

Aegis Living

ASSISTED LIVING 2200 E MADISON ST SEATTLE, WASHINGTON

DESIGN RECOMMENDATION MEETING DPD PROJECT #3001064 SEPTEMBER 21, 2011

ÆGIS LIVING COMMUNITIES

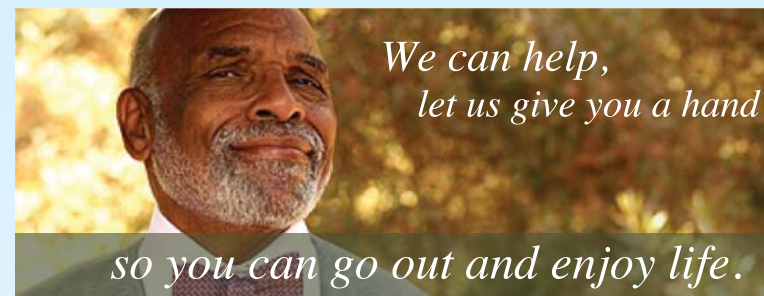
- **Assisted Living**

- Nurturing personal care
- Health and wellness based
- 102 Private apartments
- Restaurant style dining
- Array of activities tailored to senior interests & abilities
- Average Entry Age 82
- Memory Care Floor & Roof Garden

- **Locally Owned**

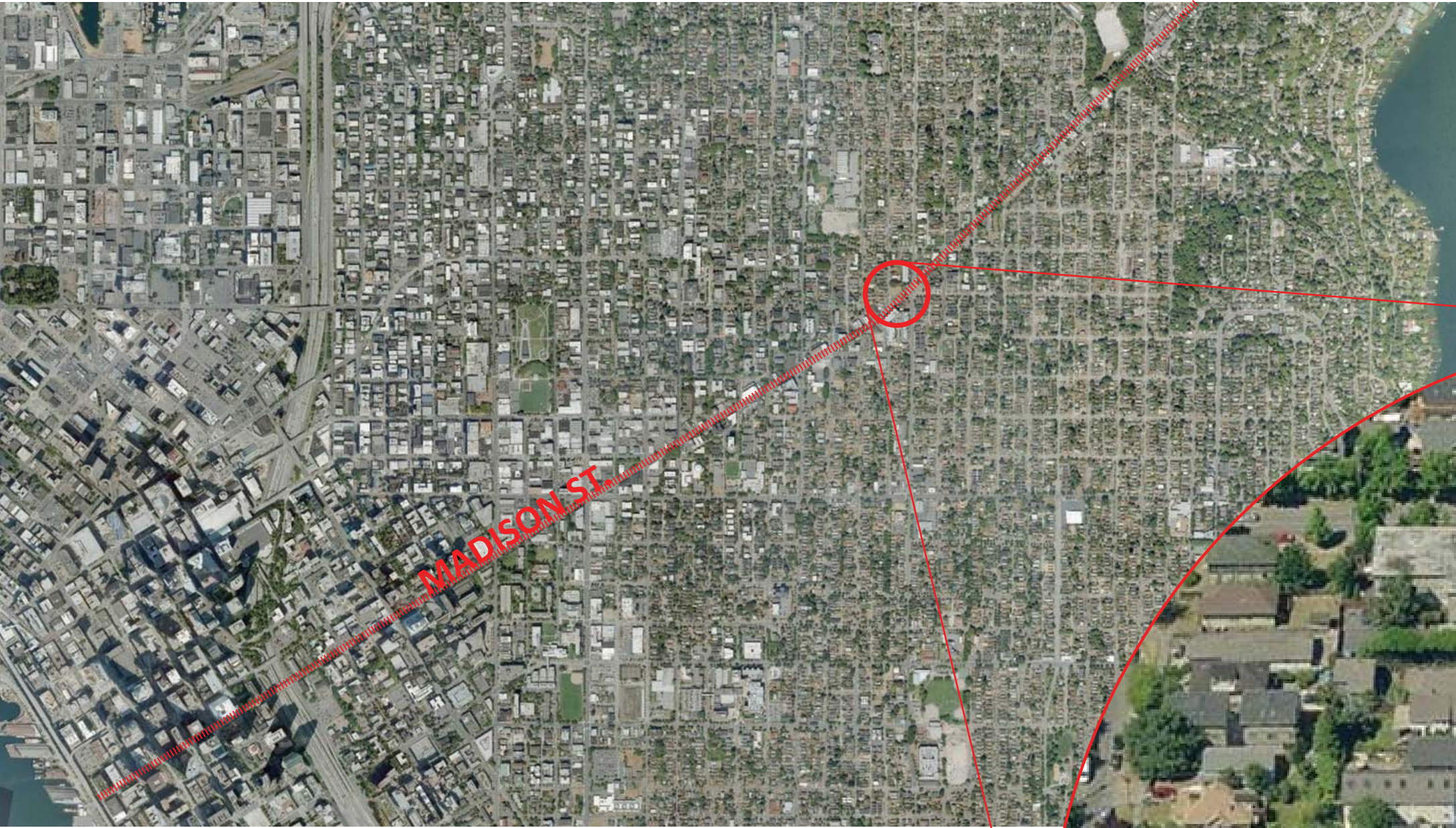
- **35 Locations**

- **Long Term Neighbors**



Ægis Living
We're the people who make life better.









MADISON ST





22ND AVENUE


E MADISON STREET

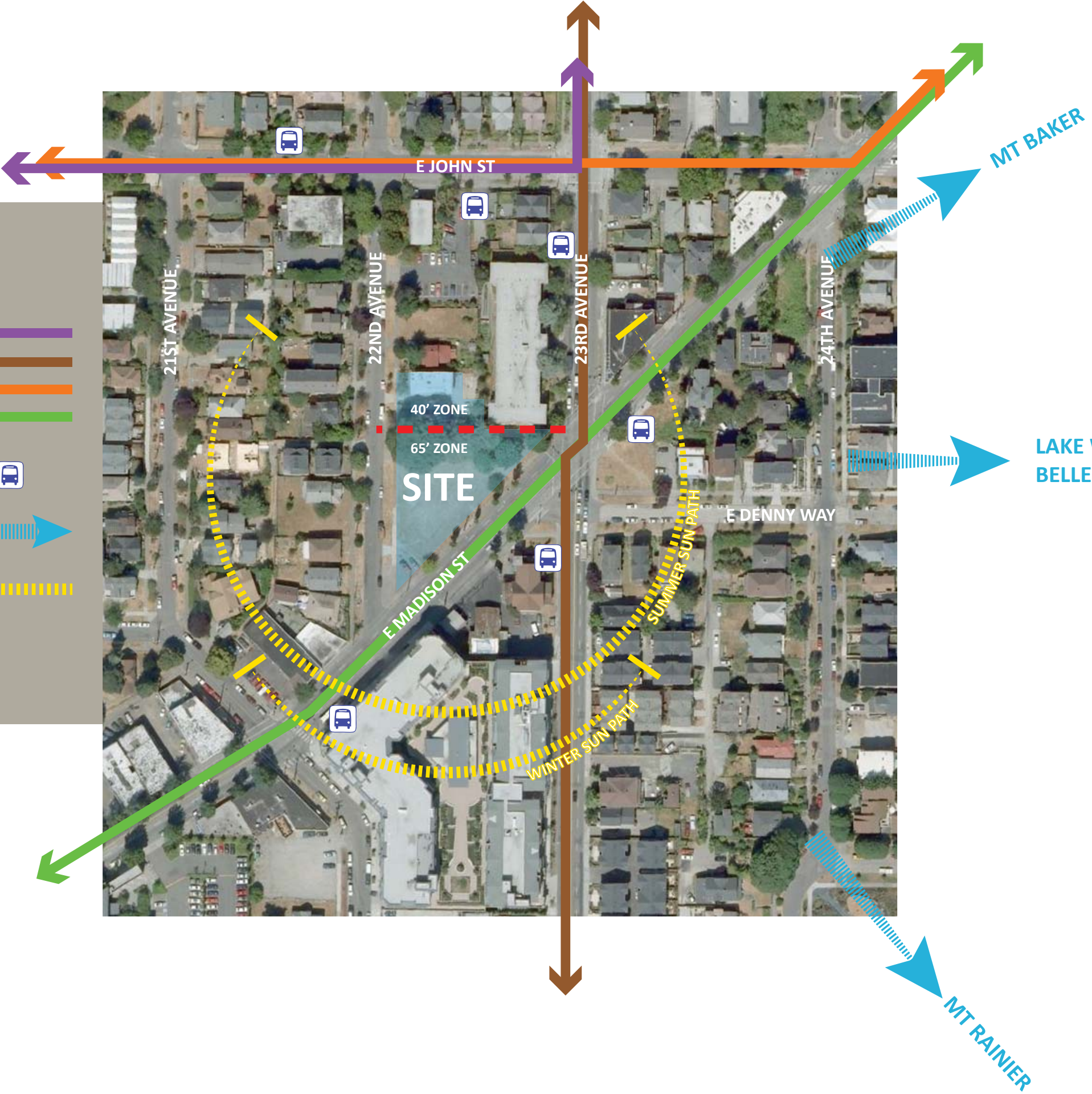
BUS ROUTES

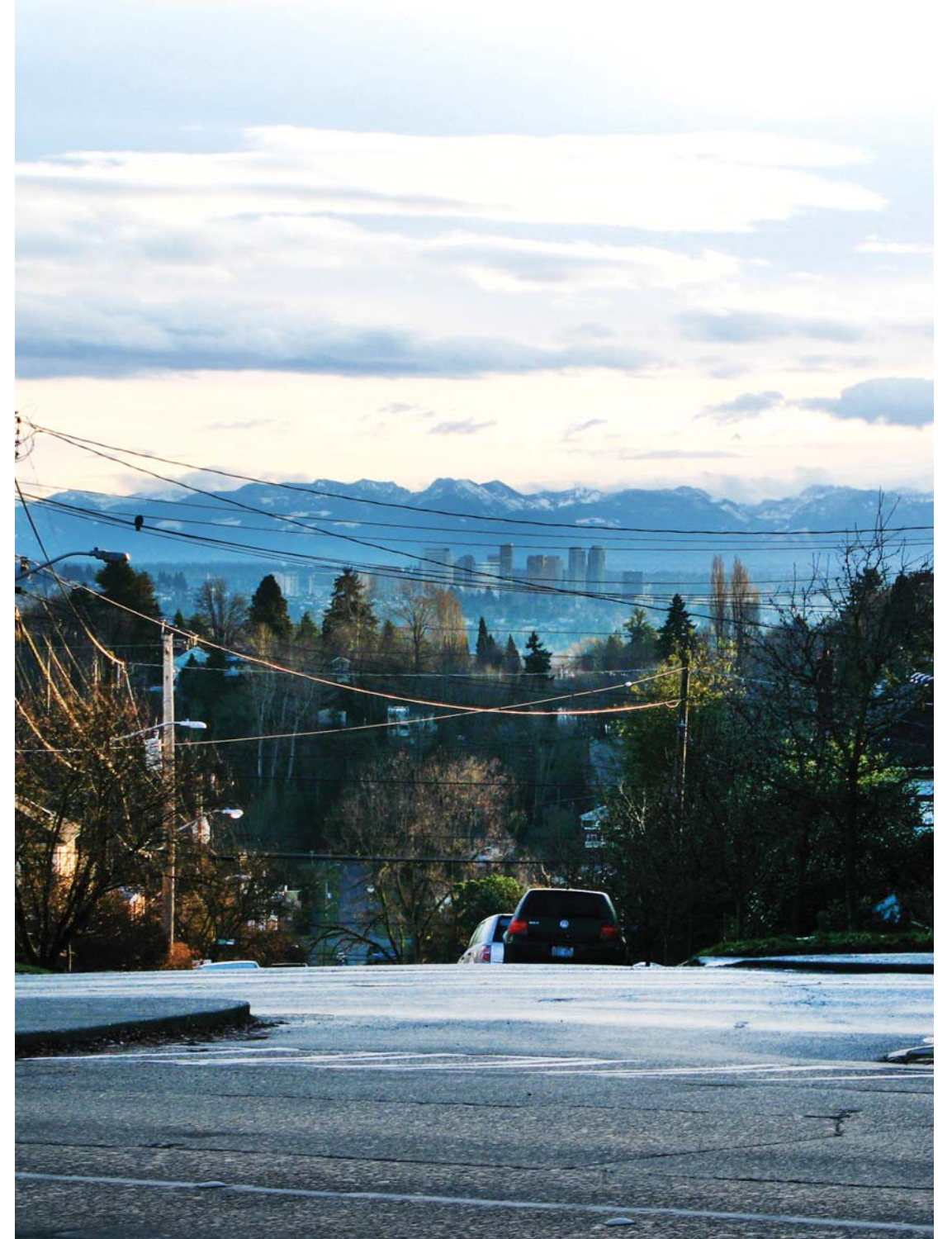
- #43 
- #48 
- #8 
- #11,84 

BUS STOP 

VIEW 

SUN PATH 







2014 E MADISON ST - OFFICES



EBENEZER A.M.E. ZION CHURCH



MADISON TEMPLE CHURCH OF GOD IN CHRIST



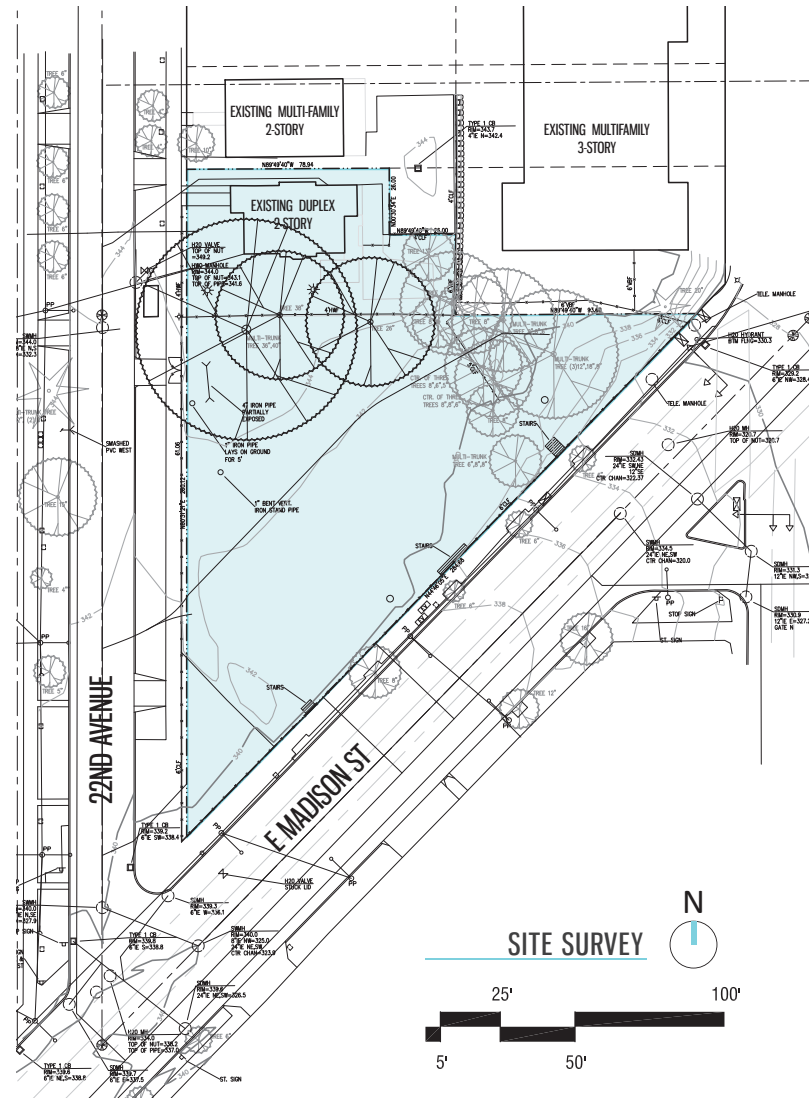
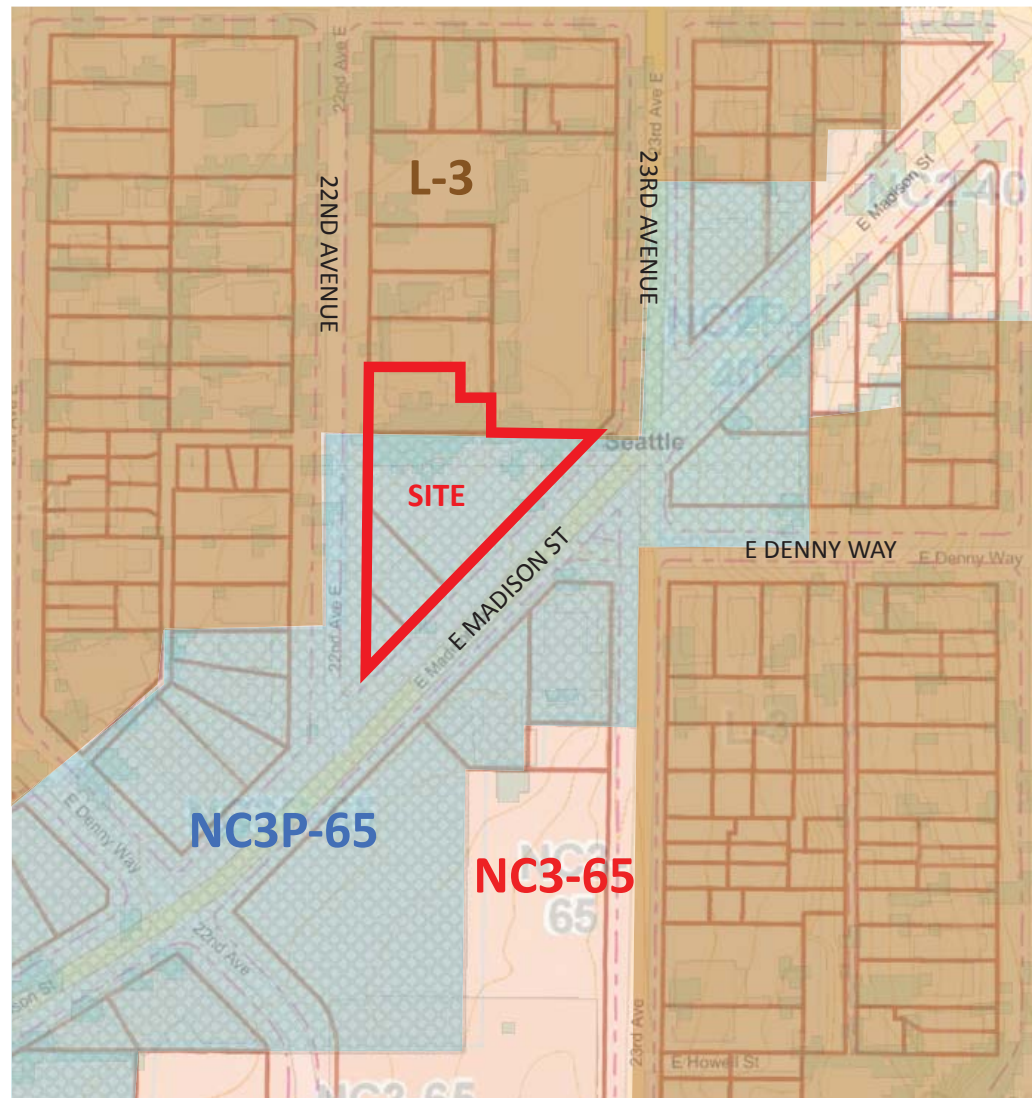
PLANNED PARENTHOOD



YMCA



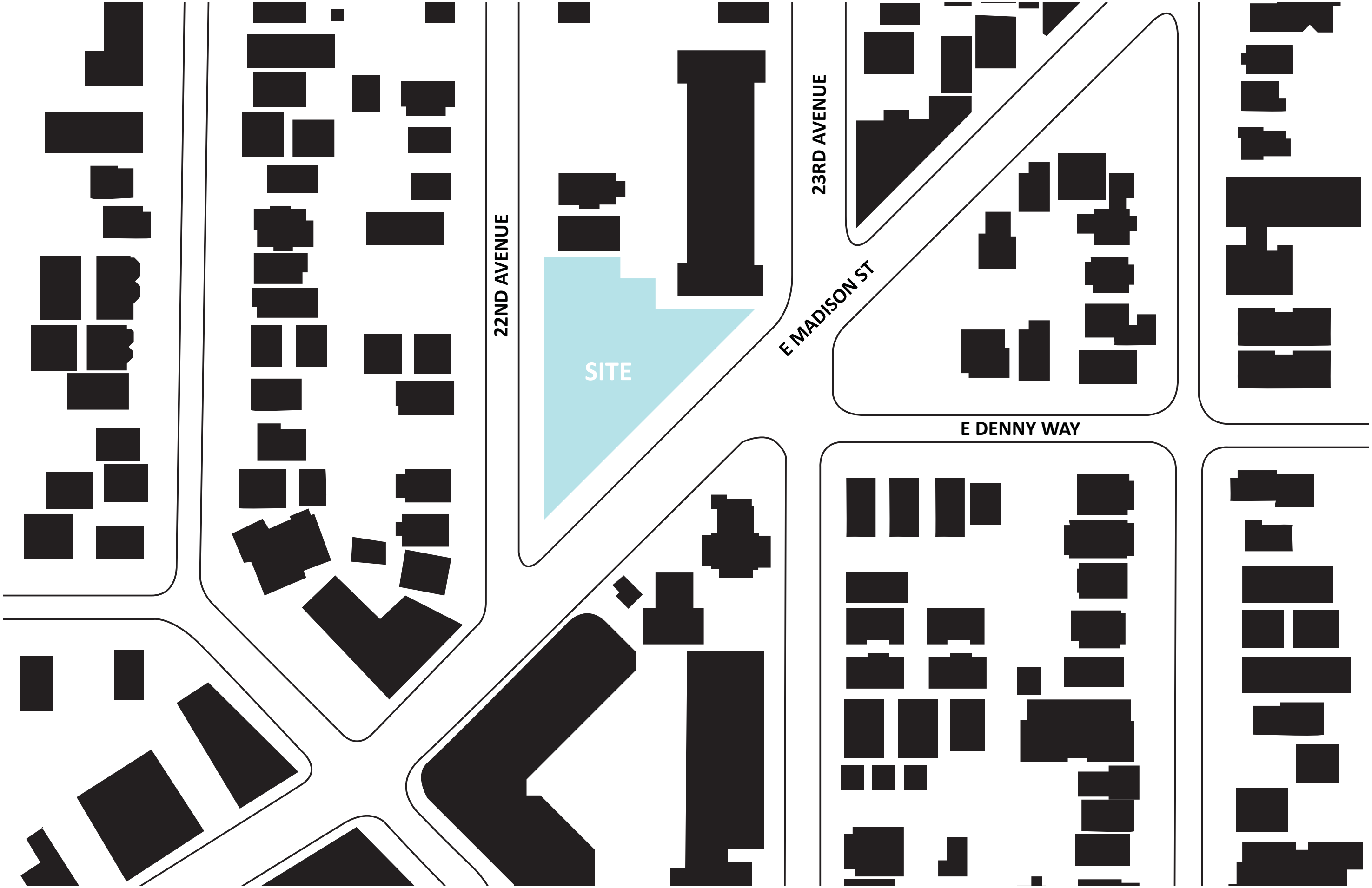
SAFeway



PROJECT SITE



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



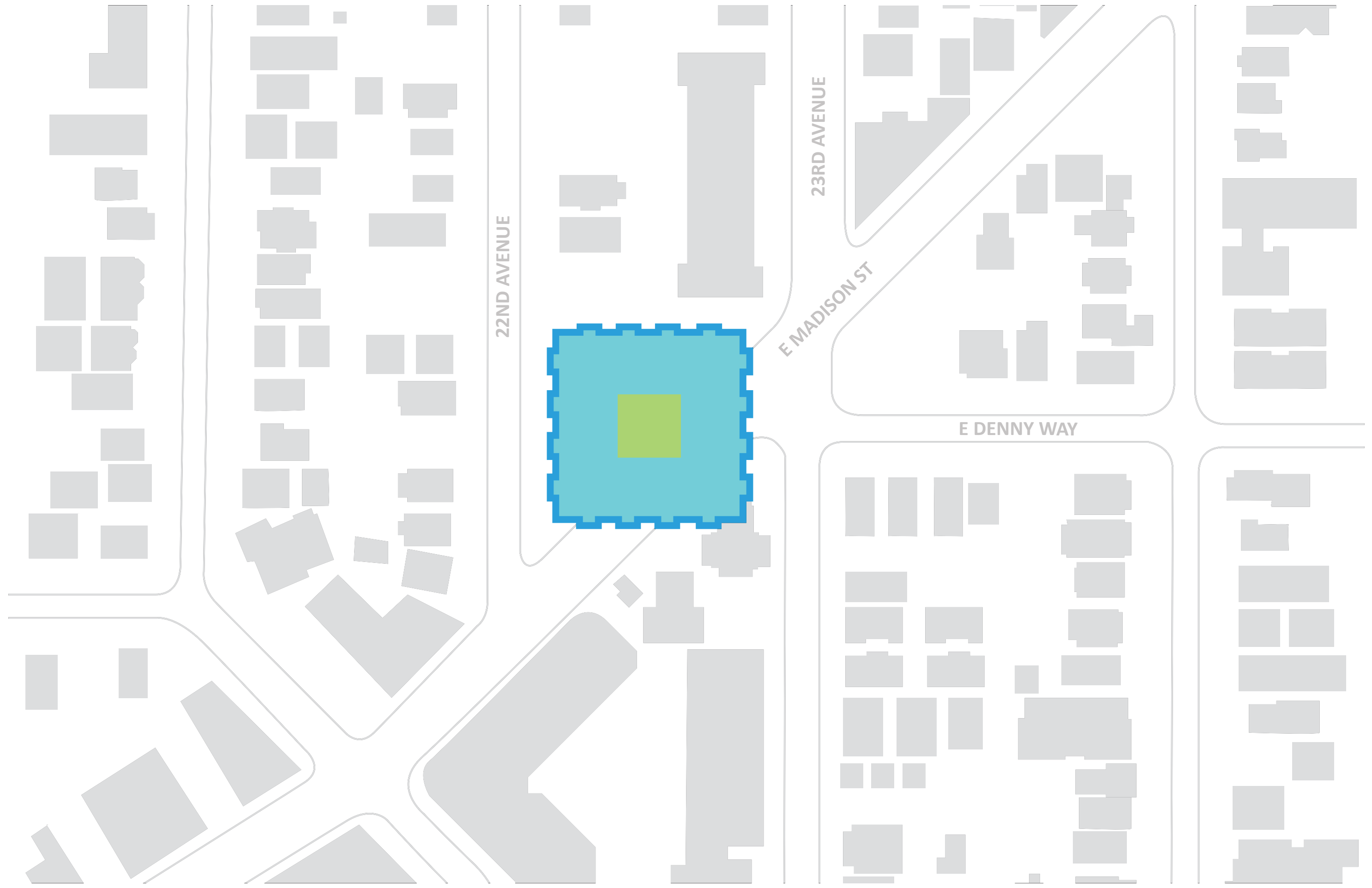
22ND AVENUE

23RD AVENUE

E MADISON ST

E DENNY WAY

SITE



22ND AVENUE

23RD AVENUE

E MADISON ST

E DENNY WAY



22ND AVENUE

23RD AVENUE

E MADISON ST

E DENNY WAY



22ND AVENUE

23RD AVENUE

E MADISON ST

E DENNY WAY



22ND AVENUE

23RD AVENUE

E MADISON ST

E DENNY WAY

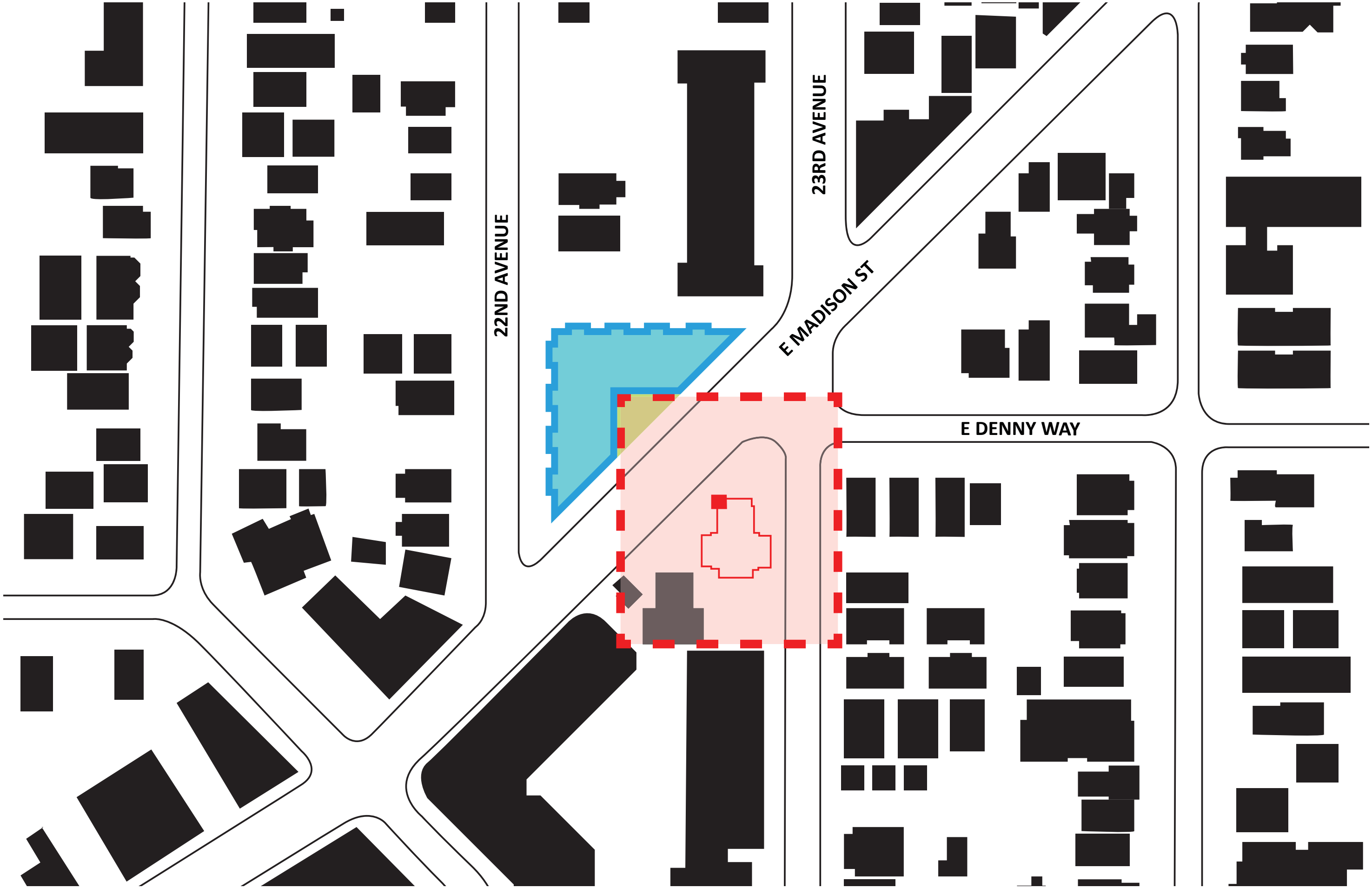


22ND AVENUE

23RD AVENUE

E MADISON ST

E DENNY WAY

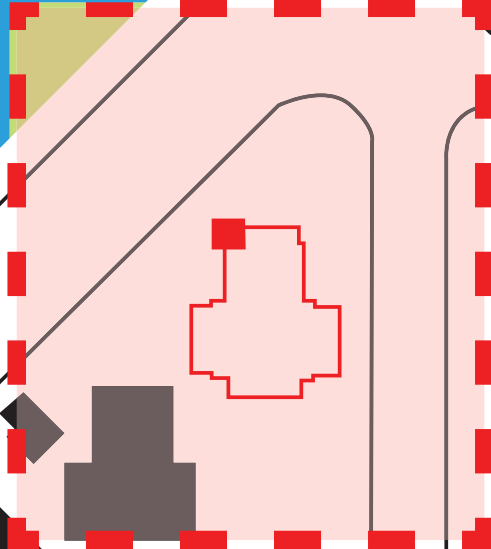


22ND AVENUE

23RD AVENUE

E MADISON ST

E DENNY WAY





22ND AVENUE

23RD AVENUE

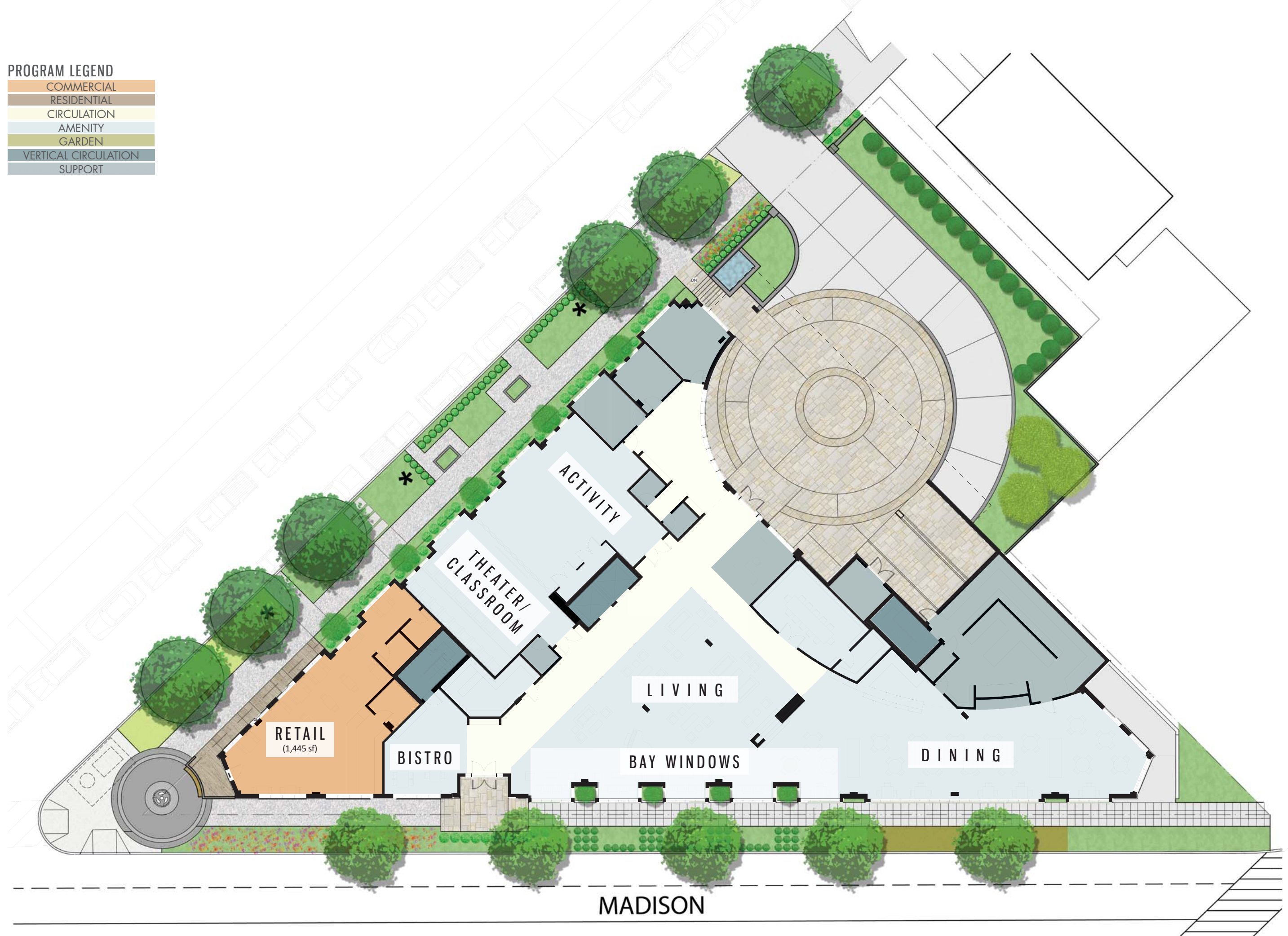
E MADISON ST

E DENNY WAY



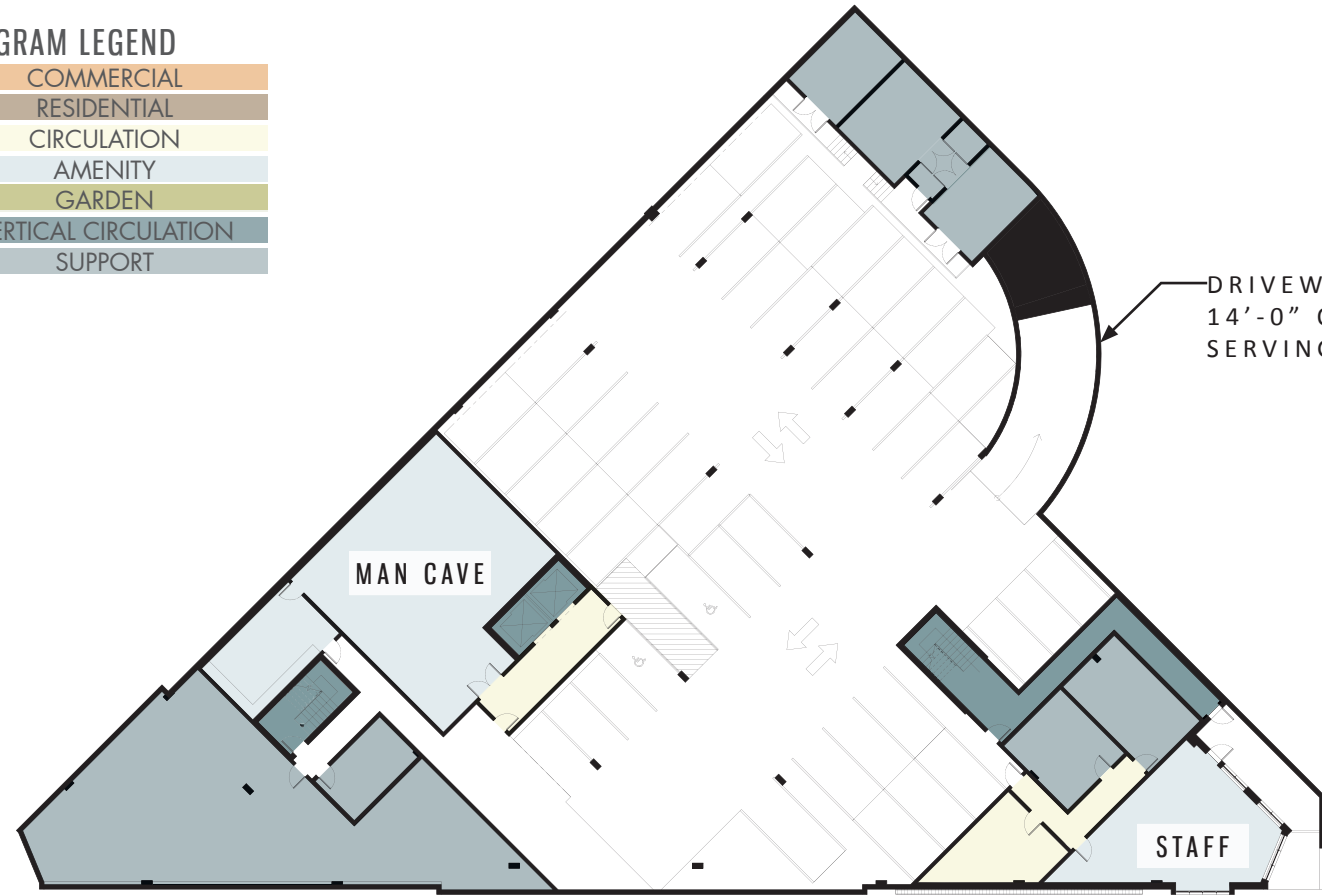
PROGRAM LEGEND

COMMERCIAL
RESIDENTIAL
CIRCULATION
AMENITY
GARDEN
VERTICAL CIRCULATION
SUPPORT



PROGRAM LEGEND

COMMERCIAL
RESIDENTIAL
CIRCULATION
AMENITY
GARDEN
VERTICAL CIRCULATION
SUPPORT



B1



L2



L3



L6

- A-1 RESPONDING TO SITE CHARACTERISTICS
- A-10 CORNER LOTS
- C-2 ARCHITECTURAL CONCEPT & CONSISTENCY



22ND & MADISON CORNER

- A-1 RESPONDING TO SITE CHARACTERISTICS
- A-5 RESPECT FOR ADJACENT SITES
- A-10 CORNER LOTS
- C-2 ARCHITECTURAL CONCEPT & CONSISTENCY



22ND & MADISON CORNER

EDG #1



EDG #2



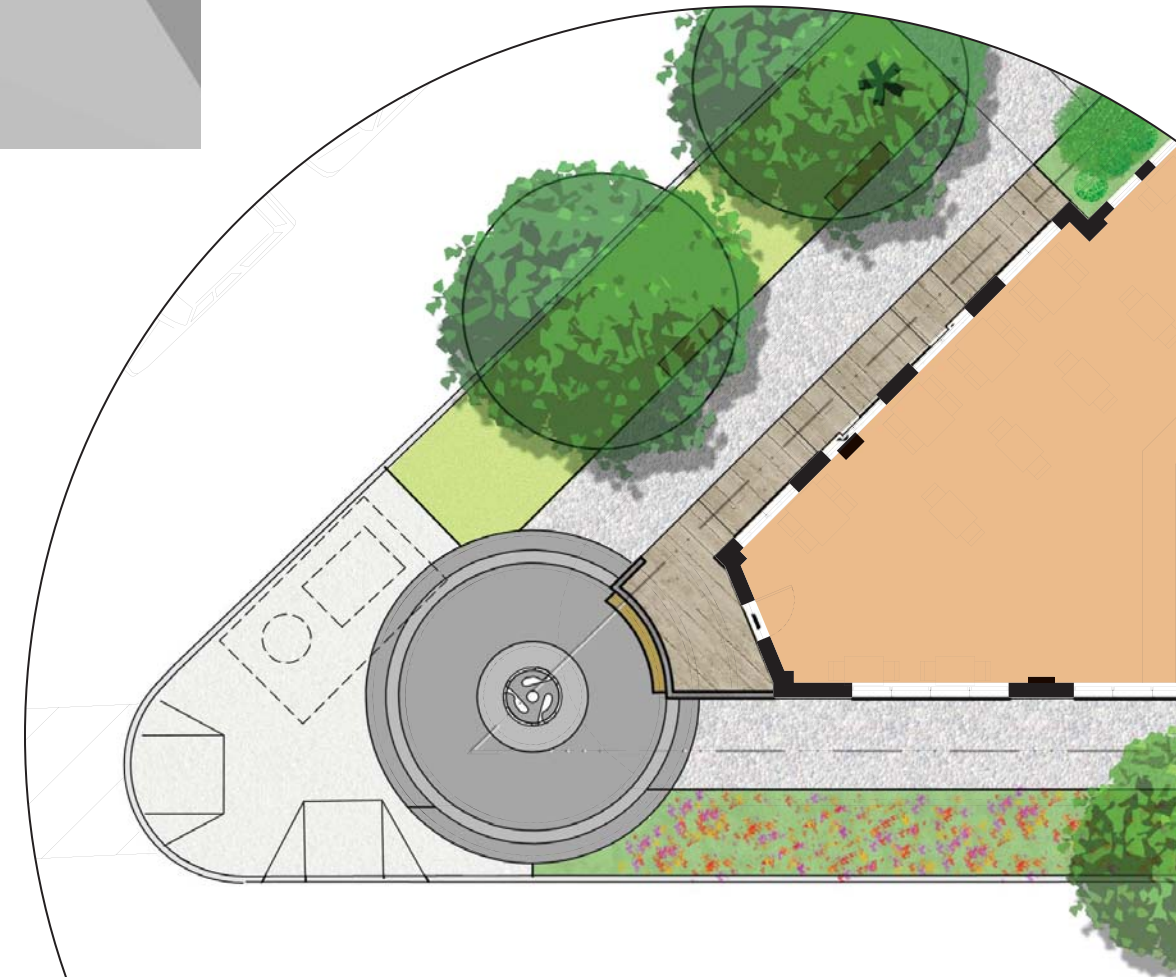
DESIGN RECOMMENDATION



- A-1 RESPONDING TO SITE CHARACTERISTICS
- A-4 HUMAN ACTIVITY
- A-5 RESPECT FOR ADJACENT SITES
- D-1 PEDESTRIAN OPEN SPACES & ENTRANCES
- D-11 COMMERCIAL TRANSPARENCY



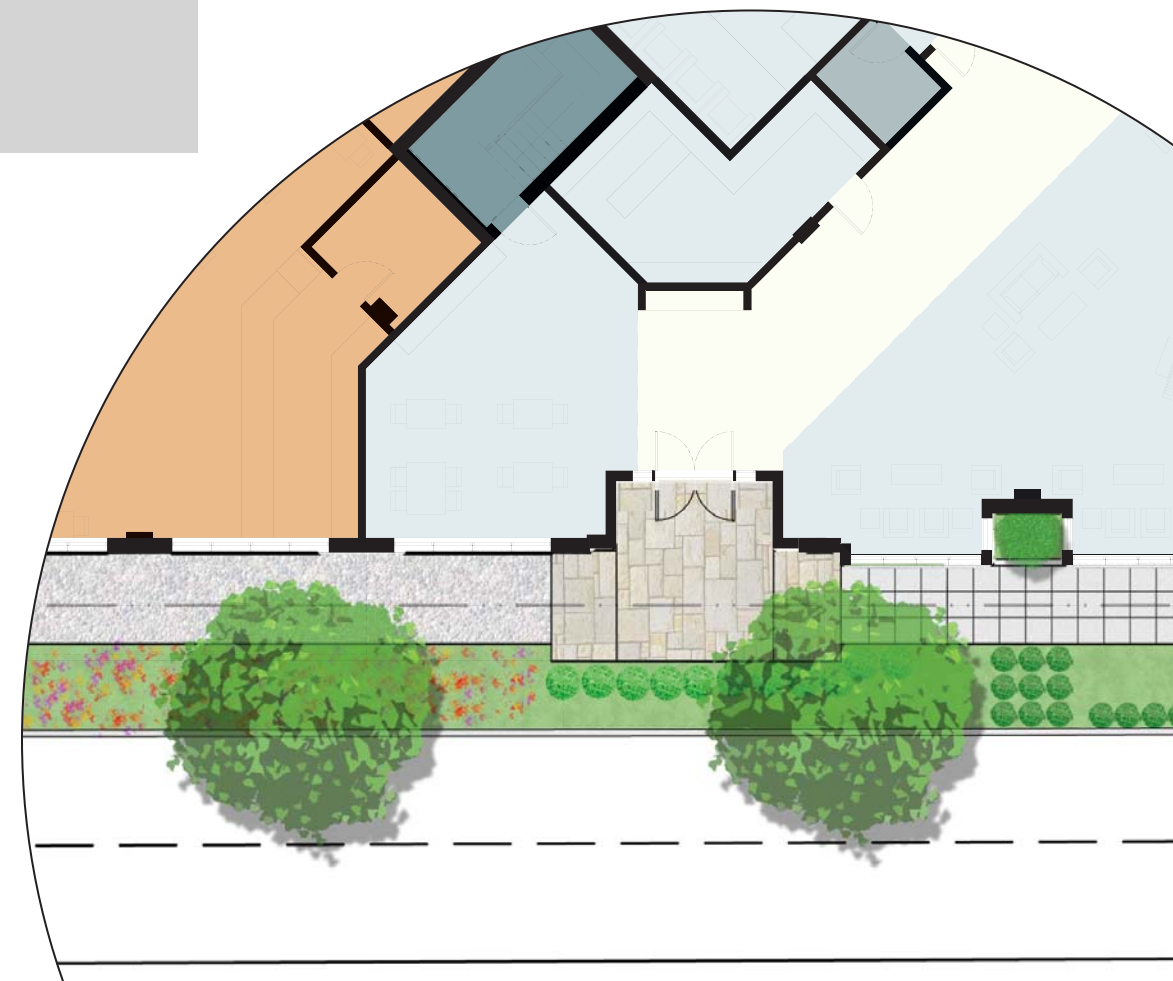
MADISON ST ENTRY



- A-3 ENTRANCES VISIBLE FROM THE STREET
- D-1 PEDESTRIAN OPEN SPACES & ENTRIES
- D-12 RESIDENTIAL ENTRIES & TRANSITIONS

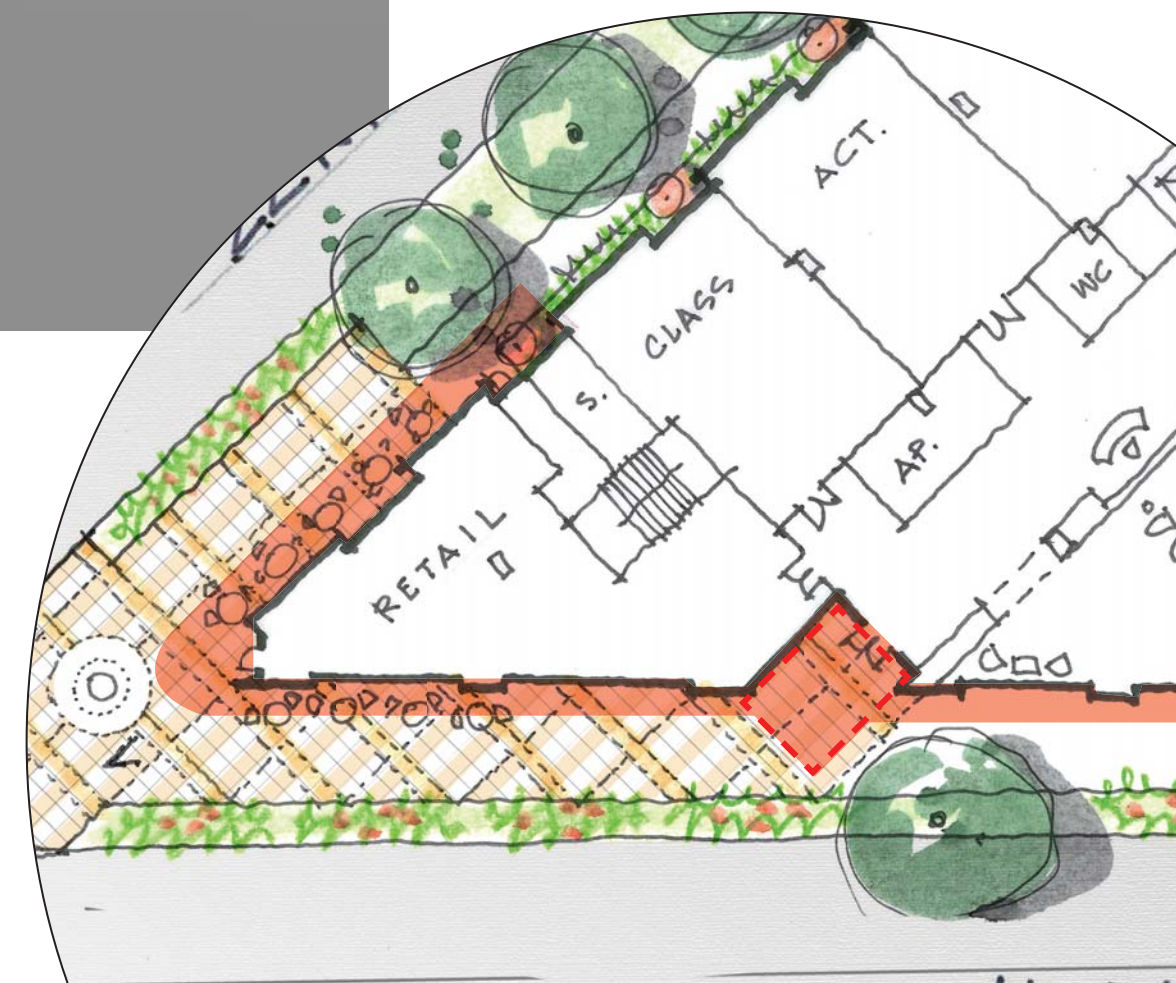


MADISON ST ENTRY





MADISON ST ENTRY - EDG #2



- A-4 HUMAN ACTIVITY
- D-11 COMMERCIAL TRANSPARENCY
- D-12 RESIDENTIAL ENTRIES & TRANSITIONS



MADISON BAYS

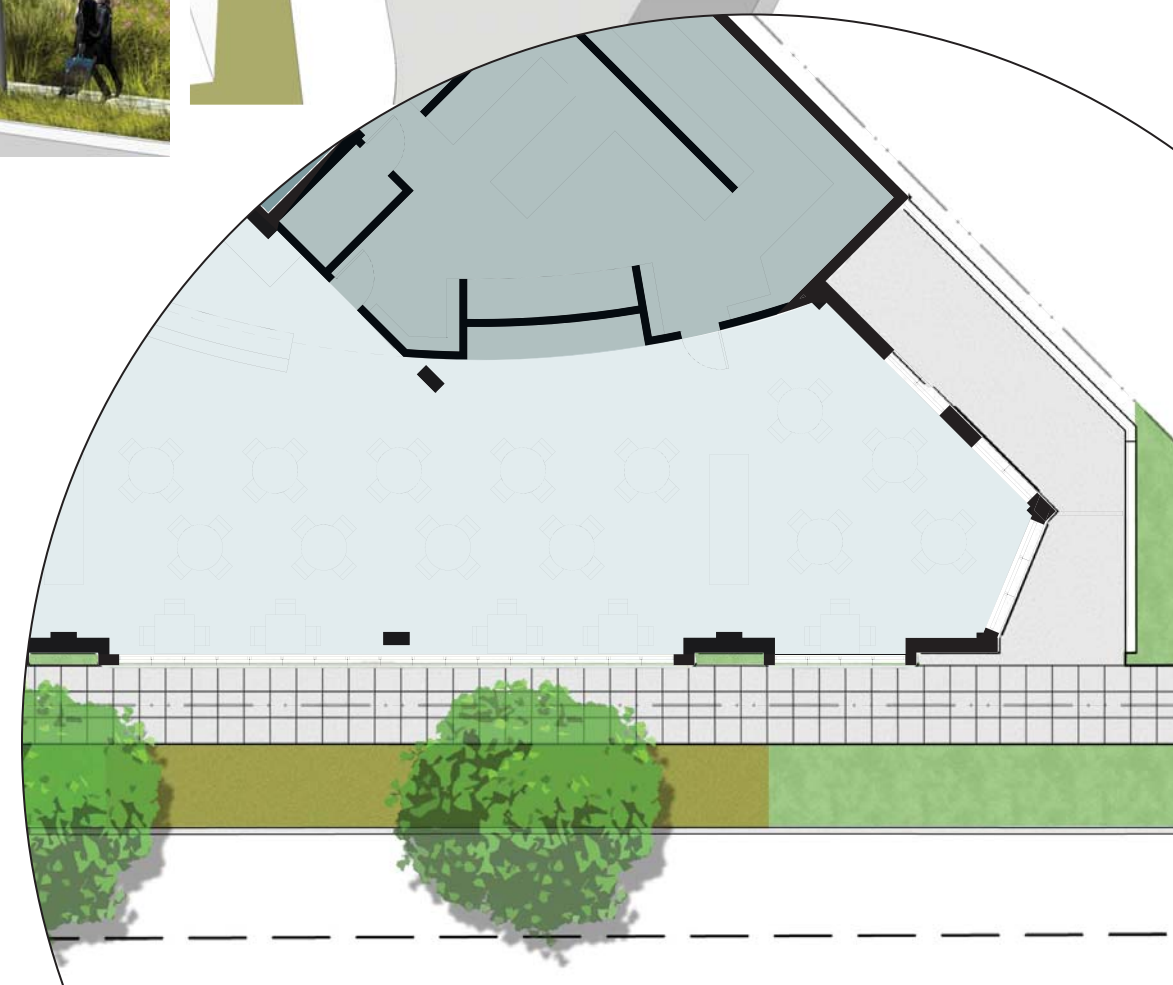


A-10 CORNER LOTS

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY



23RD & MADISON CORNER





EDG #2

- A-3 ENTRANCES VISIBLE FROM THE STREET
- A-8 PARKING & VEHICLE ACCESS
- D-1 PEDESTRIAN OPEN SPACES & ENTRANCES
- D-6 SCREENING OF DUMPSTERS, UTILITIES & SERVICE AREAS
- D-12 RESIDENTIAL ENTRIES & TRANSITIONS
- C-5 STRUCTURED PARKING ENTRANCES



DROP OFF PLAZA





- A-3 ENTRANCES VISIBLE FROM THE STREET
- A-8 PARKING & VEHICLE ACCESS
- D-1 PEDESTRIAN OPEN SPACES & ENTRANCES
- D-6 SCREENING OF DUMPSTERS, UTILITIES & SERVICE AREAS
- D-12 RESIDENTIAL ENTRIES & TRANSITIONS
- C-5 STRUCTURED PARKING ENTRANCES

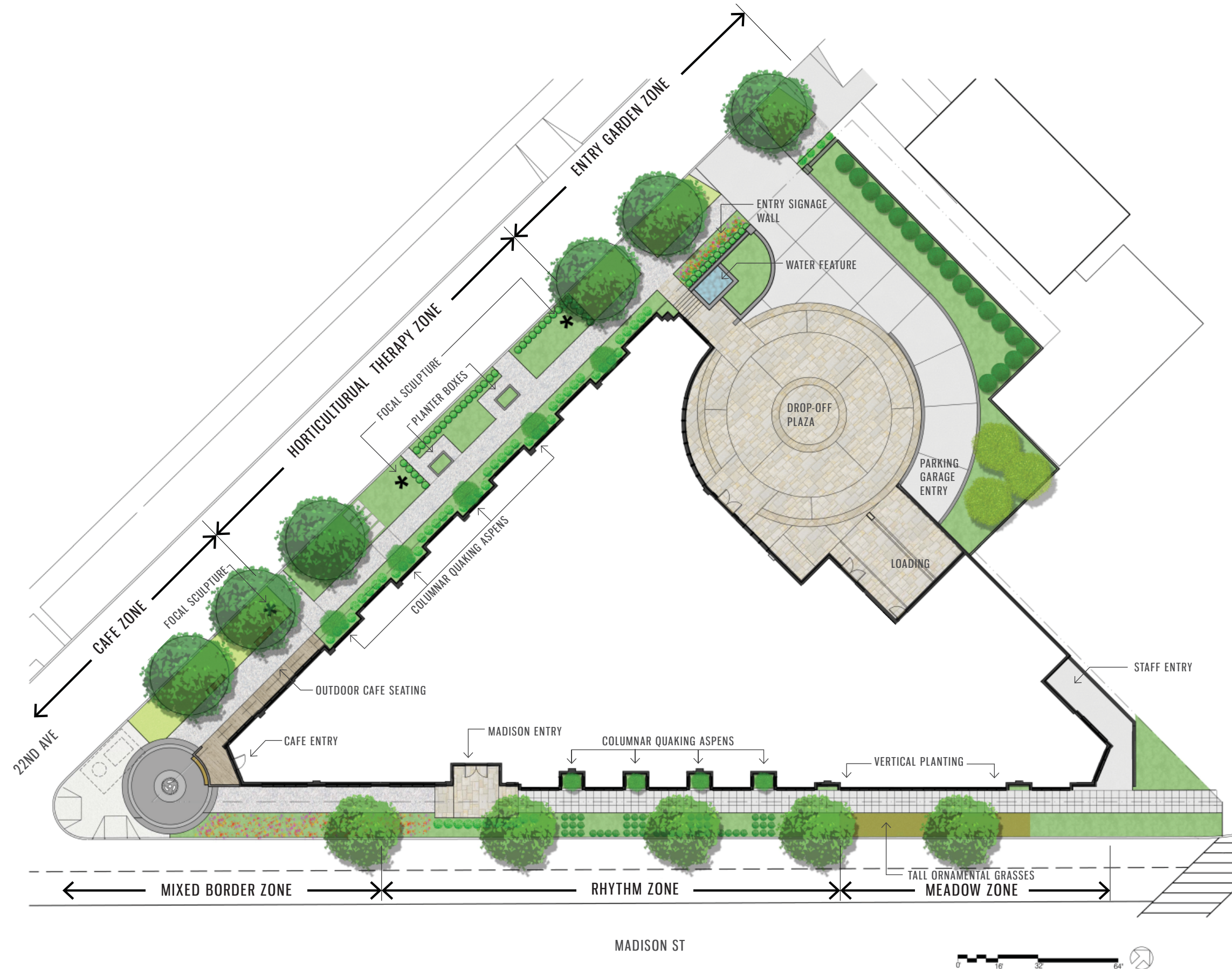
DROP OFF PLAZA



2200 E MADISON ST

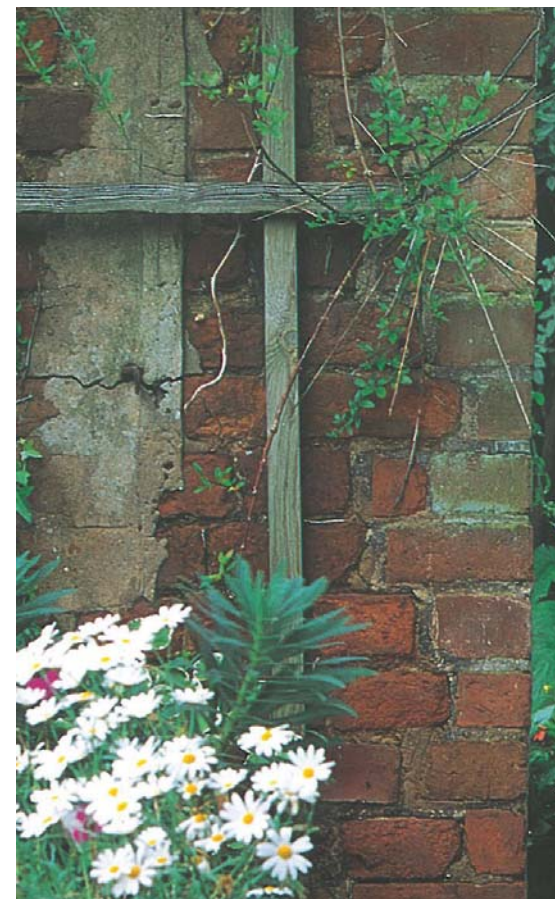
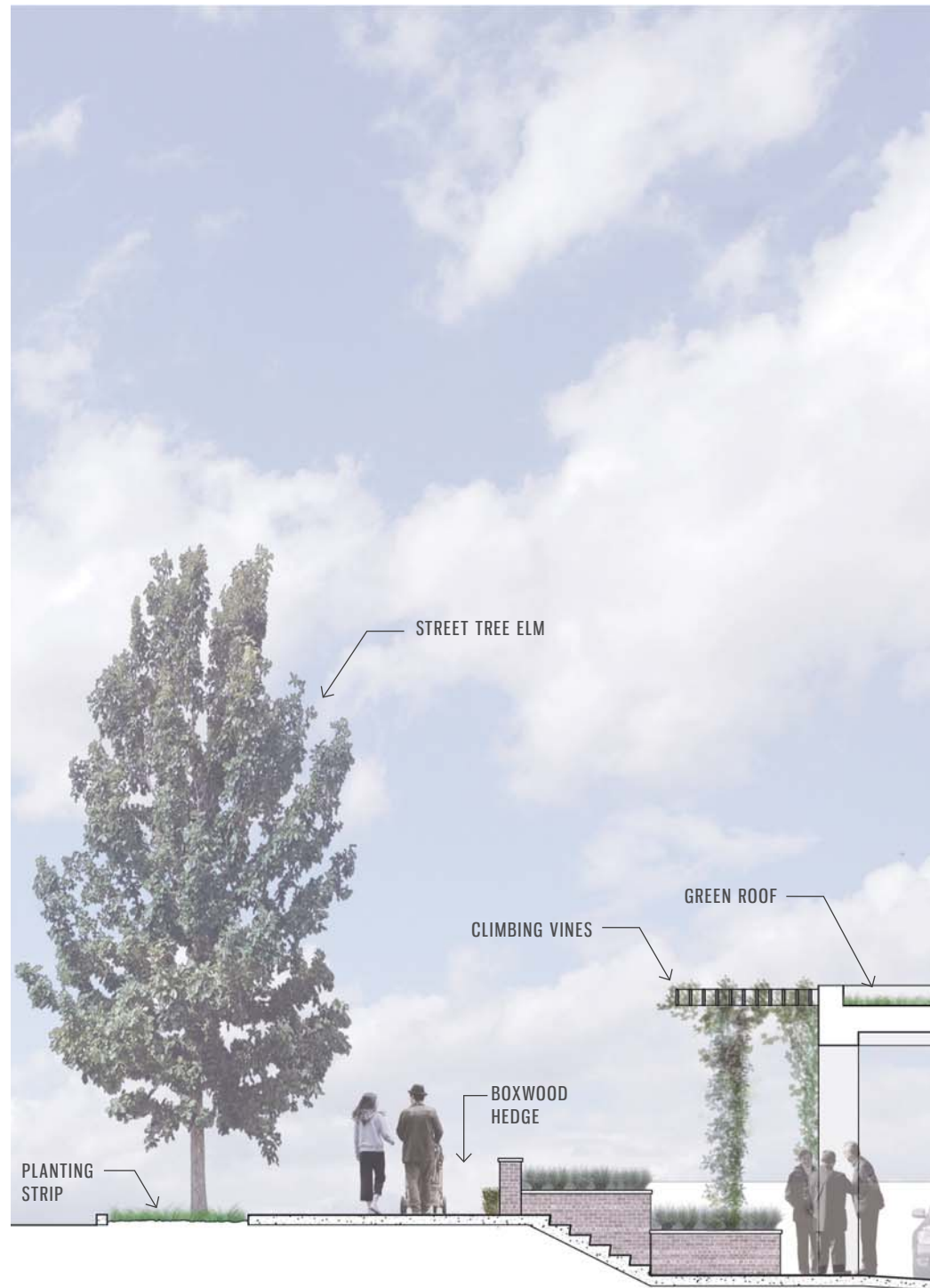
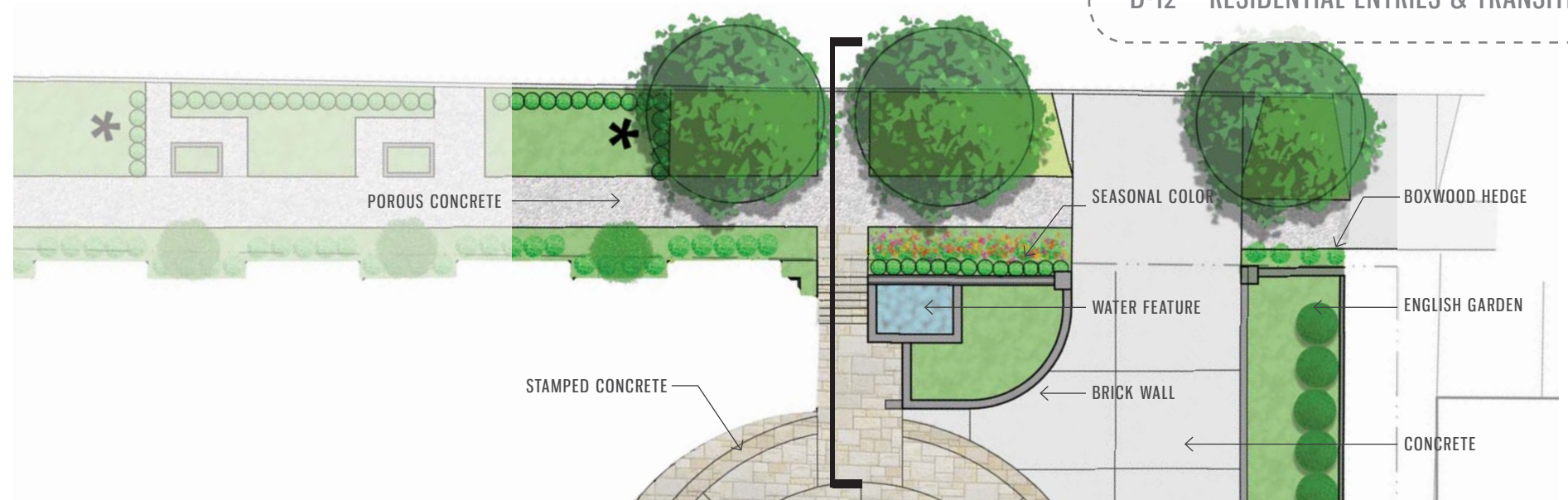


- A STONE MASONRY
- B FIBER CEMENT BOARD
- C HARDWOOD SLATS
- D BRICK
- E VINYL WINDOWS
- F METAL COPING
- G PRECAST COPING
- H FIBER CEMENT BOARD
- I EXPOSED CONCRETE



MADISON ST





GARDEN WALL



ENGLISH GARDEN



SEASONAL COLORS



BOXWOOD HEDGE

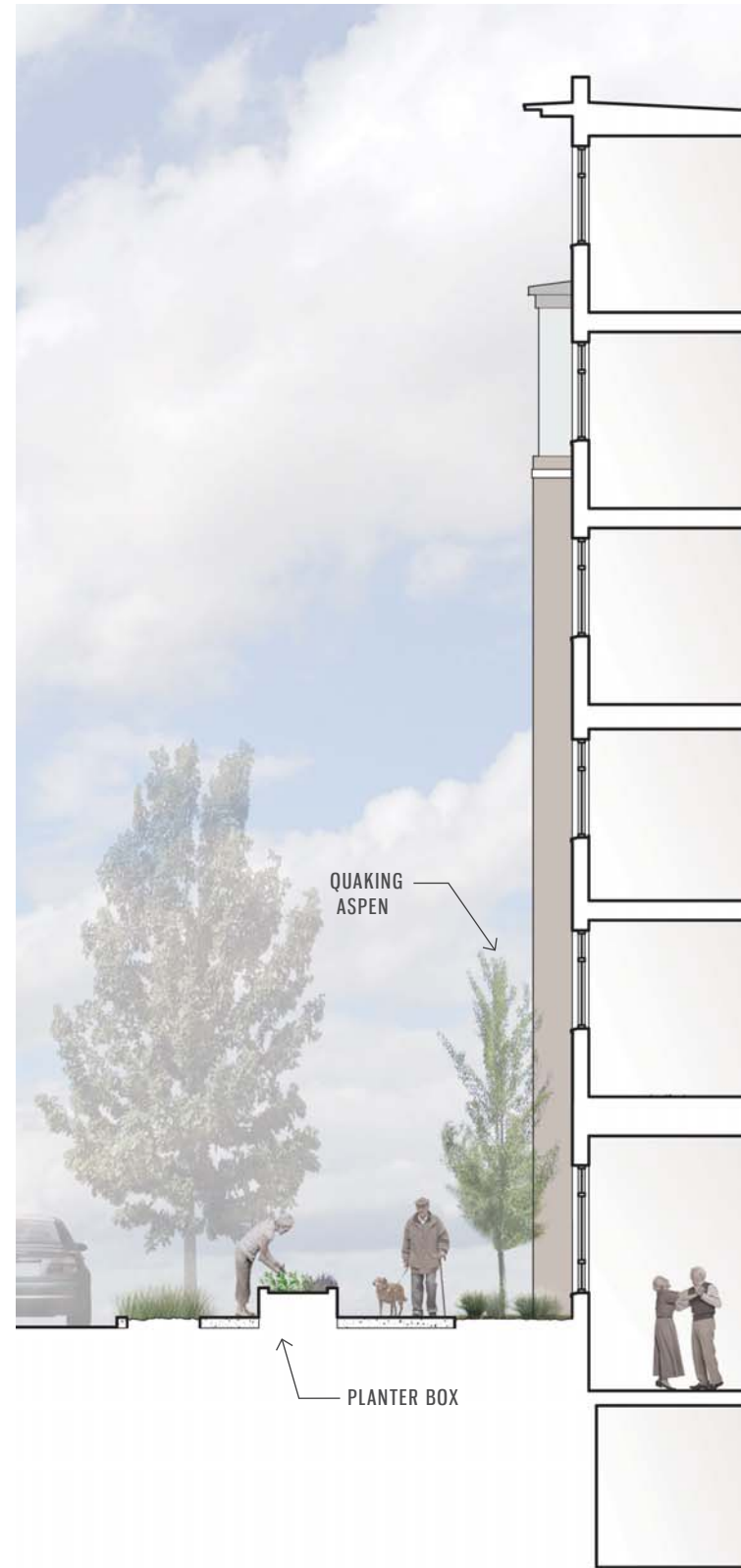


WATER FEATURE

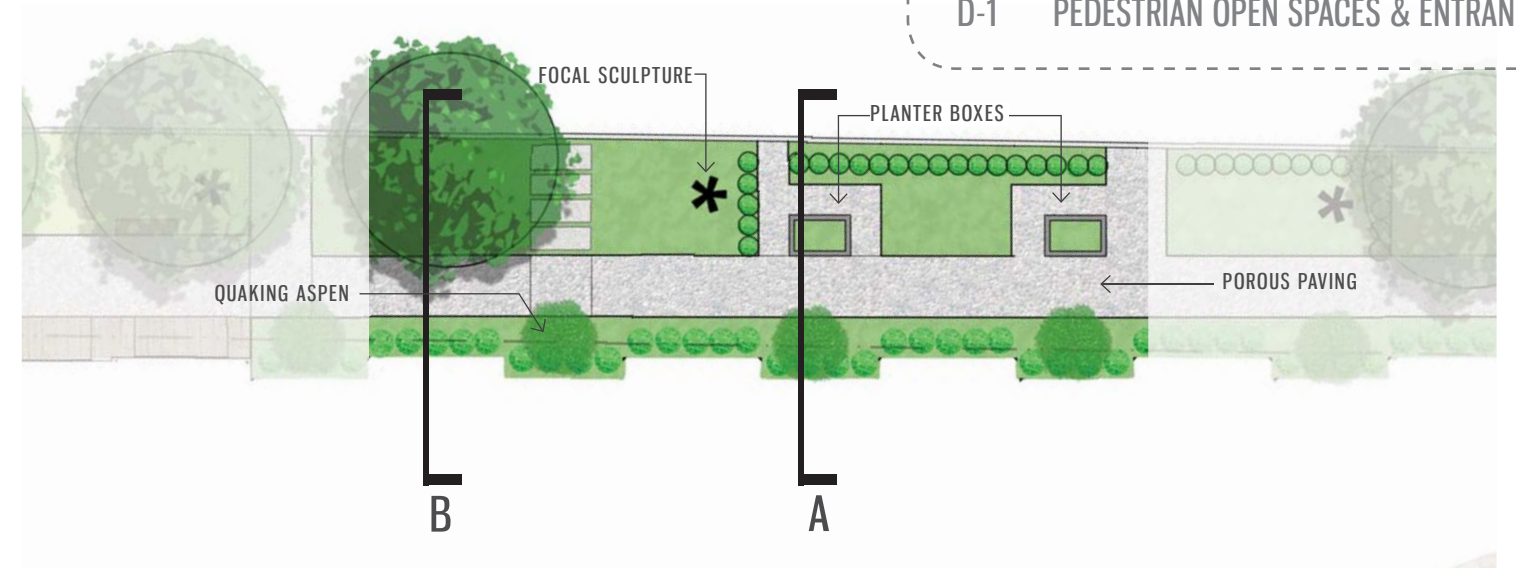
LANDSCAPE ZONE - ENTRY GARDEN

- A-4 HUMAN ACTIVITY
- A-7 RESIDENTIAL OPEN SPACE
- D-1 PEDESTRIAN OPEN SPACES & ENTRANCES

SECTION A



SECTION B



ECHINACEA



FOCAL SCULPTURE



LAVENDER



MEDICINAL PLANTS



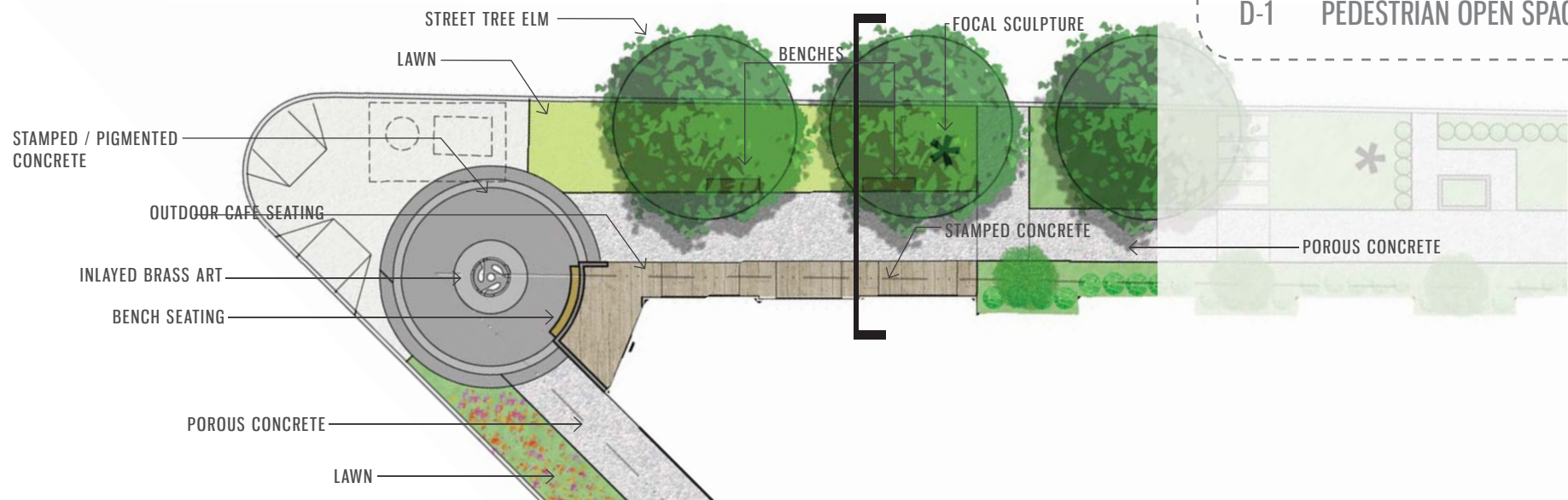
BLUEBERRY



RAISED PLANTING BEDS

LANDSCAPE ZONE - HORTICULTURAL THERAPY

- A-4 HUMAN ACTIVITY
- A-7 RESIDENTIAL OPEN SPACE
- D-1 PEDESTRIAN OPEN SPACES & ENTRANCES



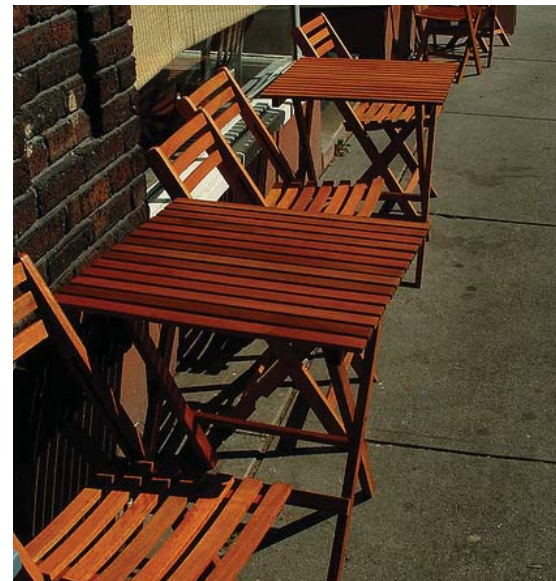
LAWN



ELM TREE



SIDEWALK CAFE OPPORTUNITY



CAFE STYLE SEATING



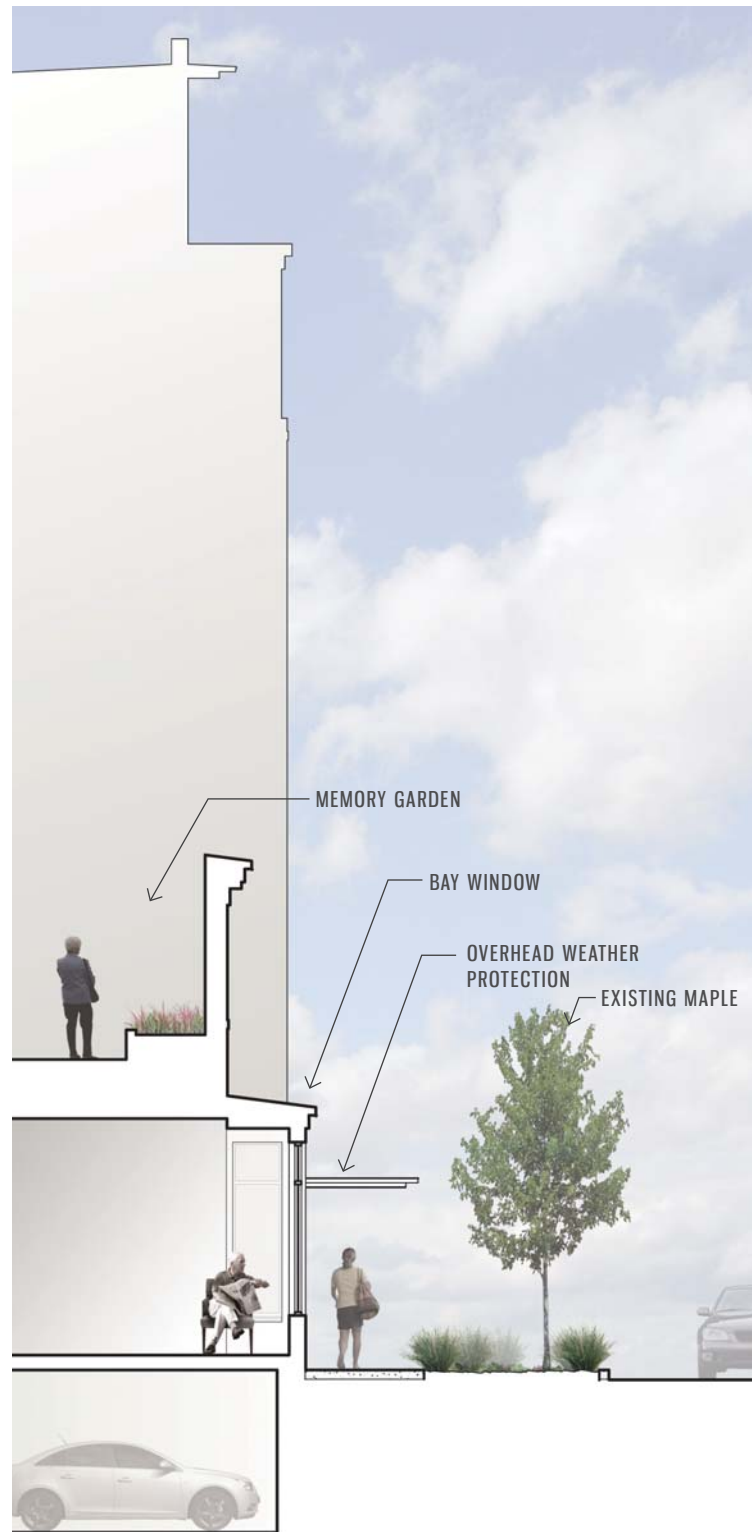
INLAID BRASS ARTWORK



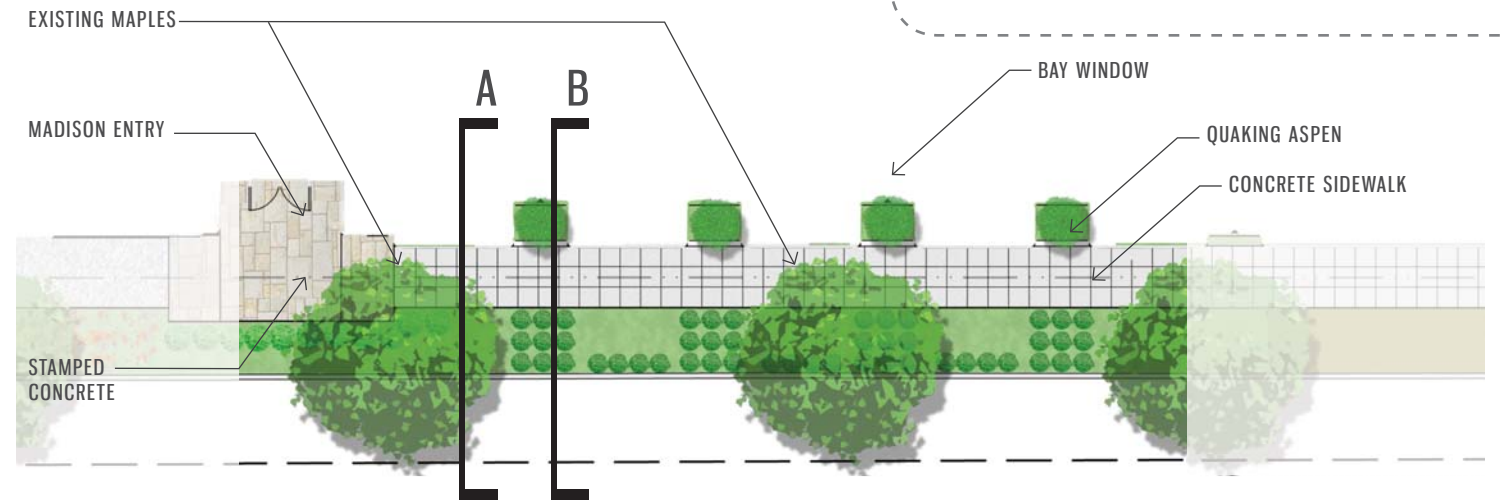
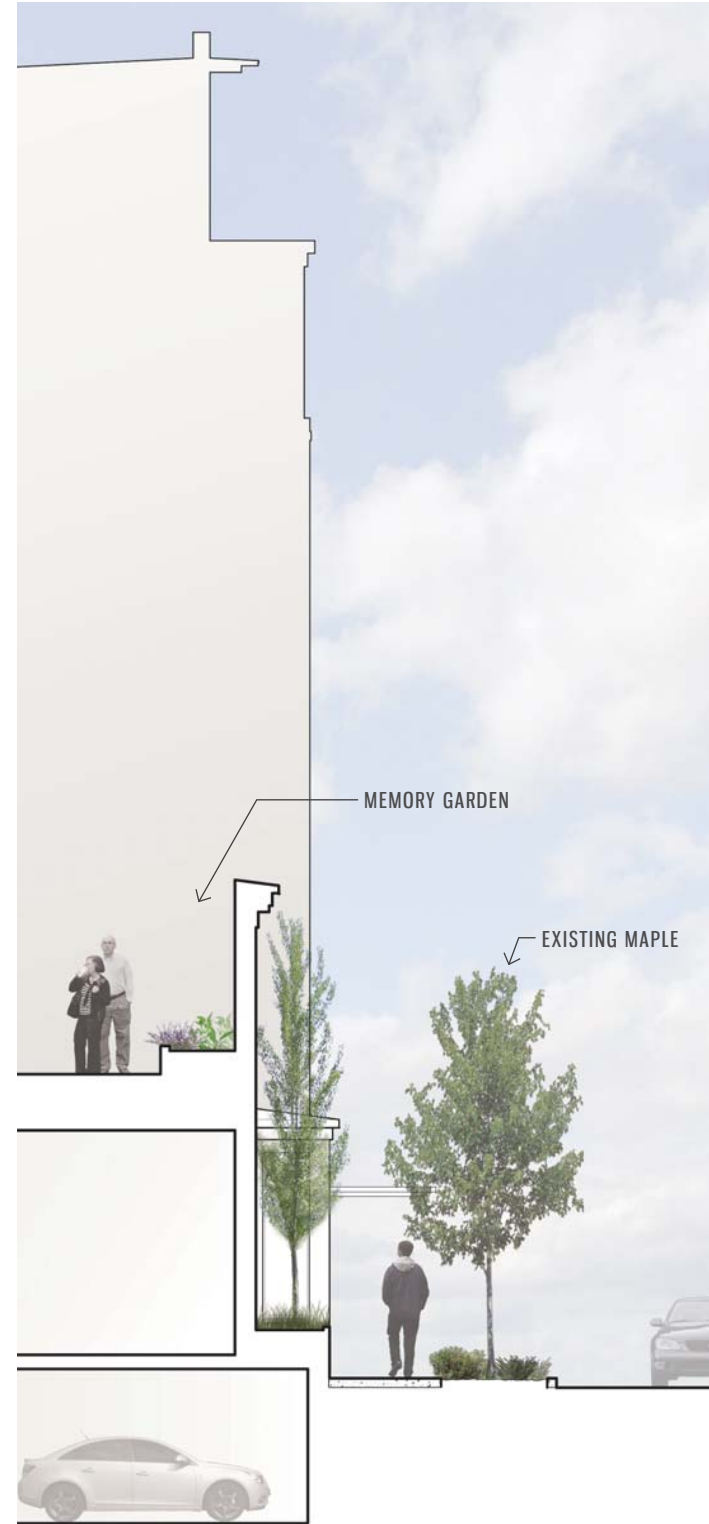
BENCH SEATING

LANDSCAPE ZONE - CAFE

SECTION A



SECTION B



BEE BALM



PLOX



BOX HONEYSUCKLE



BOWHALL MAPLE



SQUARE BAY WINDOW



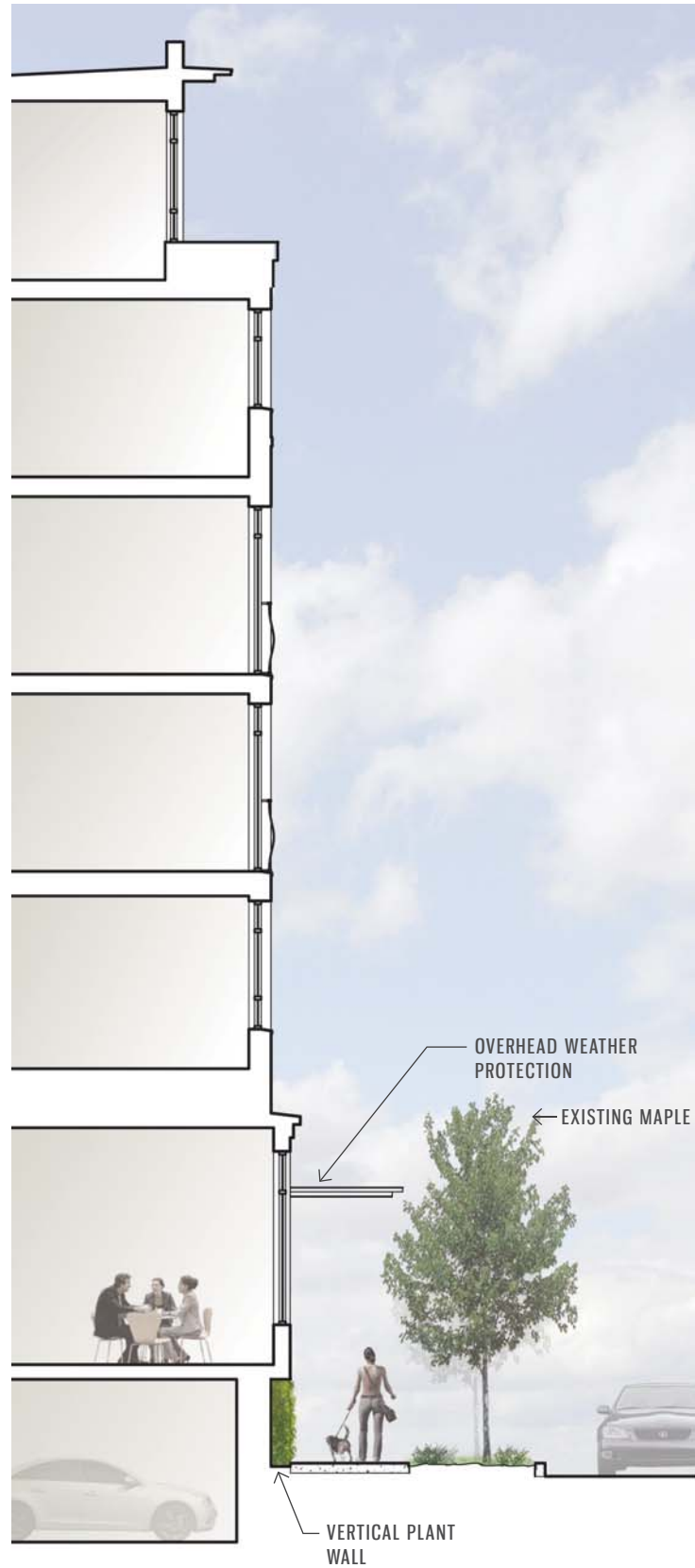
SWEDISH QUAKING ASPEN

LANDSCAPE ZONE - SEATING AREA

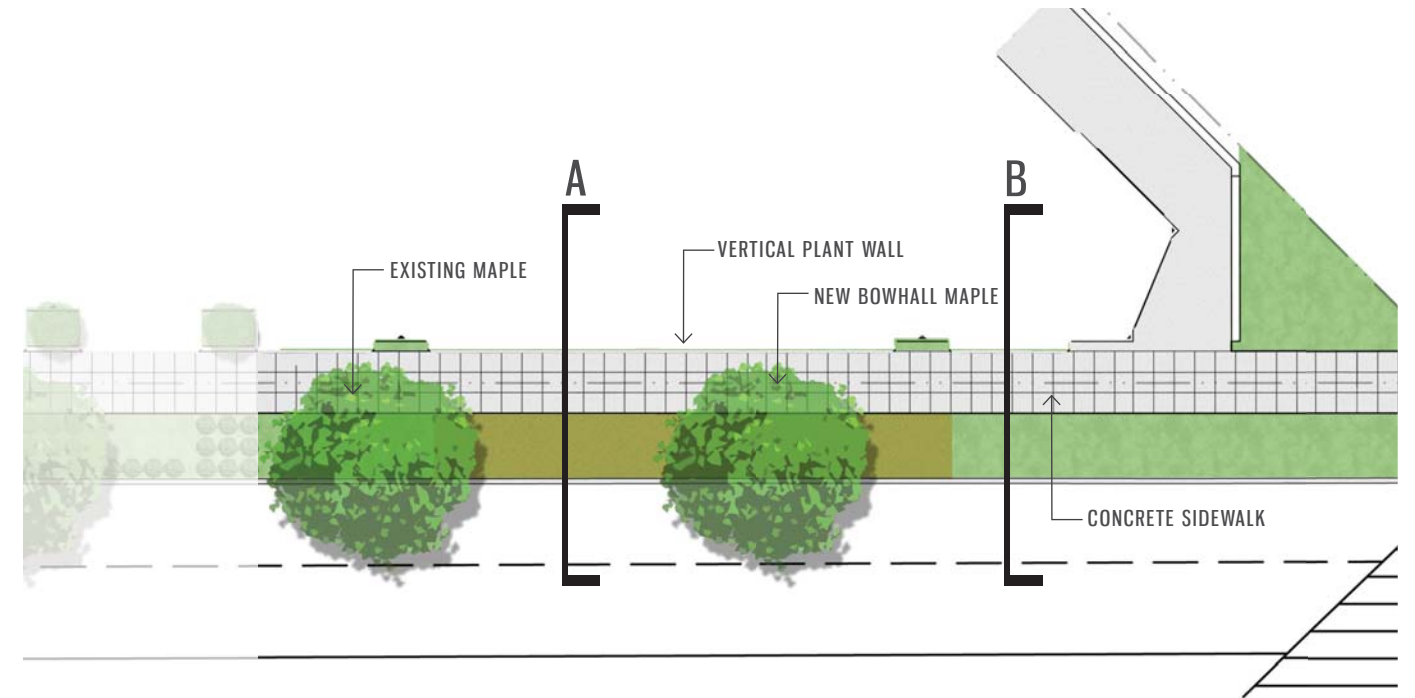
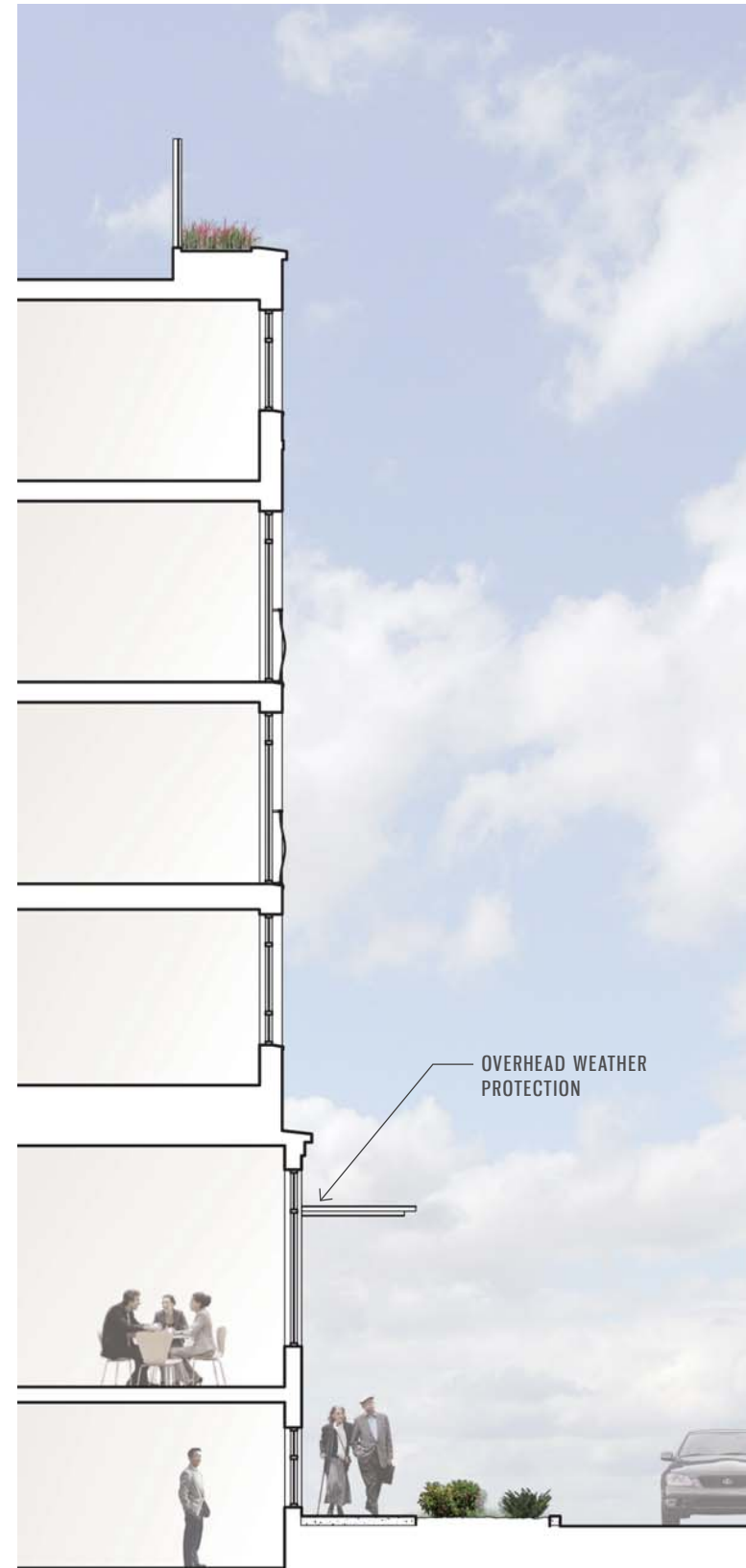
D-1 PEDESTRIAN OPEN SPACES & ENTRANCES

D-2 BLANK WALLS

SECTION A



SECTION B



CONTINUOUS PLANTING STRIP

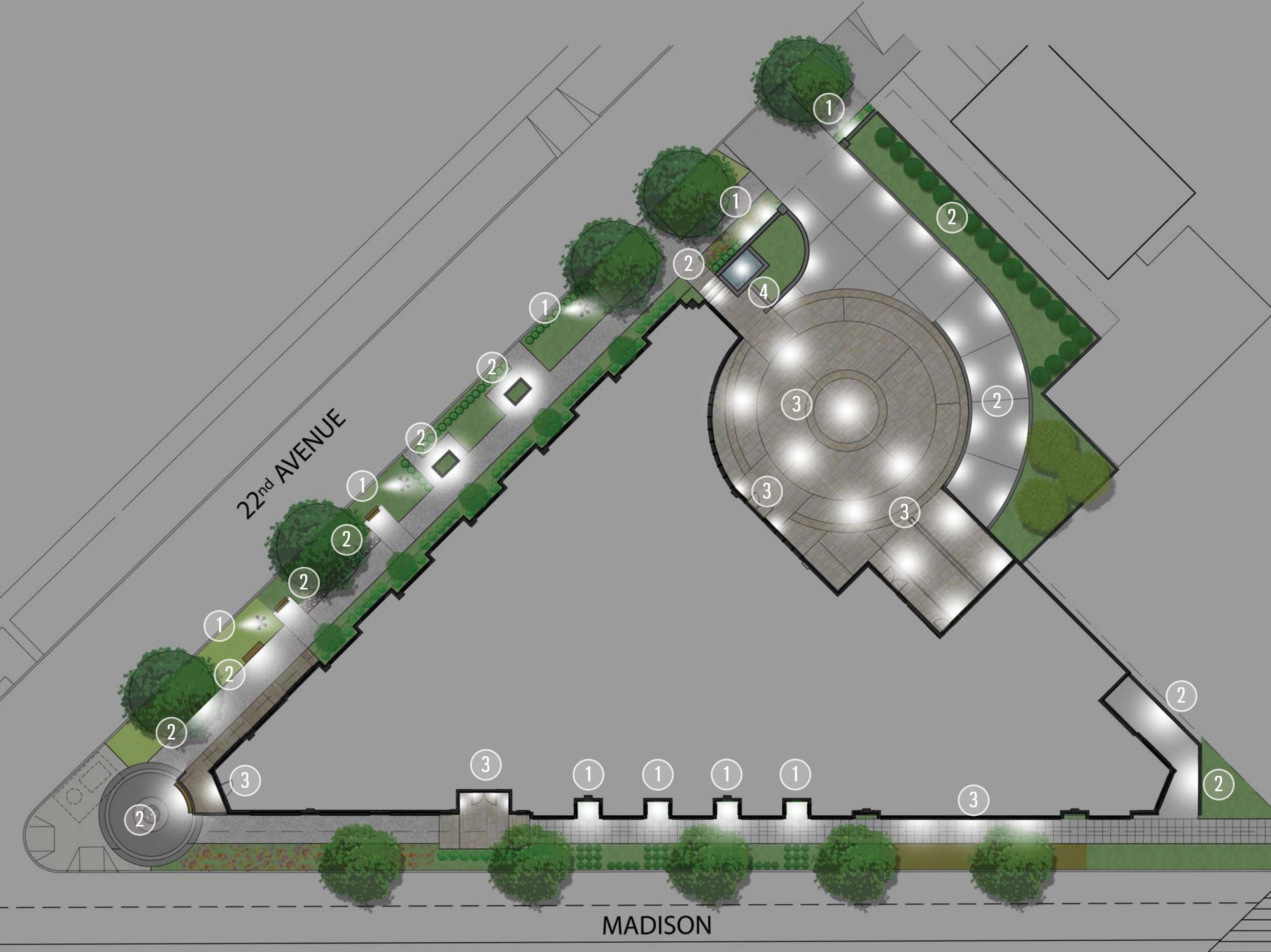


VERTICAL PLANT WALL



BOWHALL MAPLE

LANDSCAPE ZONE - DINING



1 ACCENT LIGHTING
Used to highlight sculpture, trees, and signage.
Finish stainless steel.



2 RECESSED LIGHTING
Used beneath benches, in stairs, and in walls
Finish stainless steel.



3 DOWNLIGHTING
Used to light vertical planting below bay along Madison.
Finish stainless steel.



4 FOUNTAIN LIGHTING
Used in fountain at drop off plaza.
Finish stainless steel.

Development Standard Departures:

Departure Request #1

SMC 23.54.035.C:
Loading Berth Height

Standard:

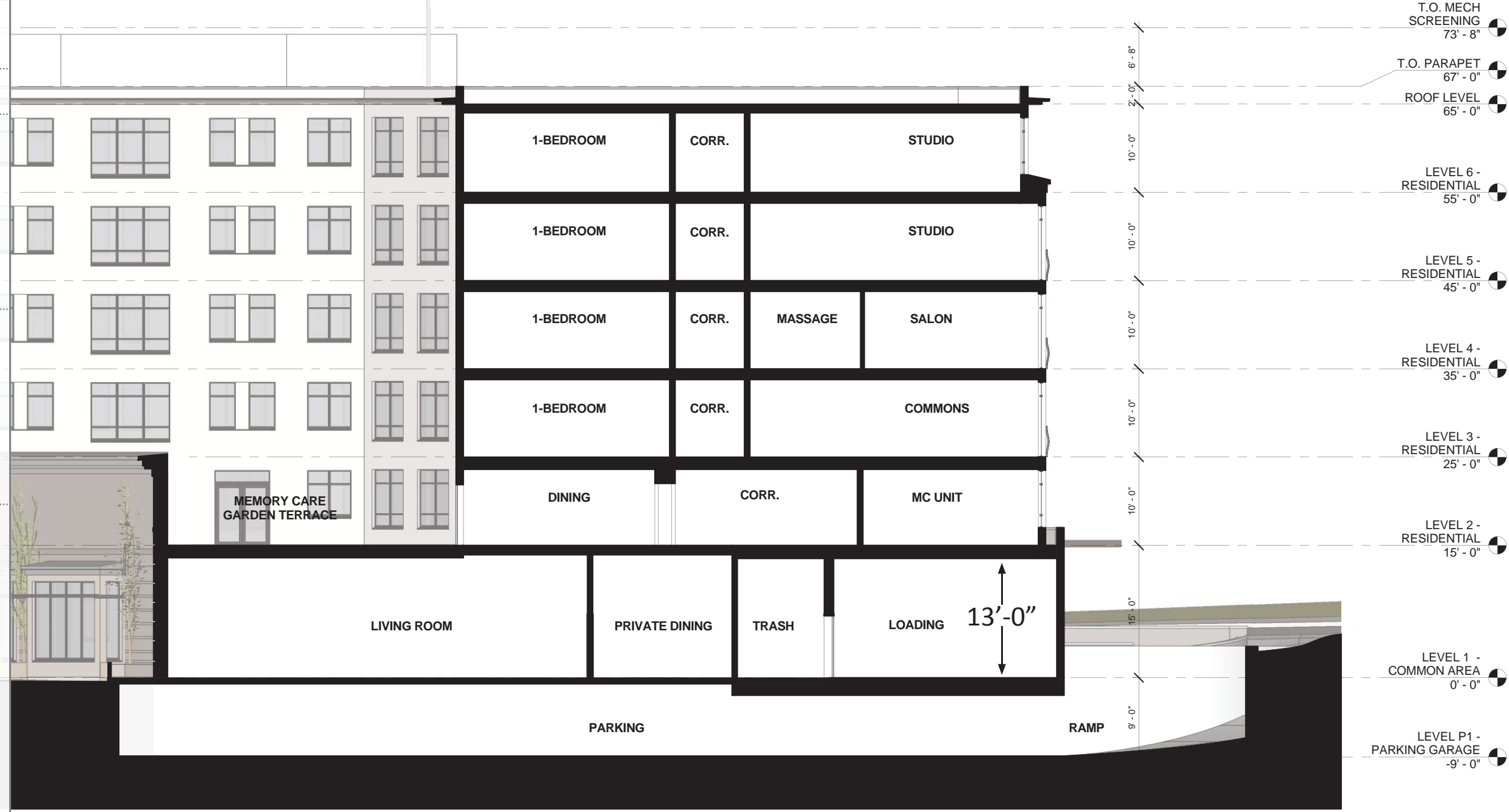
Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet in height.

Proposed:

A thirteen (13) foot vertical height for each loading berth.

Rationale:

The anticipated delivery and solid waste vehicles servicing the proposed building do not require the full height.



Development Standard Departures:

Departure Request #2

**SMC 23.47A.005.D:
Street Level Uses**

Standard:

While the NC code clearly provides an exception for the Assisted Living use at ground level, the supplementary code for P designated streets does not make such distinctions. Therefore a departure may be required.

Proposed:

Residential uses associated with an Assisted Living Facility are permitted in lieu of other street level uses, per 23.47A.005.C.3.b. However, a departure may be required due to the P designation at Madison and 22nd.

Rationale:

The types of uses proposed provide a strong activation at the street level through human activity and “eyes on the street” in a location where many commercial and retail spaces remain vacant.



Development Standard Departures:

Departure Request #3
SMC 23.54.030.C.1.e: Driveway Width
<i>Standard:</i>
Driveways serving more than 30 parking spaces shall provide a minimum 10 foot wide driveway for one way traffic or a minimum 20 foot wide driveway for two way traffic.
<i>Proposed:</i>
The ramp providing access to the garage be reduced to a one-way, 14 foot width, with signal lights and mirrors to ensure safety and control traffic
<i>Rationale:</i>
The anticipated use of the parking garage is minimal, primarily by staff that operate on shifts. The reduced ramp width minimizes its visual impact, reduces hardscape, and increases the landscaping that acts as a buffer between the project and adjacent lots.

