



Aegis Living

ASSISTED LIVING 2200 E MADISON ST SEATTLE, WASHINGTON

EARLY DESIGN GUIDANCE DPD PROJECT #3001064 JANUARY 5, 2010



VIA ARCHITECTURE

2200 E MADISON ST

presented by

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EARLY EDG INTAKE

PROJECT DEVELOPMENT OBJECTIVES	1
ZONING AND LAND USE SUMMARY	2
SITE ANALYSIS	3
STREETSCAPE	8
DESIGN GUIDELINE RESPONSE	13
MASSING OPTION #1	14
MASSING OPTION #2	16
MASSING OPTION #3 [PREFERRED]	18
MASSING OPTION COMPARISON	20
ACCESS OPTION COMPARISON	21
LANDSCAPE PLAN	22
STREET LEVEL SKETCHES	23
FACADE STUDIES	24
PRECEDENT EXAMPLES	25
SUN STUDIES	26
PROPOSED DEPARTURES	27
TREE REMOVAL ANALYSIS	28

Development Objectives + Program:

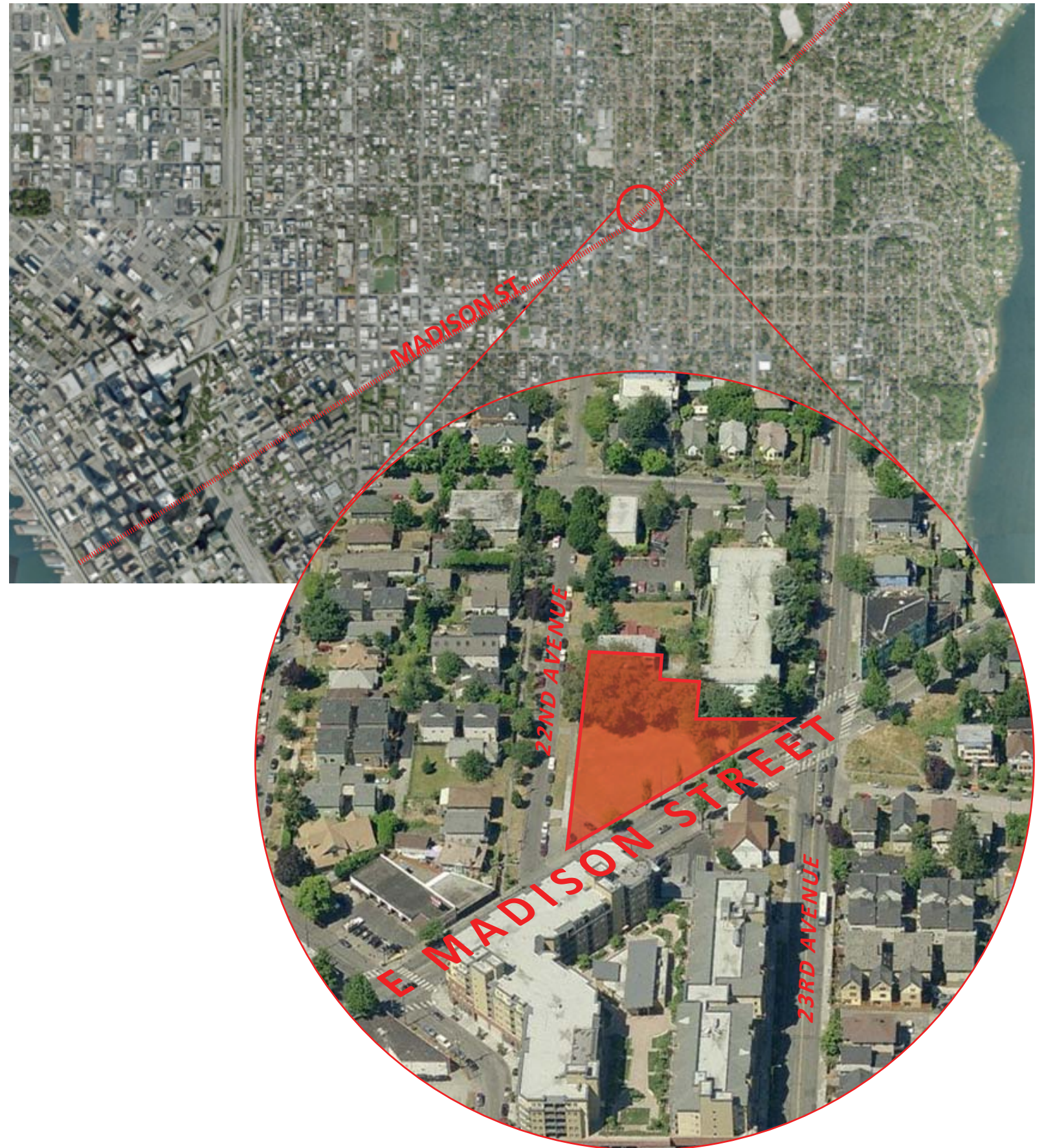
Aegis Living is a family-owned company based in Redmond and includes 35 quality senior communities throughout Washington, California, and Nevada. Aegis Living is a leading senior living provider that creates and maintains nurturing environments focused on the health and well-being of their residents.

The 2200 Madison site is an exceptional property in the Madison-Miller neighborhood. Aegis Living seeks to develop a 90 to 100 apartment assisted living facility that includes one specialized floor programmed to serve residents with memory care needs. Generous outdoor roof terraces will be provided for both the assisted living and memory care residents.

The development site includes an undeveloped NC3P-65 commercial parcel and an L3 multifamily parcel with an existing duplex apartment building. The duplex will be demolished. The site also has a grove of elm trees that the city arborist has established as “exceptional.” Unfortunately, they are positioned in necessary excavation areas of the site with extensive roots well beyond the drip line of the trees. The site is not developable to its full potential (FAR 4.75) with the Aegis program if the trees remain.

A six story building up to the 65' height limit is proposed to take advantage of views to the East. As many assisted living residents have difficulty with mobility, a safe and weather protected drop off zone is necessary. Thus an on-site vehicle drop off from 22nd Avenue is incorporated on all proposed schemes. Automobile use is rare and most residents don't have cars. Minimum parking is provided and targeted mostly for staff and visitors.

Programmatically, the ground floor will be mixed-use, and will also be activated by resident serving common areas such as dining, a grand living room, an in-house “bistro,” a theater and other activity rooms. A public-use hair salon will be featured near the corner of Madison and 23rd. Other activity rooms, such as exercise, spa and message, a library and a “brain gym” will be distributed into each floor of the apartment levels. All meals are provided for residents and served in a group dining room. Each assisted living apartment also has a small kitchenette.



Key Zoning and Land Use Issues:

Zone: NC3P-65 & L3
Within: Madison-Miller Residential Urban Village
Site Area: NC3 P-65 Parcel: 20,107 SF
L3 Parcel: 5,351 SF
Total: 25,450 SF

STREET LEVEL USE:

23.47A.005 C1. Residential uses at street level. Residential uses are generally permitted anywhere in a structure in NC3, except as provided in subsections 23.47A.005.C.2.

23.47A.005 C2. Residential uses may not occupy, in the aggregate, more than 20 percent of the street-level street-facing facade in the following circumstances:

- a. In a pedestrian-designated zone, facing a designated principal pedestrian street;

23.47A.005 C3. Residential uses may not exceed, in the aggregate, 20 percent of the street-level street-facing facade when facing an arterial or within a zone that has a height limit of 85 feet or higher, except that there is no limit on residential uses in the following circumstances or locations:

- b. The residential use is an assisted living facility or nursing home and private living units are not located at street level.

FAR

23.47A.013 A1. All gross floor area not exempt under subsection D of this Section is counted against the maximum gross floor area allowed by the permitted FAR

23.47A.013 A4. When a lot is in more than one zone, the FAR limit for each zone applies.

23.47A.013 Table A. Total permitted FAR: 4.75

23.47A.013 Table A. Total permitted FAR for all uses within a mixed-use structure containing residential and non-residential uses: 4.75 FAR

23.47A.013 D. Gross floor area below grade is not counted toward FAR... subject to measurements in 23.86.007 A. Certain items may be exempted from calculation of gross floor area of a structure. When gross floor area below grade is exempted,

the amount of below-grade floor area shall be measured as follows:

1. The existing grade of the lot shall be established by the elevations of the perimeter lot lines of the lot.

2. To determine the amount of gross floor area which is below grade, find the point where the ceiling of each floor intersects the existing grade elevation. Draw a line perpendicular to the point of intersection. All gross floor area behind this line shall be considered below-grade.

Proposed FAR Calculation For The Preferred Scheme:

Maximum Floor Area Ratio:	4.75
Site Area (NC3-65 Parcel Only)	20,133 SF
Max Area Allowed:	95,632 SF
Proposed Area Above Grade :	88,549 SF
Exempt Area Below Grade:	16,890 SF
Total Proposed Area (Preferred):	105,439 SF

SETBACKS

23.47A.014 B. Setback requirements for lots abutting or across the alley from residential zones.

1. A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot’s front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot (Exhibit A for 23.47A.014).

2. A setback is required along any rear or side lot line that abuts a lot in a residential zone, as follows: a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet; and b. For each portion of a structure above 65 feet in height, additional setback at the rate of 1 foot of setback for every 10 feet by which the height of such portion exceeds 65 feet (Exhibit B for 23.47A.014).

3. For a structure containing a residential use, a setback is required along any rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows: a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height

of such portion exceeds 40 feet (Exhibit C for 23.47A.014).

YARDS:

23.86.010 3. Rear Yards: On a lot with a rear property line, part of which is not essentially parallel to any part of the front lot line, the rear yard shall be measured from a line or lines drawn from side lot line(s) to side lot line(s), at least ten (10) feet in length, parallel to and at a maximum distance from the front lot line. Where an alley abuts the rear of the property, one-half (1/2) the width of the alley, between the side lot lines extended, shall be considered to be part of the lot for drawing this line. For those portions of the rear lot line which are essentially parallel to the front lot line, subsection C2 above shall apply.

23.86.010 3. For a lot with an irregular shape or with an irregular front lot line not meeting conditions of C1 through C4 above, the Director shall determine the measurement of the rear yard. Per Zoning Pre-sumbittal Conference, there is not rear yard.

PARKING

Table B 23.54.015: 1 space for each 4 assisted living units; plus 1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space.

LOADING BERTHS

23.54.035 A. Quantity of Loading Spaces.

1. The minimum number of off-street loading berths required for specific uses shall be set forth in Table A Section 23.54.035.

Total Loading Berths Required: 2

2. For uses not listed on Table A the Director shall determine the loading berth requirements. Loading demand and loading requirements for similar uses shall be considered in determining such requirements.

23.54.035 C. Standards for Loading Berths.

1. Width and Clearance. Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance.

2. Length. b. Low- and Medium-demand Uses. Each loading berth for low- and medium-demand uses, except those uses identified in subsection C2d, shall be a minimum of thirty-

five (35) feet in length unless reduced by determination of the Director as provided at subsection C2c. c. Exceptions to Loading Berth Length. Where the Director finds, after consulting with the property user, that site design and use of the property will not result in vehicles extending beyond the property line, loading berth lengths may be reduced to not less than the following: (ii) Low- and Medium-demand Uses. Twenty-five (25) feet.

BUILDING HEIGHT

23.47A.012 A. The height limit for structures in NC3 P-65 zone is 65 feet.

23.86.006 D. Additional Height on Sloped Lots.

1. In certain zones, additional height shall be permitted on sloped lots at the rate of one foot (1’) for each six percent (6%) of slope. For the purpose of this provision, the slope shall be measured from the exterior wall with the greatest average elevation at existing grade, to the exterior wall with the lowest average elevation at existing grade. The slope shall be the difference between the existing grade average elevations of the two (2) walls, expressed as a percentage of the horizontal distance between the two (2) walls.

2. This additional height shall be permitted on any wall of the structure, provided that on the uphill side(s) of the structure, the height of the wall(s) shall be no greater than the height limit of the zone.

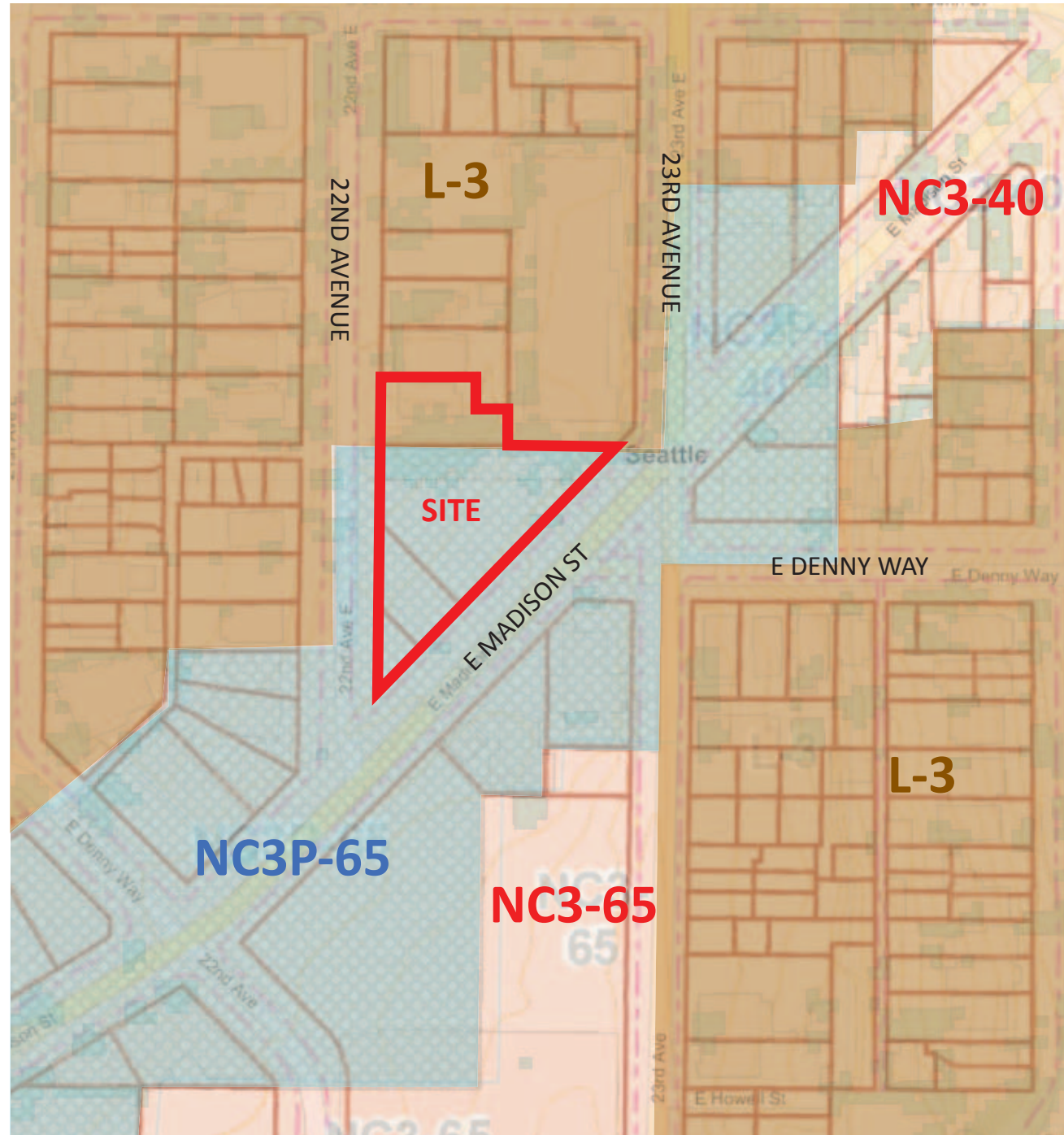
The Added Height for the Preferred Scheme = 1’-4”

STREET LEVEL DEVELOPMENT STANDARDS

23.47A.008 A. Basic street-level requirements.

1. The provisions of this subsection apply to: a. Structures in NC zones. 2. Blank facades...b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street. 3. Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

23.47A.008 B. Nonresidential street level requirements. 1. The provisions of this subsection and subsection 23.47A.008.A apply to: a. Structures with street-level nonresidential uses in NC zones. Assume Senior Living Use Exempt from these requirements per 23.47A.008 A.

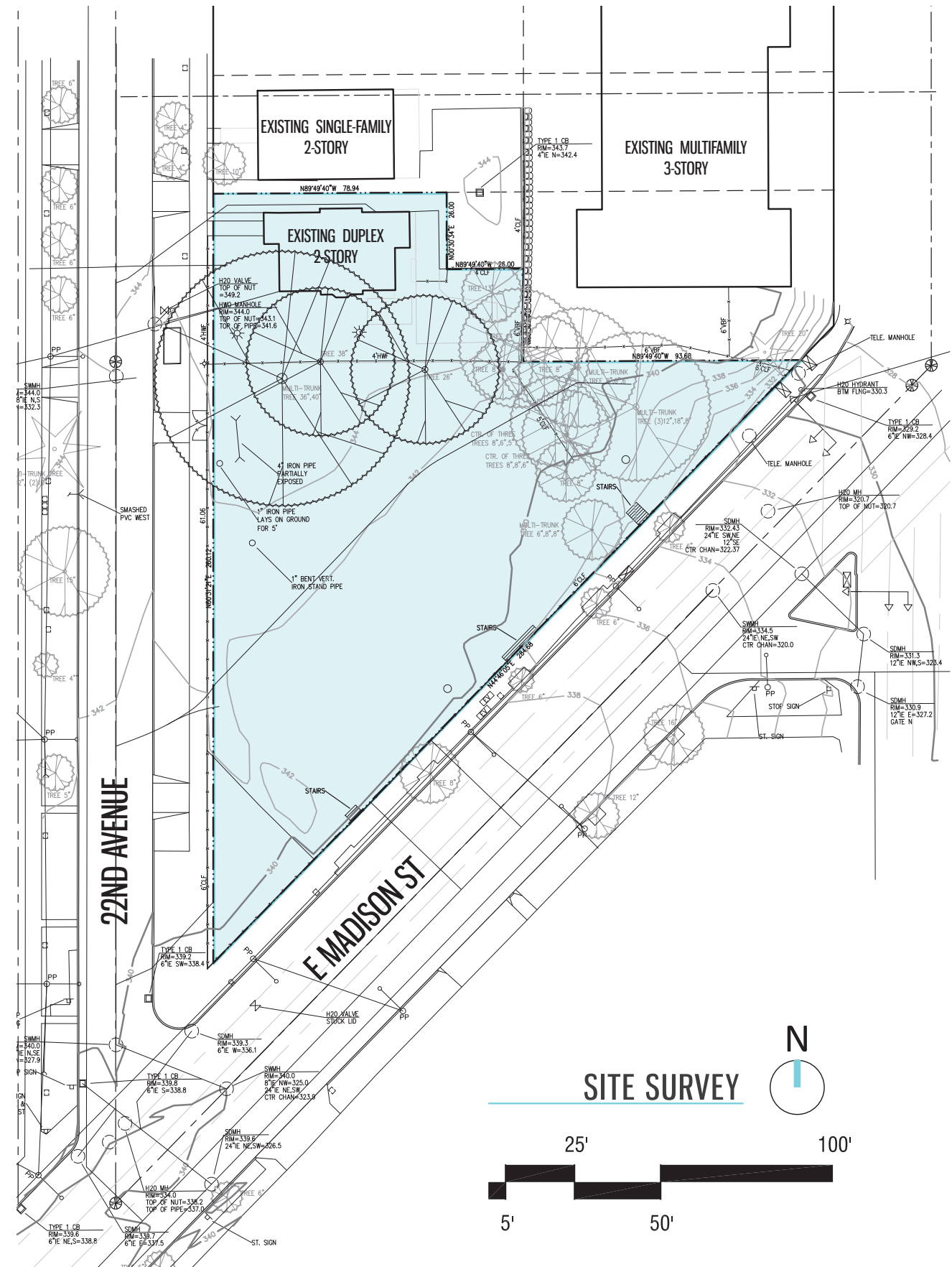
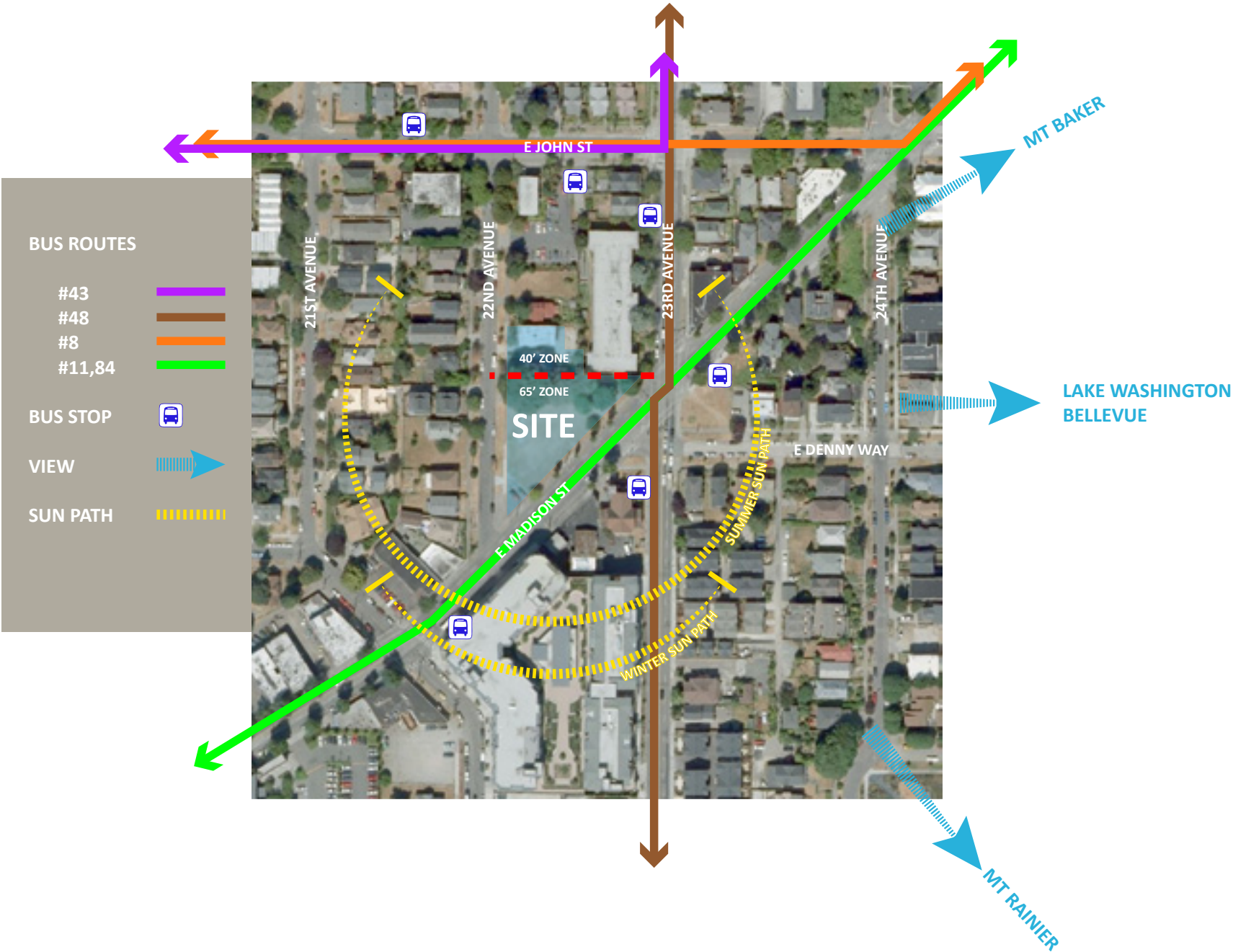


Zoning Map



Existing Land Use Diagram

SITE ANALYSIS



NEIGHBORHOOD CONTEXT

This unique project site lies at the intersection of three culturally diverse and historic neighborhoods – Capitol Hill, Madison Valley, and the Central Area.

The rich history of the area spans over a hundred years. Beginning in the late 1800's, Madison Street and the Madison Street Cable Railway were established, conducting eager beachgoers to the shores of Lake Washington. Thus Madison Street, a direct diagonal connection between Elliott Bay and Lake Washington, became one of the most important thoroughfares in the city of Seattle.

With the backbone of Madison Street in place, development rapidly moved forward. In 1890, African American entrepreneur William Grose built his home on 24th Avenue between East Olive Street and East Madison Street, and helped found one of the first black settlements in Seattle. As black-owned and operated businesses continued to grow and flourish in the early 1900's, a vibrant jazz scene began to emerge. Just a block away from our site once stood Birdland, Seattle's famous jazz hall of the 1950's, featuring such musical giants as its namesake Charlie "Bird" Parker, Quincy Jones, Ray Charles, James Brown, and later Jimi Hendrix. Situated at the border between predominantly white neighborhoods to the north, and largely African American neighborhoods to the south, the jazz music of that era helped erode barriers of racial segregation that were a way of life in Seattle.

In recent decades, the area surrounding the project site has seen increased development, with several multi-family and mixed-use projects recently completed or soon to break ground. The area's close-proximity to downtown and various community amenities makes it uniquely appropriate for the location of a community of seniors who wish to continue to be active, and who wish to, in turn, contribute to the development and improvement of the neighborhood.





1



2



3



4



6



5

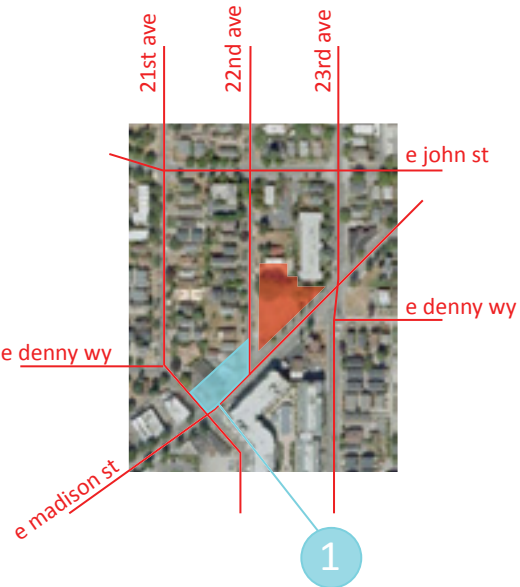


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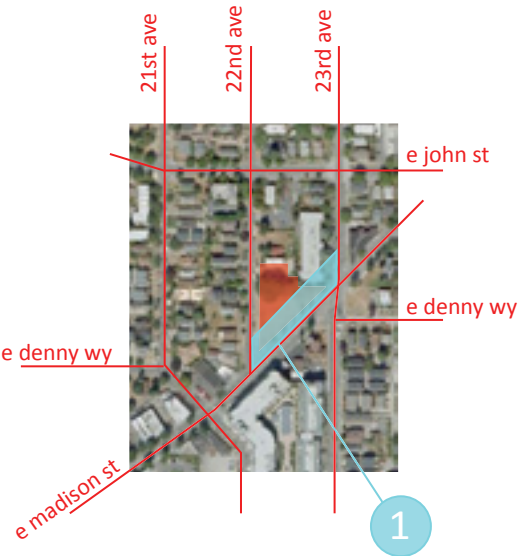
E MADISON ST, FACING NORTH, BETWEEN 21ST AND 22ND



PROJECT SITE



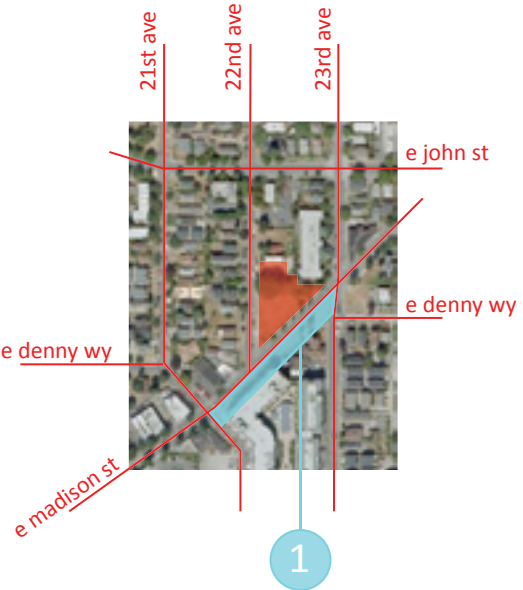
E MADISON ST, FACING NORTH, BETWEEN 22ND AND 23RD





1

E MADISON ST, FACING SOUTH, BETWEEN 23RD AND 21ST



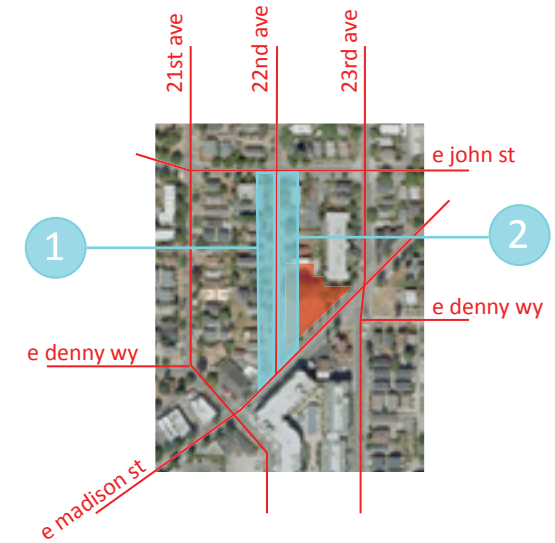


1 22ND AVENUE, FACING WEST, BETWEEN MADISON AND JOHN

PROJECT SITE



2 22ND AVENUE, FACING EAST, BETWEEN MADISON AND JOHN





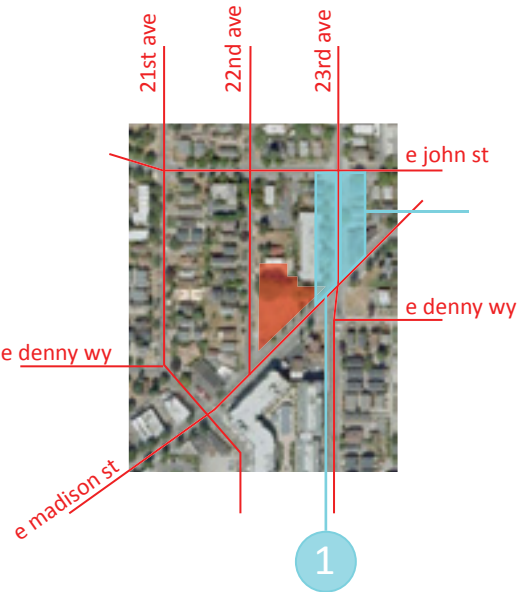
1

23RD AVENUE, FACING WEST, BETWEEN MADISON AND JOHN



2

23RD AVENUE, FACING EAST, BETWEEN MADISON AND JOHN



A-1 RESPONDING TO SITE CHARACTERISTICS

This site presents a unique opportunity to respond to non-rectangular lots. Madison is a bisecting diagonal street grid that creates prominent intersections.

A-3 ENTRANCES VISIBLE TO THE STREET

As a Pedestrian-designated zone, the project endeavors to create an obvious entrance off of Madison. This will be primarily for pedestrian visitors as a more accessible and safe entrance will also be available at the van and auto drop off area off of 22nd Avenue.

A-4 HUMAN ACTIVITY

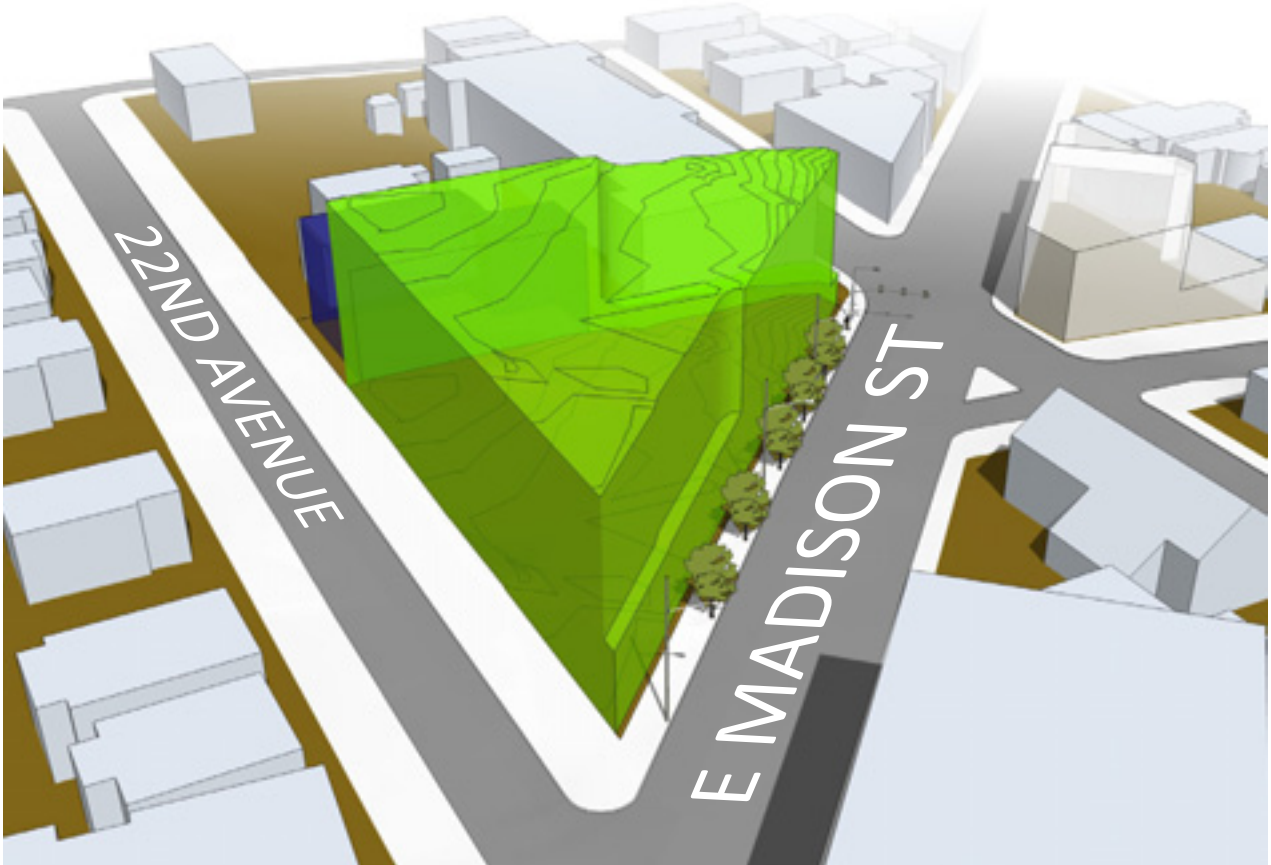
As an assisted living facility, the zoning code allows the ground level to have common areas, rather than apartments facing the street. Beyond this, the proposed project strives to create lively and activated uses that will be seen from the exterior. These include the main entrance, a “Bistro Café,” a common living room, a large dining room, administrative offices and a classroom/activities room.

A-7 RESIDENTIAL OPEN SPACE

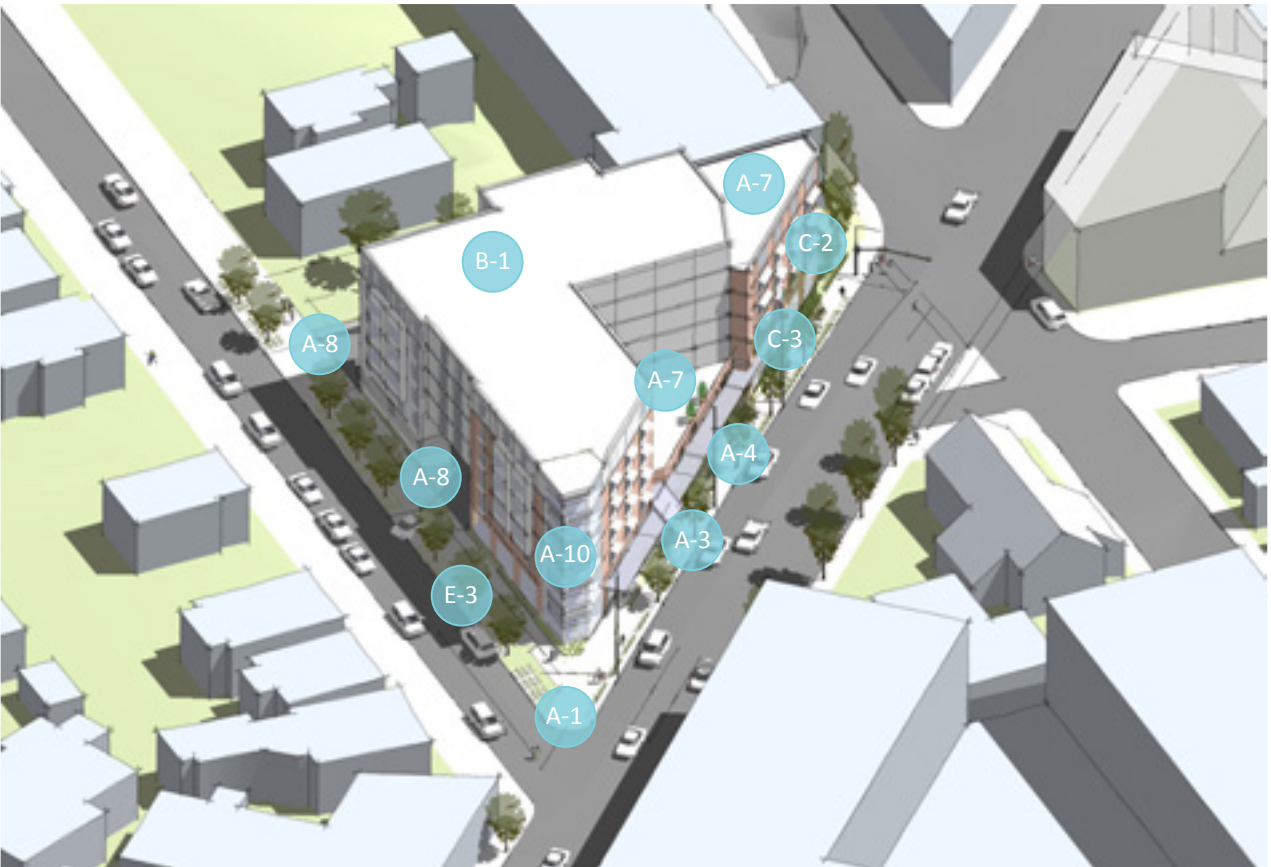
Significant outdoor terrace/roof space is part of the project program. Also street side sidewalk widening and planter area improvements are possible.

A-8 PARKING AND VEHICLE ACCESS

Siting a garage entrance and a safe and accessible drop off for physically challenged seniors is especially difficult on this site. 22nd Avenue helps conceal the impact on pedestrians and adjacent properties. The parking and drop off areas are proposed to be underground or within the footprint of the building.



ZONING ENVELOPE PERSPECTIVE



PREFERRED MASSING

A-10 CORNER LOTS

The sharp Flatiron-like corner at 22nd and Madison creates an interesting opportunity for building expression, signage and pedestrian realm improvements

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

The Madison corridor has had a decade of intense new construction. Many 5 over 1 projects have already established this as a dense mixed use neighborhood. Bounded to the North by L3 multifamily zoning, some gesture of relief and buffer would be appropriate. As a large scale project stretching over 200’ along Madison, careful attention to mass and scale is warranted.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

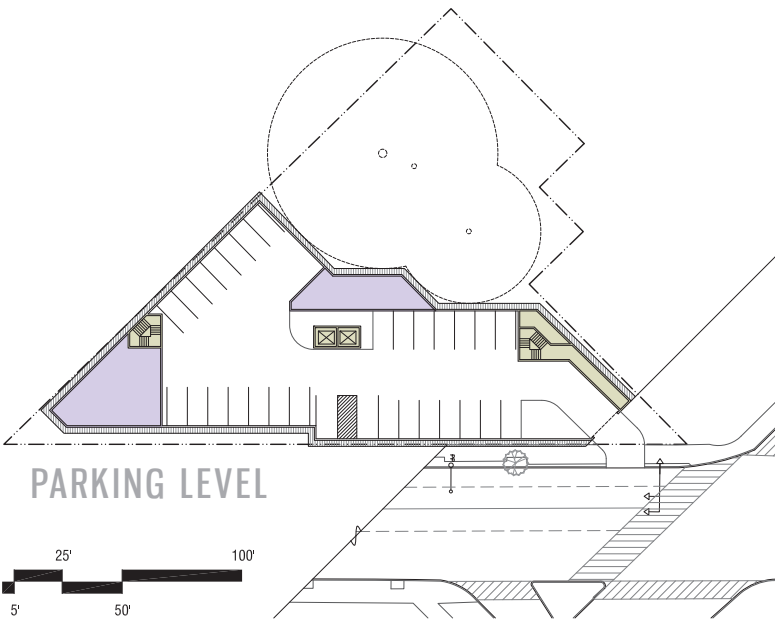
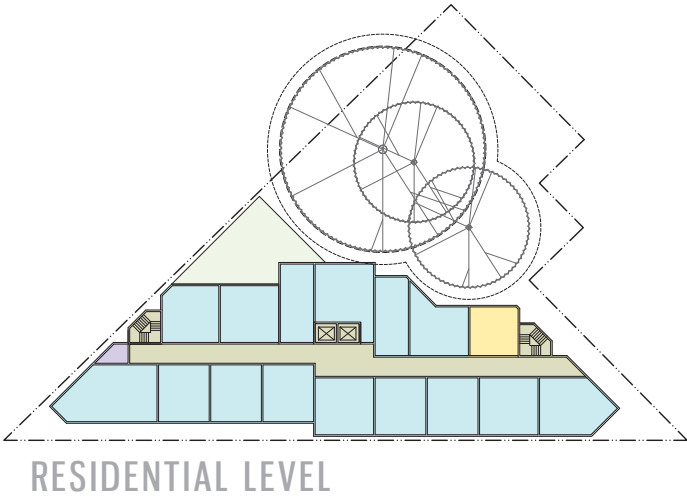
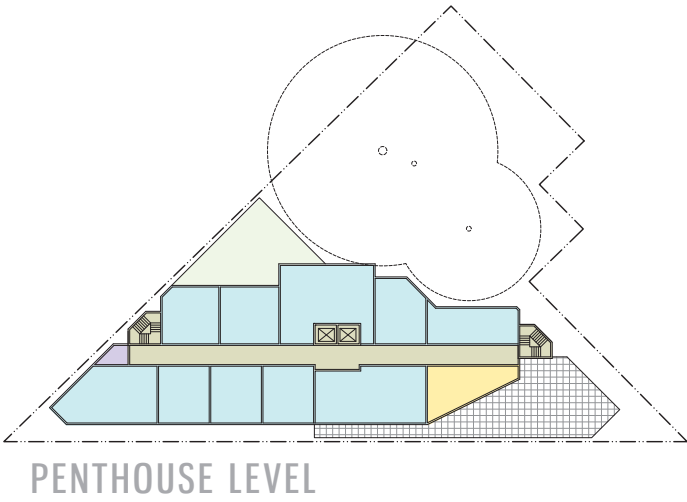
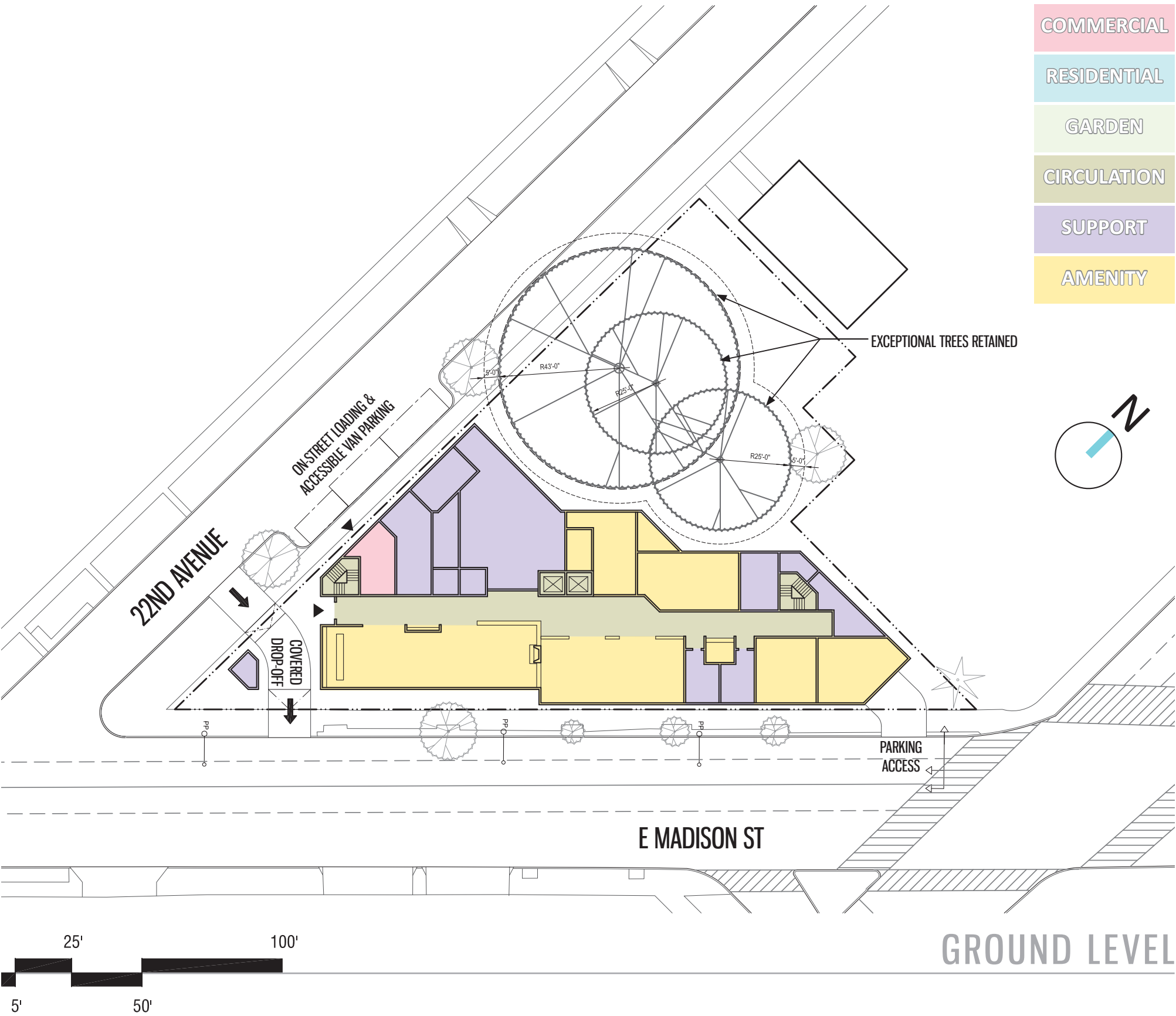
On a large scale project, design elements, materials, and details should create a unified building form while expressing residential and ground level common areas independently .

C-3 HUMAN SCALE

As a residential project and as a neighborhood asset, the building and especially the ground level areas should establish character and detail at a human scale.

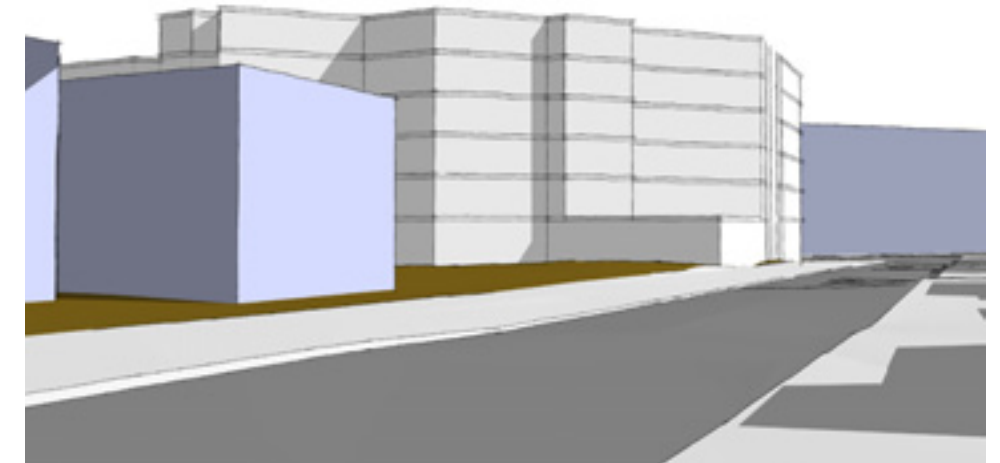
E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

If possible, the project endeavors to preserve the existing, well established street trees on Madison and establish generous plantings in the wide planter strip on 22nd. The terrace and roof gardens open spaces are an excellent opportunity to landscape and soften the building above grade.

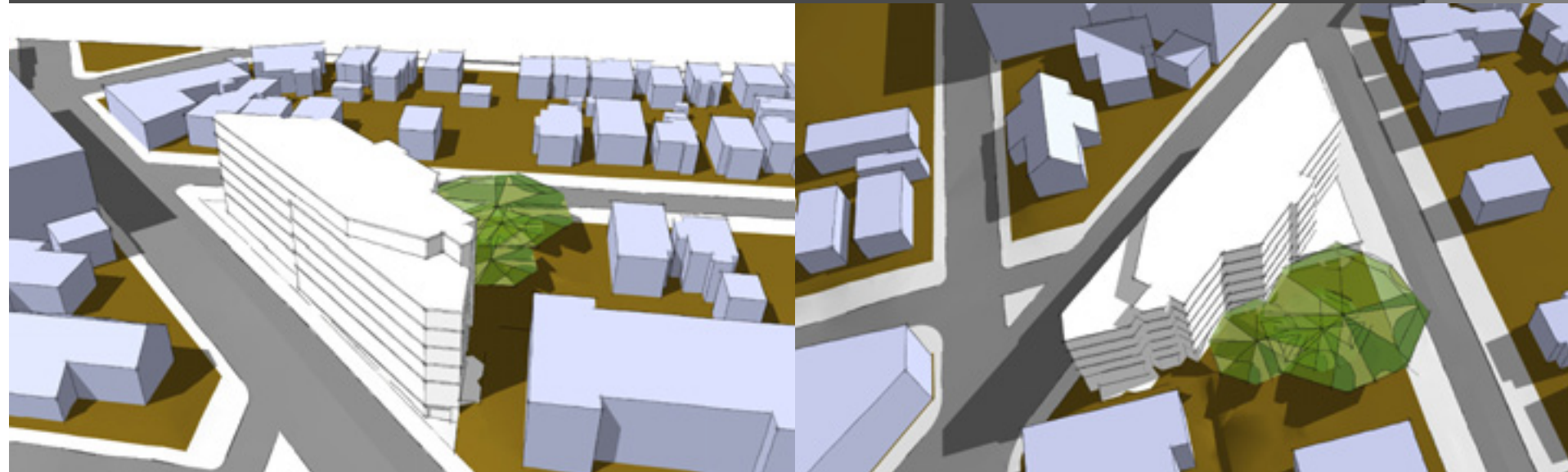




STREET VIEW LOOKING NORTHWEST ON MADISON

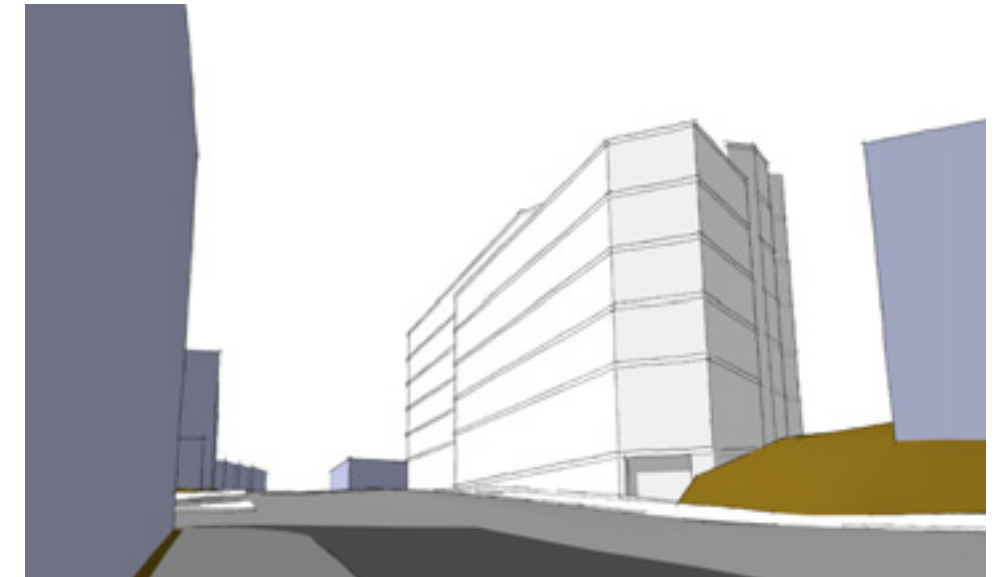


STREET VIEW LOOKING SOUTH ON 22ND

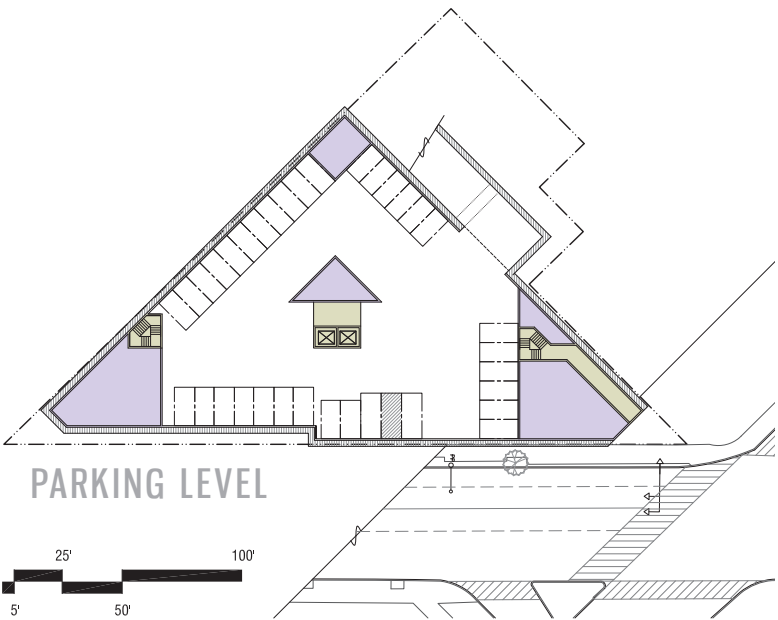
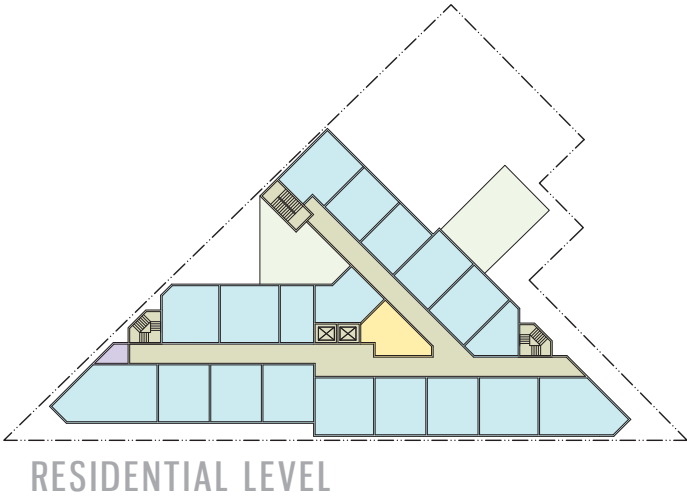
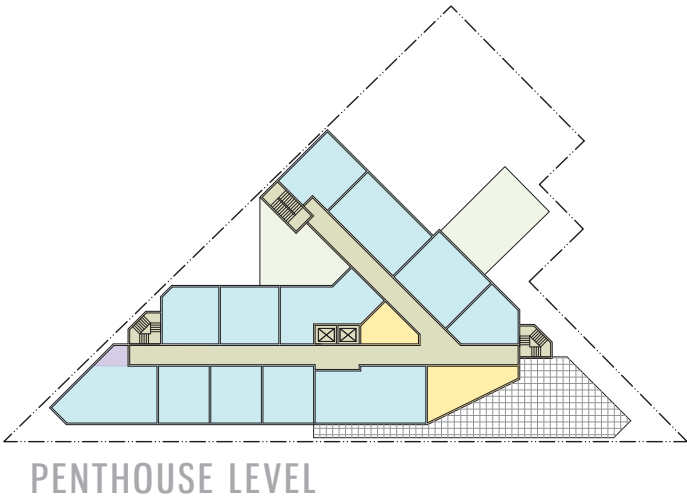
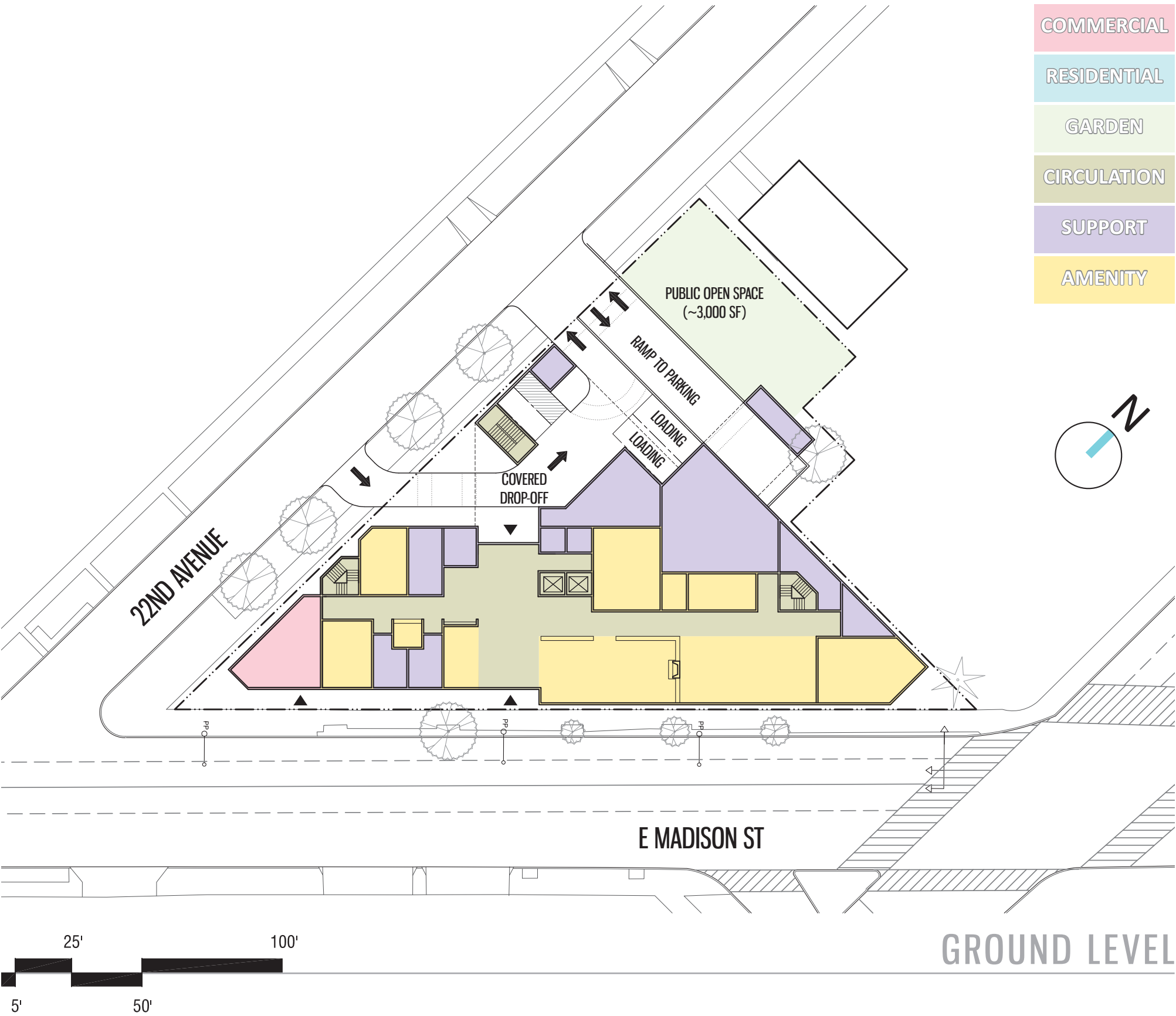


BIRDSEYE VIEW FROM NORTHEAST

BIRDSEYE VIEW FROM NORTHWEST

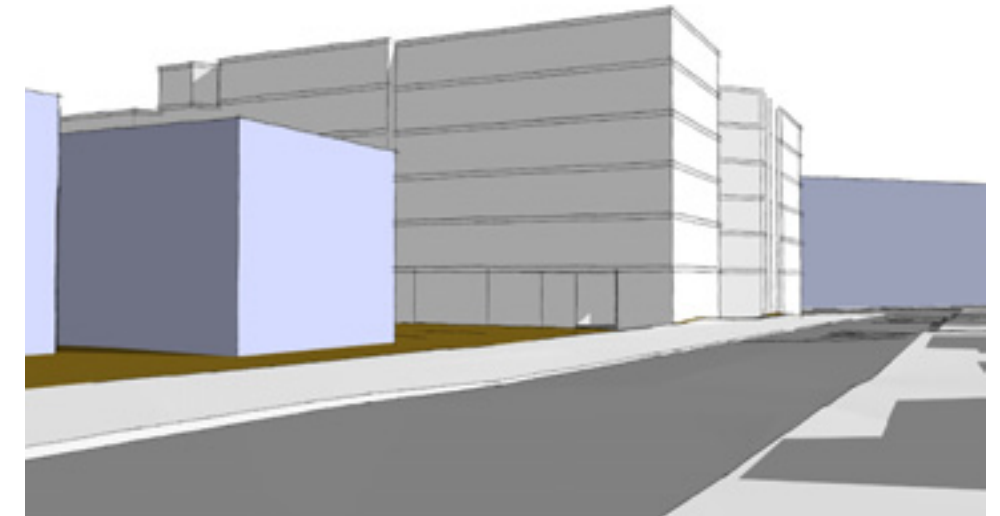


STREET VIEW LOOKING SOUTHWEST ON MADISON

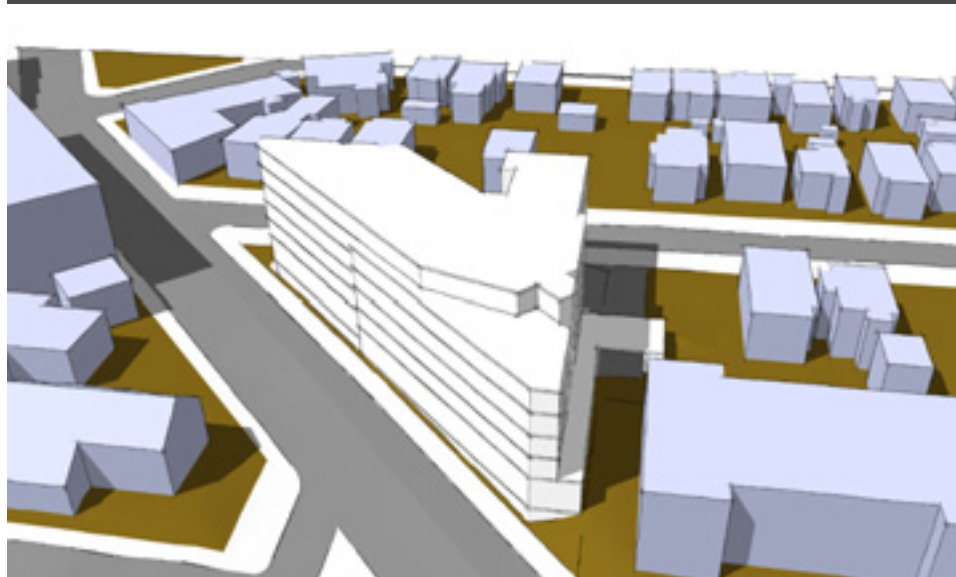




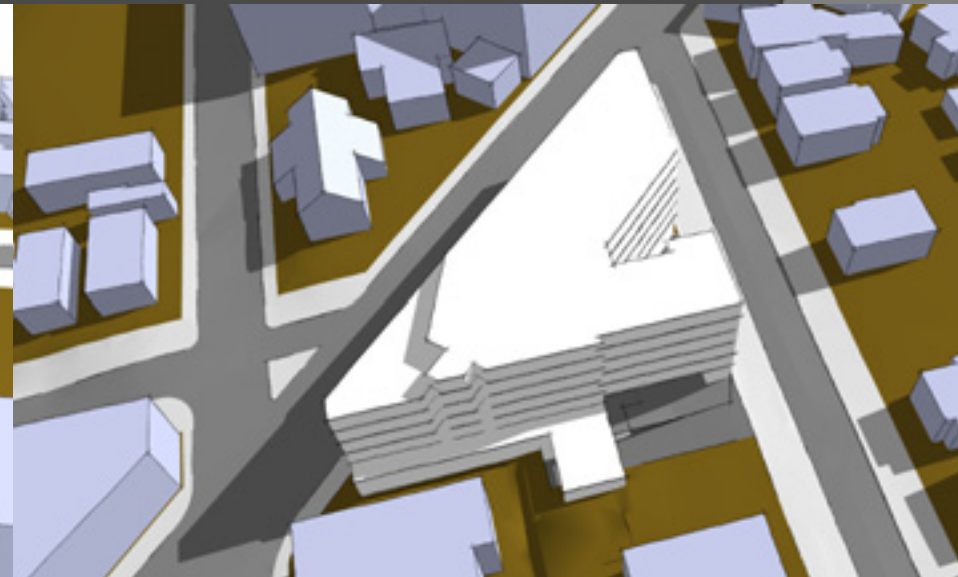
STREET VIEW LOOKING NORTHWEST ON MADISON



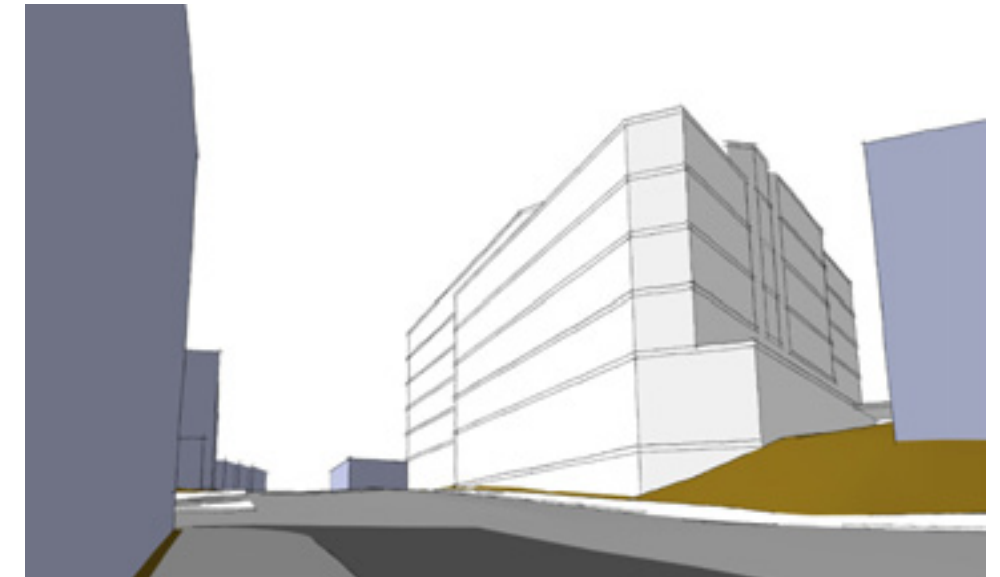
STREET VIEW LOOKING SOUTH ON 22ND



BIRDSEYE VIEW FROM NORTHEAST

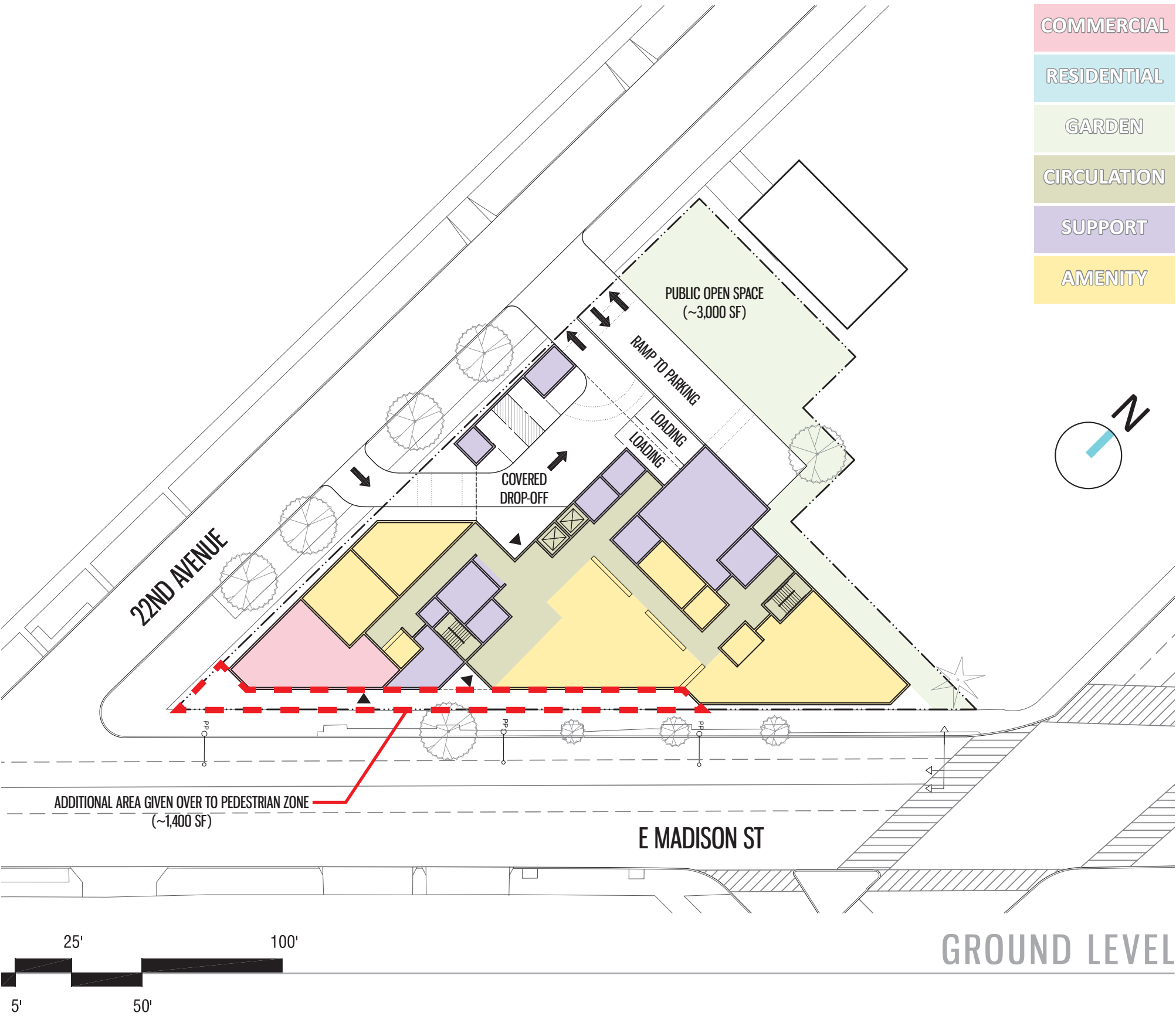


BIRDSEYE VIEW FROM NORTHWEST

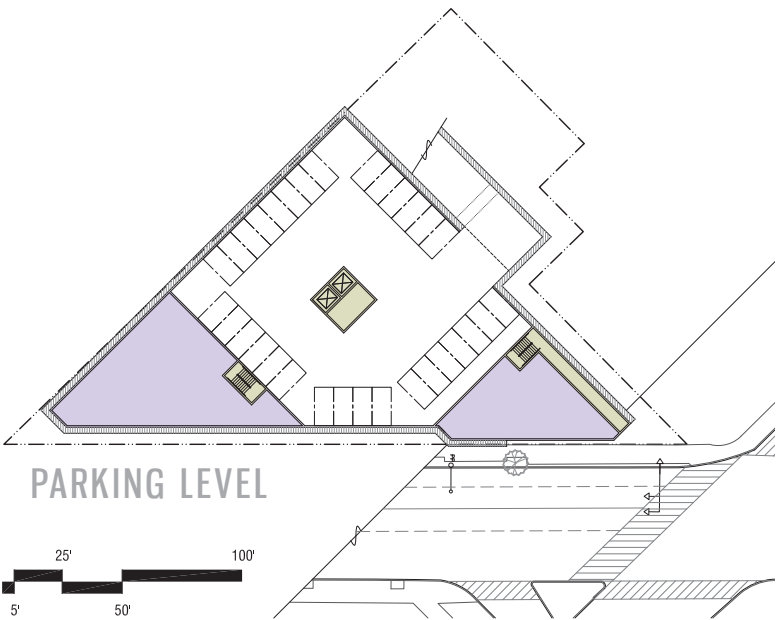
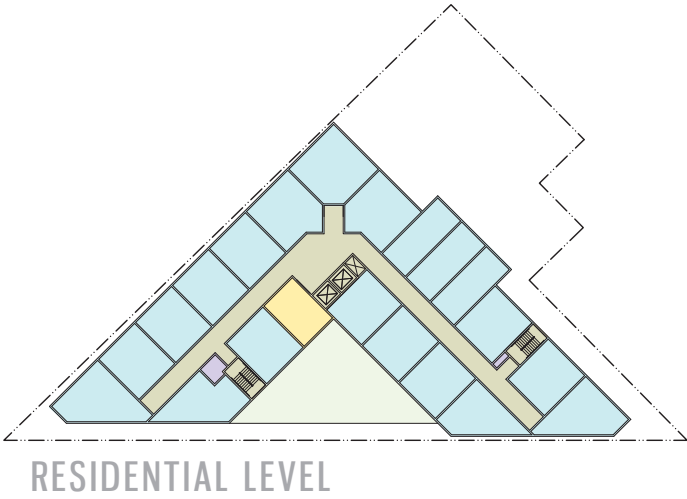


STREET VIEW LOOKING SOUTHWEST ON MADISON

MASSING OPTION 3 (PREFERRED)

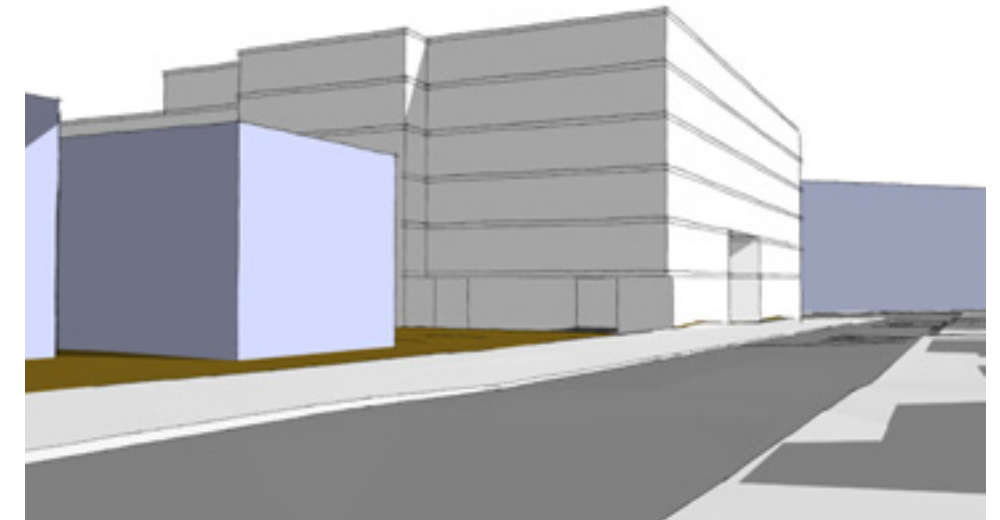


- COMMERCIAL
- RESIDENTIAL
- GARDEN
- CIRCULATION
- SUPPORT
- AMENITY

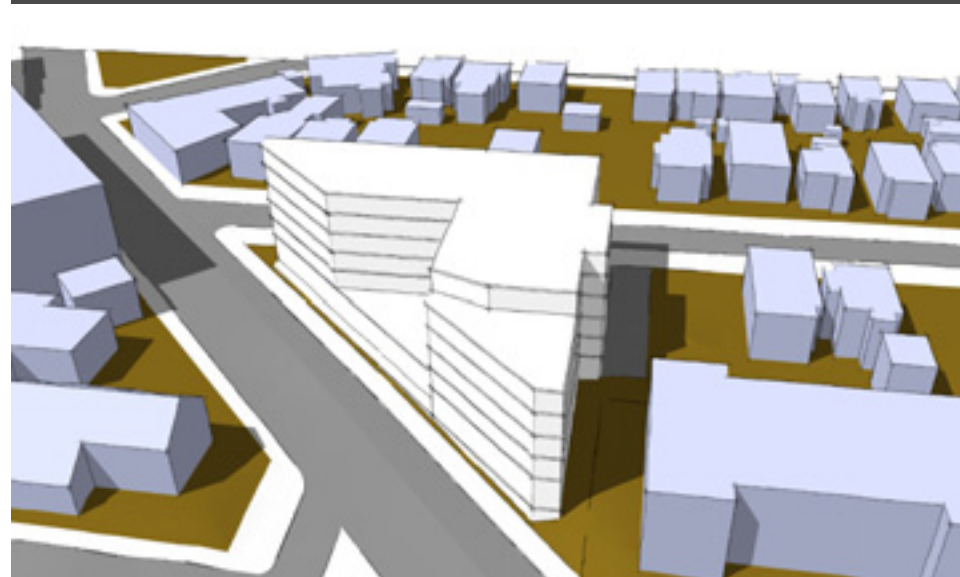




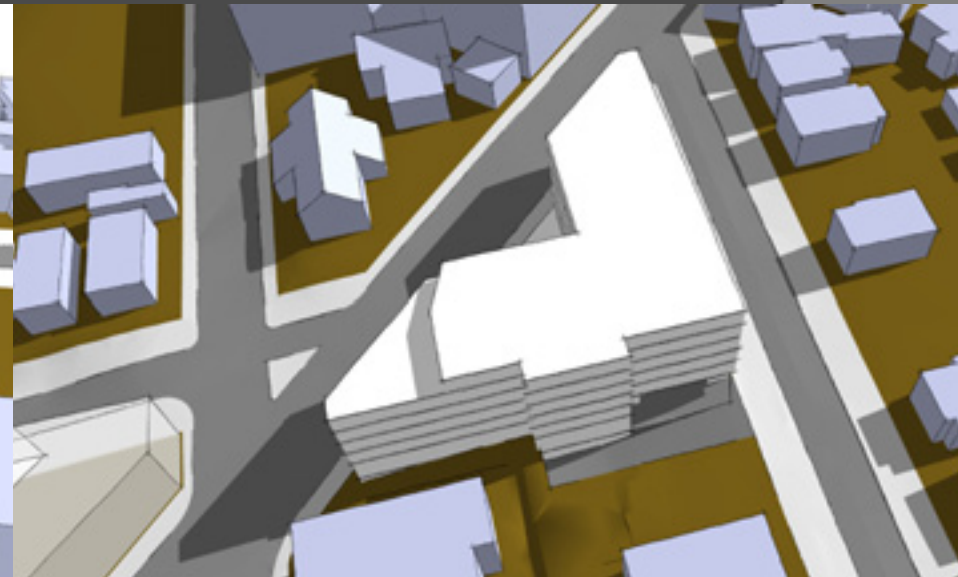
STREET VIEW LOOKING NORTHWEST ON MADISON



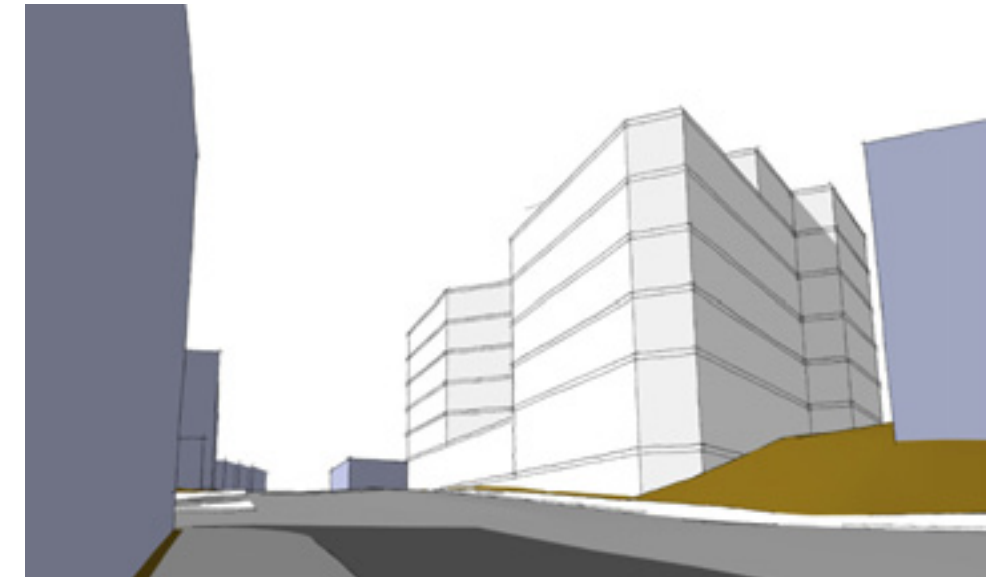
STREET VIEW LOOKING SOUTH ON 22ND



BIRDSEYE VIEW FROM NORTHEAST



BIRDSEYE VIEW FROM NORTHWEST



STREET VIEW LOOKING SOUTHWEST ON MADISON

MASSING OPTION 1

This option allows for the preservation of exceptional trees located along the boundary of the L3 and NC3P-65 portions of the site. The mass of the building is concentrated along Madison, with a curb cut just southwest of the intersection of 23rd and Madison giving access to the below grade parking garage. A drop-off and loading zone is provided at the corner of 22nd and Madison

PROS:

- Retains trees.
- No ramps and excavation to access garage.
- Reduced impact on 22nd residents.
- Active uses along the majority of Madison Street.
- Does not use L3 site.
- Provides additional area to pedestrian realm along Madison

CONS:

- Development area well under programmatic and proforma needs for Aegis, and only acheives 74% of the site's development potential. Client will not proceed with project.
- Curb cut on Madison unsafe (particularly for seniors and undesirable for Aegis), and not approved by SDOT
- Does not provide adequate area for ground level programmatic requirements
- Requires streetside loading/unloading and accessible van parking.
- No street level on-site parking.
- Required resident porte cochere compromises urban design of the corner of 22nd and Madison
- Two curb cuts required along E Madison St.
- Small, north-facing memory care garden terrace.



MASSING OPTION 2

This option also concentrates the massing of the building along Madison. Access to below grade parking, however, is relocated to the north end of the site along 22nd, and is combined with the resident drop-off zone to provide on-site maneuvering and loading and unloading for trucks. A podium courtyard for Memory Care residents is again provided over this resident drop-off zone.

PROS:

- Concentrates massing against Madison and reduces impact on the surrounding multifamily zones.
- Active uses along the majority of Madison Street.
- Street level on-site parking.
- Provides additional area to pedestrian realm along Madison

CONS:

- Building layout is inefficient, and underperforms for the operational needs of Aegis.
- Cramped amenity spaces at ground level.
- Small, north-facing memory garden terrace.
- Requires the removal of exceptional trees.
- Open access ramp to below-grade parking



MASSING OPTION 3 (PREFERRED)

This option utilizes an “L” scheme to organize the building, which opens up to Madison in the form of a memory garden terrace. It provides a similar access scheme for drop-off, parking, and loading/unloading as Option 2. Its layout, however provides a more ample footprint for development, and a more dynamic and generous ground level.

PROS:

- Massing on Madison is broken into two separate elements creating a more appropriate facade with a south-facing memory garden terrace. Relief of a vertical facade helps the human scale at the street and better fits the context by not creating a canyon effect on Madison Street.
- Near development capacity for the zone creates improved density and a sustainable business model to fulfill community needs for senior housing and approximately 40 full time jobs.
- South facing memory garden terrace.
- Generous ground level amenity spaces.
- Active uses along the majority of Madison Street.
- Street level on-site parking.
- Provides maximum area to pedestrian realm along Madison (~1,400 sf)

CONS:

- Massing against L3 zone create shadows in the morning and early afternoon.
- Open access ramp to below-grade parking



ACCESS OPTION “A” FOR PREFERRED OPTION

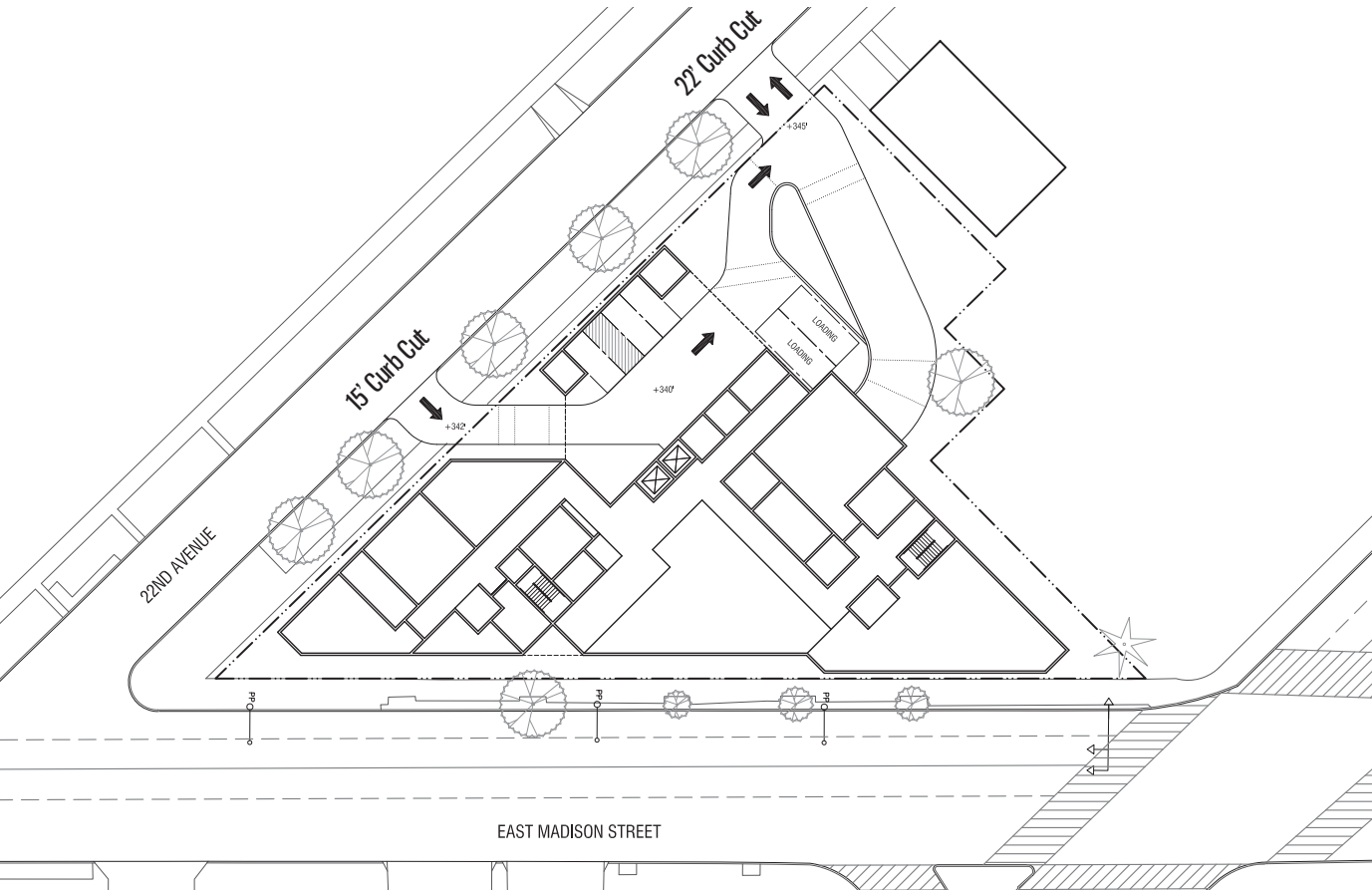
Access to below grade parking provided from 22nd. Resident drop-off zone provided on-site, one-way, no turn around required. On-site truck maneuvering and loading/unloading.

PROS:

- Allows for small pocket park at north end of L3 portion of site.
- No turn around required for resident drop-off.
- On-site street level parking provided.
- On-site truck maneuvering and loading/unloading.
- Ramp to garage has a gentler slope

CONS:

- Two curb cuts on 22nd Avenue.
- 30’ wide curb cut on 22nd Avenue.
- Ramp uses majority of pocket park on L3 site



ACCESS OPTION “B” FOR PREFERRED OPTION

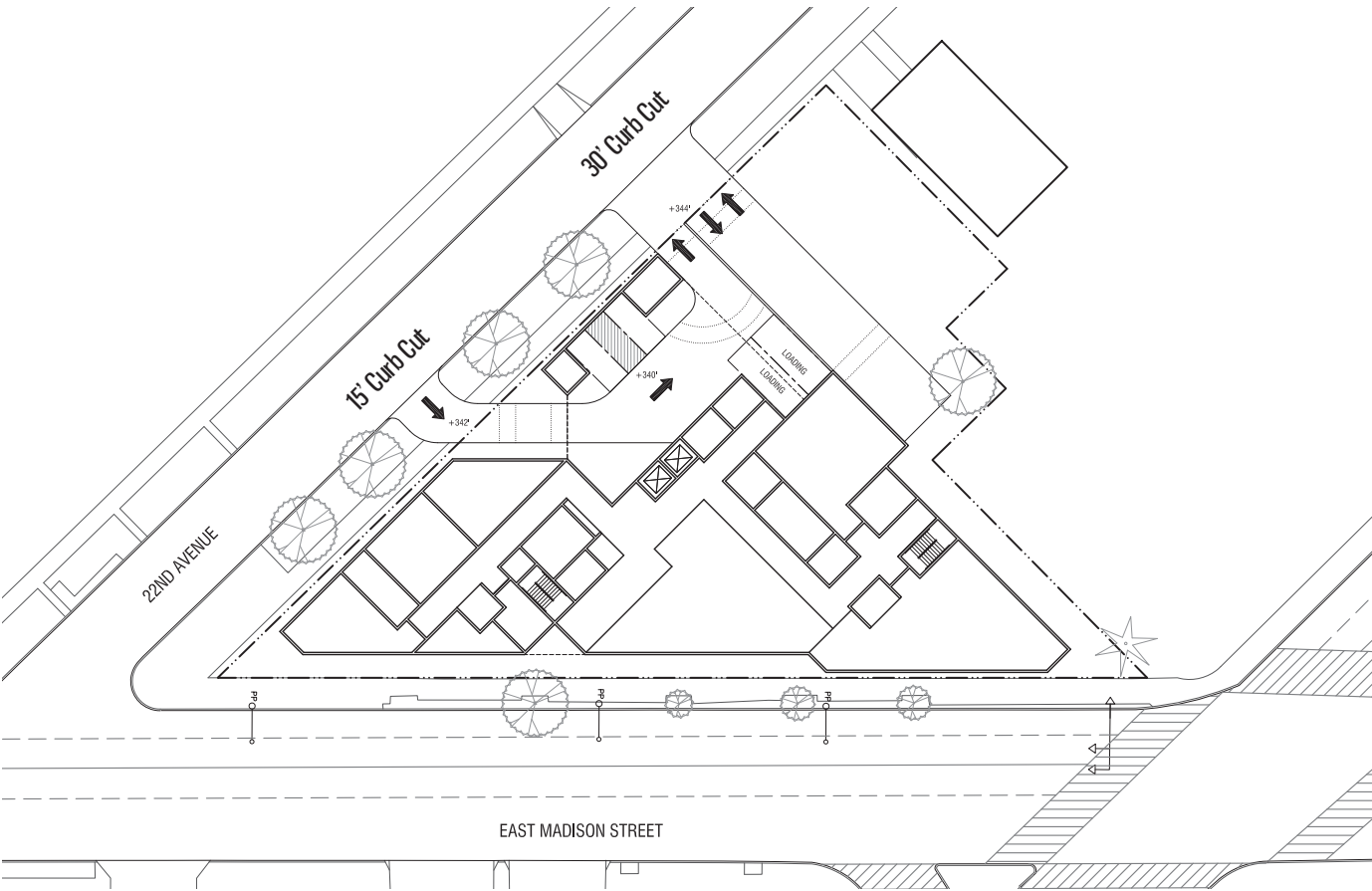
Access to below grade parking provided from 22nd. Resident drop-off zone provided on-site, one-way, no turn around required. On-site truck maneuvering and loading/unloading.

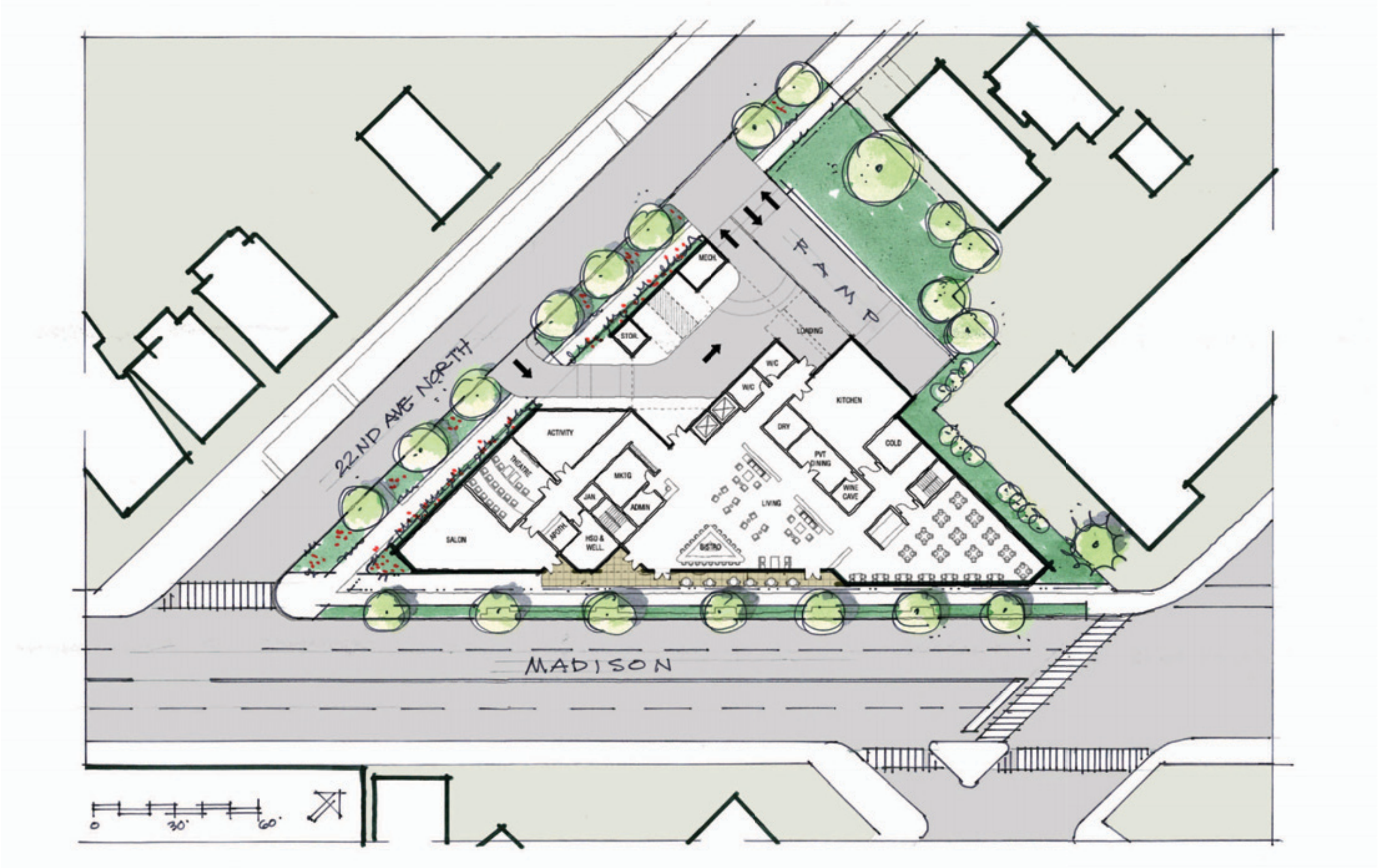
PROS:

- Significant Pocket Park on L3 portion of site
- No turn around required for resident drop-off.
- On-site street level parking provided.
- On-site truck maneuvering and loading/unloading.

CONS:

- Two curb cuts on 22nd Avenue.
- Ramps use majority of L3 portion of site.
- Steeper ramp to garage
- Combined 30’ curb cut requires departure







LOCAL EXAMPLES

2201-2215 E MADISON ST



2026 E MADISON ST



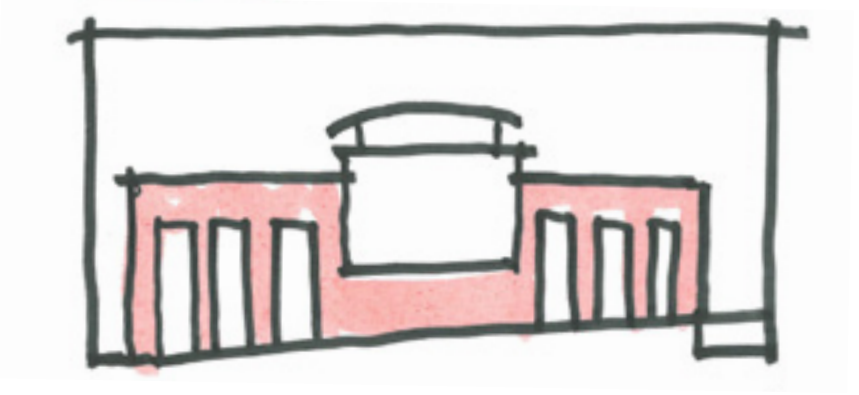
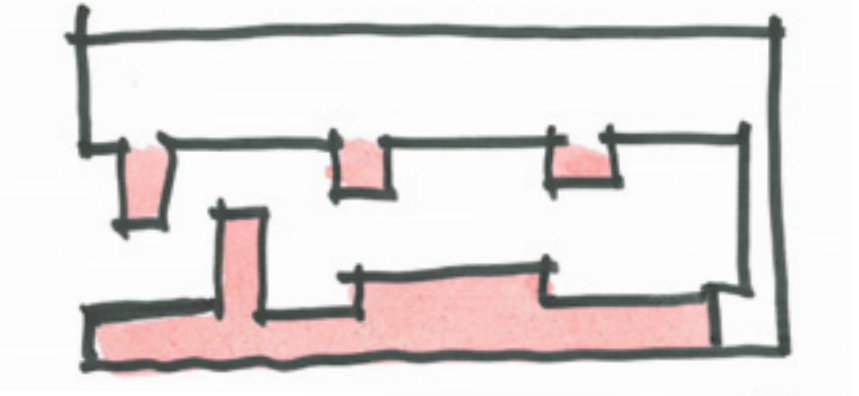
2001 E MADISON ST



2014 E MADISON ST

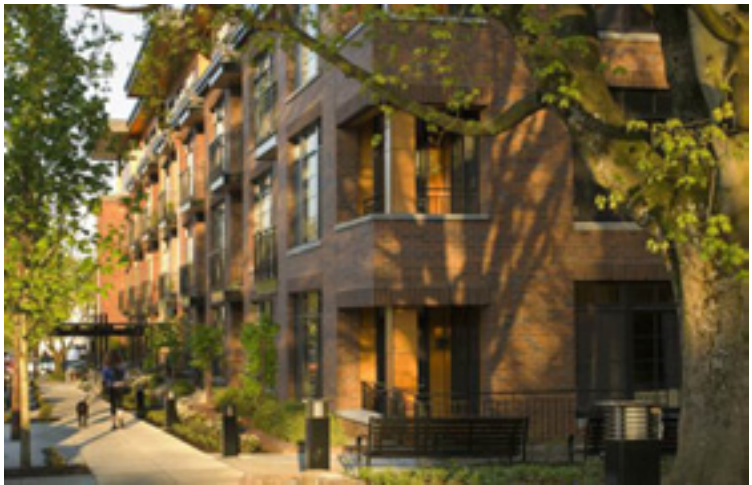


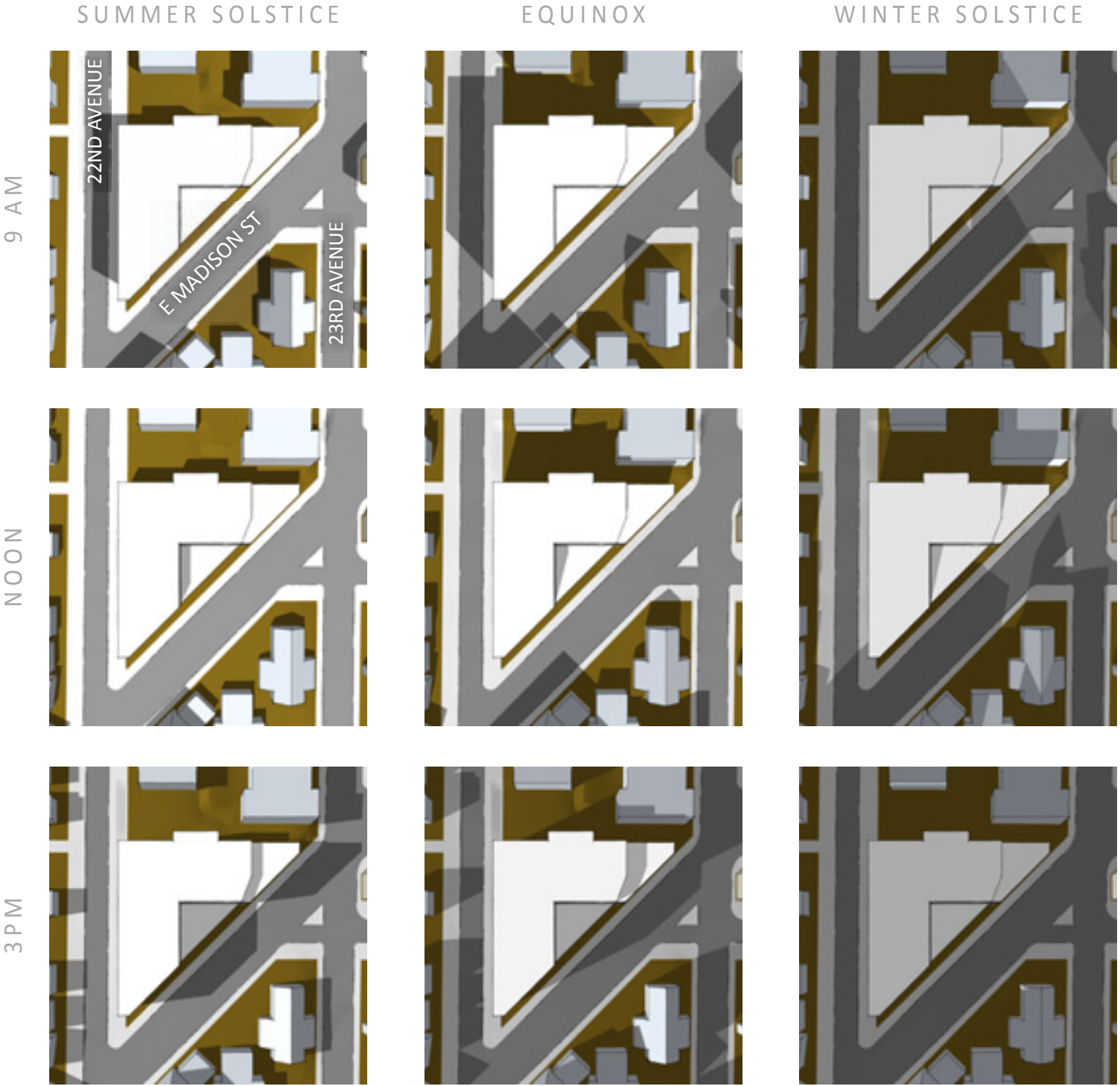
PARTÍ



APPLICABLE CHARACTER FEATURES

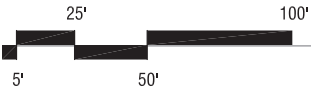
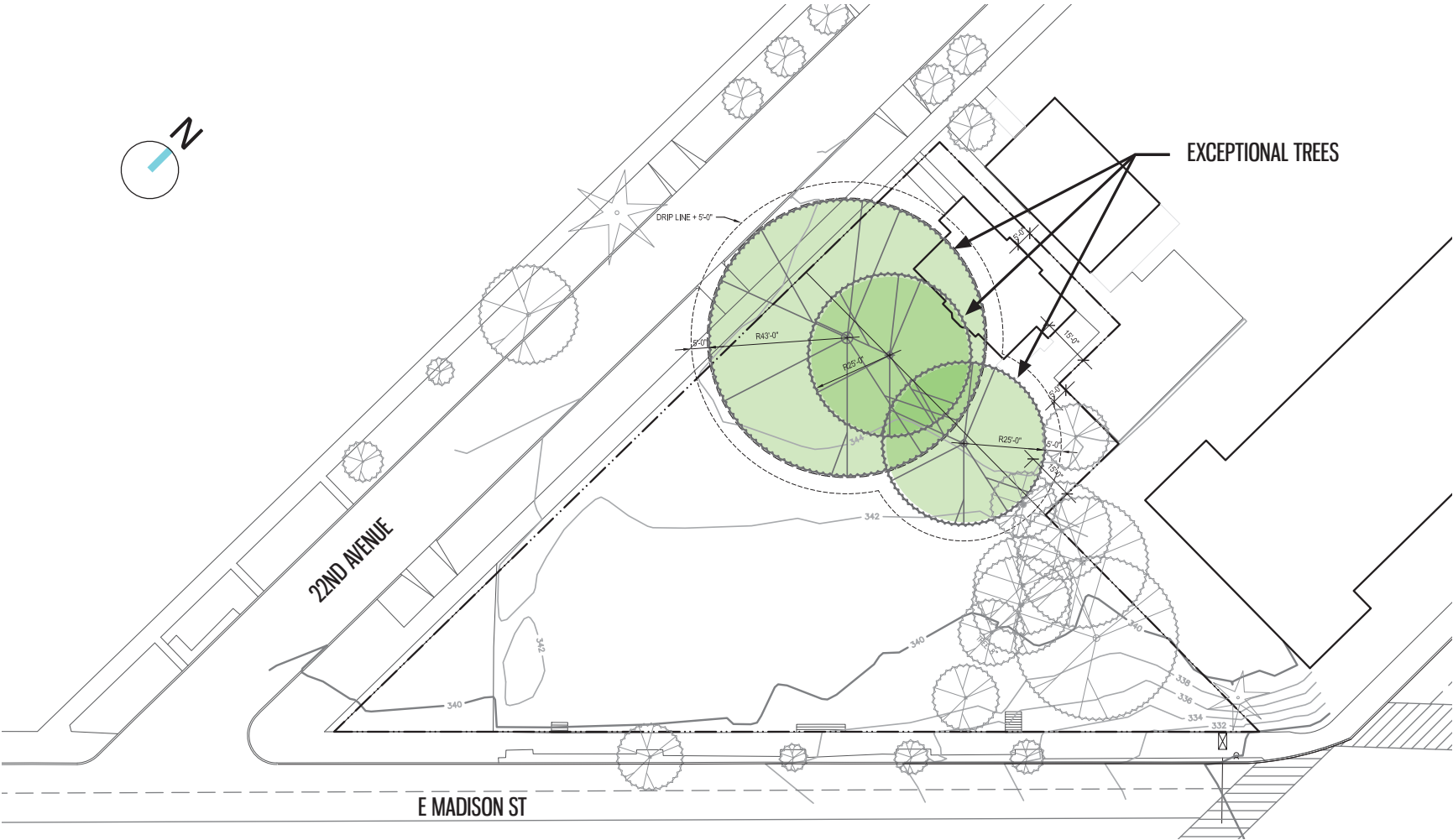
- Masonry Base Emphasizes **Podium**
- **Residential Character**
- **Abundant Modulation** of Massing
- Strong **Corner/Entry** Presence
- Randomized Massing Based on **Repeating Module**
- **Floating** Upper Floors Over Base
- Inviting/Intriguing **Courtyard Entry**
- **Erosion** of Monolithic Form
- Modern **Residential Character**
- Symmetrical Parti, Reinforces Institutional “Look”
- **Vertical Expression** With Two-Story Windows
- Unique **Barrel Vault** Roof Form
- Use of **Masonry**
- **Asymmetrical** Massing
- **Vertical Expression** With Two-Story Windows
- **Vertical Mass** indicating Entry
- **Stepping Back** of Massing at Upper Floors
- Low **Stone** Base



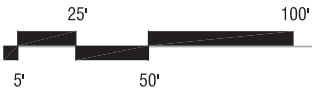
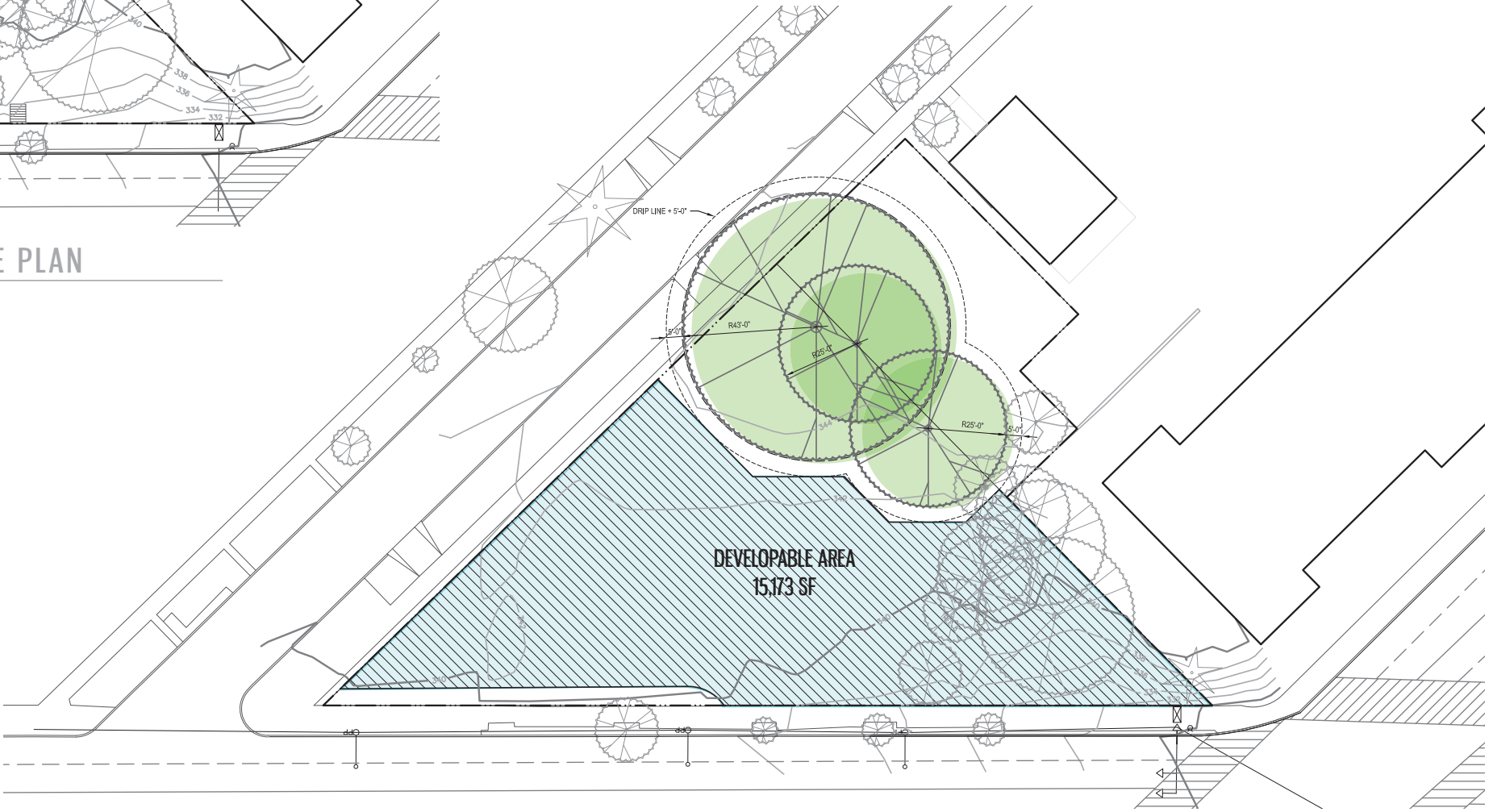


Development Standard Departures:

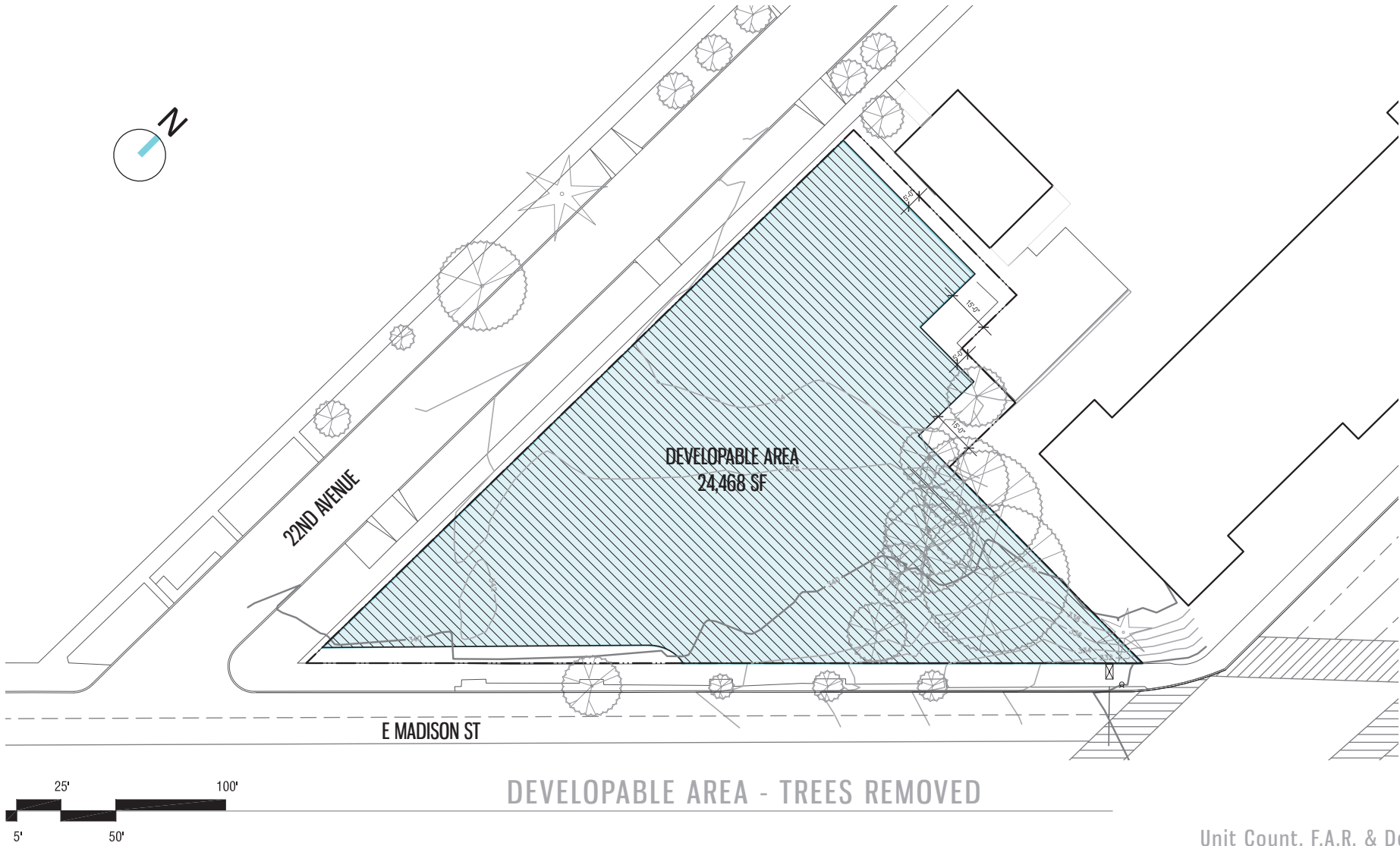
Use Code Section	Standard	Proposed	Rationale
Departure Request #1: Loading Berth Height			
SMC 23.54.035.C	Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance.	13' vertical clearance	The types of delivery and solid waste removal vehicles anticipated do not require full height.
Departure Request #2: Street Level Uses			
SMC 23.47.005.D	This site is located in a Pedestrian Zone and Madison Street is a Principal Pedestrian Street and thus requires certain uses be provided along Madison Street.Assisted Living.	Street Level Uses include Assisted Living spaces such as Dining, Bistro, Living Room	The types of uses proposed provide a strong activation at the street level through human activity and "eyes on the street".
Departure Request #3: Removal of Exceptional Trees			
SMC 25.11.080.A.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 departures permitted, and/or a reduction in the parking requirements up to a maximum reduction of ten (10) percent of the number of required parking spaces.	Removal of three trees categorized as exceptional and replacement of those trees either on-site as part of a community pocket park or in the planting strip on 22nd Avenue	The retainage of the trees reduces the developable area of the site to the point where the operational needs of an assisted living community cannot be adequately and safely met. Even if a development below the potential of the site were possible, the age and species of tree would create significant risk due to impacts on it's root and canopy structure caused by any adjacent construction.



SITE PLAN



DEVELOPABLE AREA - TREES RETAINED



Unit Count, F.A.R. & Development Potential Calculations

Level	Option 1 - Save Trees		Option 2		Preferred Option	
	Floor Areas	Units	Floor Areas	Units	Floor Areas	Units
Sub 1	13,428	0	19,284	0	18,383	0
1 (Main)	12,779	0	16,870	0	16,396	0
2 (MC)	11,875	21	14,861	26	14,031	21
3	11,875	15	14,582	19	14,593	20
4	11,875	15	14,582	19	14,593	20
5	11,875	15	14,582	19	14,593	20
6 (Penthouse)	9,873	10	12,518	12	12,850	14
TOTAL GROSS AREA	83,580	76	107,279	95	105,439	95
Below Grade Exemption	12,375		18,213		16,890	
L3 AREA	0		5,348		5,348	
NC3-65 AREA	20,135		20,133		20,133	
Total FAR	71,205		89,066		88,549	
MAX FAR	95,641		95,632		95,632	
Over/Under	-25,489		-6,566		-7,083	
AREA/UNIT	1,100		1,129		1,110	
AREA/UNIT (NO PKG)	923		926		916	
% Development potential		74%	93%		93%	

