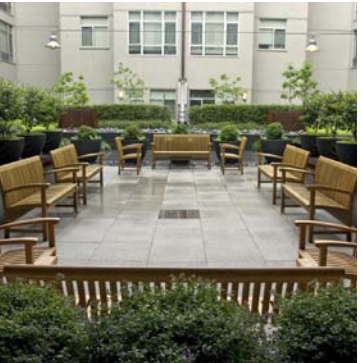


[EARLY DESIGN GUIDANCE]



QUEEN ANNE WEST

SENIOR HOUSING | 3402 15th Ave. W | Seattle, Washington

THE STRATFORD COMPANY | ANKROM MOISAN ASSOCIATED ARCHITECTS

DPD Project No.: 3007443
April 16, 2008

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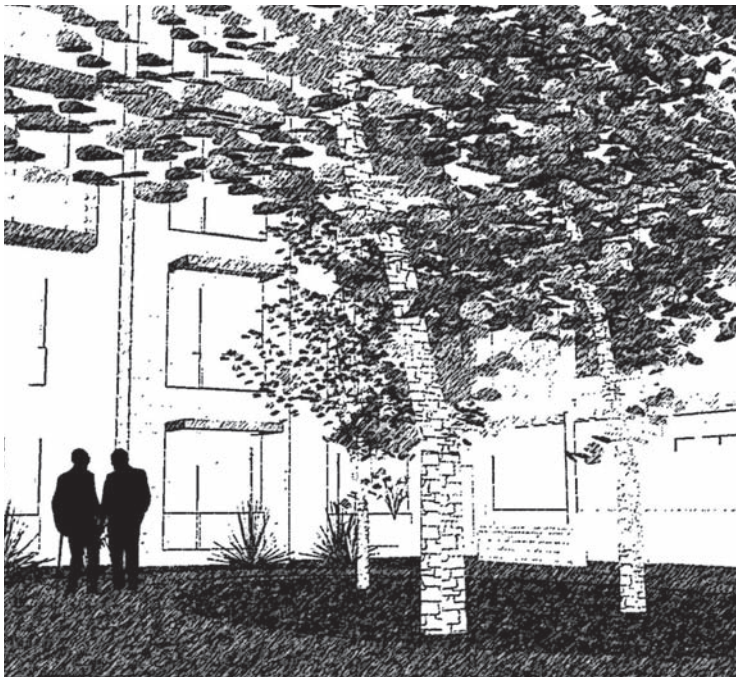
PROJECT GOALS

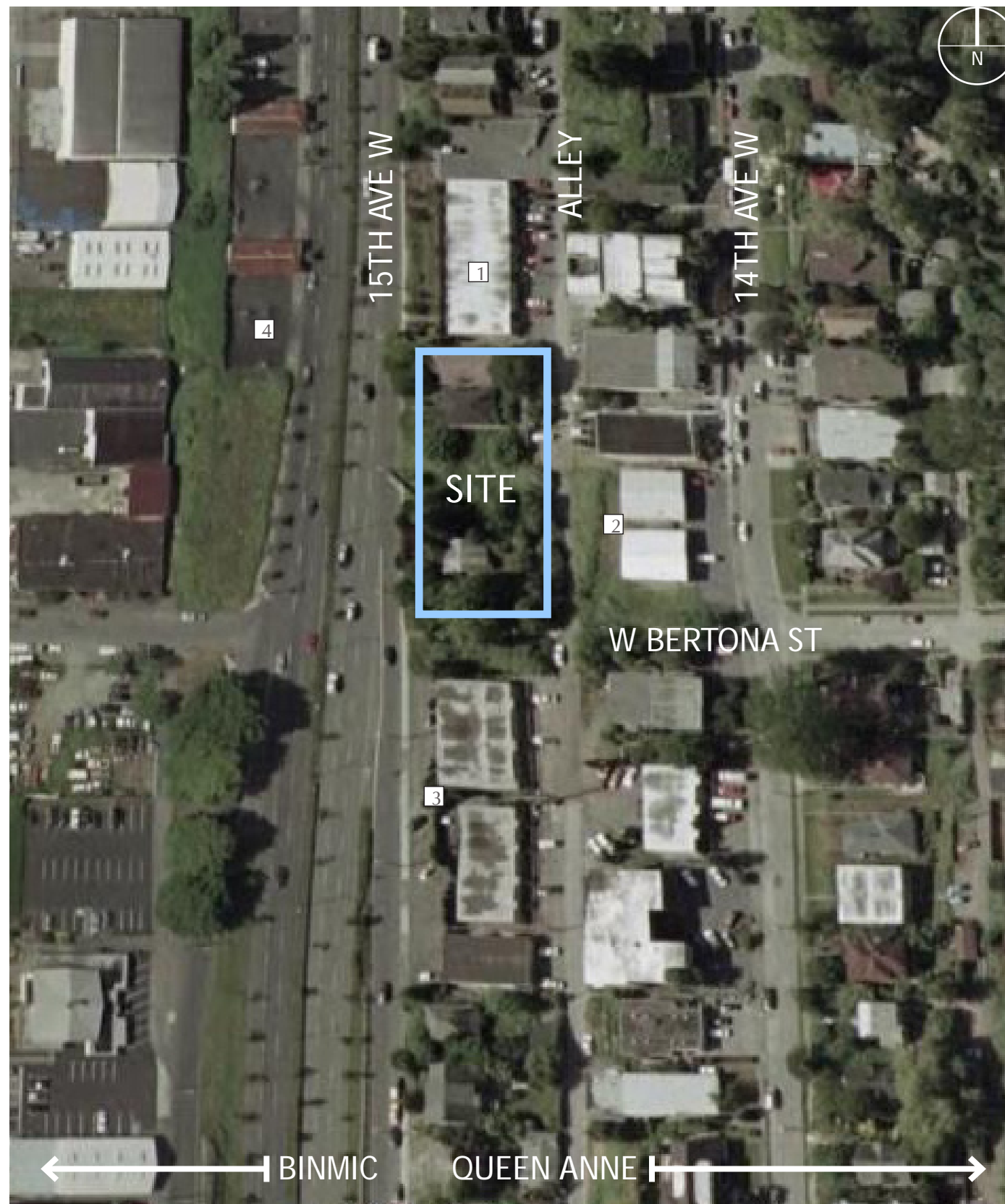
The development team’s objectives include the following:

- 1. Provide senior assisted living housing in a desirable community.
- 2. Develop a contemporary design that fits in with the architectural legacy of the neighborhood.
- 3. Redefine the street edge along 15 Avenue W and improve pedestrian stair going down W Bertona Street.
- 4. Develop efficient and flexible assisted living units for seniors who choose an urban location.

Assisted Living

Assisted Living Facilities must have the appearance and feel of a comfortable home or condo, while having all of the utilities needed for the caregivers. Attention to open space, and communal space, as well as providing accessibility are key design concerns.





CONTEXT

Describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

Uses and Patterns

15th Avenue W is a major vehicular artery to downtown Seattle. This major road has multiple lanes of traffic and serves as a barrier between the residential district of Queen Anne, and the industrial center of Ballard Interbay Northend Manufacturing Industrial Center (BINMIC). This site provides an ideal location for the proposed development, presenting an assisted living facility at the edge of the established residential core. The larger massing of the building will assist in buffering the neighboring residences from the active street, while maintaining the vernacular of the area.

Views and Topography

Views to downtown Seattle can be found at higher elevations on Queen Anne Hill. This site's particular views are to the Magnolia neighborhood to the west, as well as the unique industrial center and train yards beyond within BINMIC. The slope of the site allows for a multi-story building to blend into a residential area with ease. From the alley side of the site, the building will have the appearance of a two-story complex, but from the busier street side, the facility will be understood as a five-story building.

Architectural Patterns

The surrounding mix of residential buildings along the slope does not leave much to be responded to. They range from two to five story buildings all embedded in the sloping topography.

Community Landmarks

There are no community landmarks in the near vicinity to pay respect to.



NEIGHBORHOOD PLAN

Indicate applicable neighborhood-specific guidelines.

Queen Anne Neighborhood

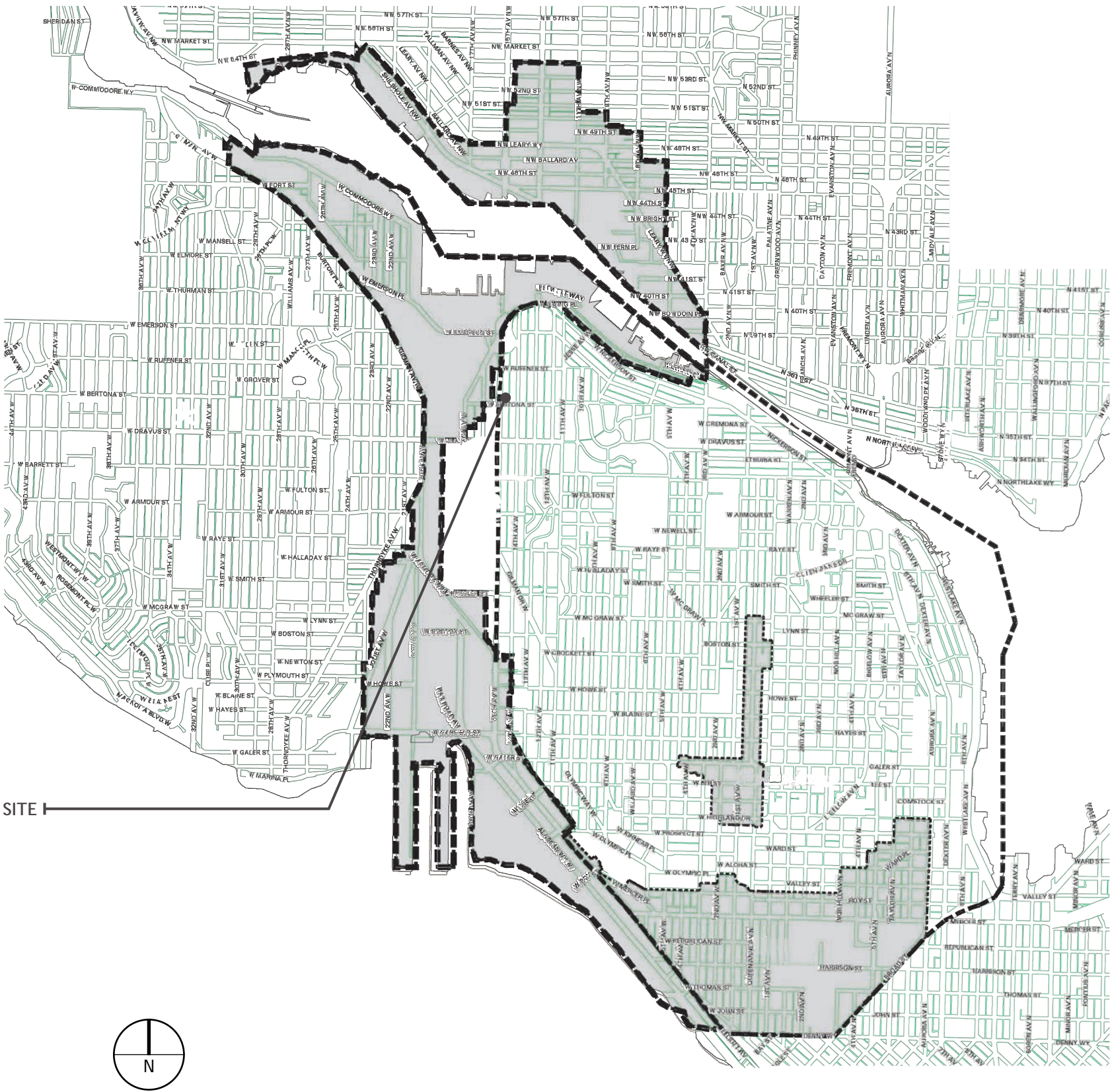
The Queen Anne Neighborhood is defined on the west by 15th Avenue W where it abuts the Ballard Interbay Northend Neighborhood. Queen Anne Hill is one of the most noteworthy topographical aspects to this part of town, which provides views to downtown Seattle. Our site is at the hinge between the slope of Queen Anne Hill, and the valley of the Ballard Interbay Northend Neighborhood. Although the site is just within the boundary of the Queen Anne Neighborhood, its location and views are also closely tied to its neighbor. According to Seattle's Comprehensive Plan Toward a Sustainable Seattle, Queen Anne's goals include: QA-G4 Human service needs are addressed in the Queen Anne community, and QA-G10 Queen Anne's businesses are accessible and meet the needs of the community. Both of these goals will be addressed by the addition of the assisted living facility, as well as policy QA-P5: Encourage an attractive range of housing types and housing strategies to retain Queen Anne's eclectic residential character and to assure that housing is available to a diverse population.

Ballard Interbay Northend Manufacturing Industrial Center (BINMIC)

Seattle's Comprehensive Plan Toward a Sustainable Seattle notes a desire to BI-P1: Accept growth target of at least 3800 new jobs for the BINMIC by 2014. The addition of this facility will bring not only new residences, but caregivers positions as well. BINMIC is one of only two manufacturing end industrial centers in Seattle.

Exterior Finish Materials

Given the location on the boundary between residential and industrial, light industrial as well as residential materials for the exterior would all be appropriate.



SITE ANALYSIS

Describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

Location

The site is located at the intersection of W Bertona Street and 15th Avenue W, in the Magnolia/Queen Anne district of Seattle, southeast of downtown. The site abuts the unimproved R.O.W. of W Bertona Street. 15th Avenue W is a critical vehicular access route to downtown Seattle.

Uses

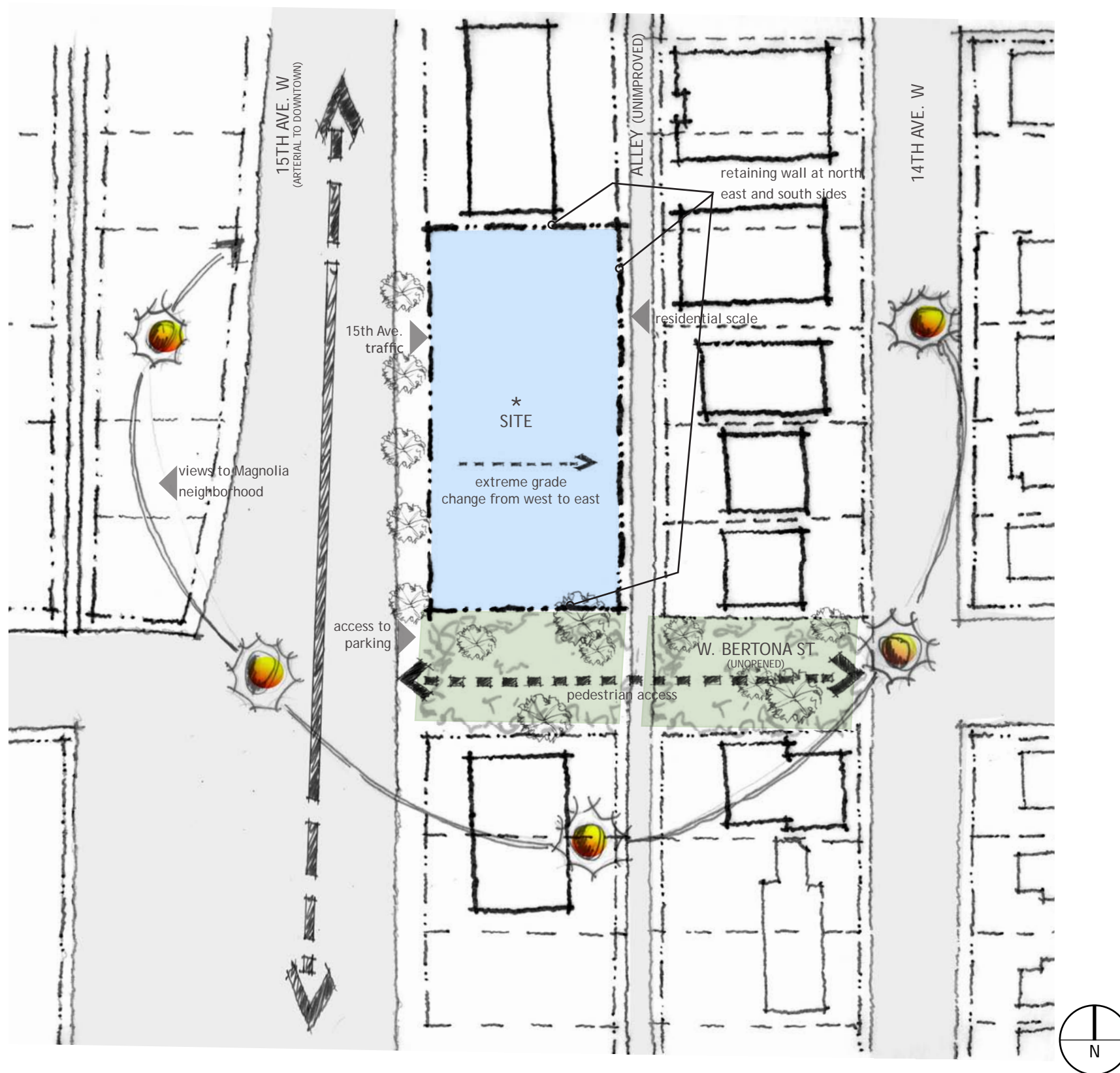
The site is made up of 5 different parcels which currently contain 3 small residential buildings. The site backs up against a service alley, and affronts the busy 15th Avenue W. Adjacencies to the site include three-story apartment buildings to the north and south, as well as duplex and single family residential buildings to the east.

Topography

The site is set on a slope with the highest point 30 feet higher than the street level on 15th Avenue W. The grade falls approximately 30 feet to the west and approximately 5 feet to the north respectively.

Access

Vehicular access will be provided on both the north and south corners of the site along 15th Avenue West to allow for safe vehicular traffic per the request of SDOT. Pedestrian tree lined sidewalk access will be provided on 15th Avenue W, and an improved stairway will replace the existing stairs on W Bertona Street to provide improved access from 15th Avenue W to the alley.



ZONING & LAND USE SUMMARY

Indicate the site's zoning and any other overlay designations.

Site Location 3418/3416/3402 15th Avenue W
Site Size 22,771 sf
Site Zoning NC3-40
Neighborhood Magnolia/Queen Anne Boundary
Height Limit 40 feet

Permitted Uses

23.34.078 Support or encourage a pedestrian oriented shopping district that serves that surrounding neighborhood and a larger community, citywide, or regional cliental; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area.

Open Space

23.45.082.3a The total amount of communal area shall, at a minimum, equal (20) percent of the total floor area in assisted living units.

FAR

23.47A.013 Residential & Non-Res. - 3.25

Street-level Development Standards

23.47A.008 Blank segments of the street-facing facade between (2) feet and (8) feet above the sidewalk may not exceed (20) feet in width, and the total may not exceed 40% of the width of the facade along the street.

Additional Height Use

23.47A.013.A The height of a structure may exceed the otherwise applicable limit by up to (4) feet with a (13) foot street level, subject to the subsection A1c of this section, provided the additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.
23.47A.013.B For a sloped site, additional height is permitted along the lower elevation of the structure footprint at the rate of (1) foot for each (6) percent of slope, to a maximum additional height of (5) feet. (See height allowance diagram to the right)

Parking Location & Access

23.47A.032 Access to parking must be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030C. Per correspondence dated June 29, 2007 from Russel D. Bauder, P.E., the Seattle Department of Transportation has determined that the project may take access from the unopened W Bertona Street right-of-way. The access will provide a two way connection between the property and 15th Avenue W.

Amenity Area

23.48.020.A All new structures containing more than (20) dwelling units shall provide residential amenity area in an amount equivalent to (5) percent of the total gross floor area in residential use.
23.48.020.B4 The minimum horizontal dimension for required residential amenity area shall be (15) feet, and no required residential amenity area shall be less than (225) square feet.

Setbacks

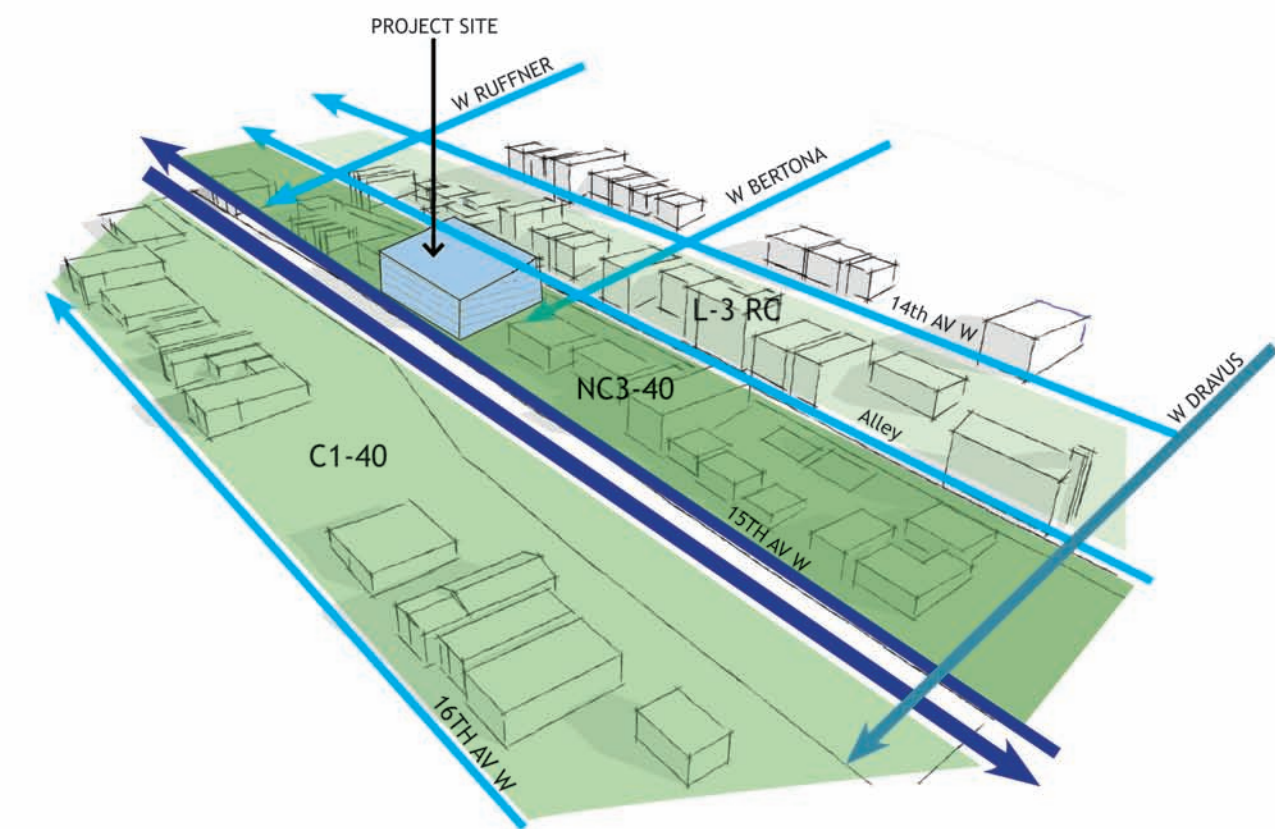
23.47A.014 Structures with more than one dwelling unit, a setback is required along any rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone of (15) feet for portions of structure above (13) feet in height to a maximum of (40) feet.

Parking

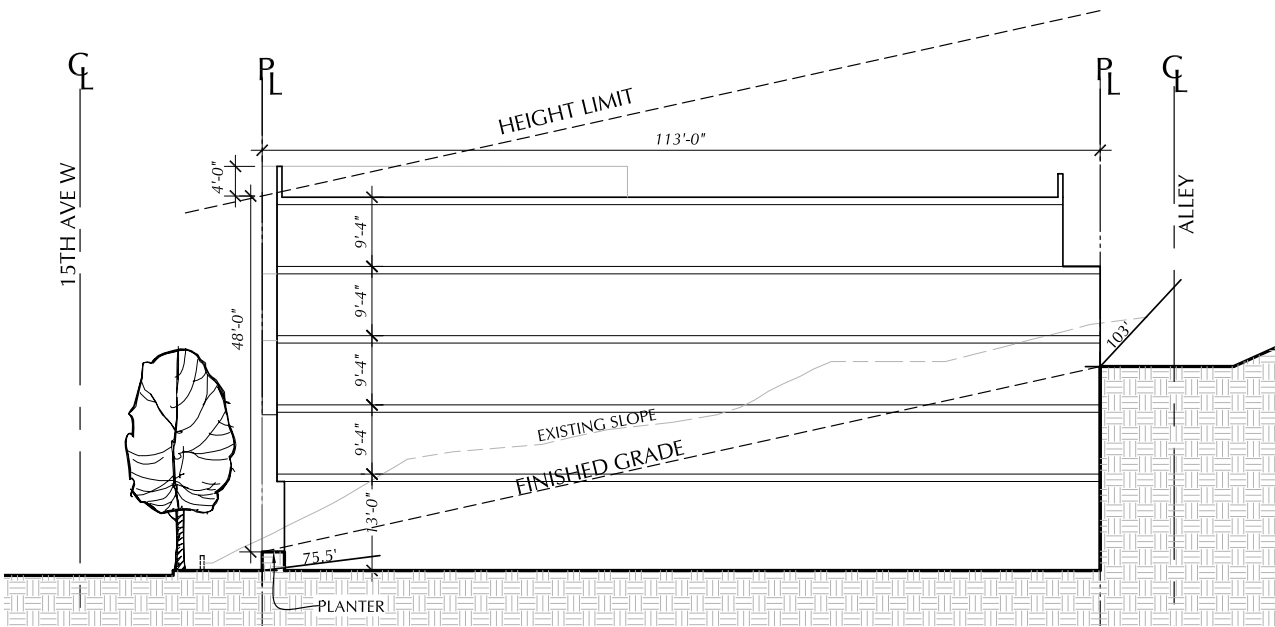
23.54.015 Assisted living facilities must provide (1) space for each (4) assisted living units; plus (1) space for each (2) staff members on-site at peak staffing time; plus (1) barrier free passenger loading/unloading space. (See departure request on page 16)
23.54.035 (2) off street loading berths for an assisted living facility will be provided at a dimension of (10) feet wide, (14) feet in height and (25) feet in length (per SMC 23.54.035.C.2.c.ii).

Maximum area of Unprotected Exterior Wall opening IBC Table 704.8

0 - 5':	Not permitted
5' < =10' :	10%
10' < =15' :	15%
15' < =20' :	25%
20' < =25' :	45%
25' < =30' :	70%
30' < :	No limit



ZONE DIAGRAM

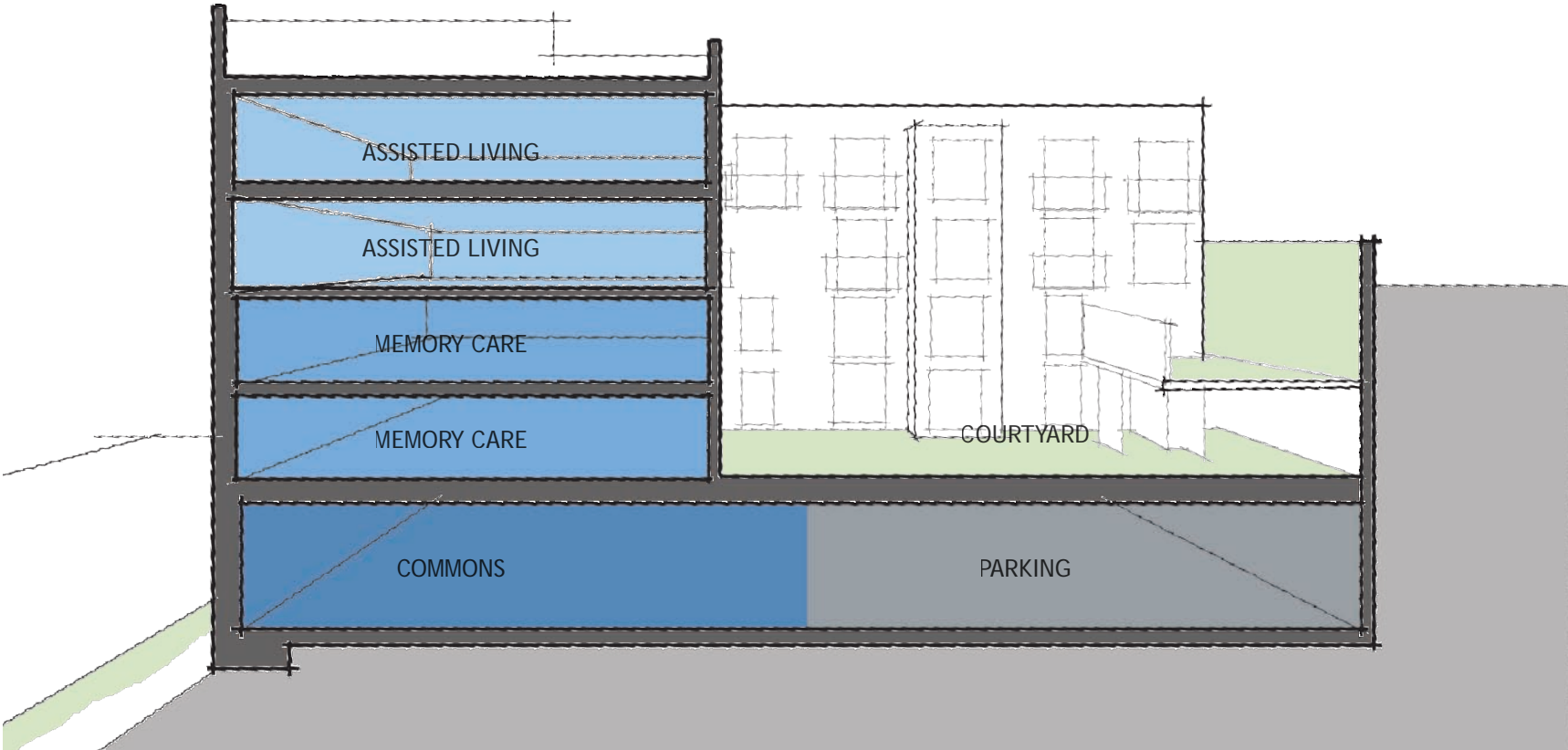
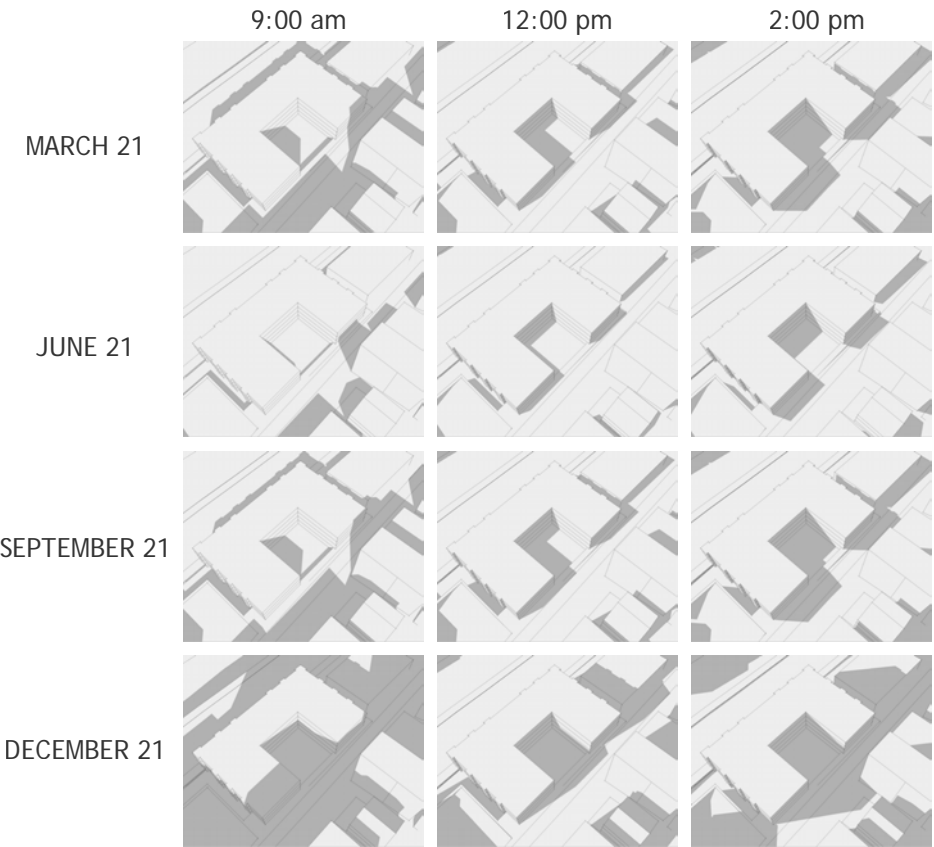


HEIGHT ALLOWANCE DIAGRAM

PROGRAM

Describe the proponent’s development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of common space square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

4 Stories of Assisted Living	
Proposed Building Height:	48 feet
Assisted Living Units:	116 units
Communal Space:	27,900 sqft
Living Units:	43,000 sqft
Number of Parking Stalls:	35 stalls

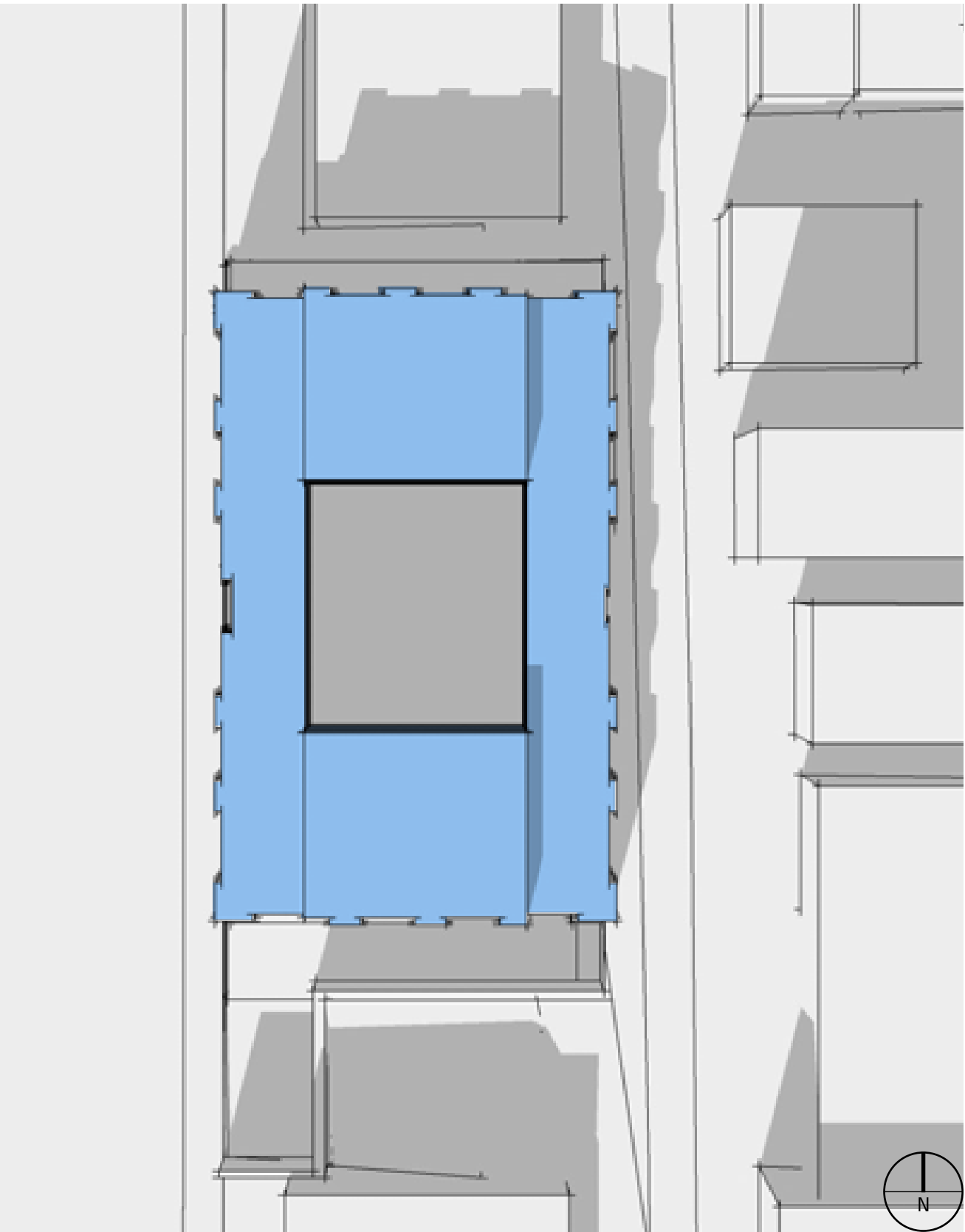
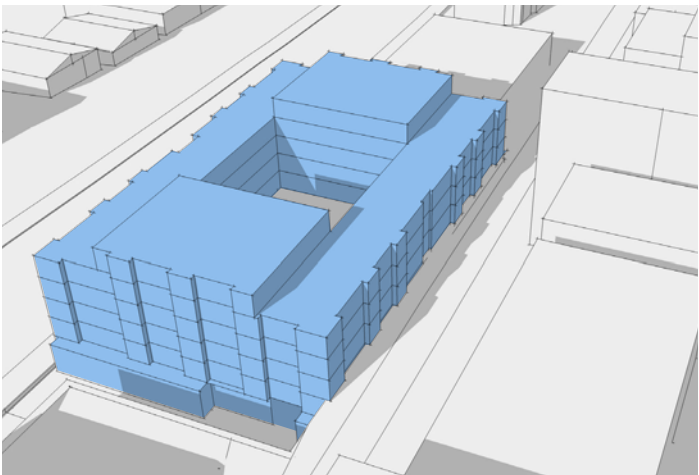
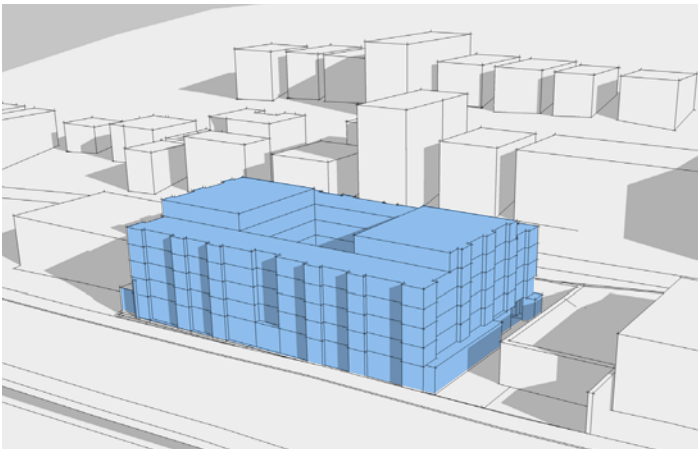


MASSING ALTERNATIVE 1

Description
A courtyard placed in the middle of the building mass optimizes the code allowances. All edges of the site are reinforced by building mass. In this scheme, additional height is needed in order to maintain a consistent unit count across alternatives. Solar access is restricted both to the units and to the courtyard in this scheme.

Street Level
The building maximizes its footprint at the street level in this scheme.

Building Massing
The mass does not optimize the slope of the site, and the needs of the units. With this scheme, there are several units along the east side of the slope that are embedded in the landscape. Circulation becomes convoluted and efficiencies are lost. The building from all sides has an oversized feel, and does not brake in scale on the residential side of the site.

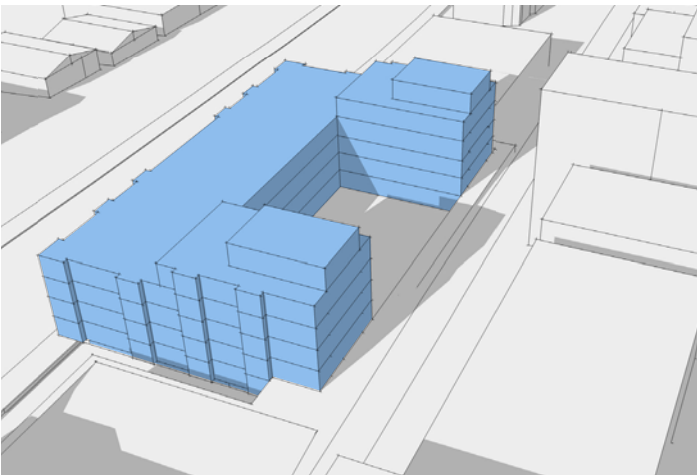
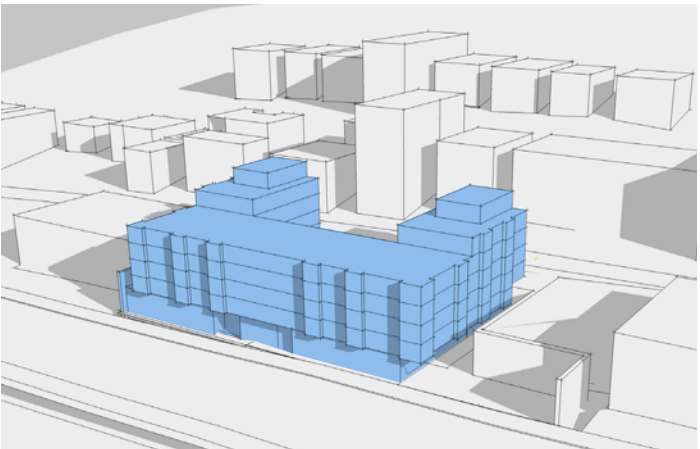
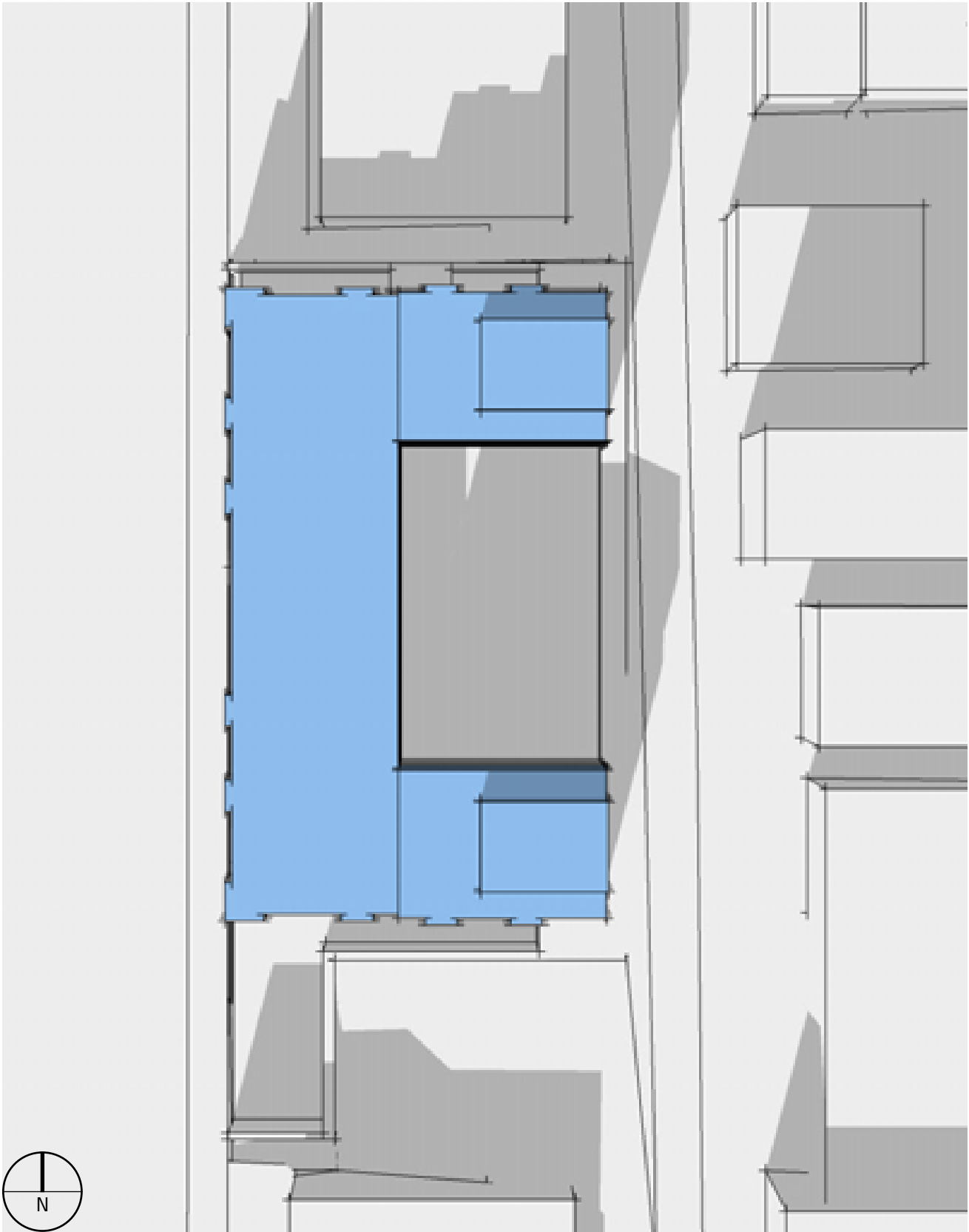


MASSING ALTERNATIVE 2

Description
A courtyard along the alley allows for an enlarged space, however, the building has to extend vertically. There is minimal benefit to the courtyard, and the higher wings on the north and south sides of the site cuts views out of the residential neighborhood behind.

Street Level
At street level, the ground floor has a smaller footprint, thus some of the common areas are shifted onto the 2nd floor. The street life and appearance of the building would be negatively affected by this disbursement of the program.

Building Massing
The building mass is similar to that of alternative 1, however the oversized courtyard requires a building mass to increase vertically.

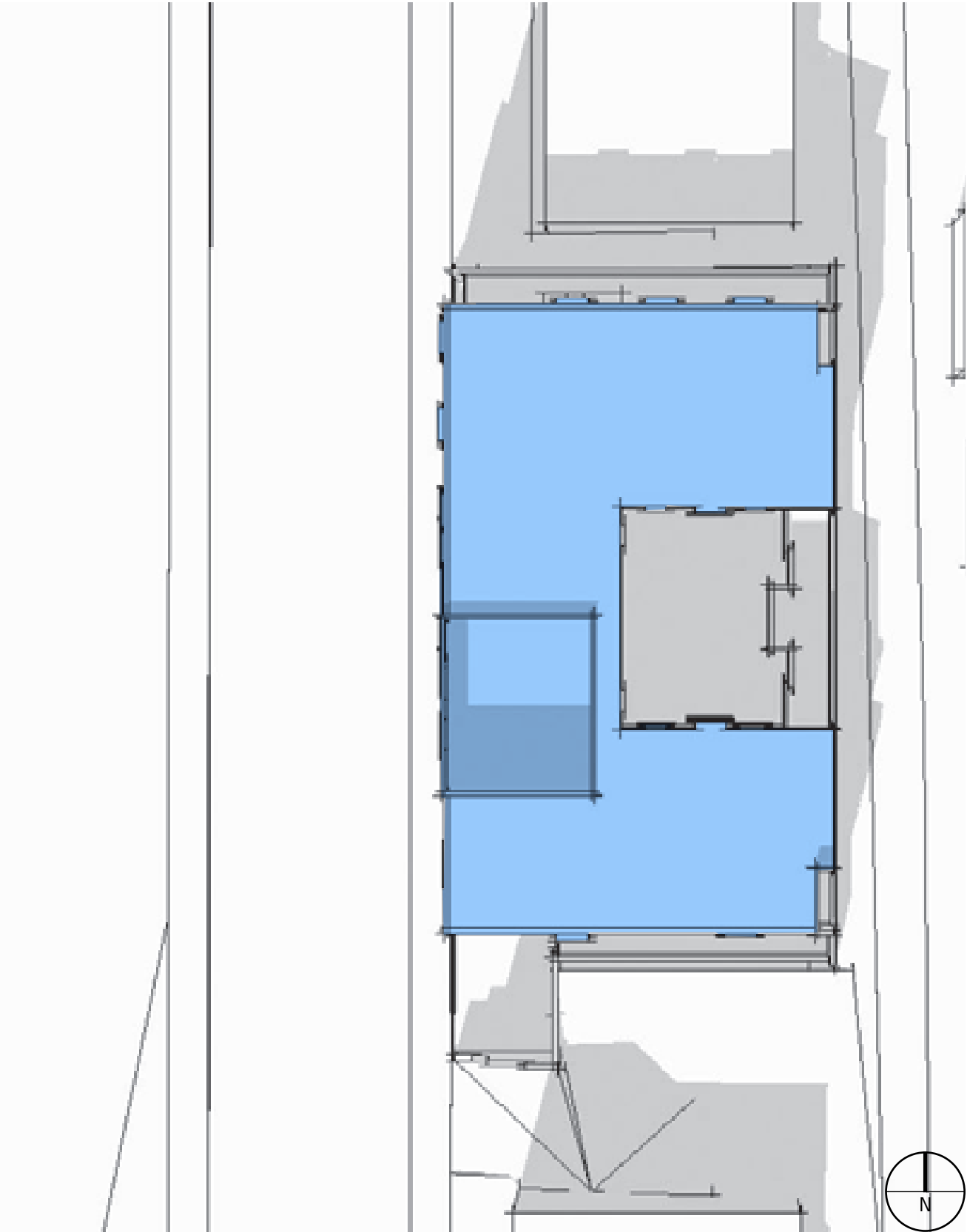
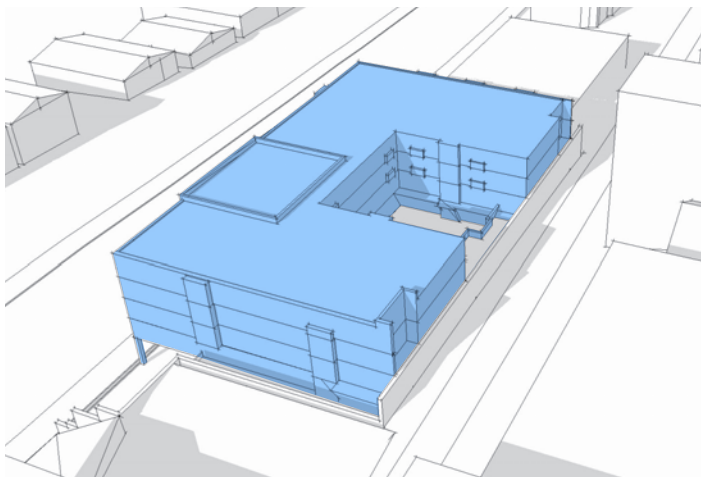
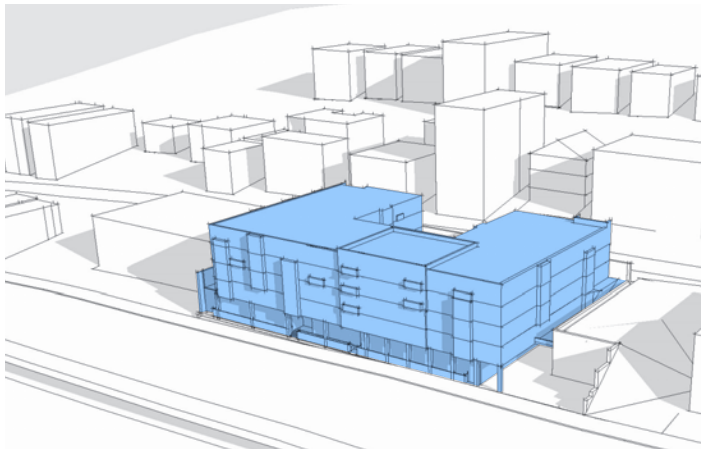


MASSING ALTERNATIVE 3

Description
A rear courtyard provides all units with day-light, and maintains an efficient layout for residents and caregivers. The placement of the courtyard on the 2nd floor, and along the alley side of the site provides the maximum privacy for residents. The communal spaces located on the first floor create an active street front, and serves as a reception for guests and residents from the street and parking.

Street Level
The intent is to maximize transparency and activity at the building base. A large living room, bistro, reception lounge, salon, craft station, and communal dining room will all be at street level along 15th Avenue W. Provision of a weather protected walkway, and enlarged sidewalk will also enhance the street, and provide a more pedestrian friendly environment.

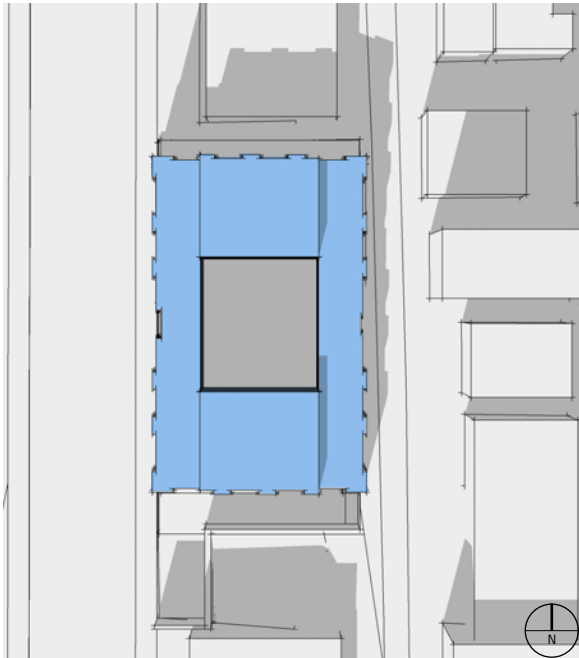
Building Massing
The mass of the building takes into account the slope of the site, and the need for day lighting and access to outside space. By placing the courtyard on the back side of the site, along the alley, we achieve natural lighting access for all of the individual care units, as well as a feasible parking and entry sequence along 15th Avenue W. The slope works effectively to shield the street and facade from the garage access.



MASSING COMPARISON

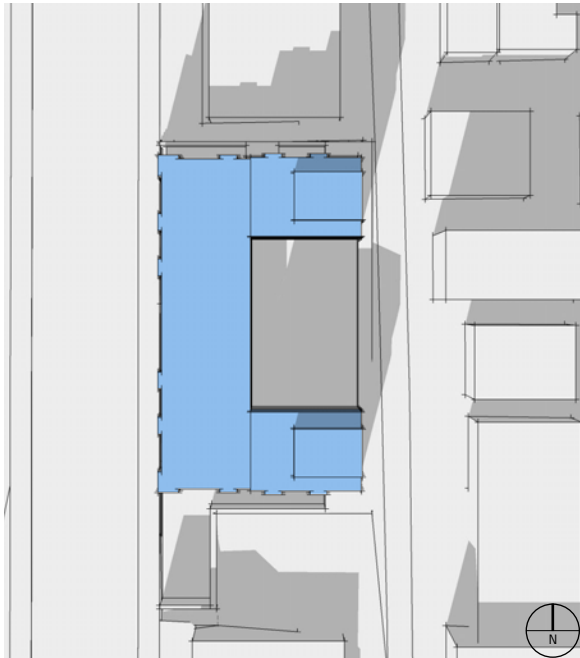
Massing 1
A courtyard placed in the middle of the building mass optimizes privacy, and maximizes code allowances.

- Pros:
- Optimizes code allowances
 - Views of Magnolia neighborhood
 - Private courtyard
 - Building mass blocks noise from 15th Ave.
 - Active space at ground floor
 - Improved pedestrian access on W Bertona
 - Canopy to protect circulation
- Cons:
- Edges of site are obtrusive
 - Additional height blocks views
 - Solar access is restricted
 - Mass not optimized by slope
 - No large public open space provided



Massing 2
Large rear courtyard with the building mass extending vertically to maximize code height allowances.

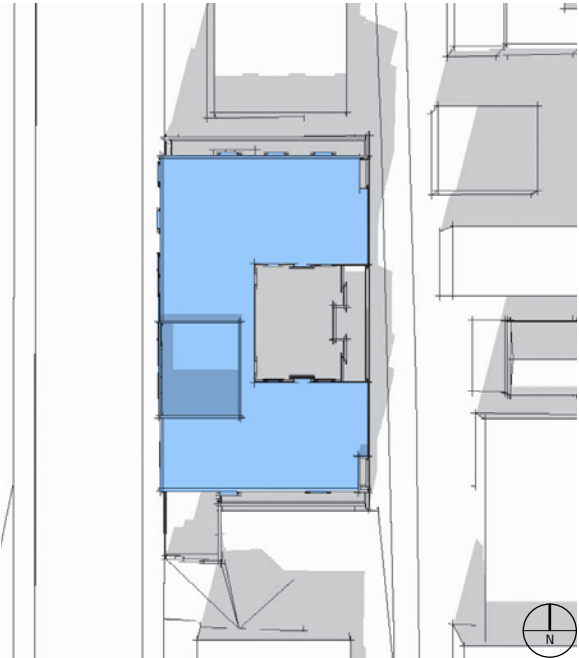
- Pros:
- Solar access
 - Views of Magnolia neighborhood
 - Private courtyard
 - Building mass blocks noise from 15th Ave.
 - Improved pedestrian access on W Bertona
 - Small scale massing relates to residential
 - Canopy to protect circulation
- Cons:
- Residential views obstructed by height
 - Vertical scale not in line with neighbors
 - Vertical circulation becomes problematic
 - Units cannot be sized similarly
 - Active space split between floors
 - No large public open space provided



PREFERRED MASSING

Massing 3
A rear courtyard provides all units with daylight, and maintains an efficient layout for residents and care givers.

- Pros:
- Solar access is improved
 - Massing optimizes slope
 - Views of Magnolia neighborhood
 - Private, protected open courtyard
 - Building mass blocks noise from 15th Ave.
 - All active space at ground floor
 - Improved pedestrian access on W Bertona
 - Small scale massing relates to residential
 - Canopy to protect circulation
 - Lower height maintains neighbor's views
 - Vertical circulation is efficient
 - Units are sized similarly
- Cons:
- No large public open space provided



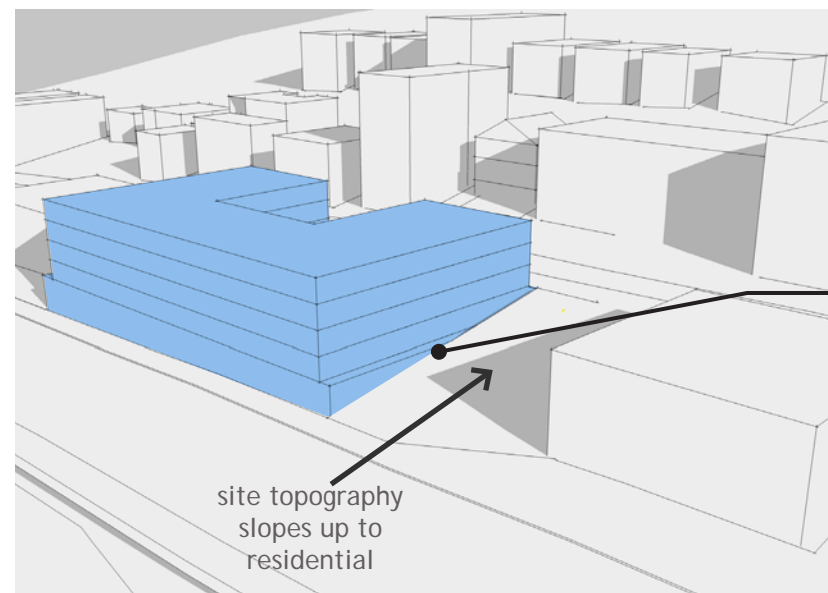
RESPONSE TO DESIGN GUIDELINES

C.5: topography conceals garage entry.
A.8: minimized curb cuts.
D.1: specialty paving at driveway.
E.2: dense landscaping at garage.

A.7: upper level balconies.

C.1: integrated overhead protection.
D.7: well lit entry, signage and architectural details.

E.1: landscaped pathway.

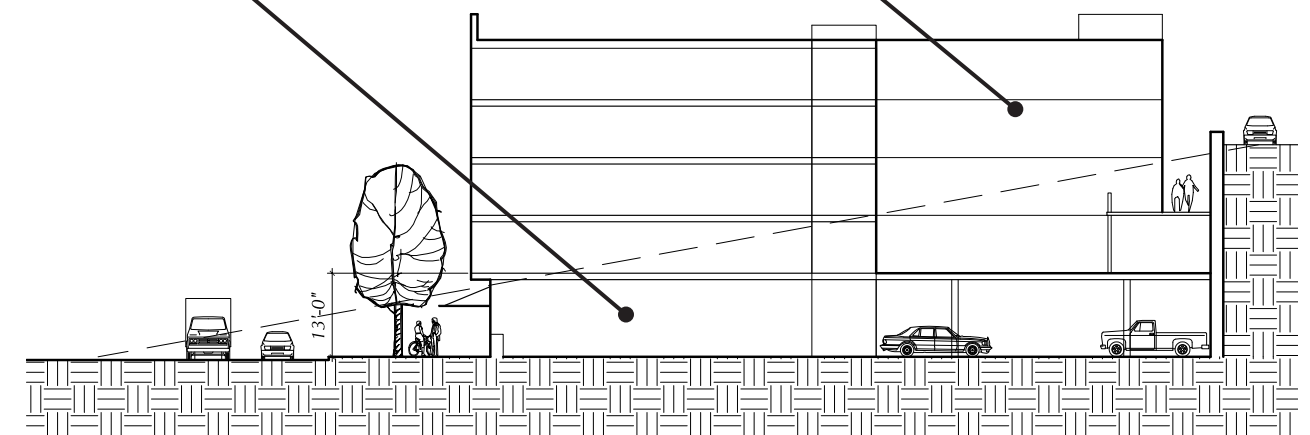


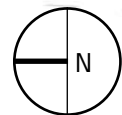
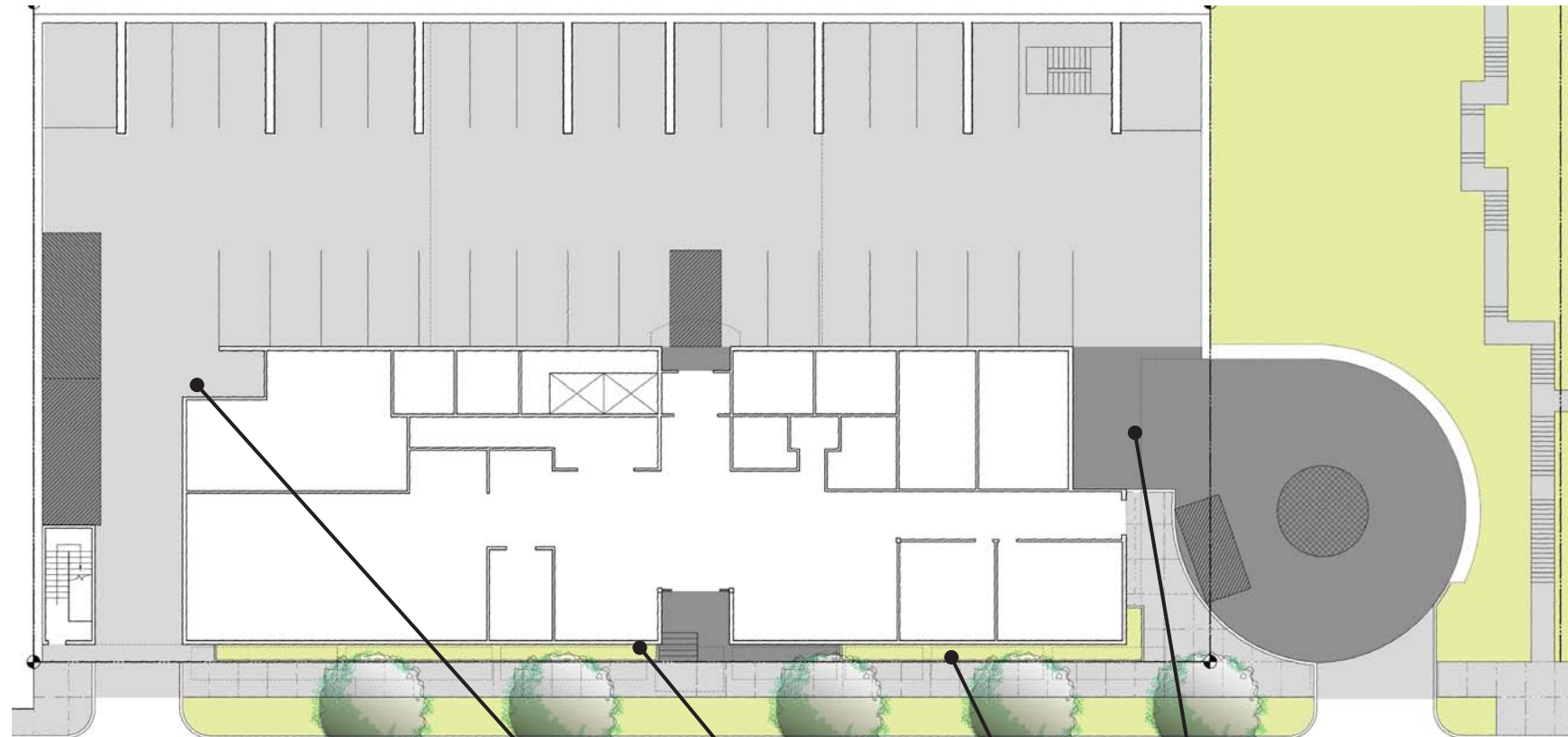
site topography
slopes up to
residential

A.1: use of topography to maximize site efficiency and massing appearance.

B.1: reinforced urban form by careful consideration of massing and setbacks.

C.2: extra height at lobby.





- A.8: location of driveway less visually dominating.
- C.5: site topography minimizes visibility of parking.
- D.1 specialty paving across driveway.
- E.2 landscaped raised bed along street edge.
- D.2 blank walls are treated with landscaping and signage.
- D.6 dumpster screened by placement.



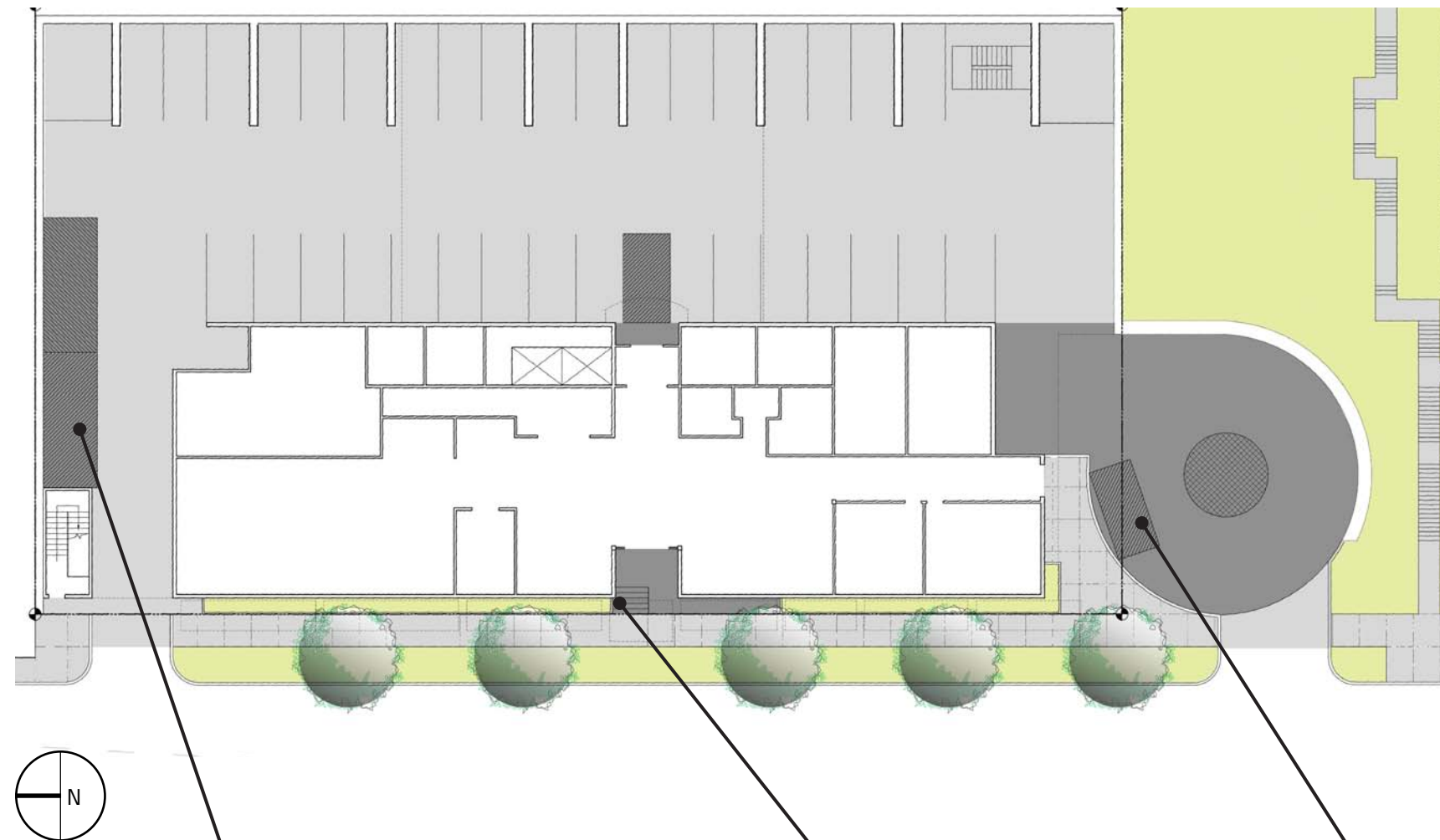
C.1: contemporary materials in neighboring district.



C.1: residential materials in surrounding neighborhood.



DEPARTURE REQUESTS



1. Loading Zones paired and sized to the minimum requirement of 25' x 10'.

2. First Floor Set Back 3' with planted edge.

3. Passenger Loading located in right-of-way.

1. **Loading Zone Size Requirement:**
This departure request seeks permission to size the loading zone to the minimum stated requirement of 10' wide, by 25' feet long as stated in SMC 23.54.035C.2.c.ii. The facility has minimal use for two loading zones, and the smaller sized berths, when paired back to back, will provide ample space for any and all loading needs.
2. **First Floor Set Back Requirement:**
This departure request seeks an allowance on the first floor to provide a (3) foot setback in lieu of the stated requirement of (10) feet, per SMC 23.47A.008D. Although the first floor amenities are considered a residential use, they are public in nature and will help to activate the street by pushing the activity closer to pedestrians. Along the (3) foot setback provided will be a landscaped planter to provide ample separation between the first floor common spaces, and the foot traffic.
3. **Loading Zone Location Requirement:**
This departure request seeks permission to place the passenger loading zone inside the W Bertona St. right-of-way, instead of within the property line. This location will provide a safe outdoor drop-off, removed from the parking garage.



ANKROM MOISAN & STRATFORD : 1605 BELLEVUE AVE. OFF PINE STREET



ANKROM MOISAN : 116 FAIRVIEW AVE., MIRABELLA SEATTLE



ANKROM MOISAN : 120 WEST LAKE AVE. N, ROLLINS STREET FLATS