

LINDEN VILLAGE

Assisted Living Community

Early Design Guidance Meeting #2

13524 Linden Avenue North
Seattle, WA 98133

INNOVA ARCHITECTS, INC

DPD Project #3020289



February 01, 2016



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GENERAL PROJECT INFORMATION

DPD Project #3020289

13524 Linden Avenue North
Seattle, WA 98133

TEAM

OWNER/APPLICANT

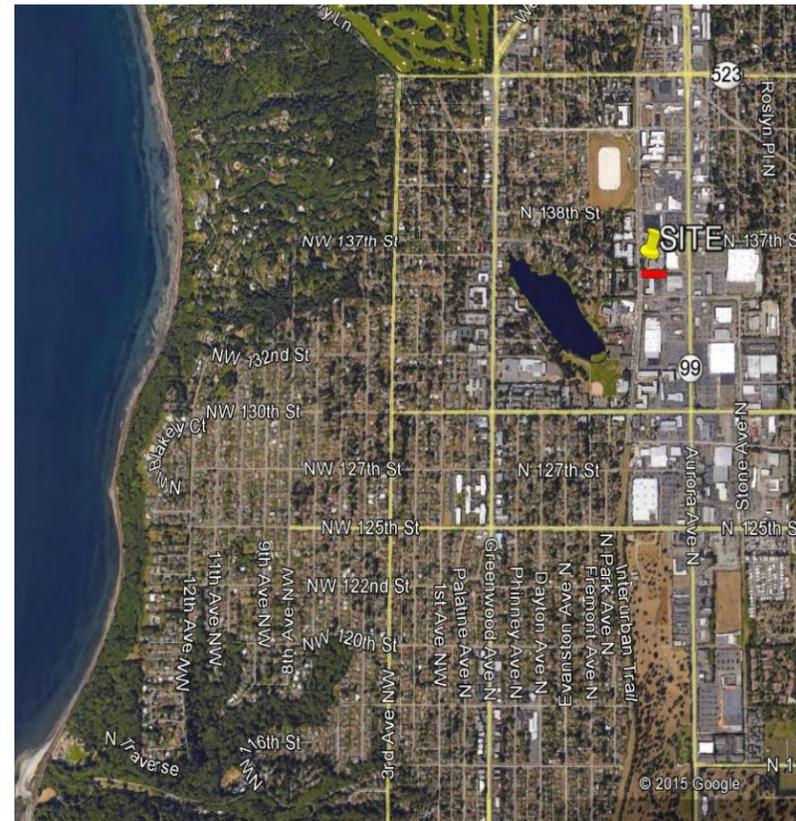
Tribrach Partners LLC
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DEVELOPER

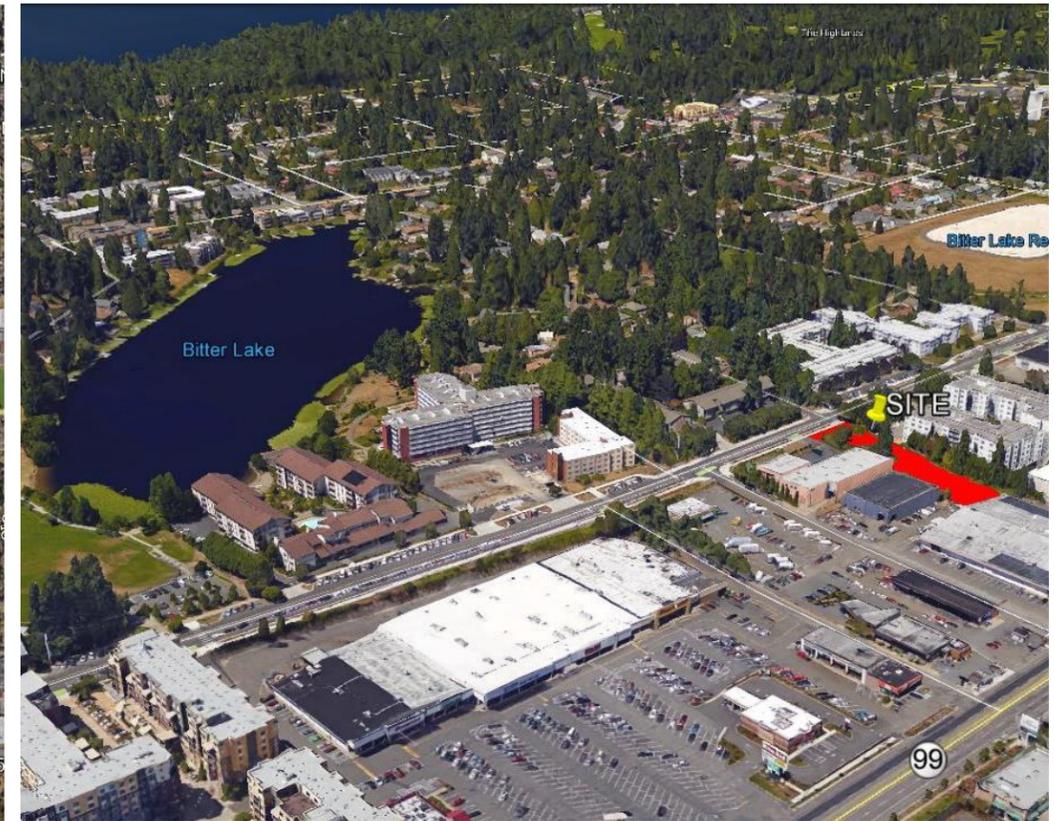
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VICINITY MAP



SITE AERIAL PHOTO

PROPOSED PROJECT

NUMBER OF RESIDENTIAL UNIT
GROSS SQUARE FOOTAGE (INCLUDING GARAGE & PORTE COCHERE)
NET HEATED SQUARE FOOTAGE
PARKING SPACES
NUMBER OF STORIES
Floor Area Ratio

EDG-1

100
101,052 SQ FT
82,774 SQ FT
43
6 over garage
3.37

EDG-2

117
121,760
88,060
49
6 over garage
4.06 (4.25 allowed)

PROJECT GOALS



REINFORCE CHARACTER OF THE AREA

Bitter Lake Reservoir Park is a primary feature of the neighborhood, serving a variety of people. This project provides a design response, which enhances the character of the park. Primary amenity spaces for this project are designed to invite pedestrians, dog walkers and bicyclists to engage with this project almost in a tiny park-like setting.



ADDRESS A UNIQUE HOUSING DEMAND IN THE BITTERLAKE NEIGHBORHOOD

This neighborhood is dominated, currently, by mixed use market rate multifamily housing. This proposed project offers a unique housing demand for this area, offering Assisted Living and Memory Care.

Some assisted living residents enjoy going outside, meeting people and going for walks in the neighborhood. The project allows this blending of uses to allow people interaction and provide housing uses that complement one another.



REFLECT NEIGHBORHOOD SCALE

The neighborhood is a mix of older commercial buildings, older multifamily housing and newer mixed use multifamily.

This proposed project will provide a familiar, urban, residential feel at the ground floor with design elements scaled to enhance walking and interacting among neighbors at street level, and will set the standard for redevelopment of the older existing properties, which now line this street section.

LINDEN VILLAGE - ASSISTED LIVING AND MEMORY CARE DEFINED

This project will consist of the construction of a new 6-story assisted living facility with 117 planned living units. A majority of those resident units are for assisted living residents and a smaller portion of those units are for memory care patients.

ASSISTED LIVING

Assisted Living is a long-term care option that combines housing, support services and health care. Assisted Living provides care for those who no longer are comfortable live independently. The level of care needed may range from needing only minor assistance for example to take residents shopping or to offer cooked meals on location to more involved care such as helping to dress, get in bed or be wheeled in a wheel chair to their next activity. Besides the living units, the facility is equipped with a salon, arts and craft's room, a theater, a snack bar, the lobby area, a lounge for reading or visiting, and a dining hall.

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 people with a level of impairment making it unsafe to continue to live at home, but who do not require the intensive care of a skilled nursing facility. The memory care residents need a higher level of care, maybe not for physical assistance, but rather for supervision to help them if they do not remember where they are.



SITE CONTEXT –STREET SCAPE ALONG LINDEN AVE. FROM NORTH 140th TO OUR SITE (in blue)



URBAN VILLAGE CHARACTER FROM 137TH TO 140TH

- Bitter Lake Reservoir Park invites pedestrian interaction through plaza, seating, exercise equipment and play areas.
- New mixed uses along this section of street offer street level retail/commercial spaces to enhance the urban village concept, with market rate housing above.

CHARACTER FROM 137TH SOUTH TO OUR SITE

- This section of street has older multifamily and is set far off the street, not conforming with the urban village design guidelines.
- Our project will stand out as an example of how the older buildings along this section of the street may one day be re-developed to embrace the urban village concept.

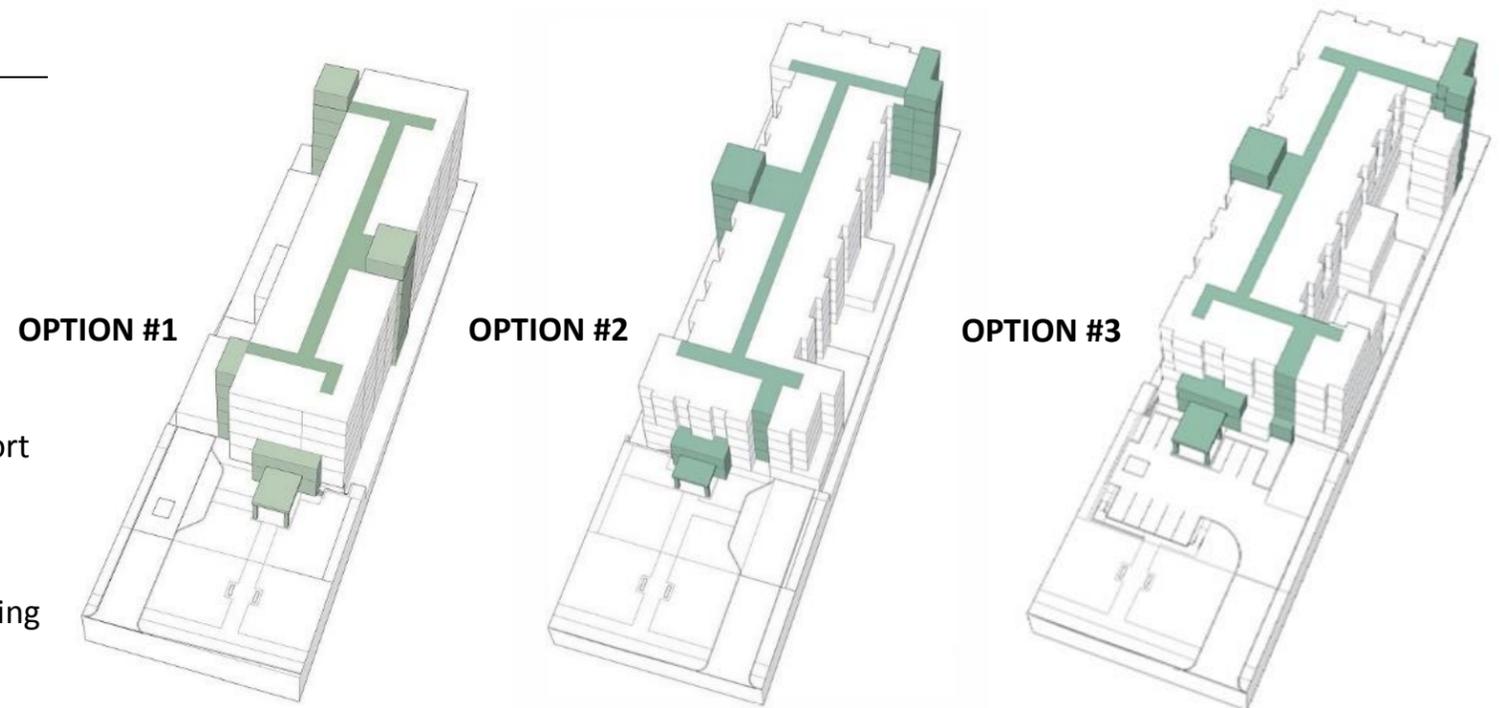
EDG-1 ALTERNATIVE OPTIONS PROPOSED

EDG-1 COMMENTS

1. Massing, Siting (Exceptional Tree), & Light and Air:

- a. At the first EDG meeting, the Board expressed general support for Option Two (shown above) because the north and south upper-level setbacks provided more light and air and better addressed potential privacy conflicts with adjacent uses. For the next meeting, the applicant should modify the massing to maximize light and air to the greatest number of units, including to the adjacent properties.
(CS1-B-1, CS1-B-2, DC2-A-1)
- b. The Board discussed the siting of the massing and access and the removal of the Exceptional Tree (30" Pacific Madrone) on-site. At EDG, the Board was open to the possibility of removing the tree but stated that the onus was on the applicant to provide a compelling reason for removal of the tree that would result in a better building design and would better meet the Design Guidelines. **(DC2-A-1)**
- c. The Board expressed concern with the flat facades and lack of modulation on the north and east facades. The Board directed the applicant to incorporate additional modulation and interest along all facades. **(DC2-A-1, CS1-B-2)**
- d. The design should incorporate ways to minimize potential privacy conflicts with existing and future uses to the north and south. **(DC2-A-1)**
- e. The Board noted that a strong indoor/outdoor amenity space relationship would be critical for the amenity spaces to be successful and directed the applicant to further develop the design so that the greatest number of users could benefit from outdoor amenity spaces. The massing and configuration should prioritize ways to connect to the outdoors, including views from individual units and views and access from amenity spaces. **(PL1-A-2, PL1-C-1, DC3-A-1, DC3-B-1,2,&4, DC3-C-2)**
- f. For the next meeting, the applicant should provide a larger, dimensioned site plan that includes setbacks and neighboring building and larger, dimensioned floor plans for all levels that clearly identifies internal uses. Additionally, the applicant should provide north/south and east/west cross-sections that include portions of the right of way and neighboring buildings and provide larger plans and all floor plans.

The applicant should also provide additional information on the circulation, programing, and function of the proposed use.



INITIAL RESPONSE TO EDG-1

INITIAL RESPONSE TO EDG-1

Massing model 2 was selected at the EDG-1 and as a result we made the following revisions as recommended:

- Moved building walls away from the north property line and at the same time added modulation to allow maximum light and air and to minimize privacy conflicts with neighbors on both north and south sides.
- We deleted all parking shown in the EDG-1, which had been shown in front of the building.
- We maintained only the circular drive for drop off and pick up.
- We added a porte-cochere to enhance the prominence of the front entry.

The result of that work is the concept image shown at the right.

CONCLUSION

After reviewing these changes, we recognized this still did not meet the direction the EDG board would like this project to go, nor does it meet the intent of the neighborhood Urban Village plan as well as could be achieved, Therefore we decided to fully embrace the Urban Village concept as outlined in the neighborhood plan and we decided to make a substantial improvement. The result is shown on the next page.



EDG RESPONSE – UPDATED DESIGN TO EMBRACE THE URBAN VILLAGE CONCEPT

We re-designed the front of the building extending the front of the building 75 feet forward to be placed at the front property line.

This change not only meets the intent of the city's plan for an urban village, but it embraces that plan in full concept.

- The building looks like a mixed use commercial/retail space.
- It creates an almost park like setting in the building front to engage pedestrians and bicyclists.
- Create a vibrant mixed-use Village Center look and feel along Linden Ave.
- Create a highly walkable neighborhood, a network of walkways, and gathering areas
- Create gateway feature, improve streetscape, and orient look of commercial activity.
- Seek opportunities to address “gaps” in parks and community spaces.



EDG -1-MASSING COMMENTS

EDGE-1 COMMENTS

- 1. (a) Maximize light and air to the greatest number of units, including to the adjacent properties. **(CS1-B-1, CS1-B-2, DC2-A-1)**
- 1. (d) Minimize Potential Privacy Conflicts



MASSING DEPICTED IN THESE IMAGES REPRESENT THE MASSING PROPOSED IN EDG-1



WEST SIDE OF BUILDING



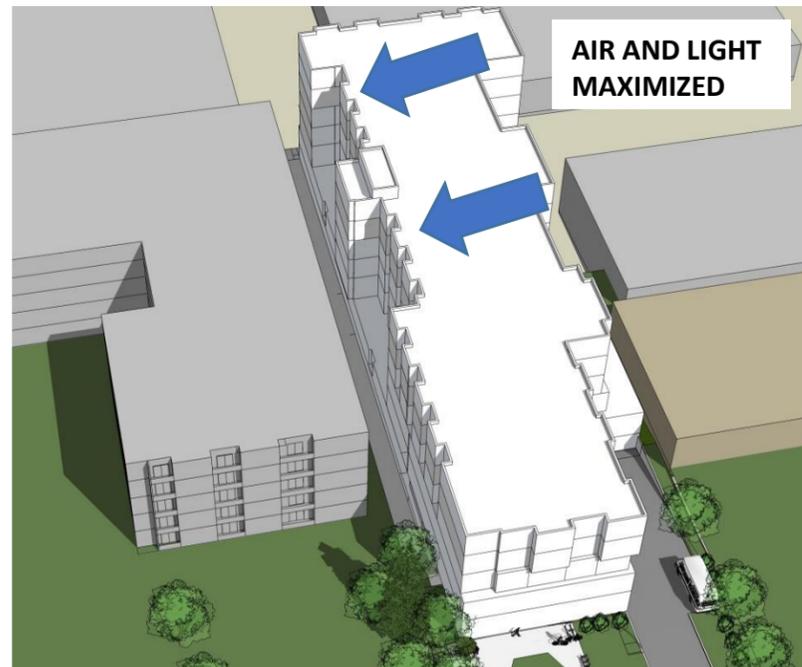
SOUTH WEST SIDE OF BUILDING



SOUTH EAST SIDE OF BUILDING

EDG –RESPONSE TO MASSING COMMENTS

- The building is shifted south for all five upper floors in locations shown to allow approximately equal distance to both north and south property lines.
- Maximized light and air to north and south buildings.
- Minimized potential privacy conflicts by maximizing distance to property lines.
- The building was narrowed to increase light and air and was lengthened by extended toward Linden Avenue to embrace the Linden Village Neighborhood Plan to locate building front at property line.



NORTHWEST SIDE OF BUILDING



SOUTH WEST SIDE OF BUILDING



SOUTH EAST SIDE OF BUILDING

EDG -1-MASSING MODULATION

EDGE-1 COMMENTS

1. (c) The Board expressed concern with the flat facades and lack of modulation on the north and east facades. The Board directed the applicant to incorporate additional modulation and interest along all facades. **(DC2-A-1, CS1-B-2)**

RESPONSE

- Front (west) modulation is made prominent by the extension of the building toward Linden Avenue.
- North modulation is greatly increased by shifting the upper five floors of living units to make the amount of light and air approximately equal on both the north and south sides between the building and property lines. See prior page.
- North modulation is made both vertically as shown in the plan view shown on the prior page, as well as horizontally, as shown here in the building sections.
- South modulation is extensive with vertical offsets as well as horizontal offsets created by the three decks on three separate floor levels, as shown on page 13.
- East exterior wall modulation is increased by extending down one additional floor level of modulation, compared to what was prior shown on the EDG-1 plans.



EDG-1 SECTION THROUGH BUILDING



RESPONSE REVISED SECTION THROUGH BUILDING

EDG RESPONSE / REQUESTS REMOVAL OF EXCEPTIONAL TREE

COMMENT - MASSING 1(b) The Board discussed the siting of the massing and access and the removal of the Exceptional Tree (30" Pacific Madrone) on-site. At EDG, the Board was open to the possibility of removing the tree but stated that the onus was on the applicant to provide a compelling reason for removal of the tree that would result in a better building design and would better meet the Design Guidelines. **(DC2-A-1)**



PHOTO OF THE EXISTING MADRONE TREE



EXISTING MADRONA TREE SHOWN IN RED AREA

Design Guidelines Improved by Tree Removal, because it allows a wider building to front on street

- CS2-B-2 Connection to Street improved
- CS2-B-3 Character of open space improved
- PL1-A-2 Adding to Public Life – Foster interaction
- PL1-C-1 Selecting Activities –Concentrated in sunny exposure areas in line with pedestrian routes.

RATIONALE

- We agree with the UDF direction in replacing the existing Madrone with a new Fir tree (or evergreen tree). In the proposed plan 2 new evergreen trees in the R.O.W. and 15 other trees onsite are proposed as an alternative to keeping the Madrone.
- The Madrone Tree on this site has no unique historical ecological or aesthetic value to the community.
- Removal allows more width of building to extend to front property line.
- Wider building frontage provide better mixed use look to project.
- Wider building frontage promotes better interconnectedness between residents and pedestrians and bicyclists.
- New planted trees in 38 foot frontage setback, provides a better community landscape asset than the tree proposed for removal offers.

EDG RESPONSE – RELATIONSHIP INDOOR/OUTDOOR AMENITY SPACES

EDG-1 COMMENT

- (e) The Board noted that a strong indoor/outdoor amenity space relationship would be critical for the amenity spaces to be successful and directed the applicant to further develop the design so that the greatest number of users could benefit from outdoor amenity spaces. The massing and configuration should prioritize ways to connect to the outdoors, including views from individual units and views and access from amenity spaces. (PL1-A-2, PL1-C-1, DC3- A-1, DC3-B-1,2,&4, DC3-C-2)

EDG RESPONSE

- Three outdoor deck spaces are provided on the southern facing side of the building to maximize sunlight and to provide outdoor space for residents. These three decks on three floors allows the greatest number of residents to access outdoor amenity space.
- One deck located on floor level 1 is by law dedicated to only memory care residents, so it must be secure with no access to public or other residents.
- One deck located on the second floor level is provided for residents.
- One deck located on the second floor level is provided for residents and is viewable to the street on the south western corner of the building.



EDG RESPONSE – RELATIONSHIP INDOOR/OUTDOOR AMENITY SPACES - CONTINUED

EDGE RESPONSE

- An outside public amenity space is provided in the front of the building.
- Features tables, chairs, benches and bike rack.
- Encourages walkers, runners, bicyclists to stop and congregate as a mini park area, both for public visiting as well as interaction between residents of this facility and pedestrians.
- The front of the building is an extension of a covered community space. The public may enter into the covered porte cochere where additional seating, benches and tables are provided for the public to visit and interact.



MINI PARK LIKE PUBLIC SPACE IN FRONT OF BUILDING



OUTDOOR WALKWAYS, BENCHES, BICYCLE RACK – MIXED-USE FEEL



INDOOR / OUTDOOR SPACES MERGE WITH NO DOOR BETWEEN

EDG RESPONSE – RELATIONSHIP INDOOR/OUTDOOR AMENITY SPACES - CONTINUED

EDGE RESPONSE

- An inside public amenity space is provided within the covered porte cochere. The porte cochere is a semi enclosed indoor/outdoor public space e with tables, benches, and landscaping.
- It features small garden areas, textured paving, and walkways.
- It provides a story telling wall, where children can interact with residents of this community to hear stories passed from senior generations to children.
- This space merging the outdoor public space and the indoor public space, offering shelter from the sun and rain.



SEMI-ENCLOSED PORTE COCHERE INDOOR / OUTDOOR PUBLIC SPACE



STORY TELLING WALL FOR CHILDREN AND ELDERS TO INTERACT PROVIDING



INDOOR SEATING AND TABLES FOR PUBLIC INTERACTION AND GATHERING

EDG-1 COMMENTS: STREET / BUILDING RELATIONSHIP & PARKING

2. The Board was concerned with the surface parking separation between the proposed use and the outdoor amenity space located in the front setback and did not feel strongly that a setback was justified based on the existing context. However, the Board did note that a drop-off and short term parking for this type of use (assisted living facility) was logical.
 - a. The Board noted that the primary entry to the site should be easily identifiable and significant. The primary entry should be integrated into the larger architectural concept and secondary architectural features and materials should be used to further emphasize the entry. **(PL3-A-1, PL3-A-2, PL3-A-4).**
 - b. Accessibility and the pedestrian experience should be a priority. If parking is to be located between the entry and the front setback amenity space, a direct pedestrian-oriented path between the sidewalk, front setback amenity space and building/primary entry, should be included. **(PL4-A-1, PL4-A-2, DC1-B- 1, PL2-A-1, PL2-A-2).**
 - c. For the next meeting, the applicant should demonstrate alternative options for resident pick- up/drop-off and short term parking that would not require surface parking in the front setback. The Board noted that the design needs to create a strong relationship between the building, the outdoor amenity space, and street, while minimizing the negative impacts of the vehicle drop off, emergency vehicle access, and surface parking (if included). This design may include drop-off adjacent to the driveway/entry with vehicle turnaround and short-term parking internal to the site, a porte cochère drop-off with uses such as outdoor amenity space above, a woonerf treatment of the surface parking lot, pedestrian oriented details such as high quality surface treatment, a raised “cross-walk”, roundabout, and/or landscaped bulb-outs. **(CS2-B-2, CS2-B-3, PL1-C-1, PL4-A-1, DC1-B-1).**
 - d. For the next meeting the applicant should include cross-sections showing the right-of-way, front-yard setback/amenity space, surface parking (if included), entry, and building. Additionally, the applicant should include a conceptual landscape plan.

STREET / BUILDING RELATIONSHIP AND PARKING



EDG-1

- Contained Parking at Front
- Building Setback from Property Line
- Building entrance not prominent
- Required Pedestrians to cross the parking lot to access the building.



EDG-1 Board Suggested this concept:

- Deleted Parking at Front
- Maintained Circular Drop Off
- Building entry increased prominence
- Does not meet Linden Village Neighborhood Plan intent.



EDG-2 Response Made further revision to embrace Linden Village Neighborhood Plan:

- Deleted Parking at Front
- Maintained Circular Drop Off-hidden from pedestrian view
- Building entry very prominent with mixed-use look..
- Meet Linden Village Neighborhood Plan intent, maximize pedestrian and bicycle interaction.

STREET / BUILDING RELATIONSHIP AND PARKING

RESPONSE

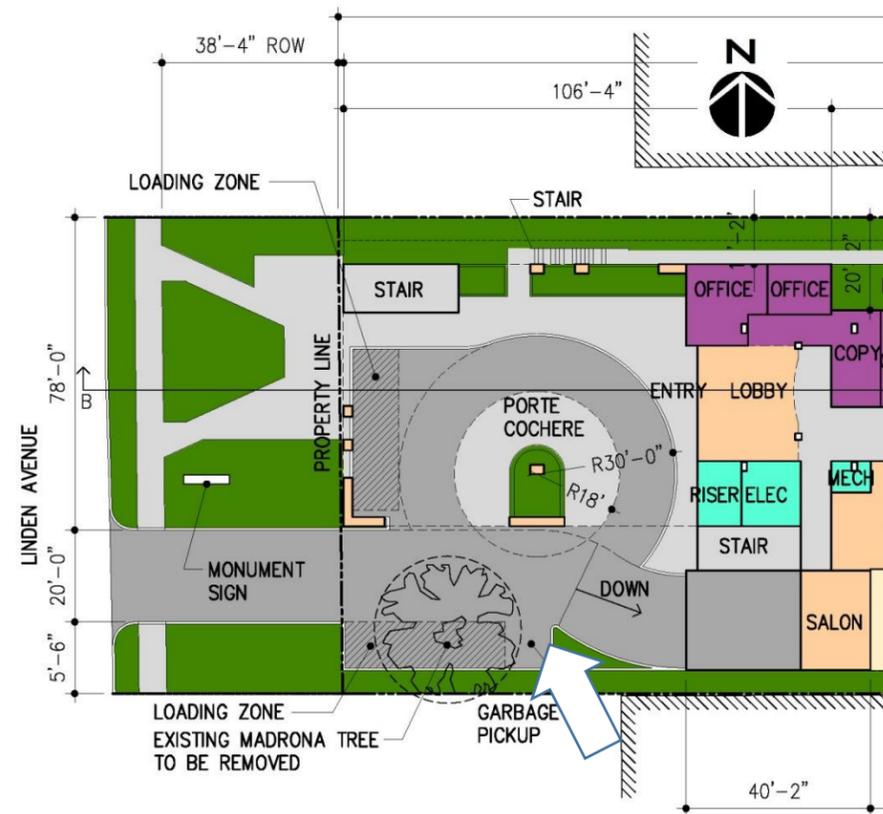
- Parking that was proposed at the front of the building in EDG-1 is not removed. All parking is now in the garage below grade.
- The building front wall was moved 75 feet forward to be located at the property line.
- The proposed design now provides an easily identifiable and significant entry and is integrated into the larger architectural concept
- Design emphasizes accessibility and the pedestrian experience.
- Short term drop-off internal to the site and is out of sight.
- Promotes a mixed use look and feel.
- Promotes interaction between residents, pedestrians and bicyclists.
- Promotes merging and smooth transition between indoor/outdoor spaces.



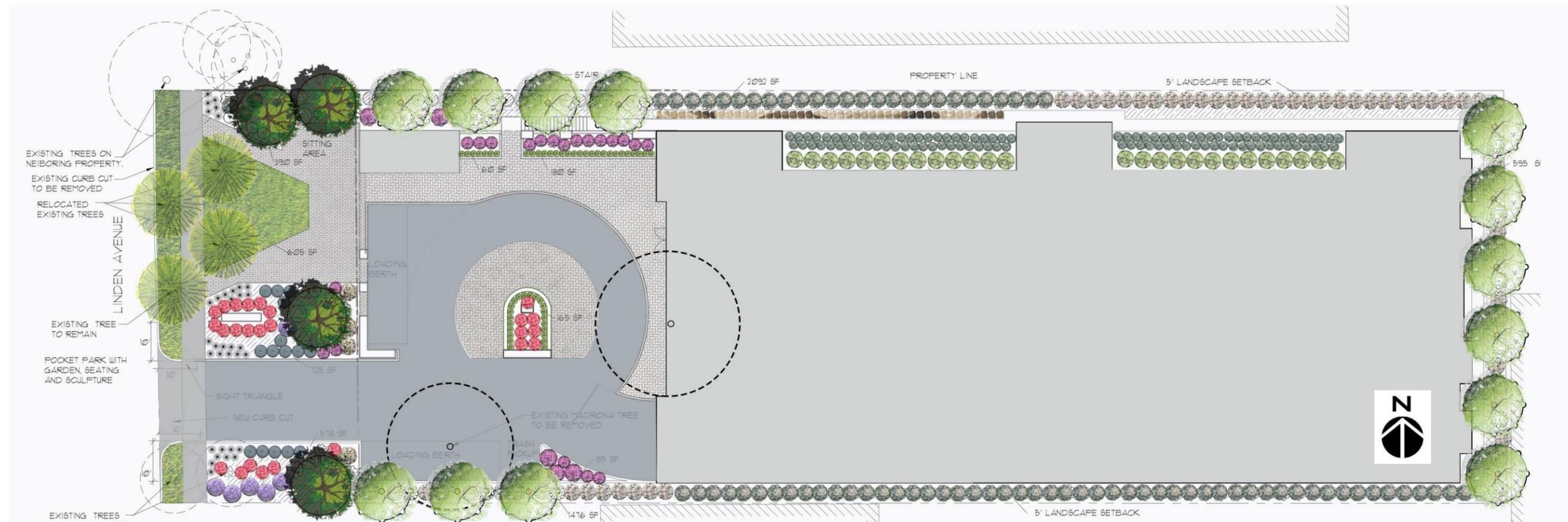
EDG -1 COMMENT – SERVICE USE & EMERGENCY VEHICLE

3. (a) The Board was concerned with the logistics and impacts of solid waste servicing and pick-up and directed the applicant to further develop and provide additional details on how solid waste pick-up would function. The applicant must demonstrate how the negative visual and physical impacts of the service uses and service pick up on the street frontage, entry, and amenity spaces, would be minimized to the greatest extent possible. **(DC1-C-4)**

RESPONSE - This assisted living use collects all garbage in trash dumpsters located in the garage under the building. Approximately twice weekly those dumpsters are pulled up the ramp and places at the top of the garage ramp where shown on the site plan, where they wait temporarily for pick up. Once empties the dumpsters are returned to the garage for use. The trash pick-up location along with the adjacent loading berth will be screened and landscaped according to code section 23.47A.016.



LANDSCAPE PLAN –FULL SITE

**LANDSCAPE APPROACH**

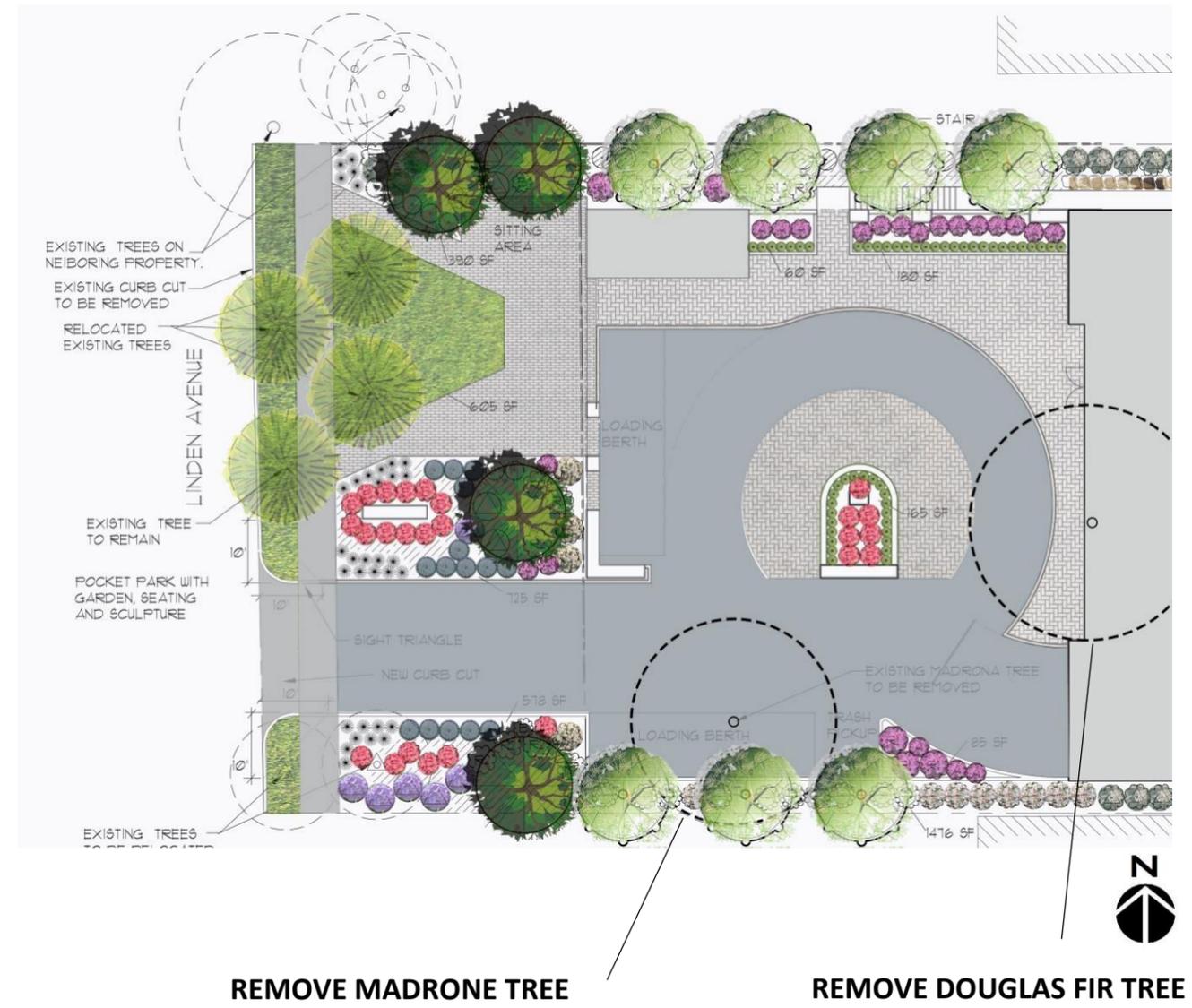
Existing street trees along Linden Avenue N will remain or be relocated along the street, and will unify the site with the neighborhood. There will be a large landscaped area between the sidewalk and the drop-off area with lawn, benches, and dense screening of the parking area. There will be an accessible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

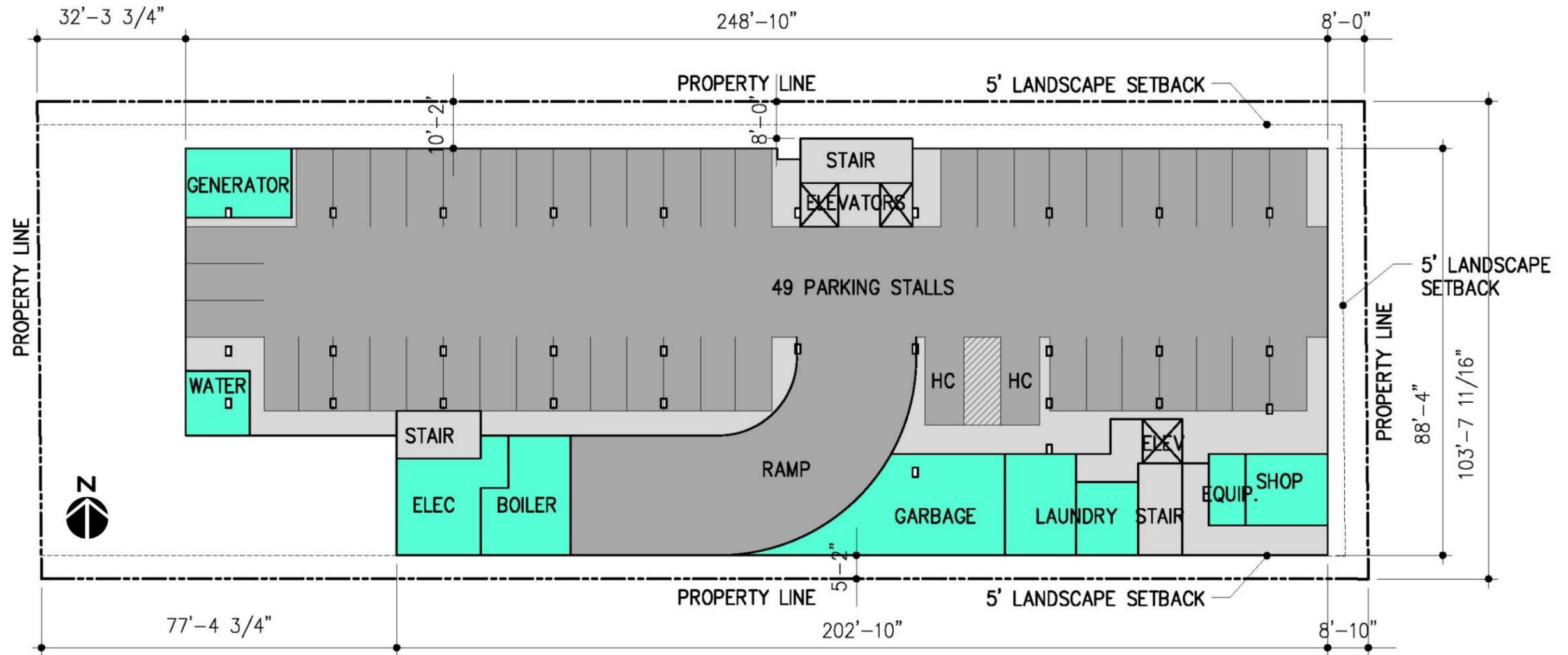
LANDSCAPE PLAN –ENLARGED

PLANT LIST

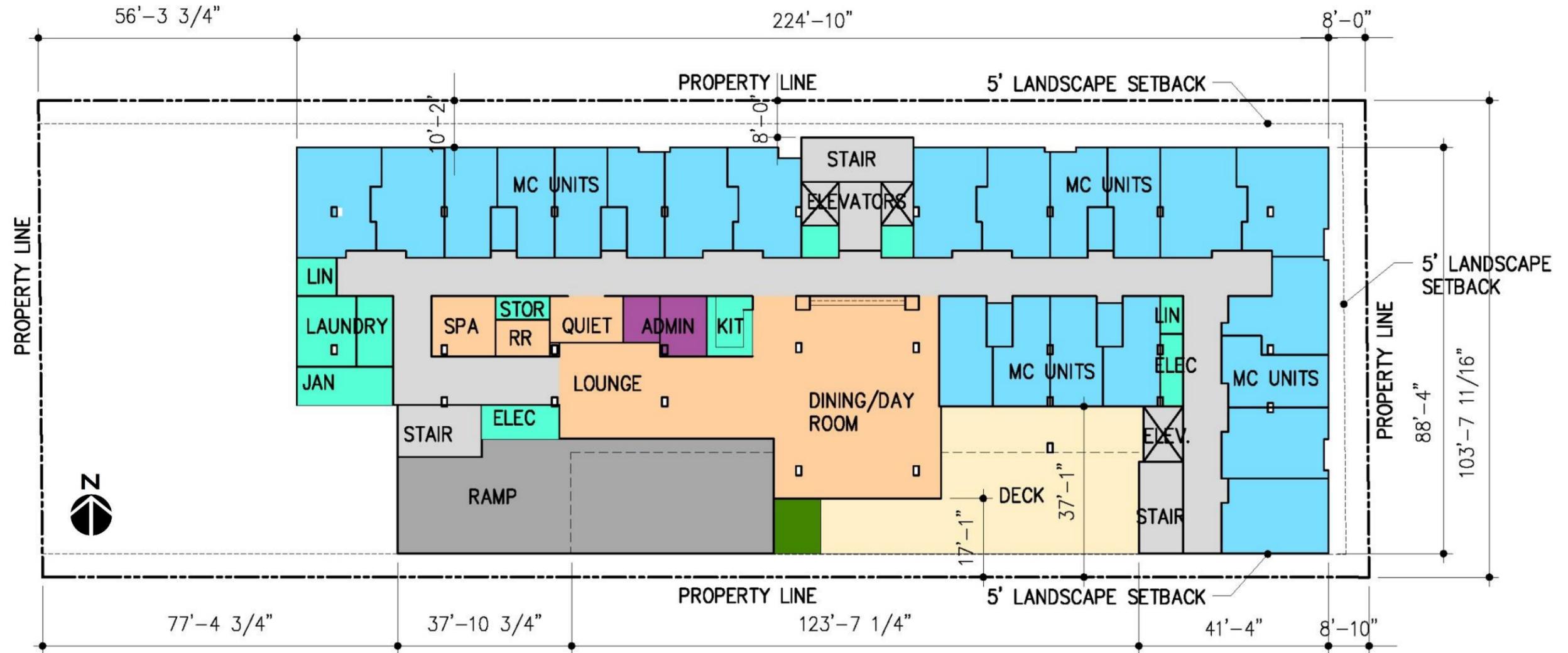
| SYMBOL | BOTANICAL / COMMON | QUANTITY* | SIZE | SPACING | CONDITION |
|--------|--|-----------|------------|----------|--------------|
| | <i>Pinus flexilis</i> 'Vandewolfs pyramid' / Vandewolfs Pine | 4 | 10' Min | per plan | B&B |
| | <i>Prunus sargentii</i> 'Columnaris' / Columnar Sargents Cherry | 13 | 2" caliper | per plan | B&B |
| | <i>Hydrangea m.</i> 'Mariesii Variegata' / Laceleaf hydrangea | 12 | 5 gallon | per plan | full & bushy |
| | <i>Pieris japonica</i> 'Mountain Fire' / Mountain Fire Pieris | 16 | 5 gallon | per plan | full & bushy |
| | <i>Rhododendron</i> Purple Splendor / Purple Splendor rhododendron | 11 | 27" min. | per plan | full & bushy |
| | <i>Rhododendron</i> Unique / Unique Rhododendron | 13 | 5 gallon | per plan | full & bushy |
| | <i>Acuba jap. nana</i> 'Variegata' / Dwarf Japanese Acuba | 26 | 5 gallon | per plan | full & bushy |
| | <i>Viburnum tinus</i> 'Spring Bouquet' / Spring Bouquet Viburnum | 46 | 5 gallon | per plan | full & bushy |
| | <i>Viburnum davidii</i> / David Viburnum | 80 | 5 gallon | per plan | full & bushy |
| | <i>Thuja O.</i> 'Emerald Green' / Emerald green arborvitae | 16 | 6' min | per plan | full |
| | Azalea Purple Splendor | 18 | 2 gallon | 3' o.c. | full & bushy |
| | Azalea Vuyk's Scarlet | 22 | 2 gallon | 3' o.c. | full & bushy |
| | <i>Lavendula a.</i> 'Hidcote' / Hidcote Lavender | 22 | 1 gallon | 2.5' | full |
| | <i>Sarcococca hookeriana</i> / Sweet Box | 98 | 1 gallon | 2.5' | full |
| | <i>Hemerocallis</i> 'Stella de Oro' / Daylily | 35 | 1 gallon | 2.5' | full |
| | <i>Buxus s.</i> 'suffruticosa' / Dwarf English Boxwood | 64 | 1 gallon | 15" o.c. | full |
| | <i>Arctostaphylos uva-ursi</i> / Kinnickinnik | | 4" pots | 18" o.c. | full |
| | Sodded lawn | | | | |



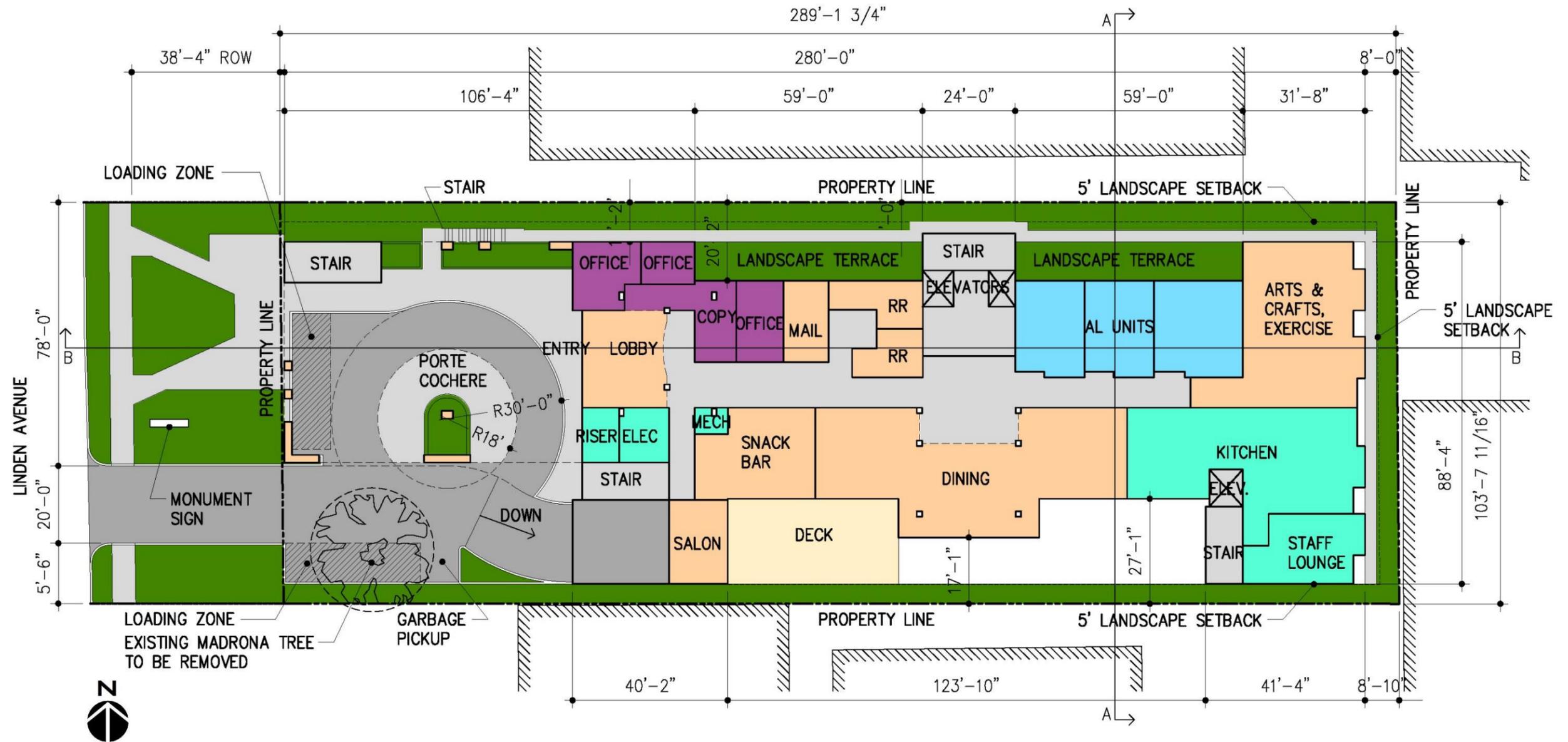
PARKING GARAGE PLAN



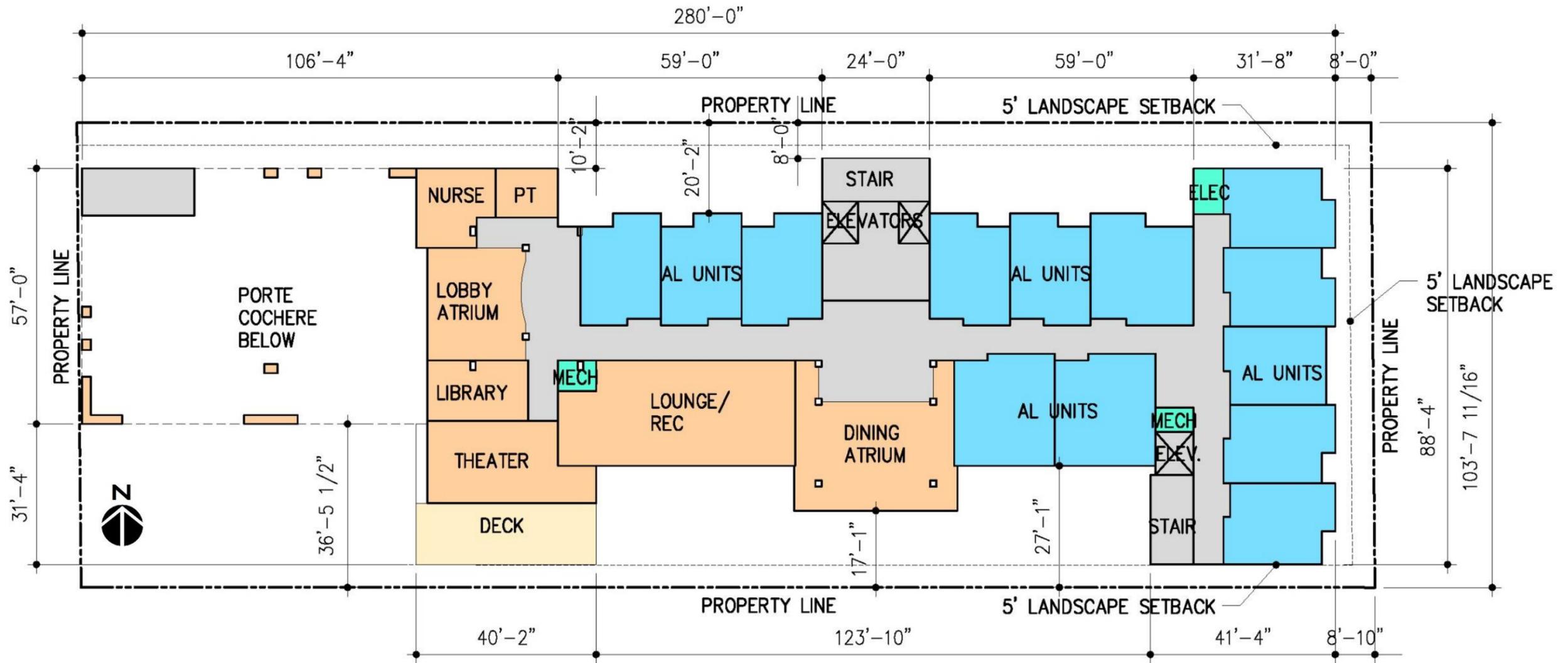
FIRST FLOOR PLAN



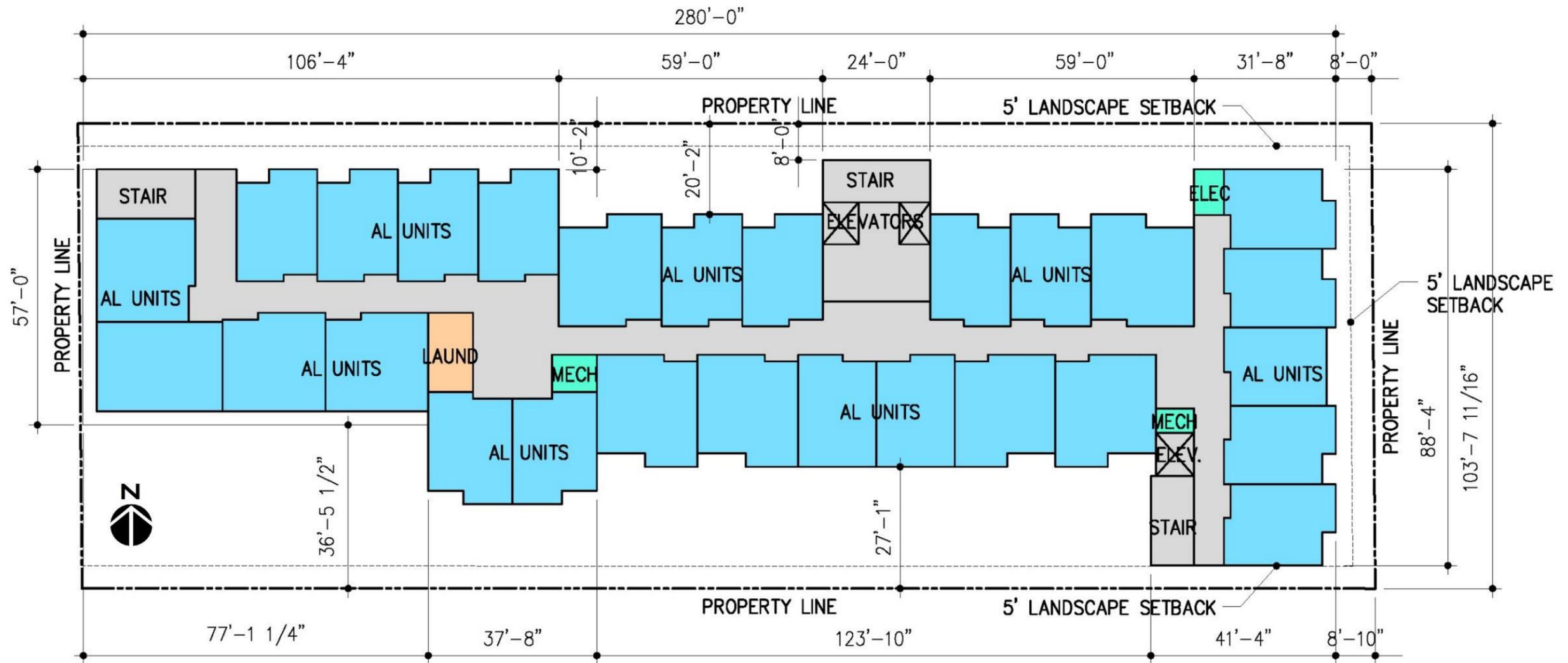
SECOND FLOOR PLAN AND SITE PLAN



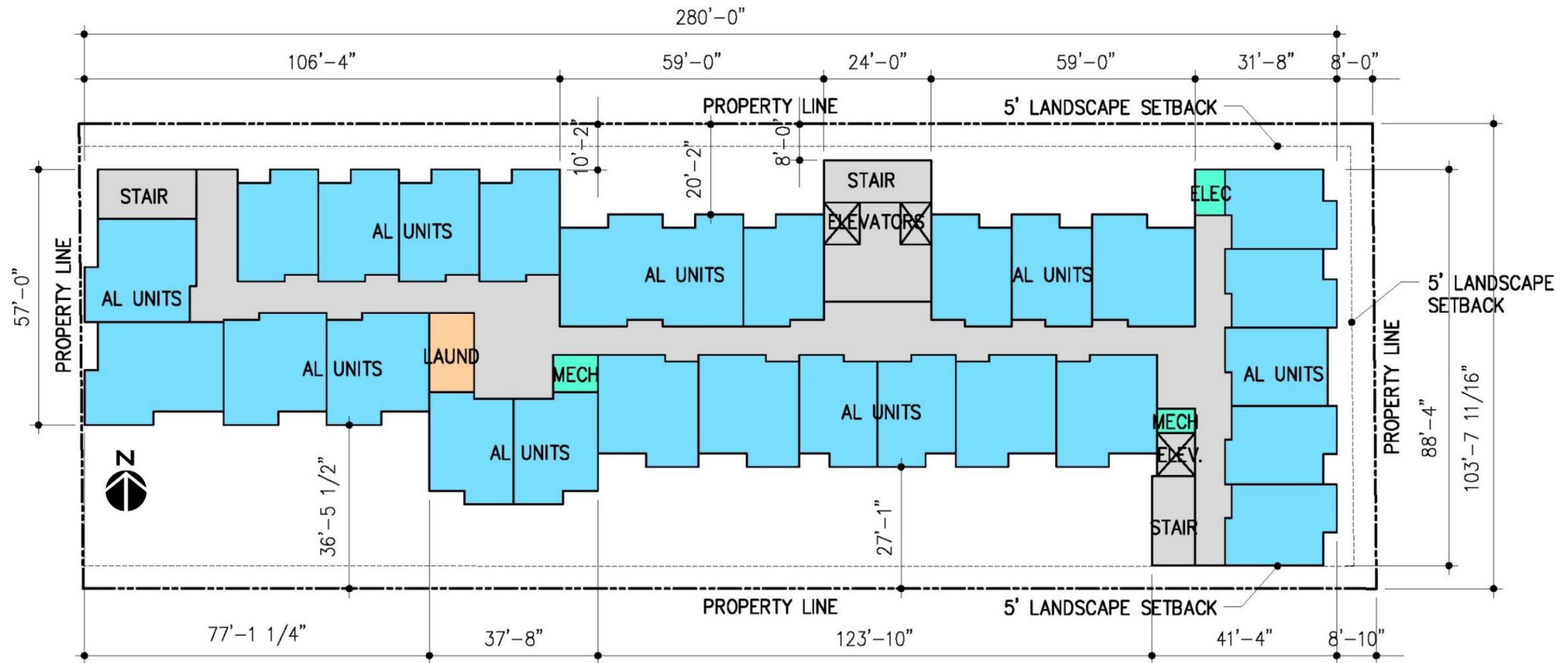
THIRD FLOOR PLAN



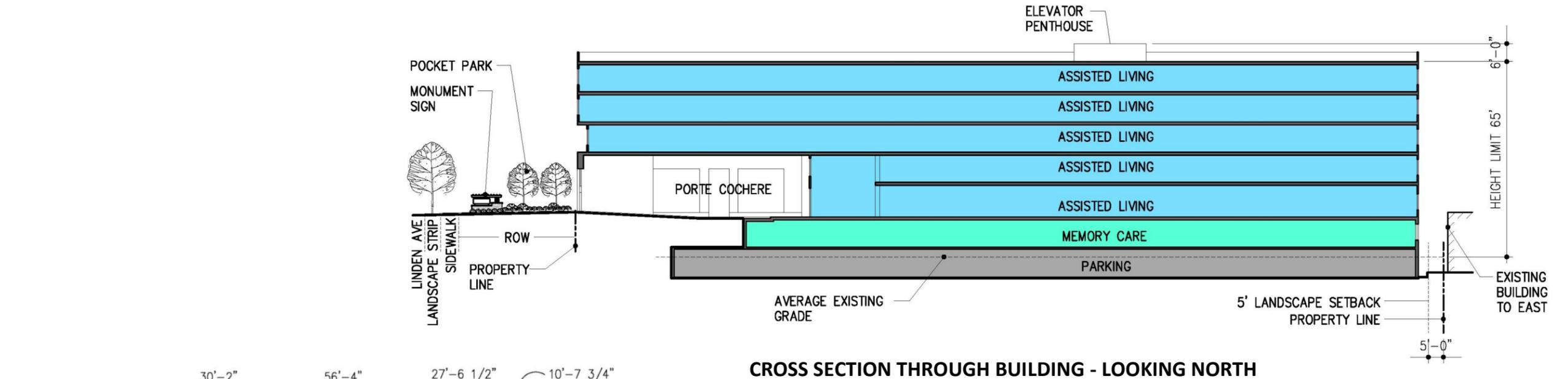
FOURTH FLOOR PLAN



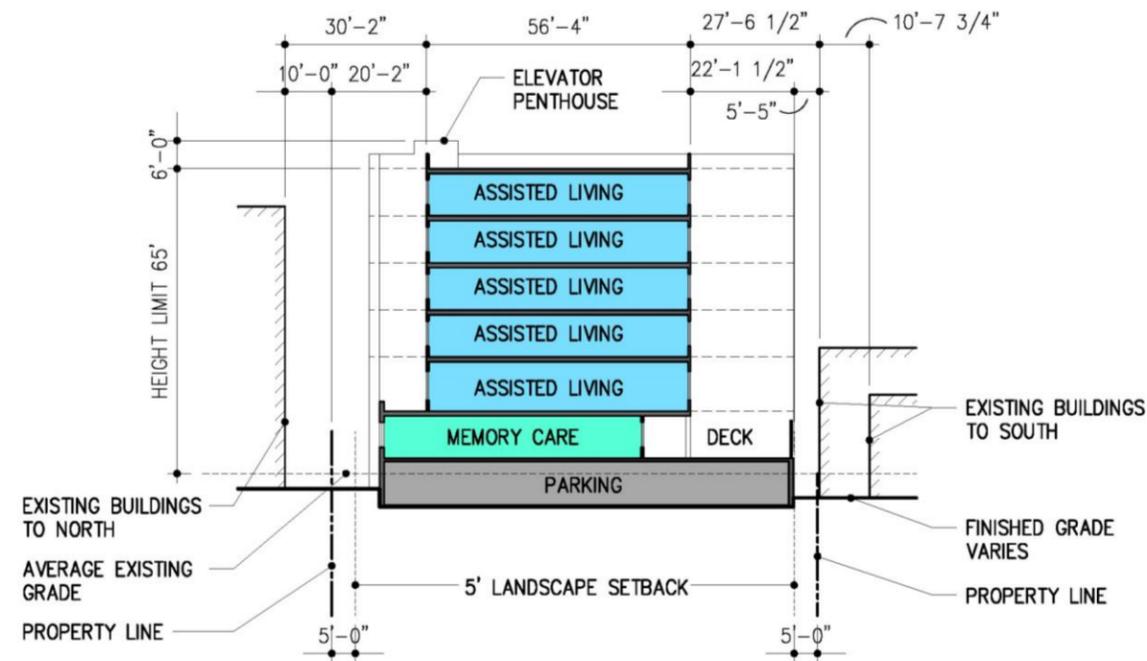
FIFTH AND SIXTH FLOOR PLAN



BUILDING CROSS SECTIONS

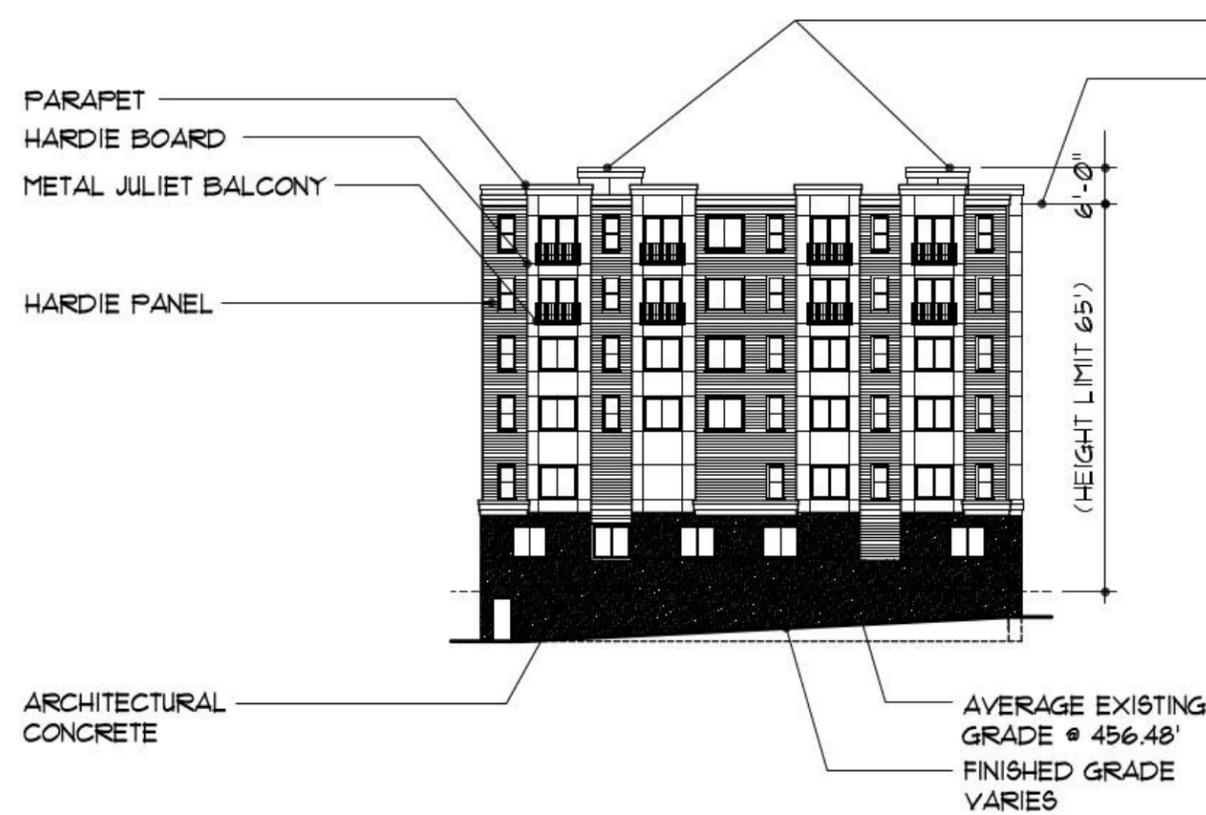


CROSS SECTION THROUGH BUILDING - LOOKING NORTH

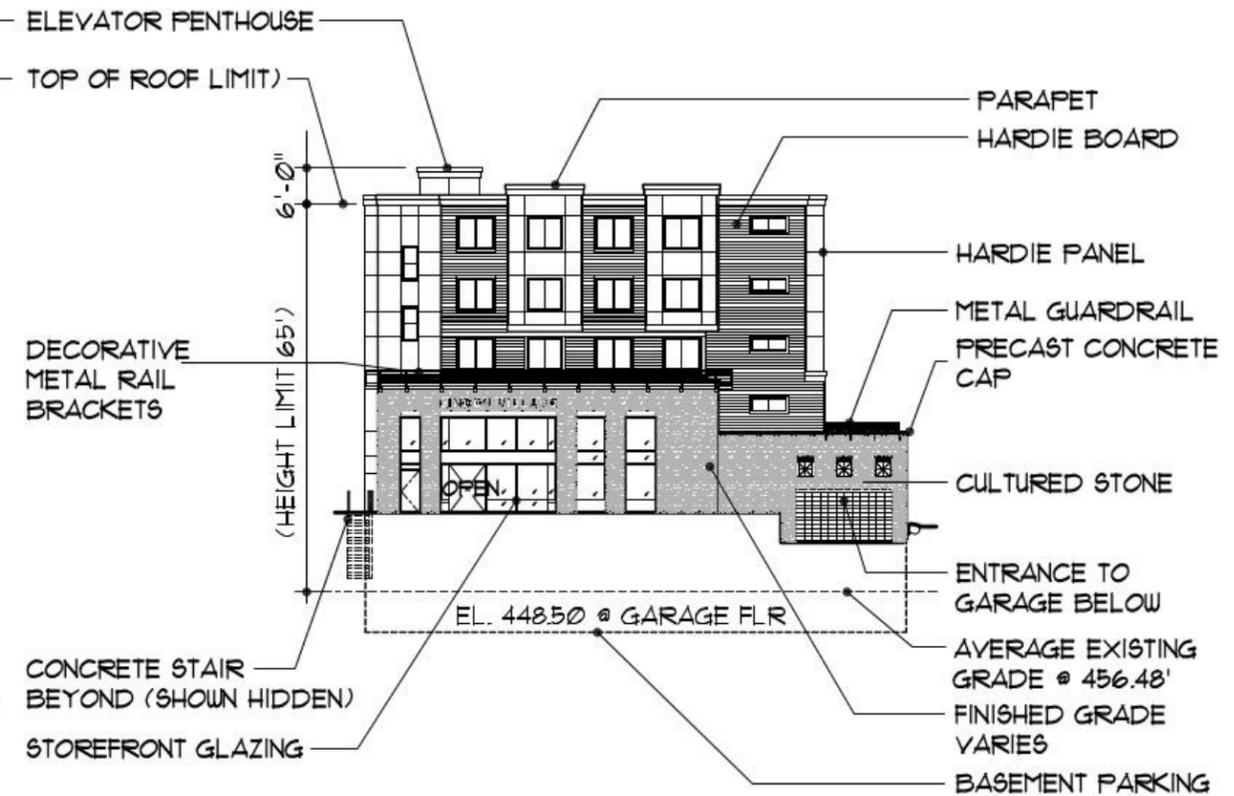


CROSS SECTION THROUGH BUILDING - LOOKING EAST

BUILDING EXTERIOR ELEVATIONS

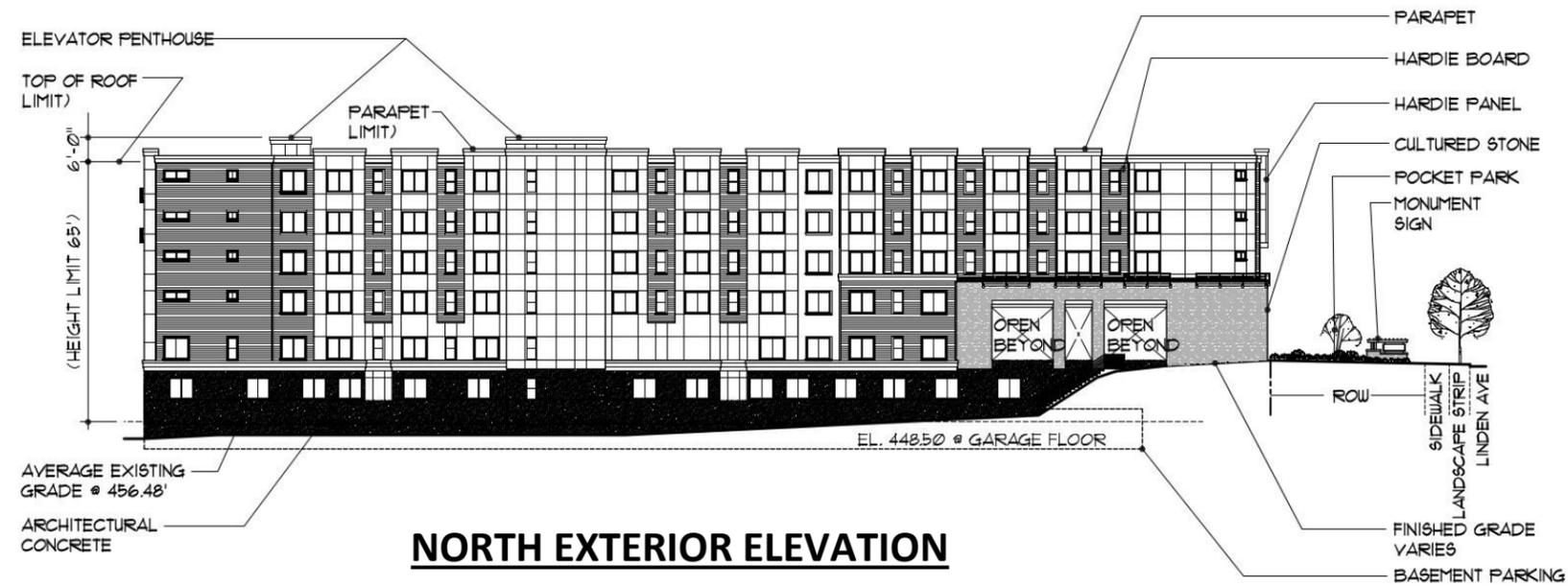
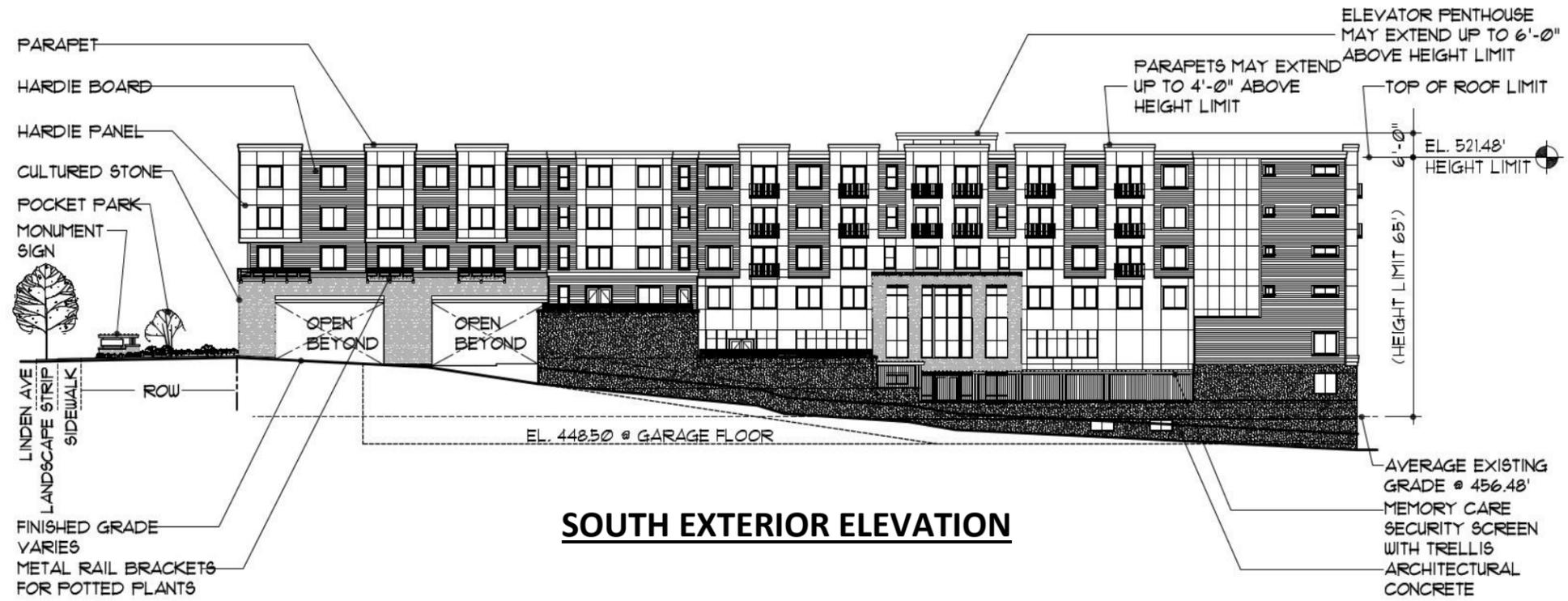


EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

BUILDING EXTERIOR ELEVATIONS



DEPARTURE REQUEST 1

23.47A.032 LOCATION OF PARKING

Paragraph B.1 (a) The following rule applies in NC zones. Parking shall not be located between a structure and a lot line.

Paragraph B.1 (c) Parking to the side of the structure may not exceed 60 feet of street frontage.

COMMENT FROM APPLICANT:

Two loading berths required by section 23.54.035 which due to the clear height cannot fit in the parking garage. Therefore those loading berths are shown located outside the building, one on the side of the structure as allowed by the code section above and one located inside the building porte cochere, putting that one loading berth between the primary use of the building and the street.

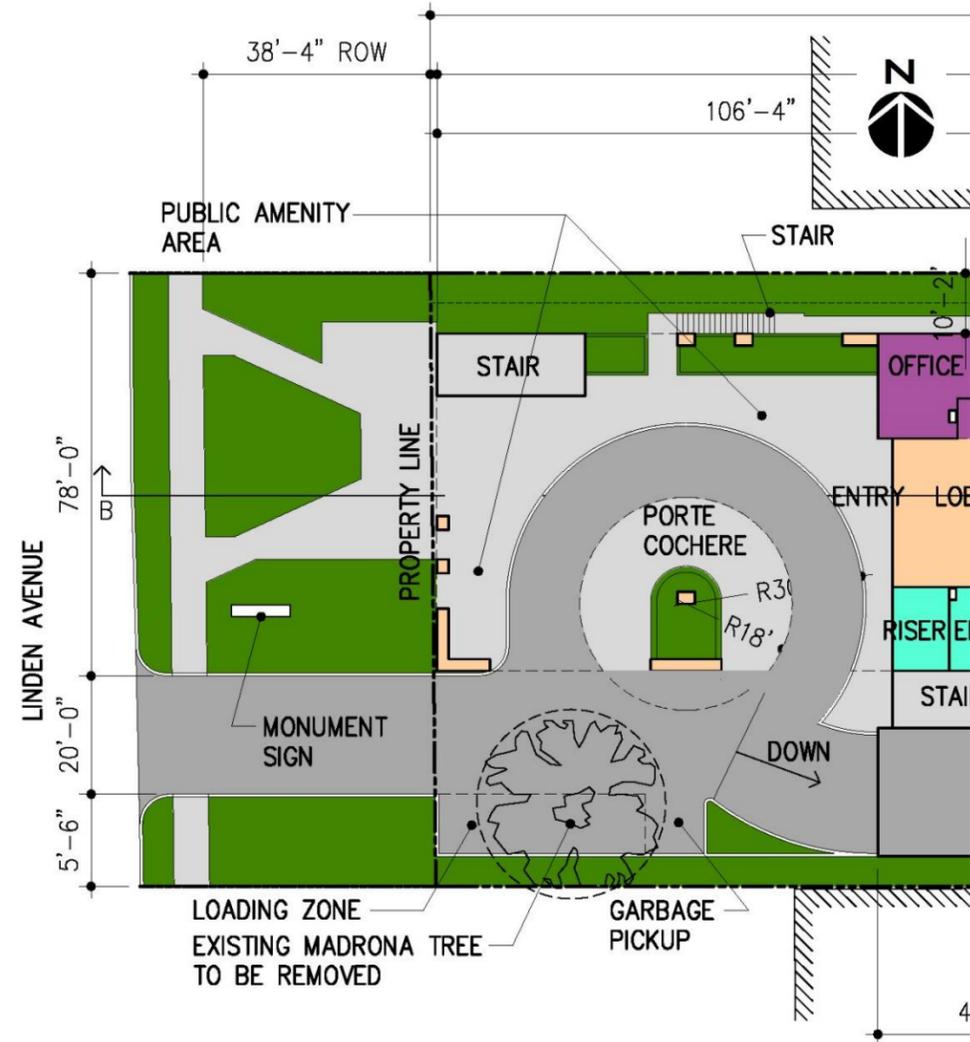
Since it is unclear, whether a departure is required, we are formally requesting a departure if such departure request is found to be necessary. We are offering two options for consideration, as described on this and the next page.

REQUESTED DEPARTURE:

By approving a departure for either Option 1 or Option 2 as described on the next page, the development will not have to place a 60 foot wide parking area on the side of the building, which would lose much of the building front prominence and losing public plaza space in front of building and inside the porte cochere. Therefore allowing this departure will better meet the following design guidelines.

- CS2-B-2 Connection to the street – identify opportunities to make a strong connection to the street and public realm.
- CS2-B-3 Character of open Space – Contribute to the character and proportion of open space.
- PL1-A-2 Adding to Public Life – Seek opportunity to foster human interaction through an increase in the size and quality of project related open space available for public life.
- DC3-A-1 Interior/Exterior Fit – develop an open space concept in conjunction with the architectural concept to ensure that the interior and exterior spaces relate well to each other and support the function of the development.
- DC3-C-2 Amenities/Features – Create an attractive outdoor space suited to the uses envisioned for the project.

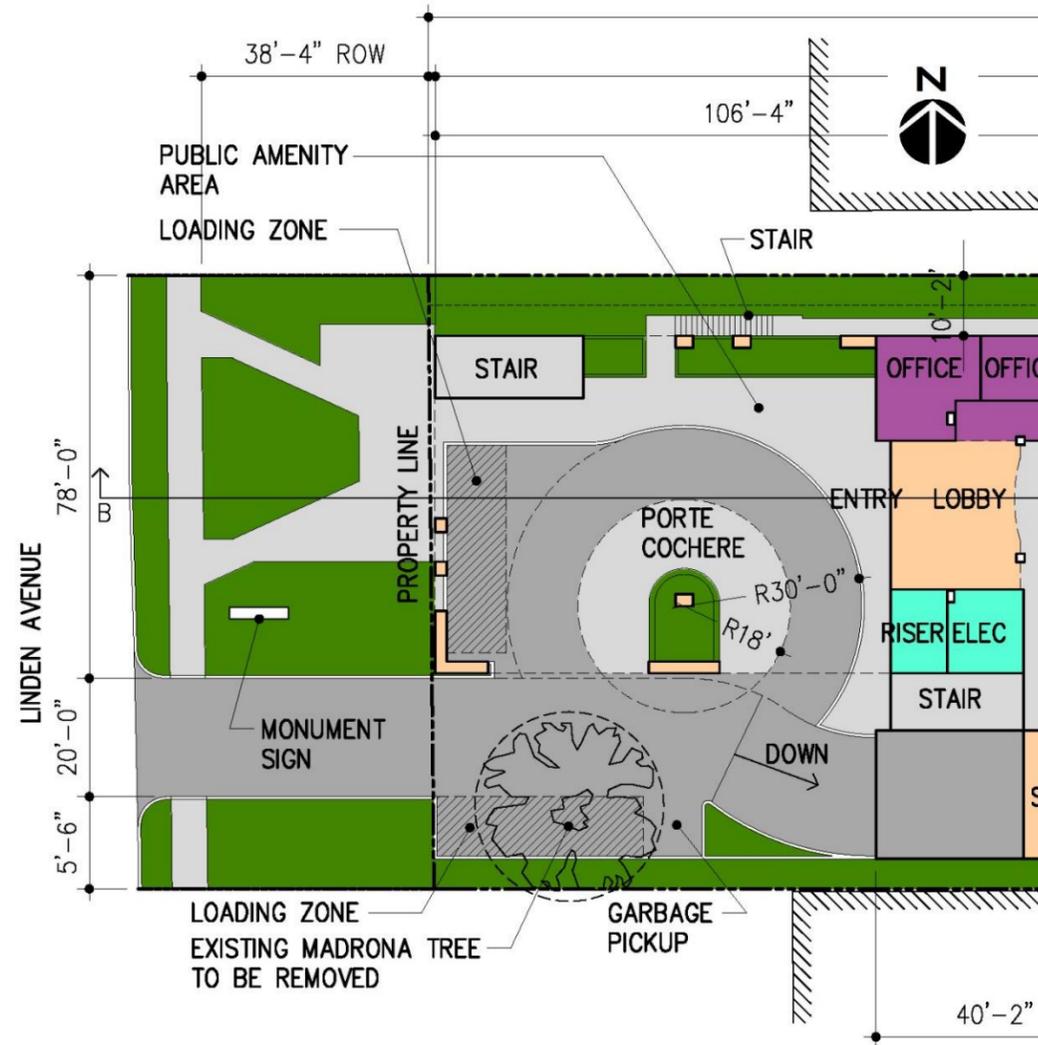
DEPARTURE REQUEST 1



Option 1 – Allow the circular drop off / pick up area to function as the required second loading zone, especially since that is the purpose of the circular drive. By not having to provide a second dedicated loading zone, the project will use that space to create more public indoor/outdoor space for people to meet and interact with residents. It allows the building front and front plaza to remain wide and prominent and better meets the guidelines listed on page 30.



DEPARTURE REQUEST 1



Option 2 – If the circular drive will not qualify as a loading space, then we request departure to allow the second space to be inside the porte cochere in order to maintain a wide prominent building frontage thereby allowing a better front plaza for public spaces to better meet all the guidelines listed on page 30.



APPENDIX

EDG-1

ATTACHED FOR REFERENCE

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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www.INNOVAarchitects.com

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



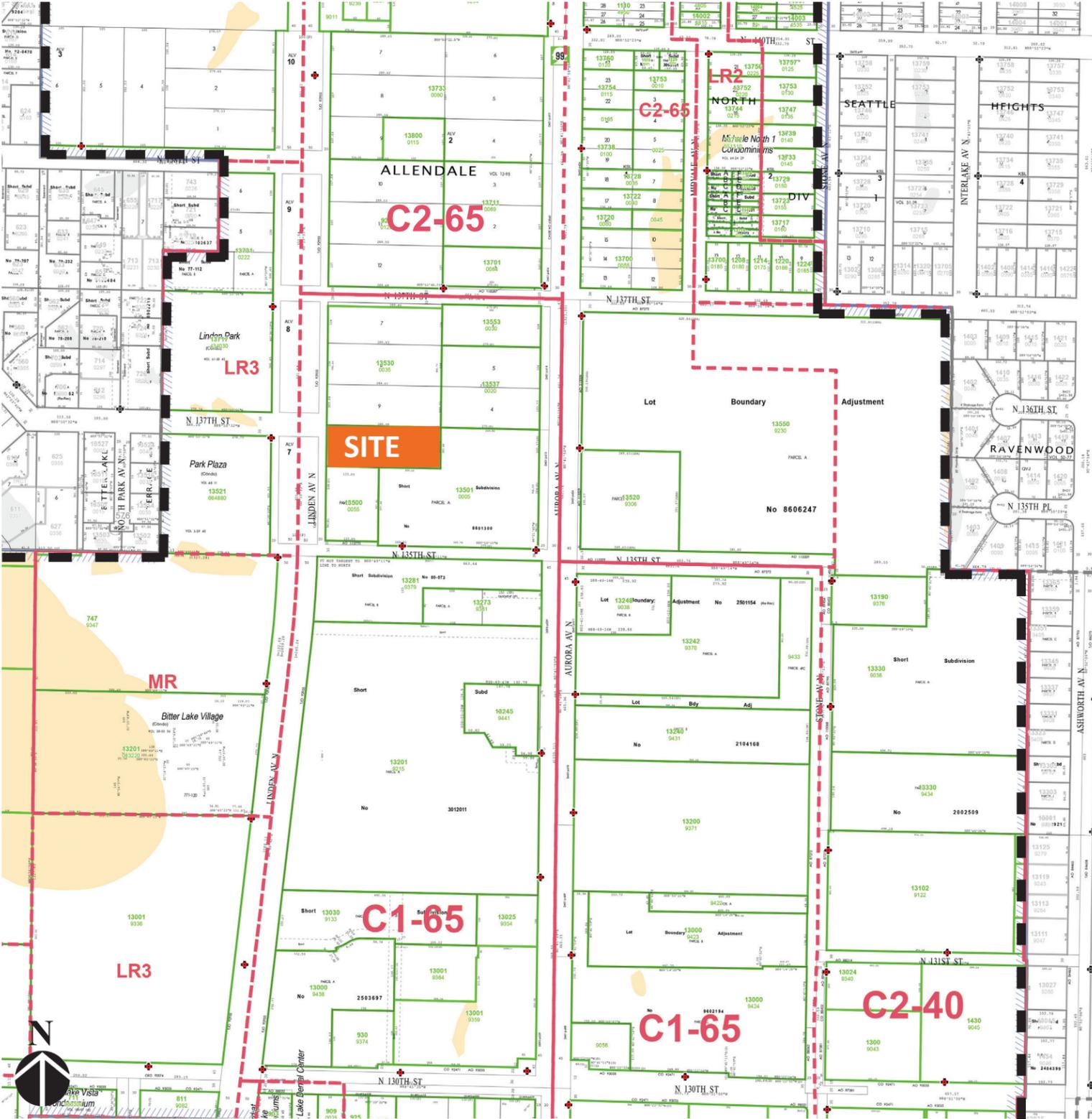
SITE

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

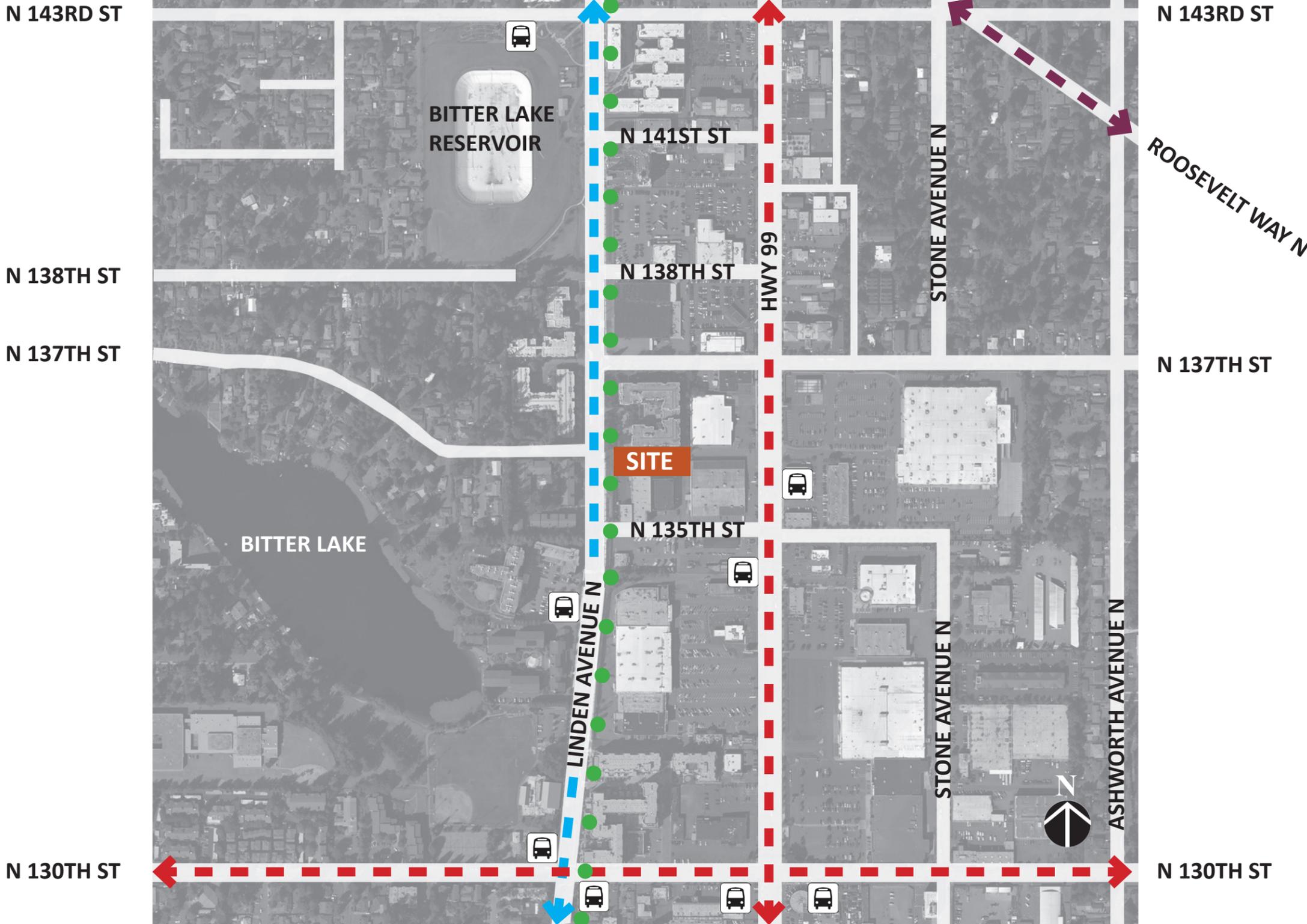
STREET CLASSIFICATION

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

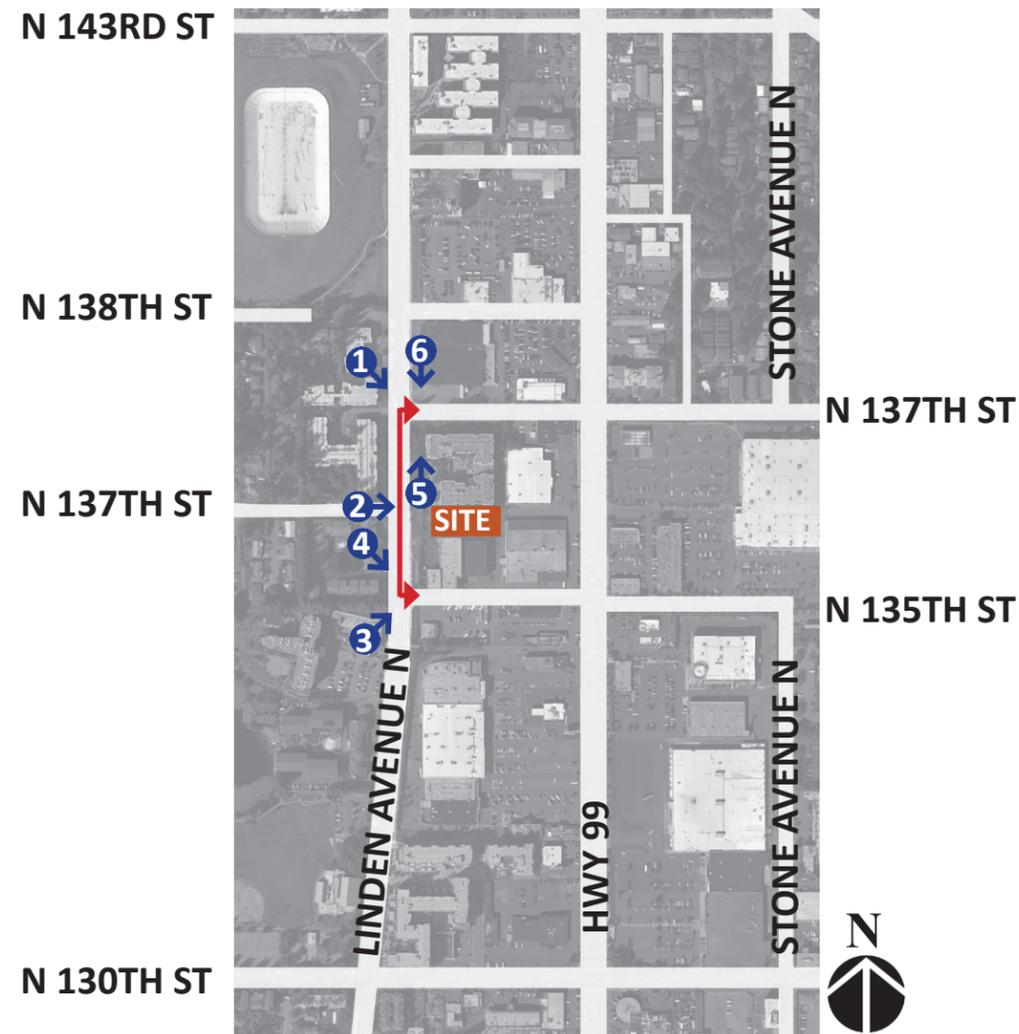


2.0 URBAN DESIGN ANALYSIS | STREET PHOTOS



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



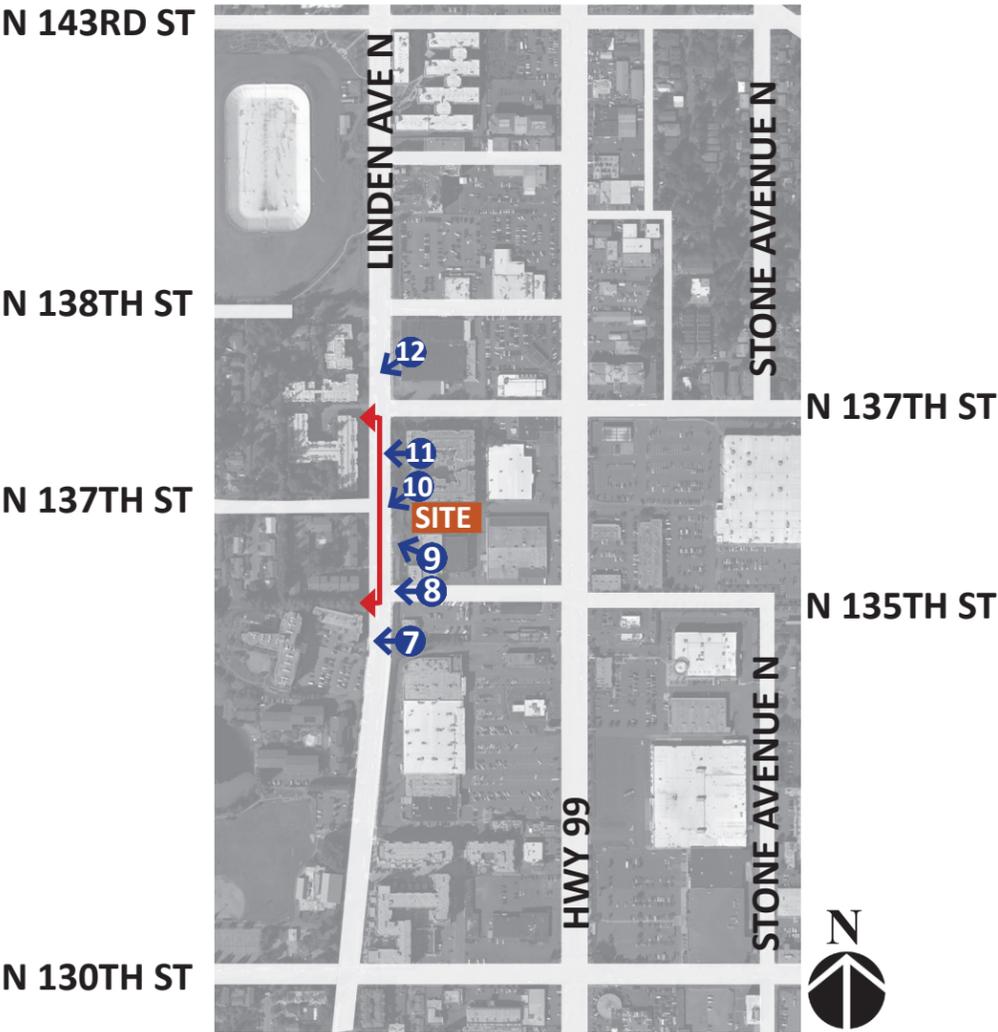
LINDEN AVE N

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

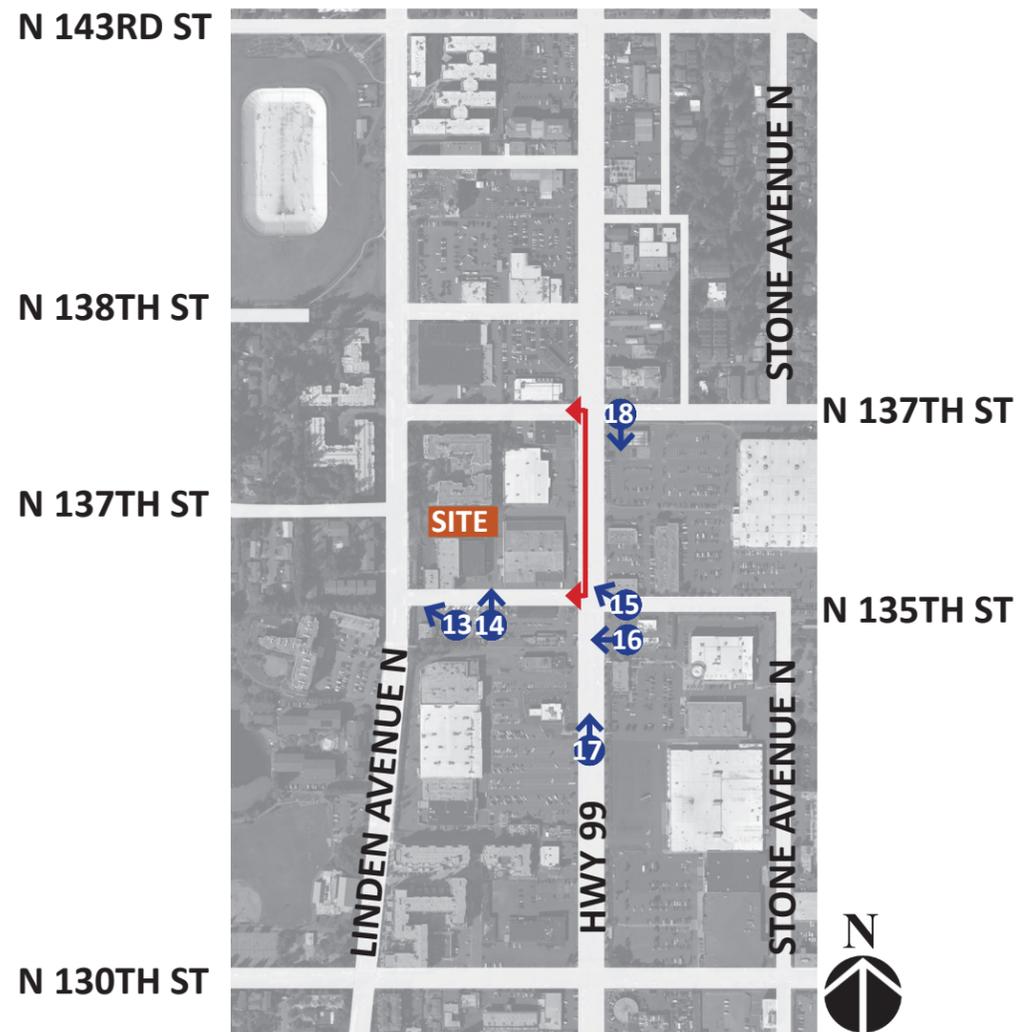
12

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

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,” 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

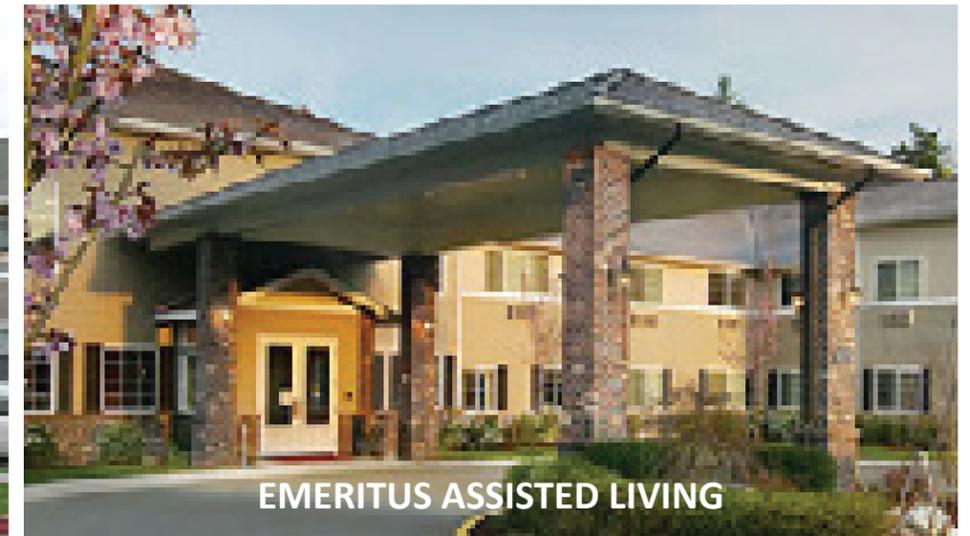


A TYPICAL CROSS WALK & COMMUNITY ART DISPLAY



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

| 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. |



PACIFIC MADRONE



DOUGLAS FIR

4310 Sunnyside Avenue N.
Seattle, WA 98103-7661

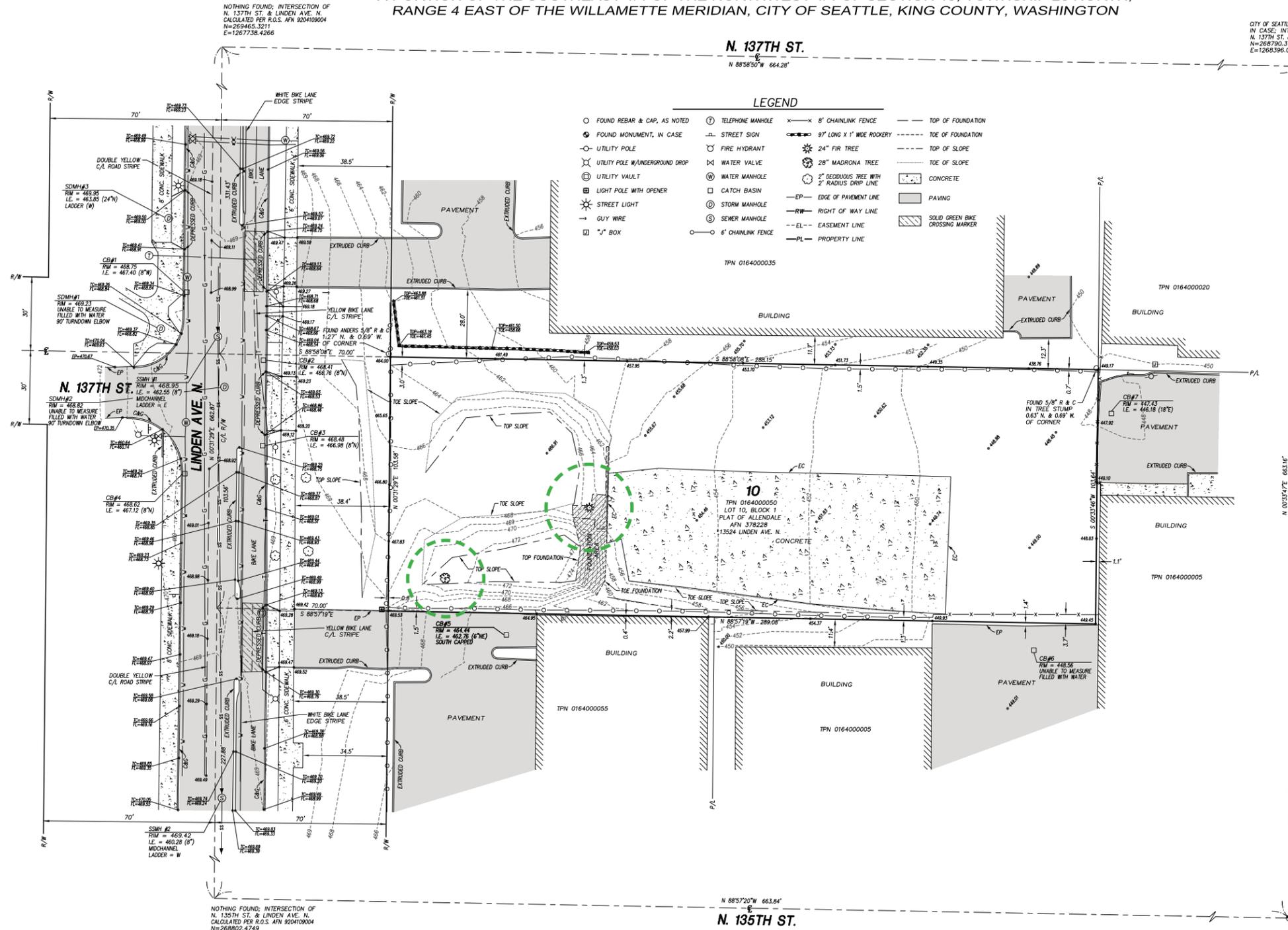
206-545-1726
206-280-9740 cell
susanmnicol@gmail.com



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



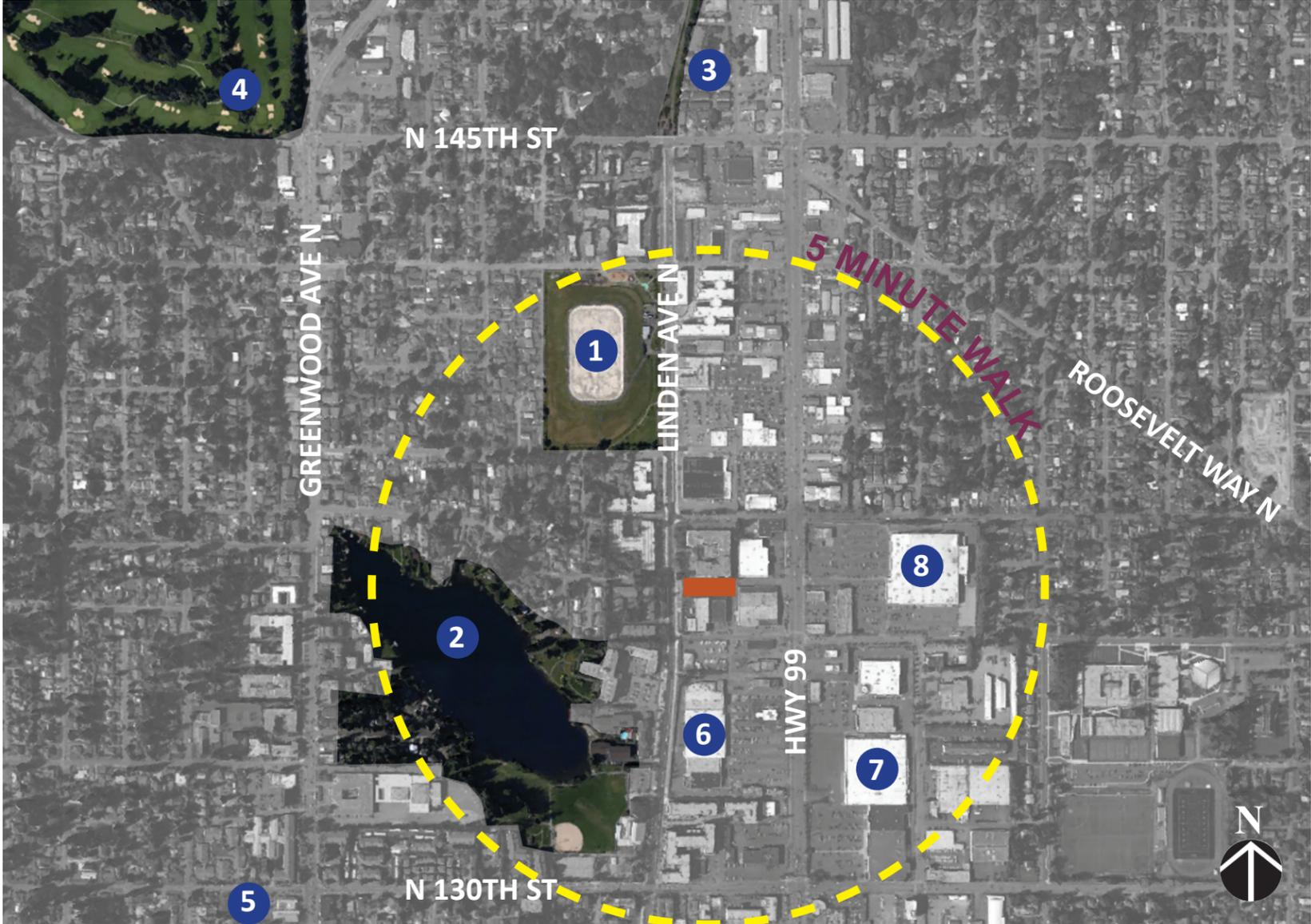
SITE CUES AND IMPRESSIONS

- 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

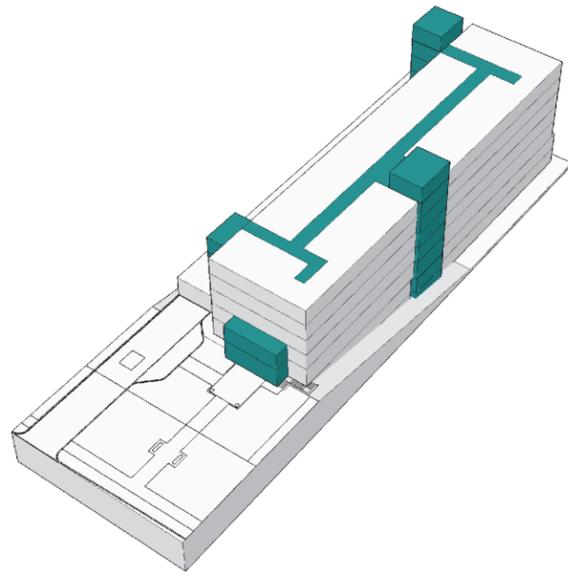


- 1 BITTER LAKE RESERVOIR OPEN SPACE
- 2 BITTER LAKE
- 3 INTERURBAN TRAIL
- 4 SEATTLE GOLF CLUB
- 5 BROADVIEW PUBLIC LIBRARY
- 6 RITE-AIDE SHOPPING CENTER
- 7 ALBERTSON'S
- 8 SAM'S CLUB

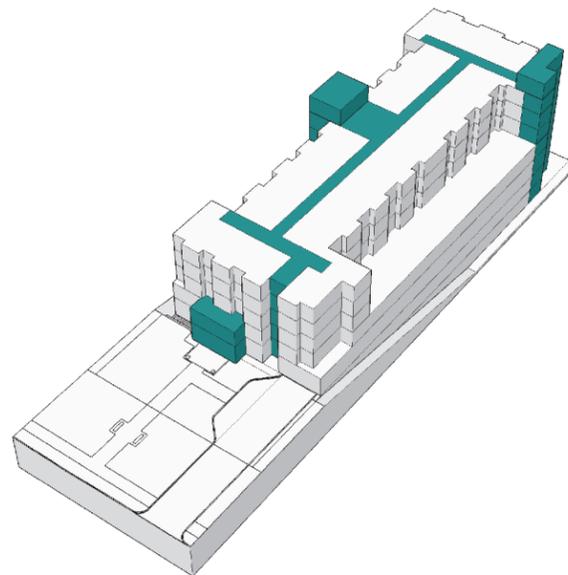


YEARLY SUN DIAGRAM

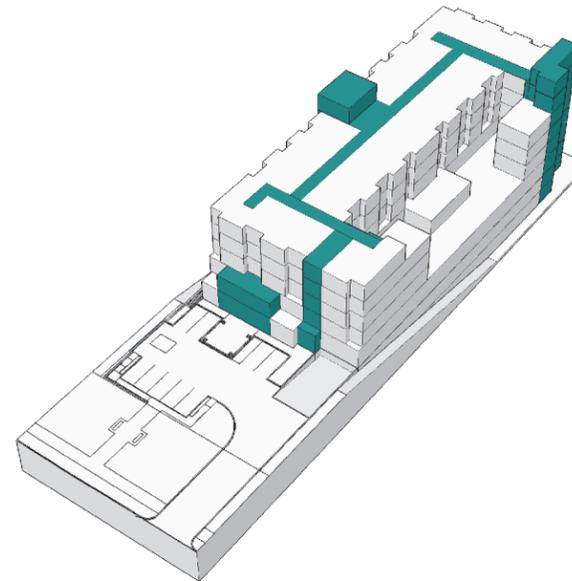
5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEMES & DIAGRAMS



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.

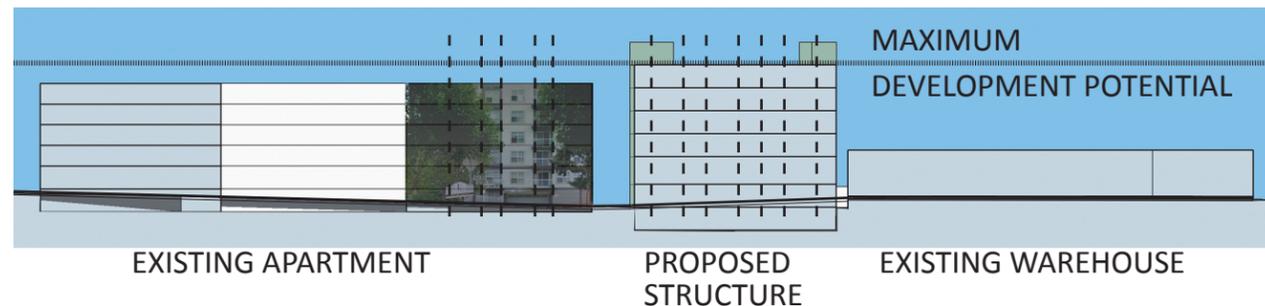
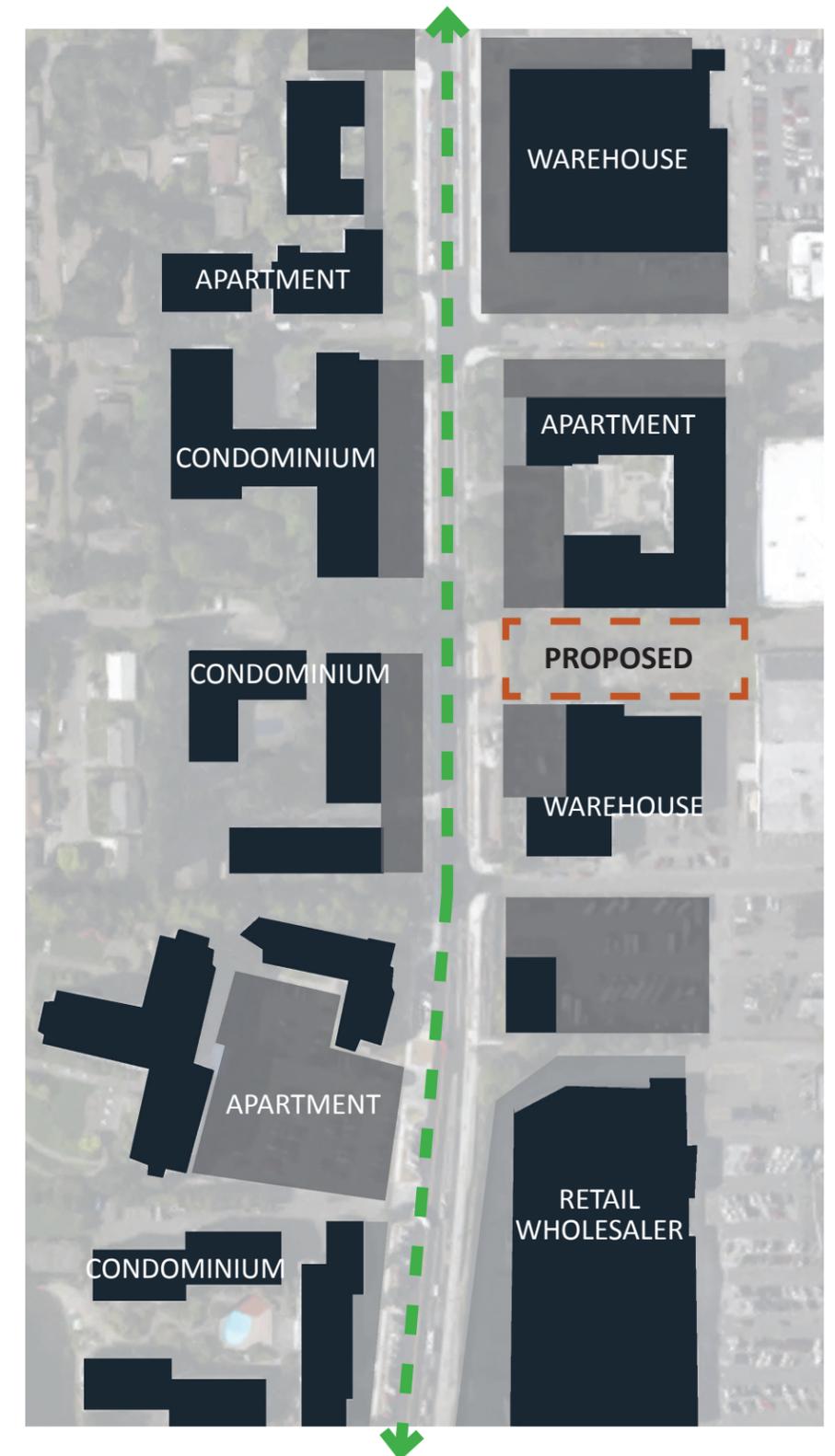


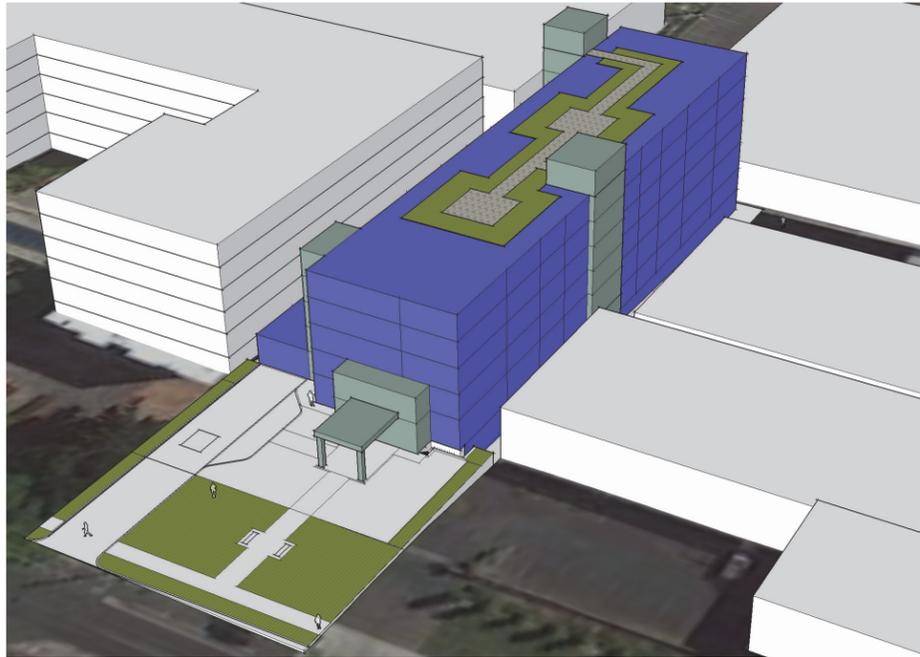
FIGURE-GROUND

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

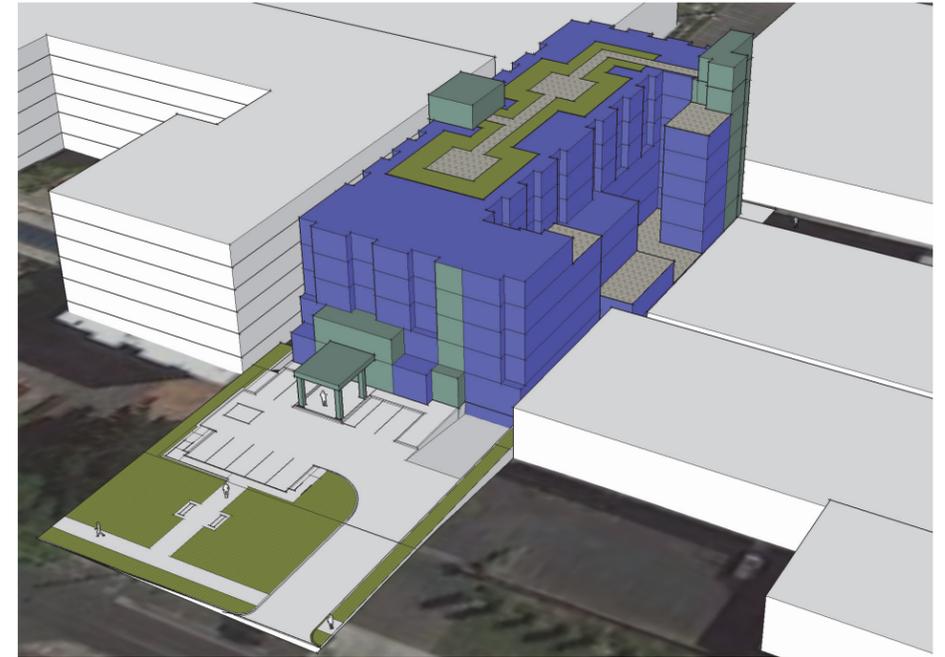
- 7 floors (5 wood framed over 2 concrete).
- 100 Units (77 assisted living units and 23 memory care units).
- 102,679 SF of enclosed space.
- The building massing consists primarily of a single corridor stretching nearly the entire length of the site.
- Code compliant without departures.



CONCEPT #2

Distinguishing Features

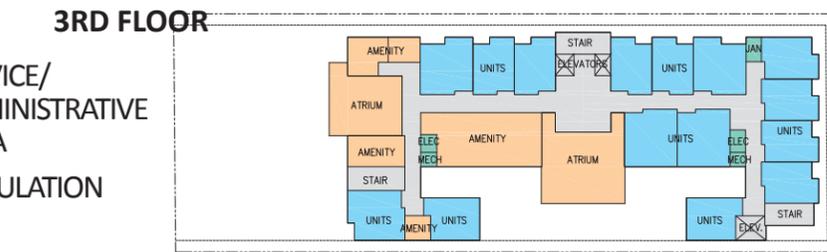
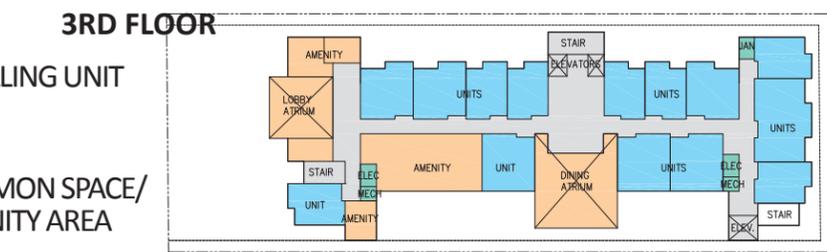
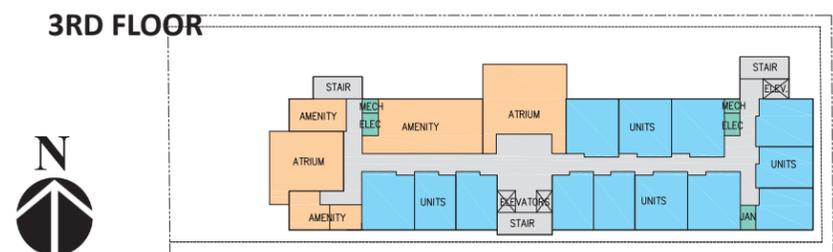
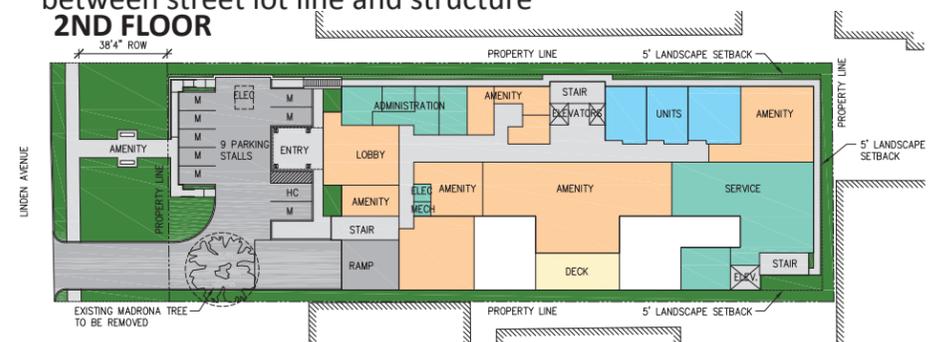
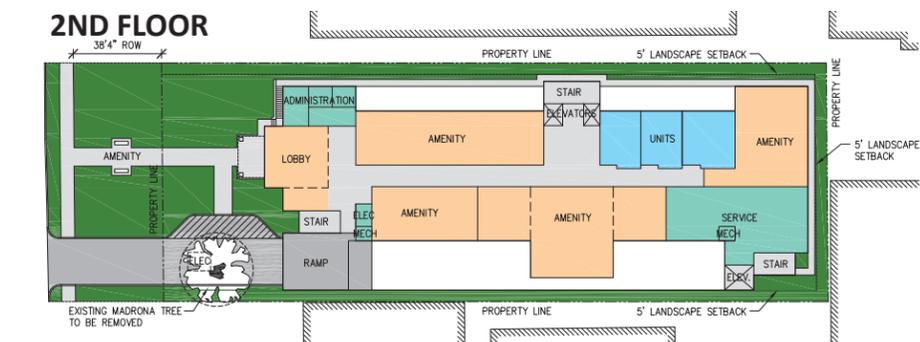
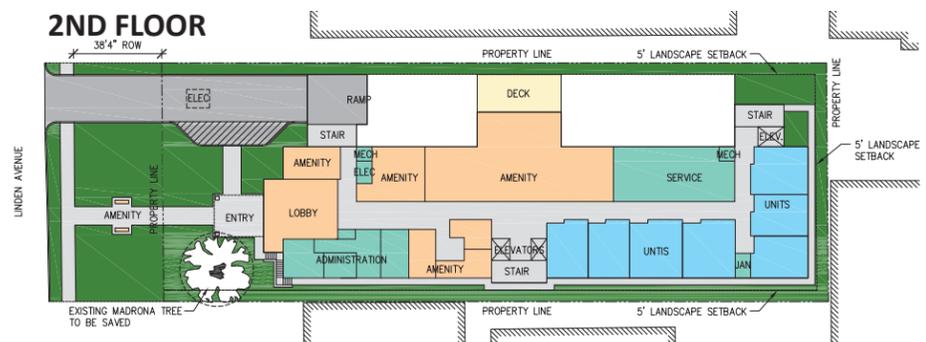
- 7 floors (5 wood framed over 2 concrete).
- 102 Units (80 assisted living units and 22 memory care units).
- 106,499 SF of enclosed space. Maximizes development potential.
- The building layout is in an "I" formation. Outdoor spaces are provided at north and south of the bulk massing.
- Remove one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



CONCEPT #3

Distinguishing Features

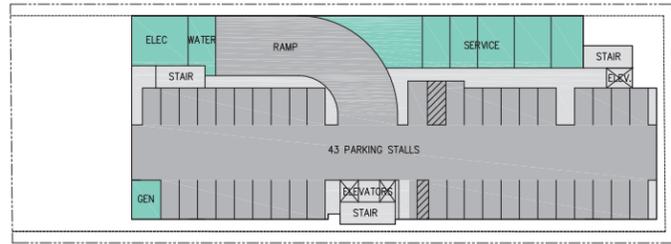
- 7 floors (5 wood framed over 2 concrete).
- 100 Units (79 assisted living units and 21 memory care units).
- 100,914 SF of enclosed space.
- The building massing consist of "U" shaped one double loaded corridor.
- Remove one Exceptional tree. Small drop-off parking area between street lot line and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



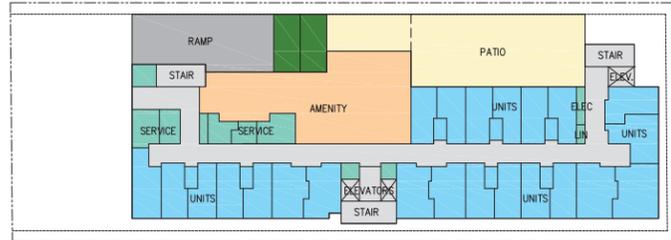
■ DWELLING UNIT
■ COMMON SPACE/ AMENITY AREA

■ SERVICE/ ADMINISTRATIVE AREA
■ CIRCULATION

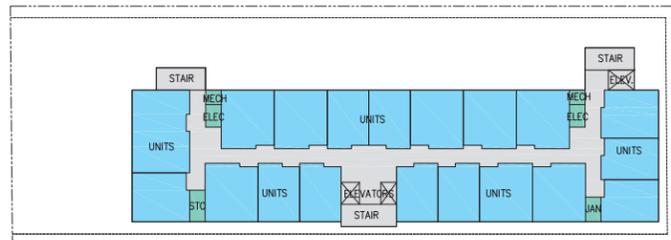
5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEME 1



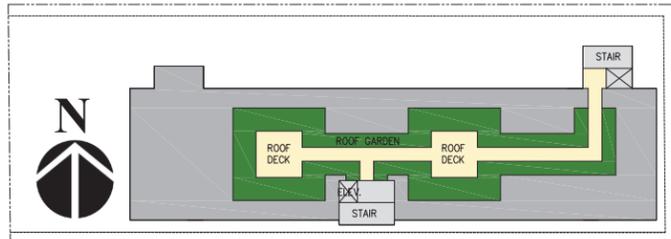
PARKING



LEVEL 1



LEVEL 4-6



ROOF

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:

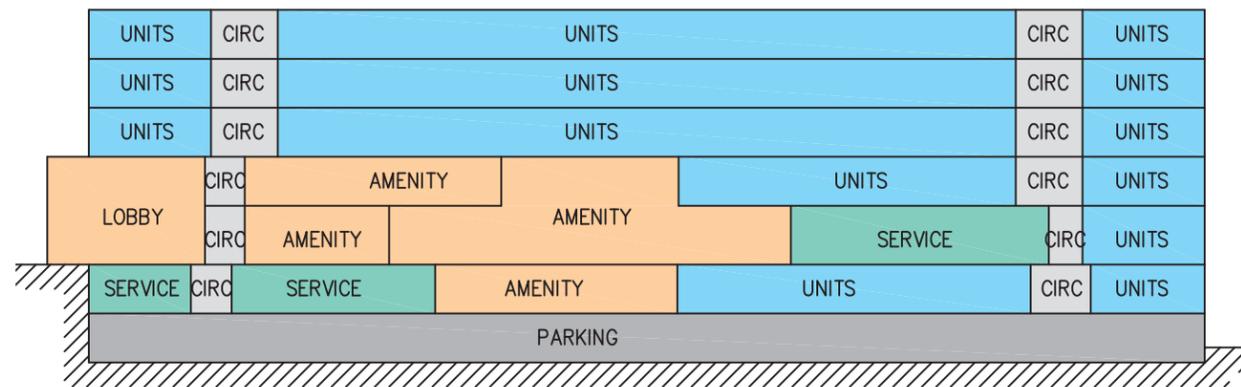
- 1) North facing orientation will have the upper-level deck spaces constantly under shadow, and thus creating unpleasant and unusable outdoor spaces.
- 2) Compared to Preferred Option 3, building length is stretched further toward west to accommodate required parking in garage level. The increased in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

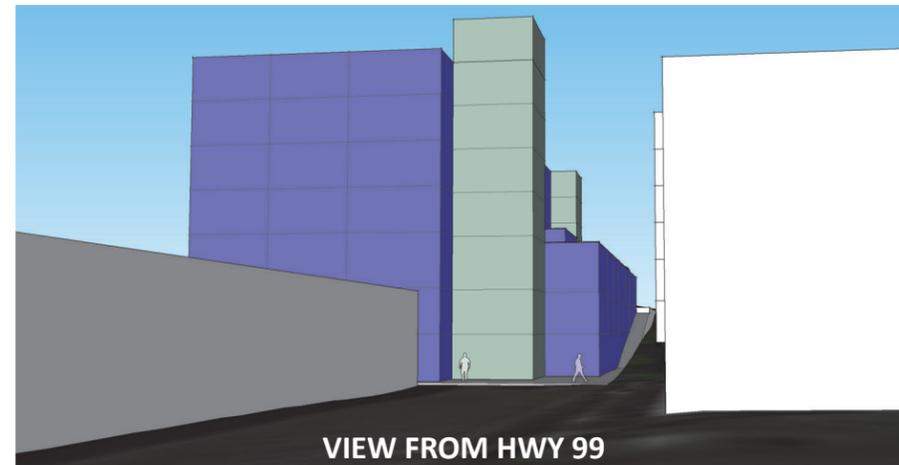


SECTION

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



VIEW FROM LINDEN AVE N

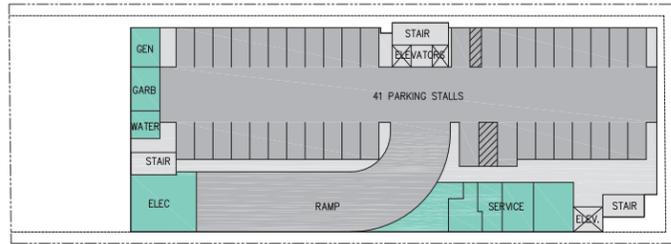


VIEW FROM HWY 99

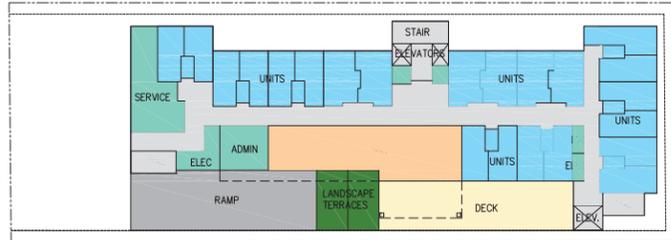


VIEW FROM N 135TH ST

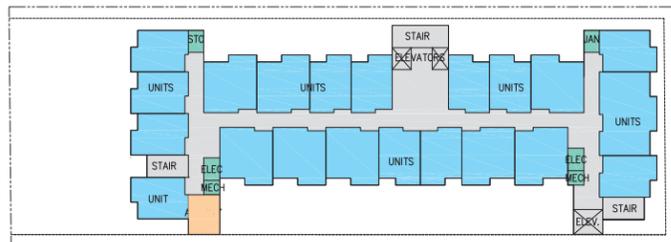
5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEME 2



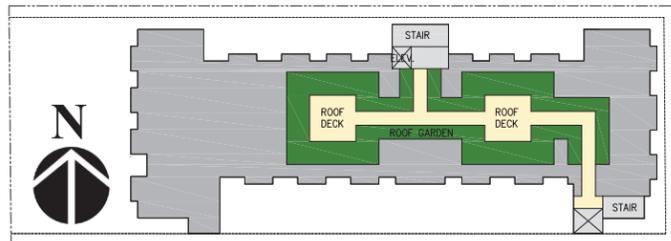
PARKING



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:

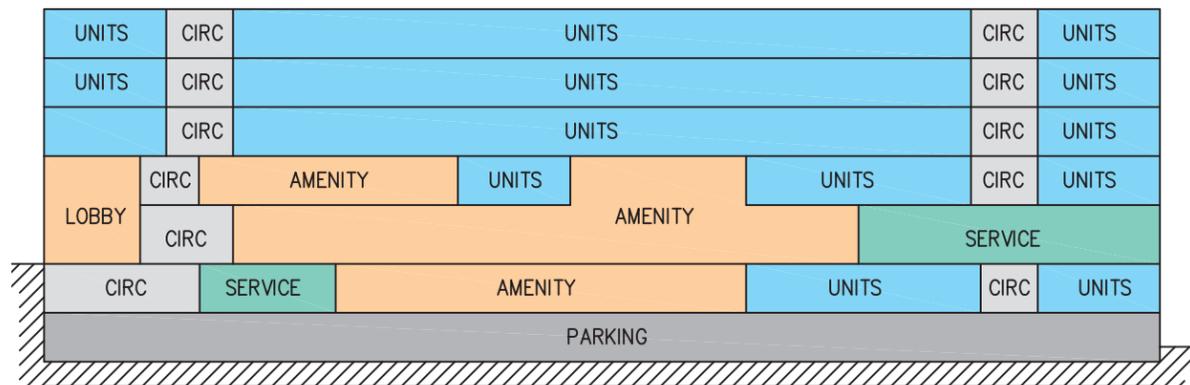
- 1) North facing outdoor courtyard spaces are unpleasant and unusable.
- 2) Departure will be needed on removal of an Exceptional tree.
- 3) A new curb-cut is required.
- 4) Compared to Preferred Option 3, building length is stretched further toward west to accommodate required parking in garage level.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

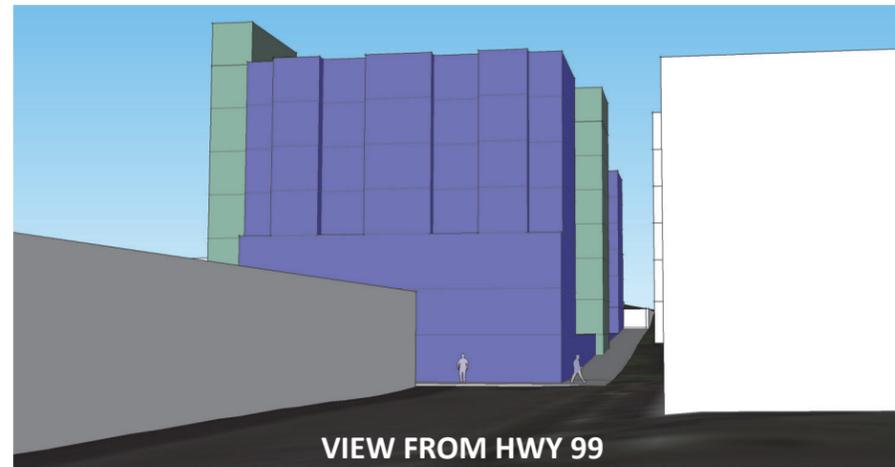
| | | |
|-----------|------------------|-----------|
| Unit Mix: | Assisted Living- | 80 Units |
| | Memory Care- | 22 Units |
| | Total- | 102 Units |

| | |
|----------|--------------------|
| 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

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

This is our preferred option with south facing courtyard.

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

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.

Cons:

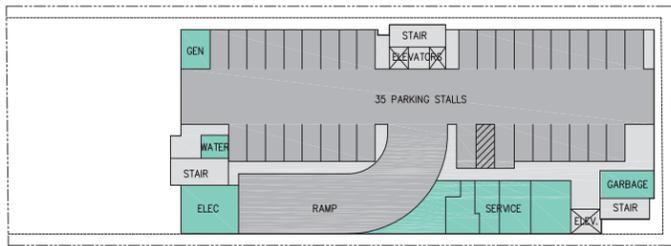
- 1) Departures will be requested to allow for surface parking in front of the proposed building, and removal of an Exceptional tree.
- 2) A new curb-cut is required.

PROJECT INFORMATION:

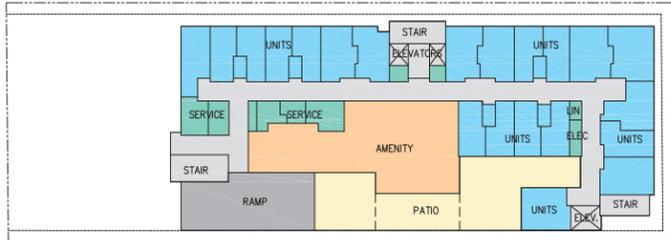
| | | |
|--------------|---------------|------------|
| Floor Areas: | Garage Level- | 18,113 SF |
| | 1st Floor- | 14,299 SF |
| | 2nd Floor- | 14,664 SF |
| | 3rd Floor- | 12,921 SF |
| | 4th Floor- | 13,919 SF |
| | 5th Floor- | 13,919 SF |
| | 6th Floor- | 13,079 SF |
| | Total= | 100,914 SF |

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

Parking: 44 Stalls Provided
(41 Required)



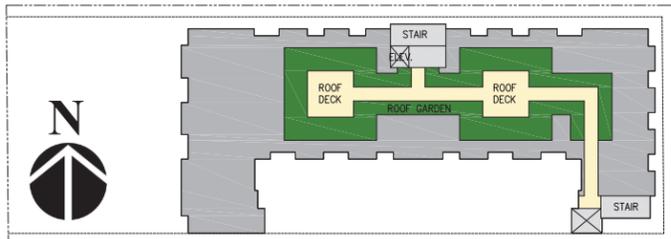
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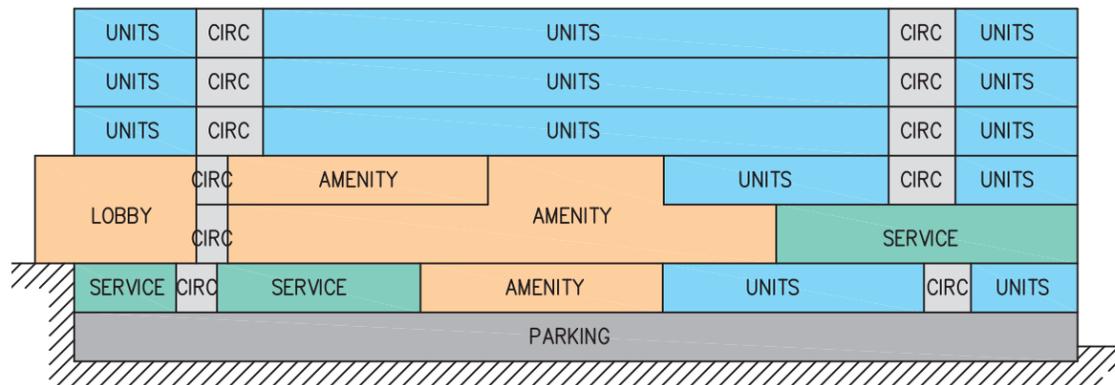
LEVEL 1



LEVEL 4-5



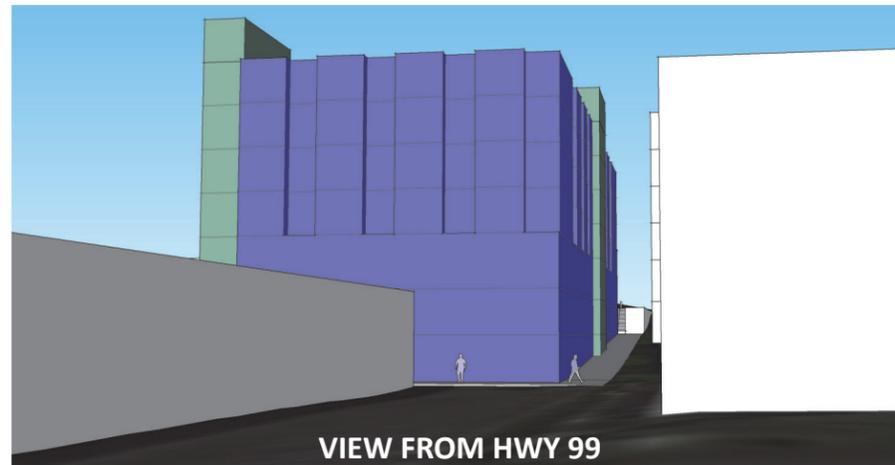
ROOF



SECTION



VIEW FROM LINDEN AVE N



VIEW FROM HWY 99



VIEW FROM N 135TH ST

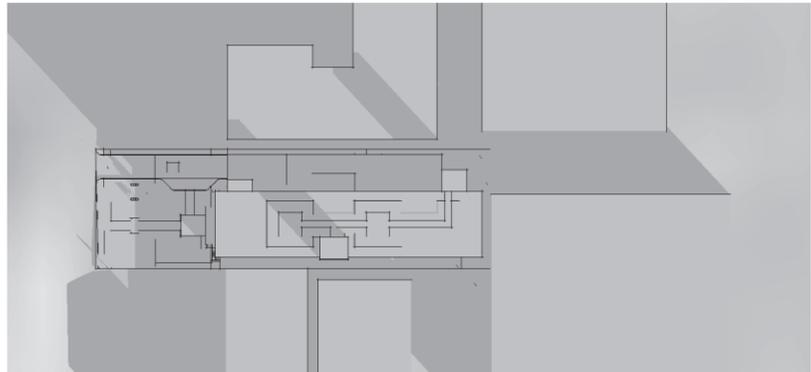
5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEME 1- SOLAR STUDIES

DECEMBER 21

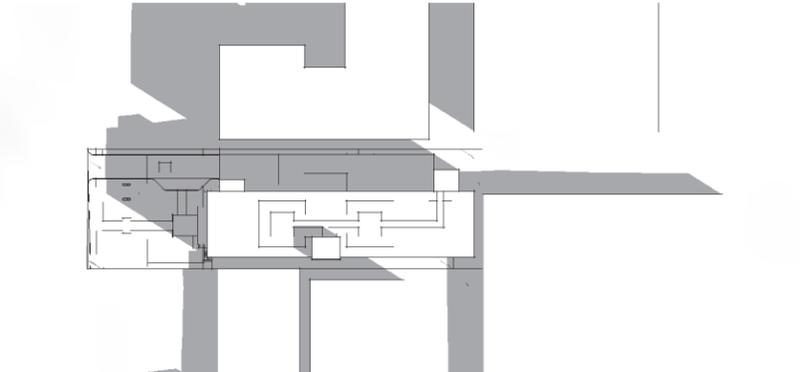
MARCH 21

JUNE 21

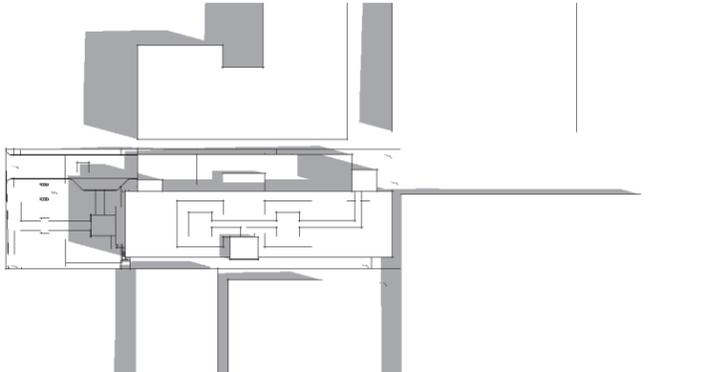
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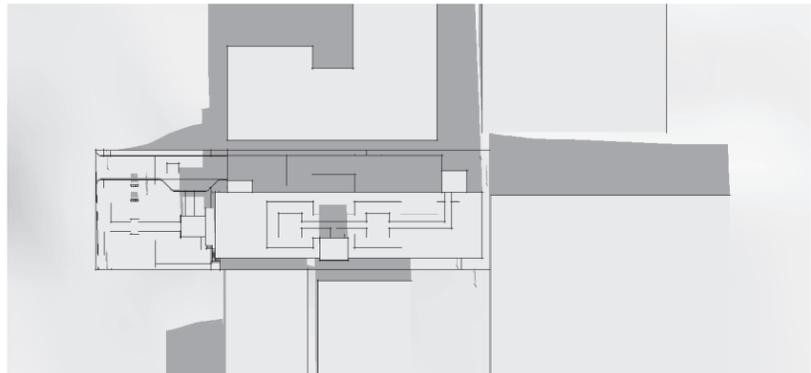
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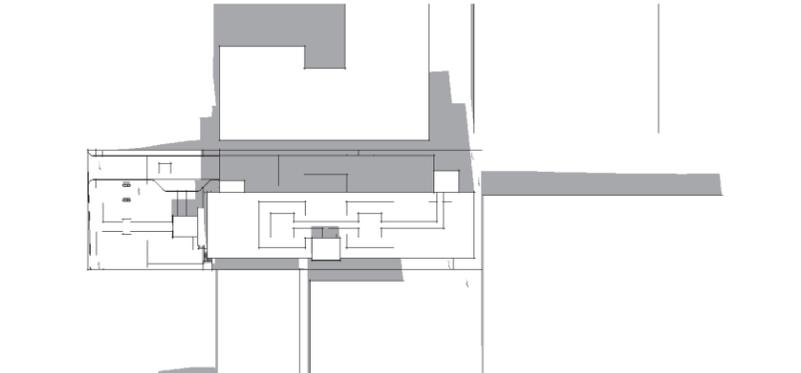
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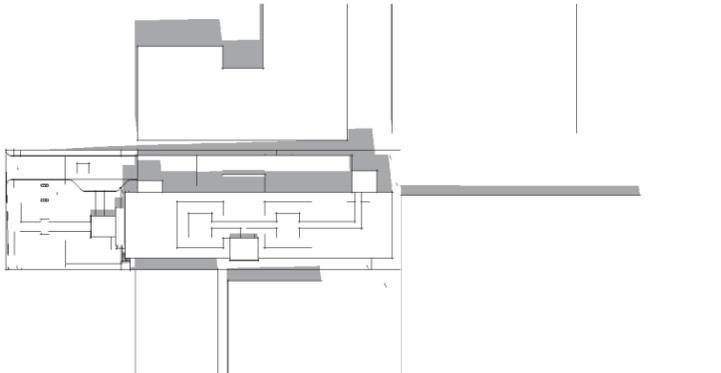
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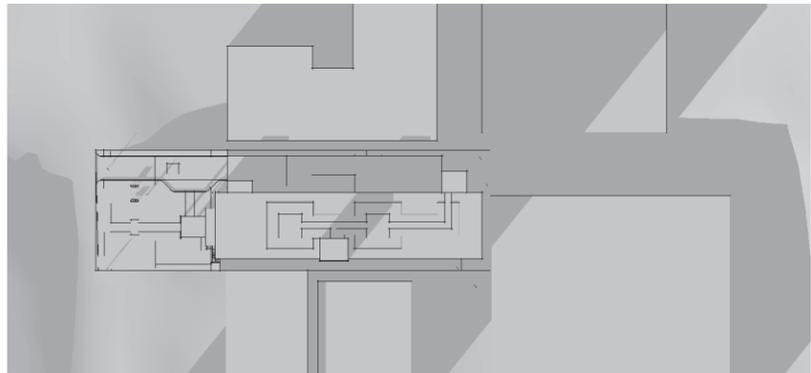
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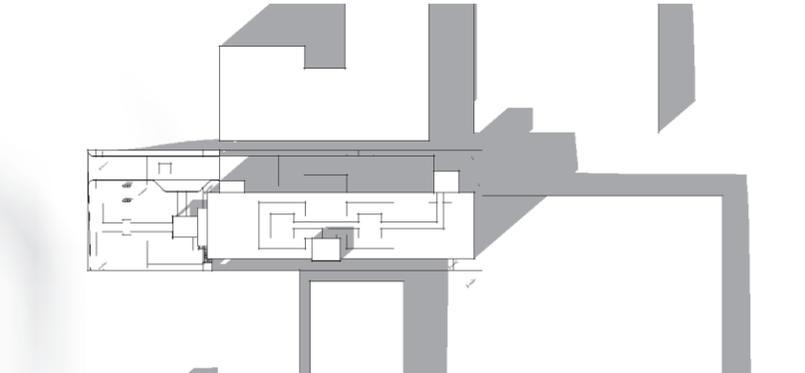
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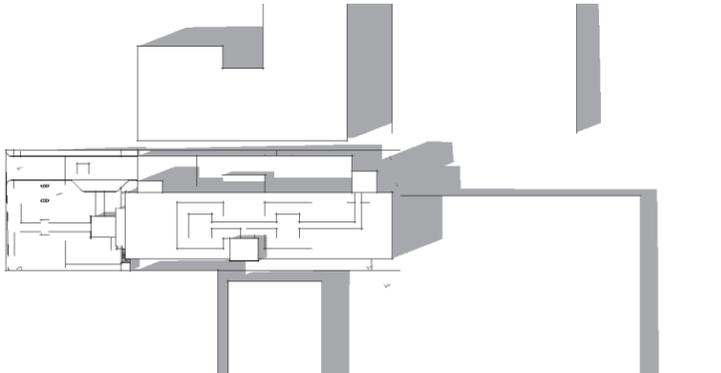
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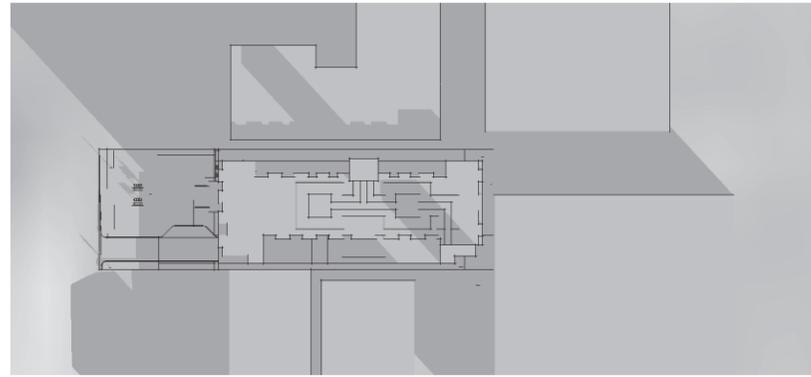
5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | CONCEPT SCHEME 2- SOLAR STUDIES

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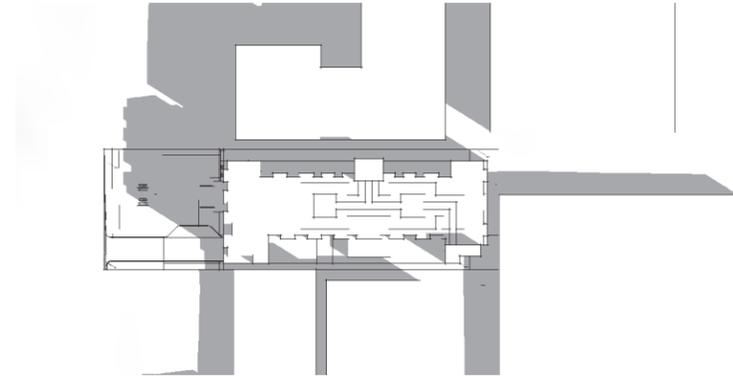
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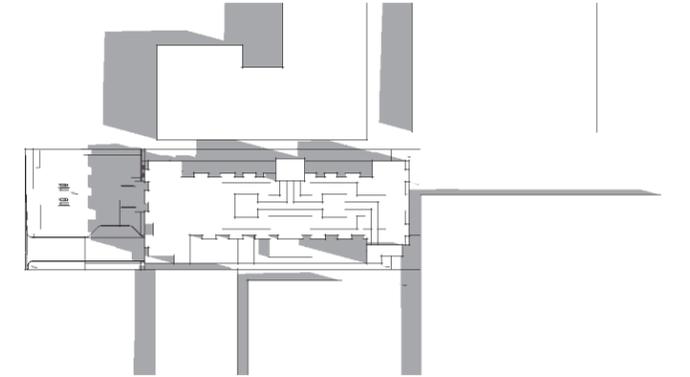
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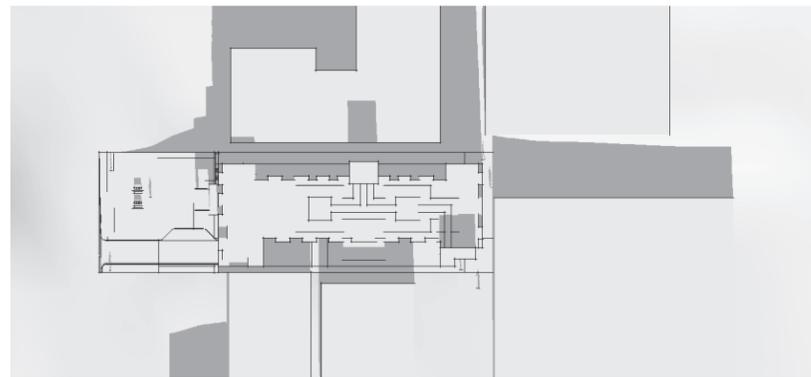
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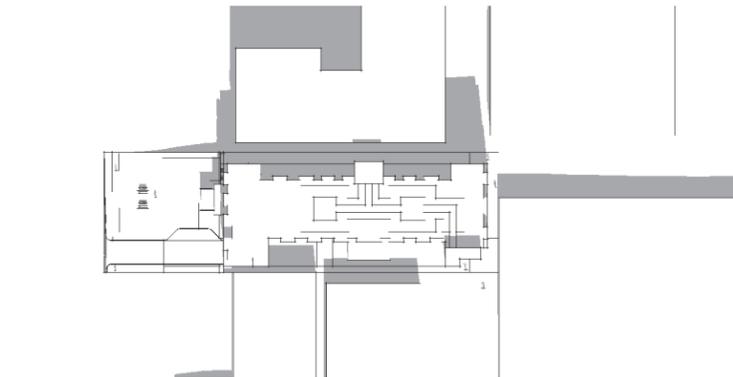
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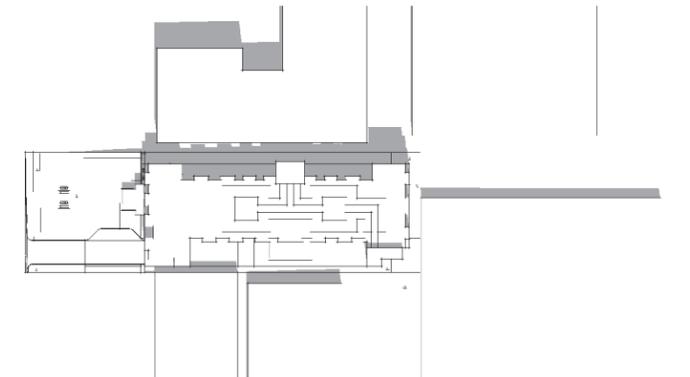
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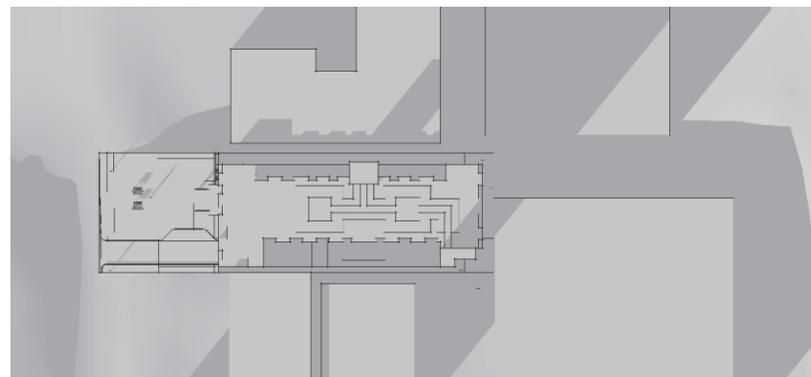
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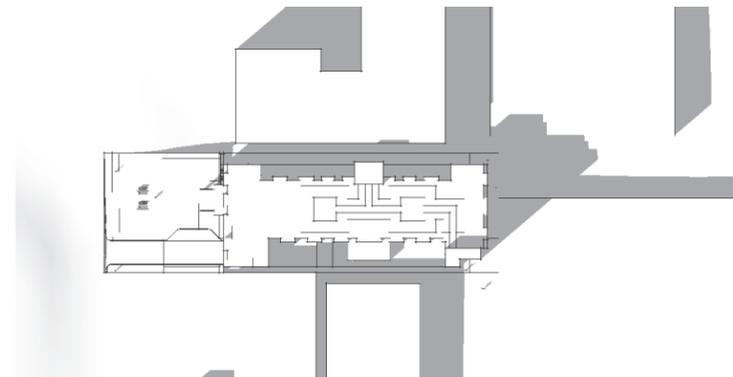
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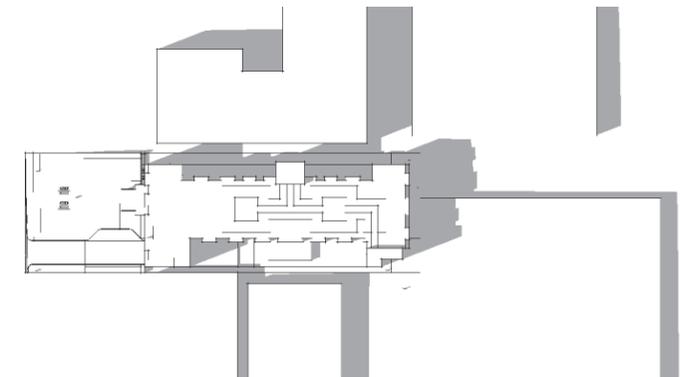
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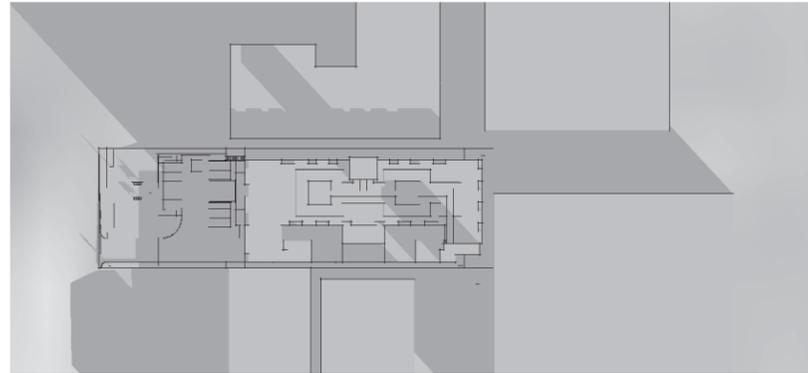
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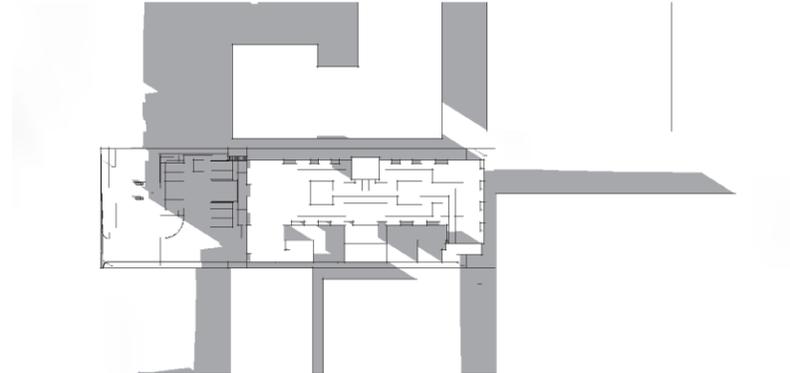
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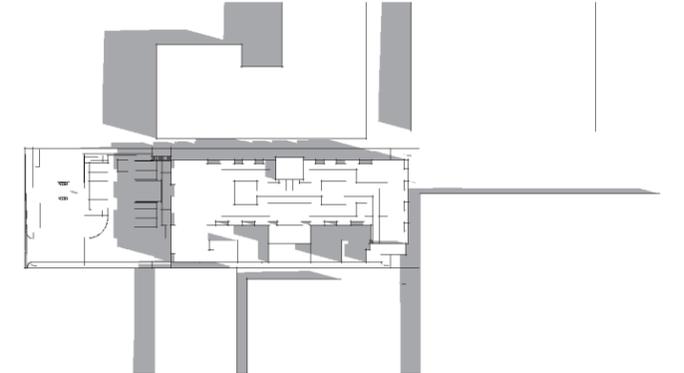
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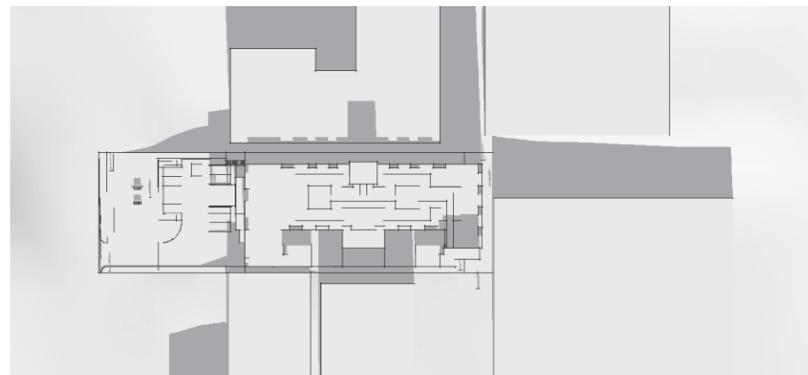
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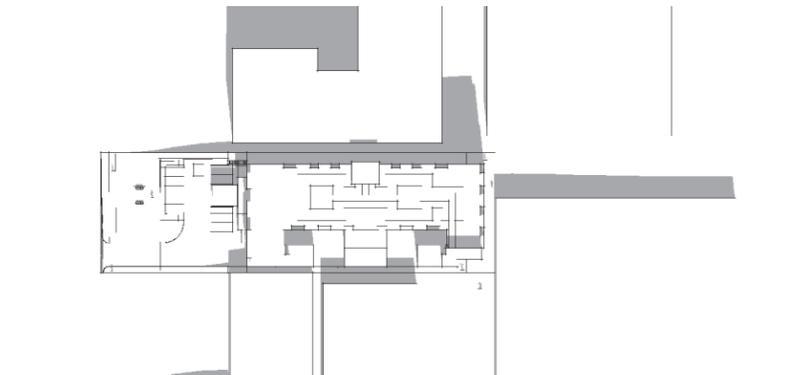
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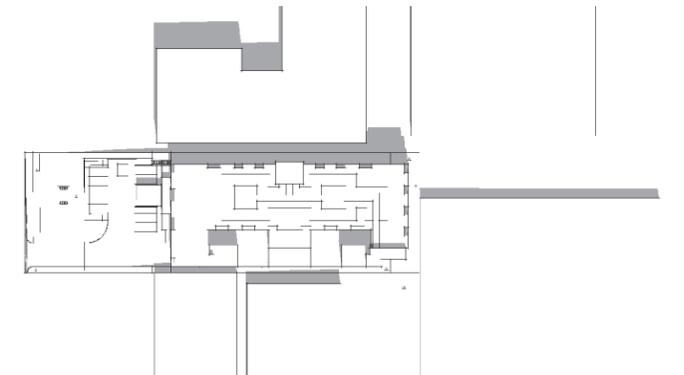
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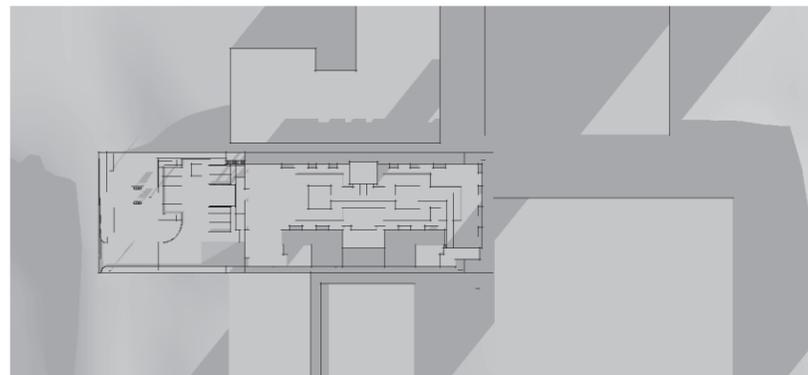
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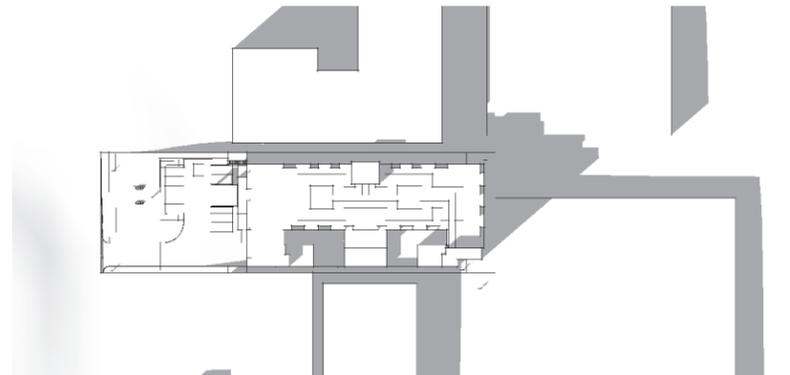
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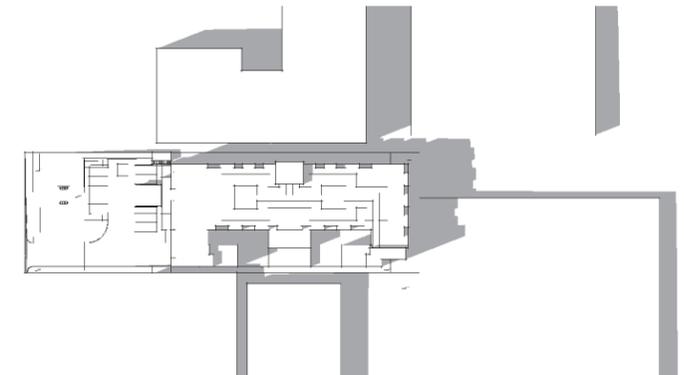
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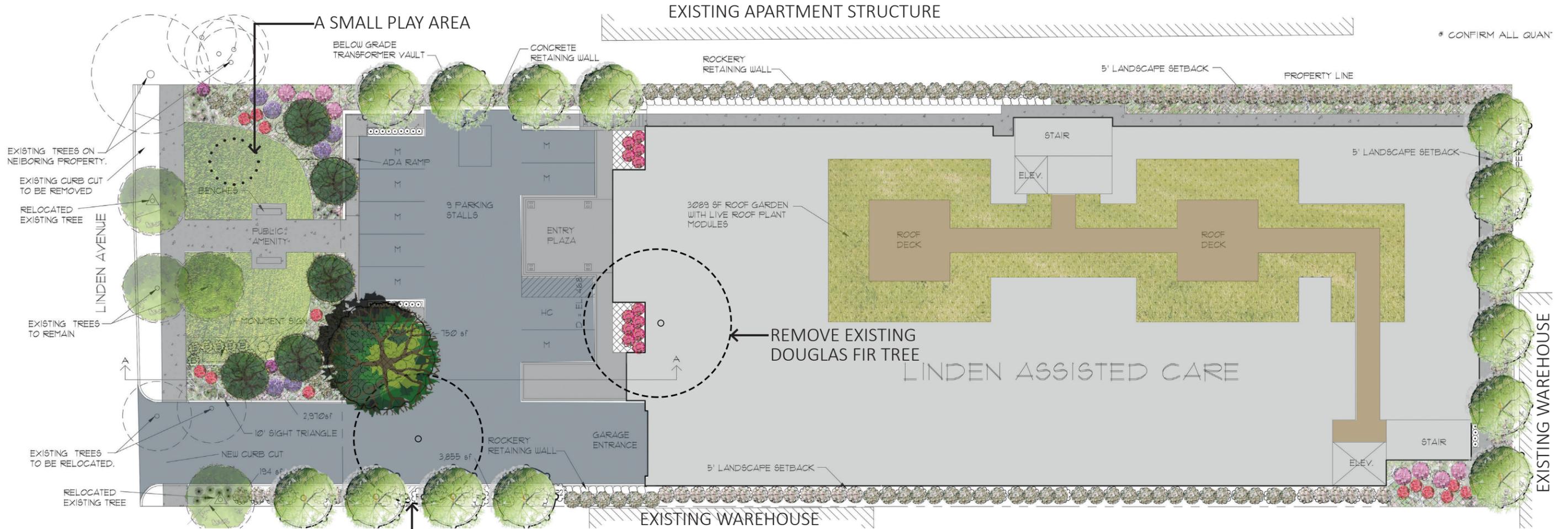
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5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS | LANDSCAPE PLAN



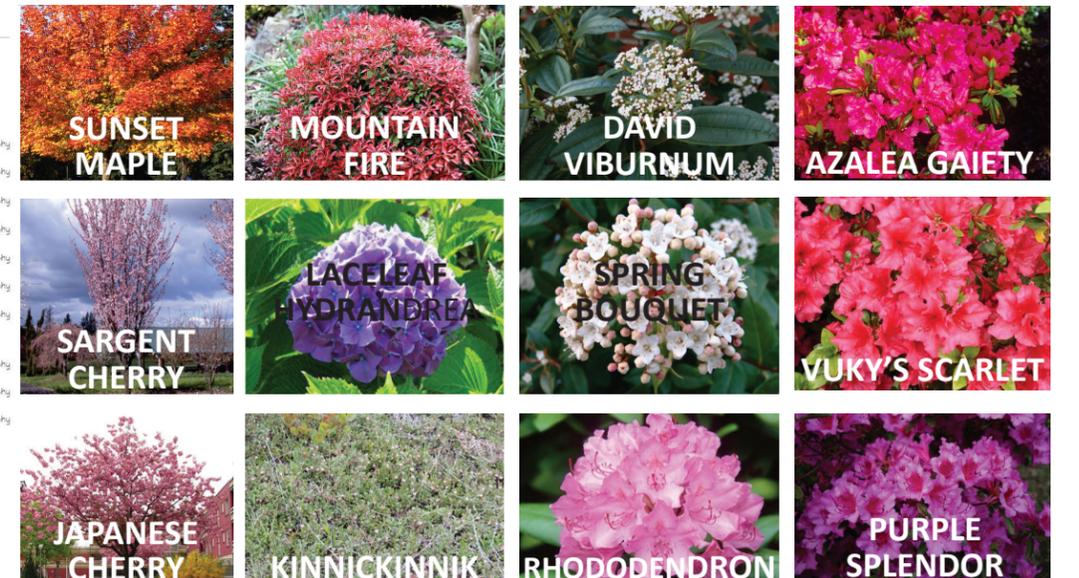
LANDSCAPE PLAN NOT TO SCALE

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 tinus '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 |
| ○ | Lavandula 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 |
| ○ | Seaside 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



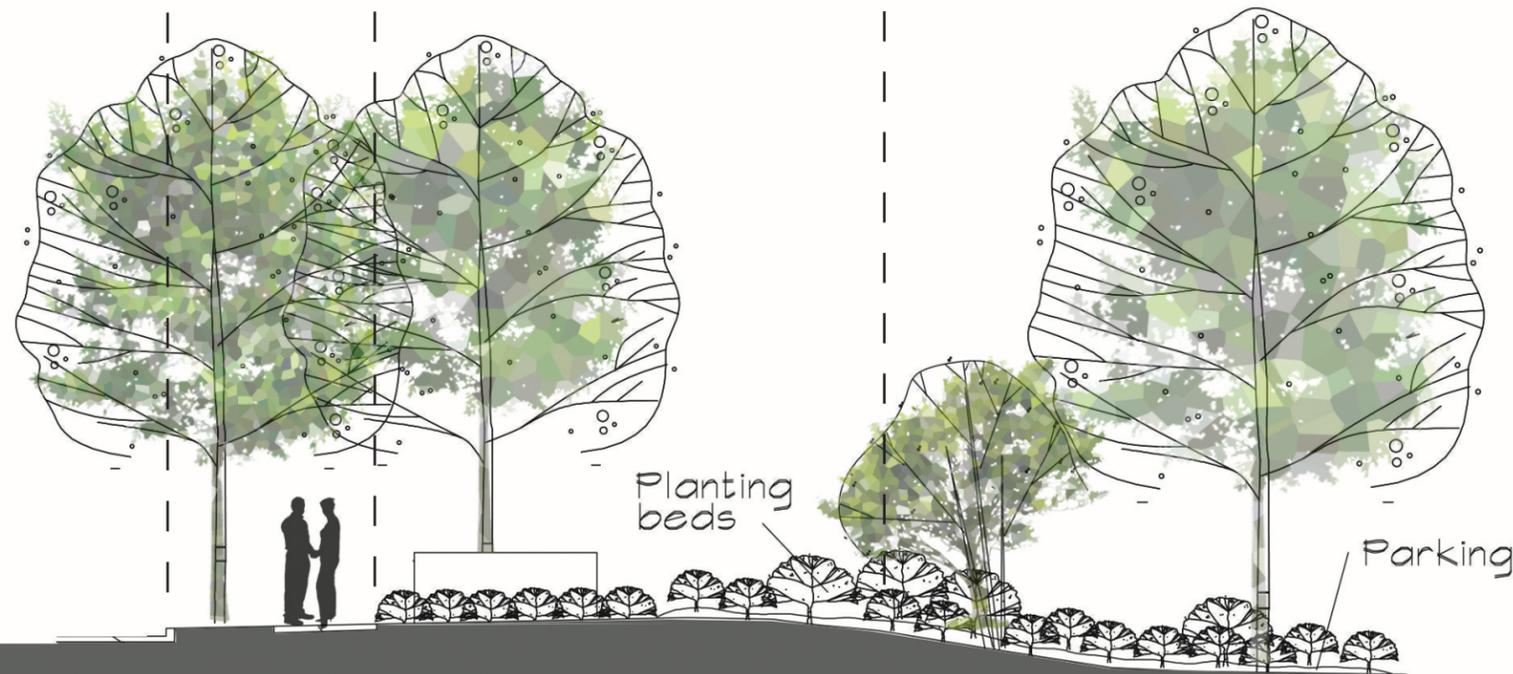
COLORFUL SHRUBS IN THE ROW CREATE A PLEASANT PEDESTRIAN EXPERIENCE



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