

Foster High School Modernization and Additions

TUKWILA SCHOOL DISTRICT

DESIGN REVIEW NARRATIVE/DESCRIPTION

May 1, 2017

BLRB architects

Project Overview

The Tukwila School District Community passed a Capital Improvements Bond in February 2016. One of the projects identified in the bond issue is for the modernization and additions to the existing Foster High School.

Foster High School is located at 4242 South 144th Street, at the corner of South 144th Street and 42nd Avenue South on approximately 25 acres in the City of Tukwila (King County Tax Parcel No. 152304-9108). The property is zoned Low Density Residential with the high school's stadium and sports fields/facilities having a Public Recreational Overlay (PRO). The existing high school is boarded to the West by Medium Density Residential (MDR) zoning and to North, East and South by Low Density Residential (LDR) zoning.

The modernization and new additions are intended to preserve and celebrate the school's established heritage and culture. Foster High School must continue to be a vital part of the school district and the surrounding communities. As such, it serves as a primary meeting place for those who come to teach and to learn the lessons that build life-long skills, abilities, character, and contribute to the students' successful transition to adulthood. Beyond its role as a center for teaching and learning, Foster High School has a legacy as serving as a center of community life. In this context the facility and the renovations and additions are intended to allow for community use and partnerships, to be a source of community pride and to act as a natural extension of the character of the surrounding community.

The design rationale is therefore clear; Create a comprehensive, state-of-the-art high school that will foremost support and enhance Foster's educational program, celebrate its unique culture and traditions, and ultimately continue to be a community landmark and asset.

The project scope is to renovate portions of the existing high school, improving the educational environments, and add approximately 61,200 sf of new educational space. The additions and renovations are intended to replace existing portable classrooms that currently reside on the site as well as provide additional spaces to accommodate project-based, self-directed and collaborative learning experiences with a STEAM focus (Science, Technology, Engineering, Arts and Math) for up to approximately 1,100 students. (Note: Once the modernization and additions are completed it is intended, the existing portable classrooms will be removed from the site.)

Design Philosophy and Process

Through an interactive and collaborative planning process involving representatives of school district administration, Foster High School staff, community, parents and students a comprehensive Educational Specification and Architectural Program was developed. One very important outcome of this process was the formulation of nine guiding design goals for the renovations and additions to Foster High School.

ATTACHMENT L

Foster High School Modernization and Additions

TUKWILA SCHOOL DISTRICT

DESIGN REVIEW NARRATIVE/DESCRIPTION

May 1, 2017

Foster High School will:

- Be a learner-focused campus.
- Be a safe environment.
- Be flexible and agile.
- Be the heart of the community.
- Promote meaningful collaboration.
- Honor the diversity and history of the community as we look to the future.
- Be a model campus for stewardship and sustainability.
- Have adaptable and accessible technology.
- Encourage total wellness.

The most influential factor affecting the building organizational design is the desire to provide a facility that is responsive and supportive of the educational program and in turn enhances the teaching and learning environment.

Project Context

Foster High School is located in Tukwila's Foster Residential Neighborhood, which is centrally located in the City of Tukwila and thus can be considered the hub of the community and its neighborhoods.

The Foster High School facility is located with other associated Tukwila School District facilities. A group of contiguous parcels are located at this site which include Showalter Middle School, Tukwila School District Administrative Office, Foster High School's Stadium, and the future Birth to Kindergarten Facility, as well as Tukwila Municipal Pool Facility. In addition, the King County Library is nearing completion of its new Library at the corner of International Boulevard and 144th Street. This area can truly be said to be a comprehensive educational and recreational hub for the Tukwila community. The renovations and improvements the Tukwila School District is proposing to do at Foster High School will improve the public infrastructure in the neighborhood and strengthening the sense of community and improve educational attainment of not only the Foster community/neighborhood, but the entire City of Tukwila.

With these improvements, elements of the Goals 7.2 and 7.3 for enhancing Neighborhood Quality set forth in the City's Comprehensive Plan are being achieved and improved upon.

Additional site improvements that are being proposed include the development of a new baseball field and a new softball field, and (4) new tennis courts. With these site improvements, the recreational and sports facilities of Tukwila School District will be enhanced and the Tukwila community will benefit from these improvements satisfying Elements of City of Tukwila's Comprehensive Plan, particularly elements of Policy 6.1.1 – "Create a system of close-to home recreation opportunities..." and 6.4.4 - "Increase capacity of existing parks and recreation facilities to maximize use and expand public access."

Design Review Criteria

(Multi-family, Hotel, and Motel Design Review Criteria TMC 18.60.050 C)

C. **Multi-Family, Hotel and Motel Design Review Criteria.** In reviewing any application for multi-family, hotel, motel, or non-residential development in a Low Density Residential zone, the following criteria shall be used by the BAR in its decision making, as well as the Multi-Family Design Manual or Townhouse Design Manual. Detached zero-lot-line type of developments shall be subject to the Townhouse Design Manual.

1. SITE PLANNING CRITERIA.

- a. Building siting, architecture, and landscaping shall be integrated into and blend harmoniously with the neighborhood building scale, natural environment, and development characteristics as envisioned in the Comprehensive Plan. For instance, a multi-family development's design need not be harmoniously integrated with adjacent single-family structures if that existing single-family use is designated as "Commercial" or "High-Density Residential" in the Comprehensive Plan. However, a "Low-Density Residential" (detached single-family) designation would require such harmonious design integration.

RESPONSE: The intent of this project entails additions to an existing Public Educational Facility (Foster High School) that was previously approved to reside in the "Low-Density Residential" zone when originally conceived and constructed back in the early 1990's.

- b. Natural features, which contribute to desirable neighborhood character, shall be preserved to the maximum extent possible. Natural features include, but are not limited to, existing significant trees and stands of trees, wetlands, streams, and significant topographic features.

RESPONSE: Natural features shall be preserved to the maximum extent possible. Where natural features are disrupted due to road improvements and/or improvements to internal site features that are being developed such as parking lots, tennis courts and baseball fields, care has been taken to mitigate the impact to existing natural features in a manner that will meet City Ordinances including Landscaping Requirements Chapter 18.52 of the TMC.

- c. The site plan shall use landscaping and building shapes to form an aesthetically pleasing and pedestrian scale streetscape. This shall include, but not be limited to facilitating pedestrian travel along the street, using architecture and landscaping to provide a desirable transition from streetscape to the building, and providing an integrated linkage from pedestrian and vehicular facilities to building entries.

RESPONSE: The proposed project is designed to maintain and improve the established transitions with the existing streetscape along South 144th Street and 42nd Avenue South as well as improving the transition from streetscape to the building's main entrance of the high school.

Street improvements are planned along the northerly property boundary of the project site along South 144th Street to accommodate pedestrian movement. Streetscape improvements have been designed to meet City of Tukwila's Landscaping Requirements - Chapter 18.52 of the TMC and road improvements requirements dictated by the City of Tukwila.

Design Review Criteria

(Multi-family, Hotel, and Motel Design Review Criteria TMC 18.60.050 C)

- d. Pedestrian and vehicular entries shall provide a high-quality visual focus using building siting, shapes and landscaping. Such a feature establishes a physical transition between the project and public areas, and establishes the initial sense of high quality development.

RESPONSE: Existing pedestrian and vehicular entries on to the site are planned to be retained with minimal modifications. These existing entries shall continue to provide a high-quality visual focus to the existing building and the proposed additions and on-site improvements.

- e. Vehicular circulation design shall minimize driveway intersections with the street.

RESPONSE: Current egress/access points from public streets are planned to be retained and thus will not increase intersections with streets.

- f. Site perimeter design (i.e., landscaping, structures, and horizontal width) shall be coordinated with the site development to ensure a harmonious transition between adjacent projects.

RESPONSE: Site perimeter design improvements will be limited to the northerly property line (South 142nd Street) and at the corner of S. 144nd Street and 42nd Avenue South. Site Improvements at these locations will include landscaping, meeting the City of Tukwila Landscaping Ordinance, and paved pedestrian walkways and courtyard improvements.

- g. Varying degrees of privacy for the individual residents shall be provided, increasing from the public right-of-way, to common areas, to individual residences. This can be accomplished through the use of symbolic and actual physical barriers to define the degrees of privacy appropriate to specific site area functions.

RESPONSE: The existing boundary of the project site is bordered by public right-of-way, dedicated access easements, and other public facilities (Educational and Recreational facilities such as an Aquatic Center and School District Stadium Complex}. Appropriate setbacks and associated landscaping transitions shall be provided as required by the City of Tukwila.

- h. Parking and service areas shall be located, designed and screened to interrupt and reduce the visual impact of large paved areas.

RESPONSE: Existing parking and service areas are planned to be retained and are currently screened to moderate the visual impact of large parking areas. Screening of these areas include established landscaping buffers and metal gates/fencing/screening at the service area.

New parking area located at the northwesterly corner of the site has been designed to be meet Landscaping Requirements outlined in Chapter 18.52 of the TMC.

Design Review Criteria

(Multi-family, Hotel, and Motel Design Review Criteria TMC 18.60.050 C)

- i. The height, bulk, footprint and scale of each building shall be in harmony with its site and adjacent long-term structures.

RESPONSE: The height and scale of the existing buildings range for a minimum of approximately 14 ft. to 65 ft. (Performing Arts Center). The location of the proposed additions exceed the required setbacks of the City. The intended height of the new building additions (classroom addition, commons addition, auxiliary gymnasium, and fitness center) will vary from 14 ft. to 32 ft. A height variance is being requested for those areas of the new additions that exceed the code allowable 30 ft. The massing and exterior elevations of the new additions have been developed to be in harmony with the existing high school facades.

2. BUILDING DESIGN CRITERIA.

- a. Architectural style is not restricted; evaluation of a project shall be based on the quality of its design and its ability to harmonize building texture, shape, lines and mass with the surrounding neighborhood.

RESPONSE: This project entails the construction of additions to the existing Foster High School. There exists an architectural style that was established when the original school was designed and constructed back in the early 1990's.

The building elevations that front along South 144th Street and 42nd Avenue South establish a predominate architectural style and is the public face of the existing high school. The portions of the existing buildings that are back drops to these predominate facades are more monolithic and are devoid of the building materials/details related to these front facades.

The new additions are planned to be integrated to the sides and back of the existing facility. In an effort to integrate the new additions with the existing facility there must be a balance between the differentiation and compatibility between these two distinct architectural styles in order to maintain the historic nature of the existing building and the identity of the building being enlarged. The concept being that an addition needs to be subordinate to the predominate building elevations.

- b. Buildings shall be of appropriate height, scale, and design/shape to be in harmony with those existing permanent neighboring developments that are consistent with, or envisioned in, the Comprehensive Plan. This will be especially important for perimeter structures. Adjacent structures that are not in conformance with the Comprehensive Plan should be considered to be transitional. The degree of architectural harmony required should be consistent with the nonconforming structure's anticipated permanence.

RESPONSE: The building additions have been designed with the intent to integrate with the existing building heights, scale, and design/shape of the existing high school facility.

Design Review Criteria

(Multi-family, Hotel, and Motel Design Review Criteria TMC 18.60.050 C)

- c. Building components, such as windows, doors, eaves, parapets, stairs and decks shall be integrated into the overall building design. Particular emphasis shall be given to harmonious proportions of these components with those of adjacent developments. Building components and ancillary parts shall be consistent with the anticipated life of the structure.

RESPONSE: The new building additions have been designed to be harmonious with the existing building components and their proportions. New windows at the classroom addition have been designed to allow for more natural daylighting into educational spaces yet proportional to the of the existing high school facility in a sensitive manner.

- d. The overall color scheme shall work to reduce building prominence and shall blend in with the natural environment.

RESPONSE: The color scheme for the Additions to Foster High School has been selected to be complementary to the existing high school buildings and the surrounding environment. Care has been taken to minimize the number exterior material types and the overall color palette. The palette of colors for the additions drawn from existing building color scheme and are intended to be in harmony with existing colors. The utilization of exterior metal panels and fiber cement panels is intended to integrate exterior materials that are in concert with the existing building palette of materials (Metal Roofing, Plaster Cement, Pre-cast Concrete, and Brick Masonry).

- e. Monotony of design in single or multiple building projects shall be avoided. Variety of detail, form, and siting shall be used to provide visual interest. Otherwise monotonous flat walls and uniform vertical planes of individual buildings shall be broken up with building modulation, stairs, decks, railings, and focal entries. Multiple building developments shall use siting and additional architectural variety to avoid inappropriate repetition of building designs and appearance to surrounding properties.

RESPONSE: Particular attention has been given to the modulation of the new building additions and their integration to the existing building's architectural vernacular.

The new additions have been designed with the intention to improve upon the existing monotonous portions of the buildings to the north and east of the predominate masonry elevations which establish the primary character/face of Foster High School along South 144th Street and 42nd Ave South.

The exterior walls of these portions of the school buildings to the north and east are primarily two story structures with low slope roofs with roof parapets. The exterior of these existing elevations are finished with light colored cement plaster and have little modulation to them.

The scale, massing, and proportions of the new additions have been developed to be compatible with the existing building elevations. The design of the new additions has been done with the intent that they tie together all of the exterior elevations, rather than just extensions of predominate masonry elevations. This is a key to preserving the character of the ionic/historic aspects of the existing Foster High School.

Design Review Criteria

(Multi-family, Hotel, and Motel Design Review Criteria TMC 18.60.050 C)

3. LANDSCAPE AND SITE TREATMENT CRITERIA.

- a. Existing natural topographic patterns and significant vegetation shall be reflected in project design when they contribute to the natural beauty of the area or are important to defining neighborhood identity or a sense of place.

RESPONSE: The project site has been fully developed over the years and no significant natural areas of vegetation exists on the Foster High School site other than landscaping that has been installed. Existing topography patterns will remain the same for the most part, with minor grading for the new softball field, baseball field and tennis courts.

- b. Landscape treatment shall enhance existing natural and architectural features, help separate public from private spaces, strengthen vistas and important views, provide shade to moderate the effects of large paved areas, and break up visual mass.

RESPONSE: Landscape treatment shall be added along the northerly property boundary of the project that will separate public right-of-way and break up visual mass of the building.

- c. Walkways, parking spaces, terraces, and other paved areas shall promote safety and provide an inviting and stable appearance. Direct pedestrian linkages to the public street, to on-site recreation areas, and to adjacent public recreation areas shall be provided.

RESPONSE: Acknowledged with Proposed Design.

- d. Appropriate landscape transition to adjoining properties shall be provided.

RESPONSE: The High School site is boarded by existing roads and planned road improvements associated with the Birth to Kindergarten project as well as other District owned facilities. Landscaping is designed to adequately provide transitions to adjoining properties along the perimeter of the established site. Care has been taken in the site design to mitigate the impact of road improvements along the northerly boundary of the Foster High School to meet City Ordinances related to Landscaping Requirements Chapter 18.52.

4. MISCELLANEOUS STRUCTURES CRITERIA.

- a. Miscellaneous structures shall be designed as an integral part of the architectural concept and landscape. Materials shall be compatible with buildings, scale shall be appropriate, colors shall be in harmony with buildings and surroundings, and structure proportions shall be to scale.

RESPONSE: New Outdoor tennis courts, a softball field, and a baseball field are planned to be constructed as part of this project. Miscellaneous structures will be associated with these site improvements. These appurtenances will include backstops, dugouts, bull pens, and batting cages and have been designed to be in harmony with the buildings and their surroundings. Materials for these appurtenances will primarily be galvanized wire fencing and safety netting.

Design Review Criteria

(Multi-family, Hotel, and Motel Design Review Criteria TMC 18.60.050 C)

Outside seating, paving, and planters shall be neutral and natural. Primary material for these structures, pedestrian walkways, and courtyard areas will be gray concrete with various concrete finishes that are in harmony with the building and surroundings.

- b. The use of walls, fencing, planting, berms, or combinations of these shall accomplish screening of service yards and other places that tend to be unsightly. Screening shall be effective in winter and summer.

RESPONSE: No new Service Yards/Areas are being proposed. Existing Service Yards/Areas are currently screened and will continue to be maintained.

- c. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from view. Screening shall be designed as an integral part of the architecture (i.e., raised parapets and fully enclosed under roof) and landscaping.

RESPONSE: Mechanical equipment for the new additions shall be fully enclosed under the roof and/or will be screened from view via raised parapets as allowed by TMC.

- d. Exterior lighting standards and fixtures shall be of a design and size consistent with safety, building architecture and adjacent area. Lighting shall be shielded and restrained in design with no off-site glare spill-over. Excessive brightness and brilliant colors shall not be used unless clearly demonstrated to be integral to building architecture.

RESPONSE: A "Site Lighting Photometric Analysis" has been developed and is included as part of the Conditional Use Permit Application for this project. The design of the exterior lighting has been developed to meet the intent of this criteria. New site lighting shall be designed to have the appropriate shielding and cutoff.

Tukwila Birth to Kindergarten Center

Statement of Compatibility with TMC 18.60.050B:

Design Criteria for Multi-Family, Hotel and Motel Developments

5/01/17

1. Site Planning

- a. *Building siting, architecture, and landscaping shall be integrated into and blend harmoniously with the neighborhood building scale, natural environment, and development characteristics as envisioned in the Comprehensive Plan. For instance, a multi-family development's design need not be harmoniously integrated with adjacent single family structures if that existing single family use is designated as "Commercial" or "High Density Residential" in the Comprehensive Plan. However, a "Low Density Residential" (detached single family) designation would require such harmonious design integration.*

The project is located in an LDR zone but the adjacent properties include several large scale buildings including a middle school, high school, a church with 2 story classroom buildings, a public pool complex, and the Tukwila School District administrative office building. Five single family houses to the North are largely hidden from view from the project site by an existing line of trees on property line. Additional trees and shrubs will be planted along the West and North property lines to create the required landscape buffer and to further screen the project from the adjacent properties.

The new Birth to Kindergarten Center, like the adjacent Showalter Middle School and Foster High School will be two stories tall and will have a design character appropriate to an educational facility for young children.

- b. *Natural features which contribute to desirable neighborhood character shall be preserved to the maximum extent possible. Natural features include, but are not limited to, existing significant trees and stands of trees, wetlands, streams, and significant topographic features.*

The new building will be constructed on a portion of the school district property site that consists of a fairly level, open, grassy area that currently is developed as a baseball field and a softball field. The eastern portion of this site is part of a heavily wooded 'green belt' and slopes steeply down towards Macadam Road. This wooded area will be preserved and will form an attractive green backdrop for the building. Additionally an existing buffer of mature trees along the north property line will be left in place to screen views to and from the single family residences to the north.

- c. *The site plan shall use landscaping and building shapes to form an aesthetically pleasing and pedestrian scale streetscape. This shall include, but not be limited to facilitating pedestrian travel along the street, using architecture and landscaping to provide a desirable transition from streetscape to the building, and providing an integrated linkage from pedestrian and vehicular facilities to building entries.*

The project is not located on a city street. Pedestrian and vehicular access to the site will be provided from the west, along an access easement between the church property and the middle school. The existing asphalt driveway adjacent to the church will be improved with new asphalt

overlay, sidewalk and pedestrian scale lighting. . It is accessed via a drive shared by the school and adjacent church. There is no existing streetscape for the project to respond to. Despite the fact that there is no real existing streetscape for the project to respond to, paved sidewalks, curb ramps and striped crosswalks and landscaping are provided on site to create a pedestrian pathway from the entry driveway to the building entry plaza. The building massing is organized such that a single story block is located along the front, creating a welcoming pedestrian scale to the facility for arriving students and visitors.

- d. Pedestrian and vehicular entries shall provide a high quality visual focus using building siting, shapes, and landscaping. Such a feature establishes a physical transition between the project and public areas, and establishes the initial sense of high quality development.*

The building position and orientation were carefully considered to create a pleasing prospect for arriving cars and pedestrians, with a clearly visible entry both from the site drive and from the parking and drop-off areas.

- e. Vehicular circulation design shall minimize driveway intersections with the street.*

A single private driveway south of St. Thomas Church is the only connection between the school and a public street , 44th Avenue South.

- f. Site perimeter design (i.e. landscaping, structures, and horizontal width) shall be coordinated with site development to ensure a harmonious transition between adjacent projects.*

The building itself is well set back from neighboring property lines. A new buffer of trees and shrubs will be planted along the West property line and the existing mature trees at the north line will be supplemented as necessary to create the required landscape buffer and to screen the project from the adjacent properties. While there is a parcel property line between this site and the Showalter Middle School site, both properties are part of a larger site owned and developed as an educational campus by the School District. More limited planting between these sites is desired to allow better visibility and security per CPTED principals between these two school district buildings.

- g. Varying degrees of privacy for the individual residents shall be provided; increasing from the public right-of-way, to common areas, to individual residences. This can be accomplished through the use of symbolic and actual physical barriers to define the degrees of privacy appropriate to specific site area functions.*

This criteria does not really apply to a school. However, the building is designed with the public and common areas generally facing the parking with the classrooms and play areas located behind these public spaces. The exception is the infant care wing which generally is better served by direct but secure access for parents from the parking and drop off areas.

- h. Parking and service areas shall be located, designed, and screened to interrupt and reduce the visual impact of large paved areas.*

Parking areas are provided with code required landscaping to break up the expanses of paving. The service yard is screened by a wall that extends the visual line of the building and by opaque fencing.

- i. The height, bulk, footprint, and scale of each building shall be in harmony with its site and adjacent long-term structures.*

Like the adjacent Church and Church School, Showalter Middle School, and Foster High School; the new Birth to Kindergarten Center will be two stories tall and will have a design character appropriate to an educational facility for young children.

2. Building Design

- a. Architectural style is not restricted, evaluation of a project shall be based on the quality of its design and its ability to harmonize building texture, shape, lines and mass with the surrounding neighborhood.*

The neighboring church buildings, Showalter Middle School, the TSD Administration building and Foster High School are of different architectural styles, but in terms of shape, line, and mass the new school fits well within its context. The materials of the new building generally conform in texture and style to the surrounding buildings with the addition of some wood siding that softens the overall appearance of the school as appropriate for the younger age group it serves. The residential streets to the North are populated with modest homes of varying ages in a wide range of styles and materials.

- b. Buildings shall be of appropriate height, scale, and design/shape to be in harmony with those existing permanent neighboring developments which are consistent with, or envisioned in, the Comprehensive Plan. This will be especially important for perimeter structures. Adjacent structures which are not in conformance with the Comprehensive Plan should be considered to be transitional. The degree of architectural harmony required should be consistent with the non-conforming structure's anticipated permanence.*

The surrounding school campus and its buildings are consistent with, and envisioned in the Comprehensive Plan. The development of the new classroom building is consistent with the Comprehensive Plan.

- c. Building components, such as windows, doors, eaves, parapets, stairs and decks shall be integrated into the overall building design. Particular emphasis shall be given to harmonious proportions of these components with those of adjacent developments. Building components and ancillary parts shall be consistent with the anticipated life of the structure.*

Design Features include:

- Simple building forms, materials, and massing allow the two classroom wings to be expressed at the front of the building while maintaining a cohesive relationship between the taller classroom wings and the single story administration offices.
- Slight extensions of the roof and wall planes serve to 'frame' both ends of the classroom wings and the front of the administration wing pulling the overall composition together.

- Varied window shapes and sizes bring a playful and age appropriate character to the building.
- A generous roof overhang creates a sheltered area at the main entry.
- The front wall of the administration wing extends beyond the end of the building to the west to screen the service yard.
- Exterior staircases are treated as sculptural forms to enliven the courtyard space.
- Rooftop mechanical equipment is hidden behind a decorative screen.
- Exterior materials were selected for durability and ease of maintenance.

d. The overall color scheme shall work to reduce building prominence and shall blend in with the natural environment.

A key goal of the building design is to create a warm and welcoming educational experience for the young students and their families. Cement fiber board panels in neutral tones provide a calm backdrop, and contrast, to expanses of warm wood siding and vibrant pops of accent colors at entry areas, window surrounds, and courtyard stairways.

e. Monotony of design in single or multiple building projects shall be avoided. Variety of detail, form, and siting shall be used to provide visual interest. Otherwise monotonous flat walls and uniform vertical planes of individual buildings shall be broken up with building modulation, stairs, decks, railings, and focal entries. Multiple building developments shall use siting and additional architectural variety to avoid inappropriate repetition of building designs and appearance to surrounding properties.

The U-shaped floor plan was selected by the school district from a number of potential schemes. Admired features of this scheme included the following:

- Compact floor plan
- Views to woods / natural areas from all classrooms
- Variety of outdoor play and learning environments: protected courtyard + expansive play areas next to the woods.
- Clear sight lines within the various play area zones = no hidden areas.
- Views through the building from the entry to the courtyard
- Ability to open up the Multipurpose and Community Rooms to the Learning Stair and lobby areas to create a larger zone for family events
- Building entry is clearly visible to pedestrians and vehicles entering the site.

Landscape and Site Treatment

a. Existing natural topographic patterns and significant vegetation shall be reflected in project design when they contribute to the natural beauty of the area or are important to defining neighborhood identity or a sense of place.

The existing green belt and sloping hillside on the East portion of the site is being preserved and celebrated. The building orientation strives to take advantage of views of towards the trees of this natural area.

- b. Landscape treatment shall enhance existing natural and architectural features, help separate public from private spaces, strengthen vistas and important views, provide shade to moderate the affects of large paved areas, and break up visual mass.*
- c. Walkways, parking spaces, terraces, and other paved areas shall promote safety and provide an inviting and stable appearance. Direct pedestrian linkages to the public street, to on-site recreation areas, and to adjacent public recreation areas shall be provided.*

A new pedestrian sidewalk is being constructed along the access drive south of St. Thomas church that will link the site with the public street.

- d. Appropriate landscape transition to adjoining properties shall be provided.*

See response to item 1f above.

Miscellaneous Structures

- a. Miscellaneous structures shall be designed as an integral part of the architectural concept and landscape. Materials shall be compatible with buildings, scale shall be appropriate, colors shall be in harmony with buildings and surroundings, and structure proportions shall be to scale.*

The two detached Covered Play Sheds will be harmonious in design with the facility and with the surrounding play area development.

- b. Screening of service yards, and other places which tend to be unsightly, shall be accomplished by the use of walls, fencing, planting, berms, or combinations of these. Screening shall be effective in winter and summer.*

The Service yard is screened as described in Item 1h above.

- c. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from view. Screening shall be designed as an integral part of the architecture (i.e., raised parapets and fully enclosed under roof) and landscaping.*

Roof top Mechanical equipment will be hidden by a continuous decorative screen element that is an integral part of the design of the front of the building.

- d. Exterior lighting standards and fixtures shall be of a design and size consistent with safety, building architecture and adjacent area. Lighting shall be shielded, and restrained in design with no off-site glare spill over. Excessive brightness and brilliant colors shall not be used unless clearly demonstrated to be integral to building architecture.*

Site lighting fixtures will be shielded and will result in no light spill over from the site. No colored lighting is proposed.