THE GRANGE AT LINDEN
DESIGN REVIEW BOARD

12.05.2016

DPD PROJECT # 3020289

SITE ADDRESS:
13524 Linden Avenue
North Seattle, WA 98133

Ankrom Moisan

Zēnith CAPITAL

Ankrom Moisan

Zēnith CAPITAL

SITE AERIAL PHOTO

VICINITY MAP

APPLICANT:

JODI PATTERSON - O'HARE
17479 7TH AVE SW
NORMANDY PARK, WA 98166
(425) 681-4718
JODI@PERMITCNW.COM

OWNER:

LINDEN VILLAGE ASSISTED LIVING COMMUNITY, LLC
C/O ZENITH CAPITAL
TWO UNION SQUARE, 601 UNION STREET 42ND FLOOR
SEATTLE, WA 98101
(503)754-0160
JASON@ZENITHCAP.NET

SITE ADDRESS:

13524 LINDEN AVENUE NORTH
Seattle, WA 98133

LEGAL:

LOT 10, BLOCK 1 ALLENDALE ADD

PARCEL NUMBER:

016400-0050

DESCRIPTION:

7 STORY ASSISTED LIVING RESIDENTIAL FACILITY
109 UNITS, 114 BEDS
46 PARKING STALLS

ZONING INFO:

C1-65, BITTER LAKE VILLAGE HUB URBAN VILLAGE

1: RESPOND TO THE BITTER LAKE DESIGN FRAMEWORK

"Create attractive street front by encouraging ground related residential use, minimal setbacks, or well-designed and landscaped courtyard entries and plazas."

The proposed project seeks to create a recognizable and inviting building though the design of human scale elements, while also maintaining a strong street presence. Garage access has been minimized and focus placed on a landscaped plaza featuring an Exceptional tree. The design encourages resident activity and pedestrian engagement along Linden Avenue.

2: SATISFY MARKET NEED FOR SENIOR HOUSING

Bitter lake is a growing neighborhood with a mix of multi-family housing options. The proposed assisted living facility will fulfill a market need for senior housing while adding to the demographic diversity of the neighborhood. The proposed project places emphasis on quality of life though the use of natural light, connection to nature, and community engagement that will allow the residence to flourish and become an active part in the Bitter Lake Neighborhood.

3: CREATE SIGNIFICANT INDOOR-OUTDOOR CONNECTIONS THOUGH THE BUILDING

The proposed design is a collection of *mindful moments*, that **provide light in and views out** on all levels. Focused moments both indoors and out are designed to provide a therapeutic connection with the environment as well as promote community interaction and self reflection regardless of the season.

CONTEXT ANALYSIS VICINITY MAP

LEDGEND

- SITE
- 1/4 MILE RADIUS AROUND SITE
- BUS STOP
- ON STREET BICYCLE ROUT
- MULTI-USE TRAIL
- PRINCIPAL ARTERIES
- SECONDARY ARTERIES
- ACCESS: PLANNED ARTERIES

1

EMBASSY COURT APARTMENTS

13739 Linden Ave N

2

LINDEN SQUARE APARTMENTS

13530 Linden Ave N

3

PARK PLAZA APARTMENTS

13537 Linden Ave N

4

INTERURBAN SENIOR LIVING

14002 Linden Ave N

5

OFFICE DEPOT

13501 Aurora Ave N

6

13500 LINDEN AVENUE NORTH

7

AMAZON WAREHOUSE

13537 Aurora Ave N

8

ST. VINCENT DE PAUL AURORA THRIFT STORE

13281 Aurora Ave N

9

LINDEN FLATS

13555 Aurora Ave N

10

Pioneer Builders Supply

924 N 137th

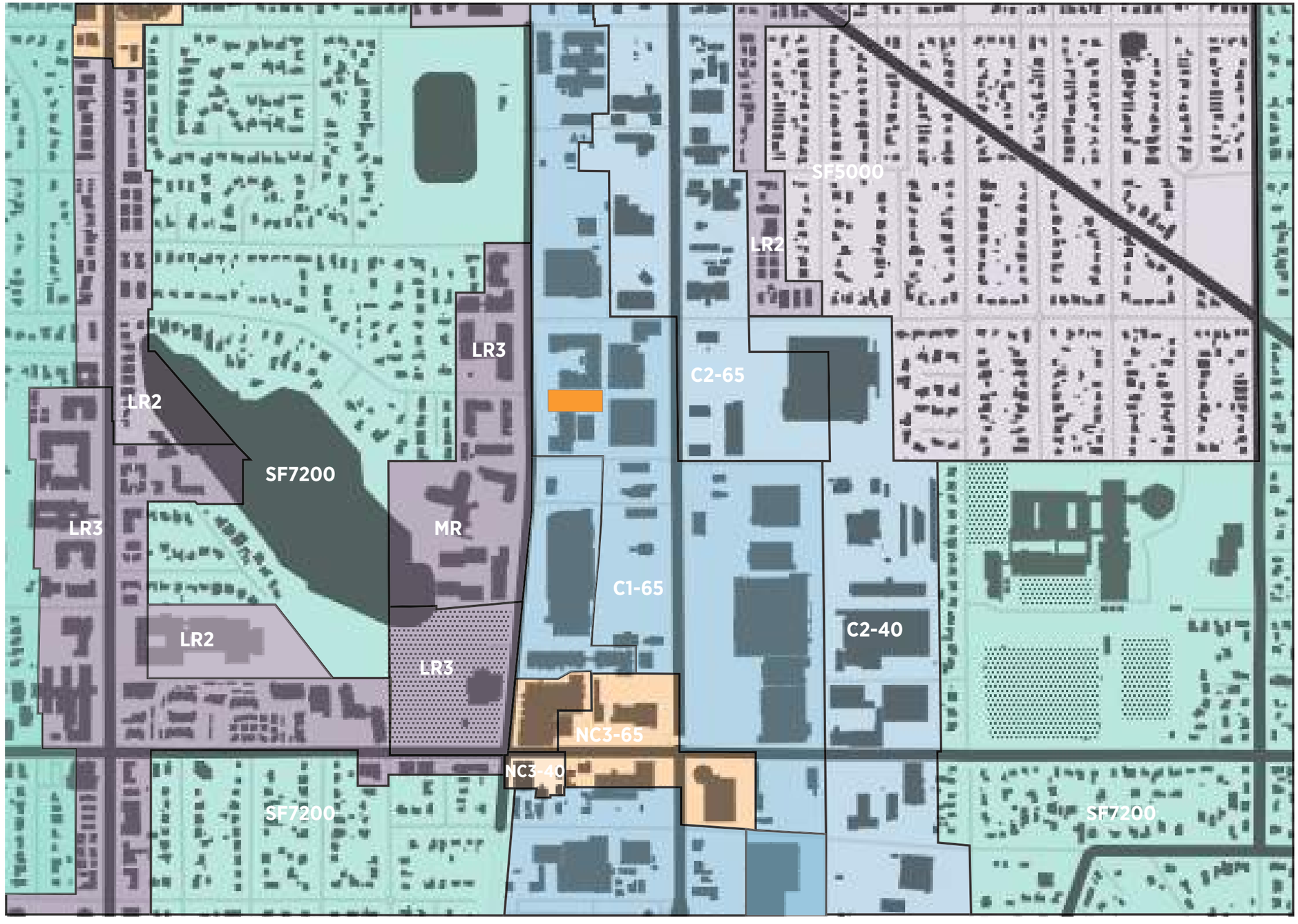
CONTEXT ANALYSIS MASSING IN CONTEXT

VIEW FROM SOUTHEAST

VIEW FROM SOUTHWEST

VIEW FROM NORTHWEST

ZONING DATA MAP



SMC 23.47A.005 (Street Level Uses)

- Subsection 23.47A.005.C.1 Not withstanding, there is no restriction on the location of residential uses in the following circumstances: The residential use is an assisted living facility or nursing home and private living units are not located at street level.

SMC 23.47A.008 (Street Level Development Standards)

BLANK FACADES (structures that contain a residential use in C zones)

- Blank Segments shall not exceed 20' in length between 2ft and 8ft above sidewalk.
- Total of all blank facades shall not exceed 40% of the width of the facade along the street
- Street level street facing facade shall be located within 10' of the street lot line, unless wider sidewalks, plazas or other approved landscaped or open spaces are provided.

TRANSPARENCY (non-residential street level requirement)

- 60% of the street facade between 2' and 8' above the sidewalk shall be transparent.
- At least one of the street level street facing facades containing a residential use shall have a visually prominent pedestrian entry. (Linden is the only street facing facade and so is the entry)

SMC 23.47A.012 (Structure Height)

BASE HEIGHT - 65'; Overlay: NA. The following features may extend above 65':

- 65'-0" + 4'-0" for parapets, open railing, planters, skylights, clerestories
- 65'-0" + 7'-0" for solar collectors with unlimited coverage
- 65' + 16' for stair elevator penthouses
- 65'-0" + 15'-0" for solar collectors and mechanical equipment
- Provided roof features do not exceed 20% of roof area, or 25% with stair/penthouses and mechanical equipment

SMC 23.47A.013 (FLOOR AREA RATIO)

Max FAR: 4.25 (Total FAR permitted on a lot that is solely occupied by residential use)

- SITE AREA: 29,954 SF
- TOTAL FAR PERMITTED ON SITE: 127,305 SF (SITE AREA X 4.25)
- TOTAL BUILDING GROSS AREA: 103,209 SF
- GROSS BUILDING AREA < PERMITTED FAR

SMC 23.47A.014 (Setback Requirements)

- Since the lot is not adjacent to residential zone, there are no setback requirements

SMC 23.47A.016 (Landscape and Screening Standards)

- Green Area Factor: landscaping that achieves a score of .30 or greater
- Parking garage that is 8 feet or more above grade requires 3.5-foot screening along the perimeter of each floor of parking

SMC 23.47A.022 (Light and Glare)

- Exterior Lighting must be shielded and directed away from adjacent uses.

SMC 23.47A.024 (Residential Amenity Area)

- Does not apply to Assisted living. See section SMC 23.47A.035 (Assisted Living Facilities)

SMC 23.47A.032 (Parking Location and Access)

- SMC 23.47.032 A.1.b. If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut.
- SMC 23.47.032 B.1.a Parking shall not be located between a structure and a street lot line.
- SMC 23.47.032 B.1.c Parking to the side of a structure shall not exceed 60 feet of street frontage.
- SMC 23.47.032 B.3 Off-street parking may be located anywhere on a lot in C1 zones, except that structures with residential uses in C zones, structures in C zones with pedestrian designations, and structures in C zones across the street from residential zones shall meet the requirements for parking location for NC zones.

SMC 23.54.015 Table B (Required Parking for Assisted Living)

- 1 space for each 4 assisted living units
- 1 space for each 2 staff members on-site at peak staff
- 1 barrier-free passenger loading and unloading space

SMC 23.54.030 (Parking Space Standards)

- Assisted Living facilities must have a minimum of two Large parking stalls
- Residential Parking in excess of the required amount may be provided in a mix of the following: Large: 8.5'x19', Medium: 8'x16', Small: 7.5'x15'
- Driveway width for residential use for more than 30 cars shall be min. 20' wide for two way traffic Parking aisle width: 20' for small, 22' for medium and 24' for large

SMC 23.54.030 (Sight Triangle)

- For two-way driveways at least 22' wide, a site triangle on the side used as an exit shall be provided- None required since the driveway is 20'

SMC 23.54.035

- (Loading berth requirement & space standards)
- 2 loading berths are required since assisted living per Table A is medium demand use and SF is between 60-160,000 Size: 14Hx10'Wx35' L for medium demand use. 35' can be reduced to 25' if the director can determine that the vehicles will not extend the property line because of site design.
- Maneuvering Space for Loading Berths: In addition to the length of the loading berth, additional maneuvering space may be required by the Director in the following cases: a. For any uses with over ten thousand (10,000) square feet of gross floor area with loading berth access from a principal or minor arterial street; Linden is an access: planned arterial (does not classify as major or minor)

SMC 23.54.015 (Bicycle)

- Residential: One space per four units

SMC 23.54.040 (Solid Waste & Recyclable Materials Storage)

- Residential: > 100 units = 575 sf + 4 sf for each additional unit above 50
- For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.
- For developments with nine dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet;
- If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.
- For larger than 2 cubic yard containers and all compacted refuse; direct access shall be provided from the street, min. 10' access route, 21' overhead clearance if accessed through the structure
- The location of all storage spaces shall meet the following requirements:
- The storage space shall be located on the lot of the structure it serves and, if located outdoors, shall not be located between a street-facing facade of the structure and the street;
- The storage space shall not block or impede any fire exits, any public rights-of-way, or any pedestrian or vehicular access;
- The storage space shall be located to minimize noise and odor impacts on building occupants and beyond the lot lines of the lot;
- For containers larger than 2 cubic yards and all compacted refuse containers:
- Direct access shall be provided from the alley or street to the containers;
- Any gates or access routes for trucks shall be a minimum of 10 feet wide;
- Collection location shall not be within a bus stop or within the street right-of-way area abutting a vehicular lane designated as a bus lane
- If accessed directly by a collection vehicle, whether into a structure or otherwise, a 21 foot overhead clearance shall be provided.

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.

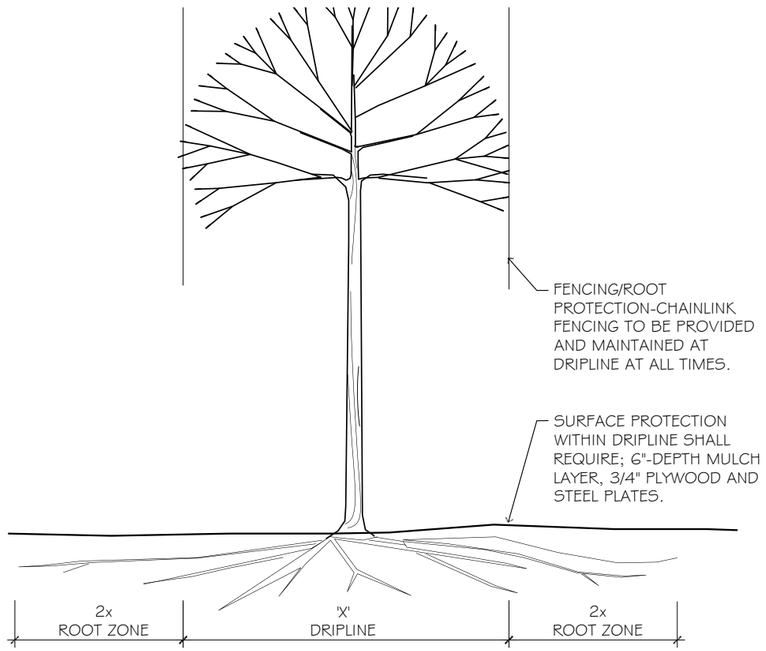
Recommended Tree Protection Notes (to be placed on Tree Protection Plan)

- 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. Under story 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.

Species	Diameter (Inches)	Drip Line Radius (Feet)	Condition	Comments
Arbutus menziesii Pacific Madrone	30"	16'	Fair	**Exceptional.** Three leaders at 18". Measured below crotch. Needs dead wood removed. Dead wood is typical of old Madrones.
Pseudotsuga menziesii 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.



DRIPLINE ZONE-

1. OPERATION OF HEAVY EQUIPMENT AND PILING OF HEAVY MATERIALS PROHIBITED.
2. LIMITED TRENCHING ALLOWED. EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MUST BE APPROVED BY ENGINEER.
3. SEVERING OF ROOTS LARGER THAN 2" DIA. REQUIRES ENGINEER'S APPROVAL.

ROOT ZONE-

1. OPERATION OF HEAVY EQUIPMENT AND PILING OF HEAVY MATERIALS REQUIRES ENGINEER'S APPROVAL.
2. TRENCING WITH HEAVY EQUIPMENT ALLOWED UNDER ENGINEER'S SUPERVISION AND IF 2/3 OR MORE OF THE ROOT ZONE IS UNDISTURBED.

ADDITIONAL NOTES-

1. 6' HIGH CHAINLINK FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. TREATMENT OF ROOTS EXPOSED/DAMAGED DURING CONSTRUCTION: ROOTS OVER 1" DIAM., MAKE A CLEAN STRAIGHT CUT TO REMOVED DAMAGED PORTIONOF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL AS SOON AS POSSIBLE.

1 TREE PROTECTION

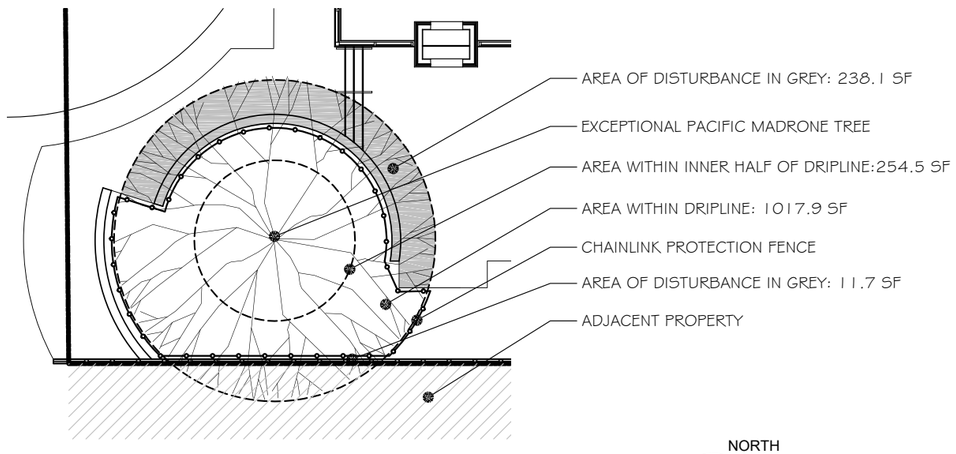
NOT TO SCALE

TREE_PROT

AREA BETWEEN DRIPLINE AND INNER DRIPLINE = 763.4 SF

⅓ OF 763.4 SF = 254.5 SF MAX. ALLOWED DISTURBED AREA

238.1 SF + 11.7 SF = 249.8 SF OF PROPOSED DISTURBANCE



NORTH

0 10' 20'

2 EXCEPTIONAL TREE DISTURBANCE DIAGRAM

1"=10'

EXCEPTIONAL TREE PROTECTION NOTES

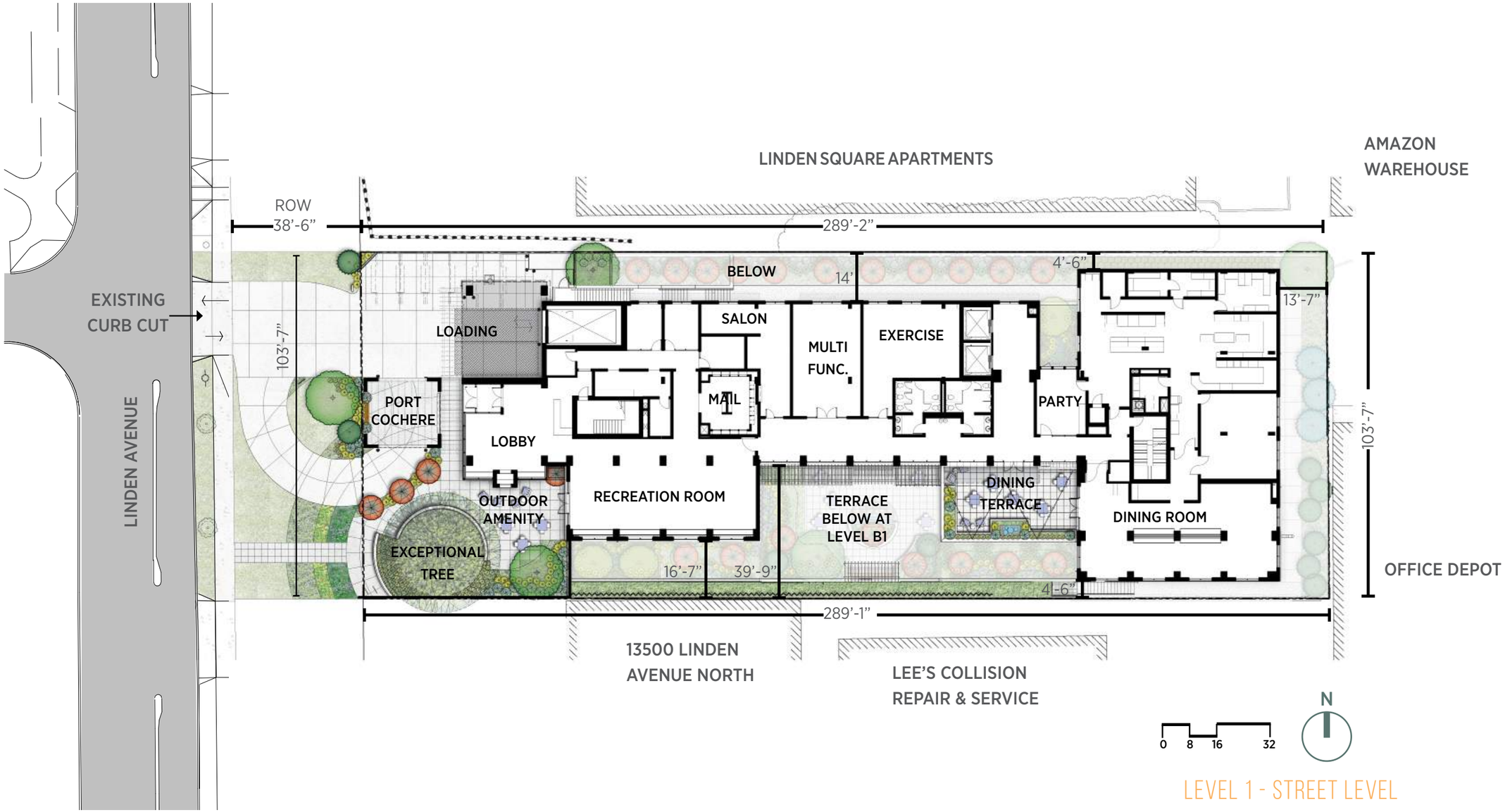
1. FENCING MUST BE INSTALLED PRIOR TO DEMOLITION AND GROUND DISTURBANCE.
2. FENCING MUST BE KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION.
3. MODIFICATIONS TO FENCING BY APPROVAL OF PROJECT PLANNER ONLY (206.684.3101)
4. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS BUT NOT LIMITED TO: MATERIAL STORAGE/STOCKPILING, PARKING, DUMPING OR WASHING.
5. ALSO SEE TREE PROTECTION DETAIL 1/LS2.01.

LINDEN VILLAGE

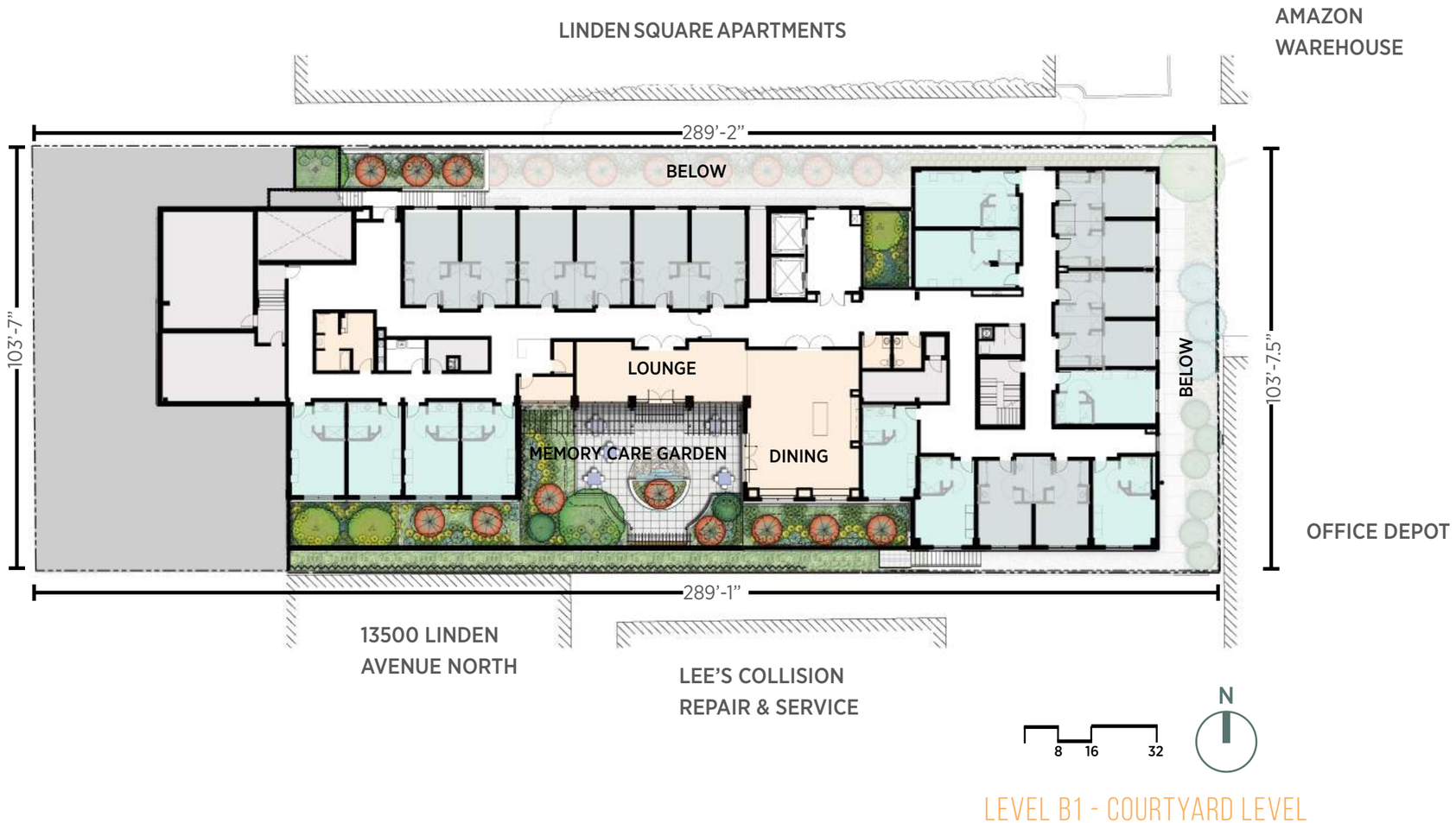
PROJECT #16-005

FAZIO ASSOCIATES INC LANDSCAPE ARCHITECTS

COMPOSITE SITE PLAN LEVEL 1

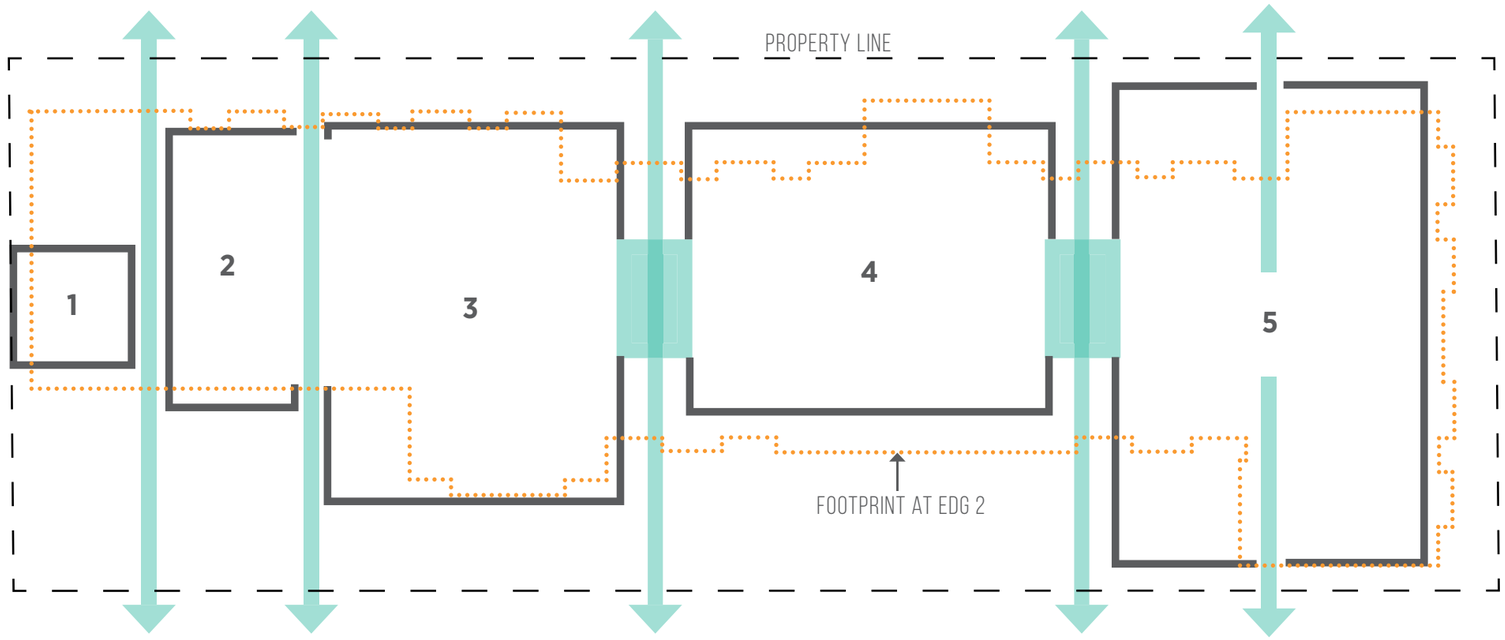


LEVEL 1 - STREET LEVEL



LEVEL B1 - COURTYARD LEVEL

CONCEPT OVERVIEW



CONCEPT DIAGRAM TYPICAL FLOOR PLAN

CONCEPT OVERVIEW

Mindfulness is on the leading edge in many areas of design, wellness, and senior care. Here we have employed the concept of mindfulness to create a simple building with focused moments designed for both **community gathering and self-reflection**.

These special zones are designed to provide a therapeutic connection with the environment regardless of season.

Let light in and provide views out.

This approach requires careful allocation of program. Emphasis is placed on featured zones of the building: Lobby, Dining, Amenities, Garden, and gathering areas on each floor. Special effort is made to connect building and landscape at each of these communal areas.

The building has been justified to the North of this long East-West site. Allowing common indoor & outdoor gathering areas to take advantage of Southern views and light. Vehicular access has been moved to the north edge of the site to make use of the existing curb cut and to yield the sunny SW corner of the site for recreational use.

THIS PAGE INTENTIONALLY LEFT BLANK

THEME 1 MASSING

In general, the Board supported the applicant's updated massing option with setbacks along the north and south, but noted that there was not a clear purpose or rationale behind the modulation and material composition and the roof line appeared overly busy.

- "The modulation and materiality of the upper levels should be simplified and more purposeful."
- "The scale and articulation of the upper levels, specifically on the westernmost portion of the building, was not successful should be modified to better integrate with the base of the building."
- "The roof line should be simplified to reduce the number of jogs and create a less busy expression."

THEME 2 STREET SCAPE & ENTRY

The Board discussed the partially enclosed porte cochère drop off area at length and noted that while this space may be successful for vehicle drop-off it will be challenging as a pedestrian oriented entry and usable amenity space.

- "The area should be further developed to demonstrate how it will function as a safe, successful pedestrian oriented entry and partially enclosed amenity space."
- "In general, the area could be more open and should have a stronger indoor/outdoor relationship. If glass is proposed, operable windows (i.e. roll up or accordion glass walls) should be considered. "
- "The space should include quality, human scale elements including high-quality paving materials, landscaping, lighting, signage, and seating."
- "The entry should have a stronger connection to the street. For recommendation, the applicant should provide additional information on the pedestrian and bicycle entry sequence."
- "The Board expressed concern with the porte cochère area as a loading zone and deliveries proposed through the front entry and lobby. Alternative loading and delivery options should be considered to minimize their impact on the entry and drop-off area. For the next meeting, the applicant should provide additional detail (including staging and routes) for loading and deliveries."

THEME 3 EXCEPTIONAL TREE

The Board questioned if removal of the Exceptional Tree would result in a better design and noted they were 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

- "For the next meeting, the applicant must demonstrate why the preferred massing option, with removal of the exceptional tree, is the best design solution."

EDG RESPONSE THEME 1 MASSING

BOARD DIRECTION

"The modulation and materiality of the upper levels should be simplified and more purposeful. (DC2-A-1&2, DC2-B-1, DC2-E-1, DC4-A-1)"

MASSING AT EDG 2

RESPONSE

The building massing has been revised to be more purposeful. The units have been grouped into residential pods and pulled apart to allow light in and views out along the long floor plate. This purposeful modulation lets light in while breaking down the exterior massing. The revised configuration provides simplified and elegant building modulation.

RELEVANT DESIGN GUIDELINES

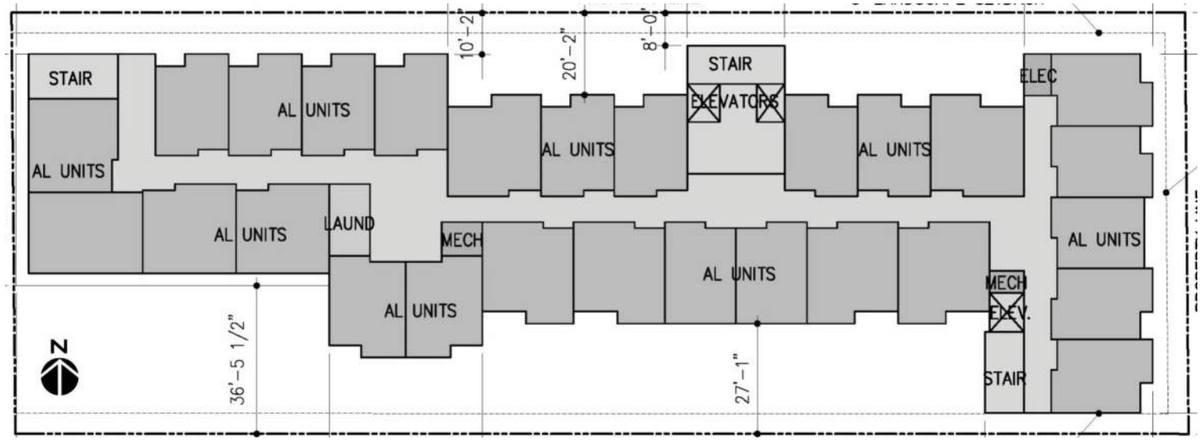
DC2-A Massing

DC2-A-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.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.



TYPICAL RESIDENTIAL LEVEL AT EDG 2

- Too much modulation
- Long Corridors, no light
- No relation between exterior modulation and building function

REVISED TYPICAL RESIDENTIAL LEVEL

- Simplified modulation
- Stairs moved away from exterior to allow residents more access to light and views out
- Eliminate long corridors without natural light
- Light filed common areas on each floor
- Strong relationship between building massing and building function

SOUTH ELVATION

- Material palette simplified to compliment massing and style of building

BOARD DIRECTION

"The scale and articulation of the upper levels, specifically on the westernmost portion of the building, was not successful should be modified to better integrate with the base of the building. (DC2-A-1&2, DC2-B-1, DC2-E-1)"

RESPONSE

The proposed changes on the west facade are intended to integrate the upper massing of the residential floors with the lower common areas of the building. A series of gable ended forms build up from the street-facing property line to the back of the site. In the proposed design the lower more public portions of the building facing the street are lighter and more transparent. The porte cochere is reduced providing direct views into the lobby space.

RELEVANT DESIGN GUIDELINES

DC2-A Massing

- DC2-A-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.
- DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

- DC2-B-2. Blank Walls: Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-E Form and Function

- DC2-E-1. Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

PROPOSED DESIGN AT EDG II

- Upper modulation not related to base of the building
- Materials on upper portion of the building appear to have no relation to the lower building
- No clear concept of color and materials

PROPOSED DESIGN AT DRB

- The lower and upper forms are integrated
- Materials are utilized to define and support the form

PROPOSED DESIGN AT EDG II

PROPOSED DESIGN AT DRB

BOARD DIRECTION

"The roof line should be simplified to reduce the number of jogs and create a less busy expression. (DC2-B-1, DC2-C-3)"

RESPONSE

The roof form responds to the reconfigured massing. Each roof form identifies a residential pod responding to programmatic functions and helps to break up the overall bulk of the building. The new roof forms are more dynamic while being "less busy". The 9-12 pitch is both residential and practical.

RELEVANT DESIGN GUIDELINES

DC2-B Architectural and Facade Composition

DC2-B-1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

DC2-c Open Space Concept

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors

EDG RESPONSE THEME 2 STREESCAPE & ENTRY

BOARD DIRECTION

"The area (under the porte cochere) should be further developed to demonstrate how it will function as a safe, successful pedestrian oriented entry and partially enclosed amenity space. (DC3-A, DC3-B-all, DC3-C-2, DC4-C&D)"

RESPONSE

At EDG the porte cochere was designed as an enclosed space behind the main facade with an integrated amenity area. The entry has been reconfigured to:

- Fully separate pedestrian and vehicular access
- Position outdoor amenity area in direct proximity to indoor amenity area

BOARD DIRECTION

- "The space should include quality, human scale elements including high-quality paving materials, landscaping, lighting, signage, and seating.
- "The entry should have a stronger connection to the street. For recommendation, the applicant should provide additional information on the pedestrian and bicycle entry sequence."

RESPONSE

- The entire porte cochere has been redesigned as a smaller more human-scaled element.
- An outdoor fireplace and gathering area has been added.
- Pedestrians have a dedicated pathway from the lobby and the amenity area directly to the street.
- On site bike parking has access to both the paved driveway and the pedestrian.

RELEVANT DESIGN GUIDELINES

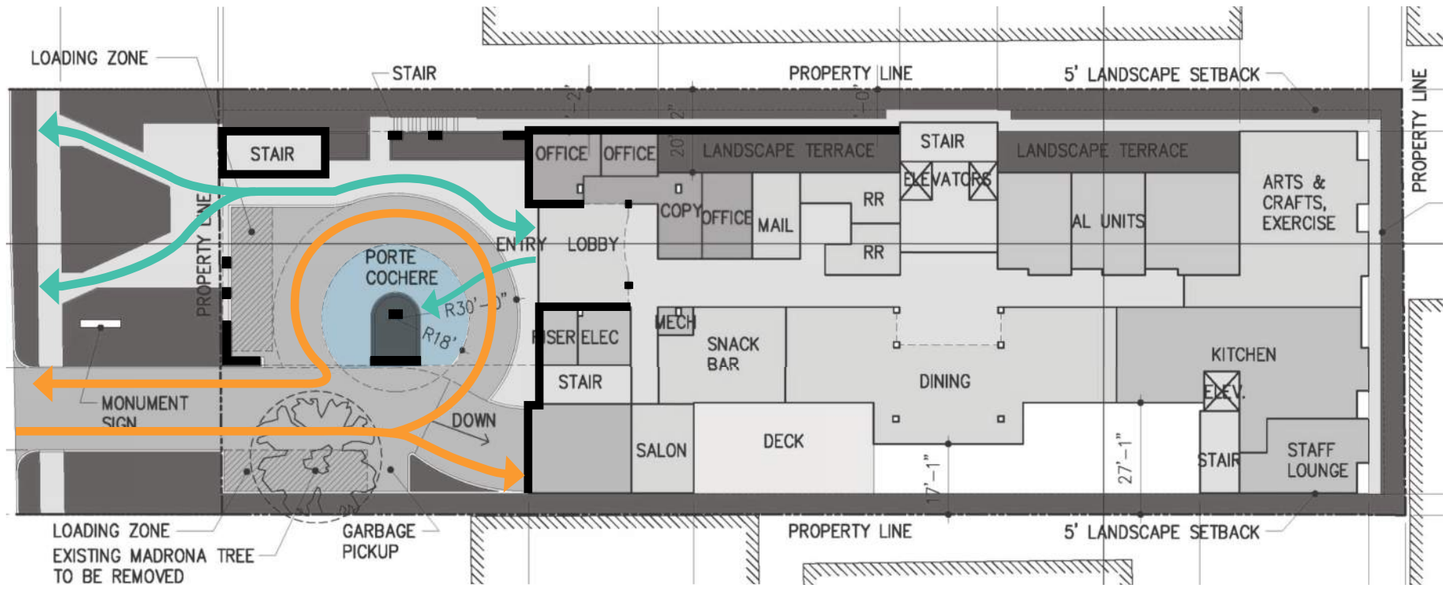
DC3-A Building-Open Space Relationship

- DC3-A-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.

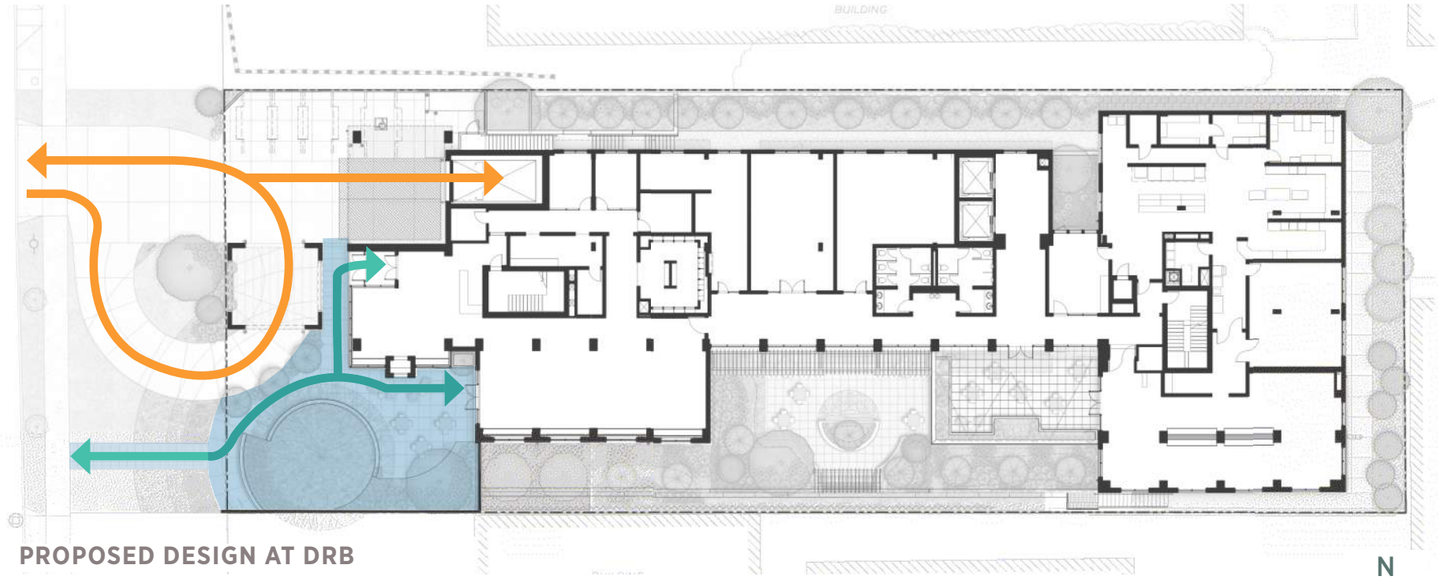
DC3-B Open Space Uses and Activities

- DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.
- DC3-B-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.
- DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

AMENITY SPACE
PEDESTRIAN FLOW
VEHICULAR FLOW



PROPOSED DESIGN AT EDG II



PROPOSED DESIGN AT DRB

N

- Building facade and garage entrance provide no human scaled elements.
- Facade is not welcoming.
- Building proportions are neither residential nor commercial.
- Common areas within building are not visible from sidewalk.

PROPOSED DESIGN AT EDG II

VIEW OF SOUTHWEST CORNER

VIEW OF NORTHWEST CORNER

BOARD DIRECTION

"In general, the (front of the buiding) could be more open and should have a stronger indoor/outdoor relationship. If glass is proposed, operable windows (i.e. roll up or accordion glass walls) should be considered. "

RESPONSE

In the EDG plan, all parts of the street-facing facade are backed by vehicular use. In the proposed plan, vehicular access is minimized and direct visual connection to public functions of the building is prioritized. Indoor amenities are put in direct proximity to outdoor amenities to reinforce the indoor/outdoor connection.

RELEVANT DESIGN GUIDELINES

CS2-B-2 Connection to the Street

- Identify opportunities to make a strong connection to the street and public realm.

DC3-A Building-Open Space Relationship

- DC3-A-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 Uses and Activities

- DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.
- DC3-B-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.
- DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction

DC3-C Design

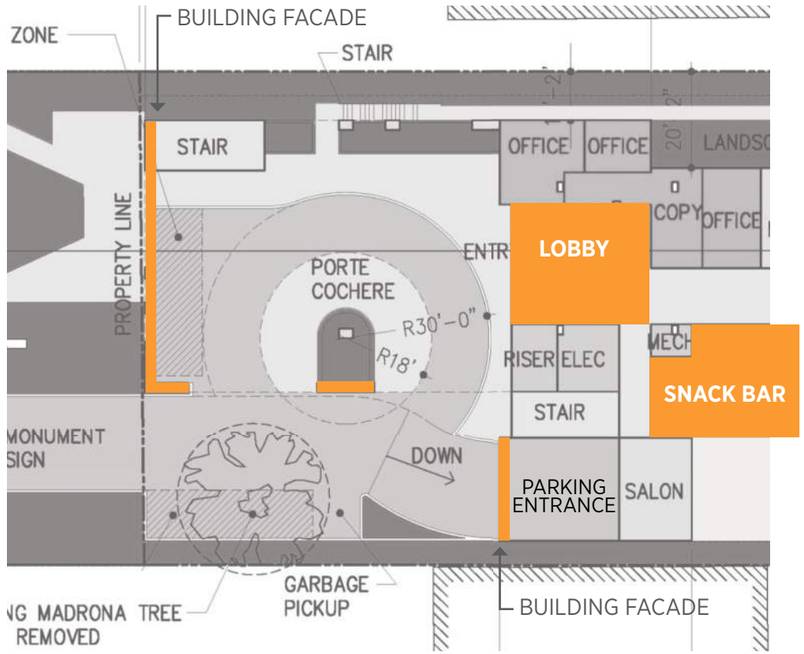
- DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC4-C Lighting

- DC4-C. 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

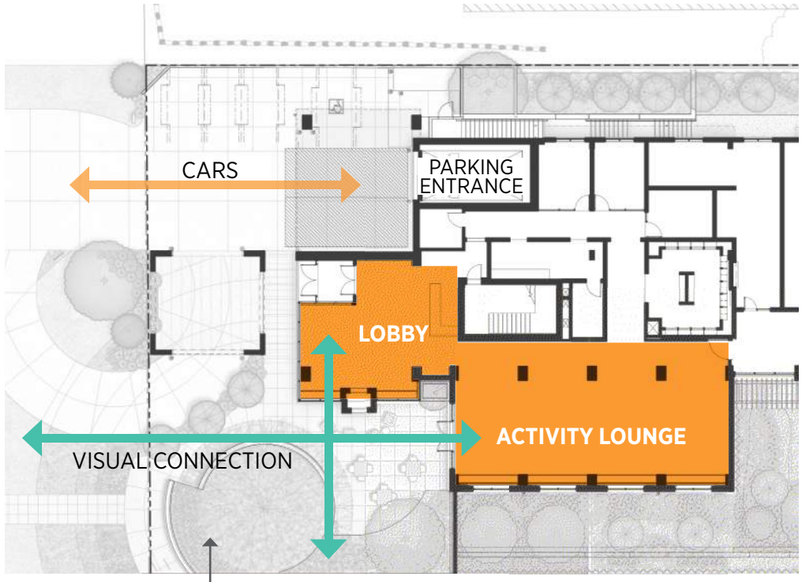
DC4-D Trees, Landscape and Hard Scape Materials

- DC4-D. 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



PROPOSED DESIGN AT EDG II

- Amenity areas have no direct relationship or views to outdoor areas.
- Southwestern edge of site given over to vehicular circulation.
- Building facade is used to screen vehicular traffic and loading, not residential function.



PROPOSED DESIGN AT DRB

- All major common areas are connected to outdoor amenity space.
- Common areas are now visible to the street, to help activate pedestrian experience.

VIEW FROM LOBBY

VIEW FROM ACTIVITY LOUNGE TO OUTDOOR TERRACE

EDG RESPONSE THEME 2 STREESCAPE & ENTRY

BOARD DIRECTION

"The Board expressed concern with the porte cochère area as a loading zone and deliveries proposed through the front entry and lobby. Alternative loading and delivery options should be considered to minimize their impact on the entry and drop-off area. For the next meeting, the applicant should provide additional detail (including staging and routes) for loading and deliveries. (DC1-C-4, PL3-A-1, PL3-A-4)"

RESPONSE

The loading zone has been removed from the porte cochere drop off area. Small deliveries such as mail and packages for residents can be brought through the lobby to the front desk. Larger deliveries will be taken down through the car lift to the basement level and distributed from there.

We are seeking one departure regarding the loading zone. Please see page 64.

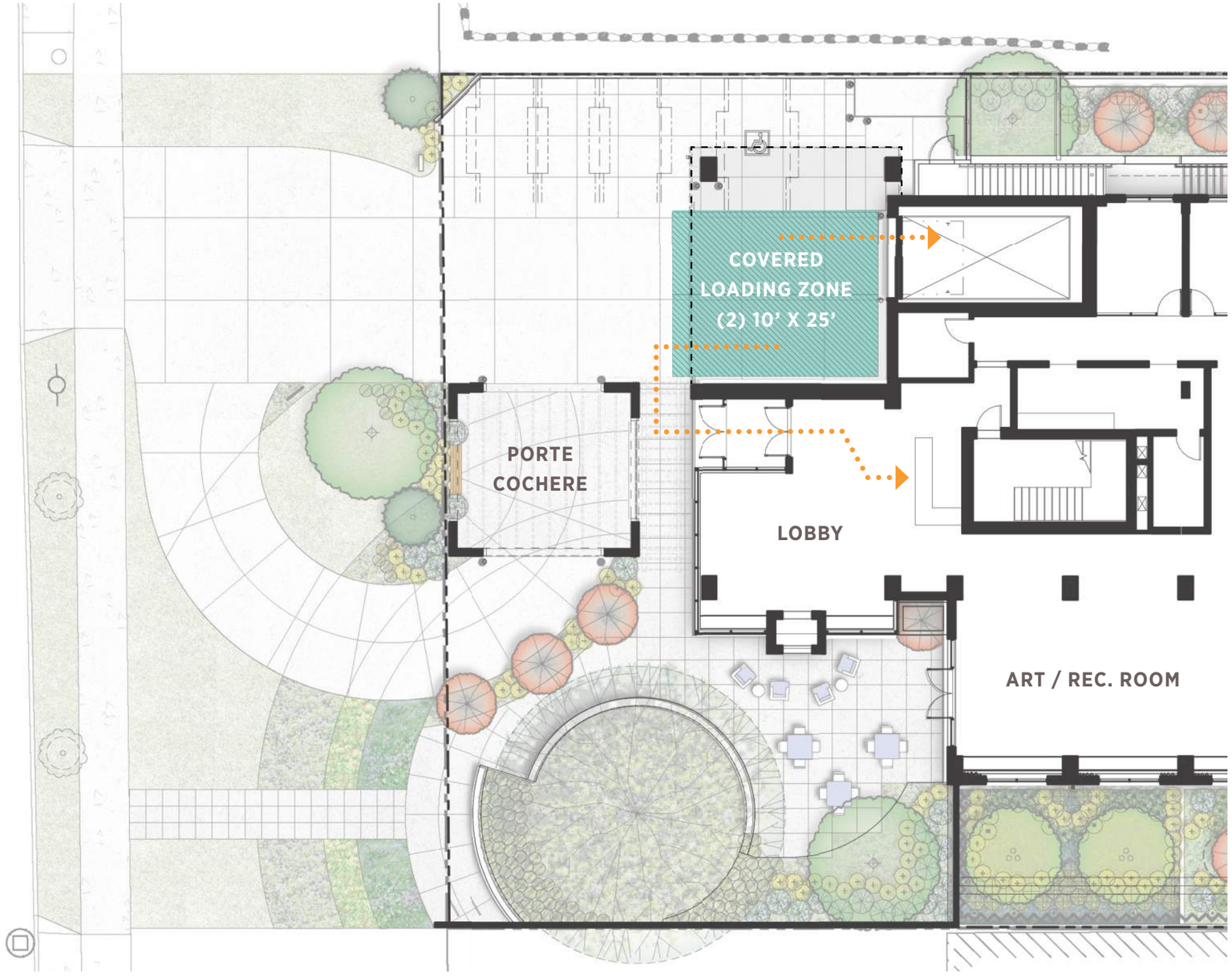
RELEVANT DESIGN GUIDELINES

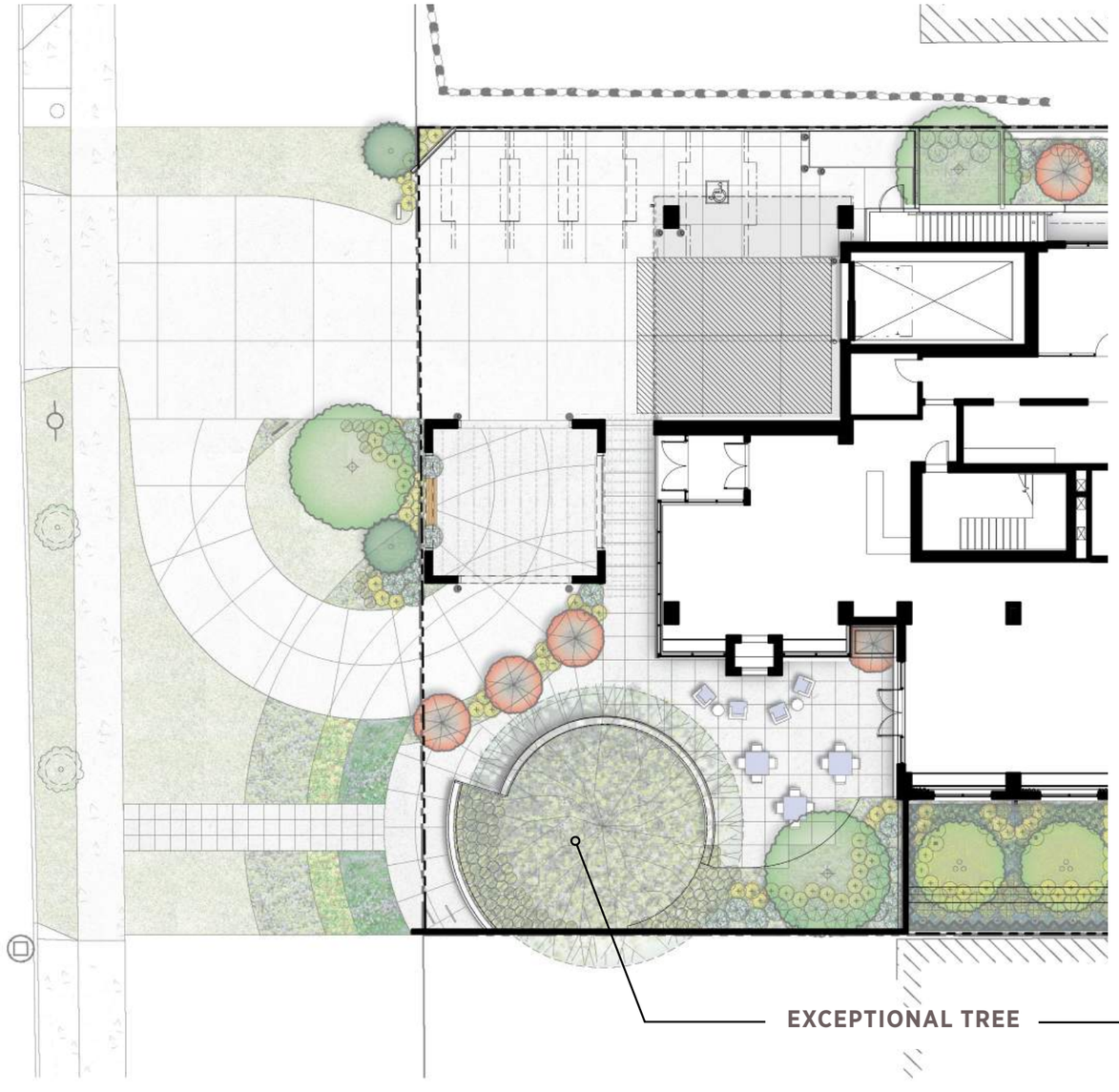
DC1-C Parking and Service Uses

- DC1-C-4. 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.

PL3-A Entries

- PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
- PL3-A-4. 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.





BOARD DIRECTION

"For the next meeting, the applicant must demonstrate why the preferred massing option, with removal of the exceptional tree, is the best design solution. (DC2-A-1)"

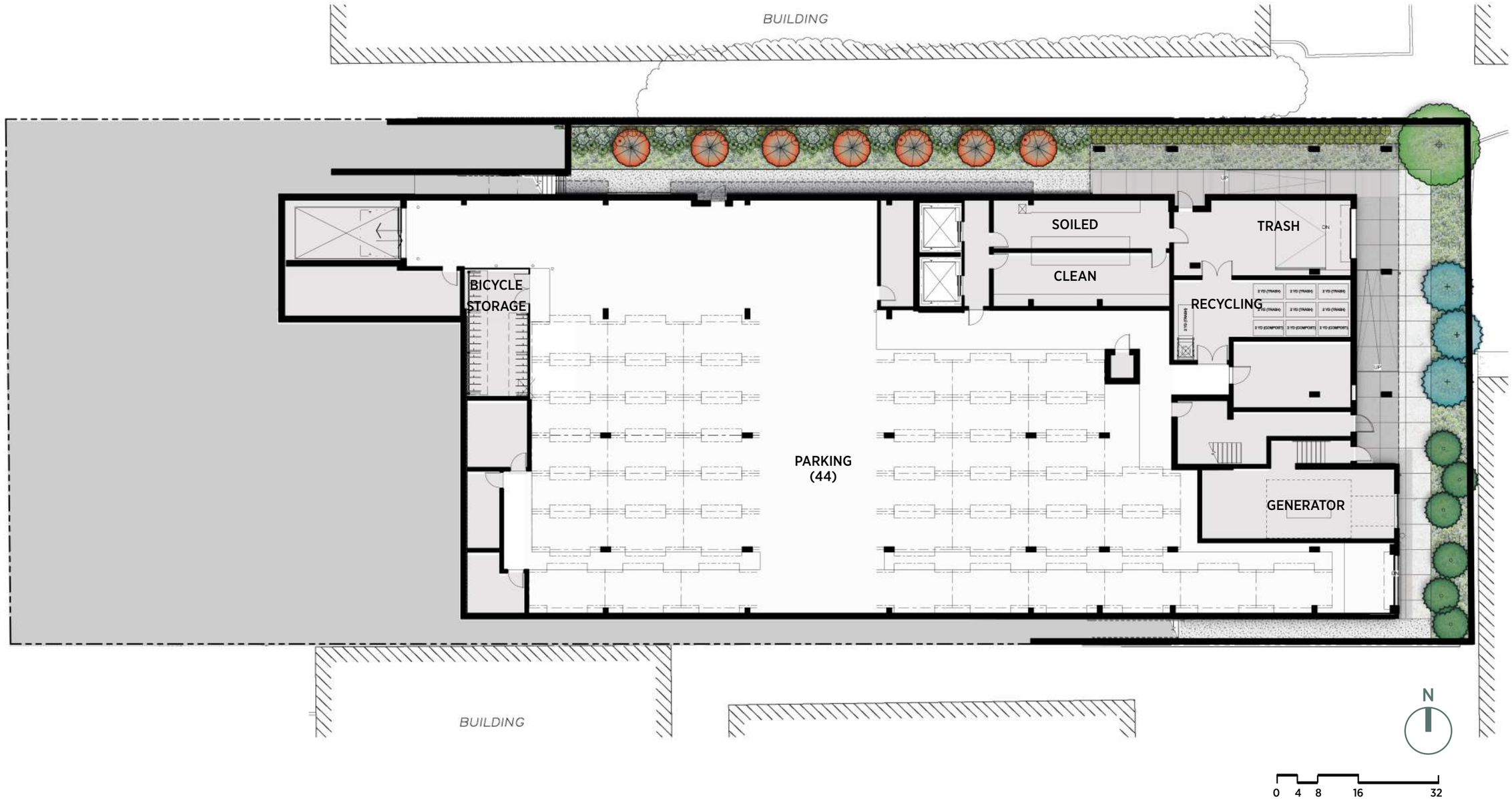
RESPONSE

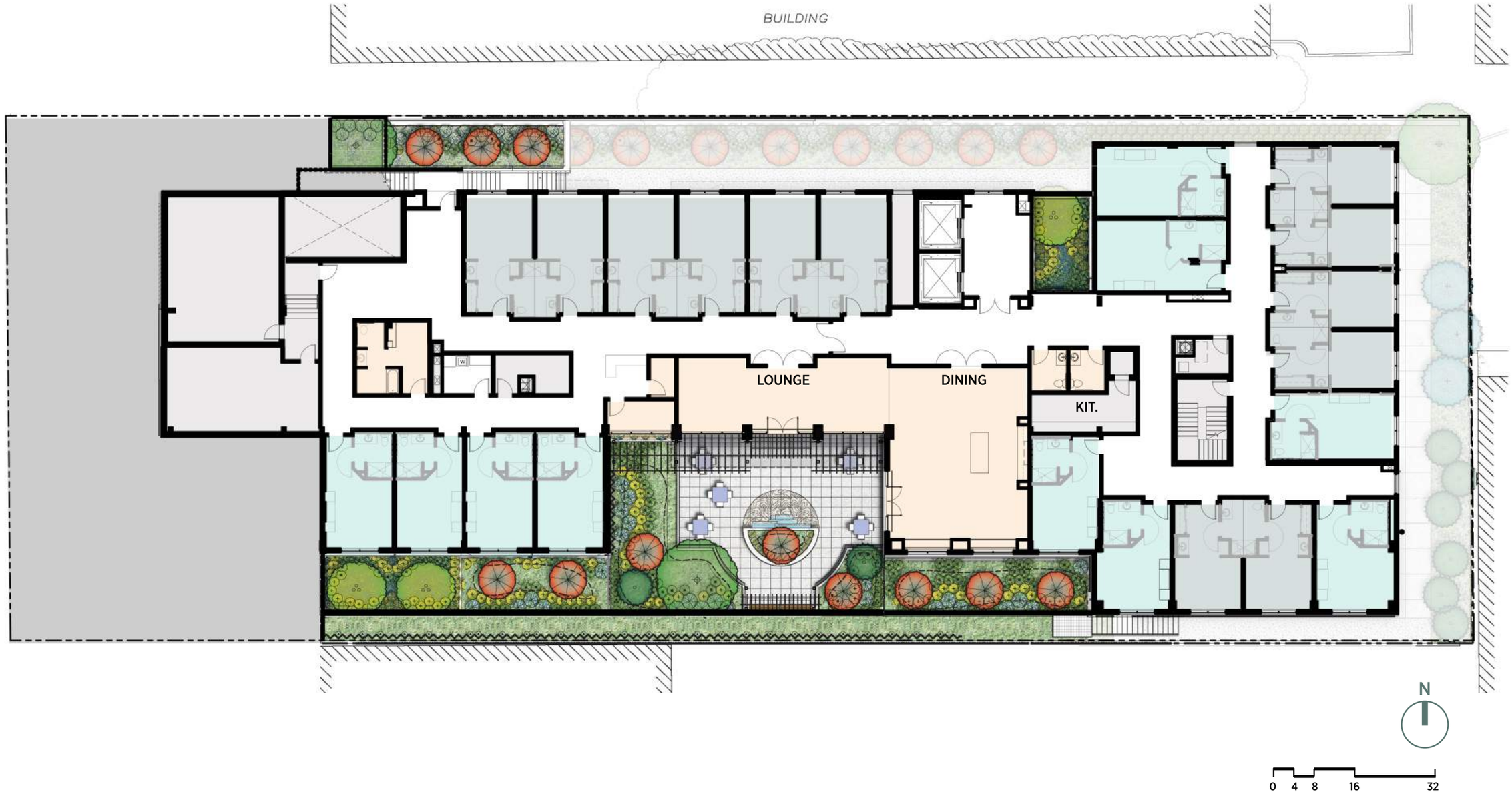
The removal of the exceptional tree hinders rather then enhances the integrity of the site. In the proposed design the exceptional tree is maintained, helping to strengthen the overall massing and concept of the building. Every opportunity has been taken to celebrate the tree. It is the landscape focal point from the lobby and the activity lounge at level 1. An outdoor seating area beneath the tree is enhanced with an outdoor fireplace and built in benches.

RELEVANT DESIGN GUIDELINES

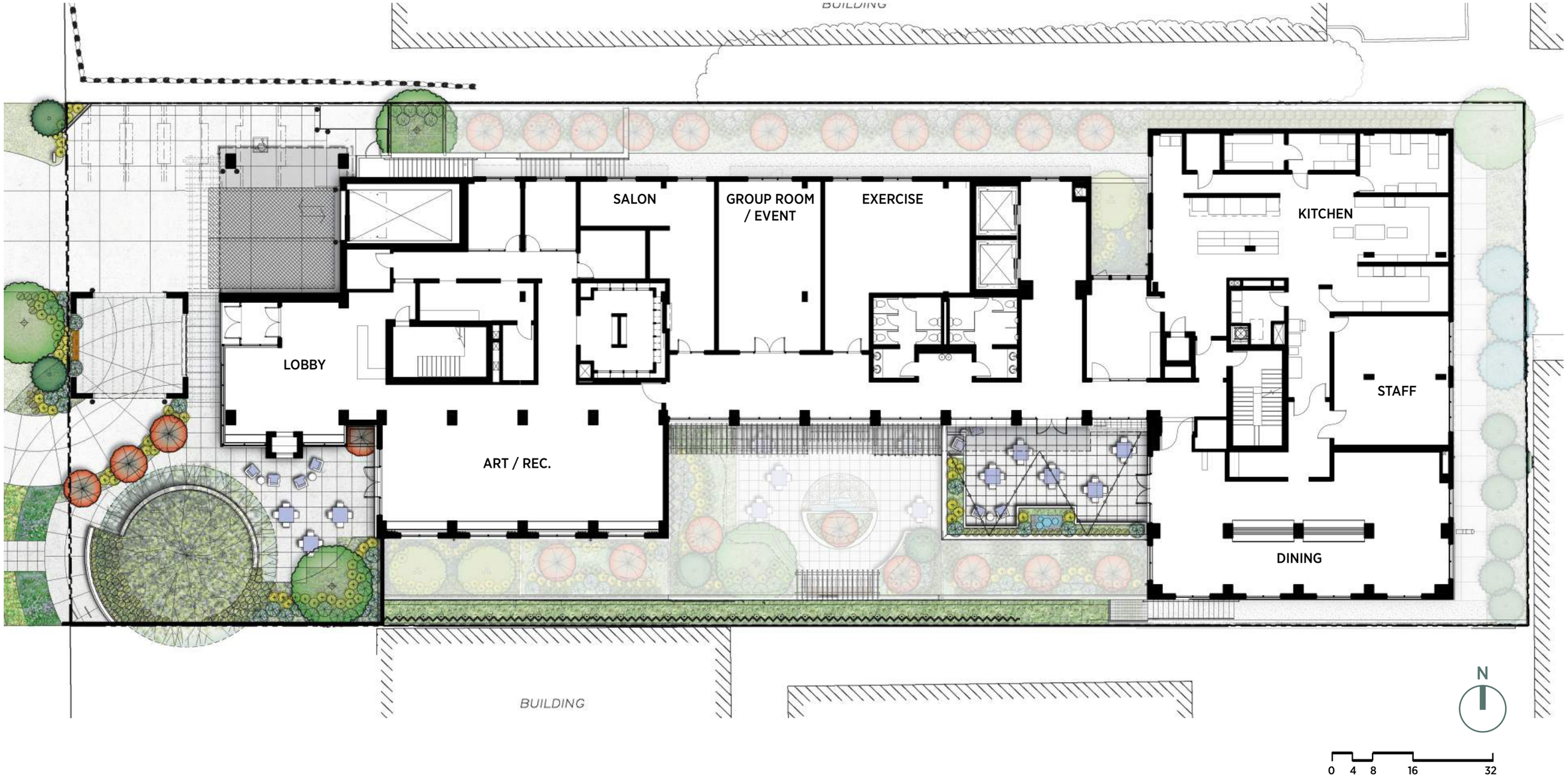
DC2-A-1 Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

FLOOR PLANS LEVEL B2

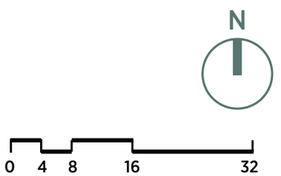


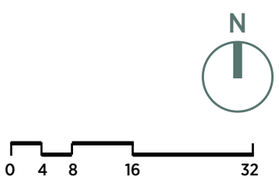

BUILDING
LOUNGE
DINING
KIT.
N
0 4 8 16 32

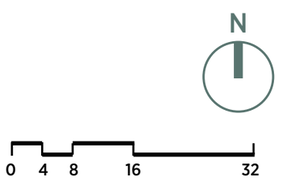
FLOOR PLANS LEVEL 1

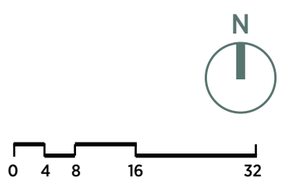


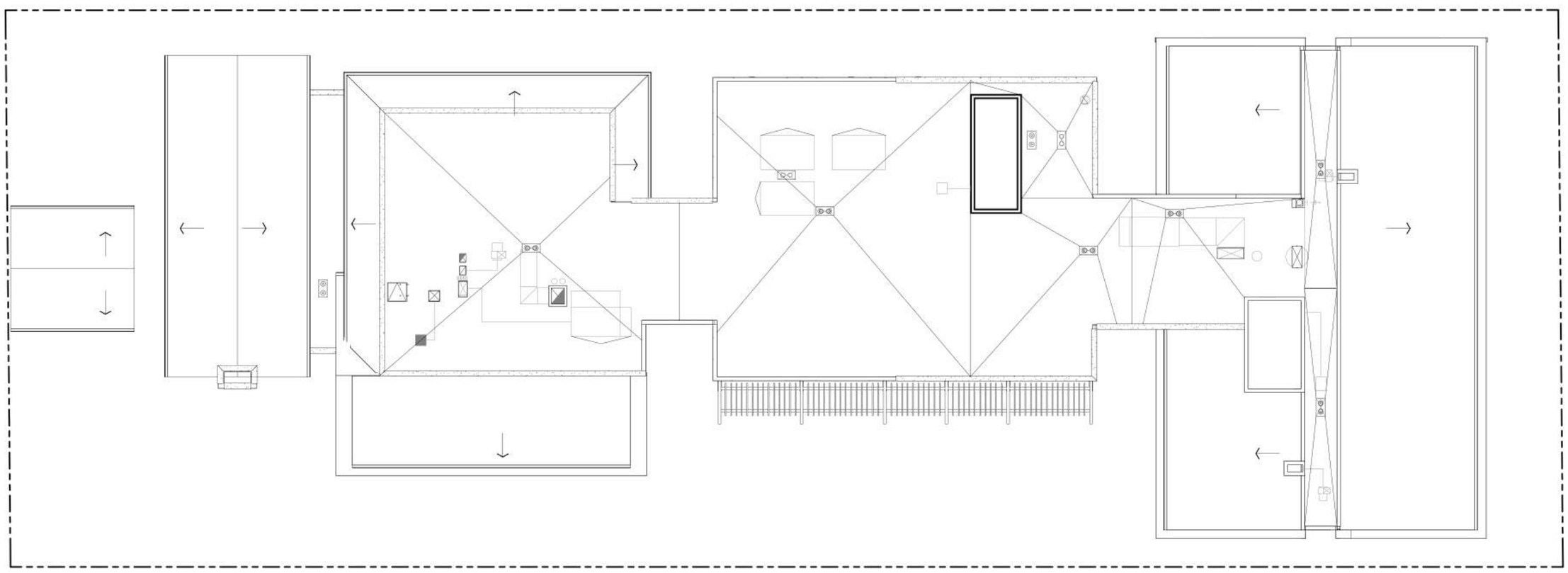

LOUNGE / DINING
NURSE

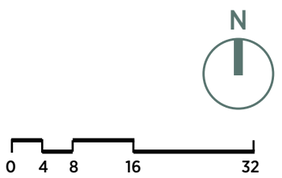

N
0 4 8 16 32


N
0 4 8 16 32

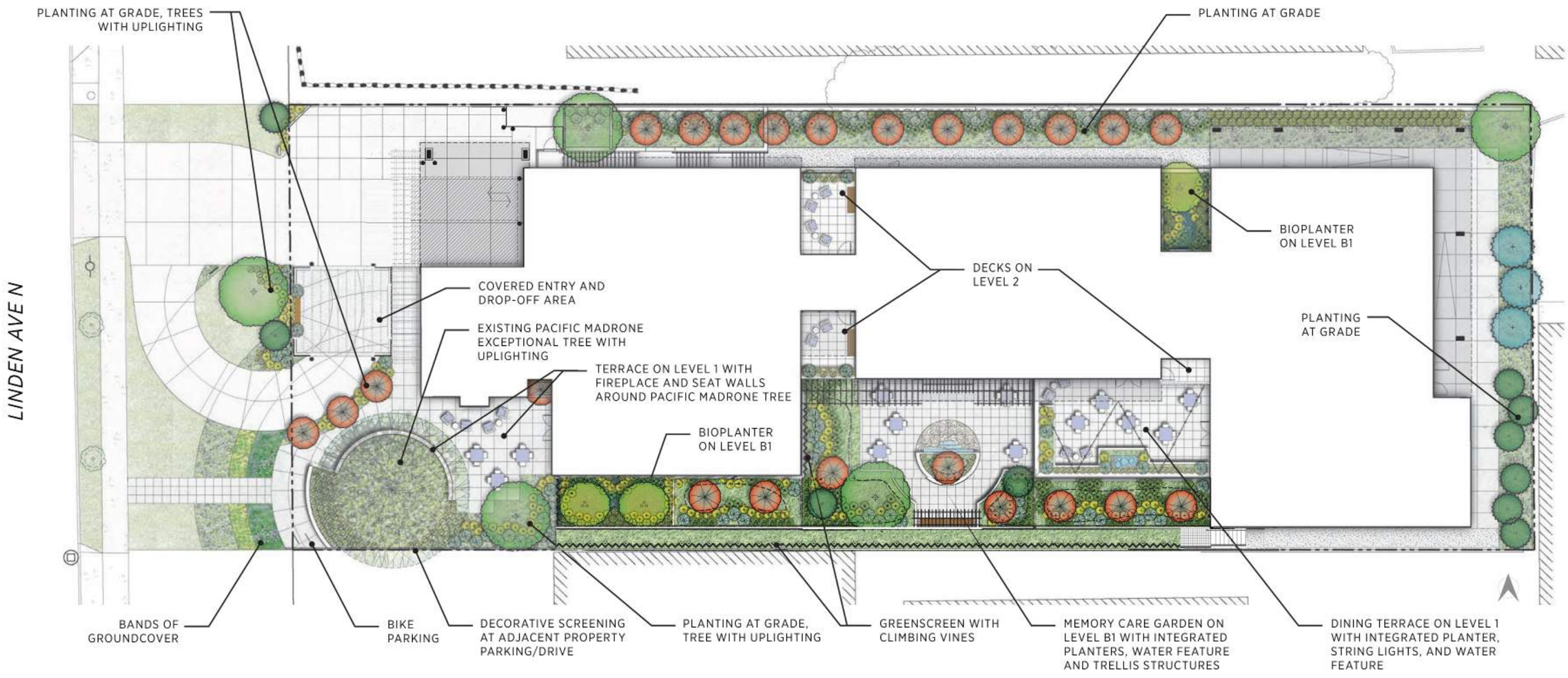

N
0 4 8 16 32


N
0 4 8 16 32




N
0 4 8 16 32

LANDSCAPE PLAN



Planting Schedule

Symbol	Qty	Type
		Existing Arbutus menziesii / Pacific Madrone
		Existing street trees

DECIDUOUS TREES
- Acer circinatum / Vine Maple
- Acer palmatum 'Bloodgood' / Japanese Maple
- Styrax japonicus / Japanese Snowbell

CONIFEROUS TREES
- Abies concolor / White Fir
- Pinus contorta / Shore Pine

LARGE/MEDIUM/SMALL SHRUBS
- Blechnum spicant / Deer Fern
- Cornus sericea 'Kelseyi' / Kelsey Dogwood
- Hydrangea macrophylla / Bigleaf Hydrangea
- Ilex crenata 'Sky Pencil' / Japanese Holly
- Lavandula angustifolia / English lavender
- Spiraea japonica 'Goldflame' / Goldflame Spiraea
- Viburnum davidii / David's Viburnum

GROUNDCOVERS & VINES
- Arctostaphylos uva-ursi / Kinnickinnick
- Carex obnupta / Slough sedge
- Mahonia repens / Creeping Mahonia, with bulbs of Crocus vernus / Dutch Crocus and Narcissu
- Thymus herba-barona / Caraway-scented Thyme
- Vinca minor / Dwarf Periwinkle
- Lawn
- Clematis armandii / Evergreen Clematis


Japanese Snowbell


Japanese Maple


Vine Maple


Shore Pine


Snowberry


Bigleaf Hydrangea


David's Viburnum


Sky Pencil


Kelsey Dogwood


English Lavender


Goldflame Spirea


Deer Fern


Dwarf Periwinkle


Caraway-scented Thyme


Kinnickinnick


Slough Sedge


Creeping Mahonia


Daffodil/Crocus mix


Evergreen Clematis

LANDSCAPE

upper 2' only along property line

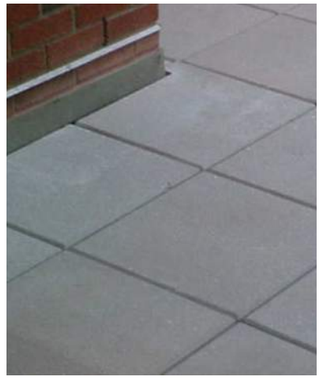
lower 4' along property line and turns corner to return to building on top of retaining wall


Concrete seat wall


Water feature


Scored concrete


Groundcover banding


Pedestal pavers


Greenscreen


Bench with back and arms


Pergola


Raised metal planters


Integrated concrete planters


String lights


Bike rack


Tree uplighting

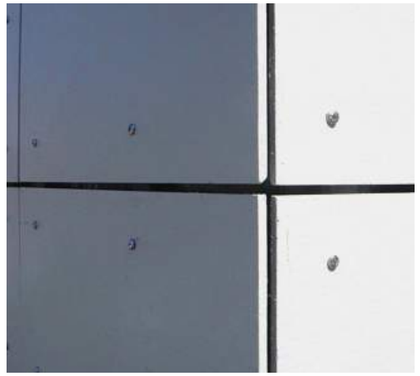

Metal screen – upper portion inspiration


Metal screen – lower portion inspiration

MATERIAL AND COLOR PALETTE

Ⓐ CULTURED STONE

Ⓑ FCP BOARD & BATTEN



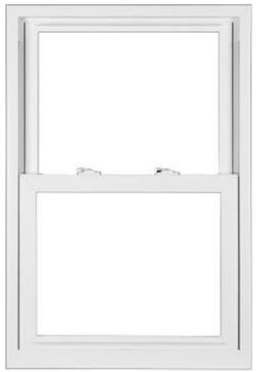
Ⓒ FIBER CEMENT BOARD

Ⓓ CORRUGATED METAL

Ⓔ STANDING SEAM

Ⓕ EXTERIOR LIGHT

Ⓖ C - CHANEL



Ⓗ WHITE VINYL WINDOW

Ⓘ BLACK STOREFRONT


E
A
C
H
D
D
B
F
G
A
I

RENDERING SOUTHWEST VIEW


NOW
LEASING

INTERIOR RENDERING ACTIVITY LOUNGE

THIS PAGE INTENTIONALLY LEFT BLANK

BUILDING ELEVATIONS WEST

LEVEL 5

LEVEL 4

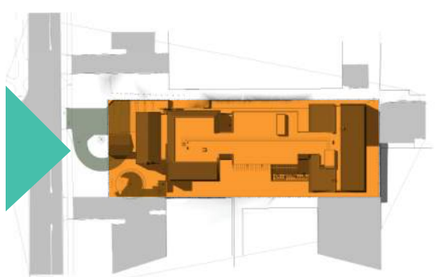
LEVEL 3

LEVEL 2

LEVEL 1

LEVEL B1

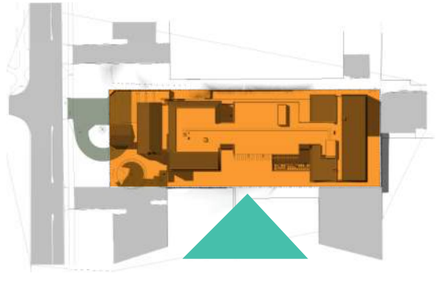
LEVEL B2



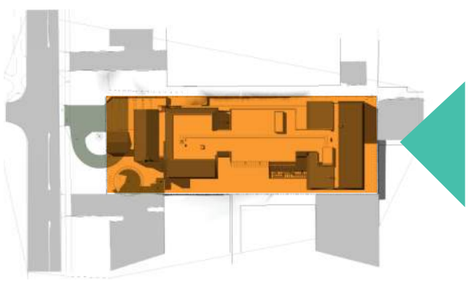
Ⓐ SIMULATED STONE
Ⓑ FIBER CEMENT BOARD
Ⓒ STANDING SEAM
Ⓓ CORRUGATED METAL
Ⓔ WHITE VINYL WINDOW
Ⓕ BLACK STOREFRONT
Ⓖ C - CHANEL

BUILDING ELEVATIONS SOUTH

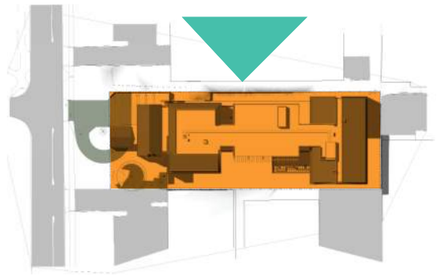
- (A) SIMULATED STONE
- (B) FIBER CEMENT BOARD
- (C) STANDING SEAM
- (D) CORRUGATED METAL
- (E) WHITE VINYL WINDOW
- (F) BLACK STOREFRONT
- (G) C - CHANEL



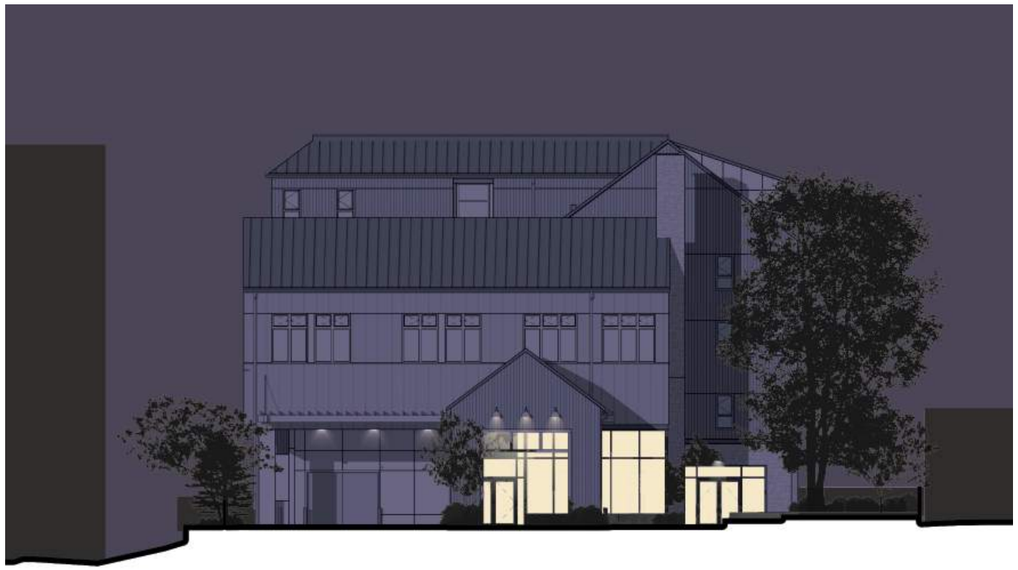
BUILDING ELEVATIONS EAST

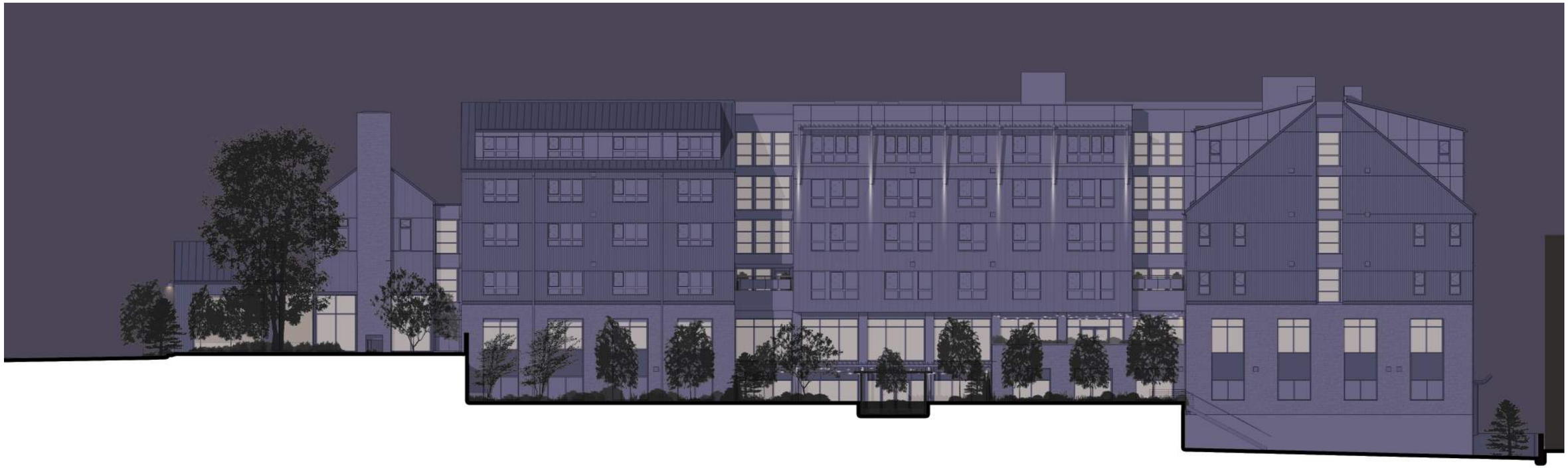


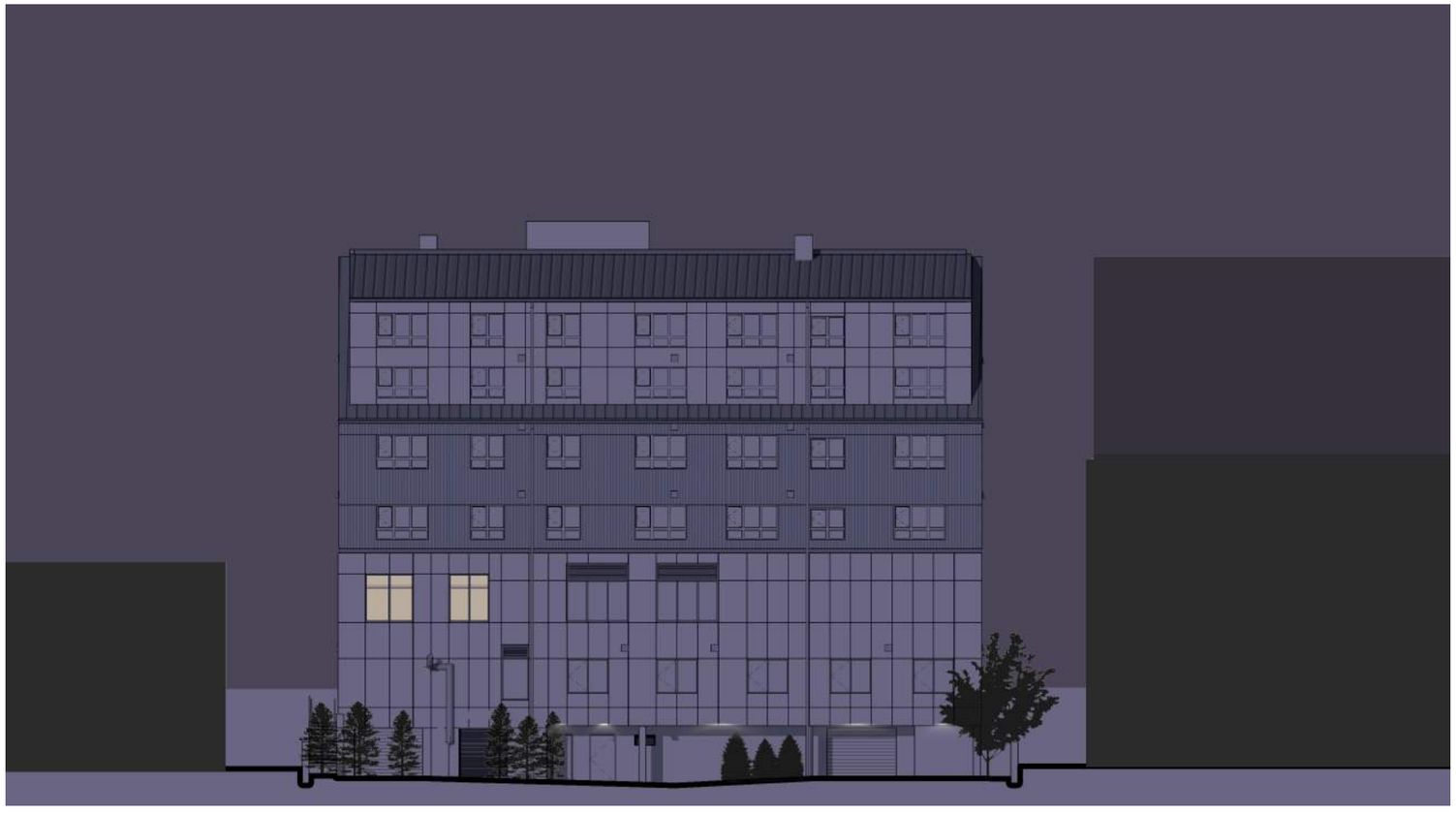
- (A) SIMULATED STONE
- (B) FIBER CEMENT BOARD
- (C) STANDING SEAM
- (D) CORRUGATED METAL
- (E) WHITE VINYL WINDOW
- (F) BLACK STOREFRONT
- (G) C - CHANEL



- (A) SIMULATED STONE
- (B) FIBER CEMENT BOARD
- (C) STANDING SEAM
- (D) CORRUGATED METAL
- (E) WHITE VINYL WINDOW
- (F) BLACK STOREFRONT
- (G) C - CHANEL







SIGNAGE CONCEPT


The
Grange
at Linden

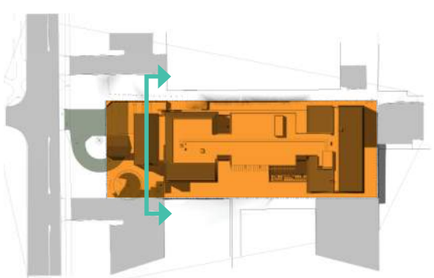

KINGSTON
place


130
PittRoad

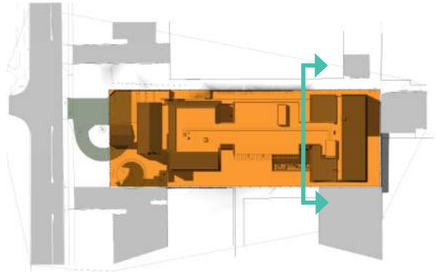

BREFFNY


RIVER WEST

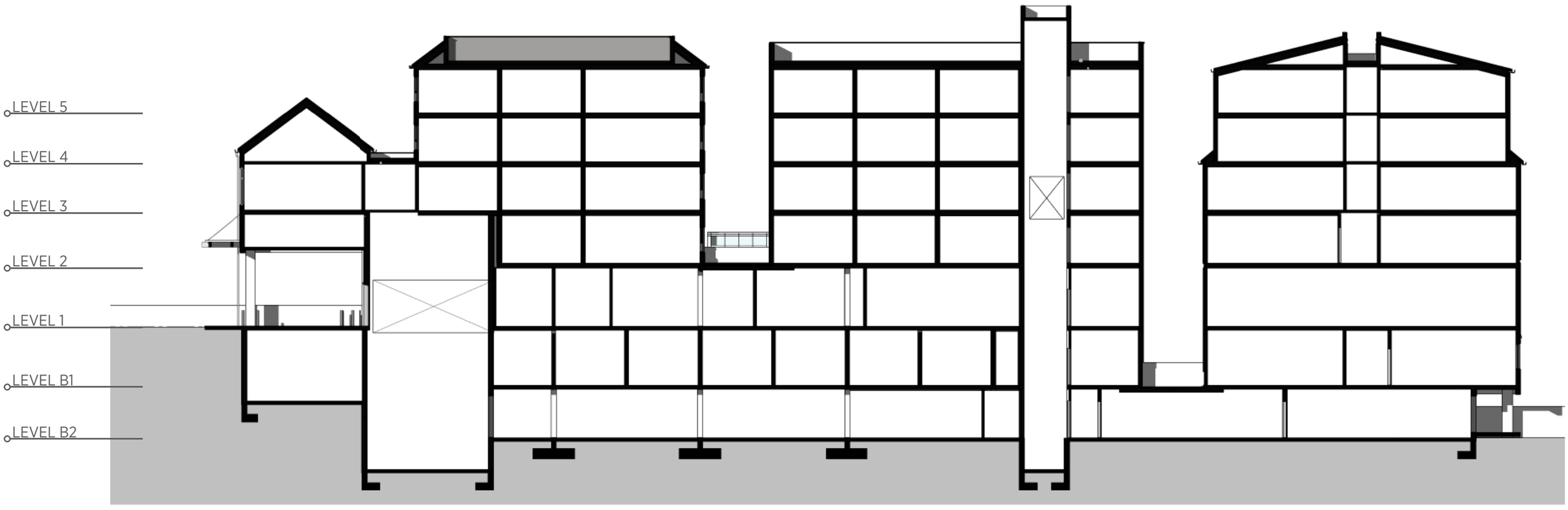
PROPOSED SECTIONS

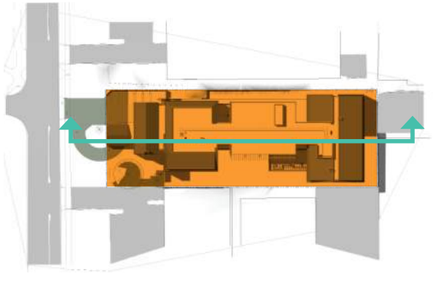



LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
LEVEL B1
LEVEL B2



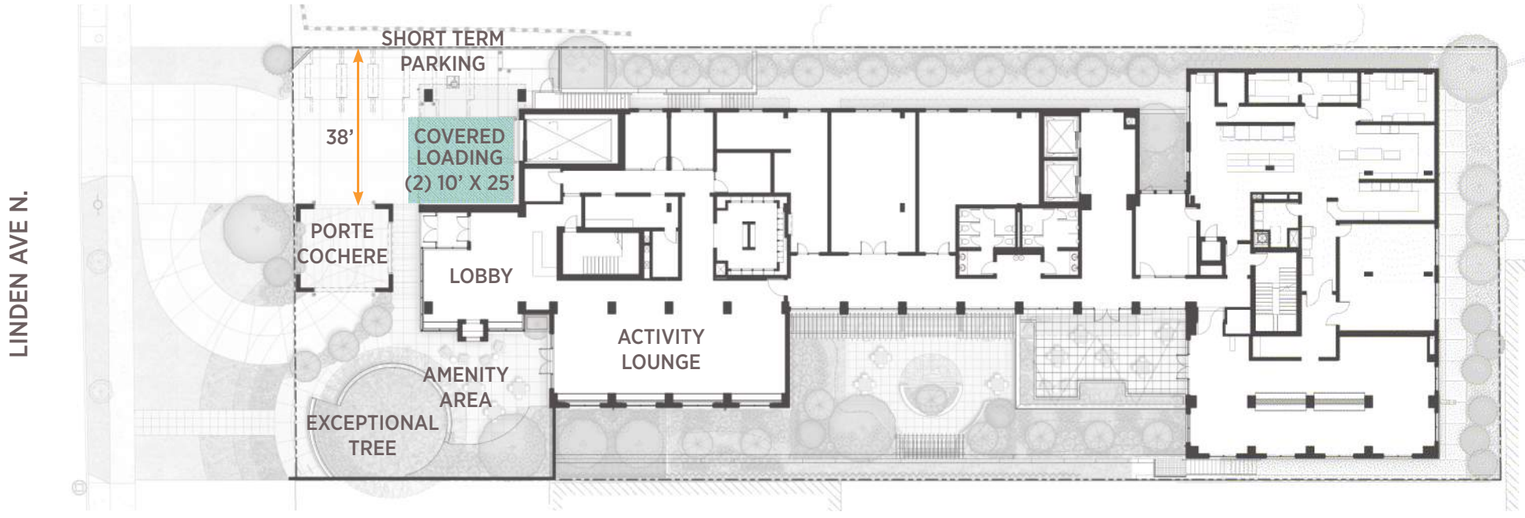
PROPOSED SECTIONS





THIS PAGE INTENTIONALLY LEFT BLANK

REQUESTED DEPARTURES



CODE SUMMARY

SMC 23.47A.032 (Parking Location and Access)

- SMC 23.47.032 A.1.b. If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut.
- SMC 23.47.032 B.1.a Parking shall not be located between a structure and a street lot line.
- SMC 23.47.032 B.1.c Parking to the side of a structure shall not exceed 60 feet of street frontage.
- SMC 23.47.032 B.3 Off-street parking may be located anywhere on a lot in C1 zones, except that structures with residential uses in C zones, structures in C zones with pedestrian designations, and structures in C zones across the street from residential zones shall meet the requirements for parking location for NC zones.

REQUESTED DEPARTURE

A departure is requested to allow two loading berths, and 5 short term parking stalls at the Northwest corner of the site.

JUSTIFICATION

This narrow site has only **one** street frontage along Linden Avenue North. There is no other street or alley access for a parking entrance or service deliveries. Short term parking is necessary for an assisted living program.

The width of the short term parking and the loading berths is 38' which is less than the allowed 60' of side parking allowed SMC 23.47.032 B.1.c. The proposed design minimizes the impact of the loading area and provides the folowing benefits:

- Fully separates vehicular and pedestrian circulation
- Uses existing curb cut
- Provides covered car port for loading berths
- Places access and loading on the north side of the site, opening up the south side of the site to maintain the exceptional tree and provide an outdoor amenity area.

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-C-2 **Amenities/Features** - Create an attractive outdoor space suited to the uses envisioned for the project.