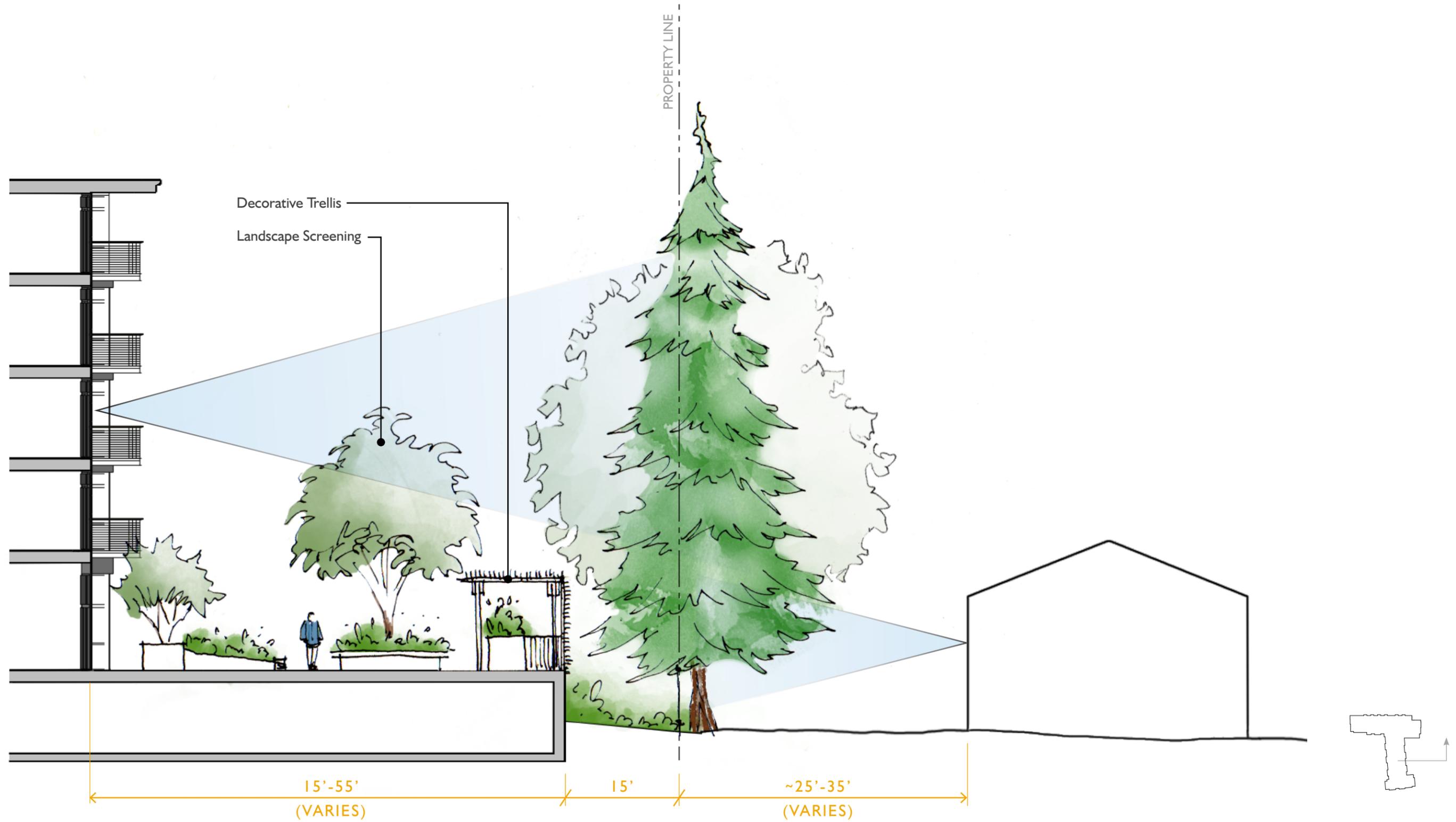


PROPERTY LINE

RESIDENTIAL PROXIMITY ANALYSIS



EAST EDGE CONDITION



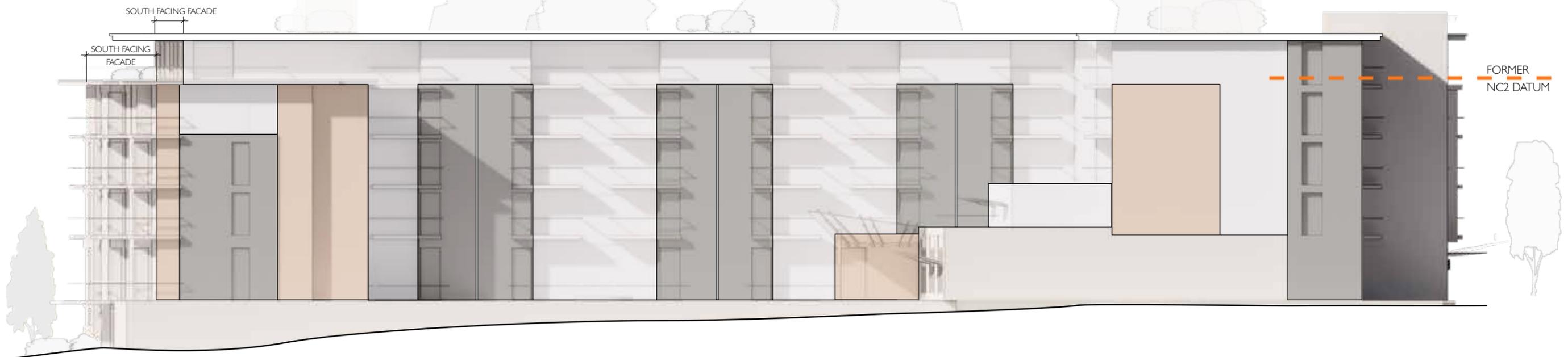
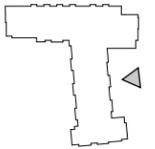
ARTICULATION & MATERIALS – EAST YARD

RESIDENTIAL CONTEXT RESPONSE

- Facades will employ a palette analogous to that of the north elevation which will be distributed over full height bays and larger modulation moves, which are further articulated by feature & accent finishes as well as canopies and varying roof heights to break down the building's proportions into a more residential scale.
- The structure steps down at the south end of the site, responding to existing grade and reducing the building's scale at adjacent residential properties. A second floor landscape terrace eases the transition between the courtyard and the north wing.
- Balconies and deep roof lines extend beyond the building envelope and help to modulate the building, further expressing the design's Northwest Modern inspiration.
- Material distribution aids in reinforcing the fifth floor datum emphasized at the north facade and fifth floor terrace creating more visual interest.
- Finishes will include those already established in the neighborhood such as lap siding, masonry and those that blend well with the project's natural surroundings (wood & wood-look materials).
- Landscaping will occur at first, fourth, and fifth floor roofs, combining with plantings along ground floor amenity areas, the ravine and existing perimeter trees, helping to soften the project's architectural lines and provide a multi-layer approach to screening buffers.
- In keeping with the parti pris, large windows will be placed strategically along landscaped areas to aid in blending the lines between interior and exterior spaces; a small water feature is planned at the east courtyard.



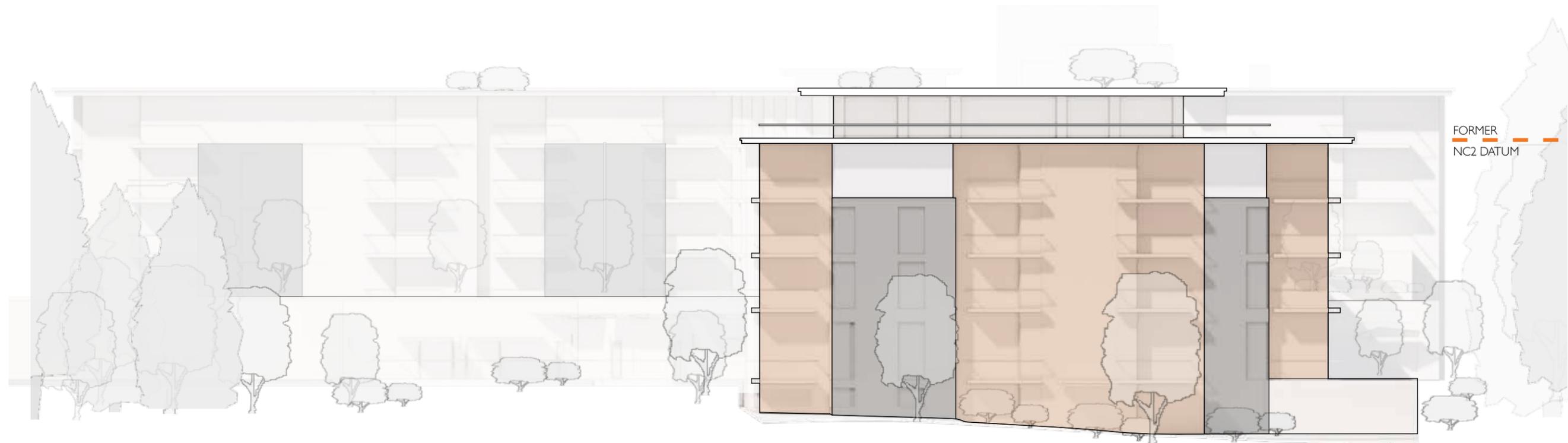
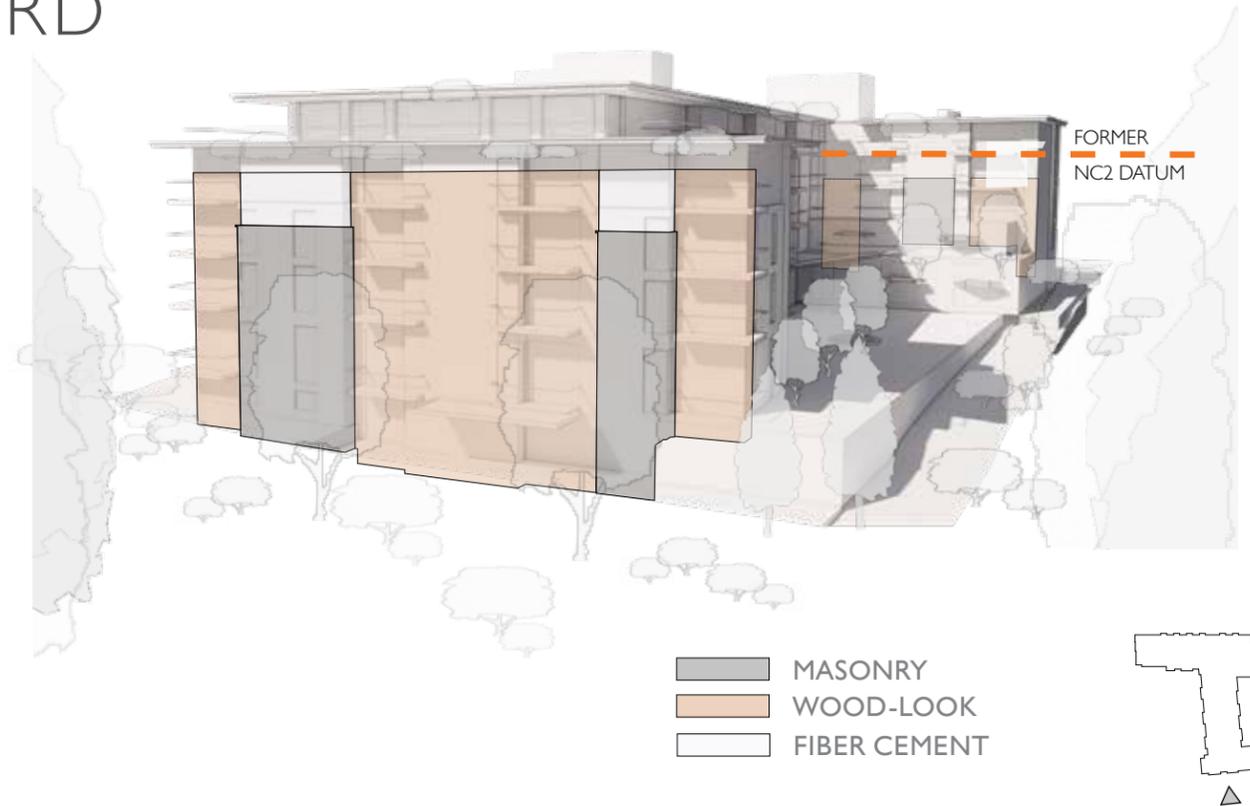
MASONRY
 WOOD-LOOK
 FIBER CEMENT



ARTICULATION & MATERIALS – SOUTH YARD

RESIDENTIAL CONTEXT RESPONSE

- The south facade steps back at the top floor and both the wing's corners to reduce the building's proportions and increase visual interest. A cantilevered roof at the top floor terrace is a significant design feature relative to the Northwest Modern inspiration for the building, while also providing weather protection and shade for these south-facing spaces.
- The roof form's impact on building scale will be mitigated by the use of translucent and trellis-like materials (similar to landscape elements at terraces below), and will allow residents to enjoy views to the south including Mt. Rainier.
- Landscaping will soften the architectural lines here further and add to the aforementioned levels of screening along the property's perimeter.
- As with other portions of the project, facade finishes will include those already established in the neighborhood and those that blend well with the project's natural surroundings such as wood finish beams and soffits.
- The basement level shown here, proposes amenity and administrative uses, is fairly below the surrounding grade, but takes advantage of an abundance of southern natural daylight. A pea patch and patio area are also recessed below the main yard here, surrounded by landscape screening and will have some level of weather protection for seasonal use while blending the lines between interior and exterior spaces.



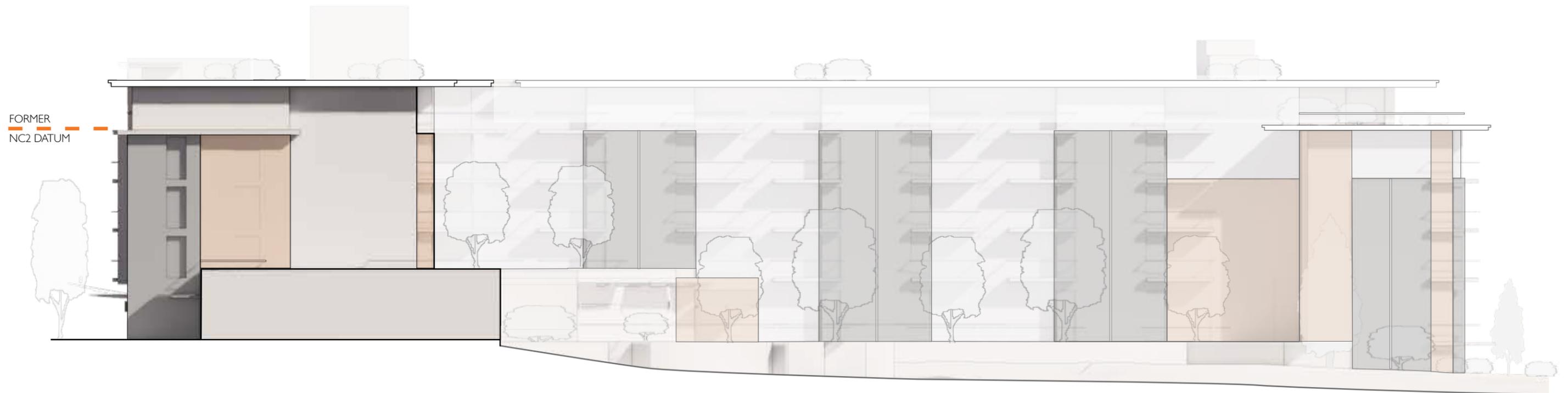
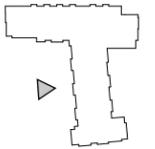
ARTICULATION & MATERIALS – WEST YARD

RESIDENTIAL CONTEXT RESPONSE

- A driving principle for building's parti is to take advantage of its proximity to the Ravenna Ravine. This site feature is immediately apparent upon entering the building with a view axis extending from the main lobby into this green belt which takes advantage of tall and expansive window walls along the perimeter of the project's amenity areas.
- A landscaped terrace at the second floor crowns these amenity areas, easing the transition between ground level plantings & activity areas and the north wing. This transition also aids the architecture's coalescence with the surrounding natural environment, providing a connection between the building's interior and the ravine.
- The high window walls, which facilitate the penetration of daylight deep into the building, open strategically at areas such as the dining room, allowing it to spill out to the surrounding landscape, where a series of canopies breaks down the facade and provides for shade & weather protection throughout the year.
- The primary facades here utilize the same balance as illustrated at the east hierarchy diagrams with respect to material articulation & modulation, which also include strategies incorporating canopies, deep roof overhangs and decks to break down the building's proportions into a more residential scale.
- Material distribution and color, similar to other facets of the building, will aid in reinforcing the fifth floor datum line emphasized at the north facade and fifth floor terrace at the south end of the project.
- Unit and common area windows are oriented towards the green belt visually linking interior spaces to the ravine.



- MASONRY
- WOOD-LOOK
- FIBER CEMENT



VIEW OF SOUTH WING





COMMERCIAL CONTEXT

RESIDENTIAL CONTEXT

NATURAL CONTEXT

TREE INVENTORY

LABEL	TREE COMMON NAME	TREE BOTANICAL NAME	CONDITION	DIAMETER AT STANDARD HEIGHT
A	Callery Pear (6 total)	<i>Pyrus calleryana</i>	1	10"-12.5"
B	Vine Maple (group)	<i>Acer circinatum</i>	2 to 3	5"-7.5"
C	Leland Cypress	<i>Cupressus x lelandii</i>	3	16"
D	Japanese Maple	<i>Acer palmatum</i>	2	9"
E	Western White Pine	<i>Pinus monticola</i>	2	10"
F	English Holly	<i>Ilex aquifolium</i>	1	10"
G	Western Red Cedar	<i>Thuja plicata</i>	2 to 3	20"
H	Apple	<i>Malus domestica</i>	1	12"
I	Magnolia	<i>Magolia x Soulangiana</i>	1	20"
J	Pontic Rhododendron	<i>Rhododendrum ponticum</i>	1	15"
K	Privet	<i>Ligustrum sp</i>	2 to 3	8"
L	Apple	<i>Malus domestica</i>	1	20"
M	Eastern Dogwood	<i>Cornus florida</i>	1	12"
N	Magnolia	<i>Magnolia x Soulangiana</i>	1	15"
O	(two) Flowering Cherry	<i>Prunus serrulata</i>	1	16"-20"
P	European White Birch	<i>Betula pendula</i>	3 to 4	21"

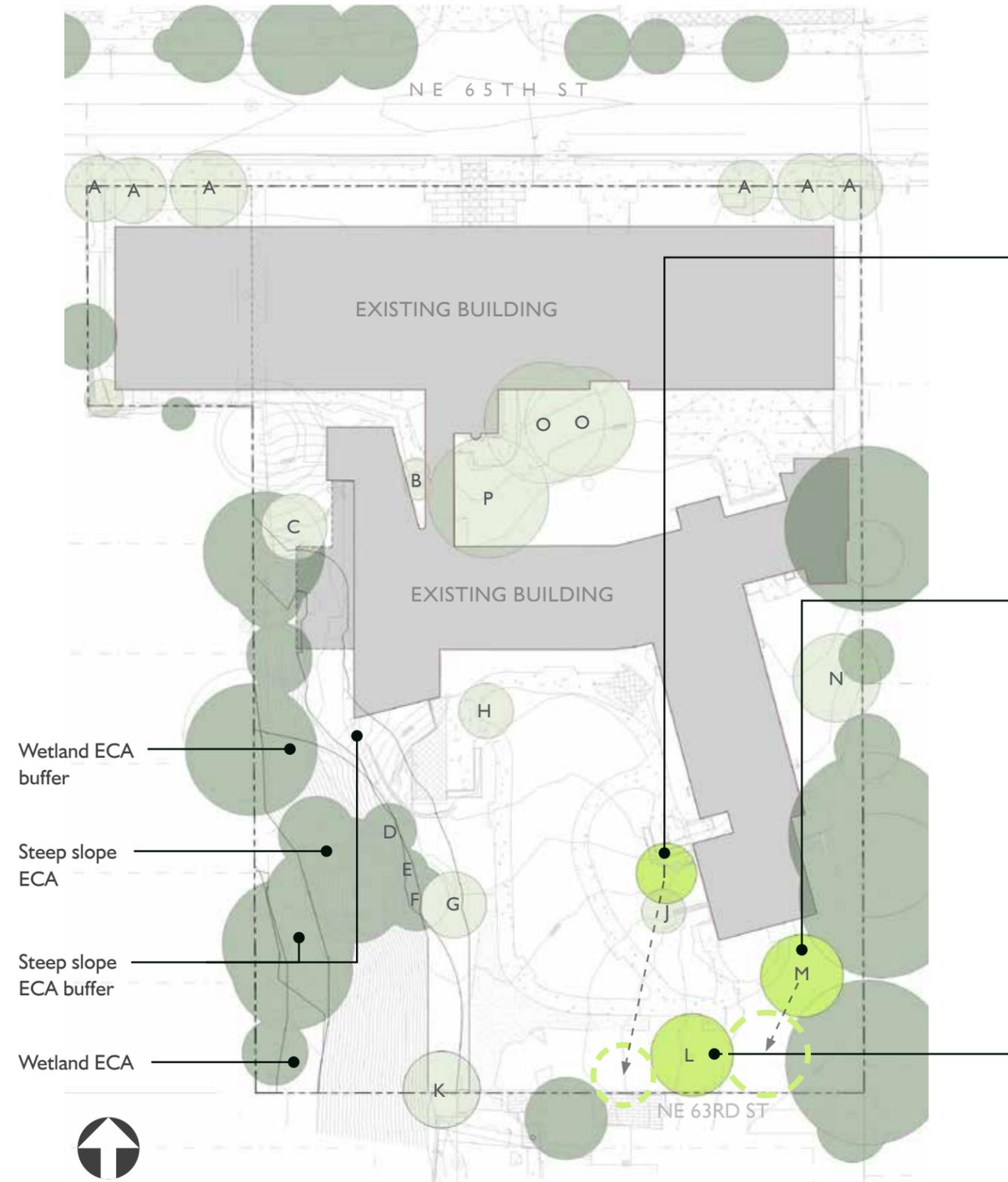
Condition Key:
 1 = good condition
 2 = needs improvement
 3 = declining health
 4 = poor health, removal likely

EXCEPTIONAL TREE 

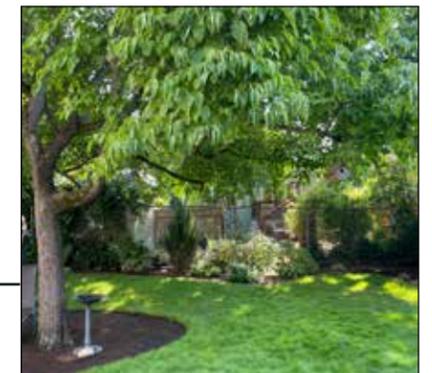
EXCEPTIONAL TREE (RELOCATED) 

TREE TO REMAIN (ON-SITE AND OFF-SITE) 

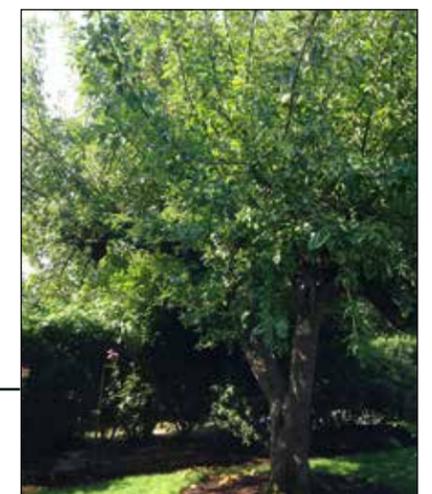
TREE TO BE REMOVED 



MAGNOLIA
(TO BE RELOCATED)

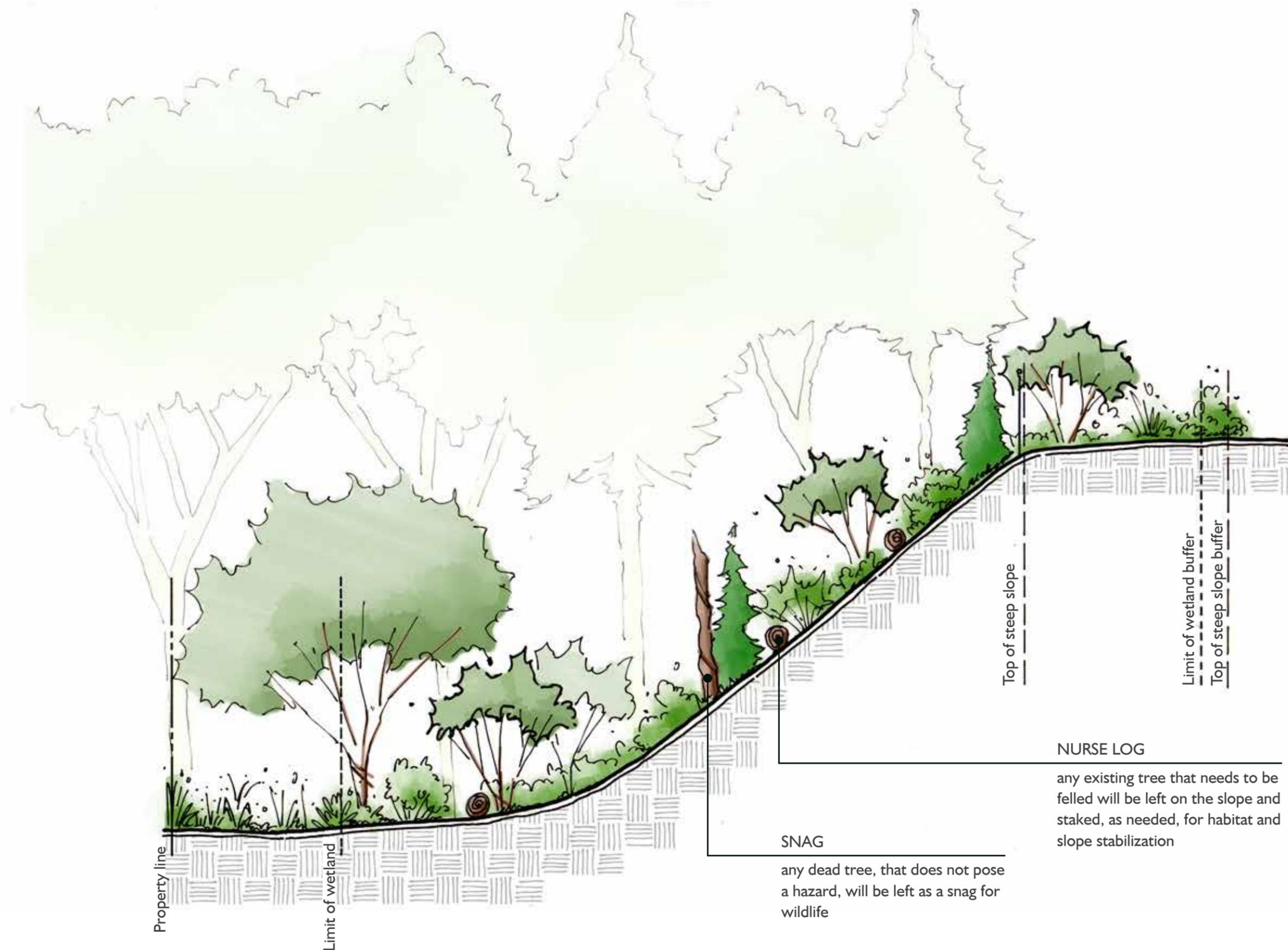


EASTERN DOGWOOD
(TO BE RELOCATED)



APPLE
(TO REMAIN)

RAVENNA RAVINE ECOLOGICAL RESTORATION



SNAG
any dead tree, that does not pose a hazard, will be left as a snag for wildlife

NURSE LOG
any existing tree that needs to be felled will be left on the slope and staked, as needed, for habitat and slope stabilization

RAVENNA RAVINE ECOLOGICAL RESTORATION

INVASIVE PLANT REMOVAL

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

SOIL STABILIZATION

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

ENHANCED HABITAT

- Restore understory planting with appropriate native selection
- Enhance existing tree canopy with additional trees
- Rehabilitate existing wetland

SELECTED PLANT PALETTE



BALD HIP ROSE



BEACH STRAWBERRY



SALMONBERRY



EVERGREEN HUCKLEBERRY



OREGON ASH



SWORD FERN



DAGGER-LEAF RUSH



SALAL



VINE MAPLE



CASCARA



OREGON GRAPE



PACIFIC COAST IRIS



WESTERN RED CEDAR



RED TWIG DOGWOOD



MAIDENHAIR FERN



NATURAL CONTEXT
LANDSCAPE DESIGN



INSPIRATION



SUMMARY

The architectural and landscape designs use existing and new plantings as well as building massing step-backs to aid with visual and spatial privacy with adjacent structures.

Existing off-site trees along the east property line will have at least 15 feet of separation to proposed structure.

The architectural concept established on the street-facing facade continues on the east, south, and west facades utilizing masonry and wood-look finishes that define bays and further break down the building's scale.

The architectural and landscape designs use strategically-located outdoor activity zones, a layered approach to plantings as screening elements, familiar Northwest Modern vernacular style, and modulated massing moves to transition between the NC2 and NR zones.



Primary modulation and secondary materials and articulation, along with balconies and roof eaves, help to reduce the overall mass of the north facade.

Continued analysis of the existing commercial environment in the Ravenna neighborhood has led to design evolution of the street-facing facade, emphasizing continued patterns and datums established in the neighborhood.

Portions of the curbside parking lane on the south edge of NE 65th Street is intended to provide dedicated short-term parking for deliveries and passenger drop-offs and pick-ups.

Driveway to provide access to a below-grade parking garage. Solid waste collection is proposed inside the building near the garage entry.

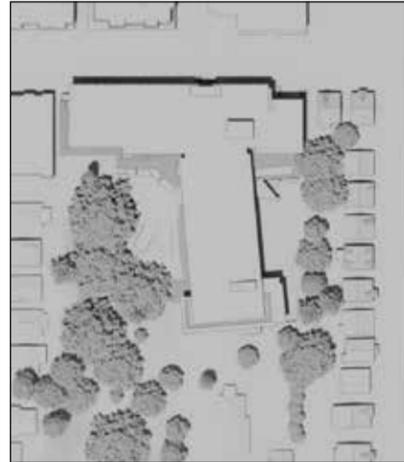
APPENDIX

SHADOW STUDIES (UPDATED)

SUMMER SOLSTICE



8 AM



12 PM



4 PM

EQUINOX



8 AM

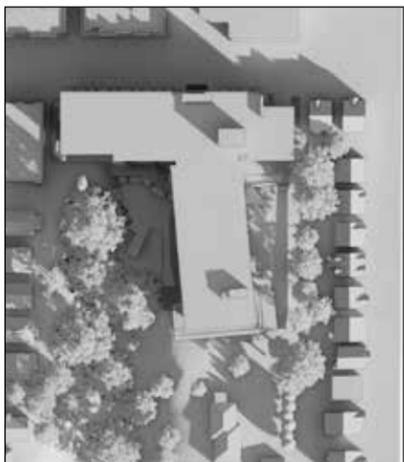


12 PM

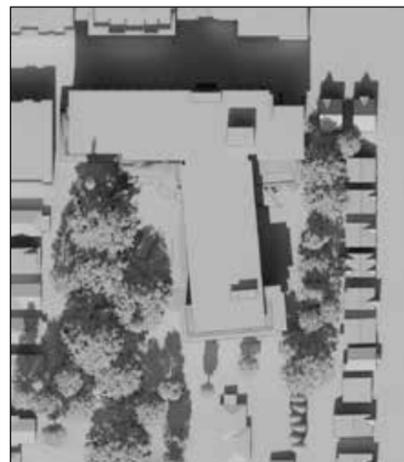


4 PM

WINTER SOLSTICE



8 AM



12 PM



4 PM

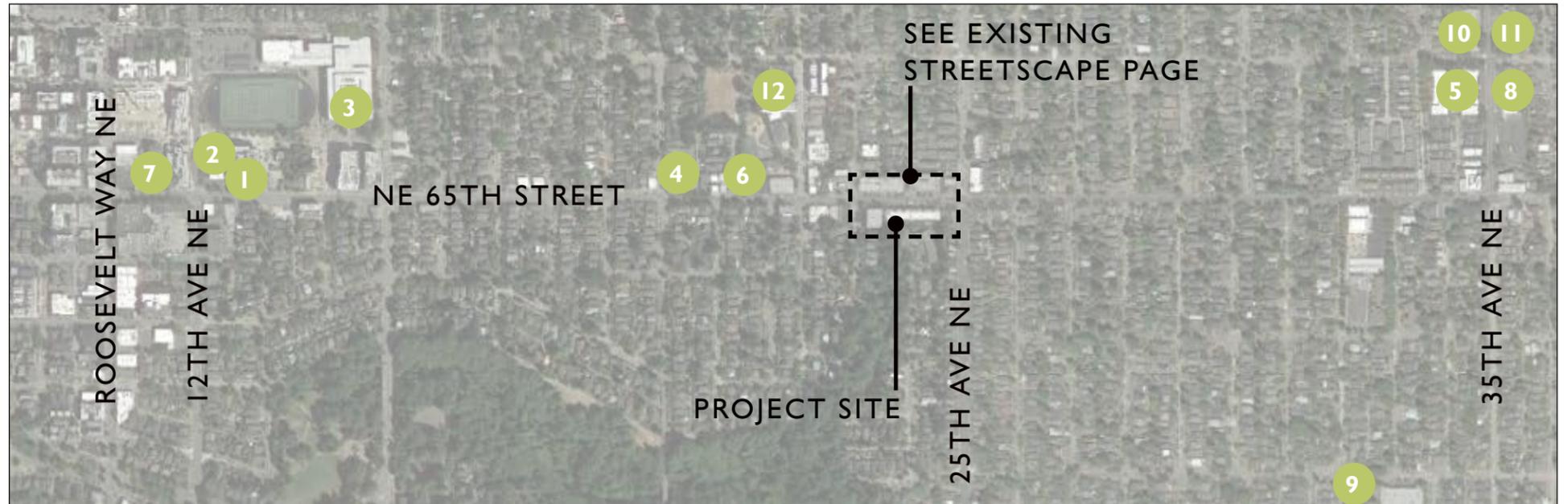
GREATER NEIGHBORHOOD CONTEXT

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

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

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

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



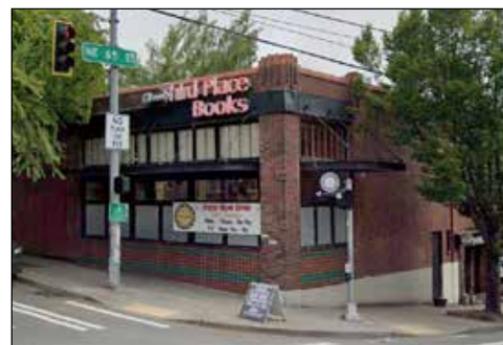
1 BROOKLYN 65



2 VIDA APARTMENTS



3 ROOSEVELT HIGH SCHOOL (LANDMARK)



4 THIRD PLACE BOOKS



5 MOD (THEODORA) APARTMENTS



6 ZEEKS PIZZA



7 DWELL ROOSEVELT CONDOMINIUMS



8 UNIVERSITY UNITARIAN CHURCH



9 RAVENNA UNITED METHODIST CHURCH



10 NORTHEAST BRANCH OF SEATTLE PUBLIC LIBRARY



11 CONGREGATION BETH SHALOM



12 RAVENNA SCHOOL APARTMENTS

RESIDENTIAL & NATURAL CONTEXT

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

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

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



1 LITTLE FREE LIBRARY IN WHITAKER PARK



2 BUNGALOW STYLE HOME



3 TOWN HOMES



4 TRANSITION BETWEEN SINGLE-FAMILY STRUCTURE AND TOWNHOUSE



5 RAVENNA COMMUNITY GARDEN



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



7 TRANSITION BETWEEN TOWNHOUSE AND SINGLE-FAMILY STRUCTURE



8 RAVENNA RAVINE

CULTURAL CONTEXT – ARCHITECTURAL STYLE

NORTHWEST MODERN ARCHITECTURE

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

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

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

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

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

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



UNIVERSITY UNITARIAN CHURCH, PAUL HAYDEN KIRK



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



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



ECOLOGICAL CONTEXT – EXISTING RAVINE & NATURAL AREAS

RAVENNA

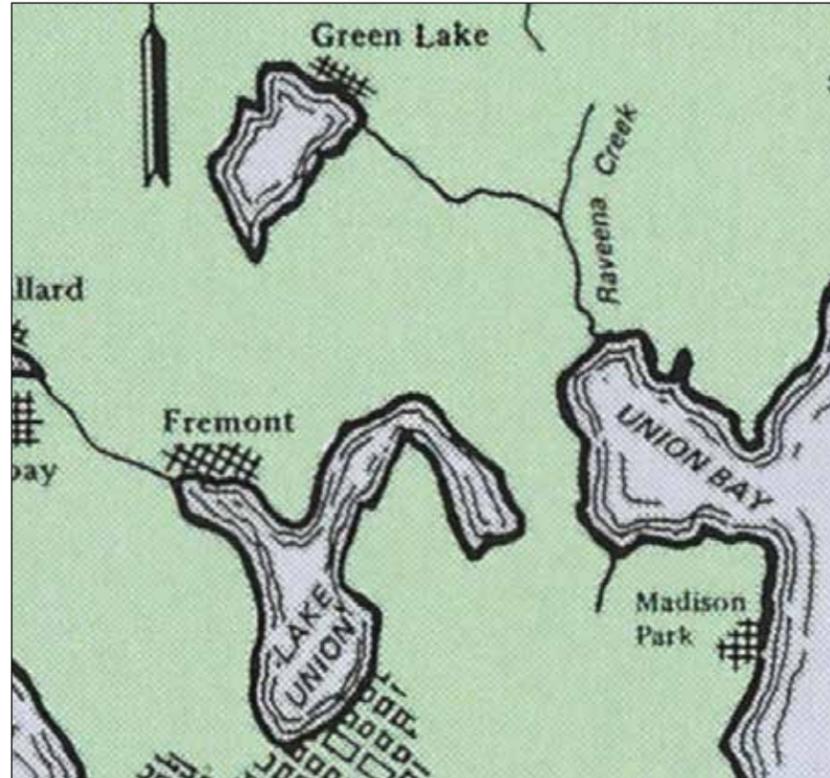
The Ravenna ravines were originally carved out by the melting of the Vashon Glacial Ice Sheet. Several Duwamish settlements populated the area along present-day Lake Washington, where people hunted, grew food, and created trails throughout the landscape. It was common for some wooded areas to be burned,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

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

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

PROJECT SITE

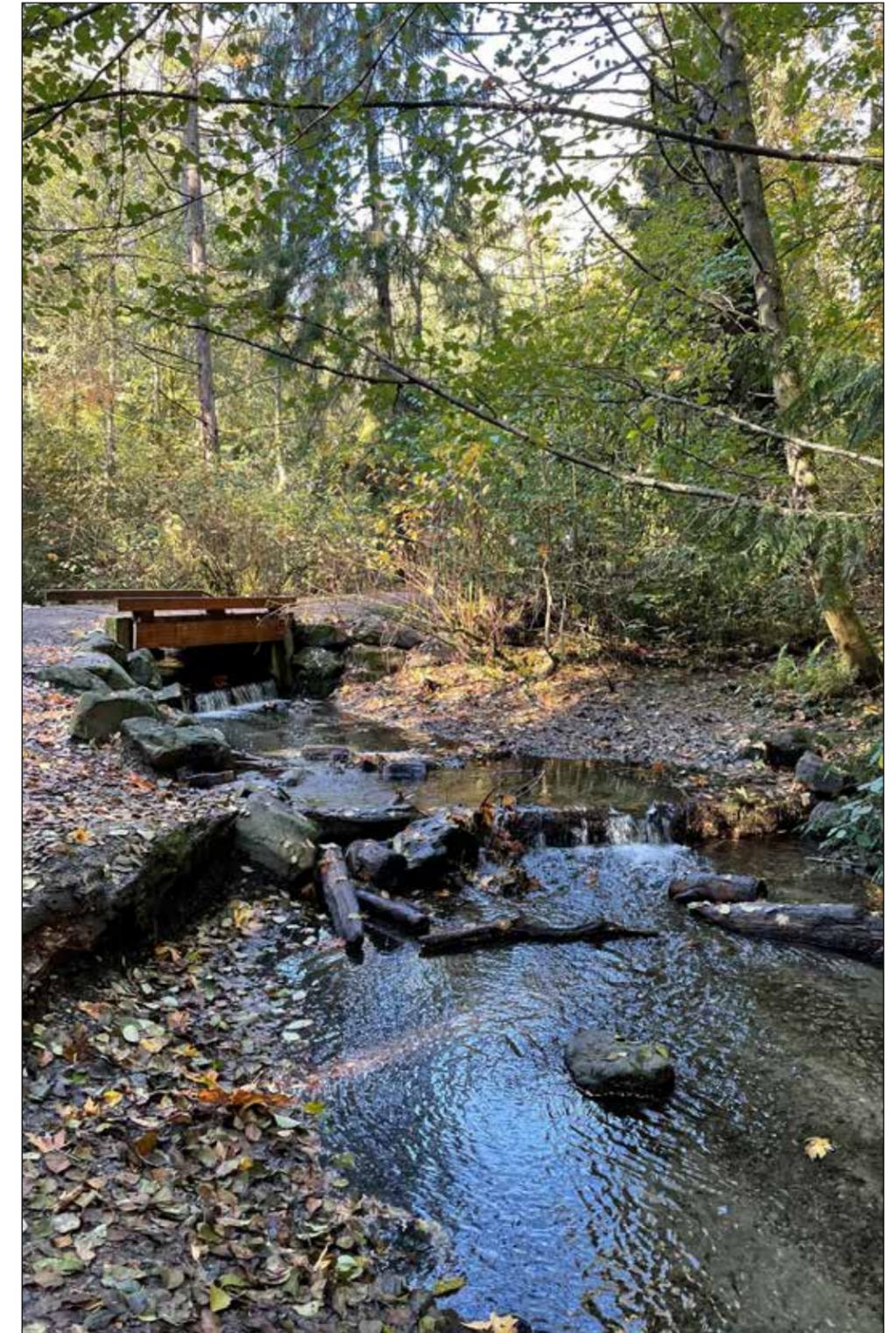
The project team’s ecologist evaluated the site of the proposed project in November 2021. Delineation of the steep slope hazard area and wetland area were made, and these findings will be shared with SDCI.



MAP OF SEATTLE SHOWING APPROXIMATE CONDITIONS IN 1902



PARK VISITORS AND MINERAL SPRINGS AT RAVENNA PARK, 1903



VIEW OF CREEK IN RAVENNA PARK, 2021

EXISTING STREETScape



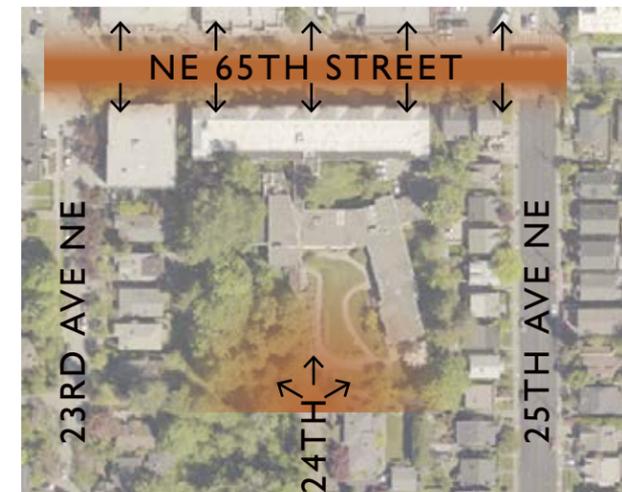
NORTH SIDE OF NE 65TH STREET



SOUTH SIDE OF NE 65TH STREET



PANORAMA AT DEAD END OF 24TH AVE NE



ARCHITECTURAL INSPIRATION

NORTHWEST MODERN (NORTHWEST REGIONAL) STYLE

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

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



WORLD'S FAIR PLAYHOUSE
PAUL HAYDEN KIRK



BAYS AND GENEROUS ROOF OVERHANGS



DOWELL HOUSE
PAUL HAYDEN KIRK, SEWARD PARK



1967 HOUSE
PAUL THIRY (SUNSET MAGAZINE)



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

ARCHITECTURAL INSPIRATION



STRUCTURAL ELEMENTS CELEBRATED AS PART OF THE BUILDING DESIGN



EXPOSED BEAMS & COLUMNS



CLEAN MODERN LINES



VISUAL CONNECTIONS TO NATURE



ATRIA AND SOLARIUMS BLENDING INTERIOR AND EXTERIOR SPACES



DOWELL HOUSE
PAUL HAYDEN KIRK, SEWARD PARK

IMAGINED USER EXPERIENCES

RESIDENTS AND FAMILY MEMBERS OF RESIDENTS

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

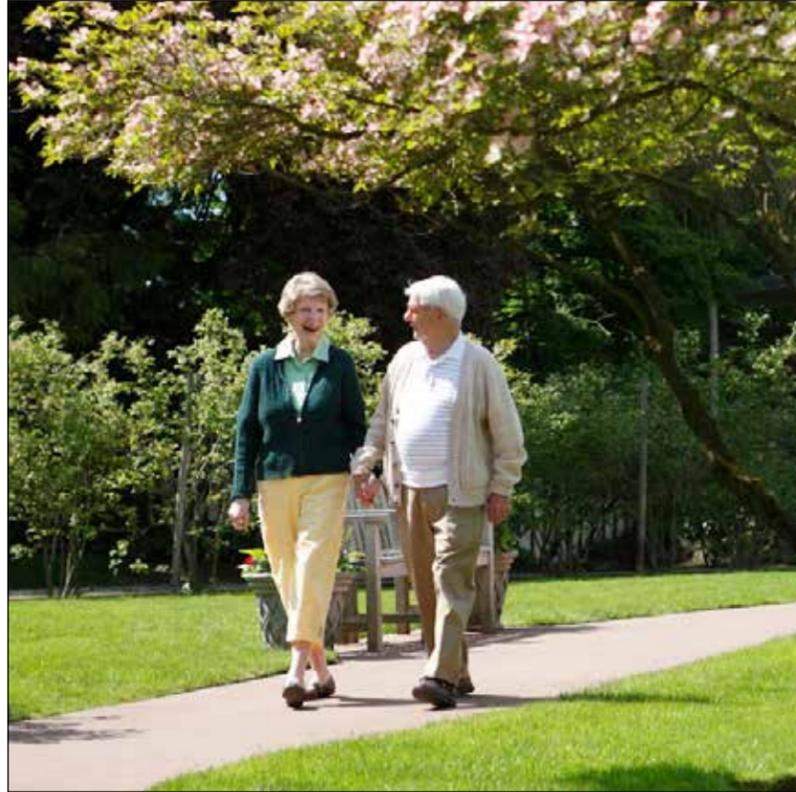
A walkable neighborhood with amenities will encourage a healthy lifestyle.

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

Spaces to gather.

Families trust that loved ones will be cared for.

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



RESIDENTIAL NEIGHBORS

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

Eyes on the street enhance sense of safety.

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



COMMUNITY MANAGER AND COMMUNITY EMPLOYEE

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

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

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

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

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



RETAIL NEIGHBORS

Local businesses may not have huge parking demands.

Safe places for pedestrians to walk.

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

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

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



PRIORITY DESIGN GUIDELINES

URBAN STREETScape

CS3.A.4

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



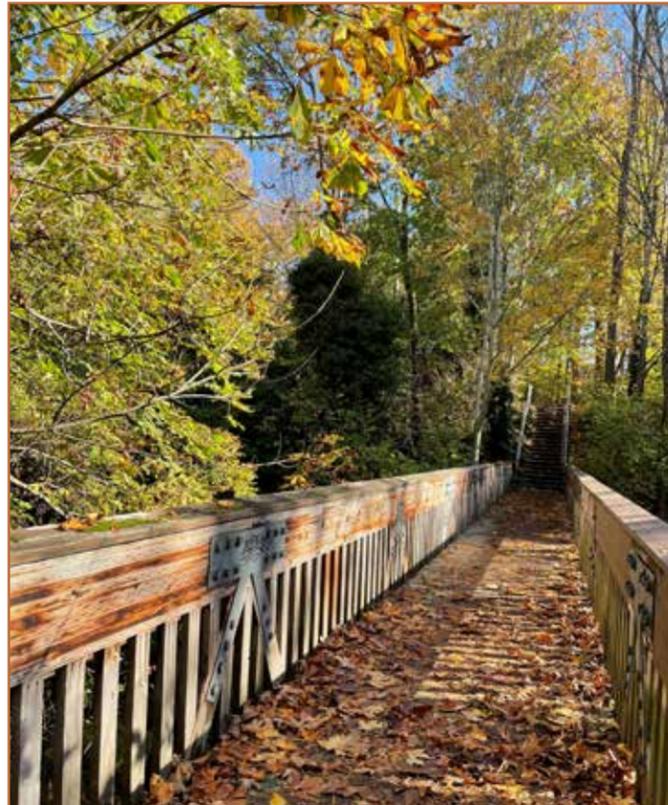
USERS OF THE SITE

CS1.E.2

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

DC3.B.4

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



SITE: RAVENNA RAVINE

CS1.D.1

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

DC3.C.3

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



SITE: NEIGHBORS

CS1.B.2

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

CS2.D.2

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

DIMENSIONED SITE PLAN

KING COUNTY PARCEL NUMBERS

717370-0480

717370-0475

LEGAL DESCRIPTION

PARCEL A:

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

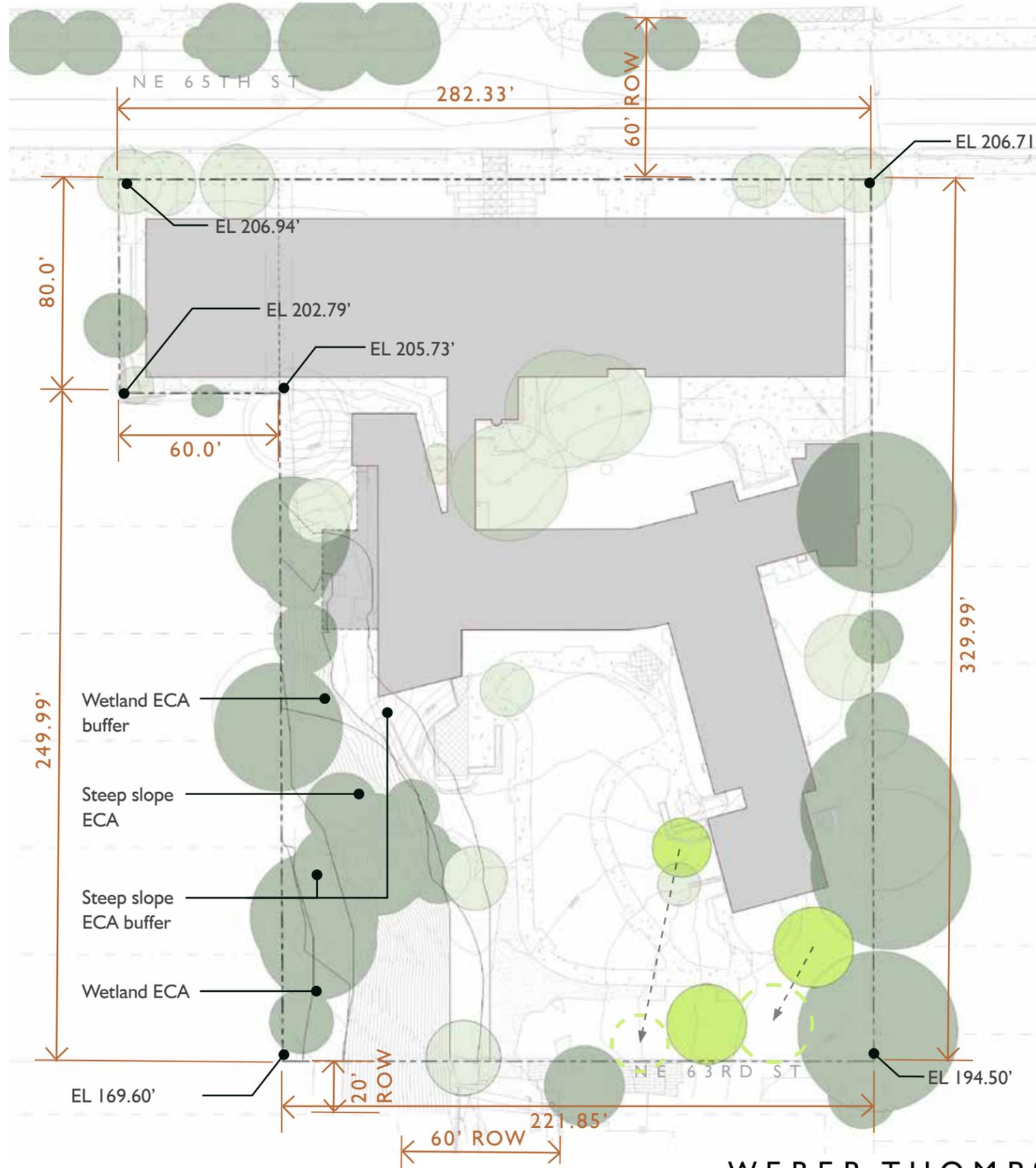
Beginning at a point on the north line of said Tract 14, 384 feet east of the centerline of Ravenna Avenue; thence east along said north line 60 feet; thence south parallel to the east line of 23rd Avenue Northeast, 80 feet; thence west parallel to the north line of said tract, 60 feet; thence north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

PARCEL B:

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

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

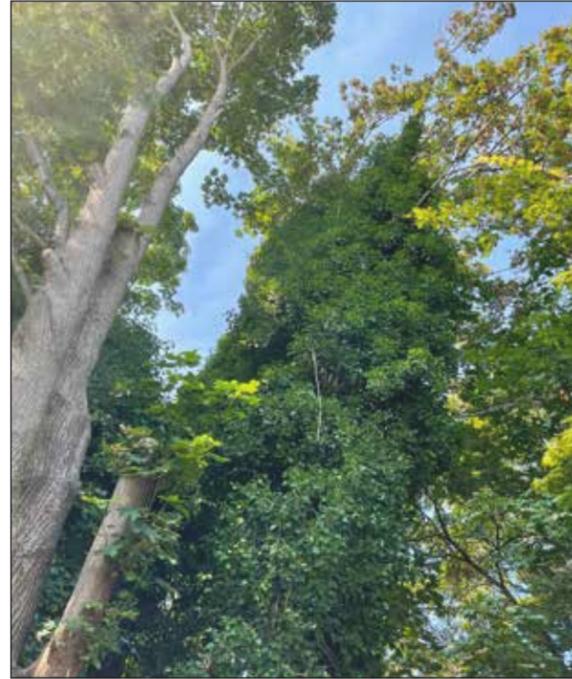
- EXCEPTIONAL TREE 
- EXCEPTIONAL TREE (RELOCATED) 
- TREE TO REMAIN (ON-SITE AND OFF-SITE) 
- TREE TO BE REMOVED 



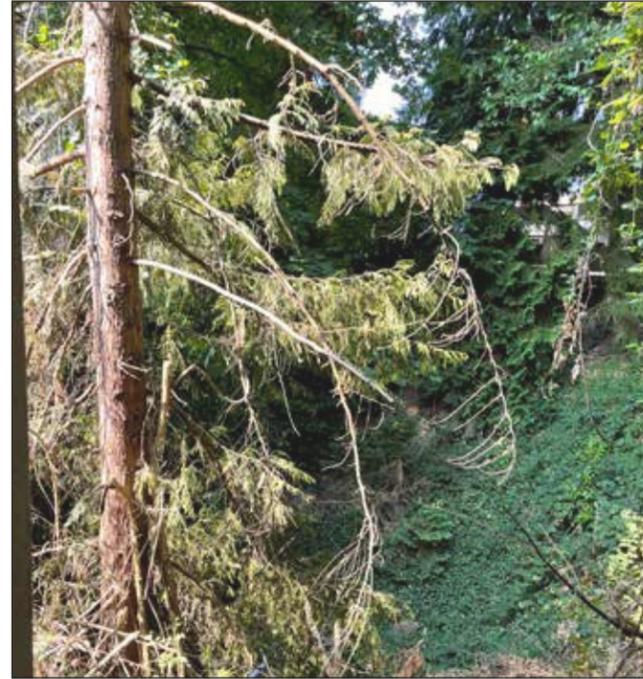
APPENDIX
SITE PHOTOS



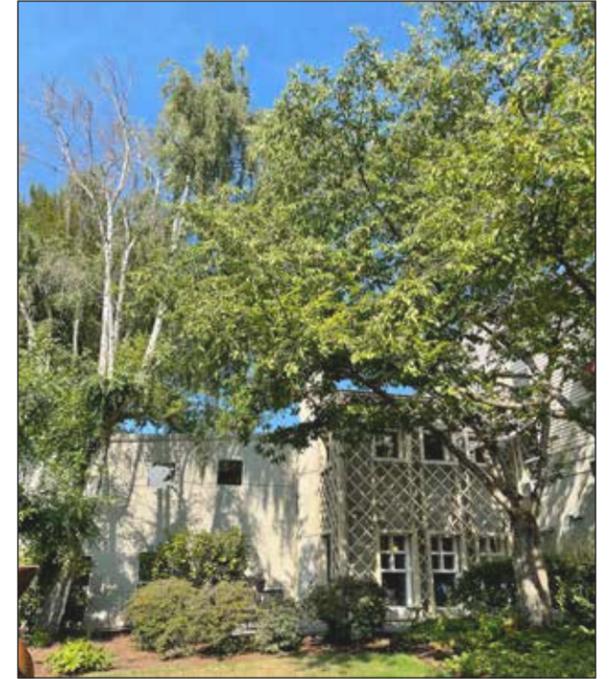
Trees at steep slope area



TREES/INVASIVE SPECIES AT STEEP SLOPE AREA



TREES/INVASIVE SPECIES AT STEEP SLOPE AREA



TREES IN POOR HEALTH AT COURTYARD



On-site exceptional trees



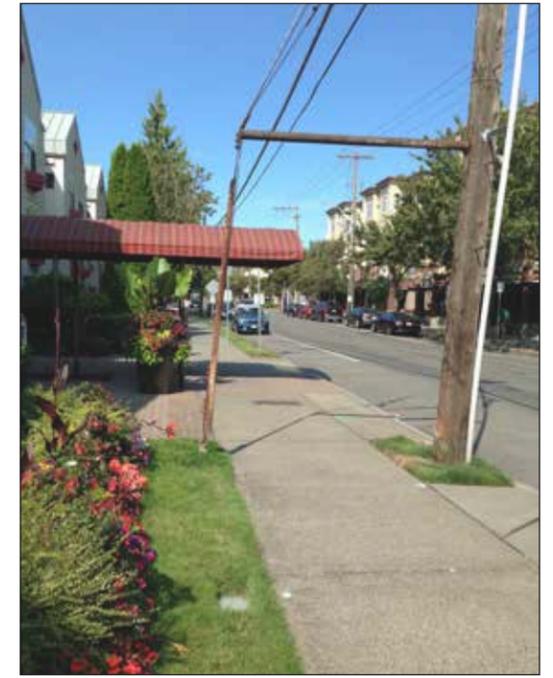
On-site exceptional tree



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



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



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

ARCHITECT & CLIENT PORTFOLIO



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



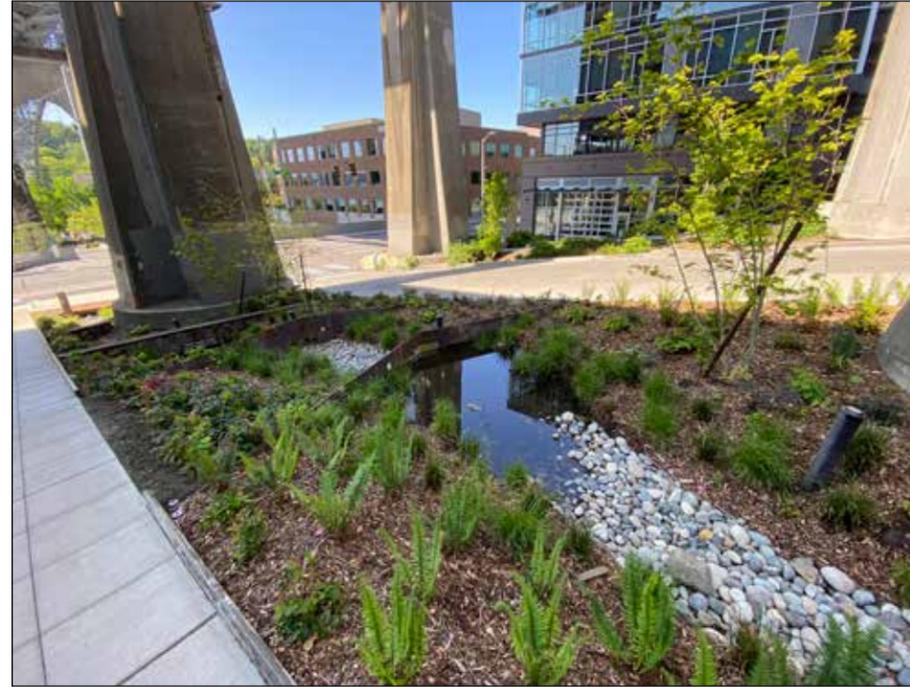
CEDAR SPEEDSTER, OFFICE BUILDING WITH STREET-LEVEL RETAIL SPACES, ARCHITECT AND LANDSCAPE ARCHITECT PORTFOLIO



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



ARCHITECT & CLIENT PORTFOLIO



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



KIRKLAND URBAN MULTI-FAMILY RESIDENTIAL, BUILDING IN ARCHITECT PORTFOLIO