

Linden Avenue Assisted Living Facility | Early Design Guidance
13524 Linden Avenue N
DPD Project #3020289



Tribrach Partners LLC



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Project Information

Property Address & DPD Project Number:

13524 Linden Avenue N
Seattle, WA 98133

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1.0 DEVELOPMENT OBJECTIVES | DEVELOPMENT OBJECTIVES AND GOALS



Development Objectives

The owner proposes the construction of a new 7-story assisted living facility with 100 planned living units. This facility is to be professionally operated to provide 24-hour secure care and other services for senior residents. The resident units occupy the top six (6) floors, while the parking level is at and below grade with an approximate 44 stalls. Existing stem walls and concrete slabs which are remnants of previous demolition activities will be removed. The project endeavors to promote urban density, integrate with existing streetscapes, and support thriving pedestrian activities.

Program Summary

Site Area:	29,954 SF	
Organization:	2nd-6th Floor	Assisted Living Units
	1st Floor	Memory/Dementia Care Units
	Basement	Parking Garage
Height Limit:	65 Ft.	
Residential Area:	82,774 SF	
Units:	100 Units	
Parking Area:	18,278 SF	
Stalls:	44 Stalls	

Project Goals

- Create a harmonious architectural transition within Bitter-Lake Community.
- Utilize full extent of development potentials of the site.

What Is Assisted Living?

Assisted Living is a long-term care option that combines housing, support services and health care.

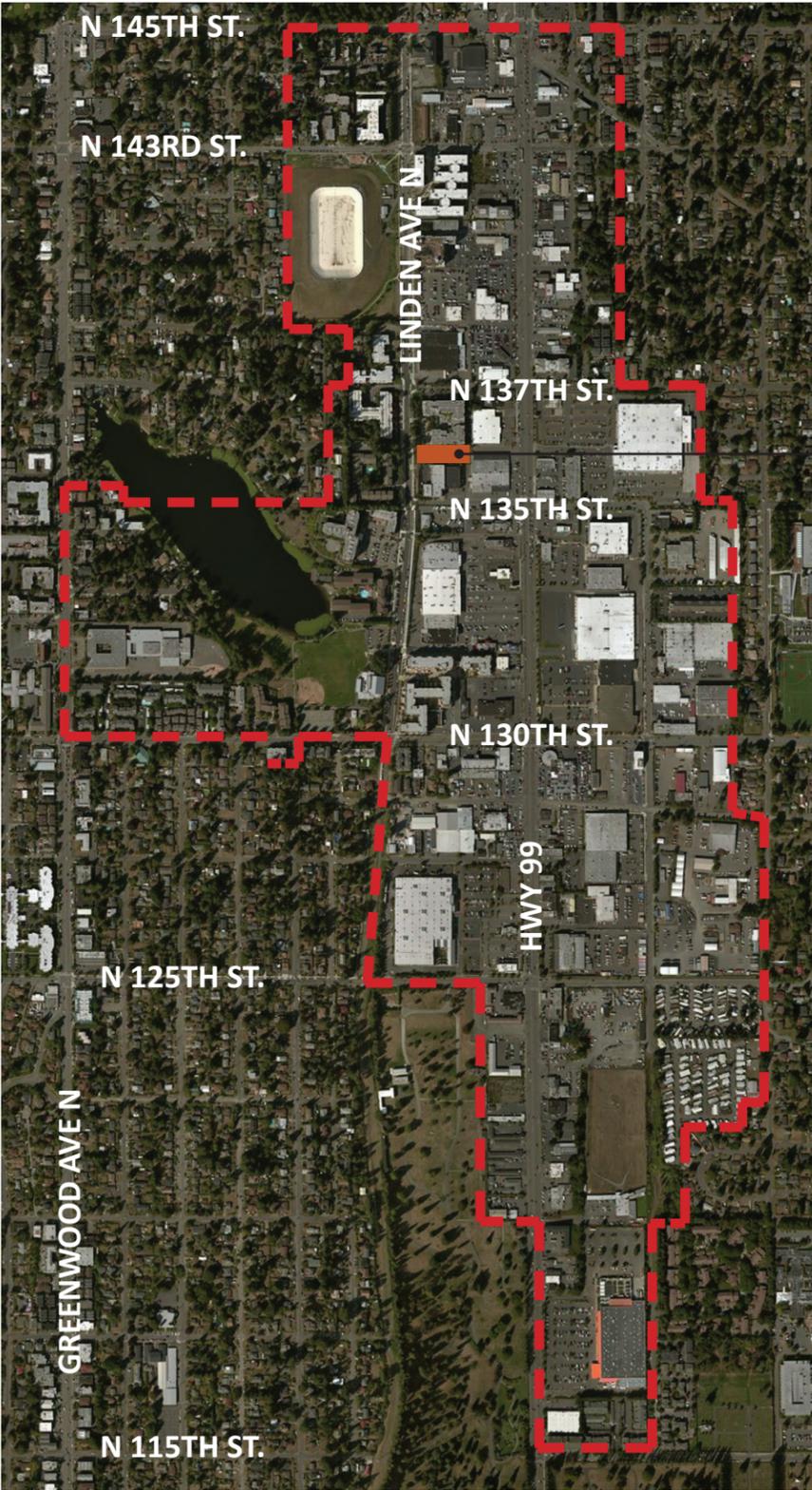
What Is Memory Care?

Memory care allows a person experiencing memory loss to maintain a level of independence while relying on the safety and security of being in a residential facility with a professional staff. Memory care is designed for persons with a level of impairment making it unsafe for him or her to continue to stay at home, but who does not require the intensive care of a skilled nursing facility.

Typical Services Include:

- Three meals daily plus snacks
- Organized activities and social events
- Weekly housekeeping and linen service
- Personal laundry
- Scheduled transportation
- All utilities except telephone
- Emergency call system
- 24-hour staffing
- Licensed nurse on call 24 hours
- Complete maintenance of building and ground

2.0 URBAN DESIGN ANALYSIS | ZONING DESIGNATION



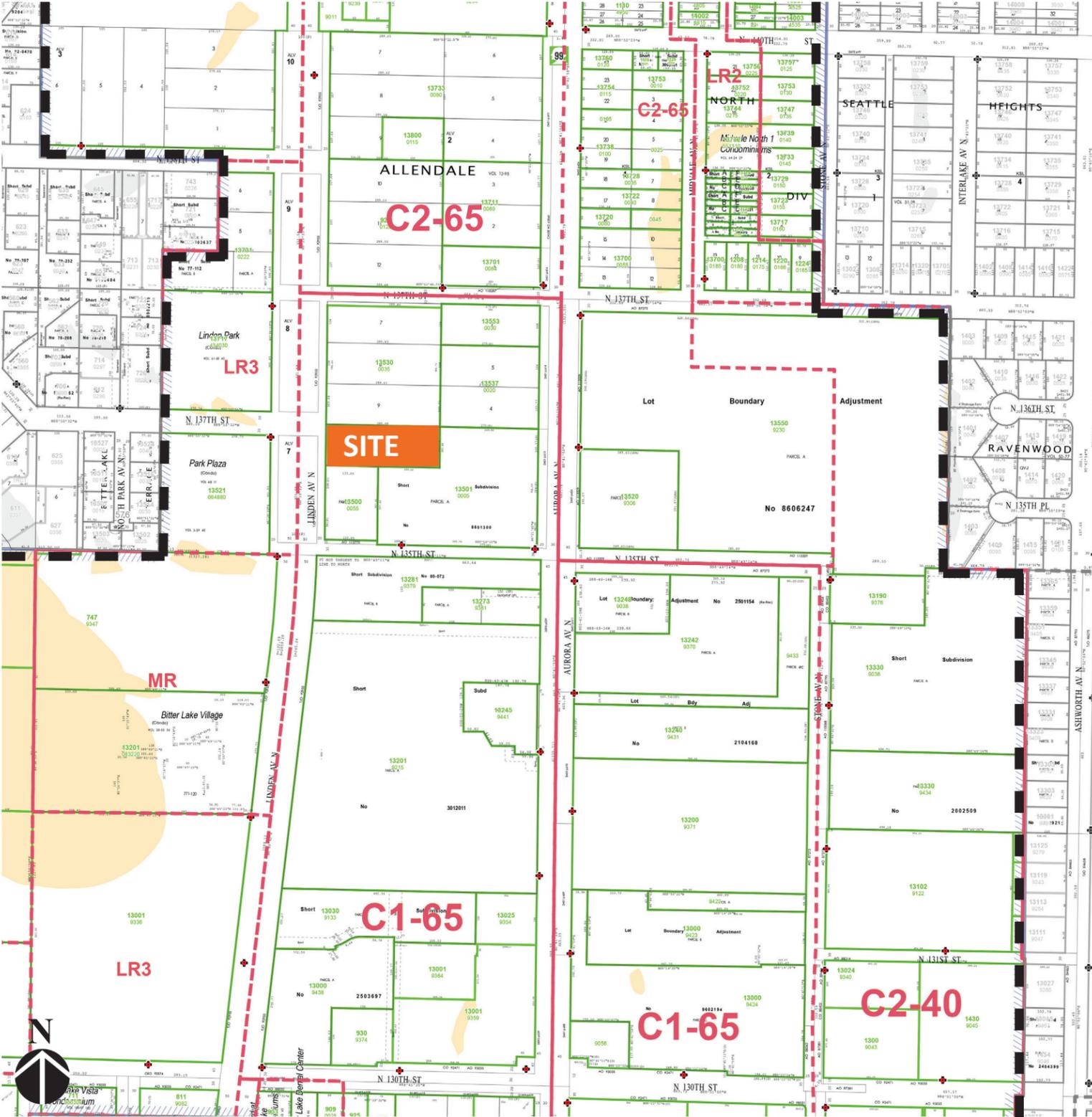
SITE

Legend

- Project Site
- Bitter-Lake Urban Village
- Zoning Separation

ZONING DESIGNATION

The project parcel situated within the Bitter-Lake Village Hub Urban Village, is zoned C1-65, which transitions northward into C2-65 on N 137th Street and extends to the south boundary on N 115th Street. Lots across the Linden Avenue N east of the project site are zoned LR3 and MR. Parcels along Highway 99 west of the site are generally in the commercial zones of C1-65 and C2-65.



2.0 URBAN DESIGN ANALYSIS | AERIAL PHOTOGRAPH



2.0 URBAN DESIGN ANALYSIS | STREET CLASSIFICATION

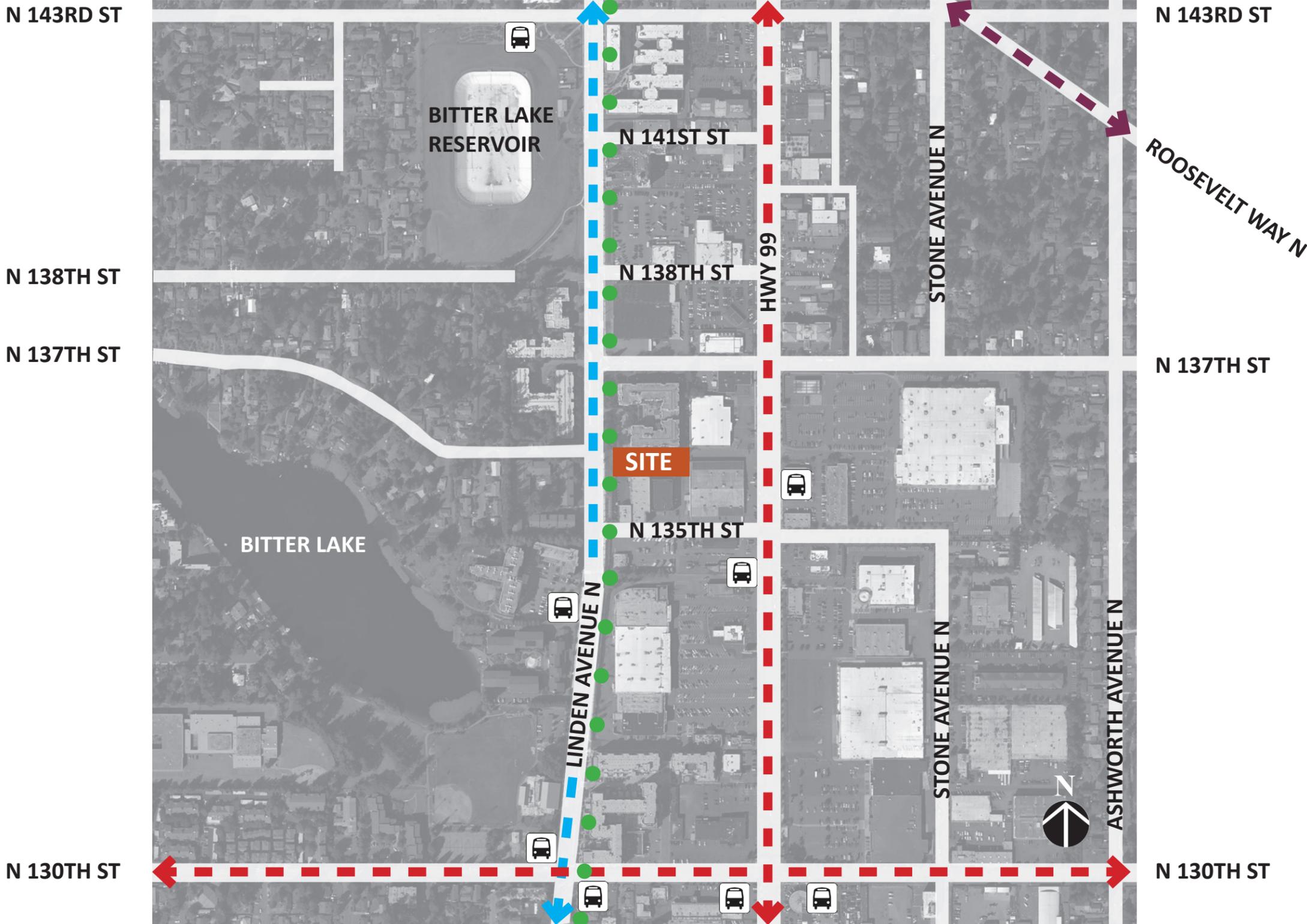
STREET CLASSIFICATION

BITTER LAKE

The site is close to a metro bus route, and can be accessed by autos, cyclists and pedestrians.

LEGEND

- Principal Arterial
- Collector Arterial
- Access Arterial
- Bike Lane
- Bus Stop



2.0 URBAN DESIGN ANALYSIS | ADJACENT BUILDING TYPES



LEGEND

	SINGLE FAMILY
	SENIOR LIVING
	APARTMENTS/CON DOMINIUM
	RETAIL WHOLESALER
	RETAIL STORE
	RESTAURANTS
	AUTO SALES/REPAIR
	OFFICE
	WAREHOUSE
	BANK
	HOTEL
	FITNESS CENTER
	PUBLIC

1. LINDEN SQUARE APARTMENT
2. PRICE CO.
3. ST. VINCENT DEPAUL THRIFT STORE
4. OFFICE DEPOT
5. CARPET LIQUIDATOR
6. US BIOTEK LABORATORIES
7. BITTER LAKE VILLAGE CONDOMINIUM
8. FOUR FREEDOMS APARTMENT
9. PARK PLAZA CONDOMINIUM
10. LINDEN PARK CONDOMINIUM
11. AMESBURY COURT APARTMENT
12. EUROPEAN SOAPS, LTD.
13. VERIZON WIRELESS
14. TOWN & COUNTRY CHRYSLER-JEEP
15. STEREO WAREHOUSE
16. COMFORT INN & SUITES
17. SAM'S CLUB
18. AURORA CORNER SHOPPING
19. KFC/IVARS
20. LA FITNESS CENTER
21. STAPLES
22. GARAGE REPAIR
23. WELLS FARGO BANK
24. RITE-AIDE SHOPPING CENTER

LOCATION

Situated in the core of the Linden Village Center within the Bitter Lake Urban Hub, and a short walk northeast of Bitter Lake, this project sits on Linden Avenue N, at the transition between lowrise residential west of this site and commercial developments along Hwy 99. The project site consists of a single rectangular-shaped parcel, and is encompassed by existing structures on three sides, with a multi-family residential to the north, retail businesses to the east and a laboratory warehouse to the south. A variety mix of apartments, light-industrial warehouses, automotive sales and repair garages, and retail businesses surrounds this site.

Existing Uses and Structures, and Physical Features

West edge along Linden Avenue N provides the only access to the site. An approximate 38 foot undeveloped eastment exists between the site and public sidewalk on Linden Avenue N. The land surface within the western one-third of the site is about 18 feet above the immediate site to the east. The site then slopes gently down to the east. A large portion of the site is covered with concrete slab, possibly a remnant of an old warehouse type structure. Some foundation and retaining wall elements are also found west of the concrete slab. 2 trees occupy the site, with one classified as being exceptional per the project Arborist's report. Territorial views of the Bitter Lake are available at top floors of the proposed structure.

Adjacencies

Bitter Lake, Bitter Lake Reservoir Open Space, Highway 99 and retail centers.

2.0 URBAN DESIGN ANALYSIS | 9-BLOCK AREA SURROUNDING PROJECT SITE

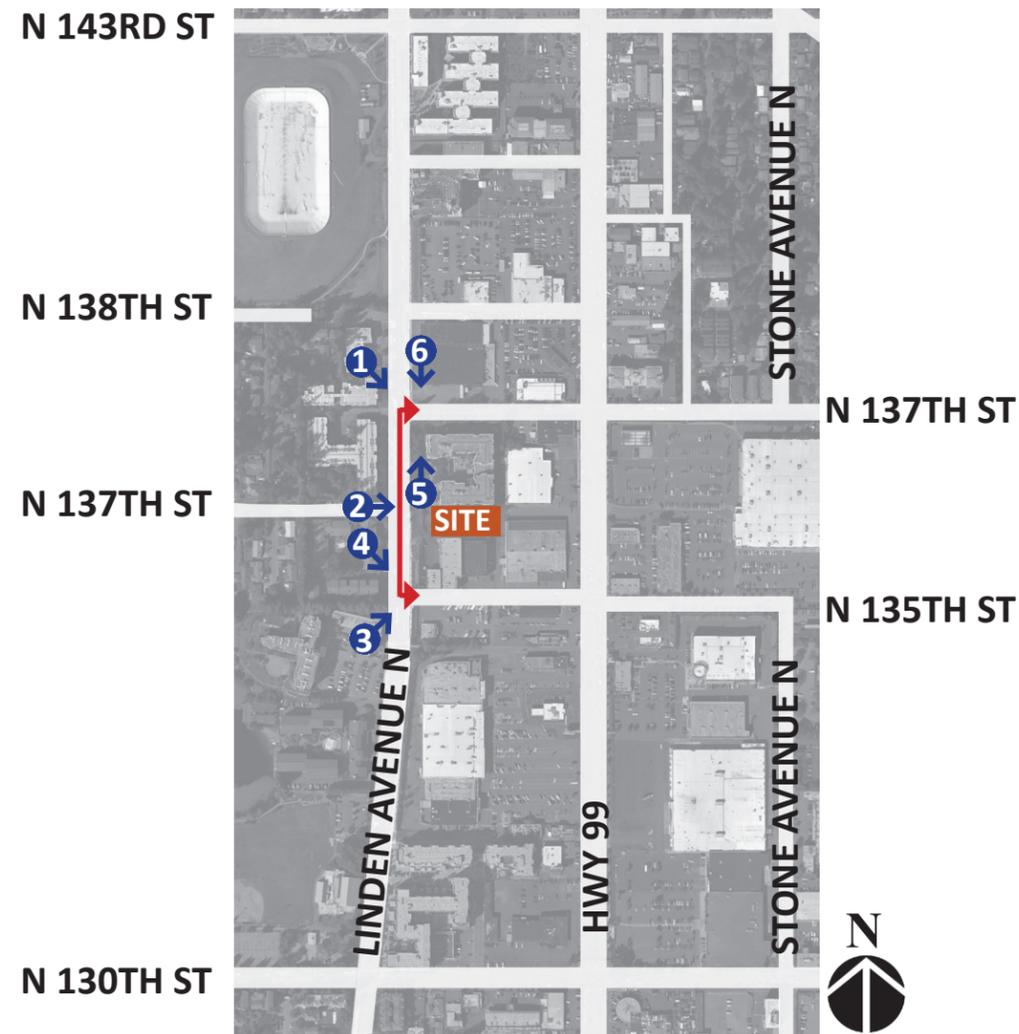


2.0 URBAN DESIGN ANALYSIS | STREET PHOTOS



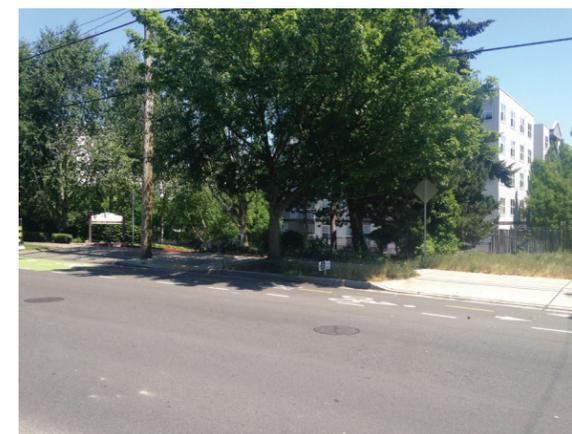
LINDEN AVENUE N

| SITE |



LINDEN AVE & N 137TH ST

1



LINDEN AVE N

2



LINDEN AVE & N 135TH ST

3



LINDEN AVE N

4



LINDEN AVE N

5



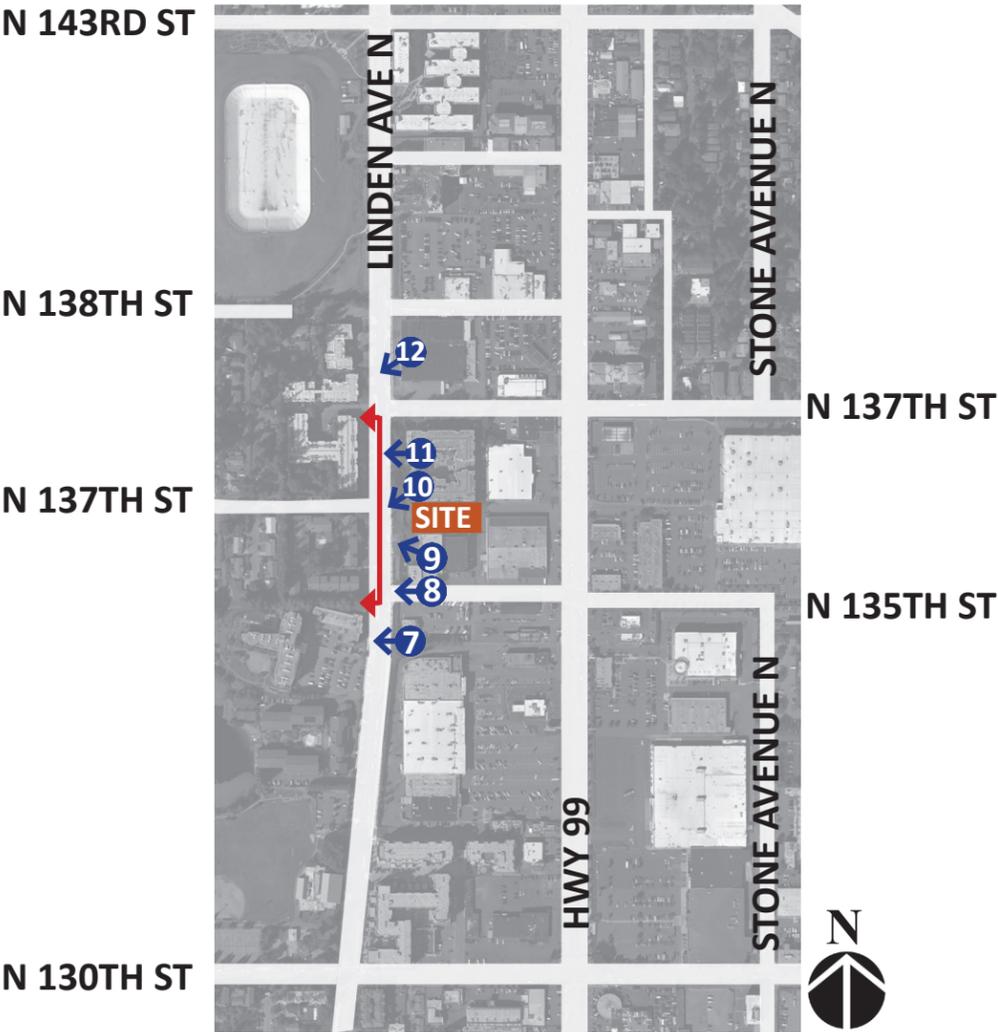
LINDEN AVE N

6

2.0 URBAN DESIGN ANALYSIS | STREET PHOTOS



LINDEN AVENUE N- OPPOSITE SITE



LINDEN AVE N

7



LINDEN AVE N

8



LINDEN AVE N

9



LINDEN AVE N

10



LINDEN AVE N

11



LINDEN AVE N

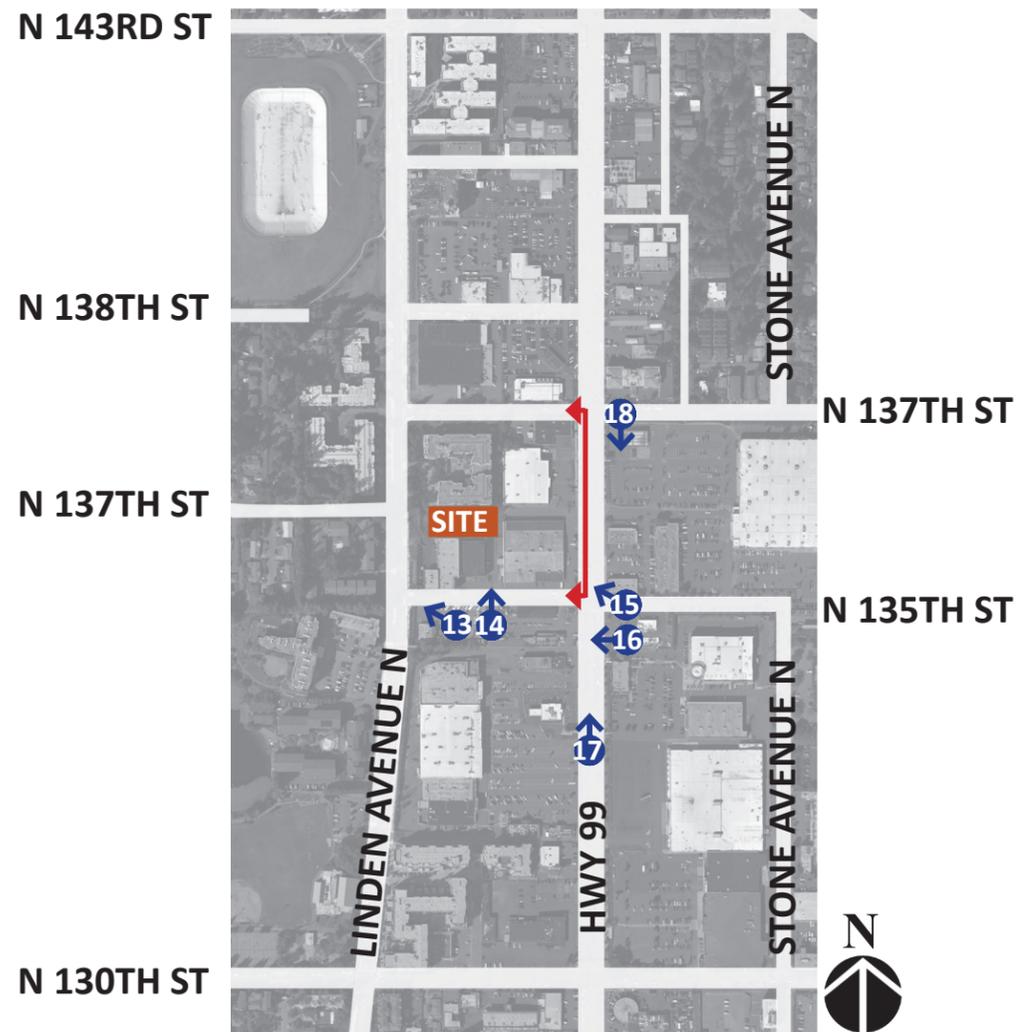
12

2.0 URBAN DESIGN ANALYSIS | STREET PHOTOS



HWY 99

| SITE |



N 135TH ST

13



N 135TH ST

14



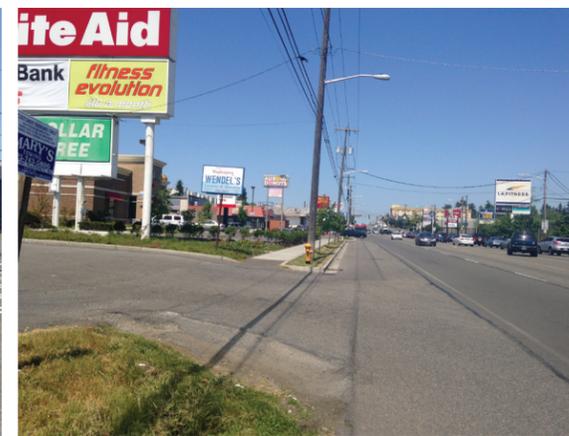
N 135TH ST & HWY 99

15



HWY 99

16



HWY 99

17



N 137TH ST & HWY 99

18

3.0 DESIGN GUIDELINES | SEATTLE DESIGN GUIDELINES

Context and Site

CS1 Natural Systems and Site Features:

CS1-B Sunlight and Natural Ventilation

1. Sun and Wind

Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

2. Daylight and Shading

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

CS1-D Plants and Habitat

1. On-Site Features

Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible.

2. Off-Site Features

Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

The majority of units are located on the east, west and south facades to increase exposure to natural light and ventilation. High traffic interior common areas and outdoor amenities are clustered around a south facing courtyard to increase exposure to natural light and ventilation.

In addition to landscape setbacks at the east, west and north lot lines, a variety of planting opportunities are provided, including planters between the building entry and the street, landscape terraces/planters and trellises at common area decks, a roof garden, and extensive planting in the ROW facing Linden Avenue.

There are no significant native trees, plant material, riparian areas, or forest corridors to preserve on this site. Due to development requirements one exceptional tree will be removed. Areas are set aside to locate tree replacement. There are no natural water features to preserve. A water feature may be provided in the final design.

CS2 - Urban Pattern and Form:

CS2-A Location in the City and Neighborhood

1. Sense of Place

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

2. Architectural Presence

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets and Open Spaces

2. Connection to the Street

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape.

3. Character of Open Space

Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design.

CS2-D Height, Bulk and Scale

1. Existing Development and Zoning

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

Located on an access arterial and bus route, the project seeks to maximize development potential, while setting back from the street similar to adjacent buildings. A variety of contemporary materials are utilized along with extensive modulation to break up the scale of the building, including a stone base to create a pedestrian scale.

The ROW includes landscaping zones and a public amenity to create defined outdoor spaces, as well as a pedestrian connection from the building entry to the sidewalk along Linden Avenue. The programmatic requirements of the project and severe limitations of the site require a minimal amount of parking between the building entry and the street, similar to adjacent buildings, for which a deviation is requested. In an effort to minimize the impact of the parking deviation, it is dropped slightly below the ROW and extensive landscaping is provided at the inner edge of the ROW as a screening element.

CS3 - Architectural Context and Character:

CS3-A Emphasizing Positive Neighborhood Attributes

2. Contemporary Design

Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

3. Established Neighborhoods

In existing neighborhoods with a well defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

4. Evolving Neighborhoods

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

The massing and siting is consistent with recent or proposed projects. While utilizing architectural style and materials already existing in the neighborhood, more contemporary materials are also introduced to provide context moving forward. A combination of different materials, colors, modulation, fenestration and cornice lines help bring down the scale of the design and fit into the surrounding context.

Public Life

PL1 - Connectivity:

PL1-A Network of Open Spaces

1. Enhancing Open Space

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

2. Adding to Public Life

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

PL1-B Walkways and Connections

1. Pedestrian Infrastructure

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

3. Pedestrian Amenities

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

3.0 DESIGN GUIDELINES | SEATTLE DESIGN GUIDELINES

PL1-C Outdoor Uses and Activities

1. Selecting Activity Areas

Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

There are a variety of landscape opportunities between the building entry and the property line along Linden Avenue. The ROW also includes landscaping zones, including extensive landscaping at the inner edge of the ROW surrounding a public amenity, as well as a pedestrian connection from the building entry to the sidewalk along Linden Avenue.

Common outdoor areas including patios and dining decks are located at the south facing courtyard to obtain sunny spaces year round. The design also includes roof decks and a roof garden. Due to site conditions, common outdoor spaces in the courtyard lack a desirable view. This condition is mitigated by providing a system of landscape terraces, planters and trellises to create a view.

PL2 - Walkability:

PL2-A Accessibility

1. Access for All

Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

2. Access Challenges

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

PL2-B Safety and Security

1. Eyes on the Street

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PL2-C Weather Protection

1. Locations and Coverage

Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries.

A variety of horizontal and vertical circulation elements are provided so that visitors and tenants alike may enter and exit through the front entry, for people of varying levels of mobility.

An abundance of fenestration is included at units, common areas, and administrative spaces along the street elevation to keep eyes on the street, as well as all other sides of the building.

A canopy is integrated into the entry to provide protection from the weather, as well as an enclosed foyer so that people waiting to be picked up have a warm and dry space to wait.

PL3 – Street Level Activity:

PL3-A Entries

1. Design Objectives

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part.

2. Ensemble of Elements

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

1. Security and Privacy

Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

4. Interaction

Provide opportunities for interaction among residents and neighbors.

A clearly identifiable entry is articulated through the use of a change in massing, material, fenestration pattern, a canopy, and a small entry plaza. Security and privacy is achieved by setting the building back from the street, while still being visible via the horizontal axis that connects the street/sidewalk to the entry and encouraging interaction by providing a public amenity.

PL4 – Active Transportation:

PL4-A Entry Location and Relationships

1. Serving all Modes of Travel

Provide safe and convenient access points for all modes of travel.

2. Connections to All Modes

Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

The design provides for various modes of transportation, including walking, pedestrian access to the bus line along Linden Avenue, and vehicular access for tenants and guests.

Design Concept

DC1 – Project Uses and Activities:

DC1-A Arrangement of Interior Uses

2. Gathering Places

Maximize the use of any interior or exterior gathering spaces.

4. Views and Connections

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

1. Access Location and Design

Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.

DC1-C Parking and Service Uses

1. Below-Grade Parking

Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

2. Visual Impacts

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

3. Service Uses

Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

The most used interior common spaces are clustered around the intersection of the highest traffic horizontal and vertical circulation, and primary outdoor common areas are adjacent to such spaces. Where possible, views and connections have been oriented towards exterior spaces and uses.

To the greatest degree possible, vehicular and service access has been separated from pedestrians. The majority of parking has been placed below grade. Where programmatic needs require a small amount of surface parking, effort is made to mitigate its impact by lowering it and screening it with extensive landscaping.

3.0 DESIGN GUIDELINES | SEATTLE DESIGN GUIDELINES

DC2 – Architectural Concept:

DC2-A Massing

1. Site Characteristics and Uses

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

2. Reducing Perceived Mass

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

DC2-B Architectural and Façade Composition

1. Façade Composition

Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.

2. Façade Composition

Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.

DC2-C Secondary Architectural Features

1. Visual Depth and Interest

Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life.

DC2-D Scale and Texture

1. Human Scale

Incorporate architectural features, elements, and details that are of human scale into the building façades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

2. Texture

Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

1. Human Scale

Incorporate architectural features, elements, and details that are of human scale into the building façades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

DC2-C Secondary Architectural Features

1. Visual Depth and Interest

Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life.

DC2-D Scale and Texture

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Incorporate architectural features, elements, and details that are of human scale into the building façades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

2. Texture

Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

1. Human Scale

Incorporate architectural features, elements, and details that are of human scale into the building façades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

The massing of the building is generated by the programmatic needs of the users, including a need for outdoor spaces that are usable year round. The massing also responds to the slope of the site and the desire to minimize the massing presented to Linden Avenue, by lowering the first two levels below Linden Avenue. The perceived mass is further reduced by extensive modulation and a varied cornice line.

The composition of the façade seeks to set out a palette of materials and details that can be employed in a consistent manner, along with a pattern of indents and pop outs, to create pleasing proportions and clearly identify the building’s use. Secondary architectural features such as Juliet balconies, canopies, planters, etc. are used to create additional interest.

Particular attention is paid to the floors closest to the pedestrian level along the Linden Avenue façade and the south courtyard, to create a pedestrian scale through the use of a varied stone base and columns, canopies, planters and trellises.

DC3 – Open Space Concept:

DC3-A Building-Open Space Relationship

1. Interior/Exterior Fit

Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space and Activities

2. Matching Uses to Conditions

Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

3. Connections to Other Open Space

Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

4. Multifamily Open Space

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.

DC3-C Design

2. Amenities and Features

Create attractive outdoor spaces well-suited to the uses envisioned for the project.

Where possible, interior and exterior common areas are designed to work together through direct connection and visually expand the interior spaces outward. Common areas for residents are extensive, including dining rooms, coffee lounge, gym, arts & crafts room, library, theater, beauty salon, and both covered and uncovered deck areas including a dining deck, and a roof deck/garden.

Outdoor common areas are placed on the roof and in the south facing courtyard to take advantage of natural light and air.

The large open pedestrian area along the street will provide benches and landscaping to enhance the area with a variety of colors and textures, and screening of the small parking/drop off area.

3.0 DESIGN GUIDELINES | SEATTLE DESIGN GUIDELINES & MULTI-FAMILY CONTEXT

DC4 – Exterior elements and Finishes:

DC4-A Building Materials

1. Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

2. Climate Appropriateness

Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain.

DC4-C Lighting

1. Functions

Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-D Trees, Landscape and Hardscape Materials

1. Choice of Plant Materials

Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

4. Place Making

Create a landscape design that helps define spaces with significant elements such as trees.

A palette of materials has been selected to provide a variety of textures and detailing opportunities, as well as protect against local weather conditions and age well with time.

Lighting of the final design will serve to not only increase security, but to highlight landscape and architectural features and create additional interest.

Plant material will be provided that is commonly used in the region, and selected to provide a variety of colors, sizes, and textures, and create a visually pleasing environment. Orientation and mature sizes will be taken into consideration while selecting and locating plant material.



MULTI-FAMILY CONTEXT

The precedent examples in the neighborhood serves as a contextual base for the proposed development. These buildings are diverse in size and appearance. The more recent buildings generally employ the use of masonry on lower floor exteriors, and vibrant colors on upper floors. Building Massings are modulated, together with varieties of canopies to help break down the scales. The older buildings tend to be traditional in forms and colors, and utilize similar entry and parking patterns.

N 143RD ST

N 138TH ST

N 137TH ST

N 130TH ST



3.0 DESIGN GUIDELINES | NEIGHBORHOOD CHARACTER



BIKE PATH ALONG LINDEN AVE N



SMALL RETAIL SHOPS ALONG HWY 99



RETAIL WHOLESALERS ALONG HWY 99



BITTER LAKE RESERVOIR AND PARK

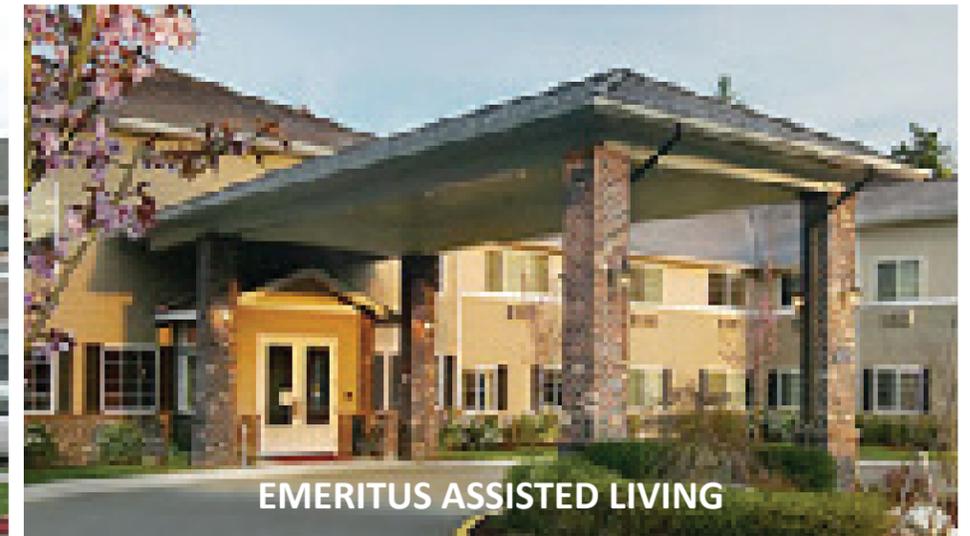


A TYPICAL CROSS WALK & COMMUNITY ART DISPLAY



BITTER LAKE COMMUNITY CENTER

3.0 DESIGN GUIDELINES | INNOVA'S ASSISTED PROJECT PORTFOLIO



ABOUT INNOVA ARCHITECTS

INNOVA Architects is a full service design firm providing Planning, Architecture, Civil and Structural Engineering. INNOVA Architects was created in order to bring together several of the best firms/Principals in the Puget Sound Region who have been in business for 25 to 30 years. INNOVA has specialized expertise in several areas including: Assisted Living and Skilled Nursing. We have 16 staff and work in two offices, one in Tacoma and one on Mercer Island. Their typical size of project is \$1 million to \$20 million. INNOVA provides design services for a wide range of project types including:

- Educational Facilities
- Industrial, Retail
- Senior Housing
- Department of Defense
- Multi-Family
- Medical



4.0 SITE ANALYSIS | ARBORIST REPORT



July 5, 2015

Arborist's Report for Village Concepts

Regarding: Trees on Property at 13524 Linden Avenue N, Seattle

Assignment and Methodology

This report documents an arborist's assessment of the two trees on the above property for species, size, condition, and Exceptional tree status, per City of Seattle submittal requirements. The following conclusions and findings are based upon a site visit, current arboricultural best management practices, and my education and professional knowledge gained during 34 years of tree and landscape management in the Puget Sound area.

The tree assessment uses a standard for Tree Risk Assessment established by the International Society of Arboriculture. It includes visual tree assessment (VTA) of the root zone, root crown, trunk, scaffold branches, twigs, foliage, and overall canopy health and vigor. The trees were not climbed or probed during the assessment. Trunk diameter was measured at 4.5 feet above grade which is the standard in the USA. Condition was determined at one of four levels: Excellent, Good, Fair, Poor.

Observations

The Pacific Madrone meets the threshold diameter to be considered Exceptional. Its condition of Fair indicates a significant amount of dead wood in the canopy and the evidence of the typical Madrone diseases of our area. However, this tree is of low risk and should be preserved if at all possible. Madrones do not do well if irrigated, so do not place this tree in an irrigated landscape bed if preserved.

Recommended Tree Protection Notes (to be placed on Tree Protection Plan)

1. A Tree Protection Zone will be established for all trees to be preserved and no grading, site work, or storage of materials or equipment shall be allowed within this zone except with approval of the consulting arborist.
2. All herbicides used around and under paving shall be labeled as safe for use near trees.
3. All trees to be retained shall be fenced to completely enclose the tree protection zone prior to work starting on the site. Fencing shall be at least 5 feet tall, chain link or the equivalent, as approved by the City of Seattle. Fencing shall be placed at the edge of the tree protection zone. Fences are to remain until all grading and construction is completed.
4. Understory trees and shrubs shall be retained within the protection zone. These plants contribute to the root health of the retained trees. If you wish to clear out debris, place equipment outside the drip line and reach in to scrape the surface. Avoid excavating beneath tree canopies.
5. No storage of materials, grading, construction, demolition, or other work shall occur within the tree protection zone. Modifications to this zone must be approved in advance by a certified Arborist or City of Seattle.
6. Roots encountered during excavation shall be severed cleanly with lopper or saw.
7. Injuries occurring to any tree shall be immediately evaluated by a certified Arborist to determine appropriate treatment methods.
8. Pruning needed for clearance during construction shall be performed by a certified arborist or by construction staff under the direction of a certified arborist.
9. Trees to be retained shall be maintained during construction by deep but infrequent watering during months of drought.
10. After construction, establish a regular deep-but-infrequent watering schedule during dry summer months.
11. After construction, mulch around all retained plants with a maximum 3 inches organic mulch. Such mulch shall not come into direct contact with the trunks of retained or newly-plants.
12. After construction, periodically evaluate tree canopies and schedule removal of dead or dangerous branches."

Assumptions and Limiting Conditions:

1. Field examination of the site was made on July 3, 2015. Observations and conclusions are as of that date.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject tree may not arise in the future. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress.

Report Submitted by,

ISA Certified Arborist #PN 5979A
Tree Risk Assessment Qualified



PACIFIC MADRONE



DOUGLAS FIR

Species	Diameter (Inches)	Drip Line Radius (Feet)	Condition	Comments
<i>Arbutus menziesii</i> Pacific Madrone	30"	16'	Fair	Exceptional. Three leaders at 18". Measured below crotch. Needs dead wood removed. Dead wood is typical of old Madrones.
<i>Pseudotsuga menziesii</i> Douglas Fir	24"	18'	Excellent	Has grown up in the middle of a broken concrete stairway. Retaining walls have limited its root spread, but tree is quite healthy.

4310 Sunnyside Avenue N.
Seattle, WA 98103-7661

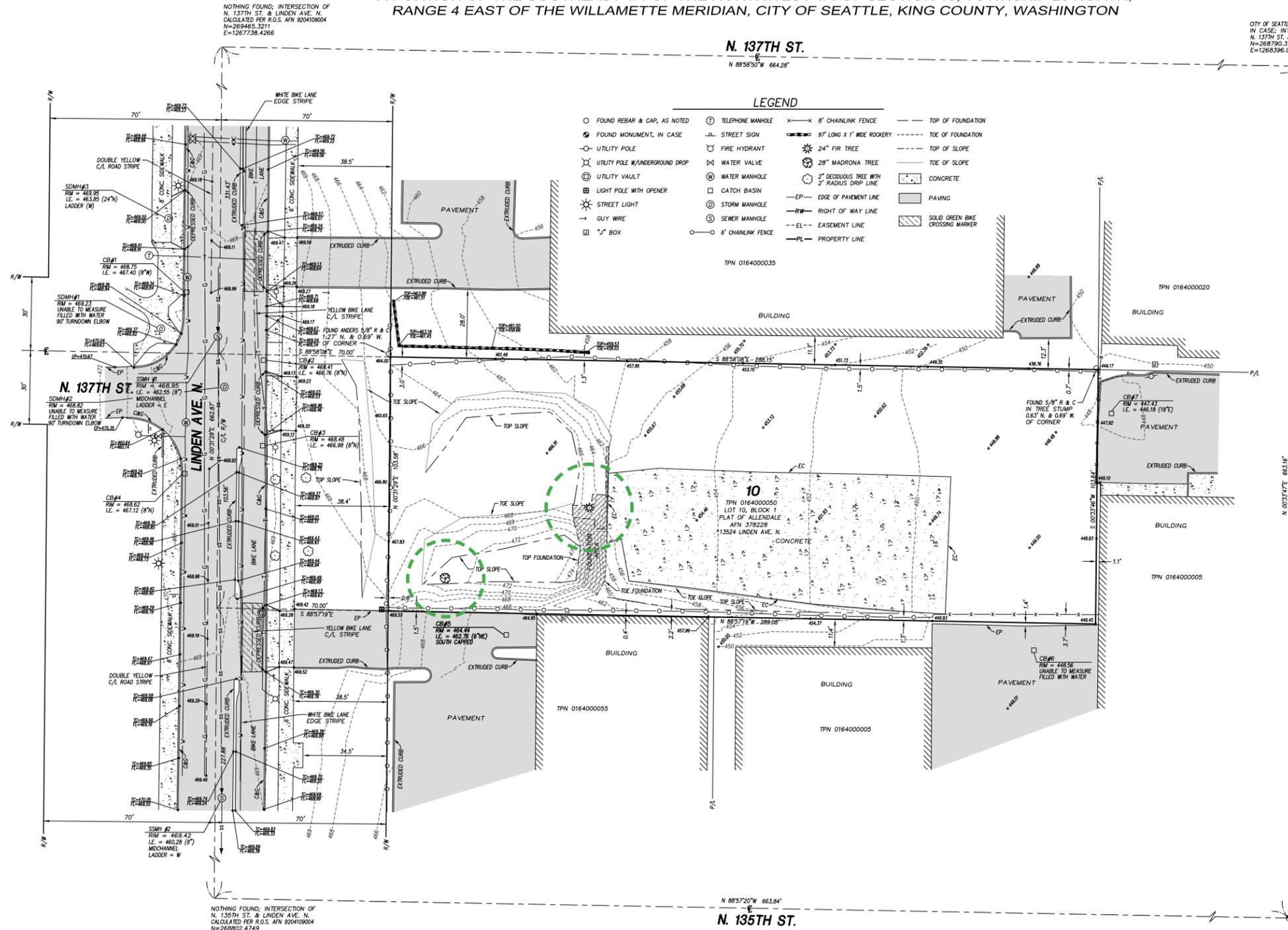
206-545-1726
206-280-9740 cell
susanmnicol@gmail.com



4.0 SITE ANALYSIS | EXISTING SITE PLAN-SURVEY

LINDEN PROPERTY BOUNDARY AND TOPOGRAPHIC EXHIBIT

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, CITY OF SEATTLE, KING COUNTY, WASHINGTON



4.0 SITE ANALYSIS | ZONING DATA

Base Zone:	C1-65
Uses SMC 23.47A.004:	Residential uses permitted
Structure Height SMC 23.47A.012:	<ol style="list-style-type: none">1. Maximum structure height is 65’.2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 feet above the otherwise applicable height limit, whichever is higher.3. Except as provided below, the following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height listed in this subsection 23.47A.012.C.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.<ol style="list-style-type: none">a). Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.
Floor Area Ratio (FAR) SMC 23.47A.013:	4.25 FAR allowed for Residential Uses. A minimum 2.0 FAR is required.
Setback Requirements SMC 23.47A.014:	<ol style="list-style-type: none">1. Setback requirements exist for lots abutting or across the alley from residential zones, but this does not appear to impact this lot as it only abuts lots in the C1-65 zone. However, the C1-65 zone allows residential uses and this lot abuts a lot to the north with multifamily residential.2. A minimum five 5’ foot landscaped setback is required for a development containing more than four new dwelling units per Section 23.47A.016, Screening and landscaping standards. The code does not specify location of setback, front, rear, side yard.
Landscape Standards SMC 23.47A.016:	Landscaping that achieves a Green Factor score of .30 or greater

Amenity Area SMC 23.47A.024:	Not Required for assisted living facilities per Section 23.47A.035.
Required Parking SMC 23.54.015:	1 per 4 assisting living units, 1 per each 2 staff, plus 1 ADA passenger loading and unloading space.
Required Bike Parking SMC 23.54.015:	No minimum number of off-street parking spaces for bicycles are required, as Table E does not list assisted living facilities.
Assisted Living Facilities SMC 23.47A.035:	<ol style="list-style-type: none">1. 220 minimum unit square feet per WAC 388-110-1402. On-site facility kitchen3. The total amount of communal area shall equal at least 10 percent of the total floor area in assisted living units. 400 minimum square feet is required for outdoor communal area.
Steep Slope Standards SMC 25.09.180:	Development is prohibited on steep slope areas, except per 25.09.180.B.1: <ol style="list-style-type: none">a) Development is located on steep slope areas that have been created through previous legal grading activities, including rockeries or retaining walls resulting from rights of way improvements, if no adverse impact on the steep slope area will result. This site has remnants of previous building at the steep slope area.

4.0 SITE ANALYSIS | SITE CONTEXT, ACCESS OPPORTUNITIES AND CONSTRAINTS



SITE CUES AND IMPRESSIONS

- The Linden Village Center neighborhood along the Linden Avenue N, generally consists of multifamily residences, anchored with large mixed-use residential buildings at N 143rd ST and N 130th ST. A few commercial warehouses and retail wholesalers are also in the mix. Open outdoor activity areas as well as community fields are available for public use at the Bitter Lake Reservoir and the Bitter Lake Community.
- The neighborhood has a variety mix of building types and architectural styles.
- The parcel is on a bike path that connects to the Interurban Trail at N 145th ST. Public transportation is also available within a short walk.
- The buildings along the Linden Avenue N generally set back from street with surface parking in front of structures. A 38-foot ROW exists in the immediate adjacency of the site that serves as effective landscape buffers.
- Impressive territorial views are available at upper reaches of the proposed development.

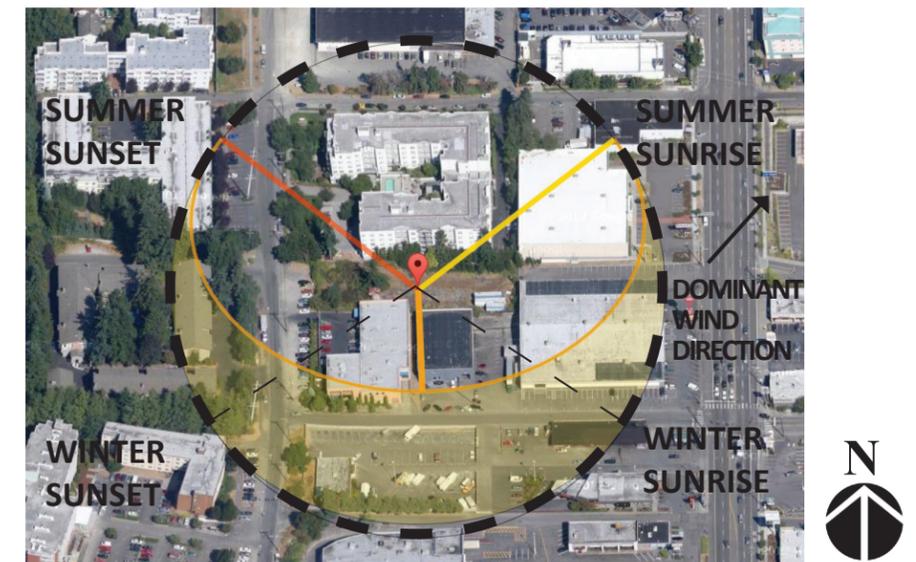
 PEDESTRIAN ACCESS

 VEHICULAR ACCESS

4.0 SITE ANALYSIS | CONTEXT ANALYSIS

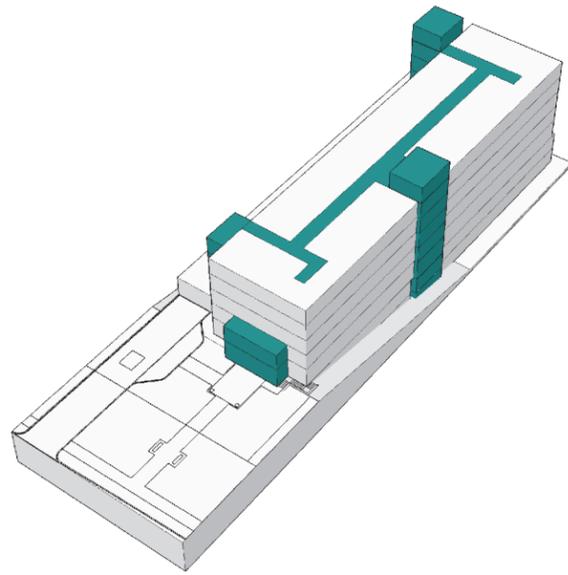


- | | |
|------------------------------------|-----------------------------|
| 1 BITTER LAKE RESERVOIR OPEN SPACE | 5 BROADVIEW PUBLIC LIBRARY |
| 2 BITTER LAKE | 6 RITE-AIDE SHOPPING CENTER |
| 3 INTERURBAN TRAIL | 7 ALBERTSON'S |
| 4 SEATTLE GOLF CLUB | 8 SAM'S CLUB |

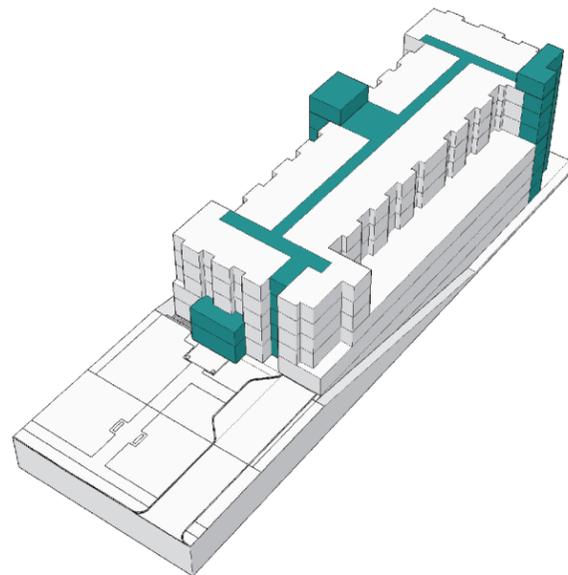


YEARLY SUN DIAGRAM

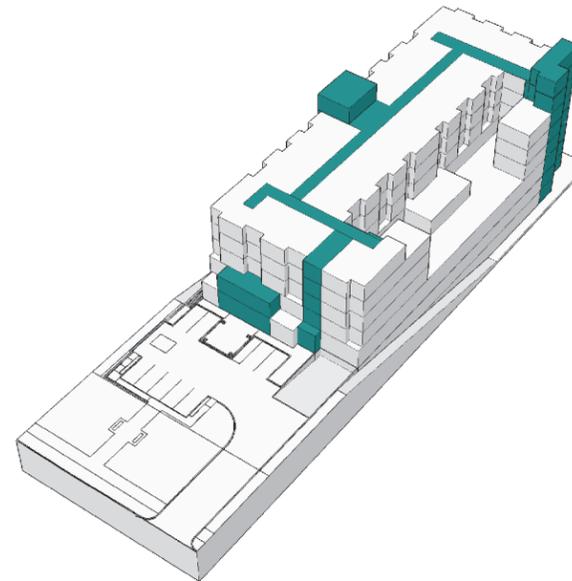
5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEMES & DIAGRAMS



CONCEPT #1



CONCEPT #2



CONCEPT #3- PREFERRED

MASSING AND MODULATION

Due to the narrow lot, and a generally repetitive program, the architectural concept options are seemingly limited. In these three schemes, the circulation paths of stairs, elevators, corridors and the main entrance are clearly expressed to show organization of the living units, as well as fire escape routes. The objective to maximize development potentials is balanced by open outdoor deck spaces. Location of these outdoor spaces, combined with placement of new curbcut/driveway, and a new small parking area for resident pick-up and drop-off, make up the major distinguishing features for the three massing options. The building massings are modulated to produce sensible scales that relate to the users of this facility, as well as pedestrians from Bitter-Lake community.

Facade modulation of the proposed follows a similar pattern of the existing apartment immediately adjacent to this site. Typical floor height of the proposed structure is 10 foot, versus 9 foot for the apartment.

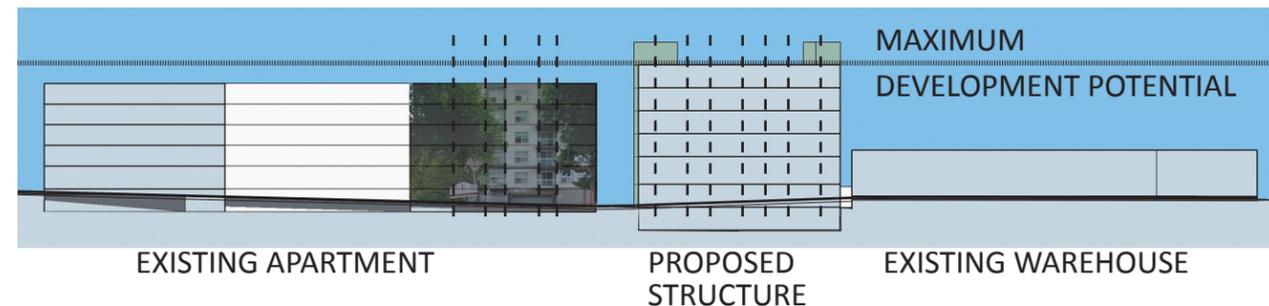
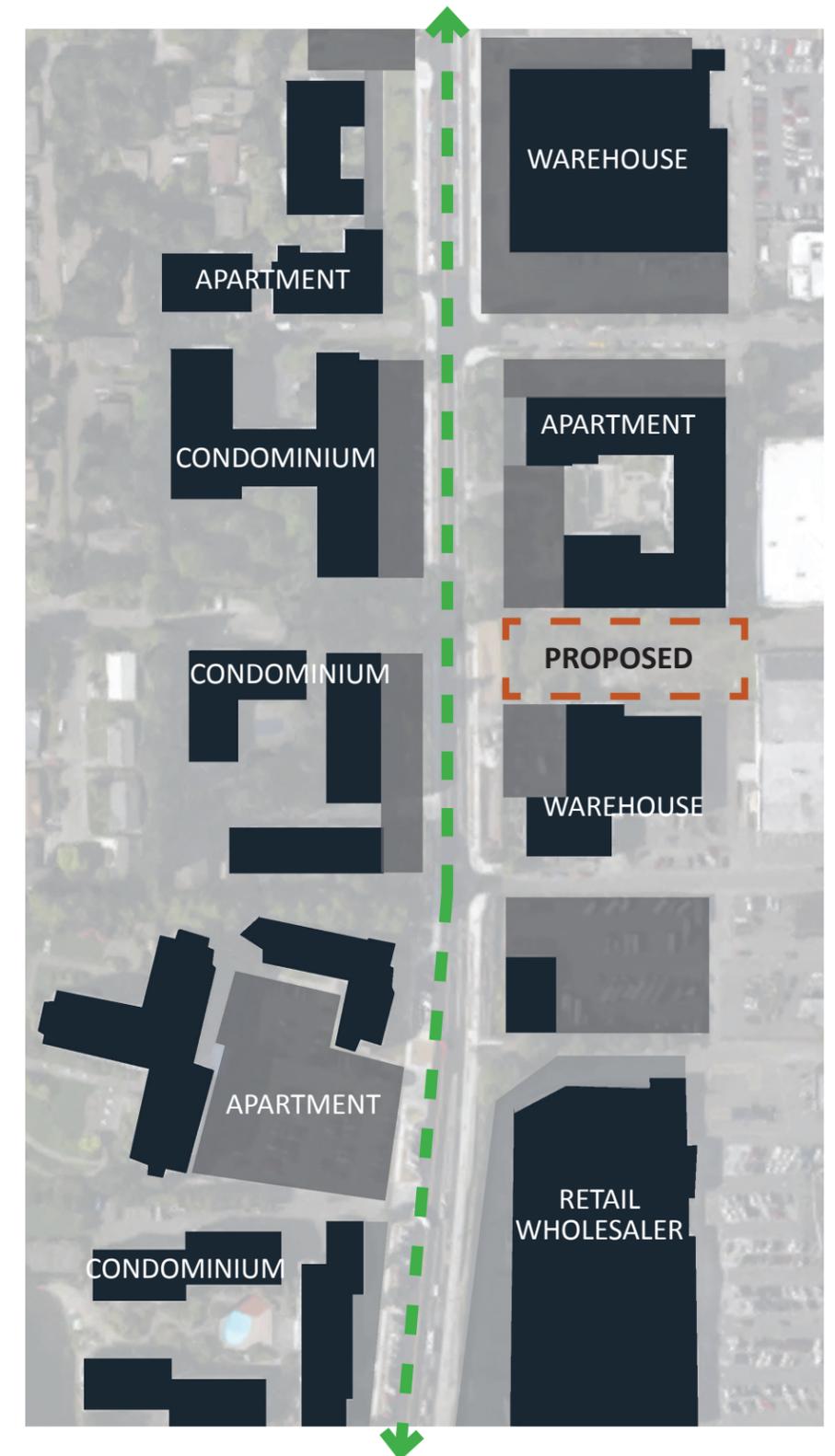


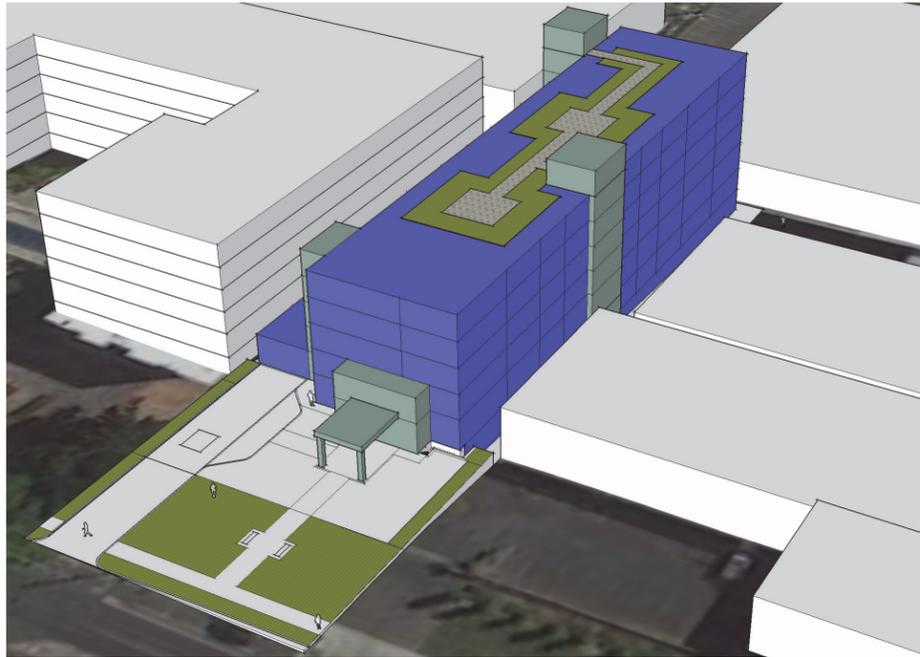
FIGURE-GROUND

The buildings along the Linden Avenue North as shown in this diagram generally setback from the street, with surface parking and/or connecting drive paths between street lot lines and associated building structures. A 38 foot depth of ROW/easement is located between back of sidewalk and the street lot line that will serve as an effective landscape buffer for auto traffic in front of the proposed structure. Facade of the preferred scheme aligns with immediate neighboring structure on north and south of the site, and therefore integrate and transition well within the existing urban pattern.

- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING CONNECTING DRIVEWAY
- PROPOSED



5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEMES 1-3



CONCEPT #1

Distinguishing Features

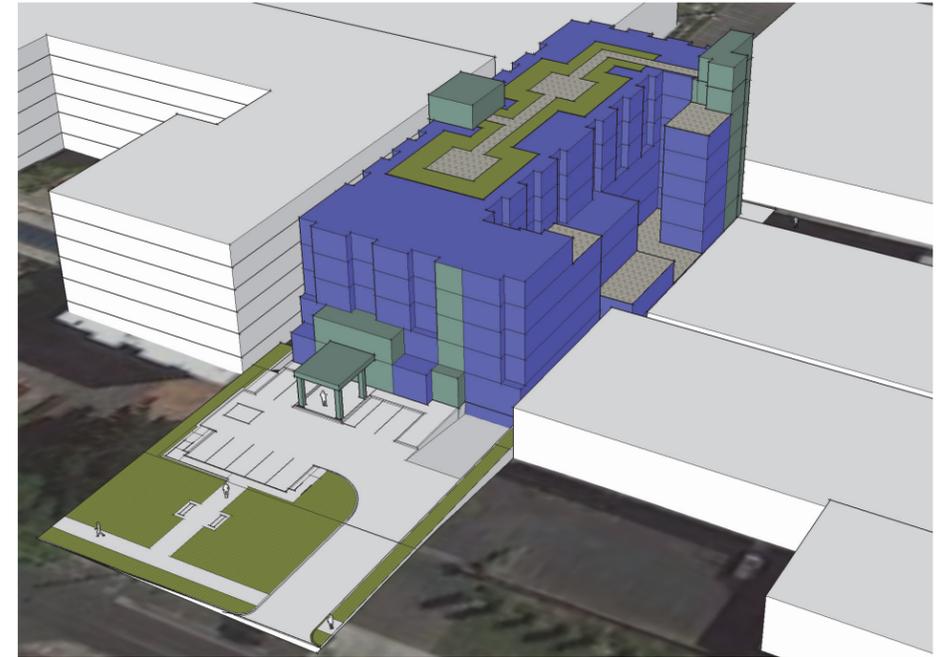
- 7 floors (5 wood framed over 2 concrete).
- 100 Units (77 assisted living units and 23 memory care units).
- 102,679 SF of enclosed space.
- The building massing consists primarily of a single corridor stretching nearly the entire length of the site.
- Code compliant without departures.



CONCEPT #2

Distinguishing Features

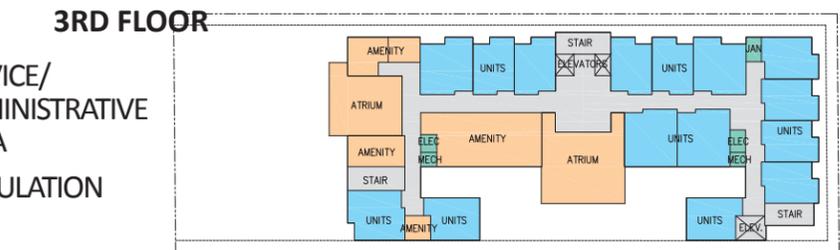
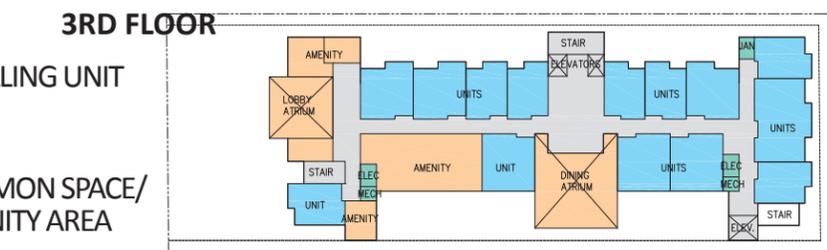
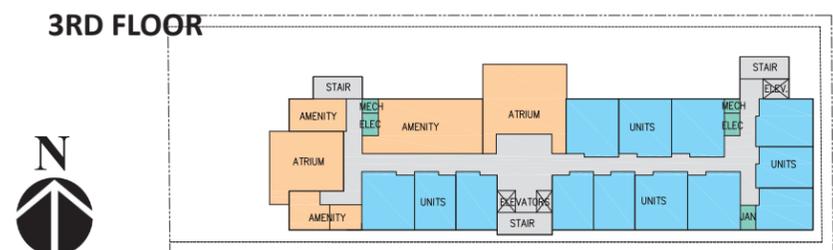
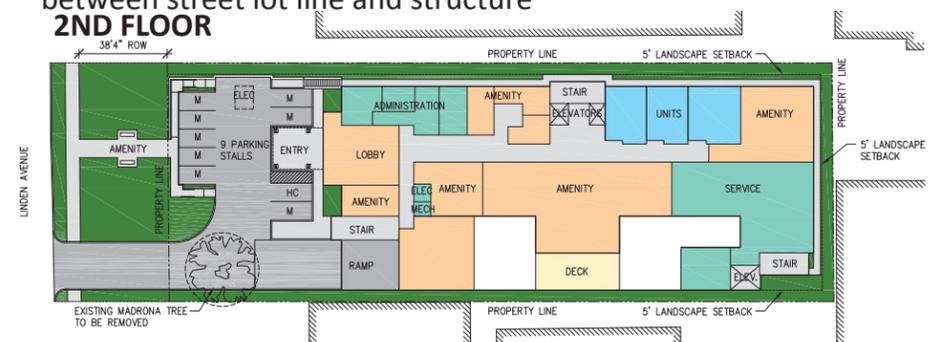
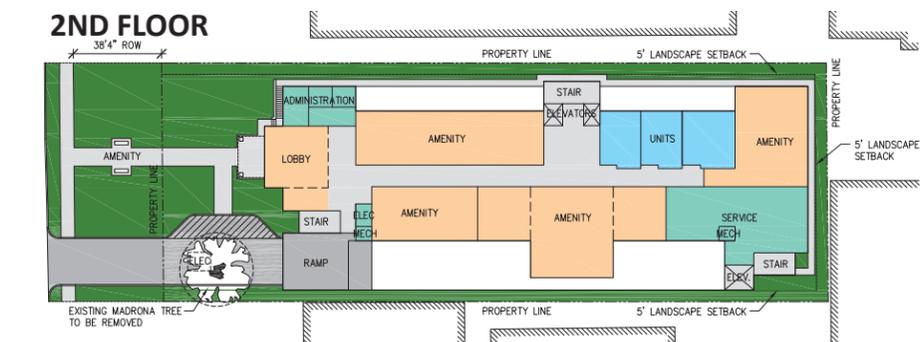
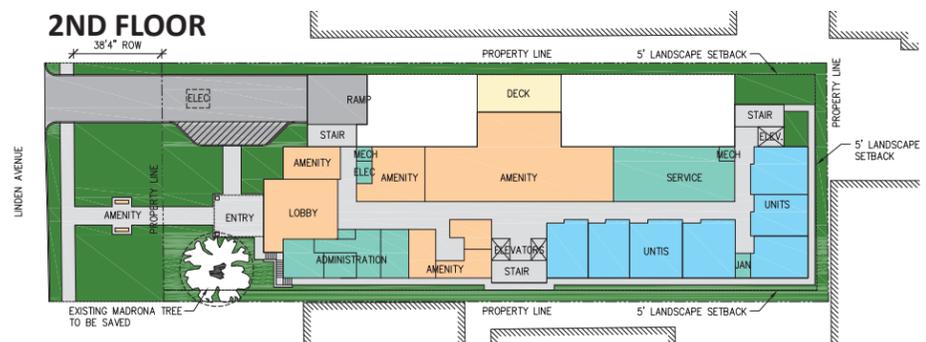
- 7 floors (5 wood framed over 2 concrete).
- 102 Units (80 assisted living units and 22 memory care units).
- 106,499 SF of enclosed space. Maximizes development potential.
- The building layout is in an "I" formation. Outdoor spaces are provided at north and south of the bulk massing.
- Remove one Exceptional tree.



CONCEPT #3

Distinguishing Features

- 7 floors (5 wood framed over 2 concrete).
- 100 Units (79 assisted living units and 21 memory care units).
- 100,914 SF of enclosed space.
- The building massing consist of "U" shaped one double loaded corridor.
- Remove one Exceptional tree. Small drop-off parking area between street lot line and structure



■ DWELLING UNIT
■ COMMON SPACE/ AMENITY AREA
■ SERVICE/ ADMINISTRATIVE AREA
■ CIRCULATION

5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEME 1

SCHEME 1- CODE COMPLIANT

The building layout consists of a single corridor double-loaded with units on either side, with open upper-level deck spaces facing north. In this scheme, the significant Madrone tree is to remain while all parking is placed in the garage level. A drop-off area near building entry is proposed.

Pros:

- 1) Maximizes building footprint and areas.
- 2) Uses existing curb-cut.
- 3) No land use departure is requested.

Cons:

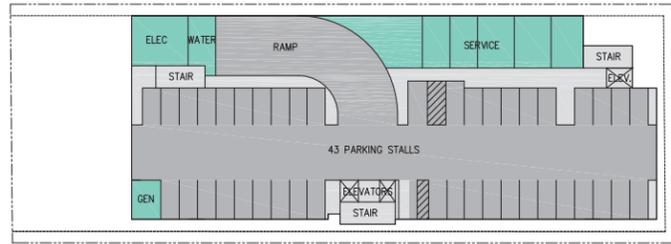
- 1) North facing orientation will have the upper-level deck spaces constantly under shadow, and thus creating unpleasant and unusable outdoor spaces.
- 2) Compared to Preferred Option 3, building length is stretched further toward west to accommodate required parking in garage level. The increased in length will block out more sunlight entering to southwest corner of the apartment building in the north lot.

PROJECT INFORMATION:

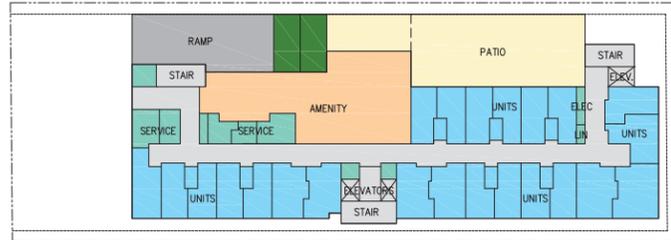
Floor Areas:	Garage Level-	19,604 SF
	1st Floor-	14,650 SF
	2nd Floor-	15,046 SF
	3rd Floor-	12,387 SF
	4th Floor-	13,664 SF
	5th Floor-	13,664 SF
	6th Floor-	13,664 SF
	Total=	102,679 SF

Unit Mix:	Assisted Living-	77 Units
	Memory Care-	23 Units
	Total-	100 Units

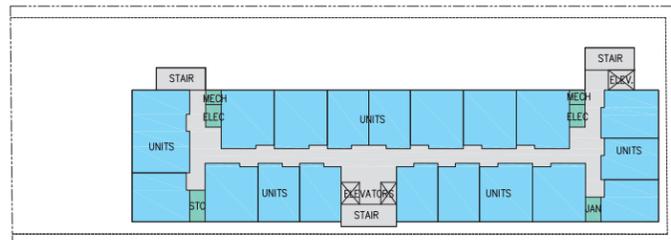
Parking:	43 Stalls Provided
	(41 Required)



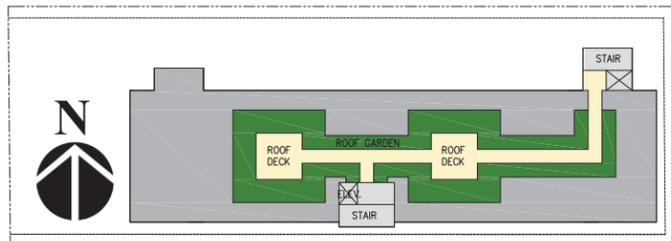
PARKING



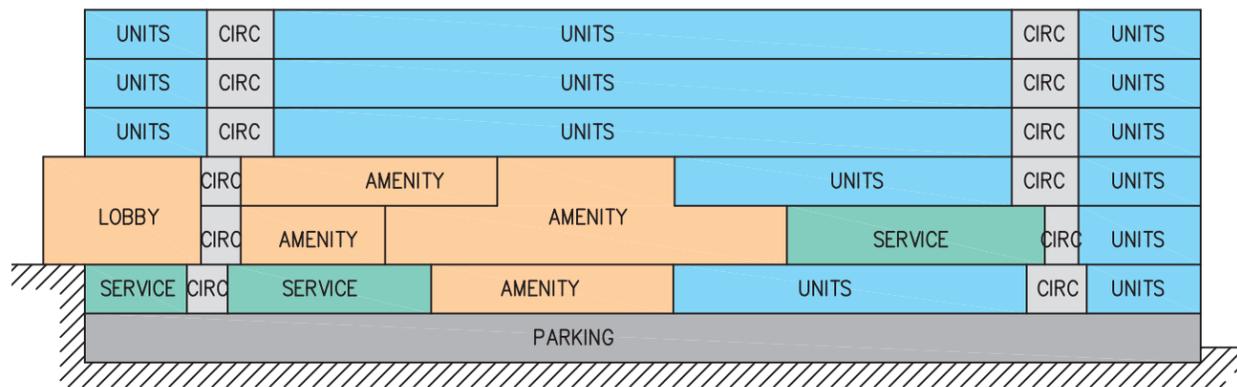
LEVEL 1



LEVEL 4-6



ROOF

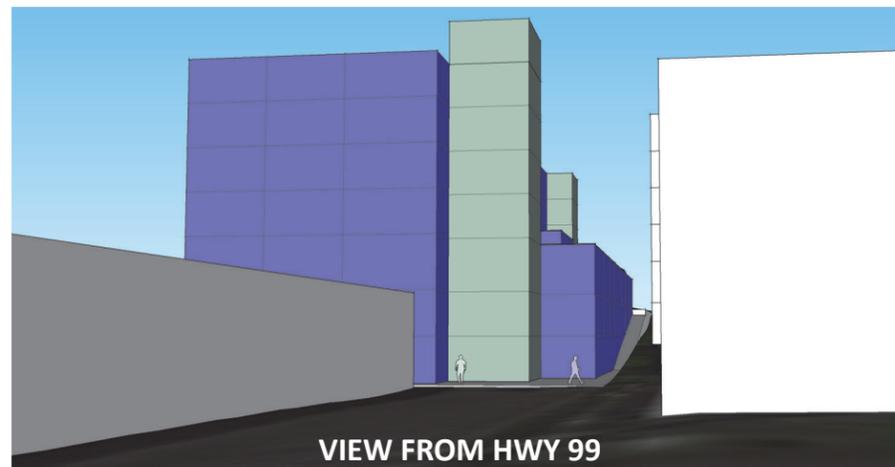


SECTION

- DWELLING UNIT
- COMMON SPACE/ AMENITY AREA
- SERVICE/ ADMINISTRATIVE AREA
- CIRCULATION



VIEW FROM LINDEN AVE N

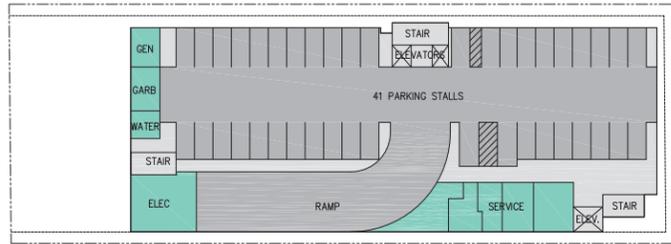


VIEW FROM HWY 99

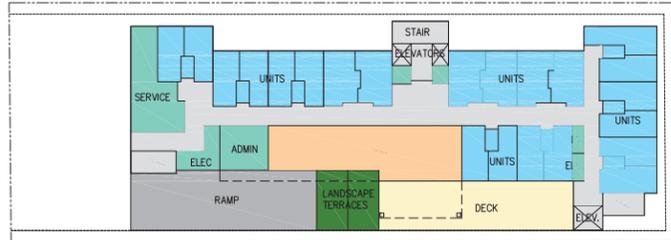


VIEW FROM N 135TH ST

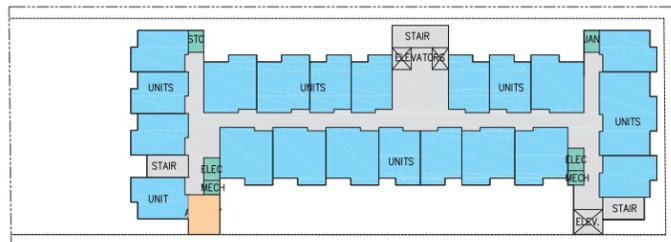
5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEME 2



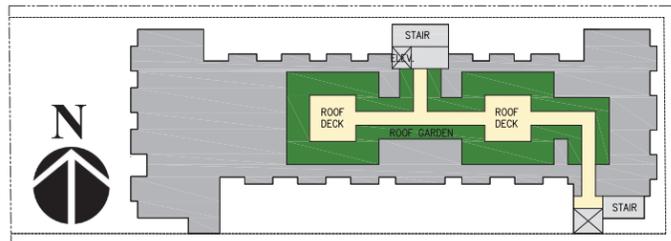
PARKING



LEVEL 1



LEVEL 4-6



ROOF



VIEW FROM LINDEN AVE N

SCHEME 2- REMOVING AN EXCEPTIONAL TREE

This building scheme is in an “I” formation with courtyard level outdoor spaces on both north and south of the bulk massing. An Exceptional Madrone tree is to be removed.

Pros:

- 1) Maximizes building footprint and areas.
- 2) South facing courtyard creates pleasant outdoor spaces for residents
- 3) Building modulation creates architectural interests and mitigate shadow impact to adjacent buildings.

Cons:

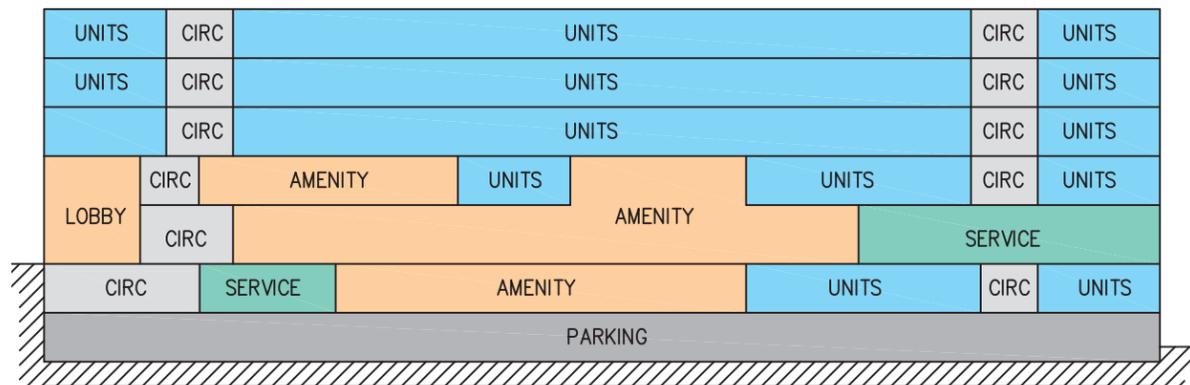
- 1) North facing outdoor courtyard spaces are unpleasant and unusable.
- 2) Departure will be needed on removal of an Exceptional tree.
- 3) A new curb-cut is required.
- 4) Compared to Preferred Option 3, building length is stretched further toward west to accommodate required parking in garage level. The increased in length will create more shadows to the apartment building on the north.

PROJECT INFORMATION:

Floor Areas:	Garage Level-	20,006 SF
	1st Floor-	13,986SF
	2nd Floor-	15,750 SF
	3rd Floor-	13,476 SF
	4th Floor-	14,427 SF
	5th Floor-	14,427SF
	6th Floor-	14,427SF
	Total=	106,499 SF

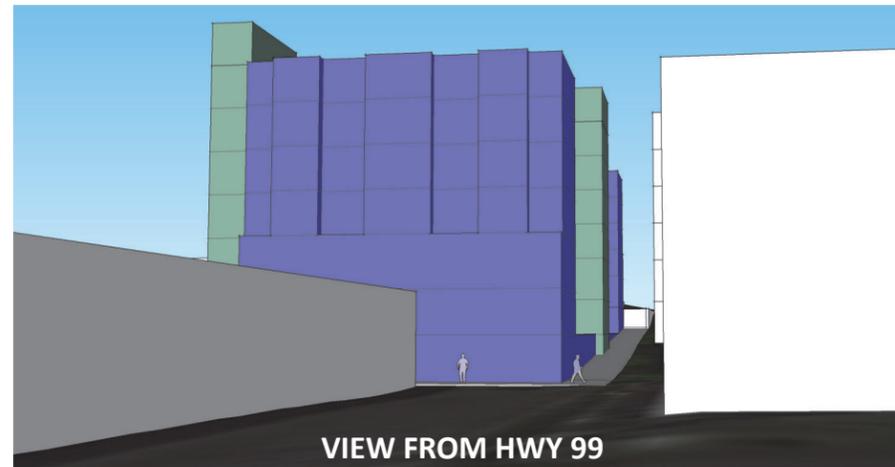
Unit Mix:	Assisted Living-	80 Units
	Memory Care-	22 Units
	Total-	102 Units

Parking:	41 Stalls Provided
	(41 Required)



SECTION

- DWELLING UNIT
- COMMON SPACE/ AMENITY AREA
- SERVICE/ ADMINISTRATIVE AREA
- CIRCULATION

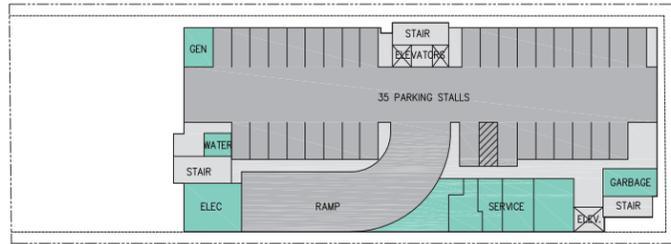


VIEW FROM HWY 99

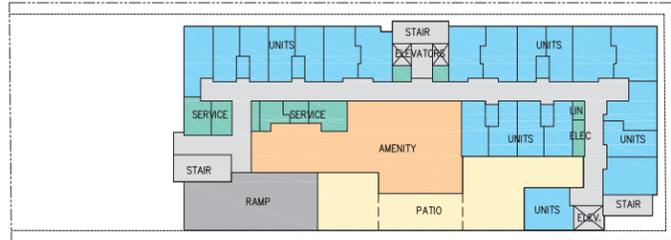


VIEW FROM N 135TH ST

5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEME 3



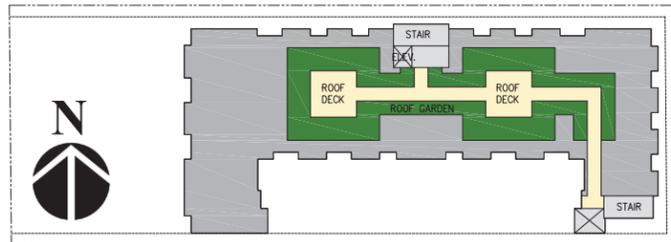
PARKING



LEVEL 1



LEVEL 4-5



ROOF



VIEW FROM LINDEN AVE N

SCHEME 3- REMOVING AN EXCEPTIONAL TREE AND PARKING IN FRONT OF STRUCTURE

This is our preferred option with south facing courtyard.

Pros:

- 1) More compact and densified massing, and thus reducing shadow impact on the apartment building in the north lot.
- 2) Building façade is pulled back to blend well with surrounding context.
- 3) Amenities, and extensive planting in the ROW will enhance pedestrian experiences and soften visual and noise impact from surface parking. The arrangement of 38 foot depth of ROW planting adjoined with surface parking appears to integrate well with existing streetscapes.
- 4) South facing courtyard creates pleasant outdoor spaces for residents.
- 5) Building modulation creates architectural interests and mitigate shadow impact to adjacent buildings.
- 6) Increased modulation on top floor with open deck spaces for residents' use.

- DWELLING UNIT
- COMMON SPACE/ AMENITY AREA
- SERVICE/ ADMINISTRATIVE AREA
- CIRCULATION

Cons:

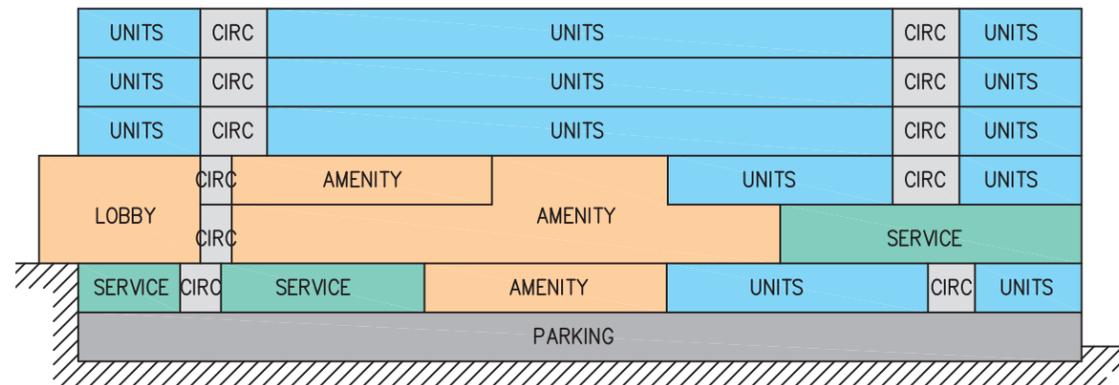
- 1) Departures will be requested to allow for surface parking in front of the proposed building, and removal of an Exceptional tree.
- 2) A new curb-cut is required.

PROJECT INFORMATION:

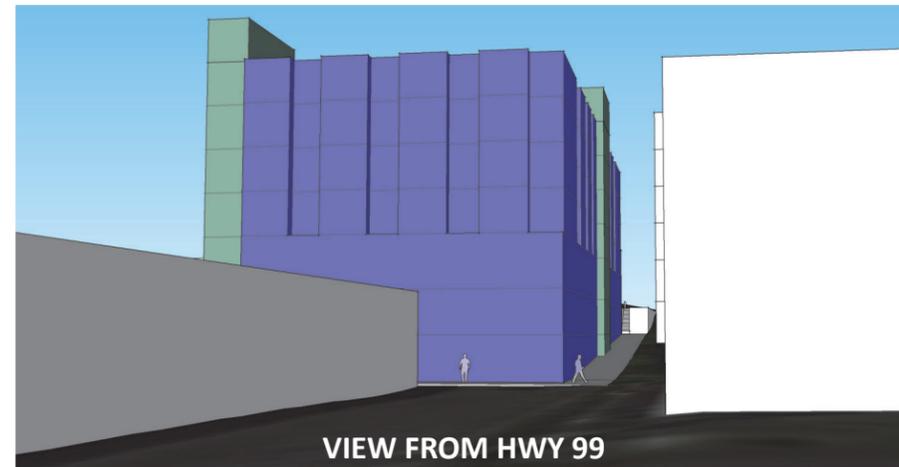
Floor Areas:	Garage Level-	18,113 SF
	1st Floor-	14,299 SF
	2nd Floor-	14,664 SF
	3rd Floor-	12,921 SF
	4th Floor-	13,919 SF
	5th Floor-	13,919 SF
	6th Floor-	13,079 SF
	Total=	100,914 SF

Unit Mix:	Assisted Living-	79 Units
	Memory Care-	21 Units
	Total-	100 Units

Parking: 44 Stalls Provided (41 Required)



SECTION



VIEW FROM HWY 99



VIEW FROM N 135TH ST

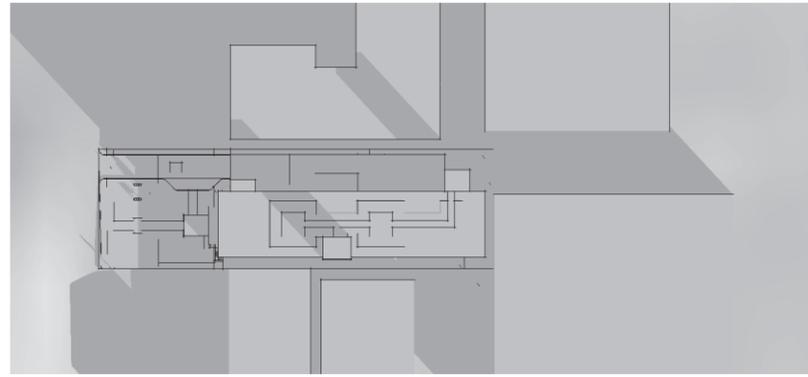
5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEME 1- SOLAR STUDIES

DECEMBER 21

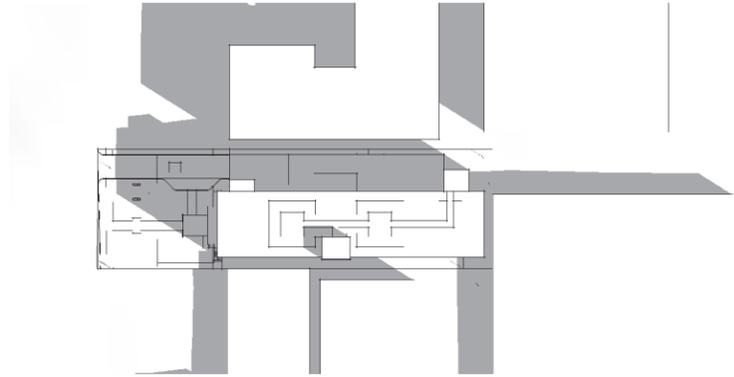
MARCH 21

JUNE 21

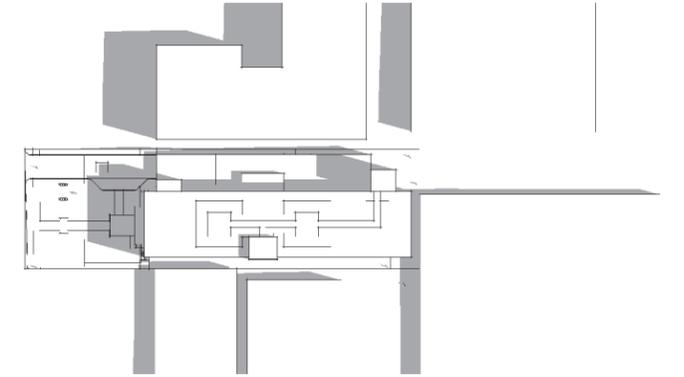
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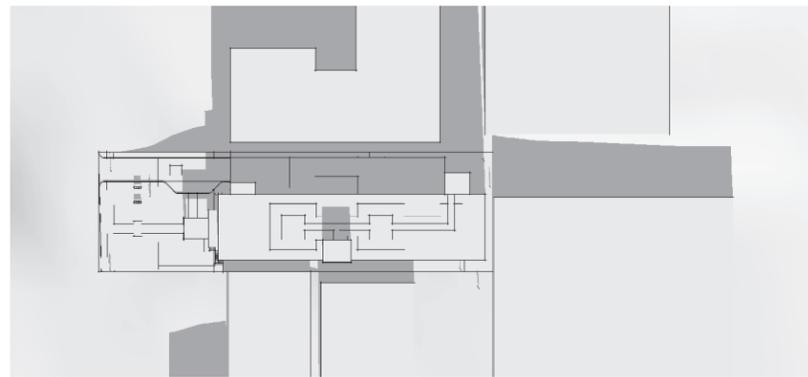
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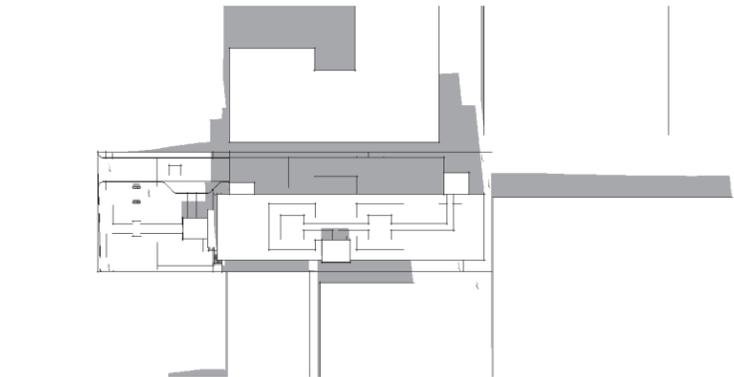
9 AM



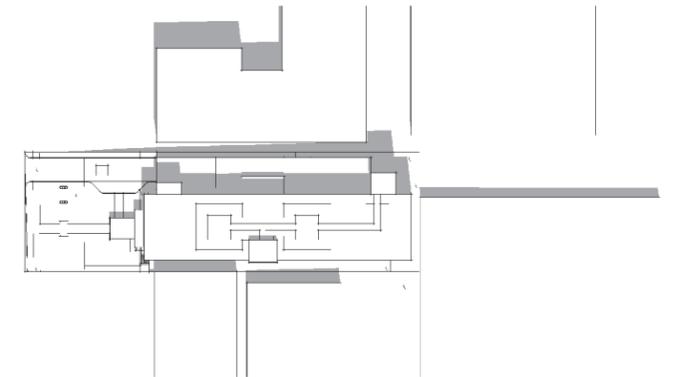
12 PM



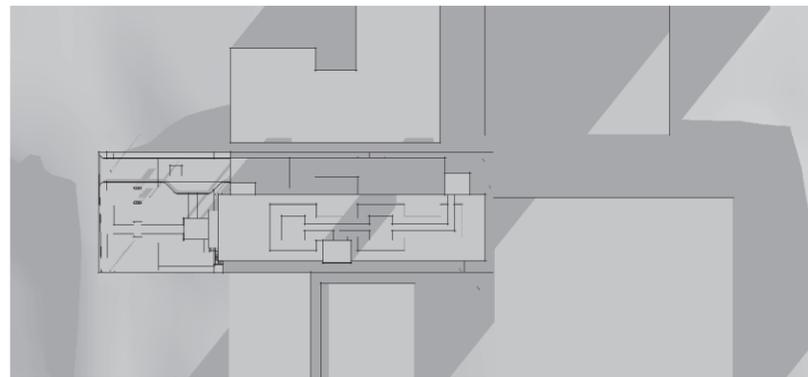
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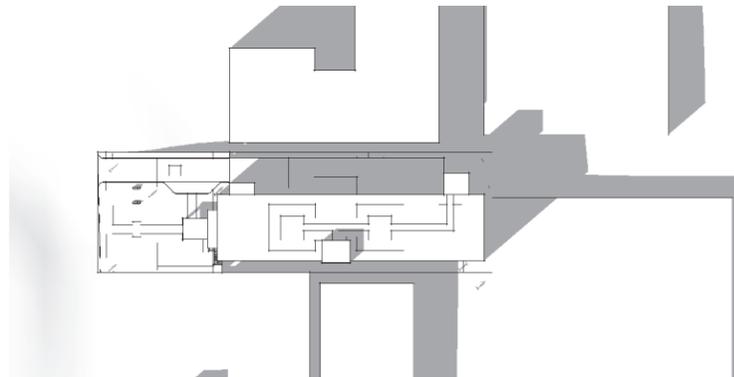
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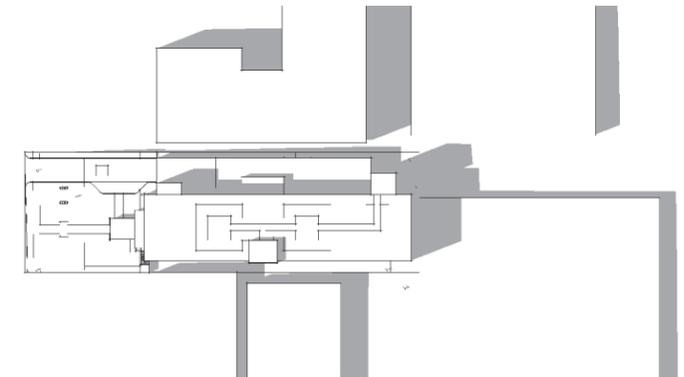
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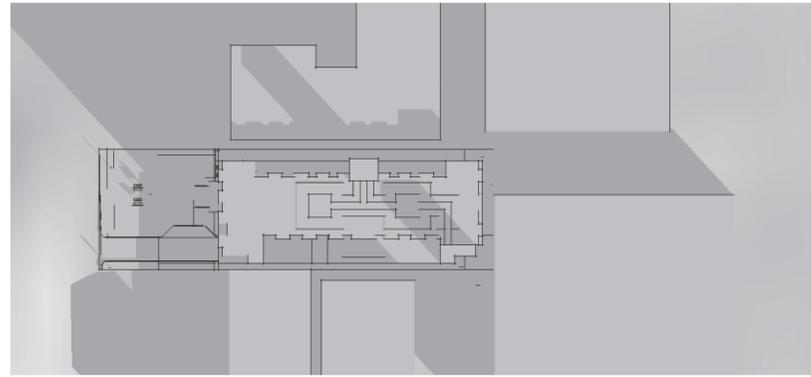
5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEME 2- SOLAR STUDIES

DECEMBER 21

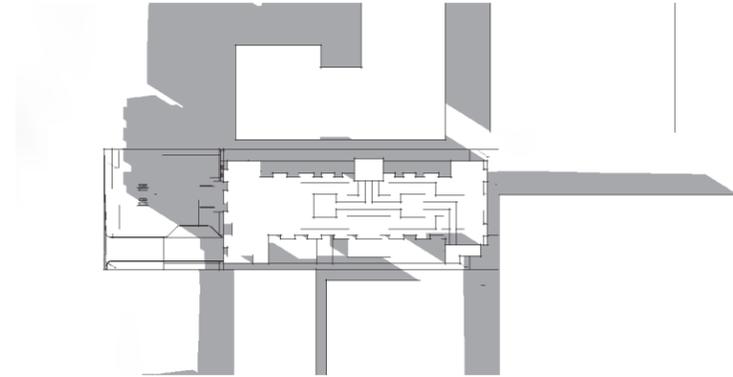
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JUNE 21

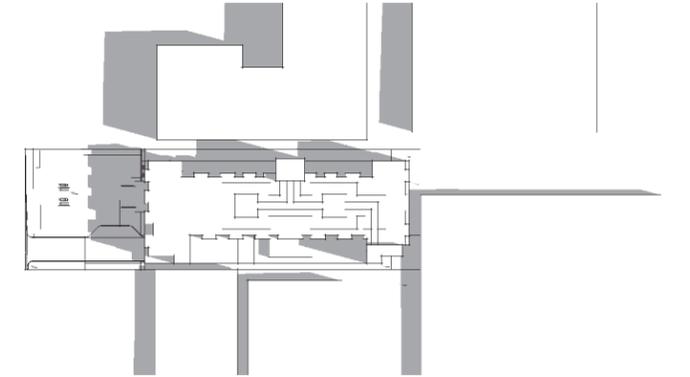
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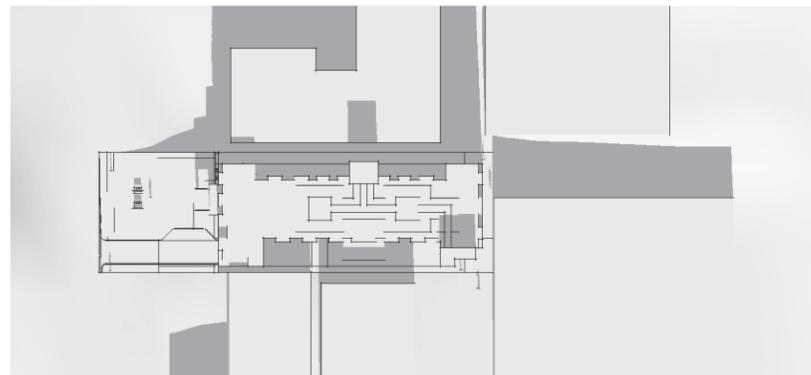
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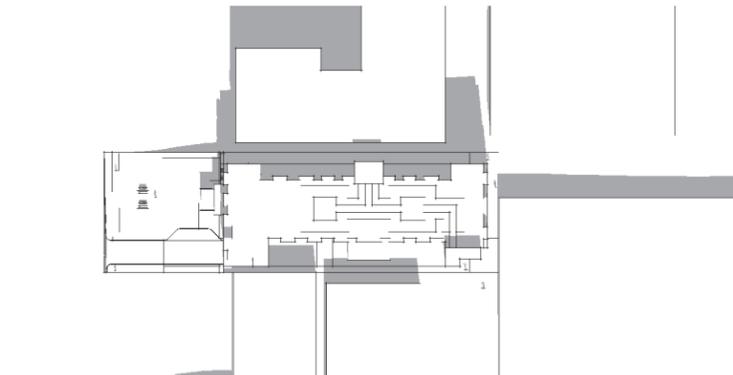
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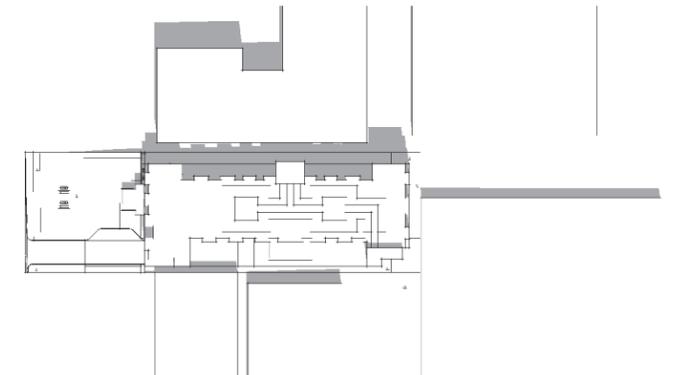
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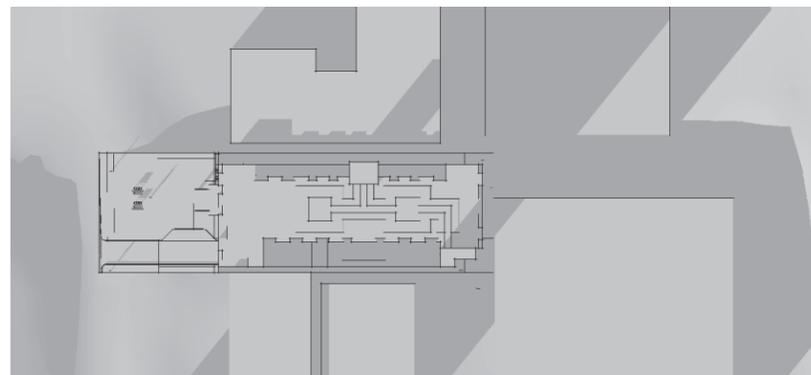
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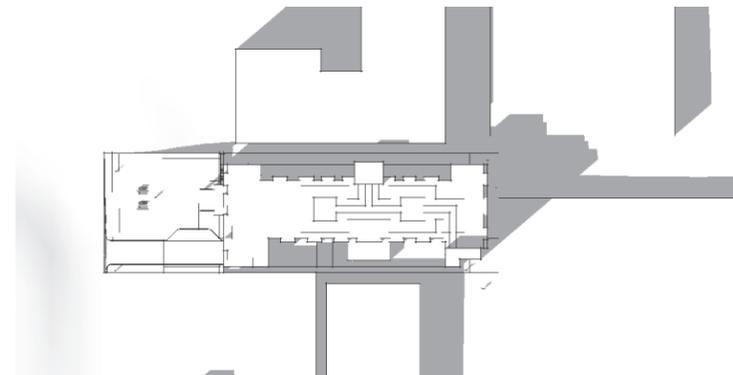
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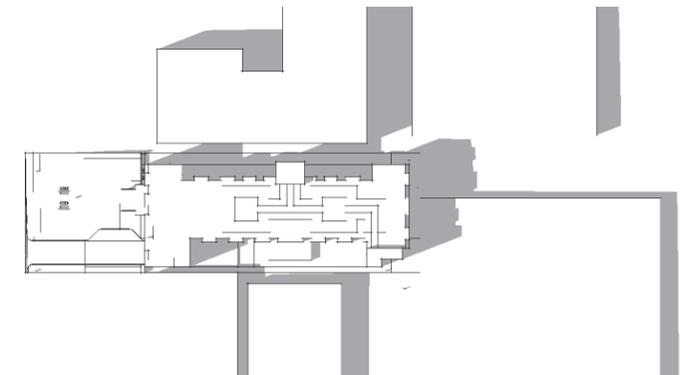
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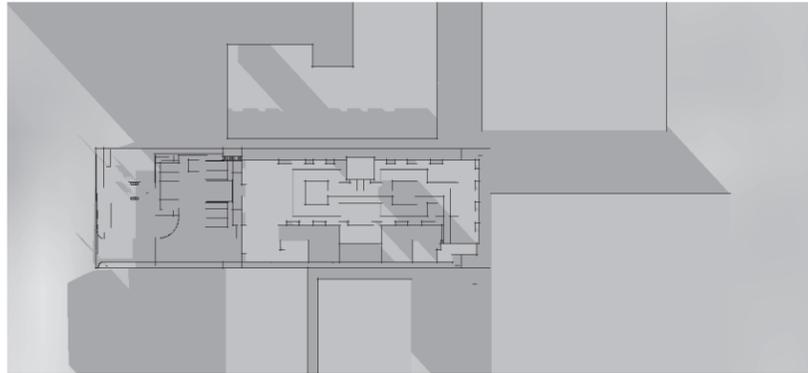
5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEME 3- SOLAR STUDIES

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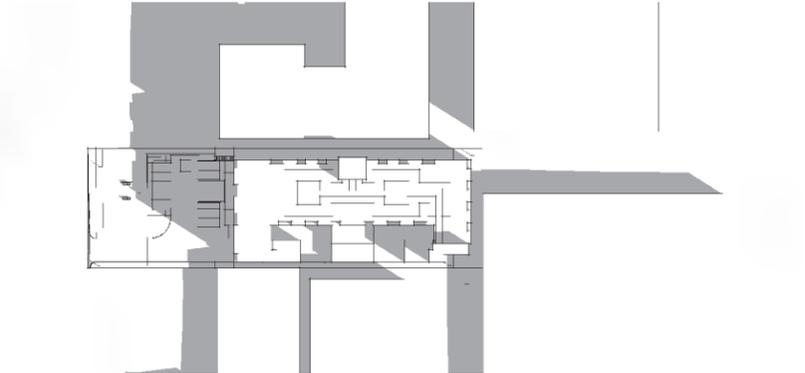
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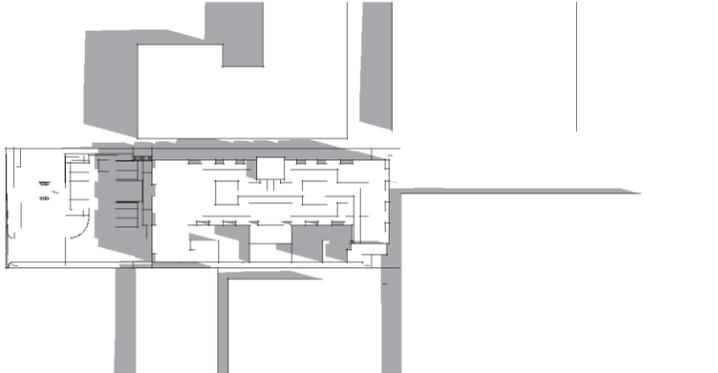
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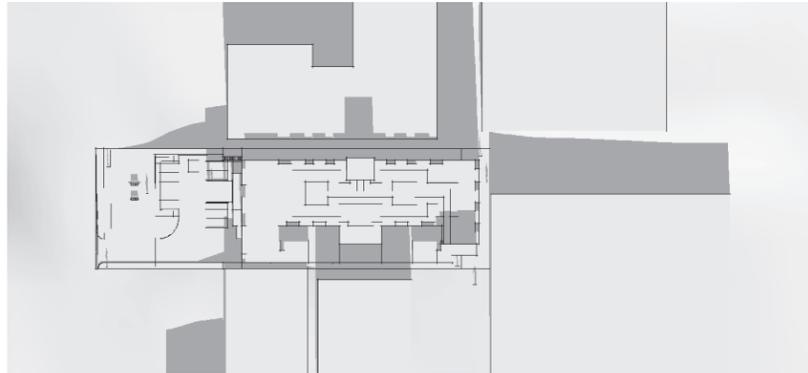
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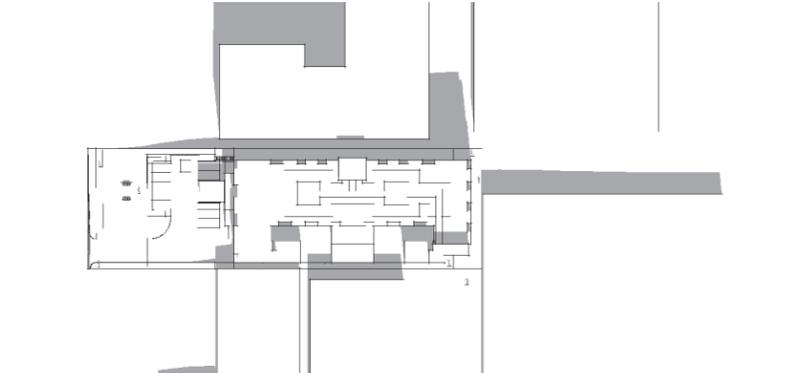
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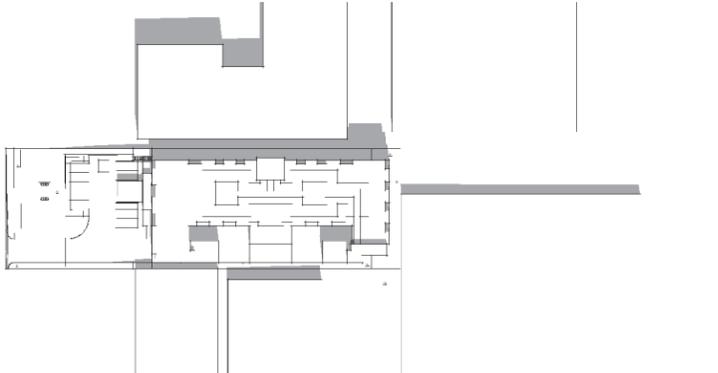
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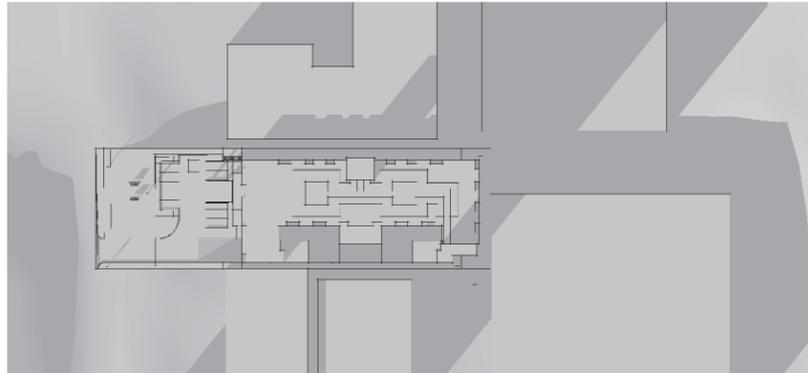
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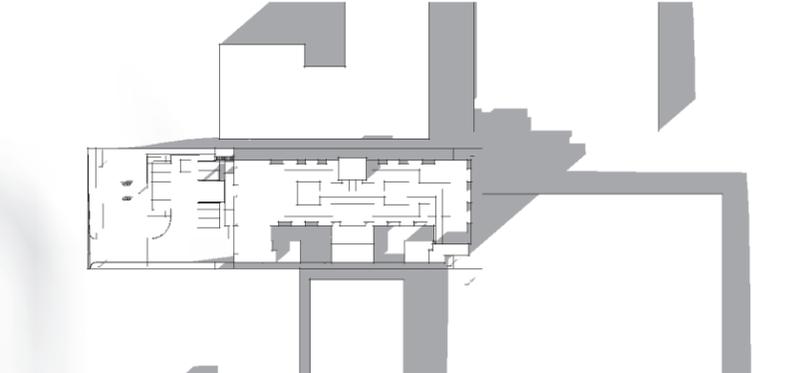
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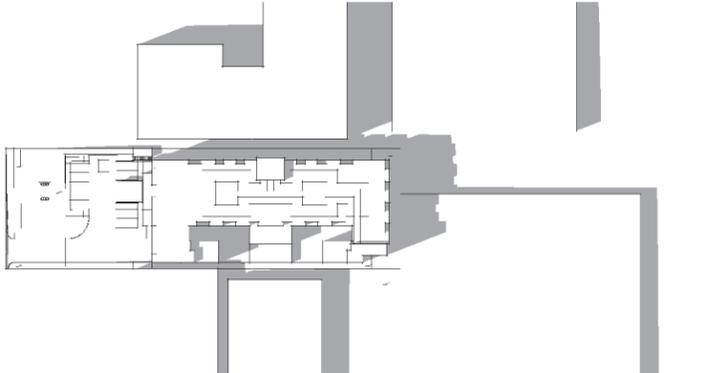
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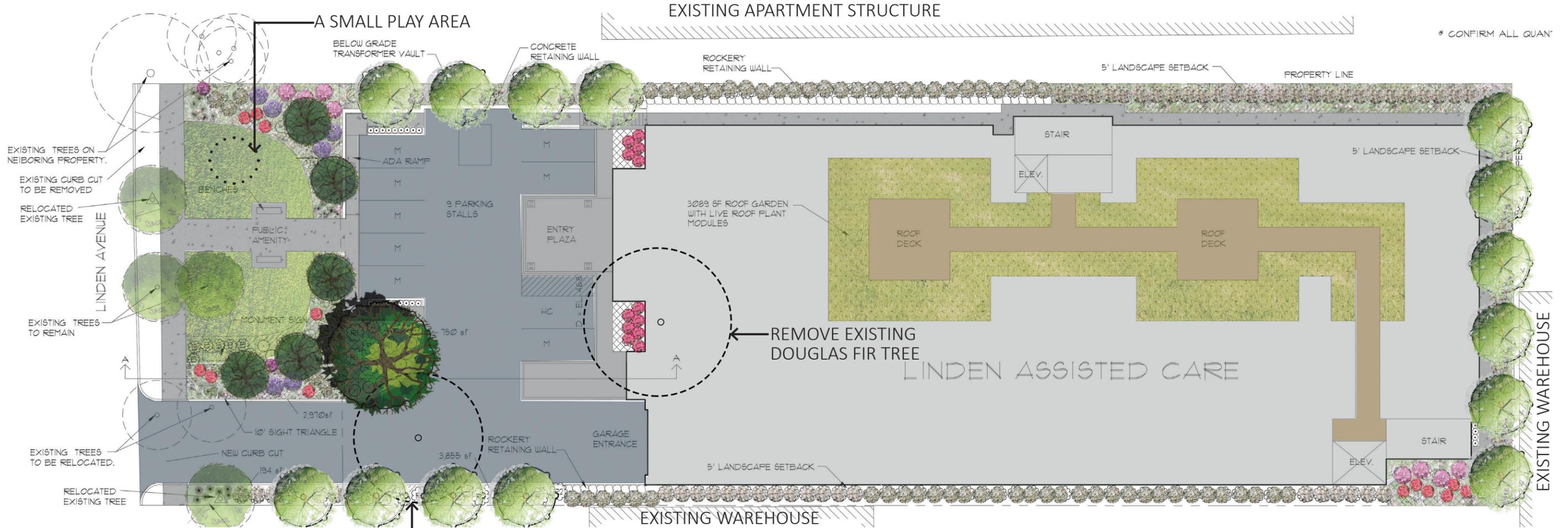
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5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | LANDSCAPE PLAN



LANDSCAPE PLAN NOT TO SCALE

LANDSCAPE APPROACH

Existing street trees along Linden Avenue N will remain or be relocated along the street, and will unify the site with the neighborhood. There will be a large landscaped area between the sidewalk and the parking area with lawn, benches, and dense screening of the parking area. There will be an ADA walk connecting Linden Avenue N to the parking and building entry

The Northern and Southern edges will be screened with evergreen hedges that will reach a mature height of 6'. The western edge will be landscaped with a mixture of columnar trees and evergreen shrubs. The plant material will provide a variety of colors, textures, and heights, with a mixture of evergreen and deciduous plants, with the intent to soften and enhance the building and provide a positive, attractive addition to the neighborhood.

SYMBOL	BOTANICAL / COMMON	QUANTITY	SIZE	SPACING	CONDITION
○	Acer truncatum A. glaberrimum / California Redwood	1	2' caliper	per plan	B4B
○	Norwegian Spruce / Maple	15	2' caliper	per plan	B4B
○	Prunus sargentii Columnaria / Sargent Cherry	5	2' caliper	per plan	B4B
○	Acer palmatum Bloodgood / Bloodgood Japanese Maple	5	2' caliper	per plan	B4B
○	Hydrangea n. 'Mariesii' Variegata / Laceleaf Hydrangea	5	gallon	per plan	Full 4 bushy
○	Pieris japonica Mountain Fire / Mountain Fire Pieris	5	gallon	per plan	Full 4 bushy
○	Rhododendron Unique / Unique Rhododendron	21	min.	per plan	Full 4 bushy
○	Rhododendron Purple Splendor / Purple Splendor Rhododendron	21	min.	per plan	Full 4 bushy
○	Ceanothus 'Victoria' / Victoria Ceanothus	5	gallon	per plan	Full 4 bushy
○	Viburnum tms 'Spring Bouquet' / Spring Bouquet Viburnum	5	gallon	per plan	Full 4 bushy
○	Viburnum davidii / David Viburnum	5	gallon	per plan	Full 4 bushy
○	Thuja O. 'Emerald Green' / Emerald Green Arborvitae	6	min	per plan	Full
○	Azalea Purple Splendor	2	gallon	3' o.c.	Full 4 bushy
○	Azalea Yuk's Scarlet	2	gallon	3' o.c.	Full 4 bushy
○	Azalea Gaiety	2	gallon	3' o.c.	Full 4 bushy
○	Lavendula o. 'Hidcote' / Hidcote Lavender	1	gallon	2.5'	Full
○	Hemerocallis 'Stella de Oro' / Daylily	1	gallon	2.5'	Full
○	Buxus s. 'Suffruticosa' / Dwarf English Boxwood	1	gallon	2.5'	Full
○	Arctostaphylos uva-ursi / Kinnickinnik	per plan	4" pots	18"	Full
○	Seeded lawn				
○	Fragaria 'Lipstick' / Lipstick Wild Strawberry	per plan	4" pots	18"	Full



5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | LANDSCAPE SECTION & PLACE CHARACTER



OUTDOOR AMENITIES FOR RESIDENTS AND THE NEIGHBORS



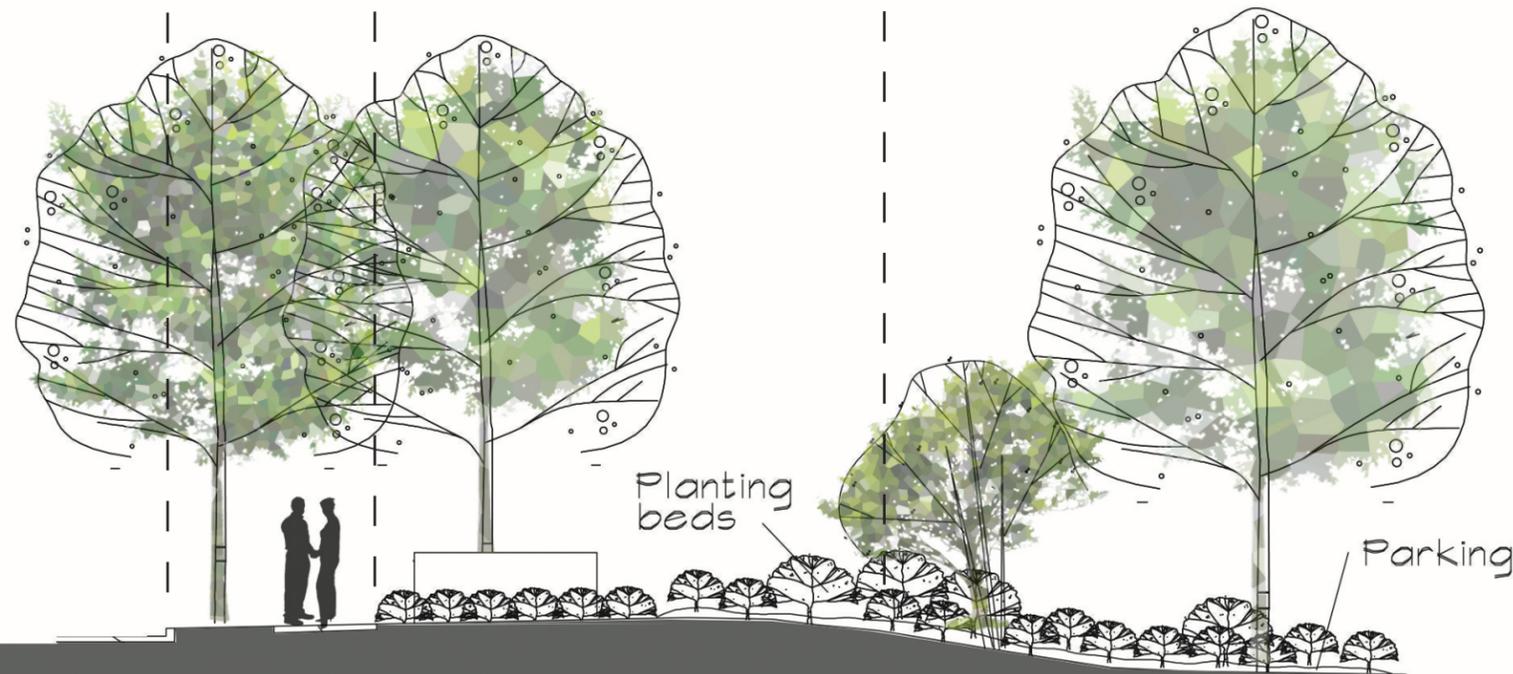
COLORFUL SHRUBS IN THE ROW CREATE A PLEASANT PEDESTRIAN EXPERIENCE



A SMALL PLAY AREA FOR CHILDREN AND ADULTS

WALKABILITY:

- Visually appealing to invite pedestrian activity.
- The ROW area to be well maintained by the Operator to provide a safe and pleasant environment.
- The small play area and benches provide possible interaction and destinations for pedestrians. These amenities also good for place-making.
- ADA access to the ROW area and the amenities.
- Proposed parking for resident pick-up and drop-off is about 4 foot below pedestrian grade, so that the line of sight passes over the car. The presence of additional shrubs and trees further obscures view of the vehicular traffic.



LANDSCAPE SECTION

5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CHARACTER RENDERING

FACADE TREATMENT

Good quality, durable exterior construction and glazing systems will be utilized.

Rain-screen walls will be employed

EXTERIOR MODULATION AND MATERIALS

The proposed modulation follows a similar pattern already developed in the existing apartment building immediately adjacent to the site.

A distinctive stone or masonry base with cement siding materials on top floors are proposed to create sensible scales and a vibrant experience.

An extended covered entry is provided for weather protection at time of resident pick-up or drop-off

ENTRY EXPRESSION

The entrance from Linden Avenue N is setback from the street lot line and the ROW.

Extensive plants and shrubs, and amenities and footpaths create an inviting pedestrian experience, and provide connectivity and entry sequence to the main entrance.



PERSPECTIVE REDNERING- VIEW FROM LINDEN AVENUE N

6.0 DEPARTURES | DEPARTURE SUMMARY

DEPARTURE 1- REMOVAL OF AN EXCEPTIONAL TREE

DIRECTOR'S RULE DR 6-2008

The 30" diameter Madrona is classified as an Exceptional Tree based on its species and size

25.11.080 - TREE PROTECTION ON SITES UNDERGOING DEVELOPMENT IN COMMERCIAL ZONES

A. Exceptional trees.

2. The Director may permit an exceptional tree to be removed only if the applicant demonstrates that protecting the tree by avoiding development in the tree protection area could not be achieved through the development standard adjustments permitted in Section 23.41.018 or the departures permitted in Section 23.41.012, a reduction in the parking requirements of Section 23.54.015, and/or a reduction in the standards of Section 23.54.030

RATIONALE:

- Due to the location of this tree on site, and the requirement of not disturbing an area twice the area of the dripline, retaining this tree would greatly impact the development of the site.
- The Madronna Tree on this site has no unique historical, ecological or aesthetic value to the community.
- Madronna trees shed their leaves and bark and are best located away from walks and streets, and if possible should be located in large open areas, which is not possible on this site.

DEPARTURE 2- A SMALL DROP-OFF PARKING AREA BETWEEN STREET LOT LINE AND BUILDING STRUCTURE

23.47A.032 - PARKING LOCATION AND ACCESS

A. Access to parking.

3. In C1 and C2 zones, access to off-street parking may be from a street, alley, or both when the lot abuts an alley. However, structures in C zones with residential uses, structures in C zones with pedestrian designations, and structures in C zones across the street from residential zones shall meet the requirements for parking access for NC zones as provided in subsection 23.47A.032.A.1. If two or more structures are located on a single site, then a single curb cut shall be provided according to the standards in Sections 23.47A.032.A.1, 23.47A.032.A.2, and 23.54.030.F.2.

B. Location of parking

1. The following rules apply in NC zones, except as provided in subsection 23.47A.032.D.

a. Parking shall not be located between a structure and a street lot line (Exhibit A for 23.47A.032).

RATIONALE:

- The parking arrangement is consistent with existing streetscape within the neighborhood. The adjacent buildings and residential properties across from this site on the Linden Avenue employ surface parking between street lot line and structure.
- Due to the small and narrow site, surface parking is not available on the side or back of the proposed structure.
- The existing 38 foot deep R.O.W. with the proposed shrubs and trees will act as a buffer for car traffic and noise.
- The proposed surface parking is about 4 foot below pedestrian grade, so that the line of sight passes over the car. The presence of additional shrubs and trees further obscures view of the vehicular traffic.
- This project endeavors to create a safe, inviting walkable street with extensive landscape elements, amenities, play area and foot paths.
- Critical factors to the daily operation of this facility:
 - a. Regular resident pick-up and drop-off
 - b. Emergency personnel parking
 - c. Scheduled tours
 - d. Visitor Parking