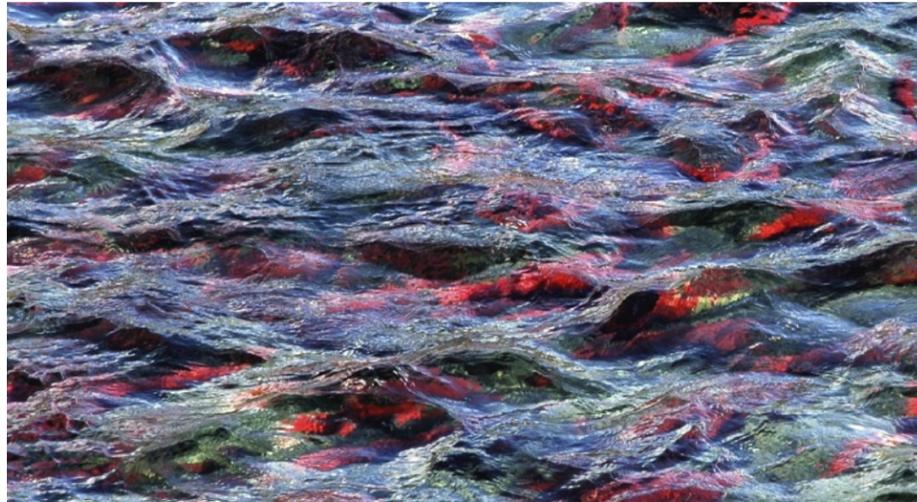


13023 Greenwood Avenue North DPD# 3004905

Foss Home and Village

Dec. 10 . 07





Mission Statement

Foss Home and Village, a nonprofit organization, provides housing and health care for our elders in the Puget Sound area. Their mission supports the special gifts of aging--wisdom, humor and perspective--in a dignified environment. In the 78 years since Foss Home was first developed, the city has grown up around it and with that growth, a relationship has developed to an emerging urban community and an awareness of environmental connections. The proposed Scandia project reflects Foss's commitment and foresight to better serve the evolving senior population responsibly.

Goals

- Provide the best affordable elder health and housing services possible
- Build clear and obvious connections with the neighboring community
- Acknowledge and support the Pipers Creek watershed environment
- Reduce Surface parking, impervious area and increase green areas
- Develop a smart long lasting built environment



CLIENT

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Seattle, WA 98133-7397

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F: 206.910.5194
www.fosscare.org

**DEVELOPMENT
CONSULTANT**

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& LANDSCAPE**

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**MEP
ENGINEER**

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**CIVIL
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**GENERAL
CONTRACTOR**

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Development Objectives

The current Foss Home and Village located at the Intersection of Greenwood Avenue North and North 130th Street consists of one and two story buildings from various eras, housing 210 skilled nursing beds, 60 assisted living apartments and associated support facilities including basement level kitchen, laundry, health clinic, pharmacy and administrative offices. The project site also contains surface parking for 118 cars shared with the adjacent church. The current project proposal provides for a strategic repositioning that will phase out the current skilled nursing services and instead provide independent senior housing and related services. This proposal includes the demolition of the Luther Memorial Lutheran Church located on the corner of Greenwood and North 132nd Street and subsequent construction of a new church to the west (as part of a separate application), demolition of the existing skilled nursing facility and related support buildings, construction of 179 senior apartments with related facilities including restaurant, café, health center, administrative offices and a below building parking garage for approximately 250 cars. The existing Assisted Living Village will remain unchanged and is not part of this application.

Design Statement**Architecture and Planning**

The design of the Foss Home and Village redevelopment connects to the neighborhood in many ways: using small scale buildings, providing pedestrian connections to civic and recreational areas (church, library, community center), allowing views in to the project's outdoor spaces from the street sidewalk, externalizing uses that can be used by residents and their neighbors – such as the art center and the reception gathering space.

Landscape/Drainage

The site design is organized around the site's position at the "headwaters" of Piper's Creek. A central walking court flanks a rain garden of sedges, reeds, and bulrush that slow and filter storm and roof water. The dining room is central to the space, and outdoor dining is perched above the raingarden allowing diners to enjoy the varied textures and butterflies of the raingarden. A similar approach of visible surface water collection and distribution will be employed around the perimeter of the site at 130th, Greenwood and 132nd.

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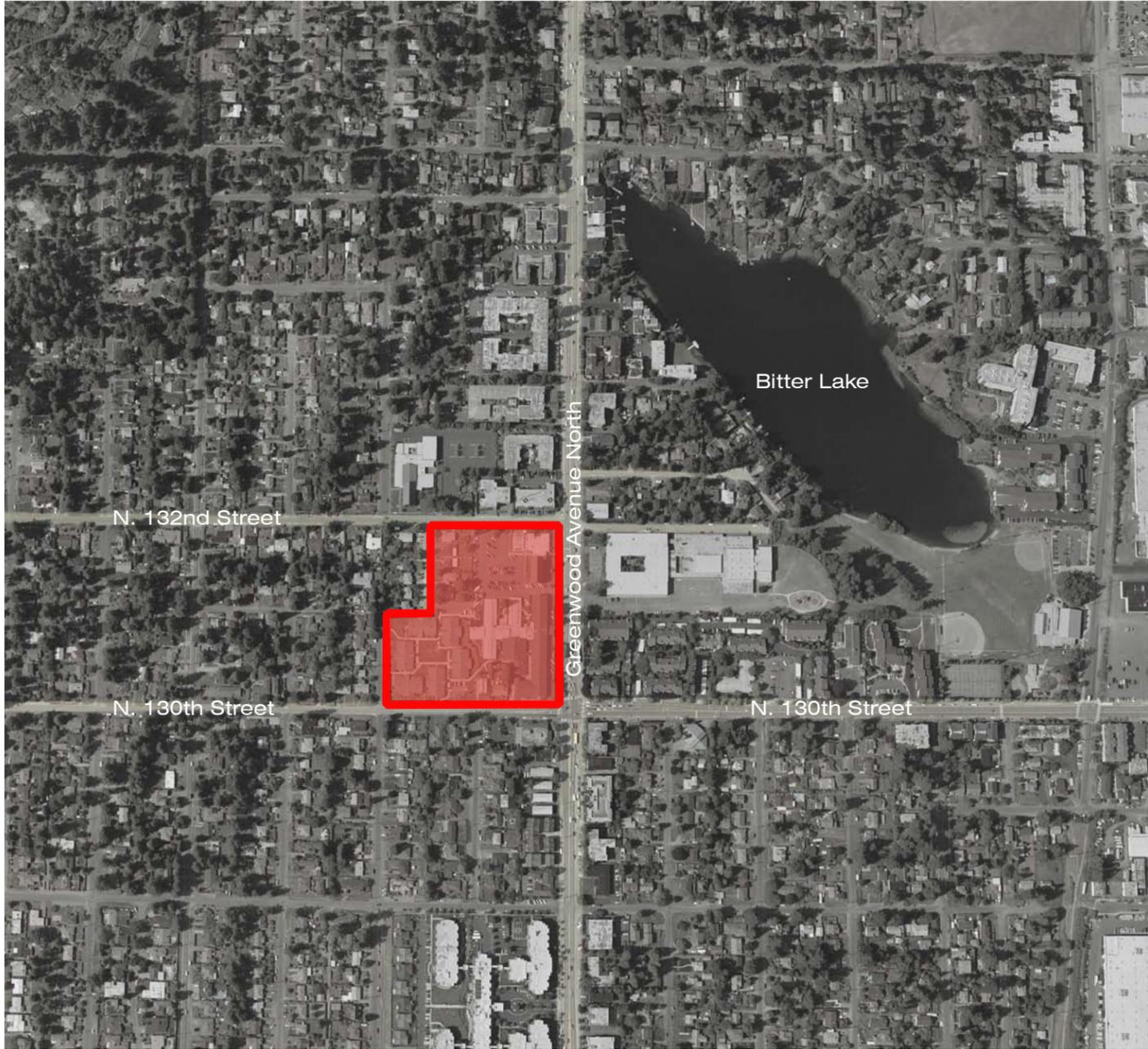
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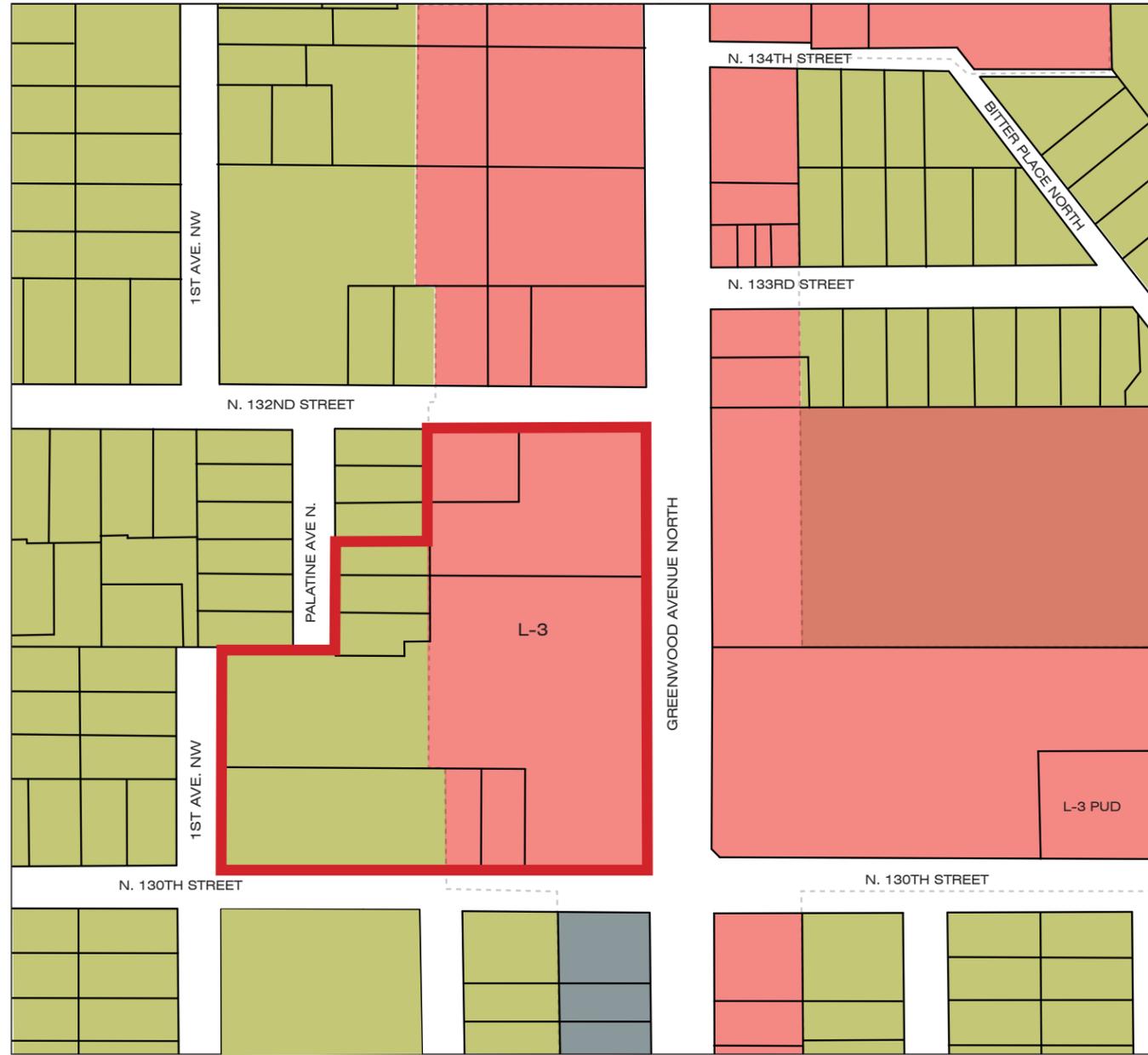


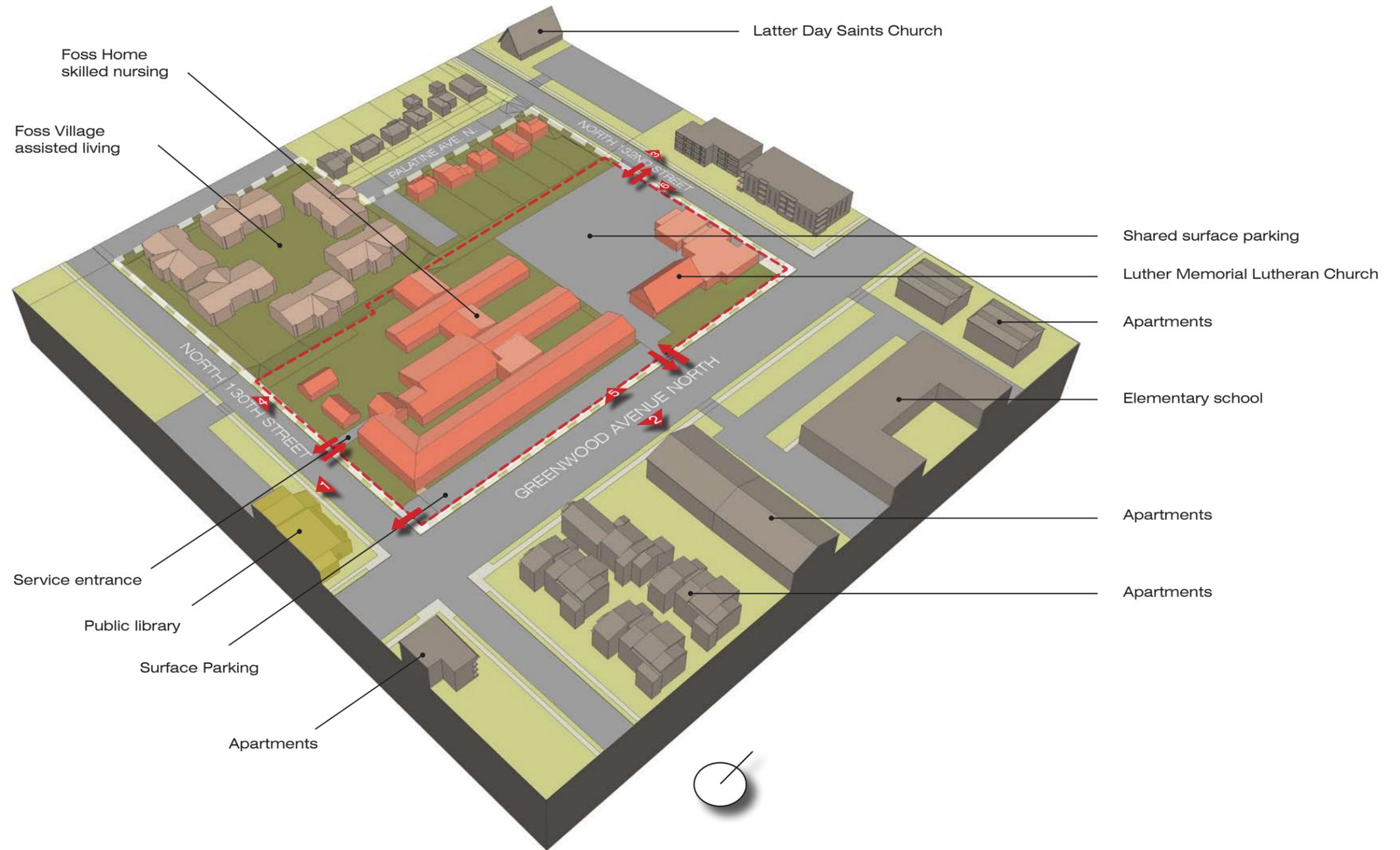


Legend:

- L-1 (Red square)
- L-2 (Dark blue square)
- L-3 (Light red square)
- sf 7200 (Green square)
- Foss Home & Village Site (Red outline)

N





public library



1 N. 130th Street - view to south

house

apartments

elementary school

apartments

apartments

apartments



2 Greenwood Ave. N. - view to east

latter day saints church

apartments

apartments



3 N. 132th Street - view to north

Foss Village assisted living

Foss Home skilled nursing



4 N. 130th Street - view to north

Site Extents

Public Library

Foss Home skilled nursing

Luther Memorial Lutheran Church



5 Greenwood Ave. N. - view to west

Site Extents

Luther Memorial Lutheran Church

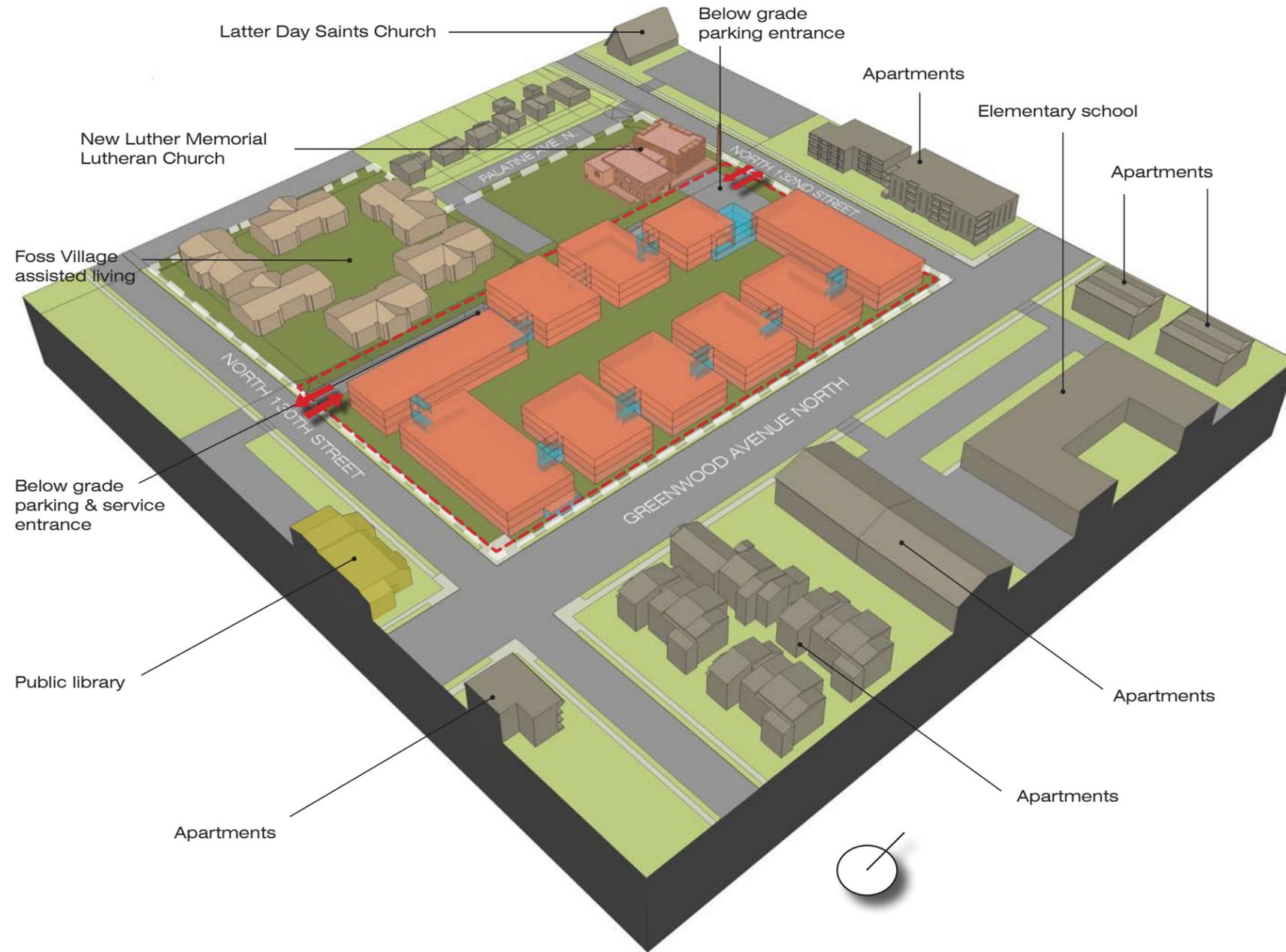


6 N. 132th Street - view to south

Site Extents

street photos toward site





Early Design Guidance Key Points

- Expression of the Broadview Gateway
- Headwater of Piper's Creek
- Divide the double block: Mid block courtyard
- Engaging Greenwood frontage
- Eyes to Greenwood Ave.
- Context Setter
- Transparency of Connectors
- Preserve substantial trees
- Clearly perceived small scale structures

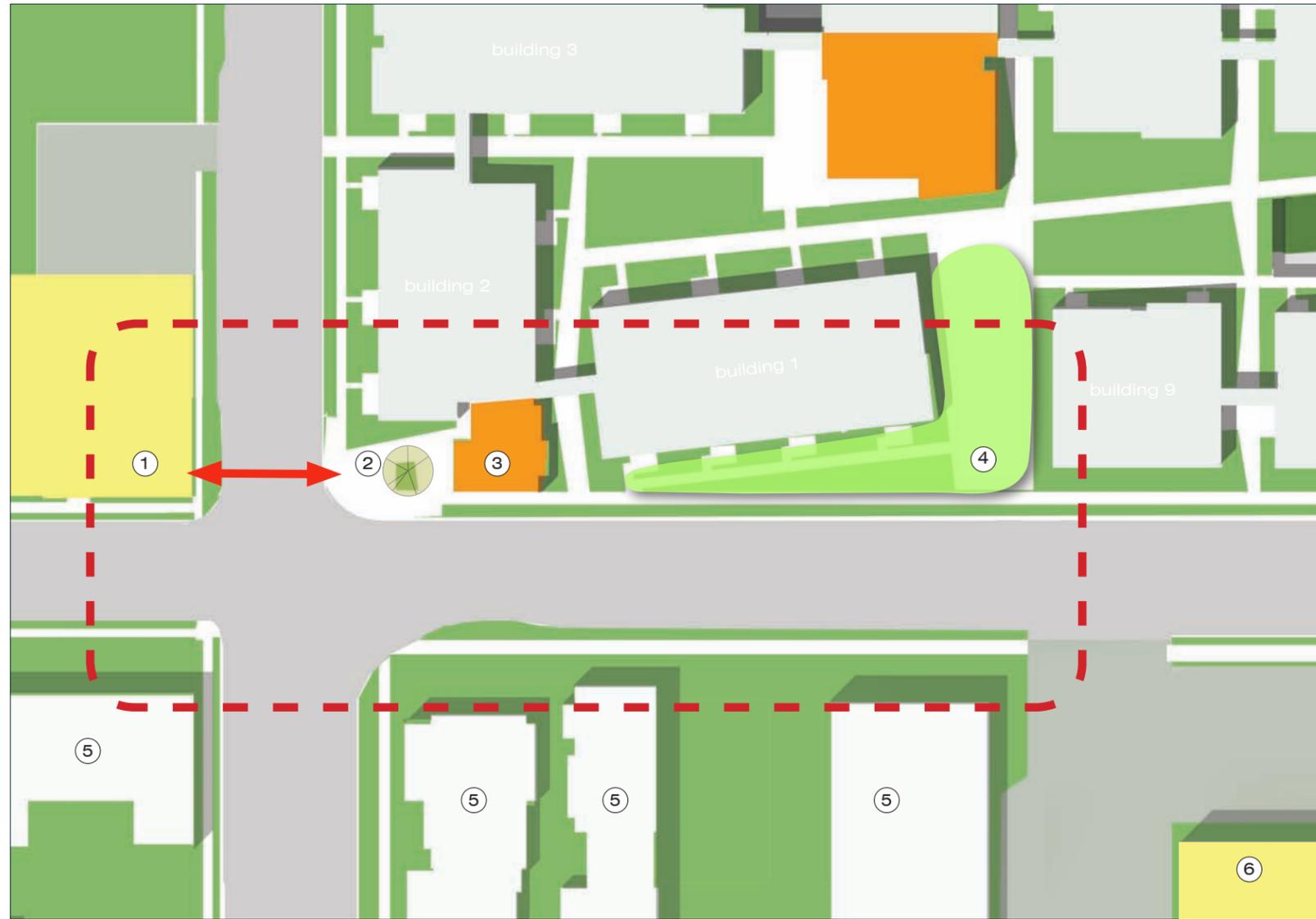
Preferred Option Design Advantages

- Double garage entries for better traffic dispersion
- Entry/auto court function for both church and Senior apartments
- Smaller pavilion style structures provide a more common neighborhood scale
- More corner units for better day-lighting and ventilation
- Better rhythm and balance of building and landscape courtyards along Greenwood

notes:







Gateway Narrative

This natural intersection of transit, automobile and pedestrian circulation is by definition a "Gateway". The proposed design seeks to enhance its community value by reinforcing neighborhood connections, creating places to "Be" and developing a memorable landscape and architectural environment. The elements included in this:

Public plaza with existing mature ever-green tree on 130th and Greenwood, which creates a counter point open space to the new Broadview Library

Jewel Box design and up front siting of the Café provides a unique and memorable presence on Greenwood Ave.

Green setback and canted colorful architecture of building 1 reinforces the iconic nature of this location

Key

- 1. broadview public library
- 2. café plaza
- 3. café
- 4. green setback
- 5. existing apartment buildings
- 6. elementary school



Key

public space

interior/exterior
circulationground level
unit entryto underground
parking garage

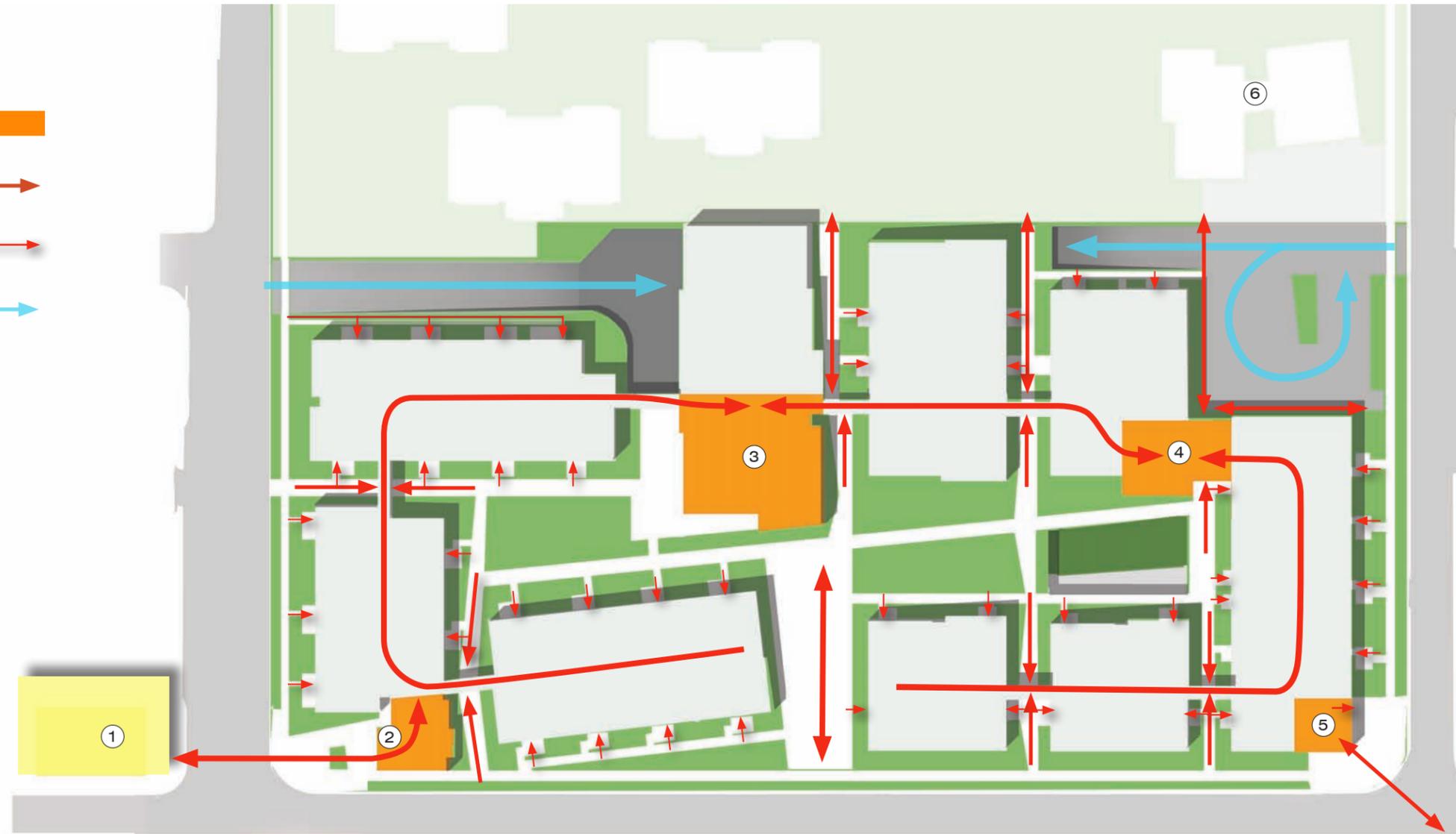
1. public library

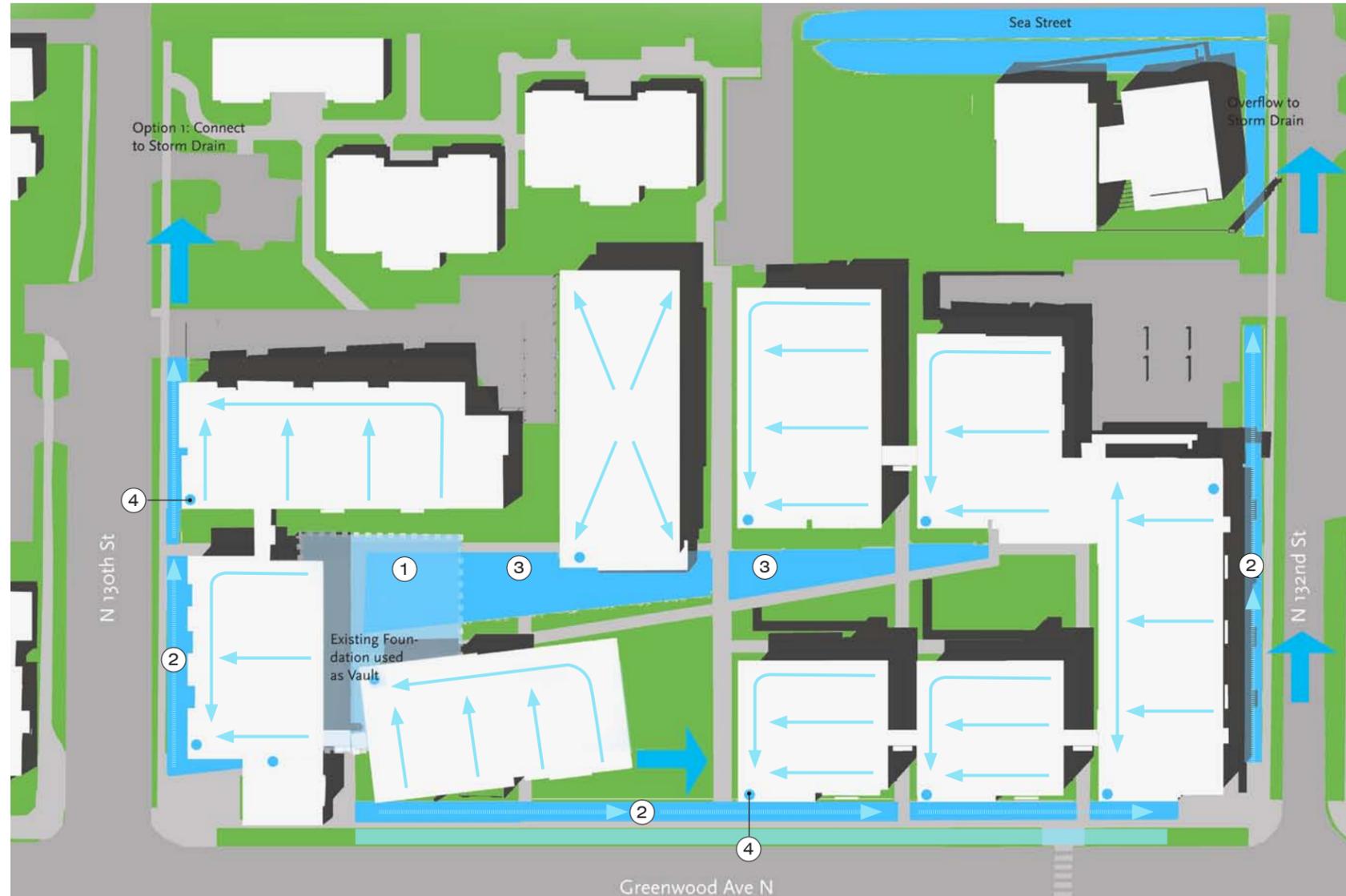
2. cafe

3. dining hall/pub

4. living room
and reception

5. art studio

6. future new luther
memorial church
(under separate contract)



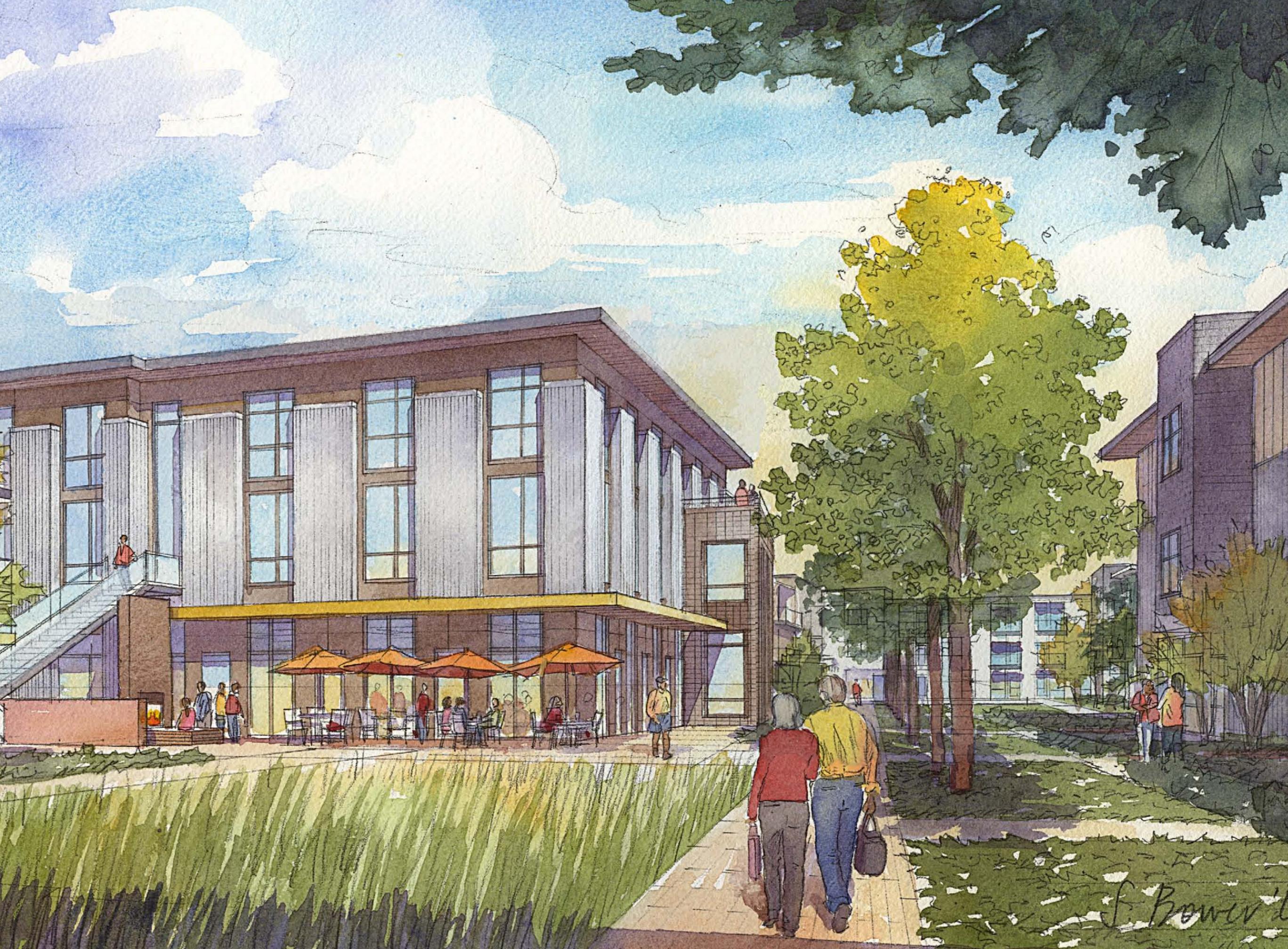
Site Surface Water Diagram Narrative

The site design is organized around the site's position at the "headwaters" of Piper's Creek. Roofs slant to the south and collect roof water at a primary downspout at each building when possible. Splash blocks are a visible connection point in the flow of water, with overflow spilling into rain-gardens that are filled with perennial and evergreen shrubs, sedges, reeds, and bulrush that slow and filter storm-water from paved surfaces and roof water. The rain-gardens connect to create a system of storm-water management that connects to the storm drainage system and eventually to Piper's Creek.

Key

- 1. detention vault utilizing existing basement
- 2. rain-garden flow
- 3. storm-water planter
- 4. downspout collection points





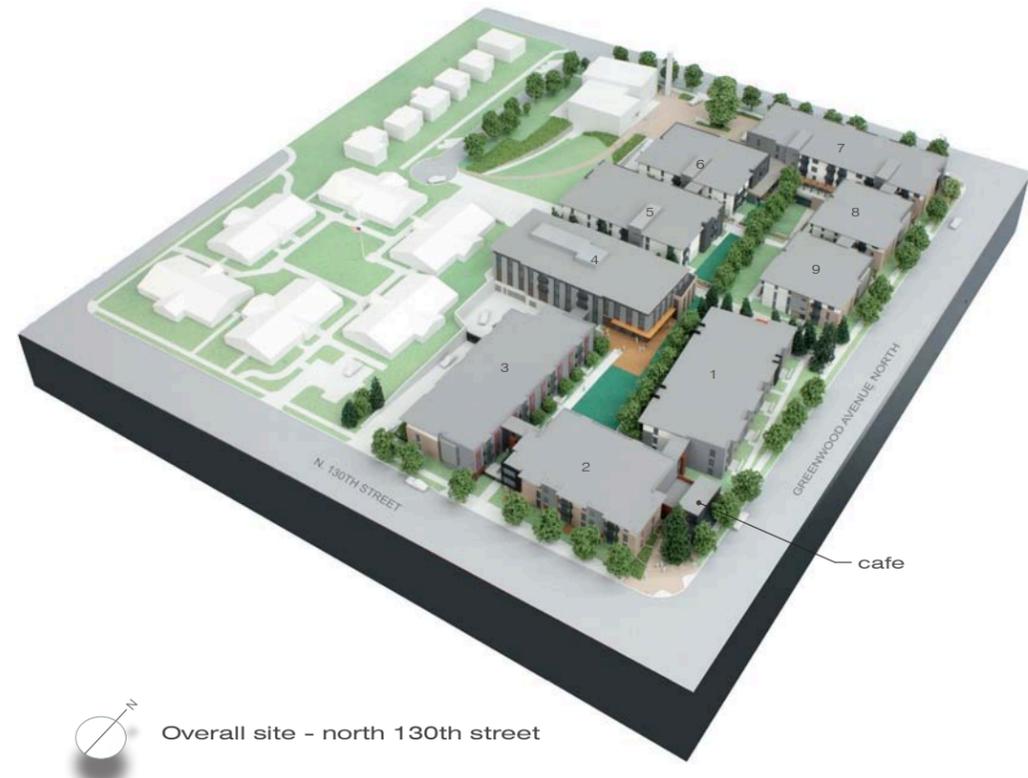
J. Bower

Site Area	178,068 sf
Building Footprint <i>(w/connectors)</i>	87,034 sf
Bldg. Gross Area <i>(3 floors above grade w/connector areas)</i>	255,221 sf
No. of Units	179
Parking Stalls	238

Key

- 1. public court
- 2. cafe
- 3. dining hall/pub
- 4. living room and reception
- 5. entry court
- 6. art studio
- 7. mid-block courtyard
- 8. green well
- 9. future new luther memorial church
(under separate contract)
- 10. foss assisted living







greenwood avenue elevation



1. view into interior courtyard



2. mid-block courtyard



3. connector courtyard



4. art studio corner



greenwood avenue north - elevation



north 132nd street - elevation



interior courtyard - elevation







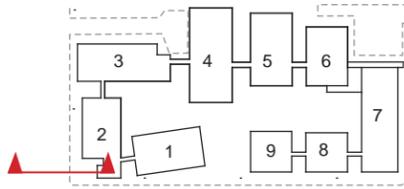
27 | cafe courtyard - perspective view



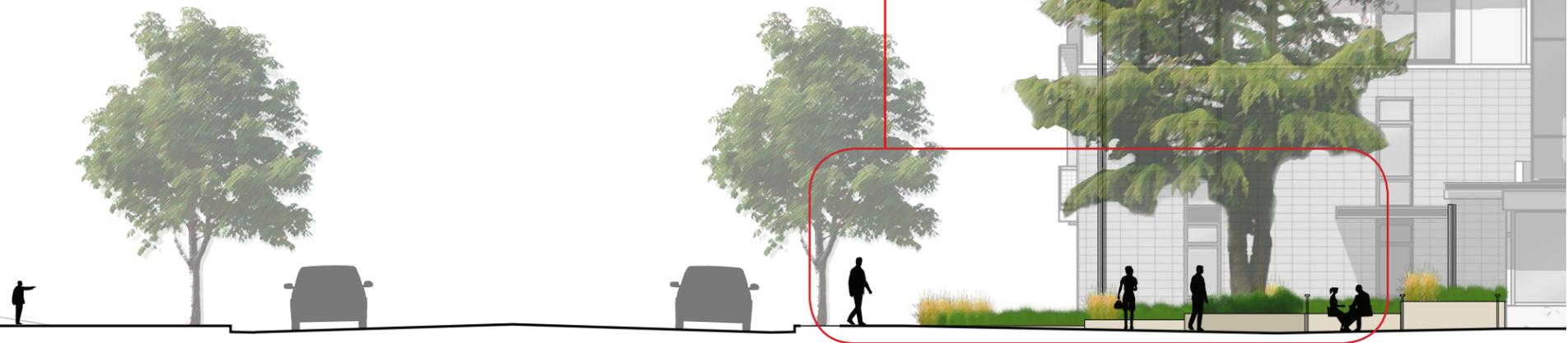


sidewalk
raingarden
stormwater planter

down spout
outdoor seating area
existing cedar tree

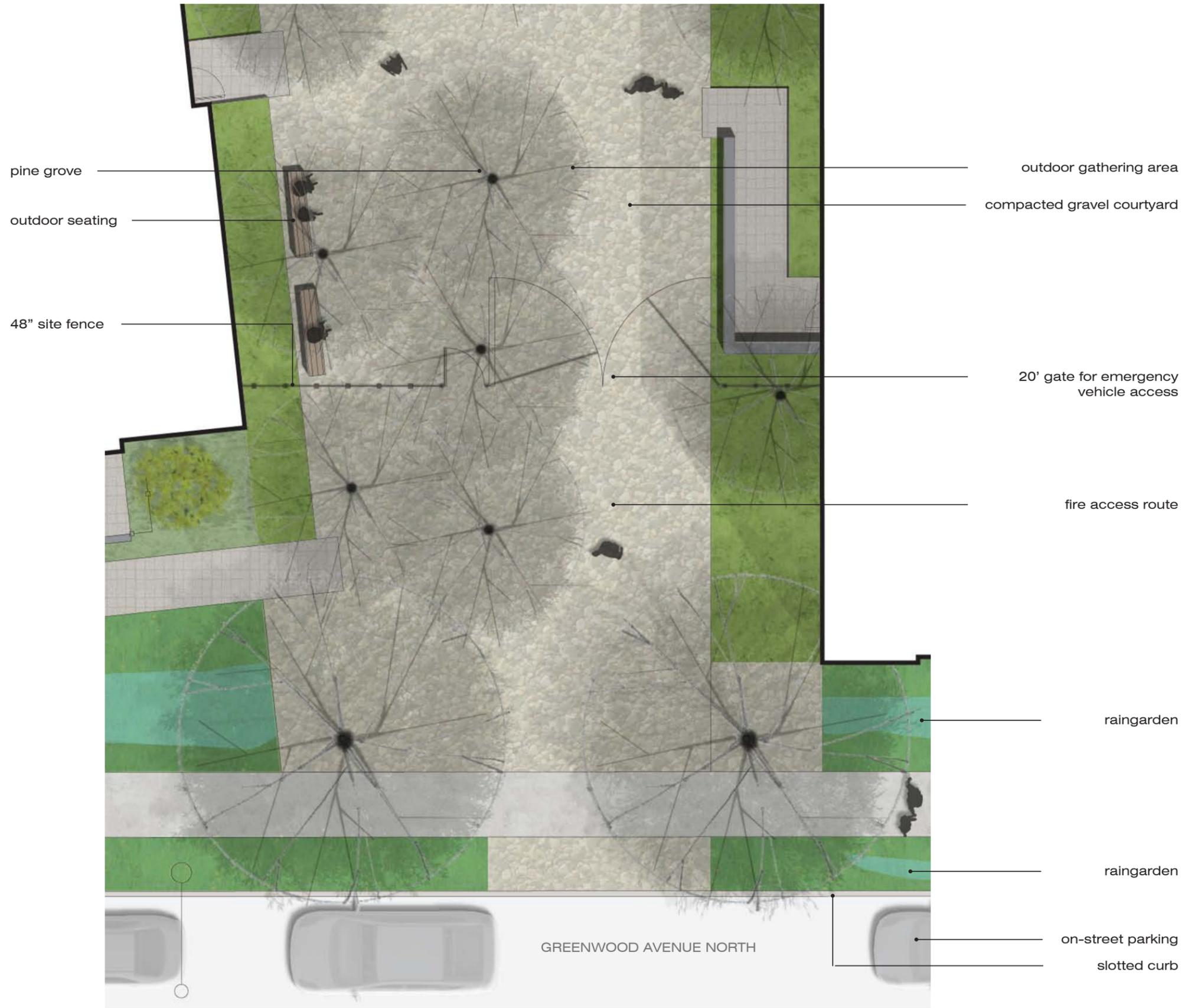


Broadview Library

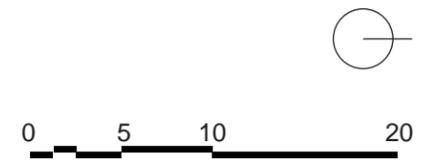


NORTH 130TH STREET

notes:



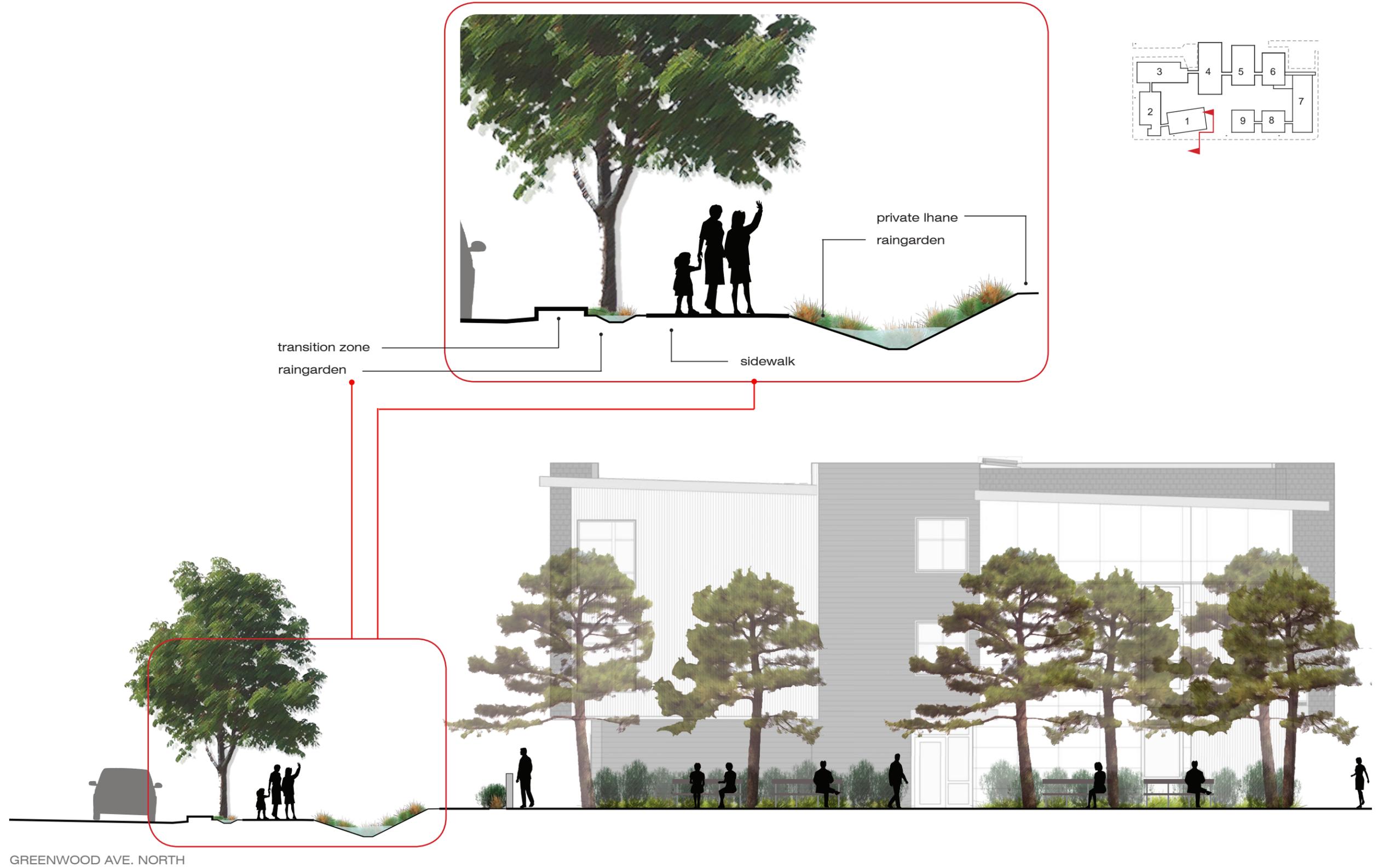
mid-block courtyard



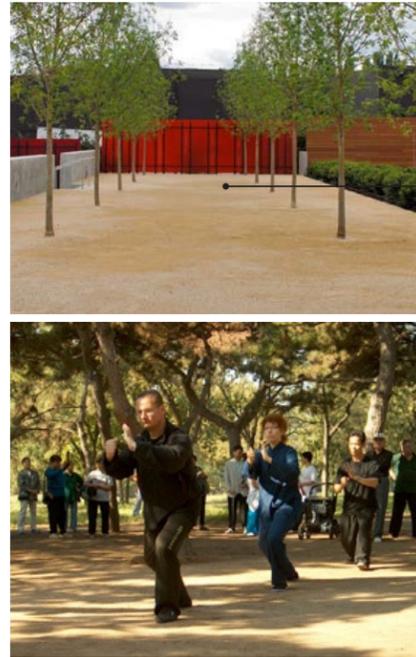
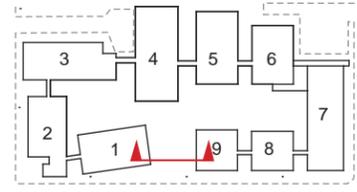


31 | greenwood mid-block courtyard - perspective view

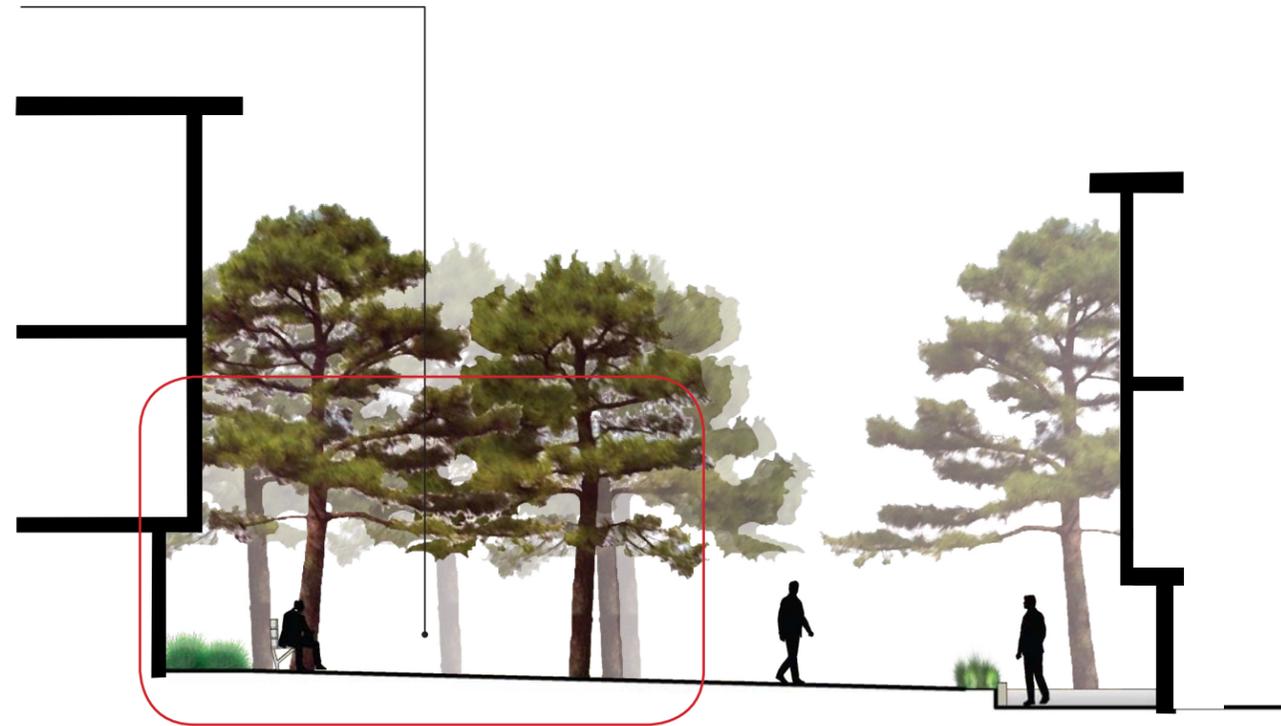


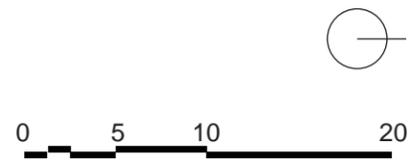


GREENWOOD AVE. NORTH



outdoor activity area

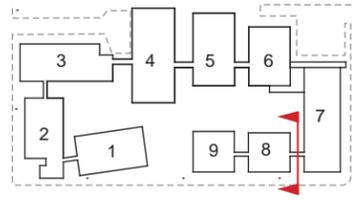






35 | connector - building 8 / 9 - perspective view





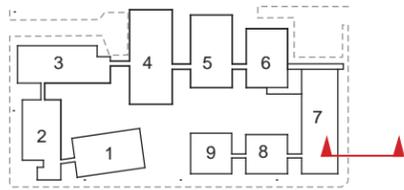
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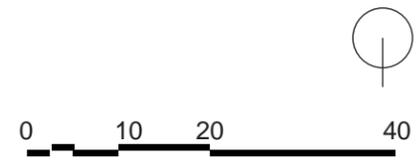
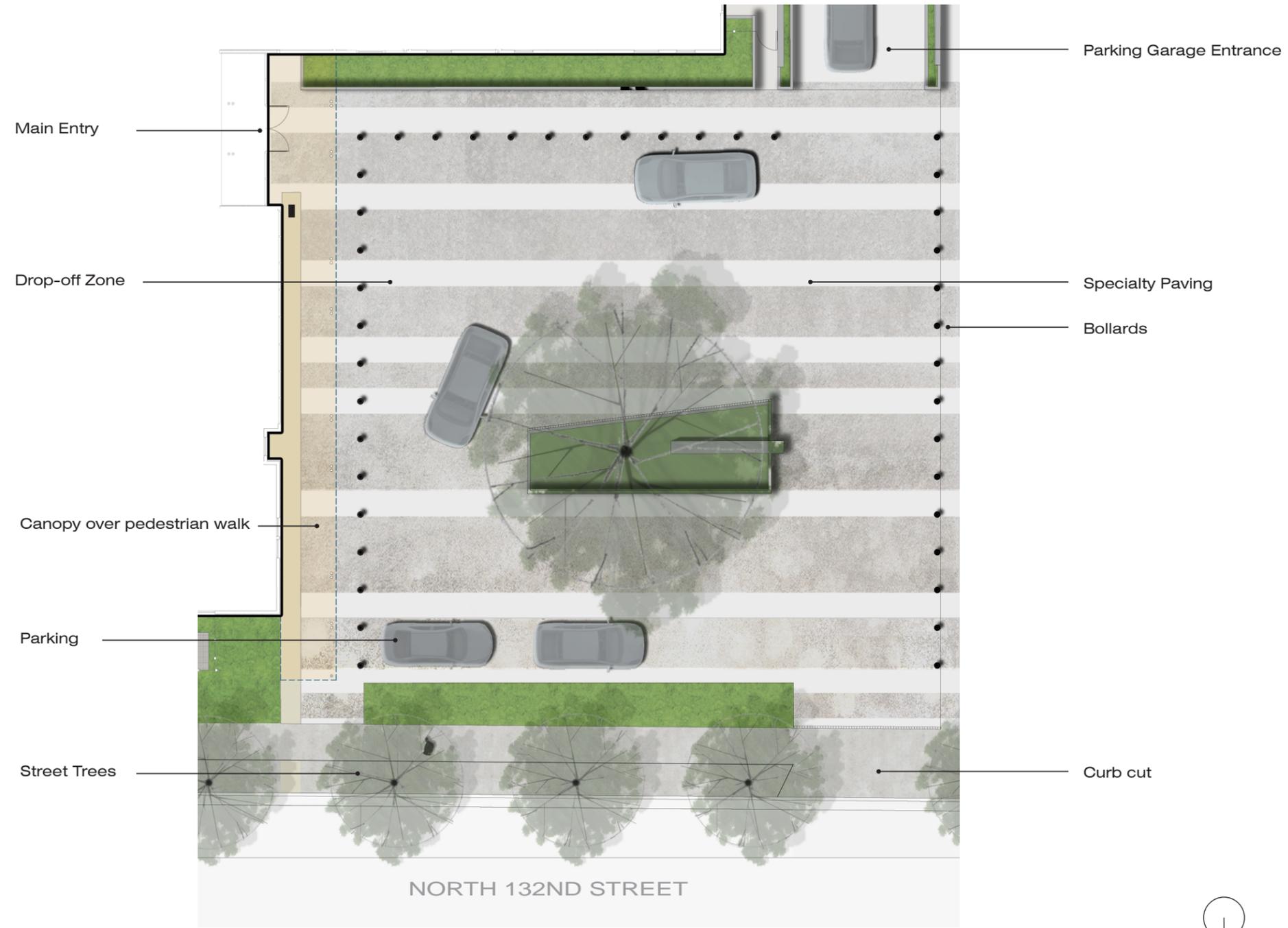


39 | art studio - perspective view - 132nd and greenwood





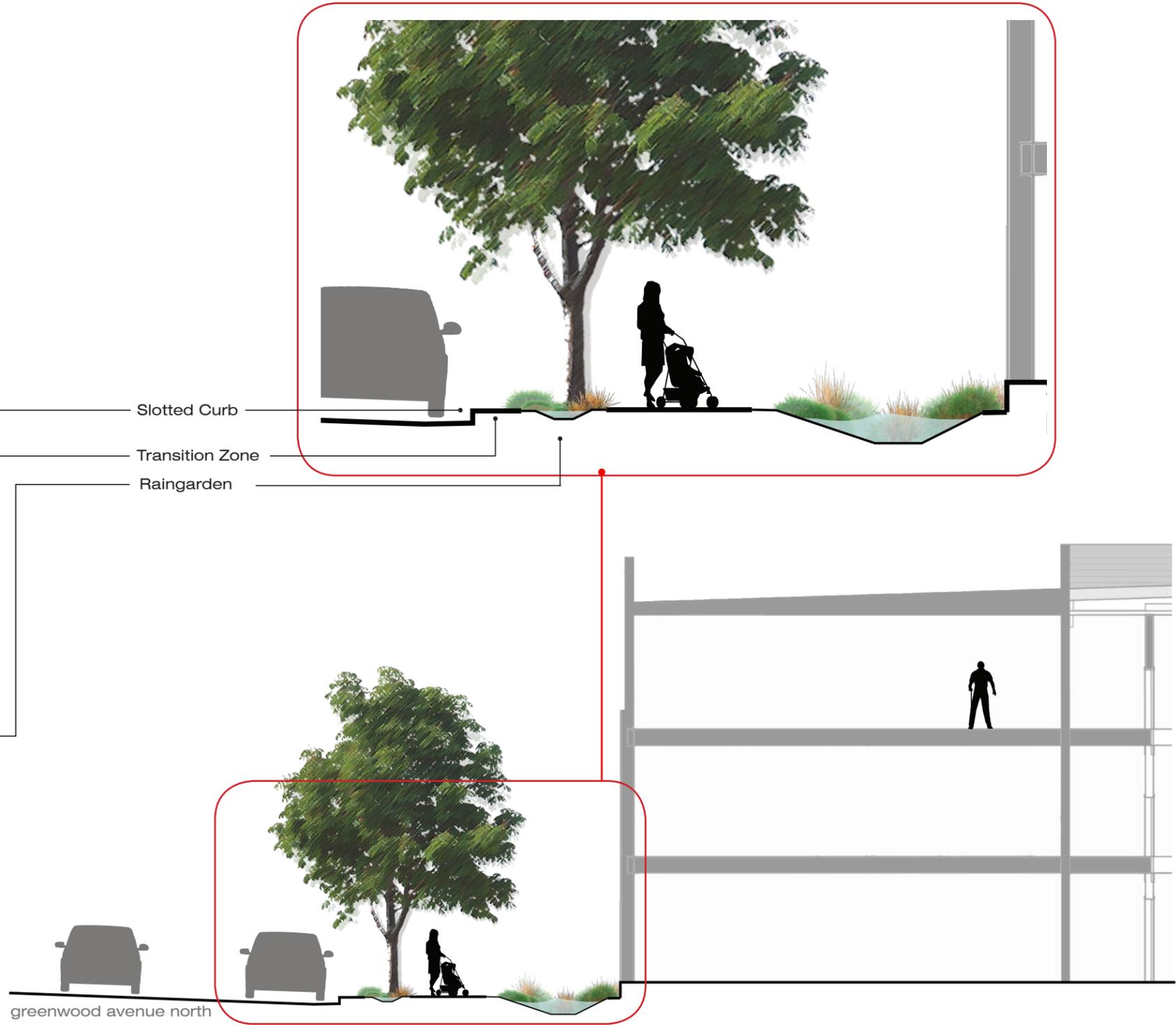
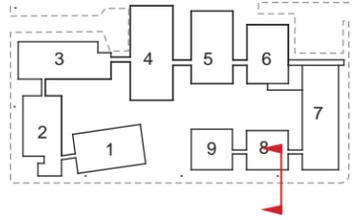
notes:





43 | entry / auto court - perspective view





notes:

**Zoning Code City of Seattle Zoning and Land Use Code
Seattle Municipal Code – Title 23**

SMC 23.45.008 Zoning and Land Use Classification L3
Residential Multi-Family – Lowrise 3

SMC 23.45.008 Lowrise 3: One (1) Dwelling Unit per 800 SF of Lot Area
Density

SMC 23.45.009 Lowrise 3: Thirty (30) Feet. Additional 4' Allowed with Clerestory
Structure Height

SMC 23.45.010 Lowrise 3: Forty-Five Percent (45%)
Lot Coverage

SMC 23.45.011 *Max bldg width w/o modulation: 30' or 40' w/ principal entrance
Structure Width & Depth facing the street

*Max bldg width w/ modulation: apartments and ground-related
housing (except townhouses) 75'

*Max bldg depth: apartments and ground-related housing (including
townhouses) 65% depth of lot

SMC 23.45.014 *Front setback: in no case shall the setback be less than five (5) feet
Side setback (per and it shall not be required to exceed fifteen (15) feet
table 23.45.014c)

*Rear setback: twenty-five (25) feet or fifteen (15) percent of lot
depth, whichever is less, but in no case less than fifteen (15) feet.

Setback
Requirements

Length of Facing Facades, in feet	Average Setback between Facing Facades, in feet	Minimum Setback, in feet
40 or Less	10	10
41 to 60	15	10
61 to 80	20	10
81 to 100	25	10
101 to 150	30	10
151 or More	40	10

SMC 23.45.016 3.a.1
Open-Space
Requirements

Minimum of twenty-five (25) percent of the lot area shall be provided as usable open space at ground level.

Maximum of one-third of the required open space may be provided above ground in the form of balconies, decks, individual unit decks on roofs or common roof gardens if the total amount of required open space is increased to thirty (30) percent of lot area

SMC 23.45.017
Light and Glare
Standards

*Exterior lighting shall be shielded and directed away from adjacent properties.

*Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties.

*To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from adjacent properties by a fence or wall between five feet and six feet in height or a solid evergreen hedge or landscaped berm at least five feet in height.

SMC 23.54.015
Parking Requirements
23.54.015B

Not defined for proposed senior living dwelling units in SMC. Parking study included as a component of this submittal.

Departures Allowed by the Seattle Land Use Code

Section 23.41.010 provides for the departure from Land Use Code requirements with certain exceptions. Items 2,3,4 and 5 below are itemized departure requests that fall within the allowable departures. Item 1 below is a formal request for a Directors decision.

Section 1 - Director's Ruling - Walkways

Ruling is requested to allow multiple buildings to be separated by enclosed transparent walkways.

Elevated Walkways

Single elevated walkways are allowed outright per 23.45.014.D 4. Additional elevated walkways are allowed at the discretion of the director. Below is the specific code language:

4. In Lowrise 2, Lowrise 3 and Lowrise 4 zones structures in cluster developments may be connected by elevated walkways, provided that:

- a. One (1) elevated walkway shall be permitted to connect any two (2) structures in the development;
- b. Additional elevated walkways, in excess of one (1), between any two (2) structures may be permitted by the Director when it is determined that by their location or design a visual separation between structures is maintained;
- c. All elevated walkways shall meet the following standards:

(1) The roof planes of elevated walkways shall be at different levels than the roofs or parapets of connected structures.

(2) Walkways shall be set back from street lot lines and the front facades of the structures they connect, and whenever possible shall be located or landscaped so that they are not visible from a street.

(3) The design of the walkways and the materials used shall seek to achieve a sense of openness and transparency.

(4) Elevated walkways shall add to the effect of modulation rather than detract from it.

5. For structures connected by elevated walkways, the length of the facade shall be defined as the lengths of the facades connected by the elevated walkways and shall exclude the length of the elevated walkway.

The proposed elevated walkways connect most of the buildings at the first, or the first second and third floors and are enclosed in glass to provide safe climate controlled access for these elderly residents. Because of their transparency to the outdoors, they also provide a powerful way finding tool, allowing this resident group successful navigation throughout the project. All of the street facing elevated walkways are three stories in height and are set back from the street side building faces as follows:

Building 7/8	29 feet
Building 8/9	29 feet
Building 1/2	29 feet
Building 2/3	35 feet
Building 5/6	60 feet

Single Level Walkways

The glazed single level walkways separating buildings 3/4 and 4/5 are single story and are setback from the west building faces as follows:

Building 3/4	29 feet
Building 4/5	87 feet

The walkways are constructed to minimize the visual impact of roof and floor structure, maximize transparency and because and the setback from the primary street facades and the transparency will enhance a sense of modulation.

Section 2 - Departure Request - Coverage

Departure is requested from the maximum allowable coverage requirements.

Per 23.45.010 lot coverage is restricted to a maximum for L-3 zoned properties to 45%. See land use excerpt below.



SMC 23.45.010 Lot coverage - Lowrise zones.

A. Except as provided in subsection C of this section, the maximum lot coverage permitted for principal and accessory structures shall not exceed the following limits:

2. For all other structures, the following lot coverage limits shall apply:

- Lowrise Duplex/Triplex -- Thirty-five (35) percent.
- Lowrise 1 -- Forty (40) percent.
- Lowrise 2 -- Forty (40) percent.
- Lowrise 3 -- Forty-five (45) percent.
- Lowrise 4 -- Fifty (50) percent.

The Allowable Coverage by Code (45% x 178,068 s.f.)	=	80,126 s.f.	=	45%
A. Area of Building Foot print	=	85,374 s.f.	=	47.94%
B. Area of 2nd/3rd floor bays	=	1,302 s.f.	=	0.75%
C. Area of Overhangs (Greater than 18")	=	2555 s.f.	=	1.45%
D. Area of Connectors	=	1688 s.f.	=	0.95%
E. Area of Canopies	=	1117 s.f.	=	0.65%
F. Area of Balconies (Greater than 4')	=	192 s.f.	=	0.01%
Total Area of Coverage	=	92,228 s.f.		
Proposed coverage area	=	51.75%		

*See Sheet G1.04 for Coverage Analysis

Rationale

As demonstrated in the above breakdown a large portion of the coverage beyond the maximum allowable is in items B,C, and D. All of these features enhance the quality of the proposed project from both a community standpoint and residents' standpoint as follows:

2nd/3rd Floor Bays: The cantilevered bays provide variety, texture, modulation and a tangible measure of the unit stacks. Being cantilevered, they also provide ground plane area for usable outdoor recreation and landscaping.

Extended Overhangs: The extended overhangs (typically 36") serve several missions for this project. As they are primarily located on the south and west facades they function to protect these facades from summer sun as well as the predominate winter southwest rainstorms. This "smart design" will help prolong the long-term weatherability of these buildings. These broad overhangs also respond to another equally important mission; helping to reinforce the projects relationship to the top of the Pipers Creek watershed. The general design of the roof water collection system and related surface water collection system is designed to reinforce the ecologically advanced rain garden surface water treatment system employed in the design.

Enclosed elevated walkways: Reference Section 1 above.

Section 3 – Departure Request - Setbacks

Departures are requested from the minimum setback and building separation requirements.

See sheet G1.02 for yard, setback and building separation analysis. Related code references include:

- Table 23.86.012 A1e
- Table 23.45.014 A
- Table 23.45.014 C
- Table 23.45.014 B

Additional direction in determining yard designation was per meeting with Paul Janos and Ed Manlangit on Oct. 3, 2007 as follows:

- North 130th Street is a Side Yard
- Greenwood Avenue North is a Front Yard
- North 132nd Street is a Side Yard

All setbacks meet the minimum setback with the following exceptions. Departures are requested for all of these exceptions:

A. Front yards

East end of building 2

Required set back: 10 feet
Proposed set back: 1 foot

Rationale

The objective is to engage this gateway corner with a pedestrian scaled plaza and corresponding lantern architecture. Although the café at this location does not serve the public, (the L-3 zoning does not allow retail occupancies), it's scale, transparent glazing and sidewalk adjacency helps to create an engaging pedestrian environment. Additionally, the average setback along Greenwood including the frontages for buildings 1,2,7,8 and 9 is 16.3 feet, which is 6.3 feet beyond the 10-foot minimum.

B. Side yards - Reference sheet G1.02 for setback analysis

South Side of Building 2/3

Required set back: 23 feet
Averaged set back: 17.75 feet

Rationale

Three stacks of residential units face onto this frontage and all three ground level units have direct street access through patio entries. The design intent is to engage the pedestrian connection between the ground level units and the public sidewalks by providing a clear view to these patio entries. This relationship will enhance safety (eyes on the street) and foster better community connections.

B. Building Separation Setbacks - See sheet G1.02 for setback analysis

Buildings 4/5 separation	Required: 30 feet	Proposed: 27.8 feet
Buildings 5/6 separation	Required: 25 feet	Proposed: 24 feet

Site plan concept organization aligns building 5 with building 9 and building 8 with building 6. The linear courtyard spaces that span between have a thematic relationship that work better if the geometry is consistent.

Section 4 - Building width and depth

Departures are requested from the minimum requirements for minimum depth and width. Reference Depth/Width analysis on sheet G1.03

The project site is approximately 2 square blocks with two arterial frontages, one secondary street frontage and a 600 foot long rear yard facing to common owned land. It is adjacent to two street intersections and because of this the architecture turns the corners at these intersections effectively creating building fronts for the same building on multiple sides. Additionally at the request of the Design Review Board (at the Early Design Guidance Meeting) a mid-block was developed between buildings 1 and 9 that reduced the perimeter are of the site available for two shorter structures in the place of building 1. Below is a list of the requested code departures for width/depth:

Depth

Building 1/4	Depth allowable; 195 feet	Proposed; 236 feet
Building 2/3	Depth allowable; 195 feet	Proposed; 213 feet
Building 9/5	Depth allowable; 195 feet	Proposed; 206 feet
Building 6/7	Depth allowable; 195 feet	Proposed; 254 feet

Width

Building 1	Width allowable; 75 feet	Proposed; 151 feet
Building 2	Width allowable; 75 feet	Proposed; 77 feet
Building 3	Width allowable; 75 feet	Proposed; 167 feet
Building 4	Width allowable; 75 feet	Proposed; 80 feet
Building 5	Width allowable; 75 feet	Proposed; 76 feet
Building 6	Width allowable; 75 feet	Proposed; 76 feet
Building 8	Width allowable; 75 feet	Proposed; 76 feet
Building 9	Width allowable; 75 feet	Proposed; 76 feet



Rationale

As stated in the discussion above, this is a large site that is wrapped on three sides with streets. One of the consequences of this configuration is that the corner buildings have two sides exposed that are calculated for building width/depth. Inevitably one of these sides will not measure within the prescriptive definition on the land use code. Perhaps a better way of evaluating the appropriateness building depth is to add up the cumulative building depths and compare it to the potential allowed under the code. In this case the allowed cumulative depth (adding up the number of depths x 195 feet) is 1170 feet. The proposed cumulative depth is 1161 feet.

Section 5 – Departure Request - Modulation

Departures are requested from the minimum requirements for modulation.

Please reference the illustrated Modulation Analysis Sheets located in the Appendix (Pages 78-88) for a comparison between minimum modulation requirements and proposed modulation.

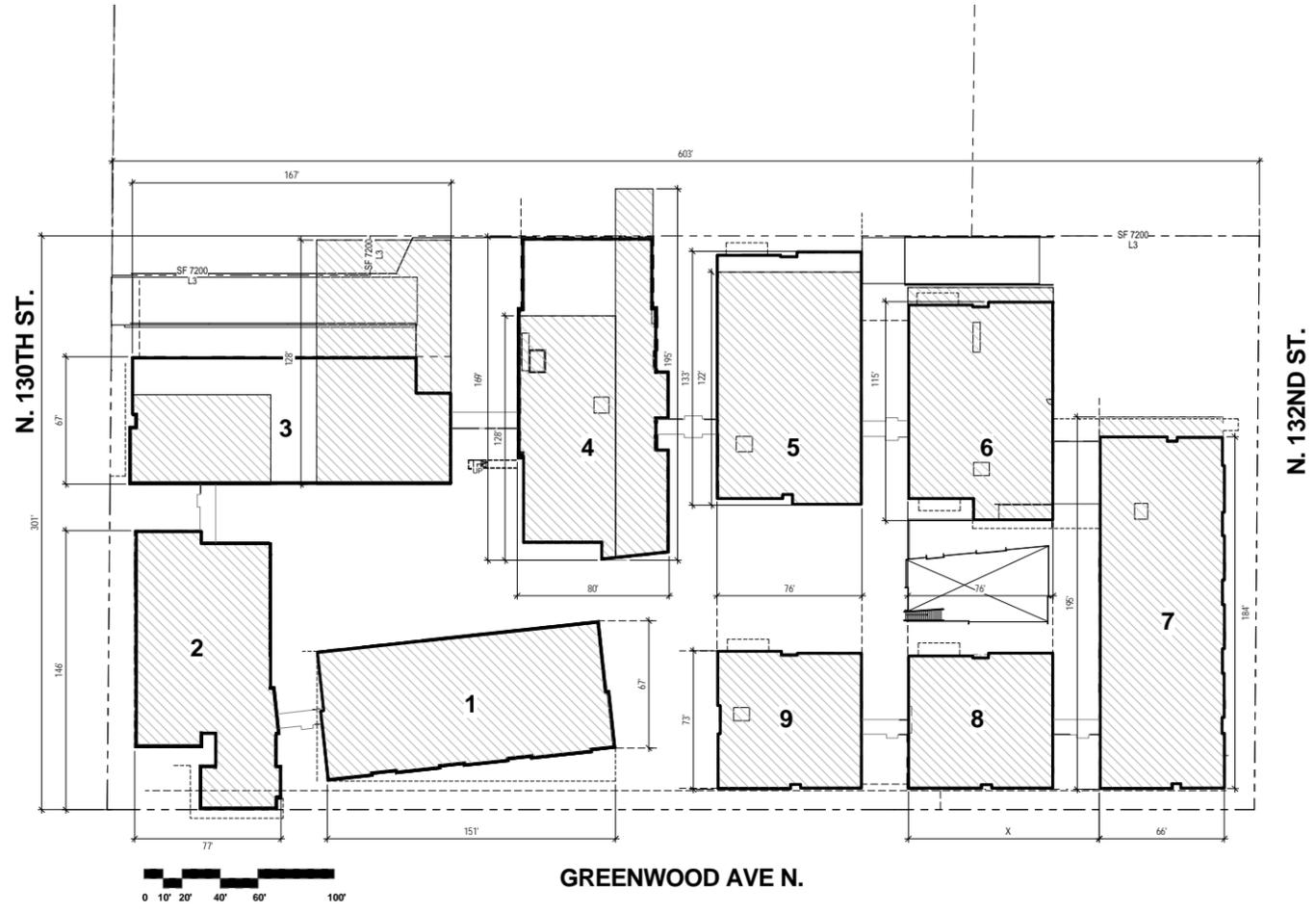
The prescriptive requirements in the Land Use Code utilize only horizontal modulation to define the building's block massing. Though this is a component of the visual sense of building form, shape and space there are other elements of design equally important in creating rich human scaled buildings. The proposed design has used a combination of facade material textures/color variation, bay and window patterning, roof edge variation (low sloping overhangs, eyebrows and parapet edges), and ground plane development including patios, fences, garden entries and landscape materials to develop strong human character, scale and texture. The design is conceived to emphasize unit-to-unit delineation. Additionally the proposed design utilizes a common palette in a variety of different ways to create unique individual buildings.



appendix

Existing Site Survey	52
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1 WIDTH - DEPTH ANALYSIS
1" = 30'-0"

DEPTH	BLDG 2 / 3 ALLOWABLE 195' PROPOSED 213'	BLDG 1 / 3 ALLOWABLE 195' PROPOSED 134'	BLDG 1 / 4 ALLOWABLE 195' PROPOSED 236'	BLDG 9 / 5 ALLOWABLE 195' PROPOSED 206'	BLDG 8 / 6 ALLOWABLE 195' PROPOSED 188'	BLDG 6 / 7 ALLOWABLE 195' PROPOSED 254'
WIDTH <small>* WITH MODULATION</small>	BLDG 2 ALLOWABLE 75' PROPOSED 77'	BLDG 1 ALLOWABLE 75' PROPOSED 151'	BLDG 4 ALLOWABLE 75' PROPOSED 80'	BLDG 5 ALLOWABLE 75' PROPOSED 76'	BLDG 8 ALLOWABLE 75' PROPOSED 76'	BLDG 6 / 7 ALLOWABLE 75' PROPOSED 66' + x
	BLDG 3 ALLOWABLE 75' PROPOSED 167'			BLDG 9 ALLOWABLE 75' PROPOSED 76'		

BUILDING DIAGRAM WIDTH / DEPTH

ALLOWABLE DEPTH = .65 LOT DEPTH MEASURED FROM FRONT TO BACK
= .65 X 300' = 195'
DEPTH IS ACCUMULATIVE. ALL BUILDING DEPTH IN A ROW IS ADDED FOR ONE TOTAL DEPTH MEASUREMENT. CALCULATION DOES NOT INCLUDE TRANSPARENT CONNECTOR. (PER 23.45.014.D4C5)

INDICATES ALLOWABLE DEPTH PER CODE

NET DEPTH OVER / UNDER: 9' UNDER ACCUMULATIVE DEPTH

TOTAL SITE AREA = 178,068 SF

SITE AREA DEFINED AS AREA EAST OF L3 J SF 7200 AND BOUNDED BY N. 130TH STR., GREENWOOD AVE., AND N. 132ND = 178,068SF

TOTAL AREA OF BUILDING FOOTPRINT = 85,374SF (47.94%)

TOTAL AREA OF 2ND AND 3RD LEVEL BAYS = 1302 SF

TOTAL AREA OF OVERHANGS BEYOND 18" = 2555 SF

TOTAL AREA OF CONNECTORS = 2535 SF

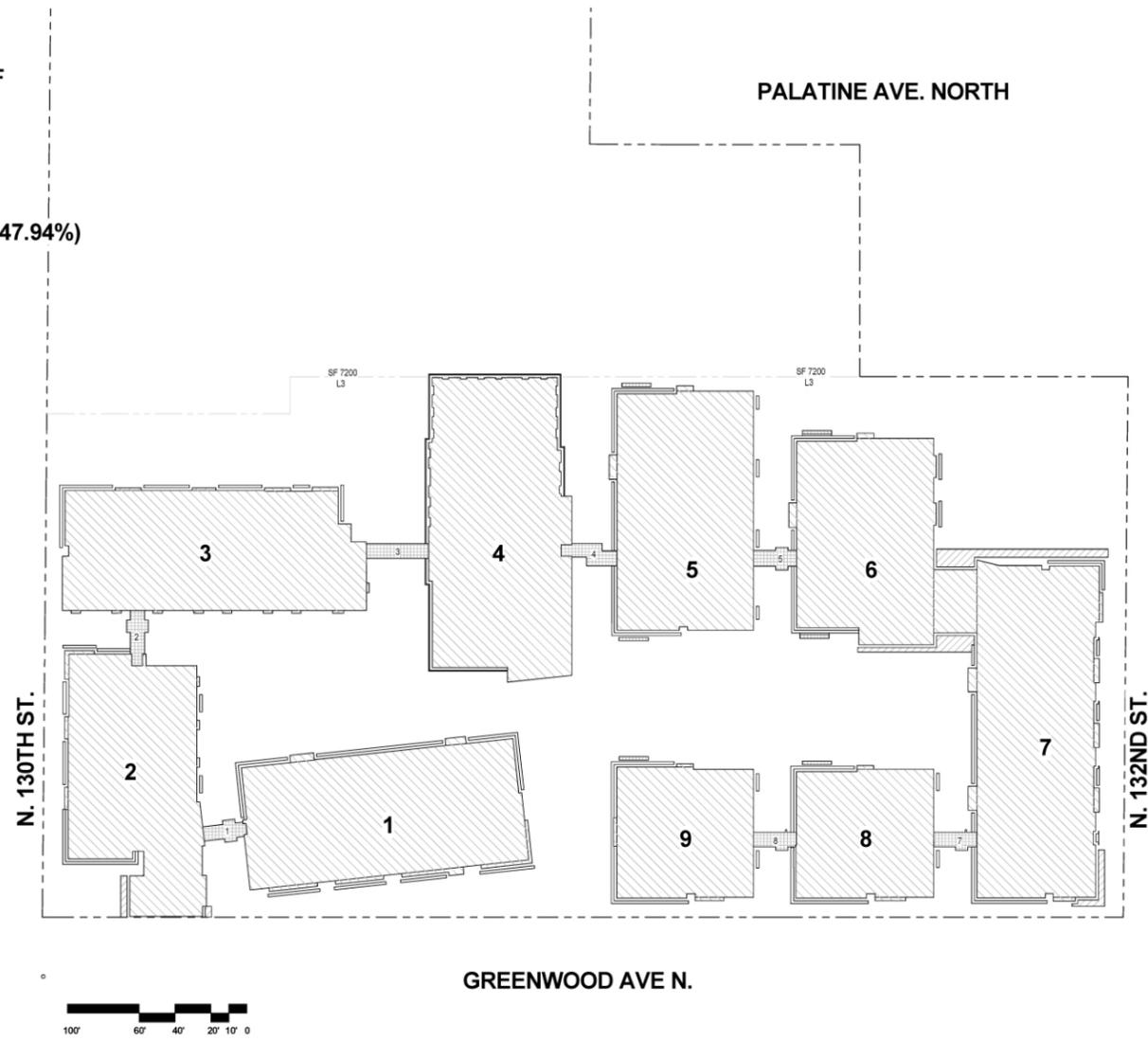
TOTAL AREA OF CANOPY = 1117 SF

TOTAL AREA OF BALCONY BEYOND 4' = 192 SF

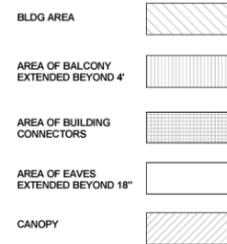
TOTAL AREA = 92,228 SF

PERCENT OF TOTAL SITE = 51.78%

COVERAGE PER CODE
45% = .45 X 178,068 = 80,126 SF



NOTE: REFERENCE SHEET A1.14 FOR OVERHANG AND BALCONY DIMENSIONS



1 COVERAGE ANALYSIS
1" = 30'-0"

COVERAGE BUILDING 1

BUILDING FOOTPRINT	=	10,899 SF
EXTENDED ROOF OVERHANGS	=	453 SF
DECKS	=	N/A
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	219 SF
TOTAL COVERAGE	=	11,571 SF

COVERAGE BUILDING 3

BUILDING FOOTPRINT	=	11,020 SF
EXTENDED ROOF OVERHANGS	=	212 SF
DECKS	=	N/A
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	281 SF
TOTAL COVERAGE	=	11,513 SF

COVERAGE BUILDING 5

BUILDING FOOTPRINT	=	10,145 SF
EXTENDED ROOF OVERHANGS	=	316 SF
DECKS	=	64 SF
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	237
TOTAL COVERAGE	=	10,762 SF

COVERAGE BUILDING 8

BUILDING FOOTPRINT	=	5482 SF
EXTENDED ROOF OVERHANGS	=	251 SF
DECKS	=	32 SF
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	206 SF
TOTAL COVERAGE	=	5981 SF

COVERAGE BUILDING 2

BUILDING FOOTPRINT	=	9401 SF
EXTENDED ROOF OVERHANGS	=	268 SF
DECKS	=	N/A
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	260 SF
CANOPY	=	102 SF
TOTAL COVERAGE	=	10,031 SF

COVERAGE BUILDING 4

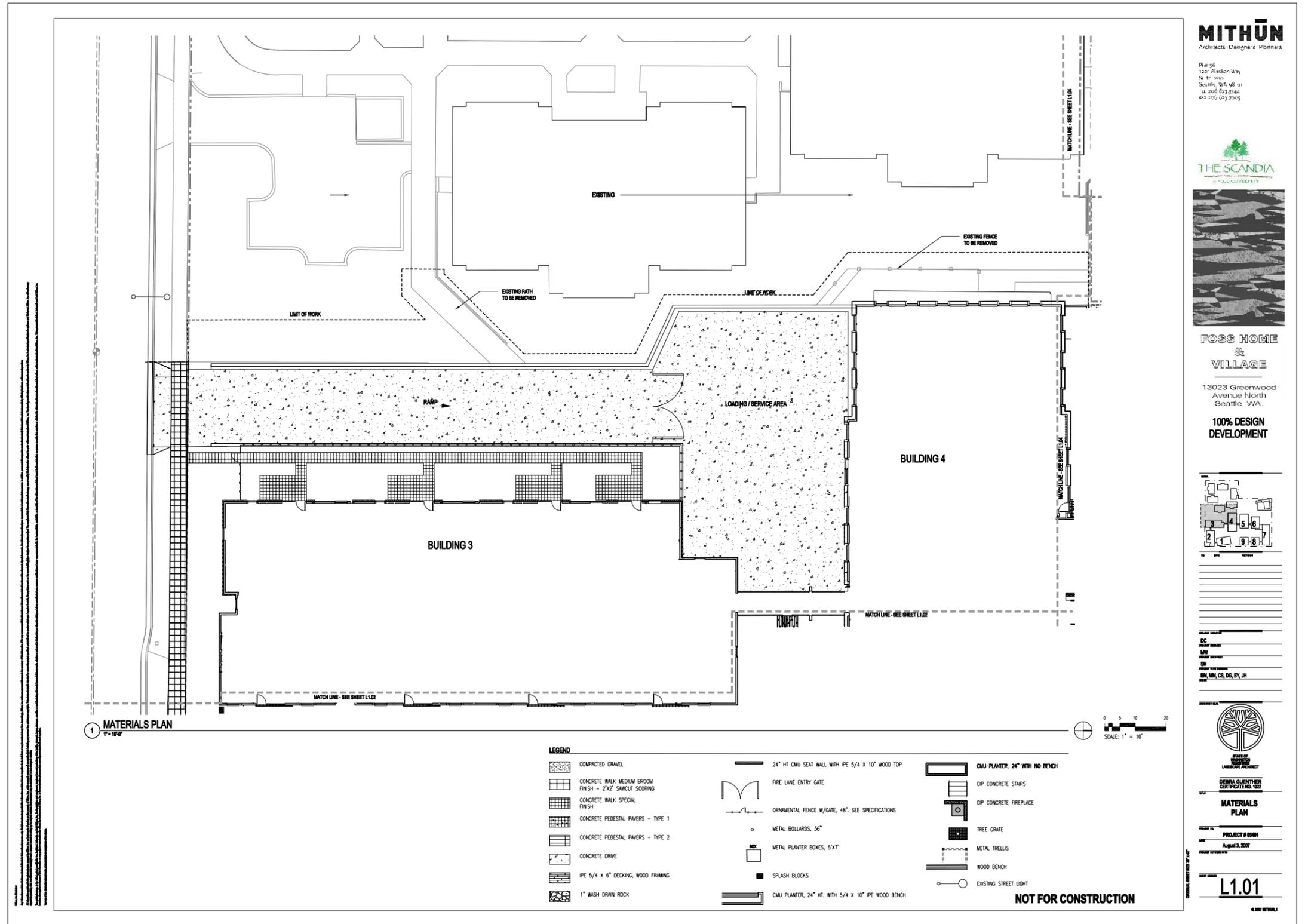
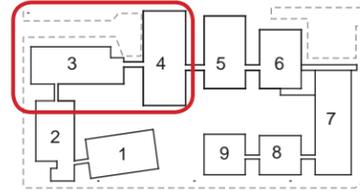
BUILDING FOOTPRINT	=	12,335 SF
EXTENDED ROOF OVERHANGS	=	176 SF
DECKS	=	N/A
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	278 SF
TOTAL COVERAGE	=	12,789 SF

COVERAGE BUILDING 6/7

BUILDING FOOTPRINT	=	21,838 SF
EXTENDED ROOF OVERHANGS	=	614 SF
DECKS	=	64 SF
CONNECTOR(S)	=	847 SF
CANOPY	=	1015 SF
TOTAL COVERAGE	=	9991 SF

COVERAGE BUILDING 9

BUILDING FOOTPRINT	=	5556 SF
EXTENDED ROOF OVERHANGS	=	255 SF
DECKS	=	32 SF
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	N/A
TOTAL COVERAGE	=	5843 SF



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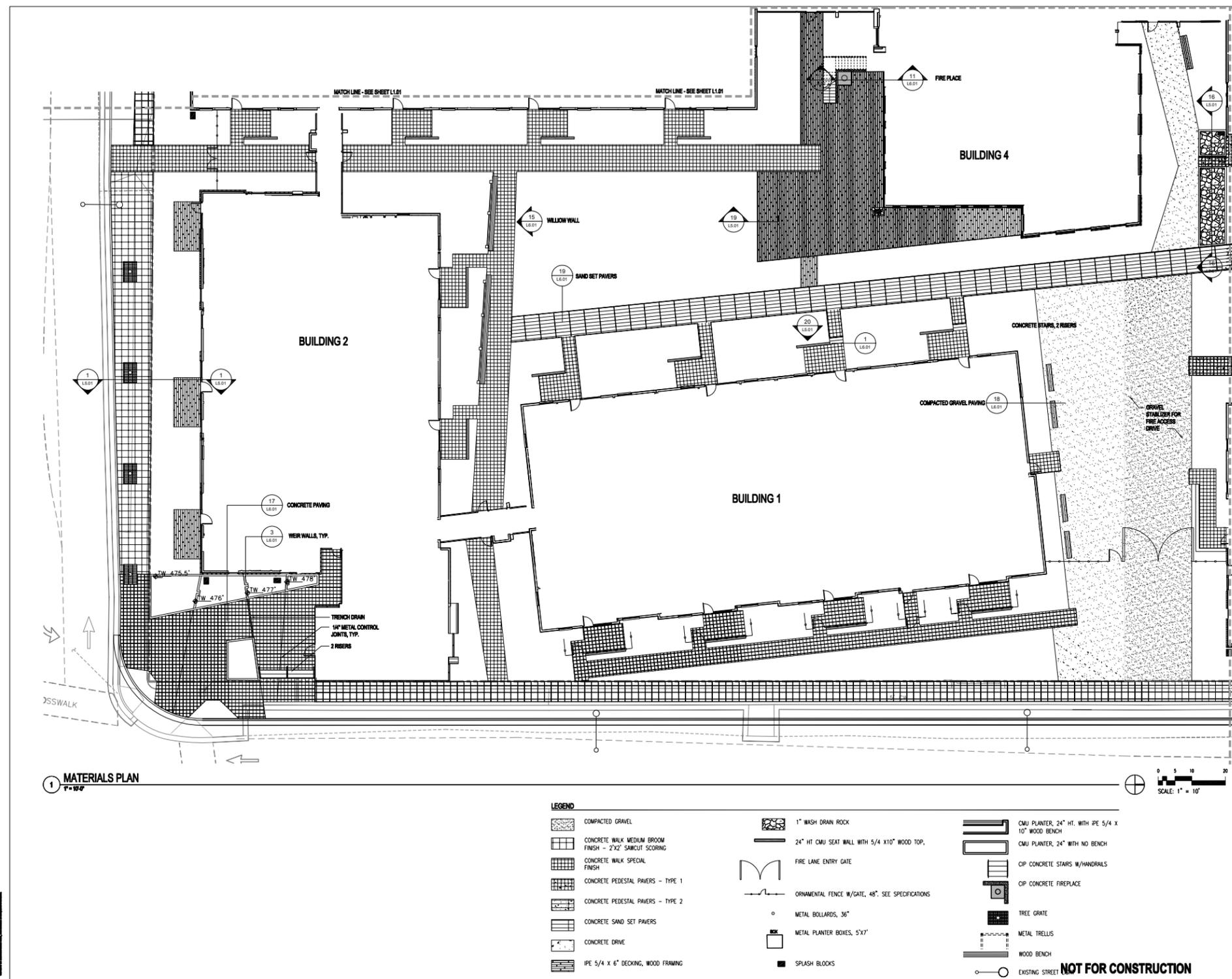
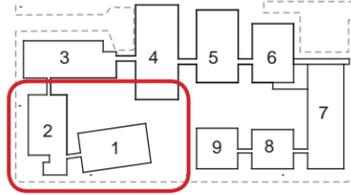
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MATERIALS PLAN

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L1.01

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1 MATERIALS PLAN
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LEGEND		
	COMPACTED GRAVEL	

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11	REVISED
12	REVISED
13	REVISED
14	REVISED
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19	REVISED
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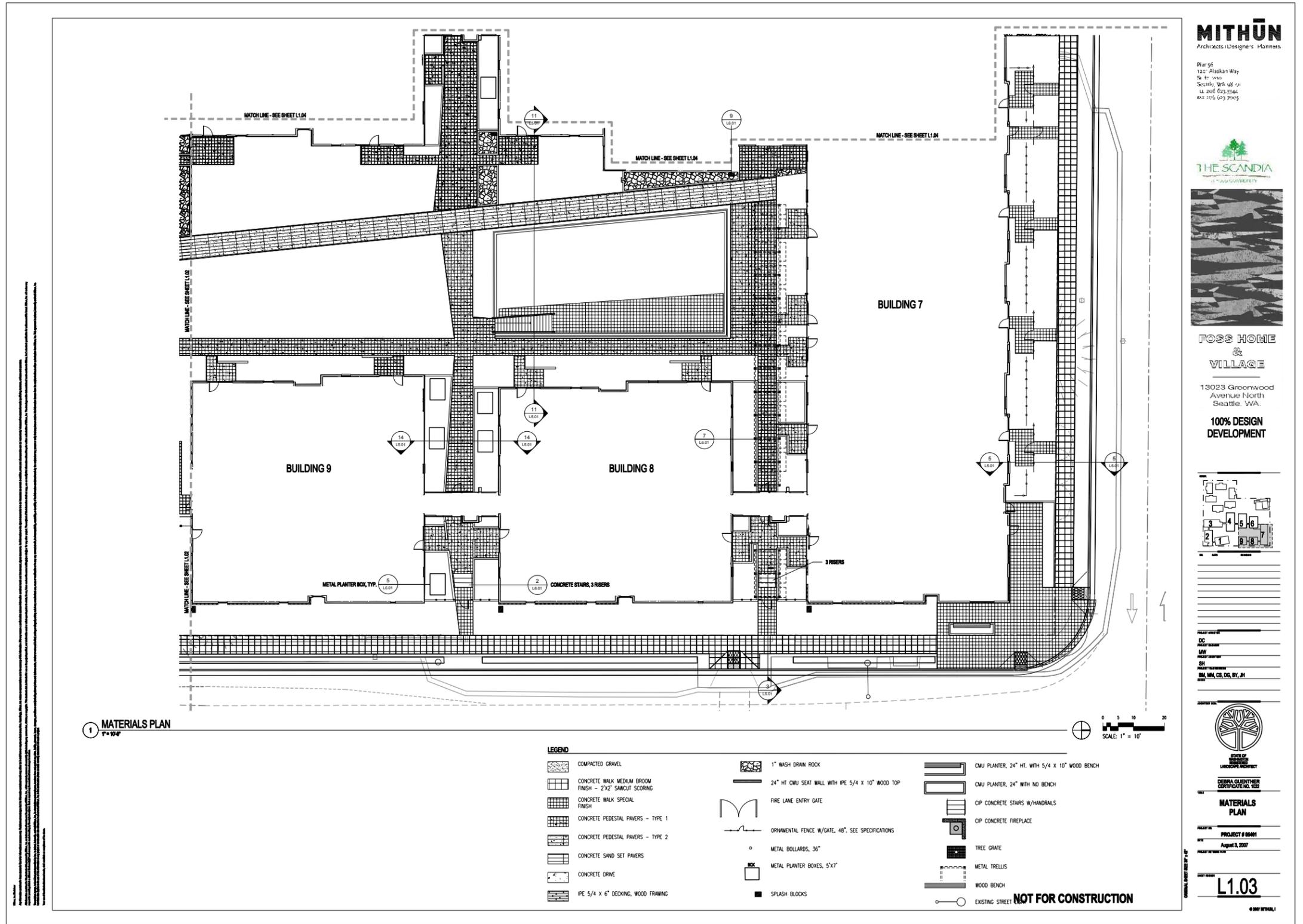
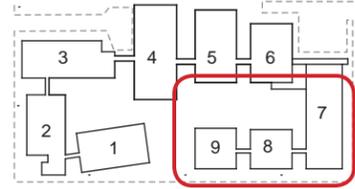
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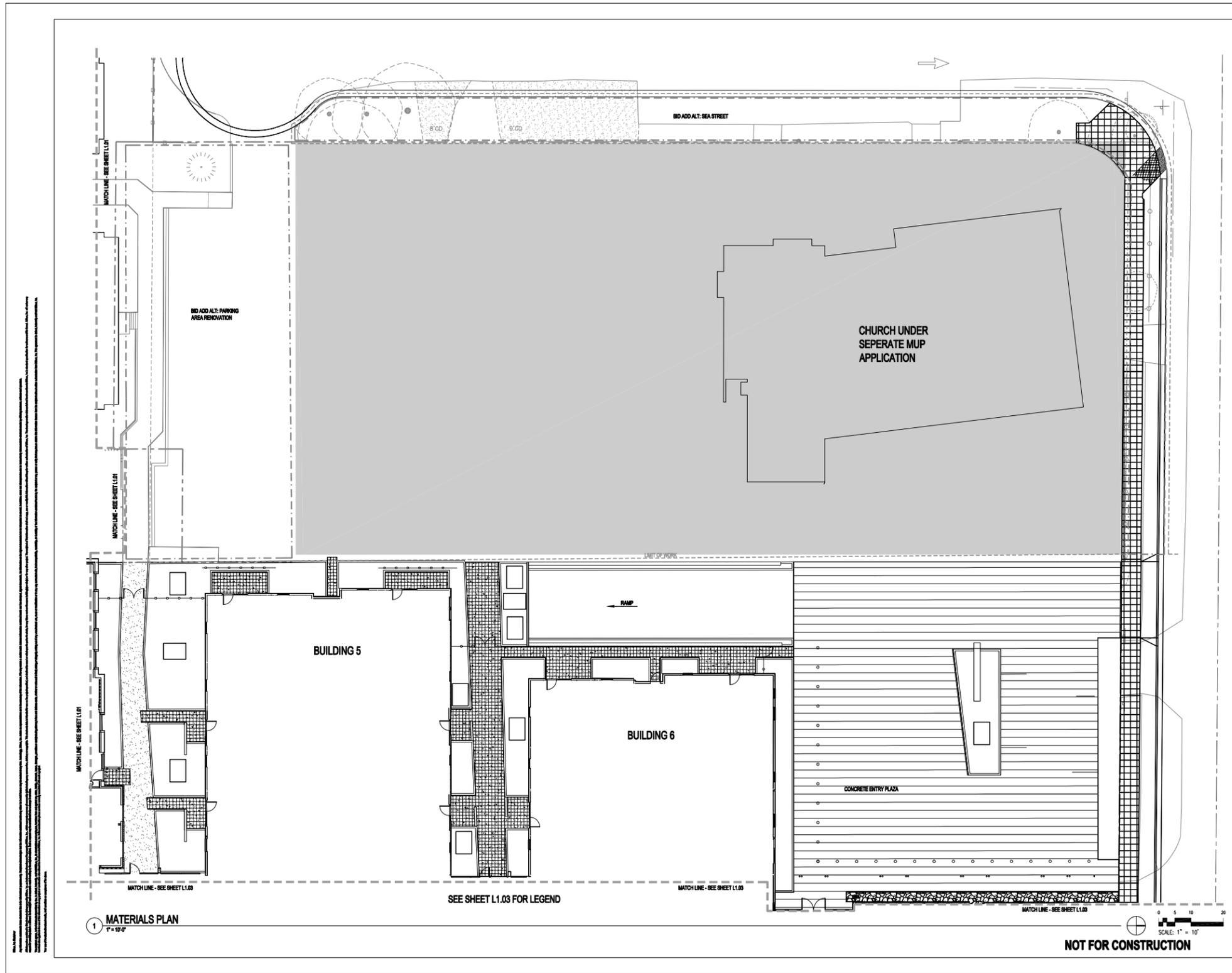
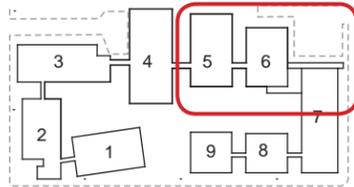
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landscape hardscape plan - 2





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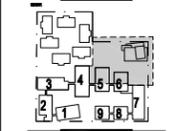
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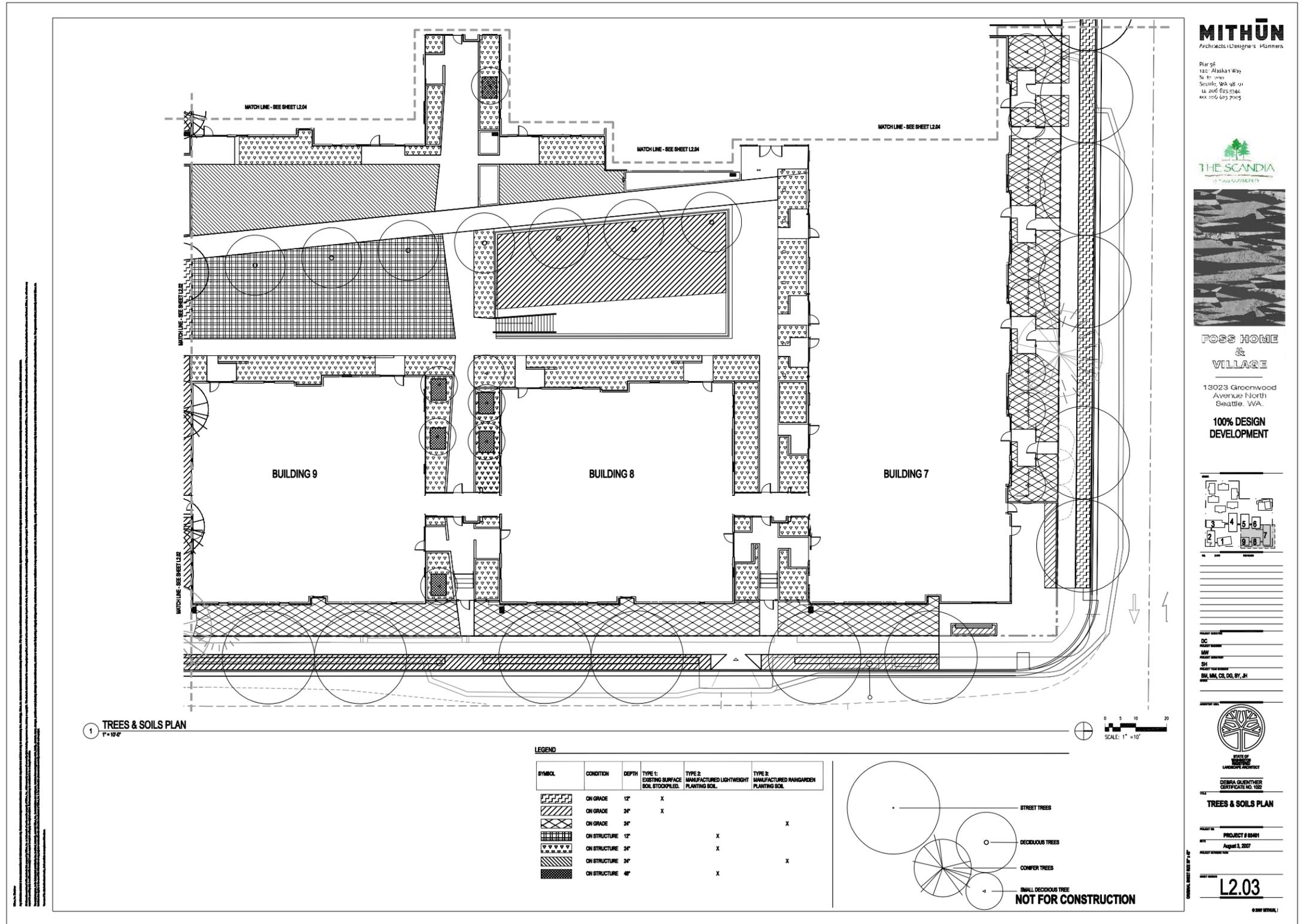
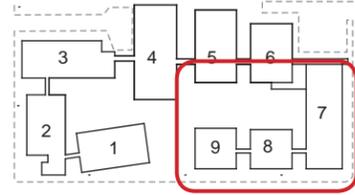


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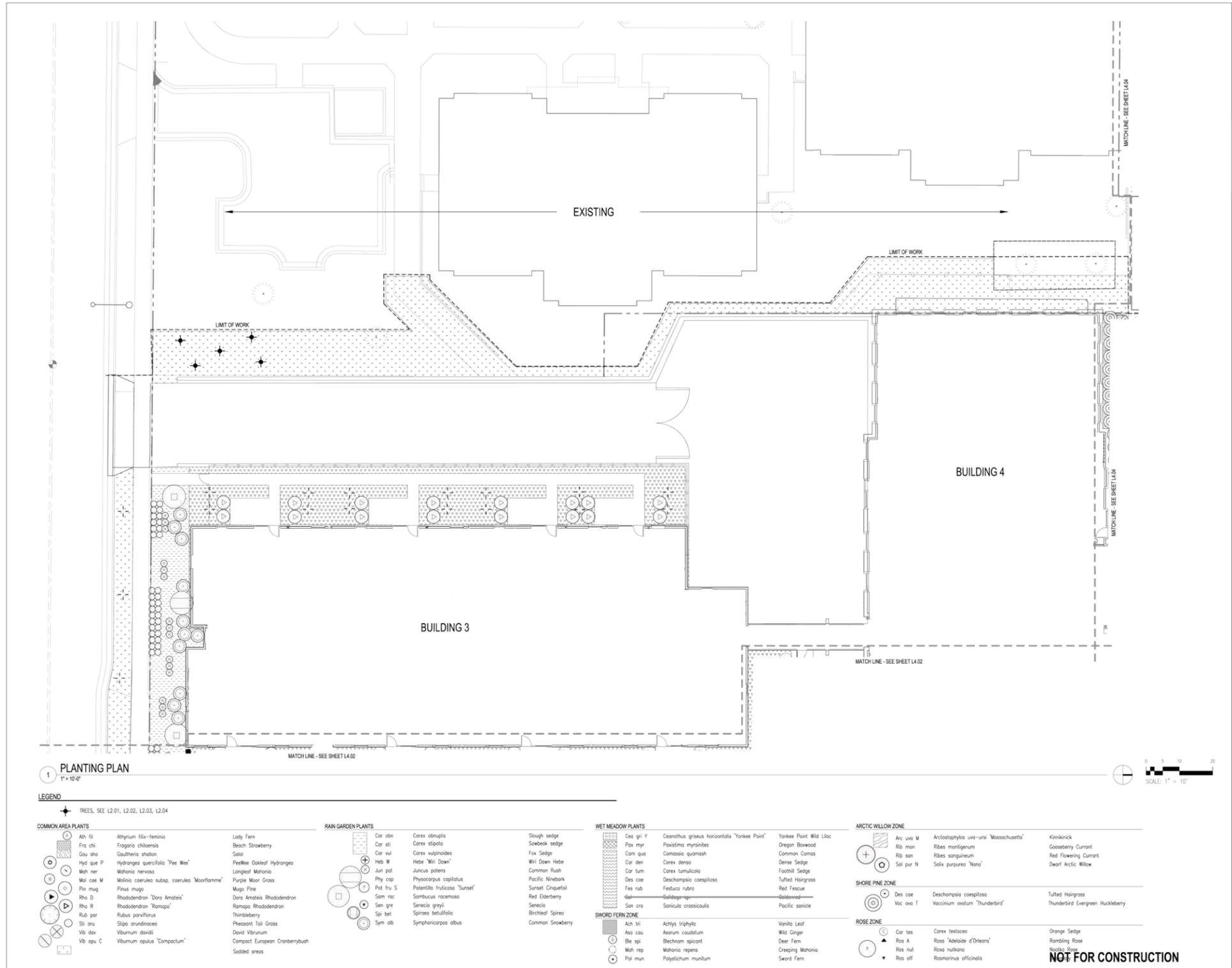
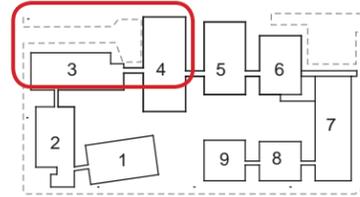


TREES & SOILS PLAN

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L2.03

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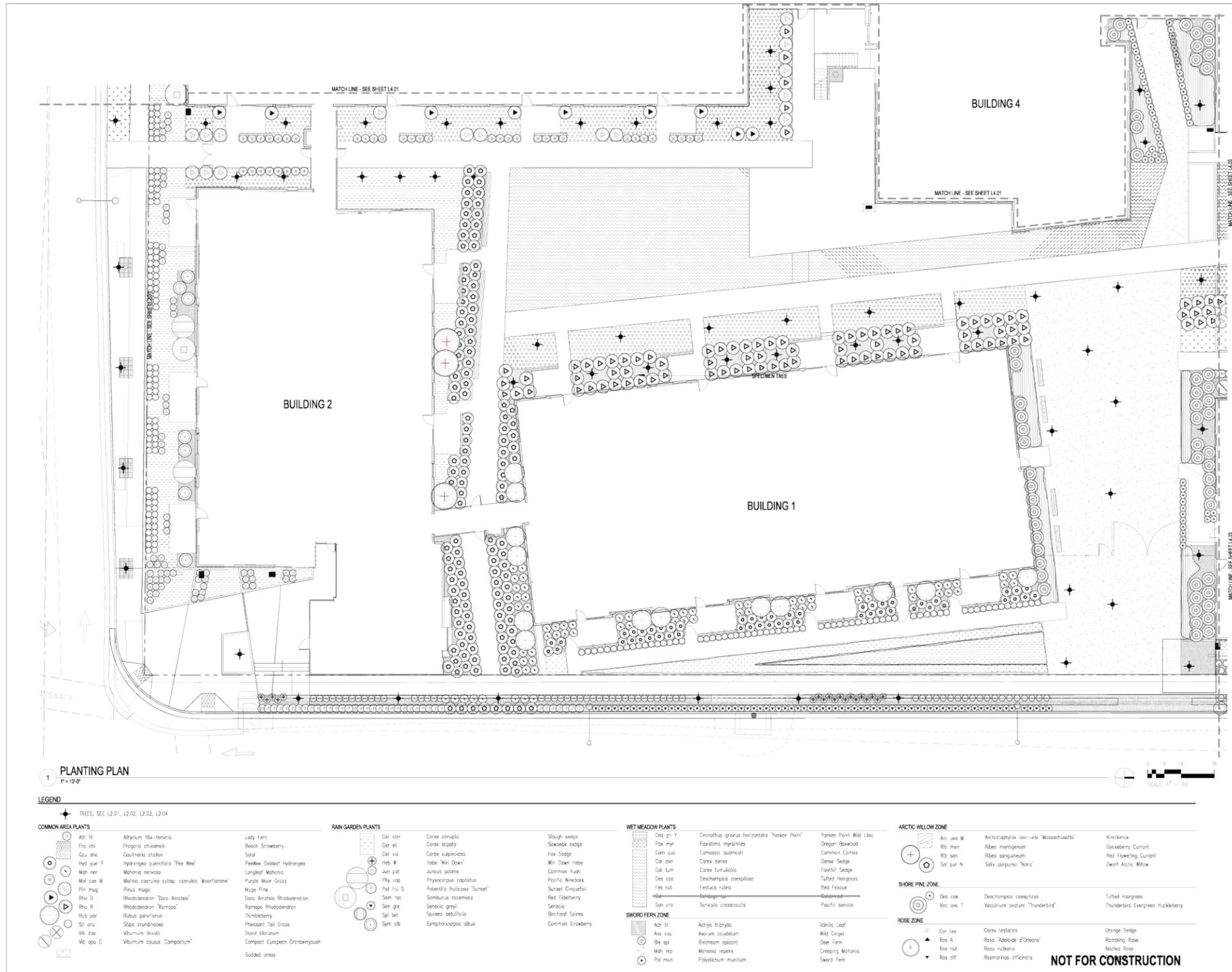
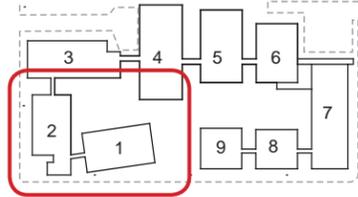
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CERTIFICATE NO. 1022



PLANTING PLAN

PROJECT NO: PROJECT # 05401
DATE: August 3, 2007

L4.01



1 PLANTING PLAN
1" = 10'-0"

LEGEND

TREES, SEE L2.01, L2.02, L2.03, L2.04

COMMON AREA PLANTS	RAIN GARDEN PLANTS	WET MEADOW PLANTS	ARCTIC WILLOW ZONE		
<ul style="list-style-type: none"> Ath fl Fra chi Gou sha Hyd que P Mah ner Mil cog M Pfo mag Rho D Rho R Rub par Skj cru VB daw VB opa C 	<ul style="list-style-type: none"> Car stn Car sti Car vul Heb W Jun prot Phy raco Pot fru S Sam rac Sen gre Spi bet Sym ab 	<ul style="list-style-type: none"> Geo grl Y Pax myr Carl quo Car dim Car lum Fes rub Sed Son cra 	<ul style="list-style-type: none"> Arct uxo M Rib man Rib san Sal pur N 		
<ul style="list-style-type: none"> Athyrium filix-femina Fragaria chiloensis Gaultheria stolon Hydrangea quercifolia "Tree Nite" Mahonia nervosa Malva coccinea subsp. coccinea "Waterlillem" Pinus mugo Rhododendron "Dora Amata" Rhododendron "Nimco" Rubus parviflorus Slipao arundinacea Viburnum rivinii Viburnum coccineum "Compactum" 	<ul style="list-style-type: none"> Lady Fern Beach Strawberry Sisal Pinkiee Ookiee! Hydrangea Longleaf Mahonia Purple Moor Grass Muga Pine Dora Amata Rhododendron Rampage Rhododendron Timbleberry Pheasant Tail Grass David Viburnum Compact European Cranberrybush Sodded areas 	<ul style="list-style-type: none"> Carex strigata Carex stipata Carex vulpinoidea Habe "Wixi Dawn" Juncus pallens Physocarpus opulifolius Potentilla fruticosa "Sunset" Sambucus racemosa Senecio greyii Spiraea betulifolia Symphoricarpos albus 	<ul style="list-style-type: none"> Slough sedge Sawbeek sedge Fox Sedge Wixi Dawn Hobe Common Rush Pacific Niveosk Sunset Cinquefoil Red Elderberry Senecio Birchleaf Spirea Common Strawberry 		
		<ul style="list-style-type: none"> Ach tri Aca exu Ble spp Mah rep Pal mun 	<ul style="list-style-type: none"> Desmosus griseus horizontalis "Yankee Point" Paxistima myrsinoides Compassia guianensis Carex diemsa Carex lurida Deschampsia cespitosa Festuca rubra Solidago Senecio crassicaulis 	<ul style="list-style-type: none"> Yankee Point Wild Lilac Oregon Boxwood Common Cornus Giant Sedge Foothill Sedge Tufted Hairgrass Red Fescue Sedeweed Pacific sanicle 	
		<ul style="list-style-type: none"> Ach tri Aca exu Ble spp Mah rep Pal mun 	<ul style="list-style-type: none"> Arctostaphylos uva-ursi "Massachusetts" Ribes mariginum Ribes sanguineum Salix purpurea "Nana" 	<ul style="list-style-type: none"> Kinnikinnick Gooseberry Currant Red Flowering Currant Dwarf Arctic Willow 	
		<ul style="list-style-type: none"> Ach tri Aca exu Ble spp Mah rep Pal mun 	<ul style="list-style-type: none"> Des choe Vacc ovc 1 	<ul style="list-style-type: none"> Deschampsia cespitosa Vaccinium ovalum "Thunderbird" 	<ul style="list-style-type: none"> Tufted Hairgrass Thunderbird Evergreen Huckleberry
		<ul style="list-style-type: none"> Ach tri Aca exu Ble spp Mah rep Pal mun 	<ul style="list-style-type: none"> Car lax Ros A Ros nut Ros off 	<ul style="list-style-type: none"> Carex testacea Rosa "Abelode d'Orleans" Rosa multiflora Rosmarinus officinalis 	<ul style="list-style-type: none"> Orange Sedge Rombling Rose Neolka Rose

ROSE ZONE

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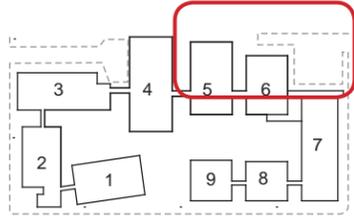
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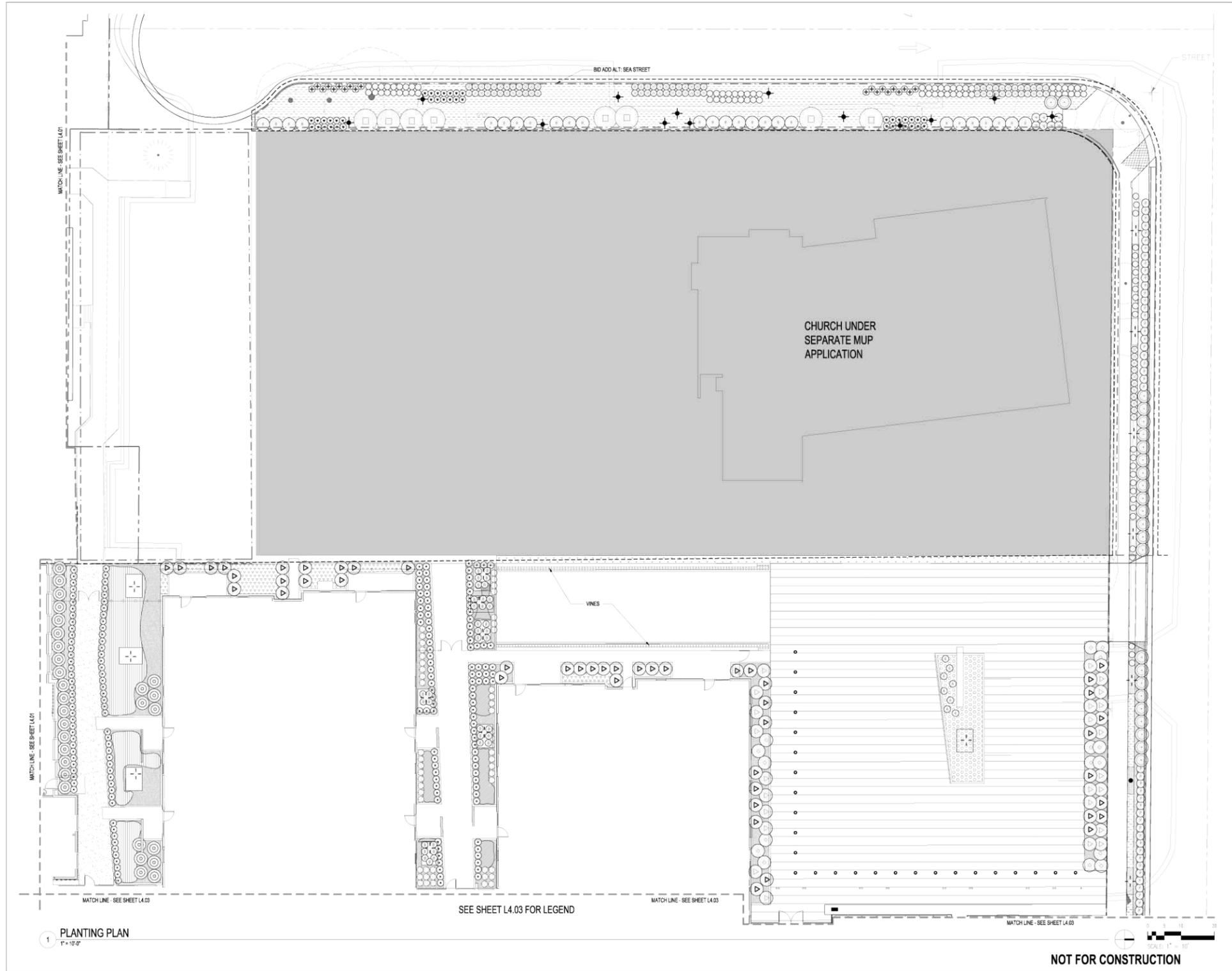
L4.02

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landscape planting plan - 2



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1 PLANTING PLAN
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SEE SHEET L4.03 FOR LEGEND

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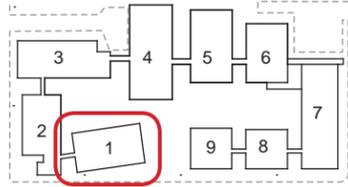


PLANTING PLAN

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L4.04

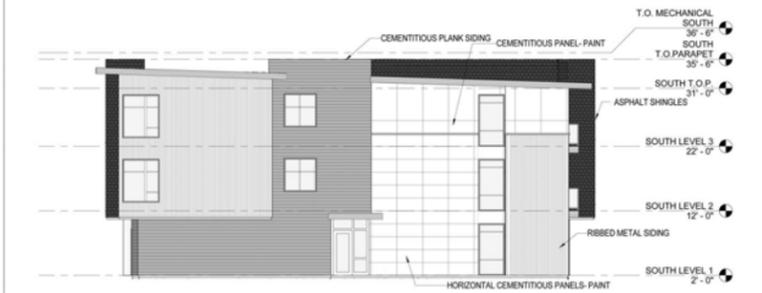
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1 EAST ELEVATION BLDG 1
1/8" = 1'-0"



2 NORTH ELEVATION BLDG 1
1/8" = 1'-0"



3 SOUTH ELEVATION BLDG 1
1/8" = 1'-0"



4 WEST ELEVATION BLDG 1
1/8" = 1'-0"

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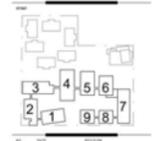
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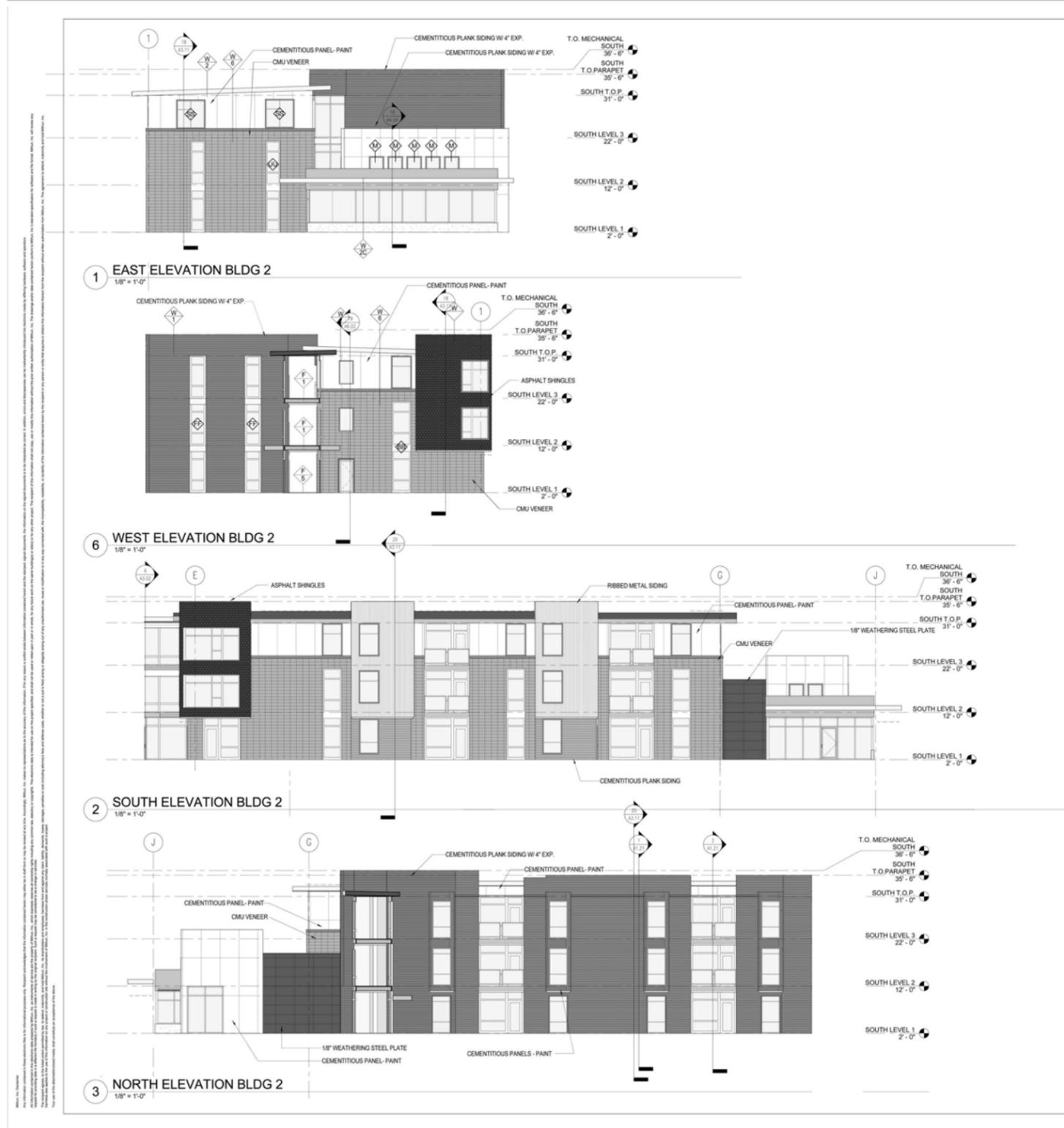
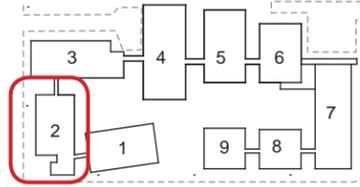
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exterior elevations - building 1



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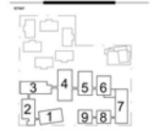
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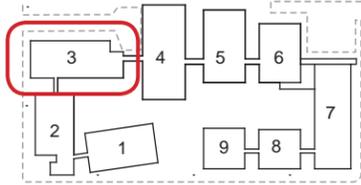
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ELEVATIONS BLDG 3

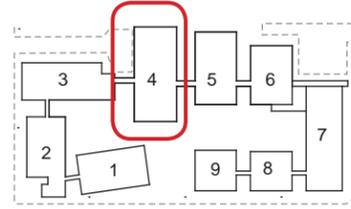
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exterior elevations - building 3



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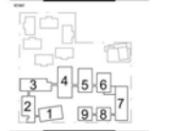
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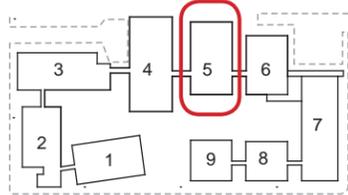
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ELEVATIONS BLDG 4

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1/8" = 1'-0"

3 SOUTH ELEVATION BLDG 5
1/8" = 1'-0"

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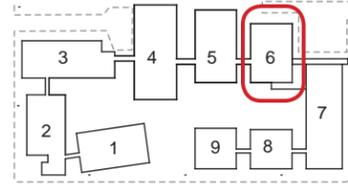
ELEVATIONS BLDG 5

PROJECT: 05401.00
DATE: August 3, 2007

A3.05

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exterior elevations - building 5



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 TEL: 206.623.3344 FAX: 206.623.7095
 PROJECT: FOSS HOME & VILLAGE
 SHEET: ELEVATIONS BLDG 6
 DATE: AUGUST 3, 2007
 DRAWN BY: BM, JS, MM
 CHECKED BY: SH
 PROJECT MANAGER: MW
 ARCHITECT: DC



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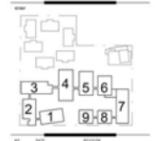
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A FOSS COMMUNITY



FOSS HOME & VILLAGE

13023 Greenwood Avenue North
Seattle, WA.

100% DESIGN DEVELOPMENT



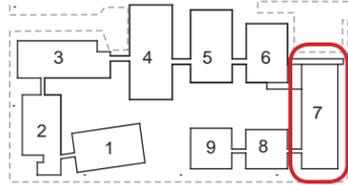
DC	Architect
MW	Project Manager
SH	Checker
BM, JS, MM	Drawn By
Shaded	Checkered

ELEVATIONS BLDG 6

05401.00
August 3, 2007

A3.06

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 DATE: AUGUST 3, 2007
 DRAWING NO.: A3.07
 SHEET NO.: 05401.00
 PROJECT NO.: FOSS-HV-1000-00
 AUTHOR: MITHUN ARCHITECTS + DESIGNERS + PLANNERS
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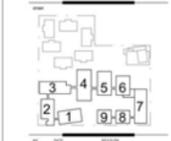
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FOSS HOME & VILLAGE

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Seattle, WA.

100% DESIGN DEVELOPMENT



DC	
MW	
SH	
BM, JS, MM	
Checker	

ELEVATIONS BLDG 7

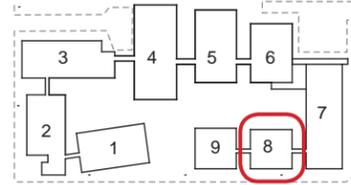
05401.00
August 3, 2007

A3.07

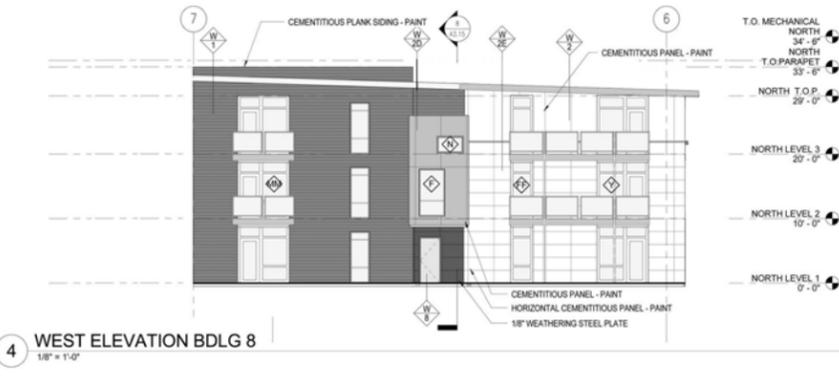
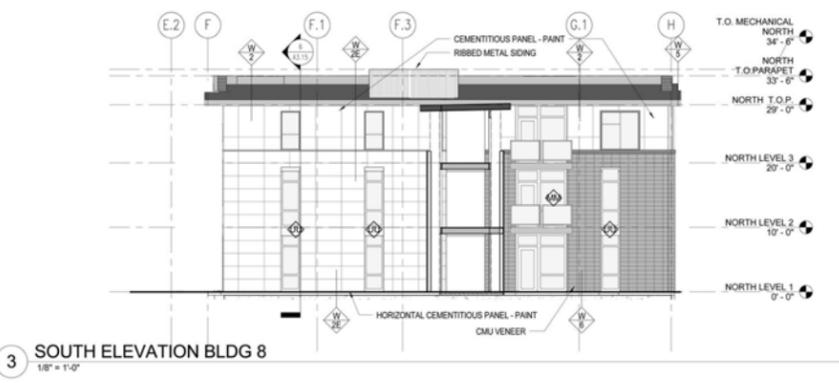
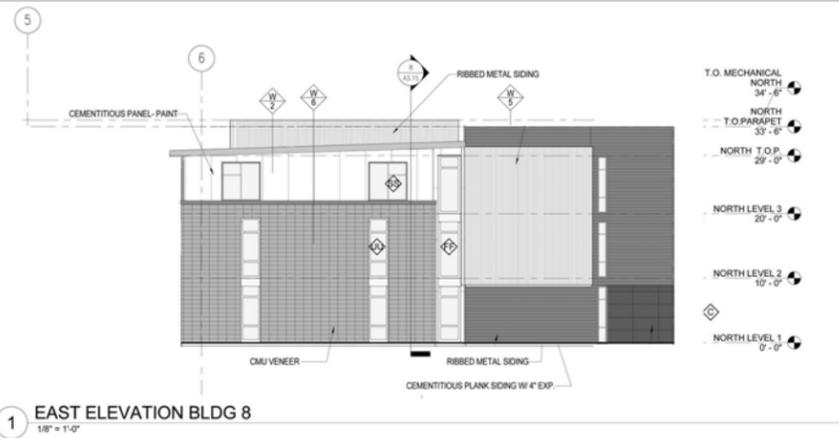
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75 exterior elevations - building 7



MITHUN ARCHITECTS + DESIGNERS + PLANNERS, 1201 ALASKAN WAY, SUITE 200, SEATTLE, WA 98101, TEL: 206.693.3344, FAX: 206.693.7005. PROJECT: FOSS HOME & VILLAGE, 13023 GREENWOOD AVENUE NORTH, SEATTLE, WA. ARCHITECT: MITHUN ARCHITECTS + DESIGNERS + PLANNERS. DATE: AUGUST 3, 2007. SHEET: A3.08. ELEVATIONS BLDG 8. NOT FOR CONSTRUCTION.



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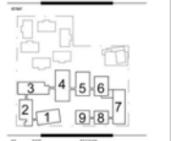
THE SCANDIA
A FOSS COMMUNITY



FOSS HOME & VILLAGE

13023 Greenwood Avenue North
Seattle, WA.

100% DESIGN DEVELOPMENT



DC	DESIGNED BY
MW	MECHANICAL
SH	STRUCTURAL
BM, JS, MM	ARCHITECT
Checker	CHECKED BY

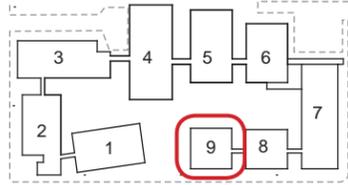
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05401.00
August 3, 2007

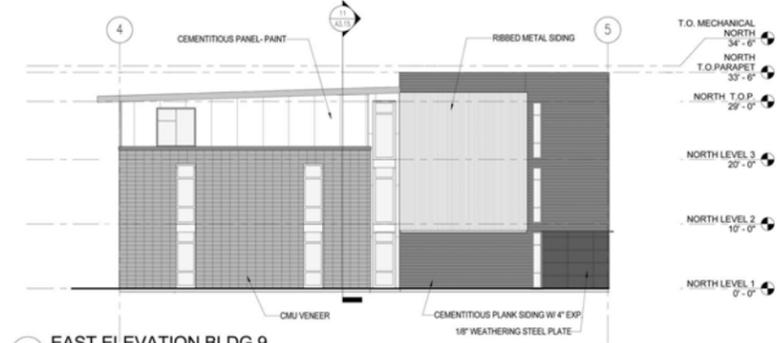
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 TEL: 206.629.3344 FAX: 206.629.7005
 PROJECT: FOSS HOME & VILLAGE, 13023 GREENWOOD AVENUE NORTH, SEATTLE, WA
 DRAWING: EXTERIOR ELEVATIONS - BUILDING 9
 DATE: AUGUST 3, 2007
 SCALE: 1/8" = 1'-0"
 SHEET: A3.09
 DESIGNER: BM, JS, MM
 CHECKER: []
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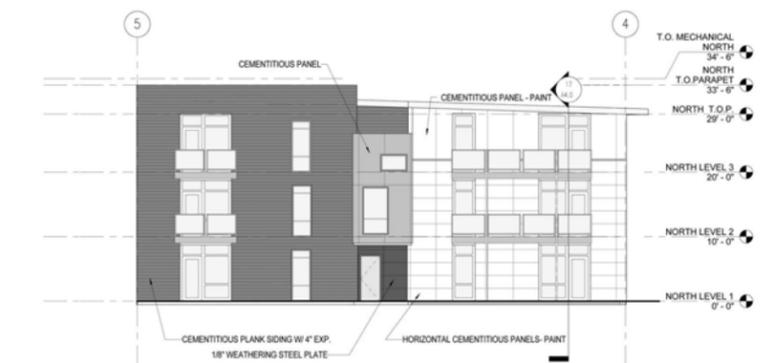
1 EAST ELEVATION BLDG 9
1/8" = 1'-0"



2 NORTH ELEVATION BLDG 9
1/8" = 1'-0"



3 SOUTH ELEVATION BLDG 9
1/8" = 1'-0"



4 WEST ELEVATION BLDG 9
1/8" = 1'-0"

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FOSS HOME & VILLAGE

13023 Greenwood Avenue North
Seattle, WA.

100% DESIGN DEVELOPMENT



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MW	_____
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ELEVATIONS BLDG 9

DATE: 05/01/07
REV: August 3, 2007

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exterior elevations - building 9

SMC 23.45.012 Modulation requirements

Lowrise zones.

a. Front Facades.

1. Modulation shall be required if the front facade width exceeds thirty (30) feet with no principal entrance facing the street, or forty (40) feet with a principal entrance facing the street.

2. For terraced housing, only the portion of the front facade closest to the street is required to be modulated. (See Exhibit 23.45.012 A)

b. Side Facades. On corner lots, side facades which face the street shall be modulated if greater than forty (40) feet in width for ground-related housing, and thirty (30) feet in width for apartments. Modulation shall not be required for the side facades of terraced housing.

c. Interior Facades. Within a cluster development all interior facades wider than forty (40) feet shall be modulated according to the standards of subsection D of Section 23.45.012, provided that the maximum modulation width shall be forty (40) feet. Perimeter facades shall follow standard development requirements.

D. Modulation Standards.

1. Lowrise Duplex/Triplex and Lowrise 1 Zones.

a. Minimum Depth of Modulation.

(1) The minimum depth of modulation shall be four (4) feet. (See Exhibit 23.45.012 B)

(2) When balconies are part of the modulation and have a minimum dimension of at least six (6) feet and a minimum area of at least sixty (60) square feet, the minimum depth of modulation shall be two (2) feet. (See Exhibit 23.45.012 C)

b. The minimum width of modulation shall be five (5) feet. (See Exhibit 23.45.012 B)

c. Maximum Width of Modulation. The modulation width shall emphasize the identity of individual units, but shall not be greater than thirty (30) feet. For units located one (1) above the other, the individuality of the units shall be emphasized through the location of driveways, entrances, walkways and open spaces.

2. Lowrise

a. Minimum Depth of Modulation.

(1) The minimum depth of modulation shall be four (4) feet (see Exhibit 23.45.012 B in Lowrise 2 and Lowrise 3 zones and for townhouses in Lowrise 4 zones).

(2) Where the modulation area is less than sixty (60) square feet, the minimum depth of modulation shall be two (2) feet. (See Exhibit 23.45.012 C)

b. The minimum width of modulation shall be five (5) feet. (See Exhibit 23.45.012 B)

c. Maximum Width of Modulation.

(1) The maximum width of modulation shall be thirty (30) feet.

(2) Exceptions to Maximum Width of Modulation in Lowrise 2, Lowrise 3 and Lowrise 4 Zones.

i. When facades provide greater depth of modulation than required by subsection D1 of this section, then for every additional full foot of modulation depth, the width of modulation may be increased by two and one-half (2 1/2) feet, to a maximum width of forty (40) feet in Lowrise 2 zones and forty-five (45) feet in Lowrise 3 and Lowrise 4 zones. Subsection B of Section 23.86.002, measurements, shall not apply. *

ii. The maximum width of modulation may be increased when facades are set back from the lot line further than the required setback, according to the following guideline: The width of modulation of such a facade shall be permitted to exceed thirty (30) feet by one (1) foot for every foot of facade setback beyond the required setback. This provision shall not be combined with the provisions of subsection D2c(2)i, nor shall it permit facades to exceed forty-five (45) feet in width without modulation.

3. In Lowrise 1, Lowrise 2, Lowrise 3 and Lowrise 4 zones required modulation may start a maximum of ten (10) feet above existing grade, and shall be continued up to the roof. In Lowrise Duplex/Triplex zones modulation shall extend from the ground to the roof except for weather protection coverings such as awnings.

* SMC 23.86.002 General provisions.

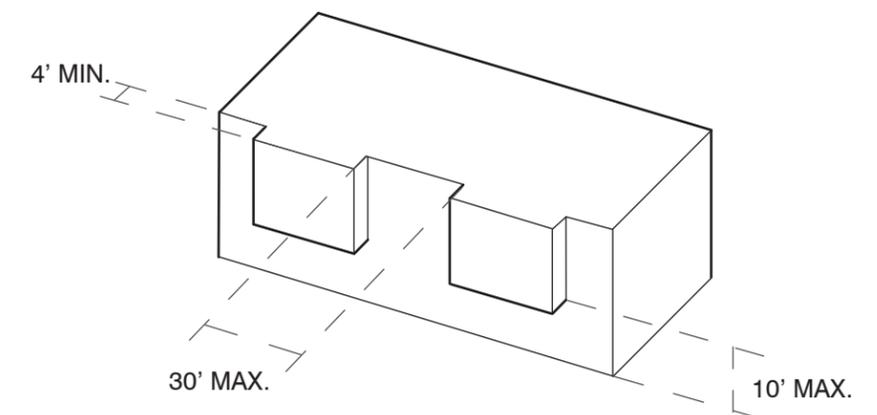
A. For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements. These drawings shall be drawn to scale, and shall be of sufficient detail to allow verification upon inspection or examination by the Director.

B. Fractions.

1. When any measurement technique for determining the number of items required or allowed, including but not limited to parking or bicycle spaces, or required trees or shrubs, results in fractional requirements, any fraction up to and including one-half (1/2) of the applicable unit of measurement shall be disregarded and fractions over one-half (1/2) shall require the next higher full unit of measurement.

2. When any measurement technique for determining required minimum or allowed maximum dimensions, including but not limited to height, yards, setbacks, lot coverage, open space, building depth, parking space size or curb cut width, results in fractional requirements, the dimension shall be measured to the nearest inch. Any fraction up to and including one-half (1/2) of an inch shall be disregarded and fractions over one-half (1/2) of an inch shall require the next higher unit.

3. When density calculations result in a fraction, any fraction up to and including one-half (1/2) shall be disregarded and any fraction over one-half (1/2) shall allow the next higher number. This provision may not be applied to density calculations that result in a quotient less than one (1).



alternative modulation

Articulation of contextual neighborhood residential scale, texture, and unit delineation is enhanced using a variety of roof edges, facade materials/colors, bays, and grade level patio entries.

BLDG 3

ground level

This south facade is divided by a floor to ceiling four foot wide recessed glazing panel to clearly delineate the two unit stacks. Modulation is further enhanced by the use of masonry on the west half of the facade and horizontal Hardie board on the east.

2nd and 3rd levels

Additionally, a 2' deep vertical patterned metal clad bay, alternating 3' overhang, and parapet roof edges help to enrich the texture and human scale of the upper levels of the facade.



alternative modulation

Articulation of contextual neighborhood residential scale, texture, and unit delineation is enhanced using a variety of roof edges, facade materials/colors, bays, and grade level patio entries.

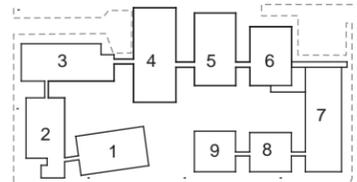
BLDG 2

ground level

At the ground level, a 1' recess in each bay is reiterated with color, again emphasizing the scaling of individual units at street level. Individual garden entry doors and patios amplify the legibility of individual units. Pattern, texture, and spatial variegation continue vertically in a manner commensurate with the intent of providing an effectively human scaled architecture.

2nd and 3rd levels

2' deep vertically clad bays and combination of 36" roof overhangs at bays and alternating parapet roof edges between bays on N.130th Street spatially articulate interior plans and unit stacks within the overall length of the street elevation.



BLDG 3 - S. ELEVATION

BLDG 3 - E. ELEVATION

BLDG2 - S. ELEVATION

BLDG2 - E. ELEVATION

CAFE - S. ELEVATION

CAFE - E. ELEVATION

mid - block separation

CAFE COURTYARD

alternative modulation

Articulation of contextual neighborhood residential scale, texture, and unit delineation is enhanced using a variety of roof edges, facade materials/colors, bays, and grade level patio entries.

BLDG 1

ground level

At the ground level, a 1' recess in each bay is reiterated with color, again emphasizing the scaling of individual units at street level. Individual garden entry doors and patios amplify the legibility of individual units. Pattern, texture, and spatial variegation continue vertically in a manner commensurate with the intent of providing an effectively human scaled architecture.

2nd and 3rd levels

2' deep vertically clad bays and combination of 36" roof overhangs at bays and alternating parapet roof edges between bays on Greenwood Avenue spatially articulate interior plans and unit stacks within the overall length of the Greenwood Ave. elevation.



alternative modulation

Articulation of contextual neighborhood residential scale, texture, and unit delineation is enhanced using a variety of roof edges, facade materials/colors, bays, and grade level patio entries.

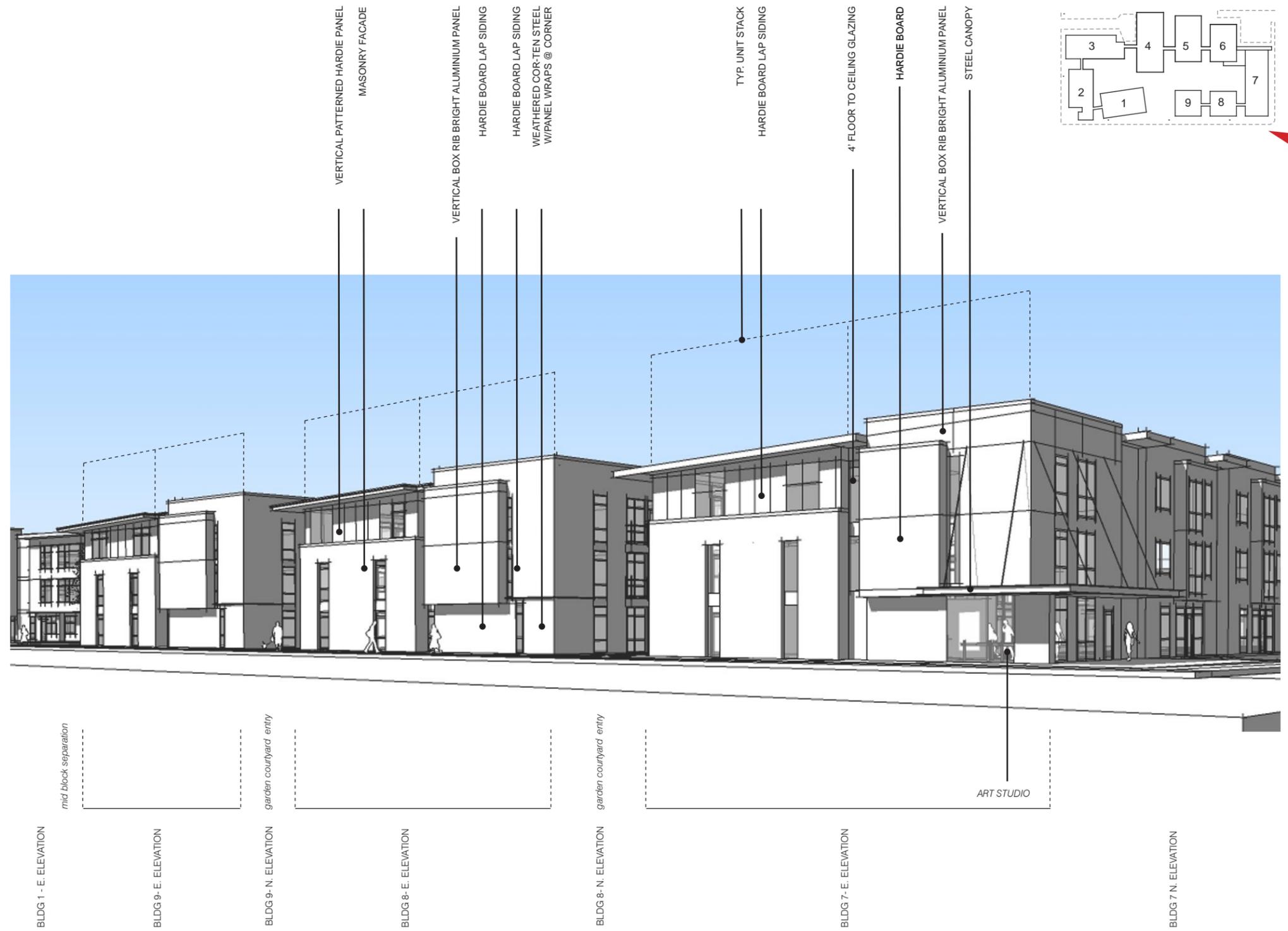
BLDG 7/8/9

ground level

This east facade is divided by a floor to ceiling four foot wide recessed glazing panel to clearly delineate the two unit stacks. Modulation is further enhanced by the use of masonry on the west half of the facade and horizontal Hardie board on the east.

2nd and 3rd levels

Additionally, a 2' deep vertical patterned metal clad bay, alternating 3' overhang, and parapet roof edges help to enrich the texture and human scale of the upper levels of the facade.



alternative modulation

Articulation of contextual neighborhood residential scale, texture, and unit delineation is enhanced using a variety of roof edges, facade materials/colors, bays, and grade level patio entries.

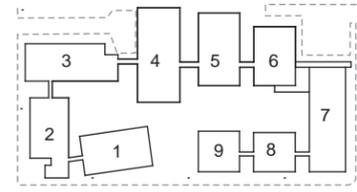
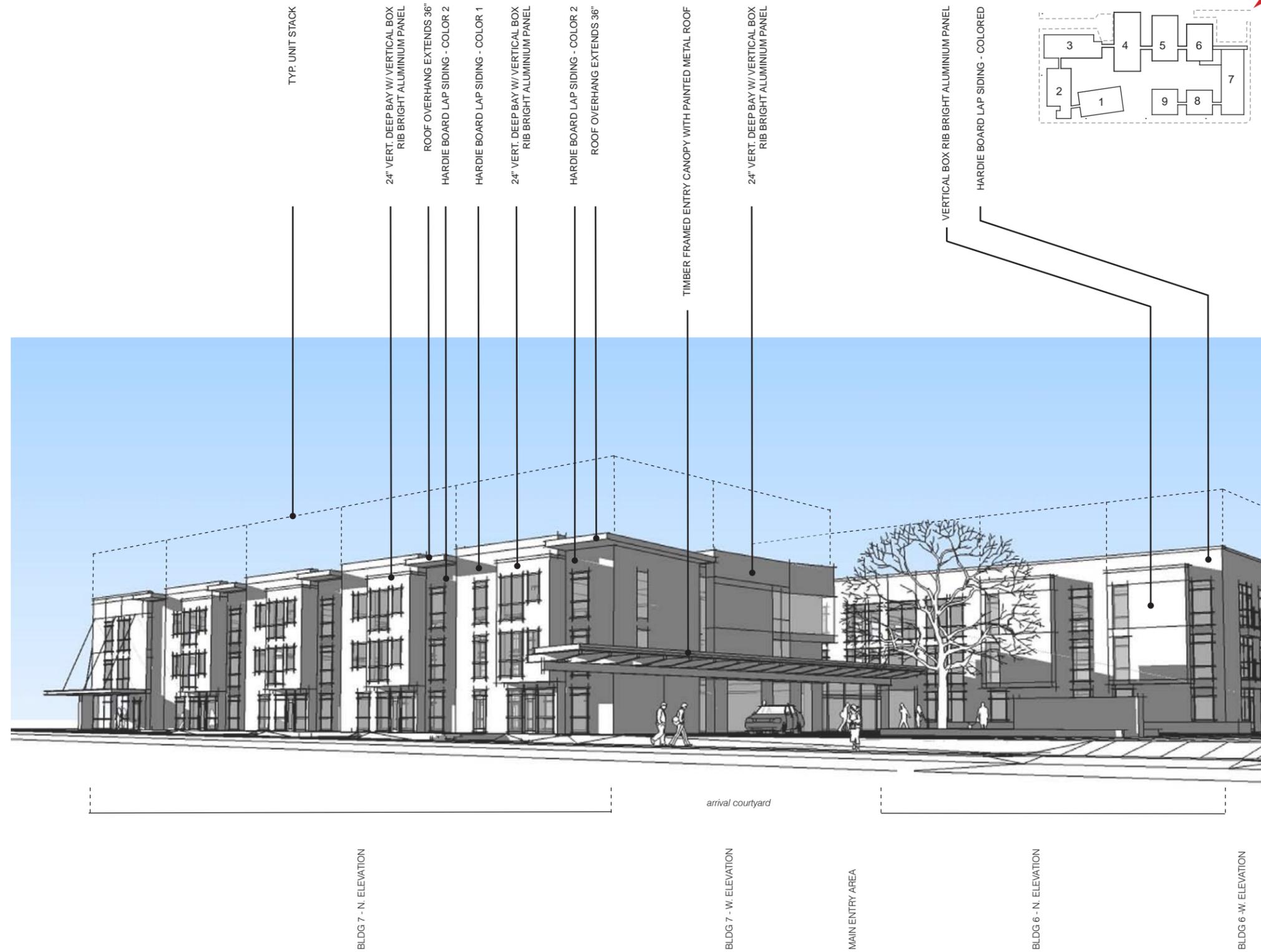
BLDG 7/6

ground level

At the ground level, a 1' recess in each bay is reiterated with color, again emphasizing the scaling of individual units at street level. Individual garden entry doors and patios amplify the legibility of individual units. Pattern, texture, and spatial variegation continue vertically in a manner commensurate with the intent of providing an effectively human scaled architecture.

2nd and 3rd levels

2' deep vertically clad bays and combination of 36" roof overhangs at bays and alternating parapet roof edges between bays spatially articulate interior plans and unit stacks within the overall length of the N. 132nd Street elevation.



alternative modulation

Articulation of contextual neighborhood residential scale, texture, and unit delineation is enhanced using a variety of roof edges, facade materials/colors, bays, and grade level patio entries.

ENTRY COURT

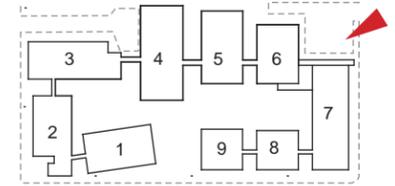
Partial N. Elevation Building 6

ground level

similar to upper - w/o bays

2nd and 3rd levels

24" deep bays clad in vertically patterned bright aluminium box rib siding, painted horizontal lap siding, and vertically stacked floor-to-ceiling window units define unit boundaries and a quietly ordered backdrop to the entry court as viewed from N. 132nd Street



alternative modulation

Articulation of contextual neighborhood residential scale, texture, and unit delineation is enhanced using a variety of roof edges, facade materials/colors, bays, and grade level patio entries.

BLDG 1/9/8

ground level

Similar to 2nd and 3rd levels without bays. Individual garden entry doors and patios amplify the legibility of individual units. Pattern, texture, and spatial variegation continue vertically in a manner commensurate with the intent of providing an effectively human scaled architecture.

2nd and 3rd levels

4' deep shingle clad bays and combination of 36" roof overhangs with alternating parapet roof edges between bays spatially articulate interior plans and unit stacks within the overall length of the interior courtyard elevation.



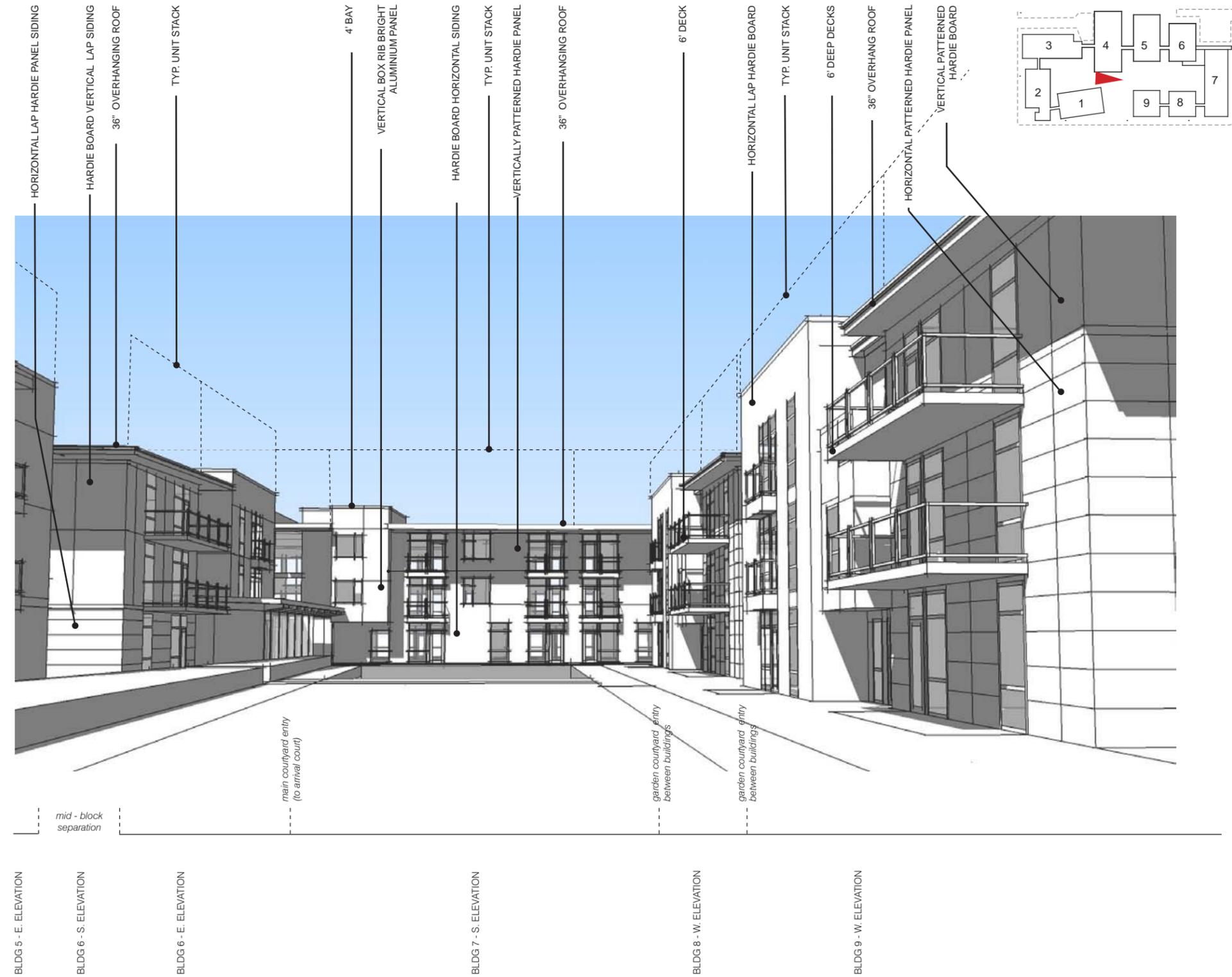
alternative modulation

Articulation of contextual neighborhood residential scale, texture, and unit delineation is enhanced using a variety of roof edges, facade materials/colors, bays, and grade level patio entries.

BLDG 9/8/7/6

Interior courtyard

Interior courtyard elevations employ modulation techniques similar to N. 130th Street, N. Greenwood Ave., and N. 132nd Street facades



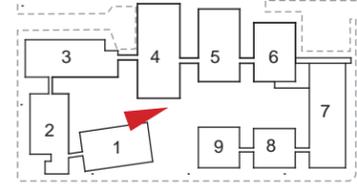
alternative modulation

Articulation of contextual neighborhood residential scale, texture, and unit delineation is enhanced using a variety of roof edges, facade materials/colors, bays, and grade level patio entries.

BLDG 4/5/6

Interior courtyard

The facades are divided into two distinct unit stacks using a 4' wide floor to ceiling area of recessed glazing. Articulation of scale is further amplified by material/color and roof edge changes, with decks and patio entries emphasizing the scale of individual residential units within the whole.



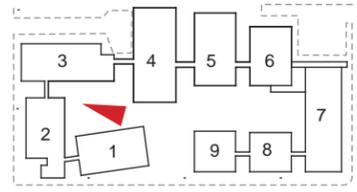
alternative modulation

Articulation of contextual neighborhood residential scale, texture, and unit delineation is enhanced using a variety of roof edges, facade materials/colors, bays, and grade level patio entries.

BLDG 2/3

Interior courtyard

The courtyard elevations of buildings 2/3 utilize a fine grained texture including tall narrow bays (two per unit), Juliette decks, alternating eyebrow and parapet roof edges, and ground level patio entries that clearly articulate unit stack delineation and emphasize an appropriate residential scale.



Commet Origin	date	Comment/Direction	Action by Applicant	Status/Resolution	Action Needed Prior to Board Meeting	DPD Notes and Provisions	Mithun Repsonse
Early Design Guidance Meeting with Northwest DRB	April 9, 2007	The Board conveyed that this project should become a model for future development along Greenwood.	Mithun shall add neighborhood context details to the packet and describe during DRB presentation	Mithun to resolve through additions to packet and details during the DRB presentation - additional refinement to packet needed	No		Noted
		The Board directed that the design along the Greenwood frontage resolve the "block" into a finer grain by employing variety in the structures and making the structures look like separate entities.	Mithun has provided a narrative describing that the exterior facades of these buildings will be articulated with five materials, five colors, a two-story bay, a dividing glaze recess, and two roof types. The applicant states that the revised design of buildings 7, 8, and 9 facades reinforce the mid-block separation and that the spaces between the buildings feature courtyards which accentuate the separation of the structures.	Mithun to address the approach towards refining the block in the revised packet and during the DRB presentation.	Yes - Articulate in packet and to Board		Mithun will present a developed physical model of the project at the DRB meeting. We have also included in this preliminary packet additional sketches and images showing sections and views along Greenwood Ave that describe our design solutions to your comment.
		The Board suggested setting the transparent connectors further to the west, to aid in making the structures appear like separate entities.	Mithun has revised the design and has set the connectors back from the building face 30 feet, 40 feet from the face of the sidewalk, and approximately 52 feet from the edge of Greenwood Avenue. The percentage of glazing to total wall area is greater than 80%.	Mithun should look at additional ways to make corridors even more transparent. See DPD notes	No	Mithun should investigate/address the possibility of removing the opaque linear column on the eastside of the otherwise transparent connector corridor.	Noted
		The Board suggested facing and actively engaging the buildings towards Greenwood.	The design provides nine entrances along Greenwood. The applicant has stated that the combination of Building 1 entrances and the courtyard-like entrances between Buildings 7 & 8 and 8 & 9 create a diversity and texture of entrance types. Mithun states that the frontages along Greenwood enhance the urban character of the corridor, and that the pedstian enviornment is delineated in part by the rain-garden, sidewalks, slotted-curb, and transparent connectors.	Mithun's revised design includes entrance courtyards which engage Greenwood. Mithun shall add graphics to packet which include the strengthened design of the mid-block corners. - additional refinement to packet needed	Yes - Articulate and elaborate in packet	Mithun has moved forward with a preferred design which actively engages the buildings towards Greenwood. Mithun shall refine packet to include additional graphics detailing ways to strengthen the mid-block corners and the Greenwood experience. These new graphics should be addressed during the meeting and will serve to help Mithun articulate why and how their preferred alternative is the most appropriate option.	Mithun will present a developed physical model of the project at the DRB meeting. We have also included in this preliminary packet additional sketches and images showiing sections and views along Greenwood Ave that describe our design solutions to your comment

Commet Origin	date	Comment/Direction	Action by Applicant	Status/Resolution	Action Needed Prior to Board Meeting	DPD Notes and Provisions	Mithun Repsonse
		The Board insisted that the design be engaging from the street for both pedestrians and vehicle passengers.	Mithun has provided a narrative describing that the exterior facades of these buildings will be articulated with five materials, five colors, a two-story bay, a dividing glaze recess, and two roof types. The applicant states that the revised design of buildings 7, 8, and 9 facades reinforce the mid-block separation and that the spaces between the buildings feature courtyards which accentuate the separation of the structures. Mithun has stated that this design far exceeds the human scale texture of a typical residential environment.	Mithun's revised design provides courtyard entrances along Greenwood, in addition to transparent connector corridors. Mithun should make every effort to strengthen corner's of mid-block buildings, as directed by Board.	Yes - Articulate and elaborate in packet	Again, Mithun has moved forward with a preferred design which actively engages the buildings towards Greenwood. Mithun shall refine packet to include additional graphics detailing ways to strengthen the mid-block corners and the Greenwood experience. These new graphics should be addressed during the meeting and will serve to help Mithun articulate why and how their preferred alternative is the most appropriate option.	Mithun will present a developed physical model of the project at the DRB meeting. We have also included in this preliminary packet additional sketches and images showing sections and views along Greenwood Ave that describe the pedestrian and vehicular experience.
		The Board urged that the buildings at least appear to have entrances toward Greenwood.	The design provides nine entrances along Greenwood. The applicant has stated that the combination of Building 1 entrances and the courtyard-like entrances between Buildings 7 & 8 and 8 & 9 create a diversity and texture of entrance types.	Mithun's revised design includes entrance courtyards which engage Greenwood.	No		
		The Board requested a design detail to show the relationship of the main north and south access ramps to the adjacent properties to the west.	Mithun will add design details to packet and address this issue during DRB presentation.	Additional refinement to packet needed	Yes - Add developed graphic to packet		Noted. Mithun will follow-up with graphics describing the garage entry points at the North and South ends of the site.
		The Board indicated an interest in the design of the central courtyard, and in the idea of encouraging the use of the street-facing setback areas.	The landscaping and pathways of the central courtyard are detailed in the 100% DD landscape plan set. Mithun will need to address in further detail the approach to/to not use the street-facing setback areas for open space.	Mithun to provide additional detail regarding the use/lack of use of the street-facing setback areas for open space. Mithun has included a detailed central courtyard plan in the MUP plan set, and should include a reduced detail in the packet.	Yes - Add developed graphic to packet	Mithin shall add graphics to the packet which include expanded open space along Greenwood and graphics will more clearly detail the pedestrain perspective towards the central courtyard. These new graphic and alternatives will help Mithun articulate during the DRB meeting why their preferred alternative is the most appropriate option.	Noted
		The Board applauded the "gateway" concept for the SE corner, at Greenwood and 130 th .	Noted.	N/A	N/A		

Commet Origin	date	Comment/Direction	Action by Applicant	Status/Resolution	Action Needed Prior to Board Meeting	DPD Notes and Provisions	Mithun Repsonse
		The Board expressed interest in the relationships among the access points and the entry courtyard to the church on the north, and the Foss Village to the south.	Mithun will provide 3-D illustrations as part of the DRB presentation and should include expanded graphic details to packet.	Mithun to address during the DRB presentation and should include a reduced graphic in the packet	Yes - Add developed graphic to packet		Noted. Mithun will follow-up with graphics describing the garage entry points at the North and South ends of the site.

Commet Origin	date	Comment/Direction	Action by Applicant	Status/Resolution	Action Needed Prior to Board Meeting	DPD Notes and Provisions	Mithun Reponse
		The Board stated that the underground garage entrances need to be well-handled in minimizing the impacts of blank walls.	Mithun will need to provide detailed renderings of the garage entrances and detail their approach towards minimizing the impacts of blank walls.	Mithun to address in revised DRB packet, and provide to DPD prior to meeting.	Yes - Add developed graphic to packet		Noted. Mithun will follow-up with graphics to represent grading and treatment of "ramp" retaining walls.
		The Board noted that the "unrelenting" theme of the Greenwood façade is the principal target for revision. The Board's clear direction is to break down the development into clearly-perceived small-scale structures, minimizing the visibility of connection.	Mithun's revised design features 5 separate structures along Greenwood Avenue, connected by transparent connector corridors. Building 1 is also canted to expose a linear view point from Greenwood to the central courtyard. The applicant has provided a narrative stating why they believe the design is not unrelenting.	Mithun has made significant progress towatds the Board's guidance; perhaps should analyze ways to make connection corridors even more transparent by removing "phone booth" feature.	No	Mithun should investigate/address the possibility of removing the opaque linear column on the eastside of the otherwise transparent connector corridor.	
		The Board noted that this project is a context-setter, given the absence of sustainability precedents in the vicinity.	Noted.	N/A	N/A		
		The Board reiterated to think hard about the pedestrian experience along Greenwood.	Mithun has provided a narrative describing that the exterior facades of these buildings will be articulated with five materials, five colors, a two-story bay, a dividing glaze recess, and two roof types. The applicant states that the revised design of buildings 7, 8, and 9 facades reinforce the mid-block separation and that the spaces between the buildings feature courtyards which accentuate the separation of the structures. Mithun has stated that this design far exceeds the human scale texture of a typical residential environment.	Mithun's revised design includes entrance courtyards which engage Greenwood. Mithun should focus on enhancing the corners at the mid-block location in addition to utilizing setbacks for engaging open space - additional refinement to packet need	Yes - articulate how the design advances the pedestrian experience in the packet	Mithun should udate the packet with graphics which feature expanded elemetns to enhance the Greenwood experience (eg. expanded public open space, refined mid-block corners, more transparency, etc). Mithun can use these graphics to speak to why the preferred alternative is more appropriate; however, the DRB will want to see alternatives and additional design options	Mithun will present a developed physical model of the project at the DRB meeting. We have also included in this preliminary packet additional sketches and images showing sections and views along Greenwood Ave that describe our design solutions to your comment

Commet Origin	date	Comment/Direction	Action by Applicant	Status/Resolution	Action Needed Prior to Board Meeting	DPD Notes and Provisions	Mithun Repsonse
		<p>The Board also highlighted that the design should create linkages to points of interest in the surrounding community (e.g. the Bitterlake Community Center path link), corners and "inner corner" treatments, building variety, and separations.</p>	<p>Mithun has provided a narrative detailing how this project responds to the "village" center relationship to the street and adjacent structures such as the Bitter Lake Center and the library. Mithun also notes that this is in part accomplished through the setbacks, which promote a sense of scale and urban character.</p>	<p>Mithun shall strengthen "vicinity context" through graphics in packet and through articulation at DRB meeting - additional refinement to packet is required.</p>	<p>Yes - packet shall include more vicinity context analysis.</p>	<p>Mithun will need to add more graphics to the packet which detail the neighborhood context and this project's place in the neighborhood. Strong graphics of the project and vicinity landmarks will show the DRB that your design carfeully integrates the existing environment into your proposal, via linkages, alignments, etc.</p>	<p>Noted. Packet will reinforce the "community connection" and building treatments, variety and separations.</p>

Commet Origin	date	Comment/Direction	Action by Applicant	Status/Resolution	Action Needed Prior to Board Meeting	DPD Notes and Provisions	Mithun Repsonse
		The Board stated that the next presentation should include a clear diagram of the internal pedestrian circulation system, highlighting routes and how their use will be encouraged.	Mithun will provide 3-D illustrations of the café plaza as part of the DRB presentation.	Mithun to address during the DRB presentation and provide reduced graphics in the packet - additional refinement to packet is needed	Yes - Add developed graphic to packet	Mithun will need to add graphics to the packet which offer a visualization of the experience within the on-site circulation system. This will be to Mithun's advantage, to help articulate why the preferred alternative enhance the entire experience more than other options.	Noted. Packet will further address "internal pedestrian circulation."
		The Board acknowledged that the greater project vicinity is characterized by mature trees, and that existing large trees should be preserved where possible.	Mithun has a detailed landscaping theme, which will need to be featured in the revised packet and at the DRB meeting.	Mithun to address during the DRB presentation and add landscape graphic (reduced 100% DD landscape plan sheet from MUP set) to packet	Yes - Add developed graphic to packet		Noted. Every effort has been made to preserve existing trees. This will be addressed in the packet.
		The Board acknowledged the applicant's vision for the site functioning as a "headwaters of Piper's Creek" and requested that the landscape plan include such details.	Mithun to provide details of "headwaters" concept in the revised packet and at the DRB meeting.	Mithun to address during the DRB presentation and provide reduced graphics in the packet	Yes - Add developed graphics and articulation to packet	Mithun has indicated that the "headwaters" concept is a substantial contributor to the need for a lot coverage departure. Mithun should articulate and graphically identify the elements to the "headwaters" concept in order to bolster argument for why the lot coverage departure is necessary. Additionally, this detail is necessary to highlight the project as a "context setter" with respect to sustainable examples for the neighborhood.	Noted. A portion of the packet is dedicated to the "head water concept."
		The Board seemed favorable towards requested departures for lot coverage and to enclosing walkways between buildings at ground level. The Board also appeared inclined to entertain the building width departures.	Mithun will provide detailed quantitative information regarding zoning requirements and departures sought as part of this proposal. Details pertaining to departures must appear in the revised pakcet and brought to the Board's attention during the DRB presentation.	Mithun will need to add a quantative zoning analysis to packet, identifying which departures are required.	Yes - quantative departure analysis needs to be added to packet, with the needs articulated		Departure Requests have been fully described and are included as a portion of this packet.
Land Use Review Correction Notice	Sept. 3, 2007	Plans submitted to reviewers must be adequately scaled.	Mithun has stated that large-scale colored elevations and 3-D perspectives will be provided at the next DRB presentation.	Mithun should provide the requested large-scale color elevations to DPD prior to the next DRB meeting	Yes - complete ASAP	DPD also notes that perspective drawings and elevations should be provided in the MUP.	MUP Corrections were returned to DPD on October 31, 2007.

Commet Origin	date	Comment/Direction	Action by Applicant	Status/Resolution	Action Needed Prior to Board Meeting	DPD Notes and Provisions	Mithun Repsonse
		Provide quantitative information for departures being pursued.	<p>1) <u>width and depth</u> - the applicant provided a table showing their interpretation of allowed and proposed depths and widths (based on 23.45.011.A with modulation.</p> <p>2) <u>setback</u> - the applicant provided a table showing the minimum required and proposed setbacks for all lot lines. These calculations are based on the applicant's interpretation that this is a through lot and that rear setbacks do not apply.</p> <p>3) <u>modulation</u> - the applicant has provided a narrative to detail the reasoning for the facade designs, as they stand.</p> <p>4) <u>lot coverage</u> - applicant will request a departure for lot coverage and provides that additional coverage is largely from the transparent corridors and the "headwaters" water collection theme.</p>	<p>1) Applicant will require departures, which will need to be provided in detail in the packet.</p> <p>2) See DPD notes</p> <p>3) Applicant will require a departure for modulation and should detail this in the packet. (see narrative provided by Mithun regarding facade design). Mithun shall include in the packet a graphic shoowing code-complying modulation.</p> <p>4) Applicant will require departure for lot coverage and should add detail to the packet.</p>	<p>Yes - quantitavie departure analysis needs to be added to packet, with the needs articulated - Mithun action needed ASAP to define front lot line and project boundary.</p>	<p>Mithun needs to clearly identify which lot line they consider the front lot line. Additionally, Mithun must clarify, and cleary define in packet and on all plans, the exact project boundary, since this site involves more than the subject area of work. The determination of front and side setbacks now rests on Mithun to designate a front lot line (either Greenwood, 130th, or 132nd) and clarify the project boundaries. Once the front llot line is determined, Mithun must detail setback requirements and requested departures in packet.</p>	<p>Quantitative information for Departures has been included as a portion of this packet.</p>
		Provide a design alternative which includes code-compliant modulation.	Applicant has provided a narrative stating that the design intent of the Code is exhibited through the provided design.	Mithun must provide graphics of of an alternative which features code-complying modulation.	Yes - Mithun shall include graphics of a design alternative which features code-complying modulation.	Mithun must clearly identify any and all requested departures, to illuminate deficiencies with regard to code-compliance. Mithun must include a code-complying alternative in the packet, which will also bolster the applicant's stance that the preferred design upholds the Code intent.	A modulation analysis has been included. It describes the basic perscriptive compliance model and compares it to the proposed.
		Landscaped open-space, specifically generous setbacks, provide a way to reduce the bulk and scale of the development.	Applicant has responded that the Code does not require open space to be dedicated for public use or for buffering the public view from the built project. Mithun has reiterated that the open space creates a sense of scale and density.	Mithun should investigate ways to enhance the mid-block corners along Greenwood, and options for landscaping the setbacks along street frontages.	Yes - options should be investigated and included in packet	Mithun has indicated that the proposed central courtyard and proposed open space advance the sense of scale and density desired in this urban setting. Mithun should still investigate ways to further enhance the mid-block corners and generous setbacks, and incorporate enhancements into the packet.	Scale and Bulk have been considered in the developed design.
		Applicant should focus on improving the aesthetic of the entry driving court.	Applicant has provided a narrative clarifying Mithun's approach to the design of this driving court. Essentially, the design is intended to serve many purposes and exist in a friendly scale for pedestrians.	Mithun should investigate ways to enhance the aesthetic and function of the drive court.	Yes - options should be investigated and included in packet	Mithun has stated that the design of the auto court upholds the intent for this space to serve various functions. Mithun should still investigate ways to enhance the design, as previously directed by the Board. Mithun shall include alternatives in packet.	Additional graphics are included in this packet.

Commet Origin	date	Comment/Direction	Action by Applicant	Status/Resolution	Action Needed Prior to Board Meeting	DPD Notes and Provisions	Mithun Repsonse
		Setbacks should be substantially increased, perhaps to the greatest effect by canting Buildings 8 and 9 similarly to Building 1.	Applicant has provided a narrative clarifying the design intent of the setbackcs provided for this project. The applicant's interpretation of this lot as a through lot provides that the minimum setbacks are met with this design. The applicant has stated that setbacks, as provided, enhance the urban character of the corridor.	Mithun must first clarfiy project boundary and identify which lot line they consider the front. DPD can, at that point, determine which lot lines are front(s) and side(s).	Yes - Mithun should include a graphic showing buildings 8 and 9 canted in packet and at DRB meeting	This canting would draw the eyes to the interior of the development, where the open space is provided. Mithun should include a graphic depiction of a design featuring the canting of buildings 8 and 9. The Board will want to see what this design alternative would look like on the ground. Mithun shall add graphics of alternatives to packet to further support their preferred design.	Noted
		The bridges require modification to maximize transparency, as called for by the Board.	The applicant has provided a narrative which states that further study of the connectors is warranted; however, the narrative cites excessive costs and impracticality of elevators at the ends of buildings 1, 2, 3, 5, 6, and 7.	Mithun shall further investiage the connections between buildings.	Yes - Mithun shall include building code specs for corridors in packet	Bridges must be as transparent and light as possible. Applicant must also consider the Building Code corridor requirements for the bridges, as the glass must be fire rated.	Noted
		MUP plans must reflect that the café is not a commercial use. Plans must include only permitted accessory use language for all references to this area.	The applicant has provided a detailed narrative reiterating that the café will in no way be commercial in use. The location of the café helps balance the strong northeast corner, and the open plaza will serve as a vital public space for this neighborhood.	Mithun has de-emphazied the commerical characteristics of the café and should also clearly states on plans that this café is a an accessory use to the residential functions of the prpoerty. This will avoid potential use confusion.	Yes - This clarification should be noted in the packet	The design must entirely support accessory use claims and must de-emphasize the commerical use potential of this corner. Mithun will need to clearly identify on plans that the café is an accessory use only.	The Café is an integral part of the senior living program of the project. The location and siting of the café is part of the design goals to decentralize the program amenities and to enhance the connection between the project residents and the new public library. The café can only be accessed by residents via a card reader at the entrance. Foss is a non-profit organization and a commercial, for profit establishment, is not allowed.
		The proposal shall follow the Board's guidance to accentuate building texture and variety of the facades. (primarily buildings 8 and 9).	The applicant has provided a narrative describing that the exterior facades of these buildings will be articulated with five materials, five colors, a two-story bay, a dividing glaze recess, and two roof types.	Mithun should clearly define materials treatments in the packet and should articulate how these materials accentuate a design of variety and texture.	Yes - Add developed graphics and articulation to packet	*Mithun must also bring materials and colors boards to the Board meeting to help articulate the proposed materials.	Mithun will present a developed physical model of the project at the DRB meeting. We will also provide a materials board at the meeting.

Commet Origin	date	Comment/Direction	Action by Applicant	Status/Resolution	Action Needed Prior to Board Meeting	DPD Notes and Provisions	Mithun Repsonse
		Applicant shall clarify the design intent of the mid-block (Greenwood) open space pathway and clarify the landscpaing intended in the open space. Applicant shall provide a planting section detail and graphics conveying how the paved open spaces will appear from adjacent sidewalks.	The applicant has provided a 100% DD landscape plan which describes the paving materials and planting materials used in the courtyard. The ground plane design is detail thoroughly in this plan.	Mithun to address during the DRB presentation and add landscape graphic (reduced 100% DD landscape plan sheet from MUP set) to packet.	Yes - Add developed graphics and articulation to packet	DPD notes that the landscape plans and the civil plans are not consistent in the location of trees proposed for the open space. DPD also questions the extensive paving in the majot open space, visible from the public ROW, and requests that applicant pursue less-featureless paving alternatives. DPD also questions why no direct access from the common dining area to the interior courtyards is proposed.	Mithun will present a developed physical model of the project at the DRB meeting. We have also included in this preliminary packet additional sketches and images showiing sections and views along Greenwood Ave that describe our design solutions to your comment.
		Applicant shall focus on the southern project exposure, along 130th and should strongly emphasize views into the interior courtyard of the project. Modulation has not been provided and is needed.	The applicant has provided a narrative detailing the intent of the design along 130th and provides detail on why these facades compliment that of the library.	If a modulation departure is being requested, Mithun should clearly identify this as noted in a previous comment. Mithun should also articulate why the design as shown upholds the intent of the code, specifying building modulation.	Yes - Articulate in packet and to Board	As previously noted, Mithun must include graphcis of an alternative which features code-complying modulation. Mithun will be able compare the code-complying design, and the preferred design, and articulate why the preferred design is more appropriate. The DRB will want to see a code-complying alternative.	Included.
		The applicant should clarify the Greenwood courtyard area with a plan page of its own. The "headways" concept should be described and shown with detail.	Mithun intend to work with the local neighborhood assocaiation and the Pipers Creek association to discuss interest in highlighting the headwaters location through public art at the library plaza.	Mithun to address during the DRB presentation and provide reduced graphics in the packet	Yes - Add developed graphics and articulation to packet	Mithun has indicated that the "headwaters" concept is a substantial contributor to the need for a lot coverage departure. Mithun should articulate and graphically identify the elements to the "headwaters" concept in order to bolster argument for why the lot coverage departure is necessary. Additionally, this detail is necessary to highlight the project as a "context setter" with respect to sustainable examples for the neighborhood.	Included.
		The traffic analysis appears to not reflect the current proposal and lacks analysis of the construction phase.	Mithun will defer to the transportation consultant and Transpo will provide feedback.	Pending feedback from transportation consultant	No	While this is an issue, it does not necessary need to be addressed prior to the DRB meeting. The Board, however, should be made aware that this information is forthcoming.	
		Prior to MUP issuance, PSCAA must approve a demolition plan.	Mithun stated that PSCAA was unclear about what was being requested and has asked if this is simply a heads up for future clarifications.	DPD to verify this provision and clarify the timing of PSCAA approval requirements.	No	This also is more of a SEPA realted issue and should be handled independently from the DRB meeting.	

**Foss Home & Village
Schematic Design
Lighting Systems Narrative**

INTRODUCTION

Lighting for this project will provide a good visual environ, enhance the architecture and facilitate orientation. Attention to issues of maintenance, operation and long-term energy effectiveness will be critical. Design goals include a desire to create a sustainable project that minimizes energy use and avoids light pollution and light trespass.

All lighting and controls will comply with the version of the Seattle Energy Code that is in effect at the time of permitting, and all other applicable codes.

Light levels will be designed to meet the Illuminating Engineering Society recommendations for a senior living environment. Throughout the facility, light level and distribution will be designed to facilitate visitor orientation, visual comfort, and support the architectural goals.

High color rendering, energy efficient, long life sources will be used throughout the project. Ease of maintenance will be considered when selecting light fixtures and light sources as well as fixture locations. Light sources in interior spaces will be fluorescent and tungsten halogen. Exterior sources will be primarily ceramic metal halide and fluorescent sources. Every attempt will be made to minimize the number of lamp types used on the project. Fluorescent F32T8 lamps will be standard for linear sources. 26, 32 and 42 watt triple tube lamps will be the standard for compact fluorescent sources. All fluorescent fixtures will use electronic ballasts. Where low wattage metal halide lamps are used, ceramic metal halide lamps with approved electronic ballasts will be specified.

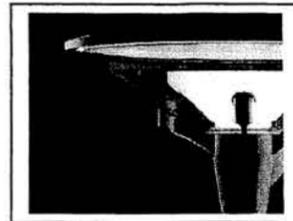
In each section below, the overall design intent is described, including an indication of the kinds of light fixtures that would be used to achieve the desired effects. **At the end of each section is a table indicating specific light fixtures and quantities. This table is intended as a tool for the cost estimator to develop a lighting budget based on local pricing. All fixtures should be priced with lamps.** All fixture descriptions and quantities are schematic design level, and are subject to change as the design evolves.

EXTERIOR LIGHTING

The exterior lighting will be designed to create a pleasant evening atmosphere and facilitate orientation throughout the site. Light levels will be minimized while providing adequate light for circulation. Care will be taken to avoid light entering the residential units through windows.

Entry Plaza

Lighting around the Entry Plaza will provide good visibility for pedestrians and drivers. Pedestrian-scale pole-top fixtures will mark the vehicular entry and the potential future pathway to the Assisted Living complex. The intent is that the same pole-top fixture will be used along that path and around the church entry plaza. The sign in the center of the drive circle will be illuminated with ground-mounted linear fluorescent sign light fixtures concealed within the planting. The canopy of the large central tree in the same planting area will be uplit with ground-mounted



Pole Top Fixture

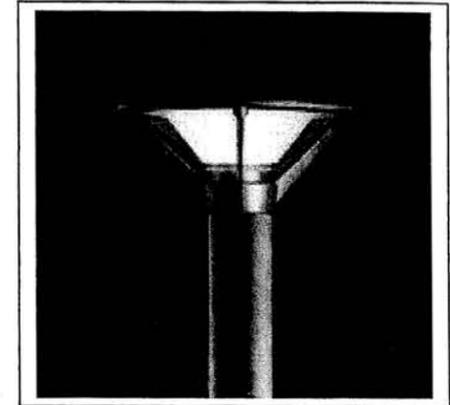
Architectural Lighting Consultants
720 Olive Way • Suite 1400
Seattle, WA 98101-1853
Fax: 206-667-0512
Phone: 206-667-0511

accent lights to create a central focus

The canopy extending along the building perimeter adjacent to the drive circle will have direct/indirect compact fluorescent cylinders located between the pairs of support posts. These will be supported by a custom-designed bracket. This will provide both a good level of light on the ground surface as well as reflected light to fill the space, creating the feeling of an outdoor room. The higher brightness in this area will orient visitors to the entrance.

Interior Courtyard

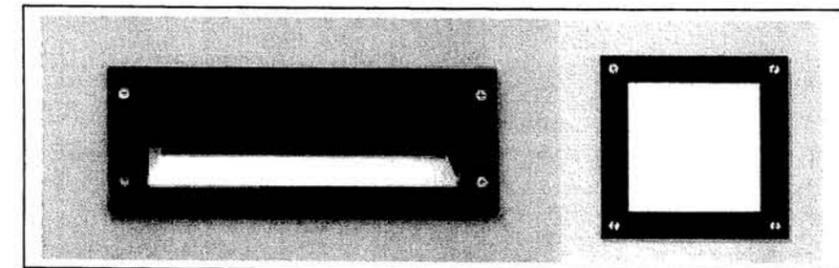
The interior courtyard will utilize layers of light to provide visual interest and facilitate a variety of functions. Pedestrian scale pole-top fixtures will illuminate the main north/south walkway, providing a relatively uniform light along that path. The "cut-off" type fixtures will distribute some light into the surrounding planting areas, enhancing the sense of security, without shining unwanted light into living units. To create a feeling of an exterior living space, a bollard-type fixture will be located at the ends of benches, providing the effect of floor lamps beside couches. These bollards will be of a style similar to the pole-top fixtures for a unified appearance.



Bollard

Along the pathways, fluorescent step lights will be integrated into the walls outside each patio entrance to mark unit entrances and light the pathways. Each living unit will have a "porch light" outside their exterior doors to illuminate their private walkway and porch. These will be simple wall-mounted, full-cutoff style cylinders. Major trees, such as those in the lower amenity courtyard will be uplit with adjustable accent lights to enhance their texture and reflect light onto pedestrian paths.

Prominent architectural features will be enhanced with lighting specific to the architecture. The vertical steel wall elements beside the bridge doorways will be grazed with linear fluorescent accent uplights concealed in the plantings. The same fixtures will be used to graze the brick walls that enclose the grotto restaurant, silhouetting the tall grasses surrounding them. Where the restaurant wall evolves into a more open structure, small, square glowy fixtures will be recessed into the lower solid section of walls to spread light across the wood patio surface. Around the perimeter of that patio, wet location fluorescent strips will be concealed within the structure surrounding the patio. This will allow the patio to appear to float above the landscape.



Steplight & Recessed Glowy Fixture

Project Perimeter

At the corners of the property there are two important spaces, the café and art studio. The art studio is a transparent space that will glow within when there are activities happening there. Low wattage ceramic metal halide downlights in the canopy will provide sufficient light for circulation and orientation. The café entrance is a more vertical structure, where uplight will graze the brick façade in a manner similar to the exterior of the restaurant. The canopy will also incorporate the same downlights as at the art studio, while low level steplights will provide light for stairs and ramps.

The vertical steel walls on the outside of the bridges will be illuminated with the same linear fluorescent uplights as the same walls in the interior courtyard have. The bridge structures will glow from within, providing visual connection between buildings, and each door will have a simple cylinder downlight mounted to the adjacent wall.

The vehicular driveway ramps into the parking garage will be illuminated with low-level fluorescent cut-off floodlights located in the side walls. The intention is to eliminate uplight directed toward living units adjacent to the ramps.

The loading dock will have wall-mounted full-cut-off compact fluorescent wall packs that can be locally switched if there are evening deliveries.

All exterior lighting will be controlled by a combination of photocell and timer. The photocell will turn the lights on at dusk, and the timer will turn them off or a portion thereof at a time to be determined by the facility's staff.

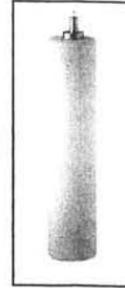
Budget for:

Light fixture description	Manufacturer/product	Quantity
Compact fluorescent surface mounted porch light	Seagull 8939DBL-10	50
Compact fluorescent recessed step light	Bega 2224P	41
Fluorescent surface mounted linear uplight	Insight EX5-SMS-SA-T8-32-4'-LV	18
Compact fluorescent recessed flood	Kim LLF-50/42 PL/BL	15
Compact fluorescent cut-off wall pack	Gardco 111-MT-42 TRF	6
Compact fluorescent recessed fixture	Bega 3316P	8
Fluorescent linear fixture	LSI EG3-1-32-SS010-WL-SL	20
Compact fluorescent direct/indirect surface mounted fixture	Vantage Luminaires VW828TVFU1/D132W/32W/E/BLK/SCL/L1/WL	12
Ceramic metal halide pedestrian scale pole top fixture	Louis Poulsen Kip / 70w/CMH/T6 /Nat Paint Alu/Cutoff	18

Ceramic metal halide bollard	Louis Poulsen Kib / 39w/CMH/T6 /Nat Paint Alu	12
Ceramic metal halide surface mounted downlight	Lightolier C4T4HW Trim, C4CS20T4E2 Cylinder	23
Ceramic metal halide recessed downlight	Lightolier CCDP Trim, C420T4E2 Frame	8
Ceramic metal halide tree accent	Lumiere 720/MH39PAR20/EL/MB/BK/LVR-20/OSL-20	13

Cafe

Marking the SE corner of the property, the cafe will be visible from the street and the adjacent library. Ambient light in the space will be provided by a simple layout of compact fluorescent downlights coordinated with the architectural layout, and an indirect fluorescent cove in the tall ceiling area. Task lights mounted to the columns will provide enhanced reading light at the tables surrounding each column. Three decorative pendants will accent the entry area. Wall washers will illuminate the walls, highlighting the menu and café signage.



Pendant

Budget for:

Light fixture description	Manufacturer/product	Quantity
Task light	TBD - \$300 allowance	8
Compact fluorescent downlight, public spaces	Lightolier 8021 CCLP Trim, S6132BU Frame	11
Fluorescent lensed 2x4	Columbia 4PS24-232F-FSA12-EB8	2
Compact fluorescent wall wash, public spaces	Lightolier 8046 CLP Trim, S6132BU Frame	6
Fluorescent linear vanity	Forecast F3482-36E1	2
Fluorescent cove uplight	LAM HPD-A-1-T8-CM-4'-SGW-DC	20
Compact fluorescent pendant, café	MP Lighting G02-F24-M-SC-BN	3

Art Studio

The art studio, located on the corner of the complex, will be a visible space from the street. It will be used by residents and visitors. Track lighting and wall washers will accent the walls used for display of projects. Downlights will distribute ambient light throughout the space, and undercabinet fixtures will provide task lighting near sinks.

Budget for:

Light fixture description	Manufacturer/product	Quantity
Halogen track head	Lightolier 8330AL-PAR30 75 FL	8
Track	Lightolier Lytespan Track-6002RA & 6003RA. Provide all components.	16' total
Compact fluorescent downlight, public spaces	Lightolier 8021 CCLP Trim, S6132BU Frame	8
Fluorescent undercabinet light	Alkco SF332	1
Compact fluorescent wall wash, public spaces	Lightolier 8046 CLP Trim, S6132BU Frame	4
Fluorescent linear vanity	Forecast F3482-36E1	1