



ASSISTED LIVING 2900 3RD AVE W SEATTLE, WASHINGTON

EARLY DESIGN GUIDANCE DPD PROJECT # 3013191 MAY 16, 2012

Aegis Living

2900 3RD AVE W

presented by

VIA ARCHITECTURE
1809 SEVENTH AVENUE | SUITE 800
SEATTLE, WA 98101
206.284.5624
www.via-architecture.com

EDG INTAKE

Project Development Objectives	1
Zoning And Land Use Summary	2
Urban Design Analysis	3
Streetscape	4-8
Design Guideline Response	9
Site Analysis	10
Neighborhood Context/Precedents	11
Massing Option #1	12-13
Massing Option #2	14-15
Massing Option #3 [Preferred]	16-17
Massing Options Comparison	18
Trees Removal Analysis	19
Proposed Departures	20
Sun Studies	21
Precedent Images	22
Aegis Living	23
VIA Architecture	24

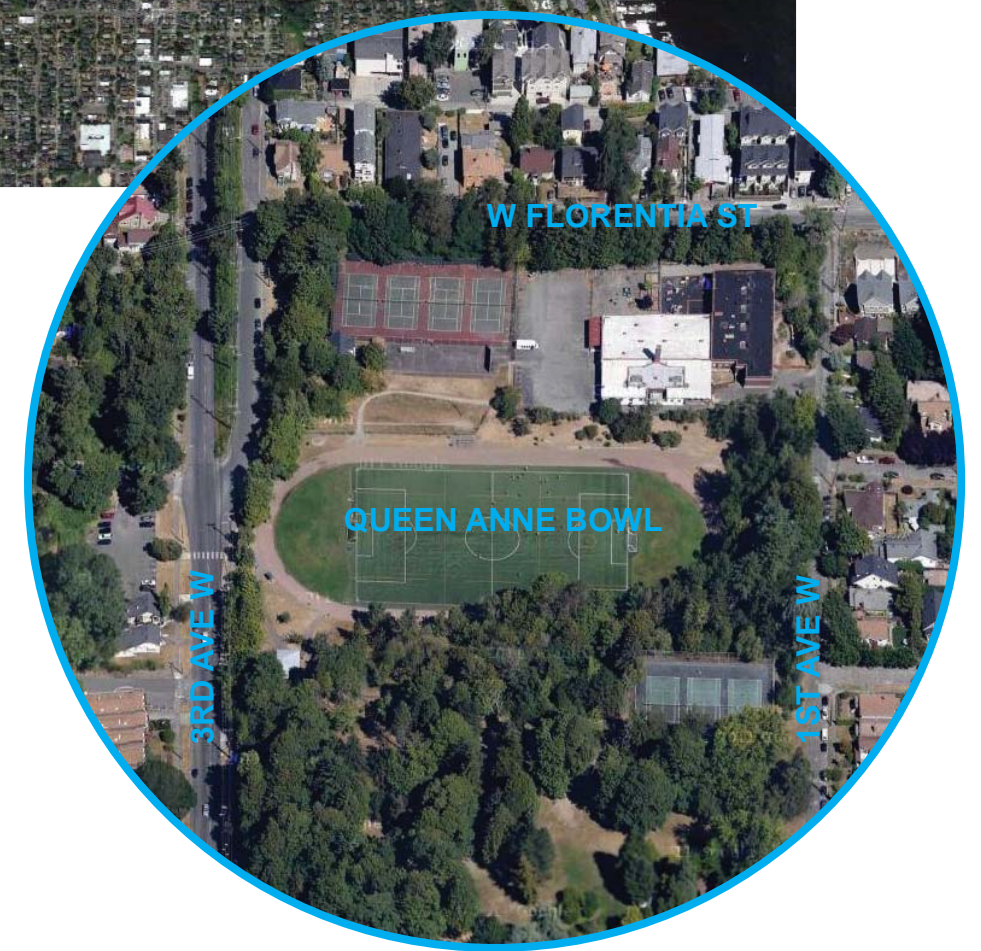
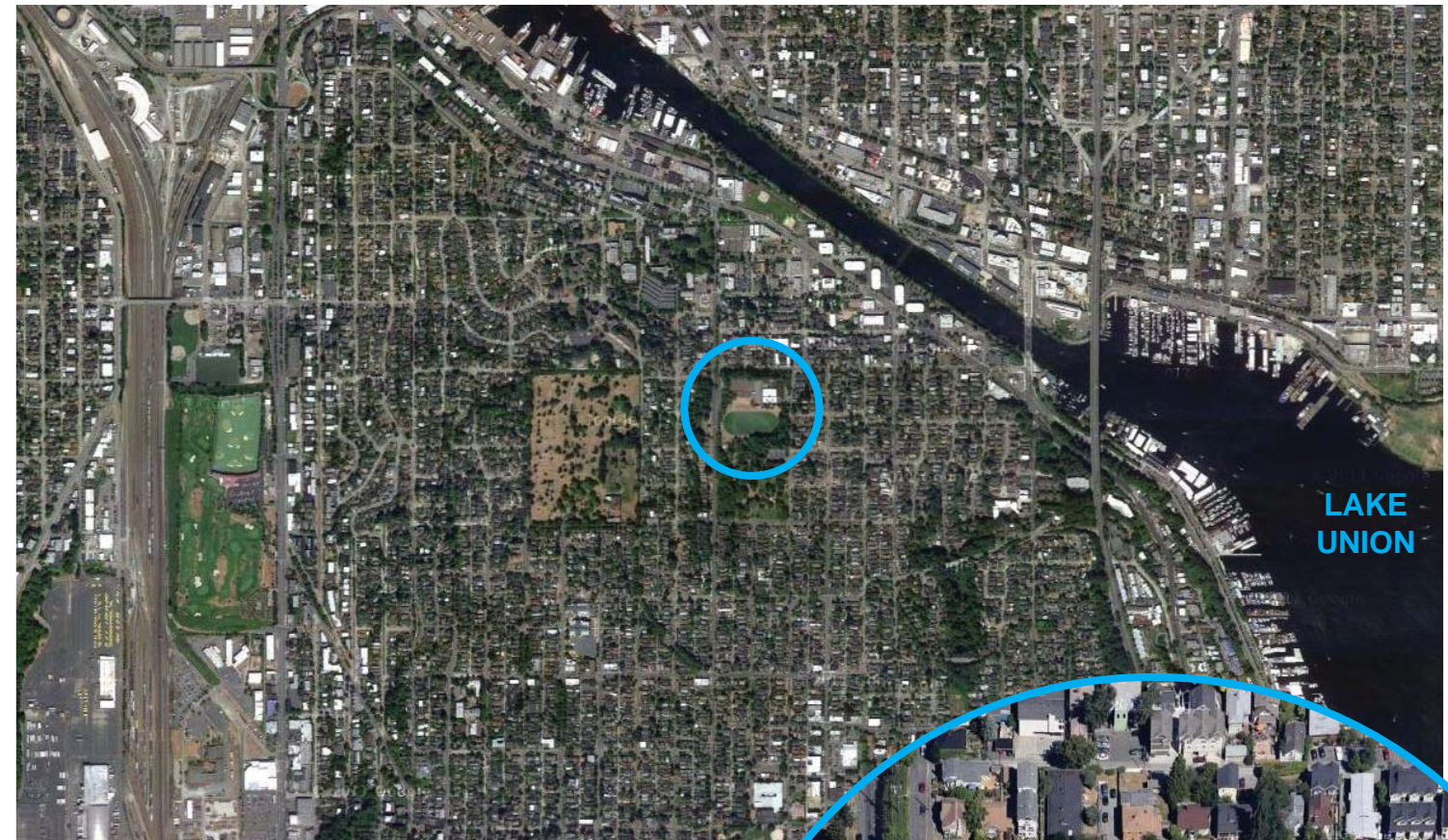
Development Objectives & Program:

Aegis Living is a family-owned company based in Redmond and includes 35 quality senior communities in 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 site at 2900 3rd Avenue West is an exceptional property in the North Queen Anne/Seattle Pacific Neighborhood. Aegis Living is looking to develop an assisted living community with approximately 100 apartments. Also included is one floor programmed to serve residents with specialized memory care needs. Outdoor gardens and roof terraces will be provided for both the assisted living and memory care residents.

The development site is zoned LR2 and includes an existing single family house and some neglected and unusable tennis courts. Both the house and the tennis courts will be demolished. The site also has a significant amount of mature trees. An arborist engaged by Aegis has determined that seven of these trees are “exceptional” per the City of Seattle tree preservation program. Two of the three concept alternatives explored in this EDG package will require some of these trees to be removed. The preferred alternative preserves all these exceptional trees.

The adjacent neighbors sharing the property line include a park and a school. The park includes the Queen Anne Bowl, which is a running track and soccer field and is a part of Seattle Parks Department’s Rogers Park. The Northwest Child Development Center (serving children of all abilities) is to the east in the original North Queen Anne Elementary School. Both these institutional neighbors are technically in a single family 5000 zone, but no residential uses exist on these sites. The neighbors to the North on the other side of Florentia Street generally consists of duplexes and larger apartment buildings.



The assisted living building proposed here will likely be a three story building with some pitched roofs where possible. As typical of assisted living facilities, a safe and weather protected drop off zone is necessary as most residents have difficulty with mobility. Thus an on-site vehicle drop off is incorporated on all proposed schemes. Automobile use is rare and most residents don’t have cars. Code required parking is provided and targeted mostly for staff and visitors.

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

Key Zoning and Land Use Issues:

Zone: LR2 (Lowrise Residential, category 2)

Site Area: 75,155 SF

23.45.508 General provisions

E. Assisted living facilities, congregate housing, and nursing homes shall meet the development standards for apartments unless otherwise specified.

- FAR:**

SMC 23.45.510 Floor area ratio (FAR) limits, Apartments:
1.3 x 75,155 SF = 99,002 SF

In order to qualify for the higher FAR limit requires the applicant make a commitment that the structure will meet green building performance standards by earning a Leadership in Energy and Environmental Design (LEED) Silver rating or a Built Green 4-star rating of the Master Builders Association.

The following floor area is exempt from FAR limits:
 All underground stories & Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.

- Building Height:**

SMC 23.45.514 Structure height
 Table A - Apartments in LR2: 30 Feet

D. Pitched roofs that are not shed or butterfly roofs may extend above the height limits 5 additional feet provided that all parts of the roofs above the height limit have a minimum slope of 6:12.

J.2. Open railings, planters, skylights, clerestories, greenhouses not dedicated to food production, parapets and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit.

- Setbacks:**

Table A for 23.45.518.

All LR Zones	Category of Residential Use
Setback	Apartments
Front	5 minimum
Rear	15 minimum if no alley
Side setback for Facades 40 feet or less in length	5
Side setback for Facades greater than 40 feet in length	7 average; 5 minimum

- Landscaping**

SMC 23.45.524 Landscaping standards

Green Factor requirement.
 Landscaping that achieves a Green Factor score of 0.6 or greater.

- Building Length**

SMC 23.45.527 Structure width in LR zones may not exceed the width indicated on Table A: 90' (See note 1)

Maximum facade length in Lowrise zones.
 The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.

Notes:

(1) *The requirement applies to the front side only. One of the two, 3rd Ave W or W Florentia St, need to be designated as the "front".* (DPD clarified during Pre Application Conference, March 29th 2012).

- Parking**

SMC 23.54.015 Required parking

Table B for residential uses.

Use	Minimum parking required
Assisted living facilities	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



Zoning Map



Existing Land Use Diagram

STREETSCAPE



1

W FLORENTIA ST, FACING SOUTH, BETWEEN QUEEN ANNE AVE N & 3RD AVE W

PROJECT SITE



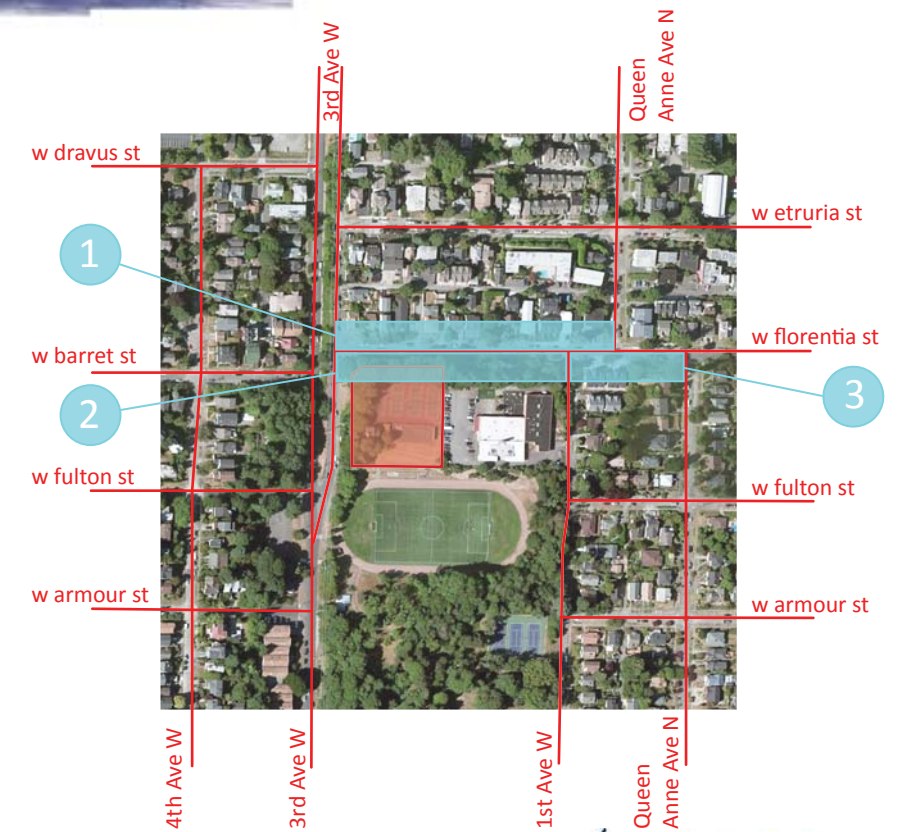
2

W FLORENTIA ST, FACING NORTH, BETWEEN 1ST AVE W & 3RD AVE W



3

W FLORENTIA ST, FACING NORTH, BETWEEN QUEEN ANNE AVE N & 1ST AVE W



PROJECT SITE



1

3RD AVE W, FACING EAST, BETWEEN RODGERS PARK & W FLORENTIA ST



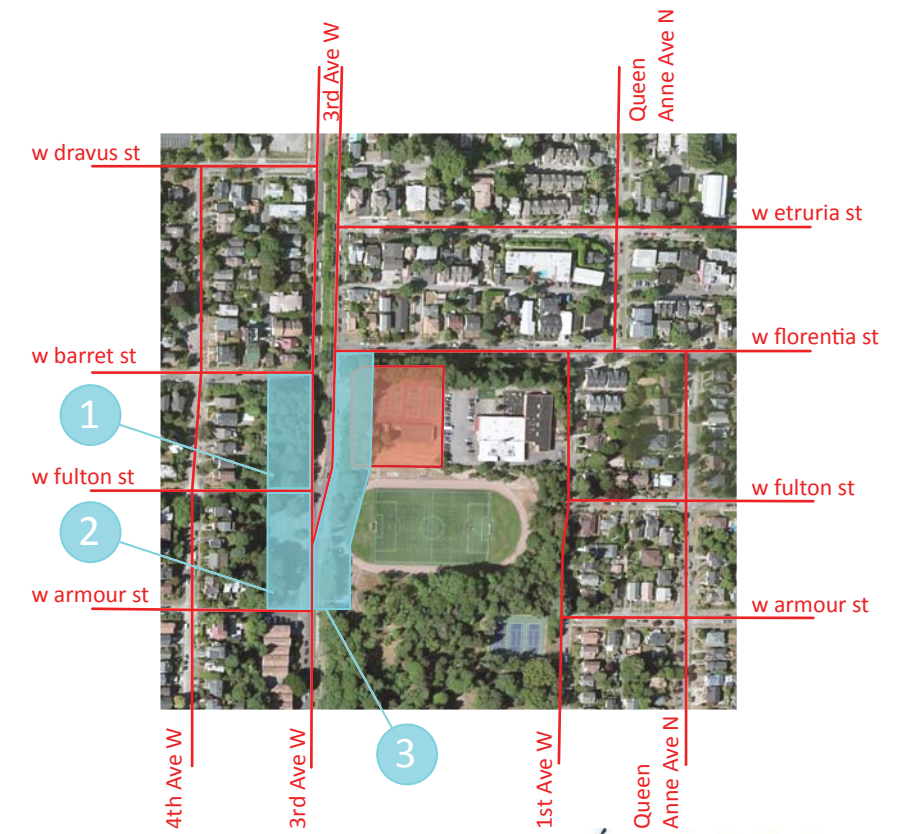
2

3RD AVE W, FACING WEST, BETWEEN W ARMOUR ST & W FULTON ST



3

3RD AVE W, FACING WEST, BETWEEN W FULTON ST & W BARRET ST



STREETSCAPE



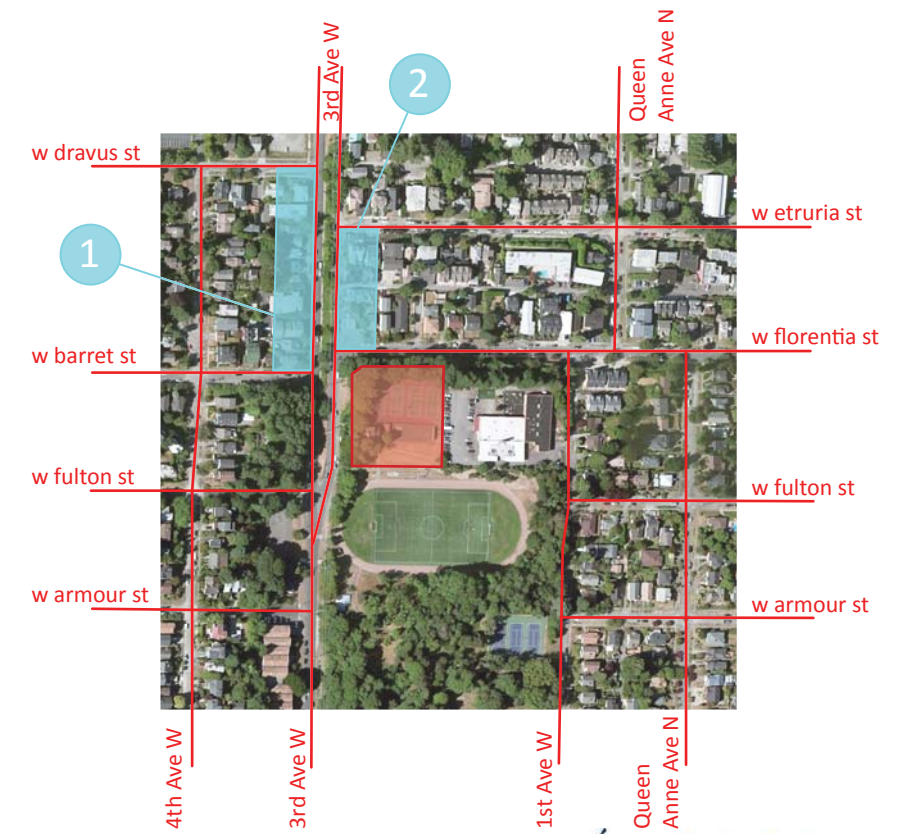
1

3RD AVE W, FACING WEST, BETWEEN W BARRET ST & W DRAVUS ST



2

3RD AVE W, FACING EAST, BETWEEN W ETRURIA ST & W FLORENTIA ST





1

1st AVE W, FACING WEST, BETWEEN W ARMOUR ST & W FLORENTIA ST



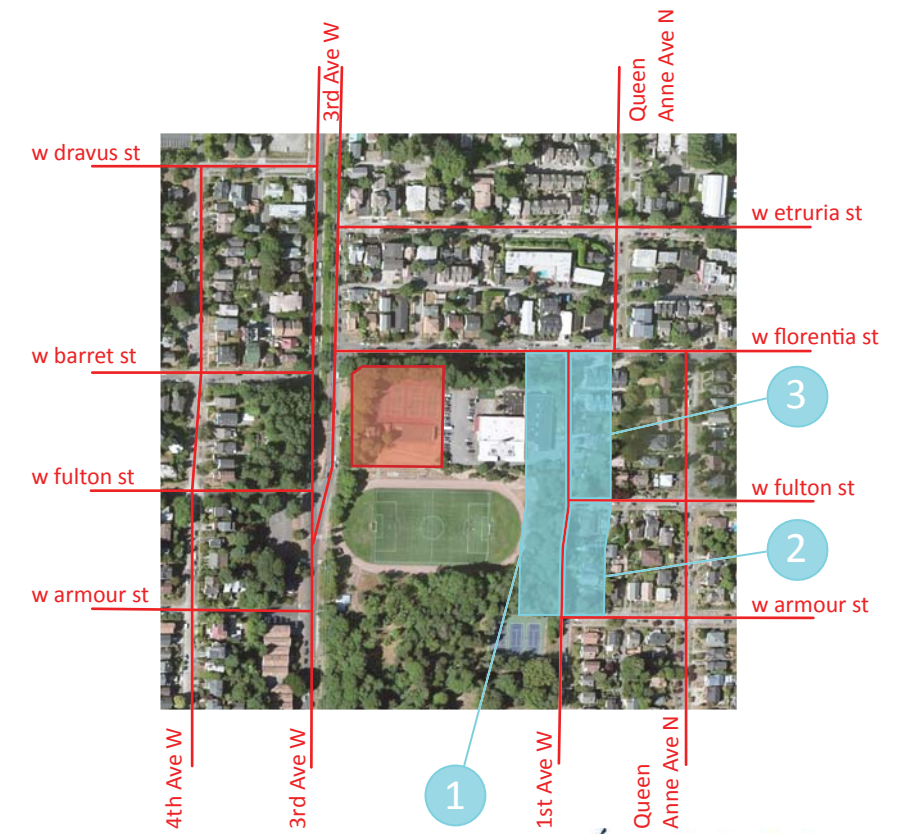
2

1ST AVE W, FACING EAST, BETWEEN W ARMOUR ST & W FULTON ST



3

1ST AVE W, FACING EAST, BETWEEN W FULTON ST & W FLORENTIA ST



STREETSCAPE



1

QUEEN ANNE BOWL, FACING SOUTH, BETWEEN 3RD AVE W & 1ST AVE W

PROJECT SITE



2

QUEEN ANNE BOWL, FACING NORTH, BETWEEN 3RD AVE W & 1ST AVE W



A-1 Responding To Site Characteristics

The site includes significant trees and green space along West Florentia Street and 3rd Avenue West, creating an opportunity to preserve this positive element in the neighborhood.

A-2 Streetscape Compatibility

The Preferred Option will incorporate components and materials compatible with the immediate surrounding residential context through use of gabled roofs, dormer elements, residentially-scaled fenestration and details and residential cladding materials.

A-5 Respect For Adjacent Sites

As noted in A-2, the building will be compatible with the residential context. The project presents articulated residential facades on all four sides with deference to green space and trees on the street frontages and opening up to the playfield through use of a covered porch element facing to the south. An internal arrival court and underground parking minimize the impact of cars and limits curbcuts and traffic to 3rd Avenue West.

A-6 Transition Between Residence And Street

As noted in A-2, the building is significantly set back from the street frontages and separated by green space and mature trees. The entrance to the arrival court is framed by a gateway element and flanked by smaller scale building components that step up to the main building wings. Arrival activities are located in a paved and landscaped arrival court situated east of the gateway element.

A-7 Residential Open Space

The open space along 3rd Avenue West and West Florentia Street is an existing element of the site, preserved by the Preferred Option. Further open space is provided between the playfield and the building offering further opportunities to blend the building into the existing context.

A-8 Parking And Vehicle Access

The Preferred Option seeks to limit curb cuts and to locate these on 3rd Avenue West, the wider arterial right-of-way, only. Parking access is via a driveway that slopes gently down to underground parking and is shielded from view on the playfield. The main arrival drive is also off 3rd and accesses an internal arrival court signified by an architectural gateway element contiguous to the building.

A-10 Corner Lots

In the Preferred Option, the existing green space and trees are proposed to remain on the corner. The building is set well back from that corner as a result.



B-1 Height, Bulk, And Scale Compatibility

The height bulk and scale is compatible with the zoning and is developed as an amalgamation of smaller scaled massing elements stepping up to the main mass of the building. The top floor is nestled into the roof element through use of dormers, further mitigating the scale and reinforcing the residential character. Although a Departure is requested for building width along the primary frontage (3rd West) the portions that reach towards the street are narrower and other portions of the building are set further back, mitigating the appearance of a wider building.

C-1 Architectural Context

Queen Anne contains a wealth of typologies and high quality architecture to draw inspiration from. In addition, the site's proximity to the Seattle Pacific University campus defines a context with a historic character. Our intent is to match the high level of detailing and quality materials of this rich context.

C-2 Architectural Concept And Consistency

The architectural parti emerges from the notion of a gracious Victorian manor set in a landscaped park. This is reinforced throughout by shapes and elements inspired by the Victorian style and features such as a rooftop conservatory and a paved and landscaped internal arrival court.

C-3 Human Scale

High quality materials and fine grain detailing consistent with the character of the surrounding neighborhood will be utilized to create a human-scaled environment.

C-4 Exterior Finish Material

The approach to materials will be consistent with the parti and incorporate a fine grain utilizing materials such as bevel siding and masonry consistent with the neighborhood and the style inspiration.

C-5 Structured Parking Entrances

See A-8

D-6 Screening Of Dumpsters, Utilities, And Service Areas

These elements will be contained within the underground parking garage and be accessed via the same drive that provides vehicle access to the garage. External areas will be screened from direct view from the playfield and the street.

D-7 Personal Safety And Security

The nature of the project provides eyes on the street and the open spaces along Florentia and 3rd. The same concept of "eyes" carries to the other two facades and is reinforced by a covered porch element facing the playfield and overlooking the parking and service access.

D-9 Commercial Signage

Identification of the Aegis community will be understated and compatible with the community and the architecture.

E-1 Landscaping To Reinforce Design Continuity With Adjacent Sites

See A-1. Residential open space and significant trees will be preserved.

E-2 Landcaping To Enhance The Building And/Or Site

Landscaping will reinforce the quality of the Aegis community with creation of a paved and landscaped internal arrival court, memory gardens and rooftop conservatory that will support resident activities and also provide fresh produce for use by the community dining room.

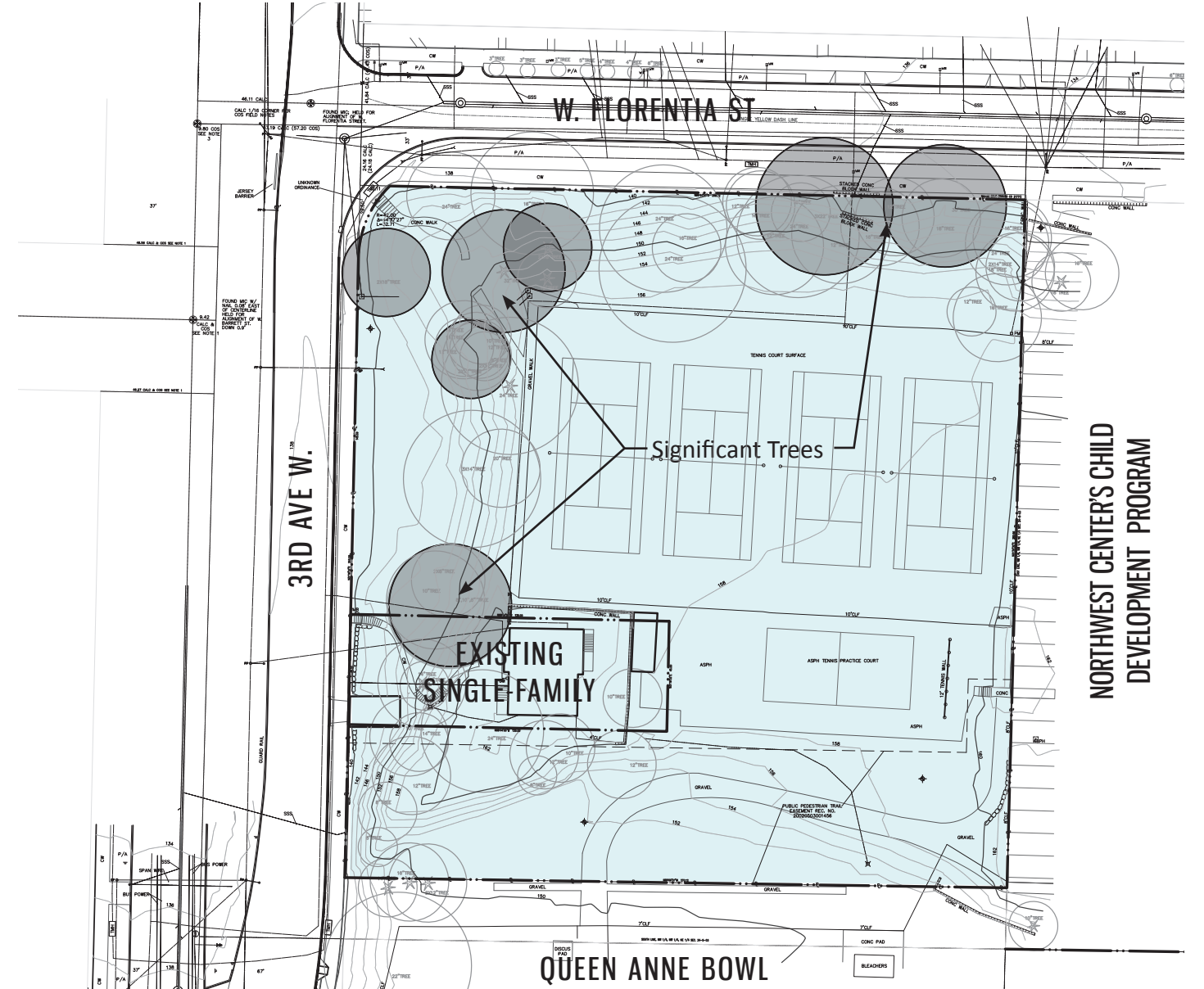
E-3 Landscape Design To Address Special Site Conditions

See A-1. Significant trees will be preserved.

SITE ANALYSIS



CONTEXT MAP

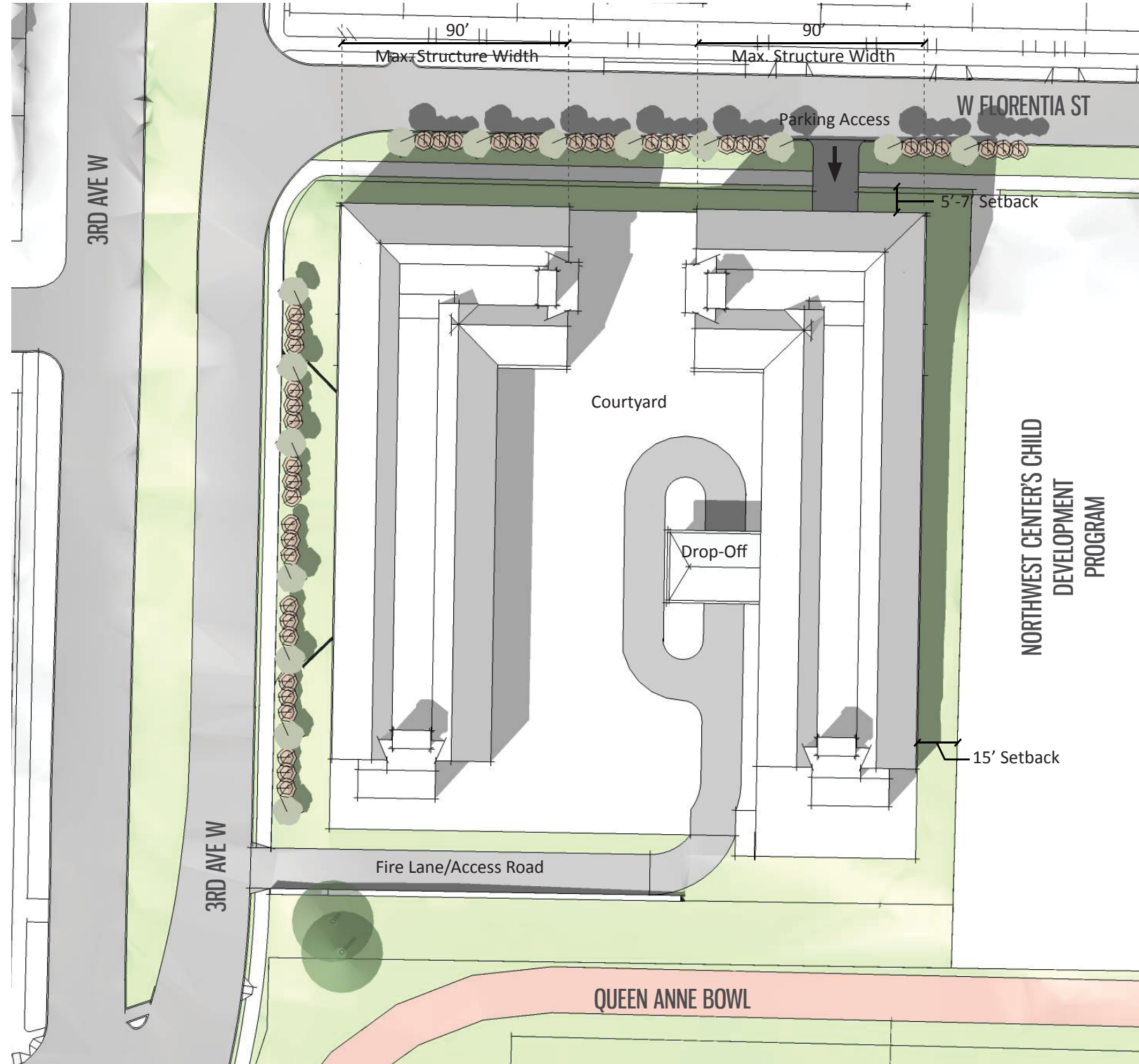


SITE SURVEY

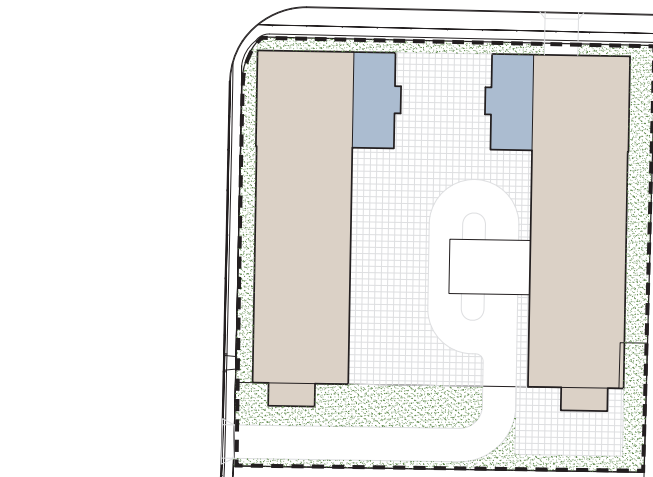
Queen Anne contains a wealth of typologies and high quality architecture to draw inspiration from. In addition, the site's proximity to the Seattle Pacific University campus defines a context with a historic character. Our intent is to respond with a design that is compatible with the high level of detailing and quality materials of this rich context.



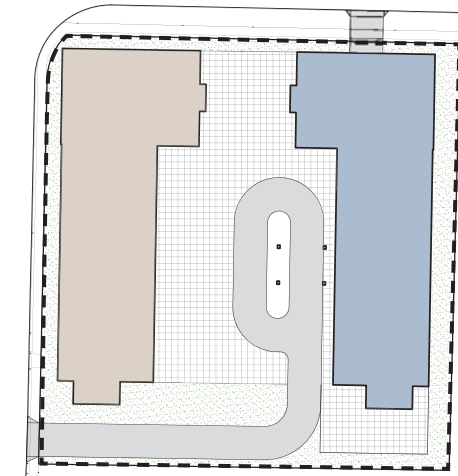
MASSING OPTION 1



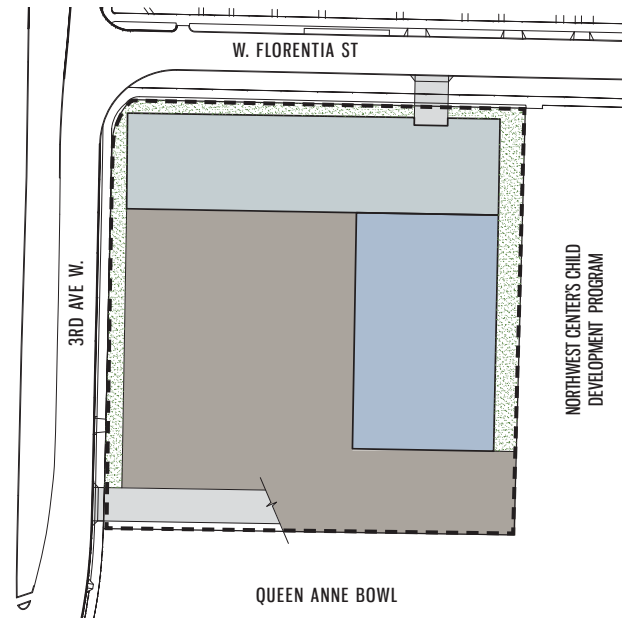
SITE PLAN



TYPICAL FLOOR



MAIN LEVEL

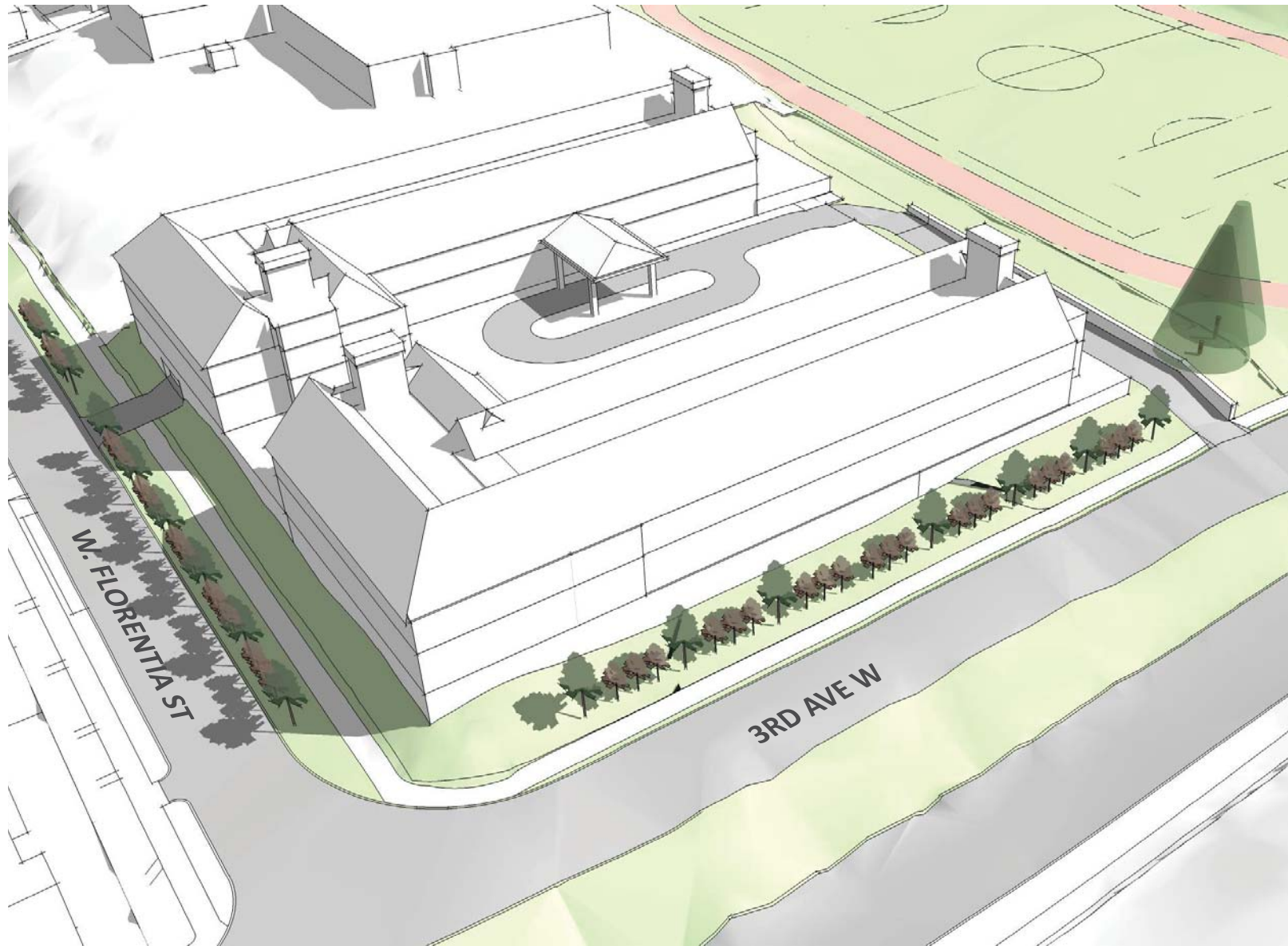


PARKING LEVEL

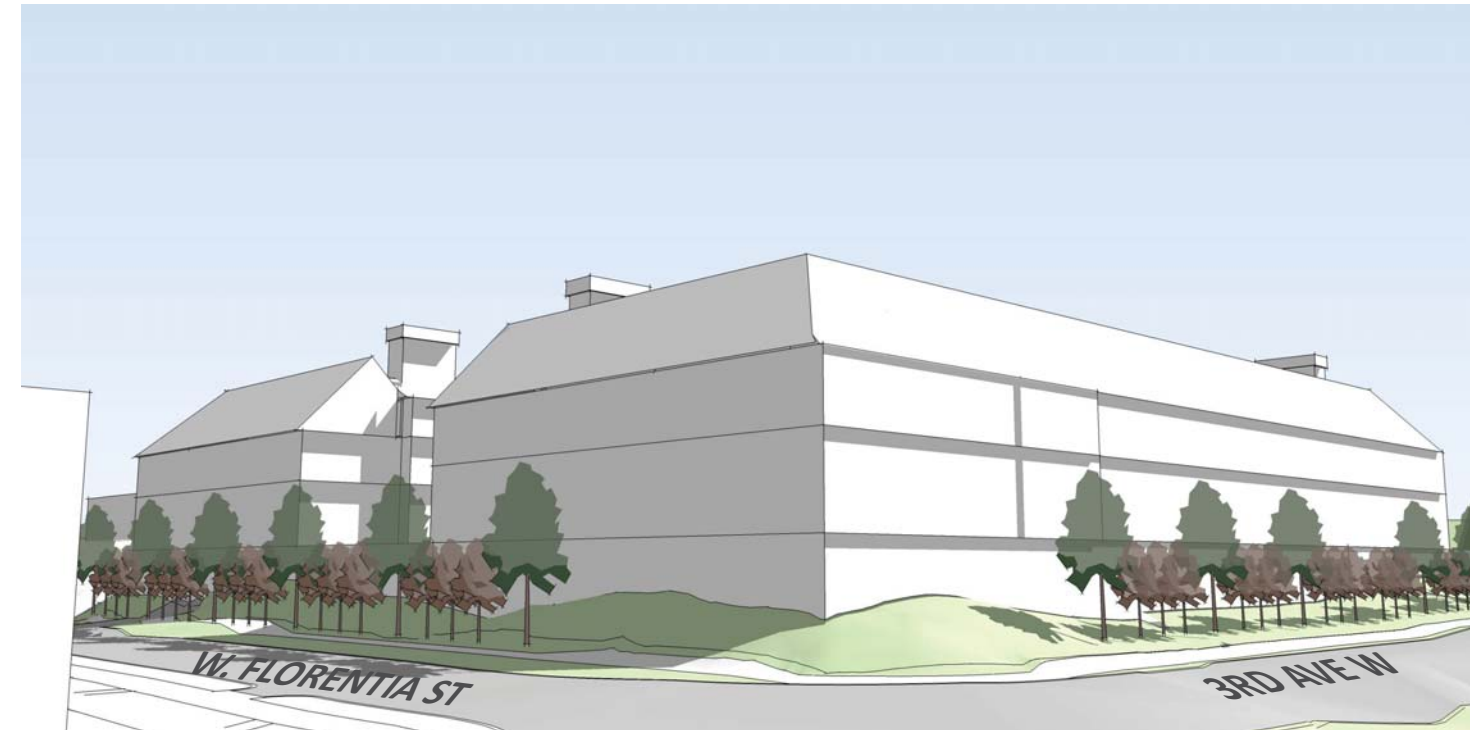


PROGRAM LEGEND

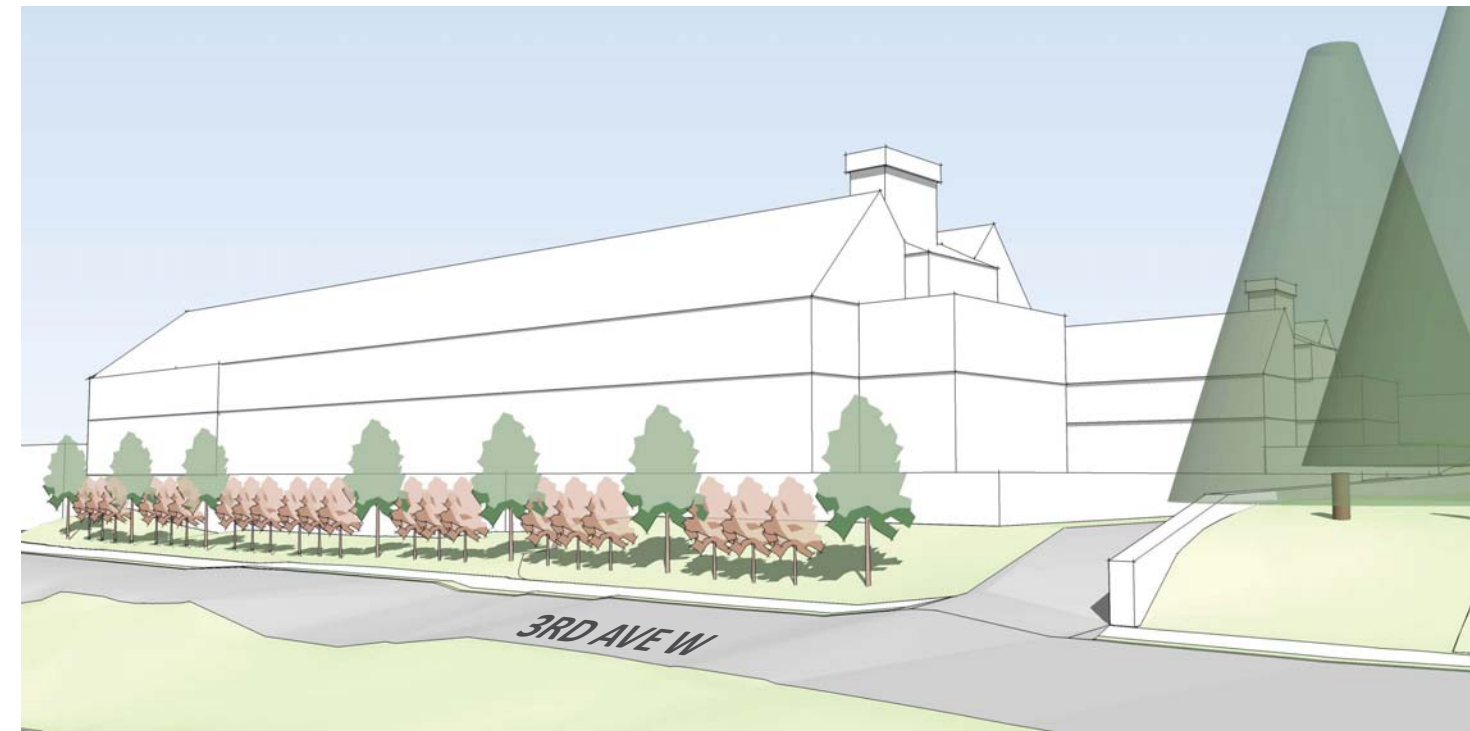
- RESIDENTIAL
- AMENITY
- GARDEN
- PARKING
- CIRCULATION



BIRD'S EYE VIEW

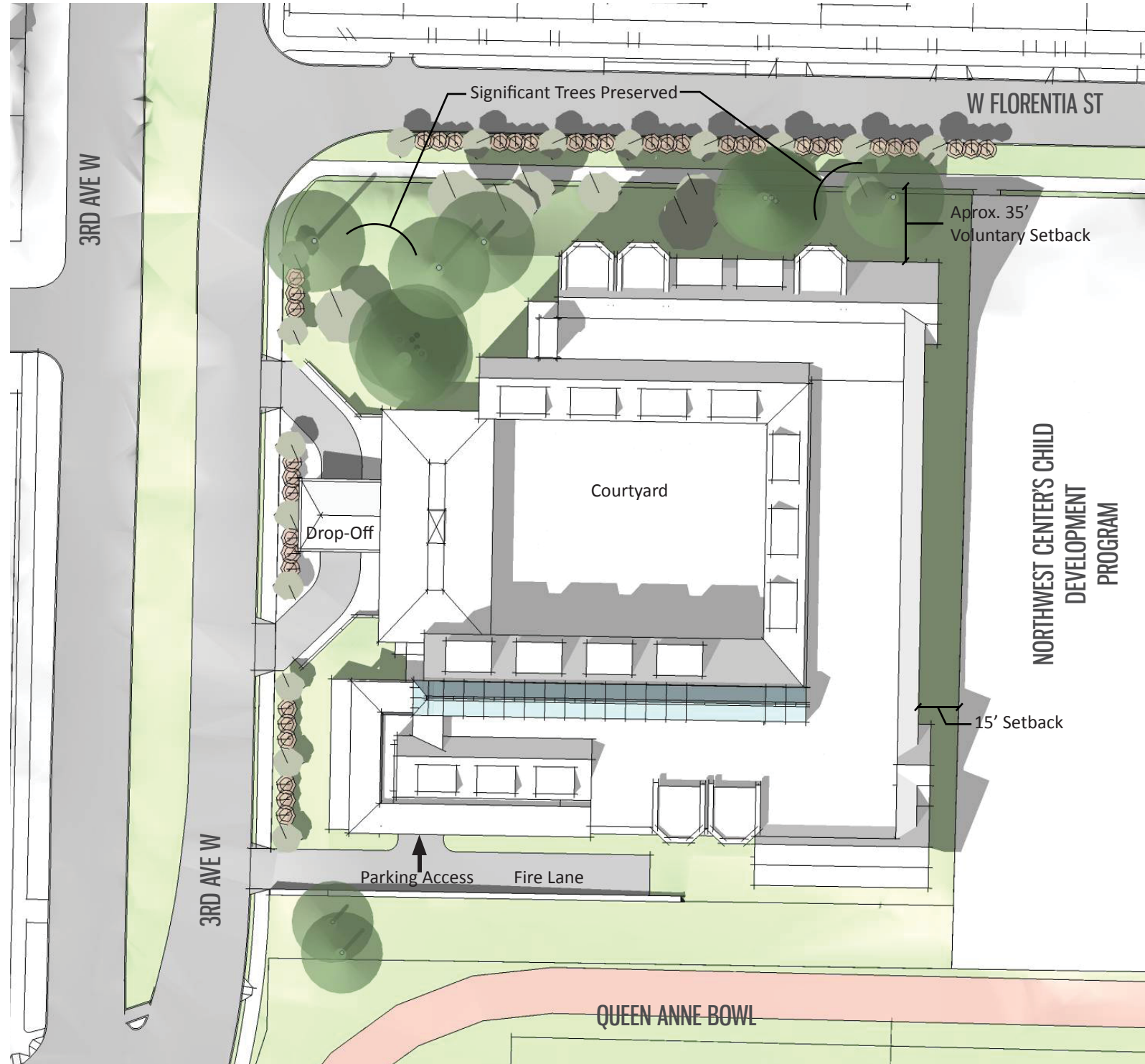


STREET LEVEL VIEW

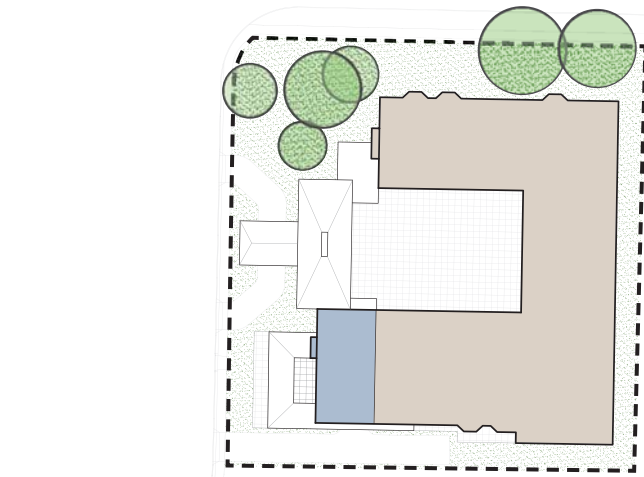


STREET LEVEL VIEW

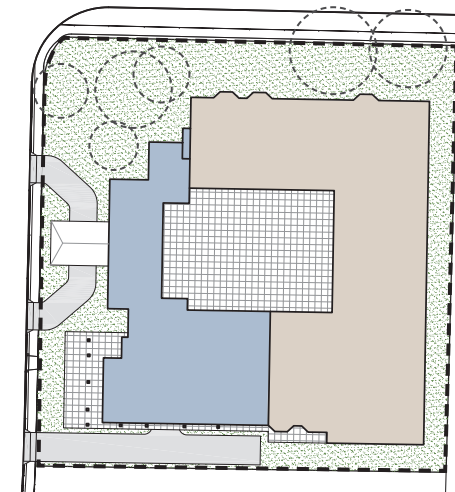
MASSING OPTION 2



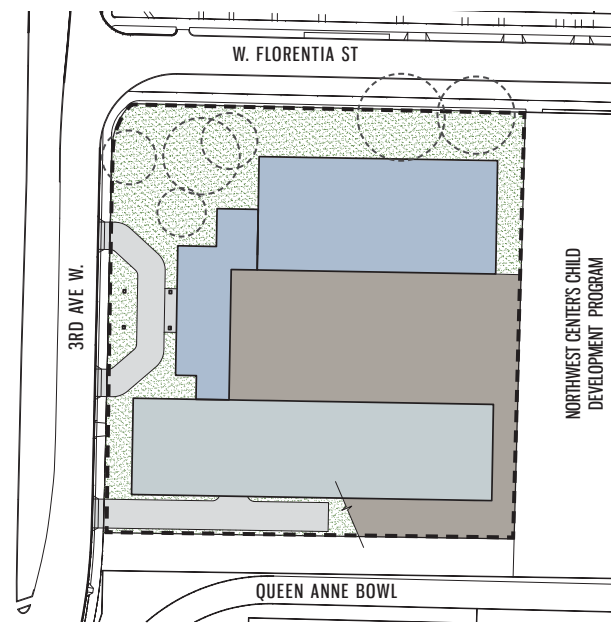
SITE PLAN



TYPICAL FLOOR



MAIN LEVEL



PARKING LEVEL



PROGRAM LEGEND

- RESIDENTIAL
- AMENITY
- GARDEN
- PARKING
- CIRCULATION



BIRD'S EYE VIEW

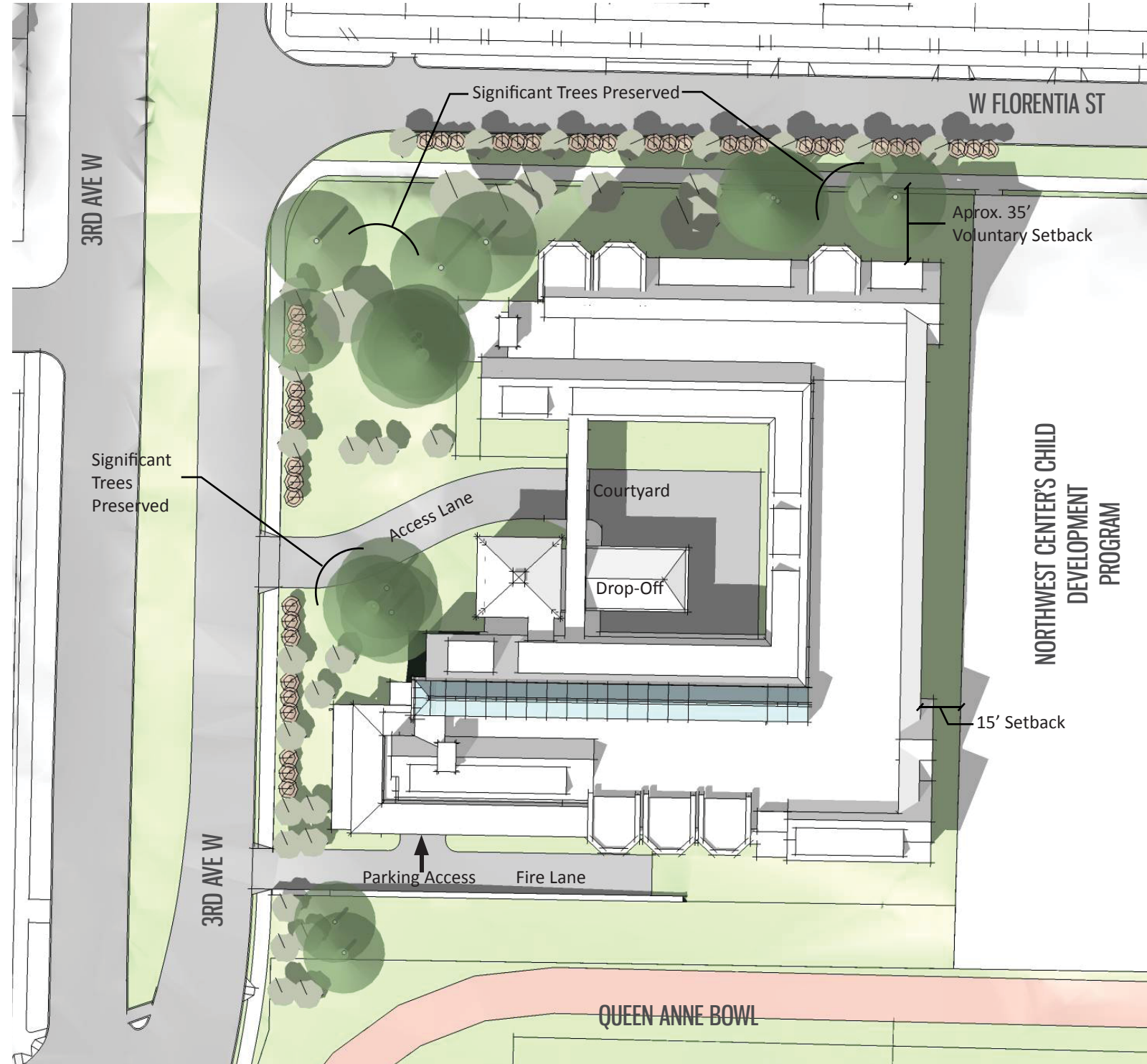


STREET LEVEL VIEW



STREET LEVEL VIEW

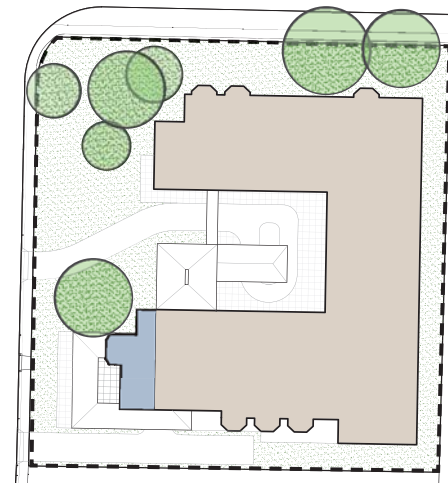
MASSING OPTION 3 - PREFERRED



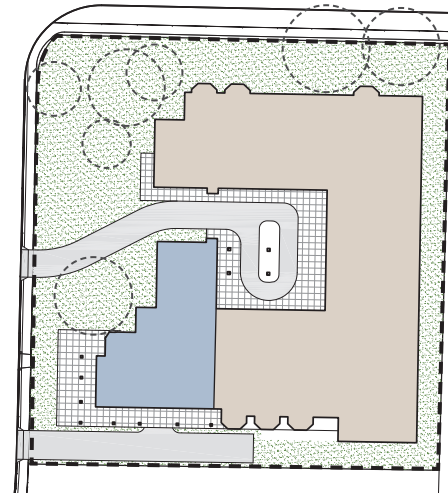
SITE PLAN



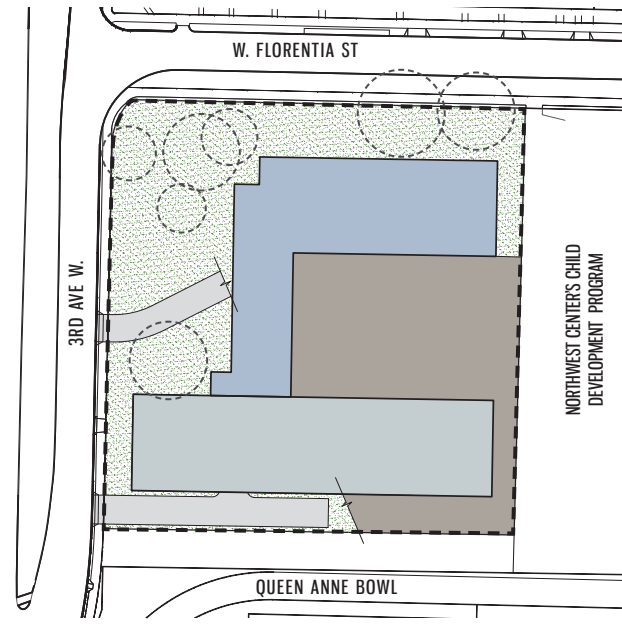
TYPICAL FLOOR



MAIN LEVEL



PARKING LEVEL



PROGRAM LEGEND

- RESIDENTIAL
- AMENITY
- GARDEN
- PARKING
- CIRCULATION



BIRD'S EYE VIEW



STREET LEVEL VIEW



STREET LEVEL VIEW

Option 1

Pros:

- Complies with the multifamily development standards including the 90' maximum structure width.
- Building is two separate massing.

Cons:

- All seven significant trees must be removed.
- Building setback is only 5' to 7' deep along W. Florentia Street where the nearest residential neighbors will be more impacted by the building mass and lose the most privacy.
- Garage Access is off Florentia, closer to the nearest residential neighbors where headlights will project into living spaces.
- Long massing along 3rd Avenue with only a 5 to 7' building setback.
- The sense of entry is concealed and is less urban than other options.
- Assisted living program is compromised without an interior connection to both massing elements at each floor.
- Requires more earthwork and site disturbance than option 2 or 3.



Option 2

Pros:

- 5 to 7 significant trees saved.
- Building is set back 35' from Florentia Street allowing a significant vegetation buffer from adjacent multifamily across the street.
- The taller portions of the building massing along 3rd West is significantly setback from the street and sensitively steps up the slope creating a more residential scale.
- A covered porch wraps the SW corner to provide residents with views toward The Queen Anne Bowl and to 3rd Avenue West. This puts watchful eyes on the right of way, the park and the yard.

Cons:

- At least 1 significant tree must be removed
- The porte cochere drop off requires two curb cuts.
- The porte cochere drop off at the street could be considered a suburban solution and it includes two short term parking stalls which requires a departure for parking in the front setback.
- Requires more earthwork and site disturbance than option 3.



Option 3 - Preferred Option

Pros:

- No significant trees are removed and many existing trees are preserved.
- Building is set back 35' from Florentia Street allowing a significant vegetation buffer from adjacent multifamily across the street.
- The passenger vehicle drop off area is concealed internally in the courtyard.
- The building massing along 3rd West is significantly setback from the street and sensitively steps up the slope around existing trees creating a more residential scale.
- A covered porch wraps the SW corner to provide residents with views toward The Queen Anne Bowl and to 3rd Avenue West. This puts watchful eyes on the right of way, the park and the yard.
- The drive lane through a verdant landscape and trees to the internal courtyard mimics the entry experience at Seattle Pacific University, just down 3rd Avenue.

Cons:

- Departure needed for 90' maximum structure width requirement.



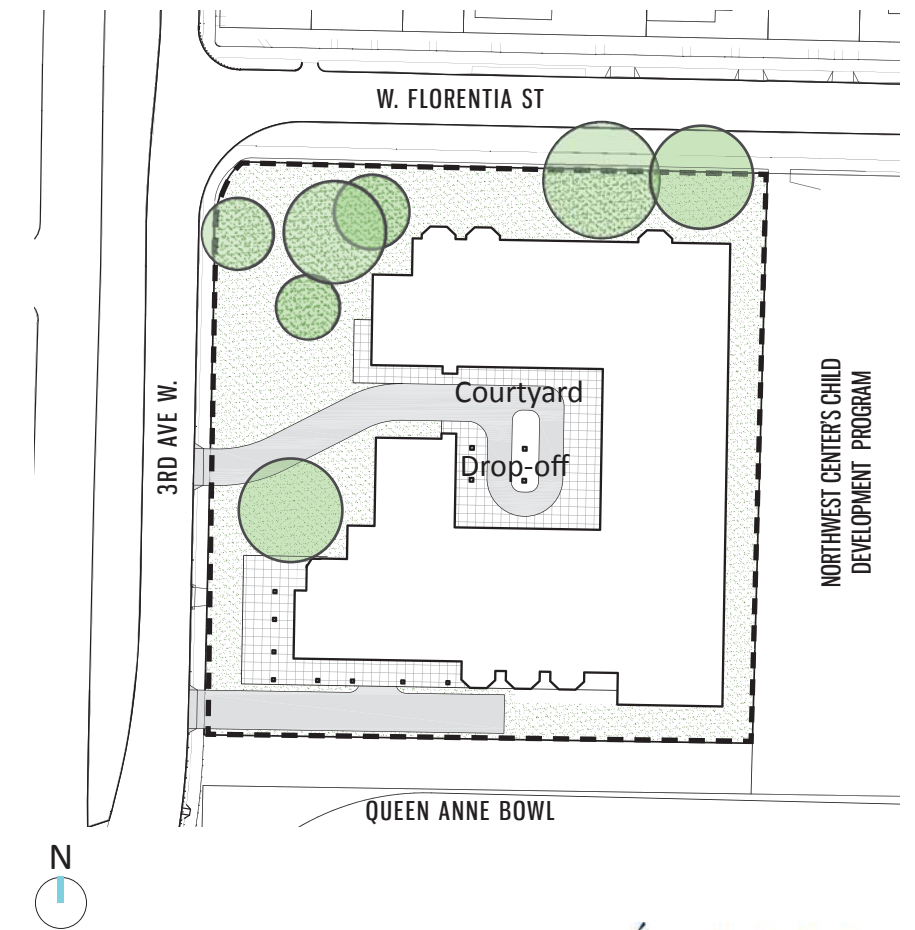
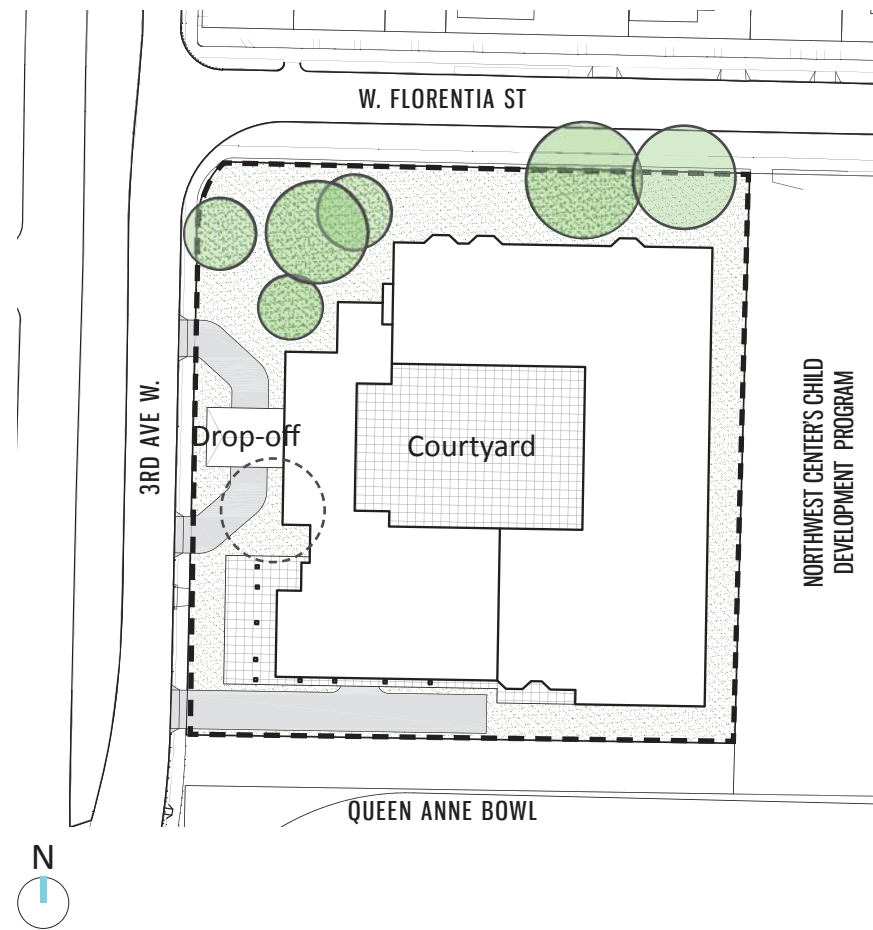
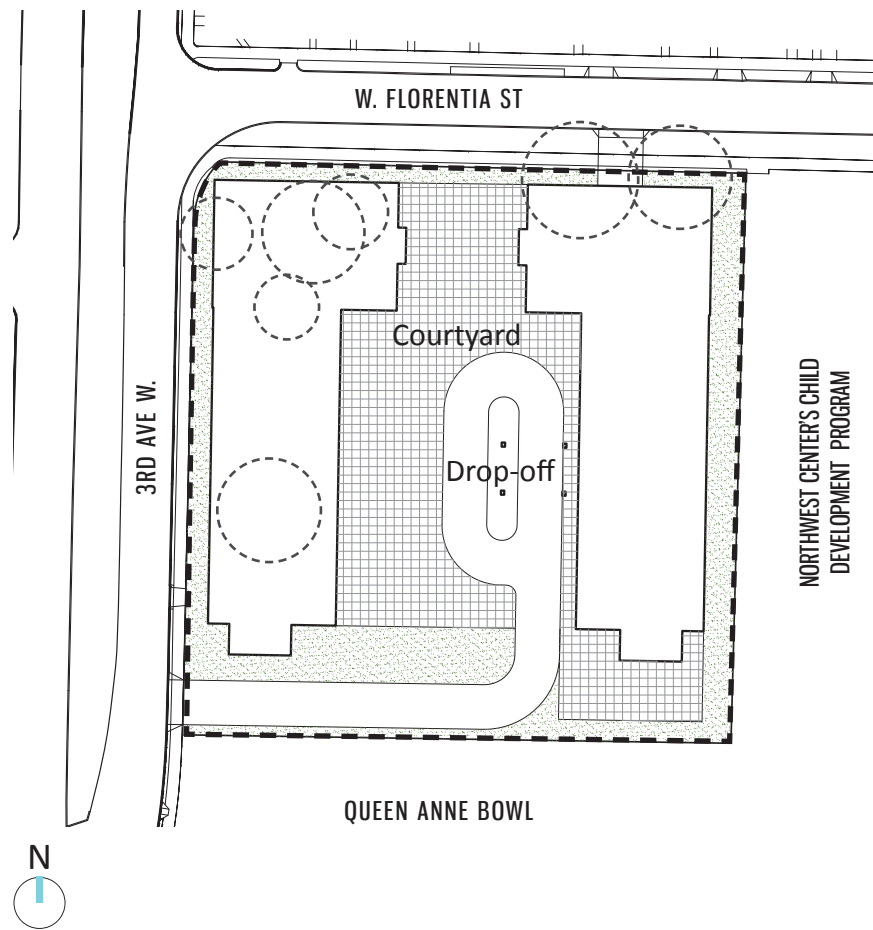
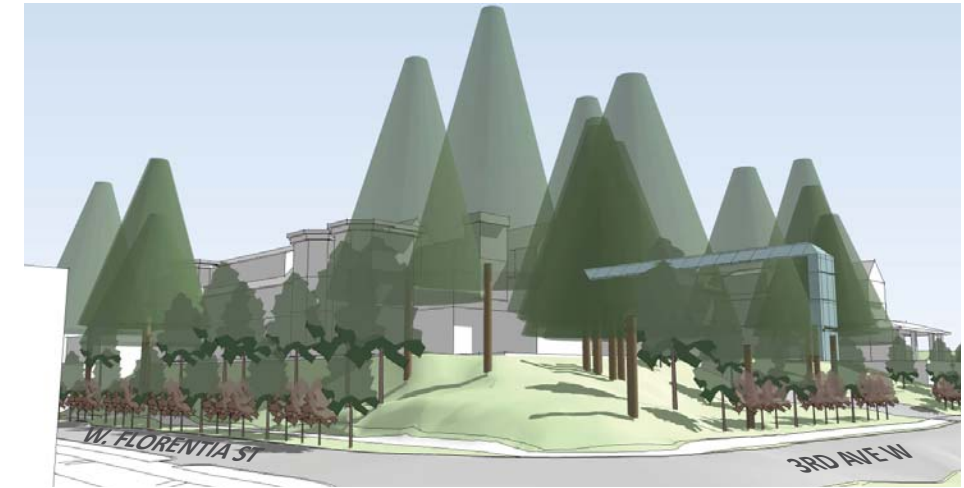
Option 1



Option 2



Option 3 - Preferred Option



Development Standard Departures:

1. LOADING BERTH HEIGHT

ALL OPTIONS

- a. Required: 14' Clear Overhead (SMC 23.54.035 C)
- b. Proposed: 12' 6"
- c. Rationale: The loading area is concealed in the basement and accomodating the full 14' clearance would require an unnatural over excavating of the site. Also, Aegis contracted delivery vehicles for this facility don't need full 14' clear and comfortably fit within the 12'6" clearance.

2. STRUCTURE WIDTH

OPTIONS 2 AND 3 ONLY

- a. Required: 90' maximum structure width (SMC 23.86.014)
- b. Proposed: Aprox. 235' structure width
- c. Rationale: The preferred scheme massing breaks up the frontage of the building into components that are less than 90' wide. The courtyard is recessed back so the eastern wing is hardly visible from the street. The grade elevation of the court is 15 to 16 feet higher than the street. This allows the preservation of all exceptional trees (and many smaller trees) and provides the ability to establish an aproximately 35' setback along Florentia Street and aprox 30' from 3rd Ave W. These attributes considerably reduce the impact of the proposed structure width. The preferred alternative also uses stepped back facades, terraces and residential roof lines to further soften the most visible frontage of the building.

DIAGRAM 1
Code Compliant

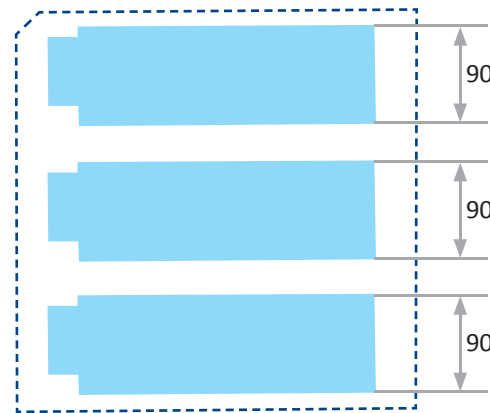
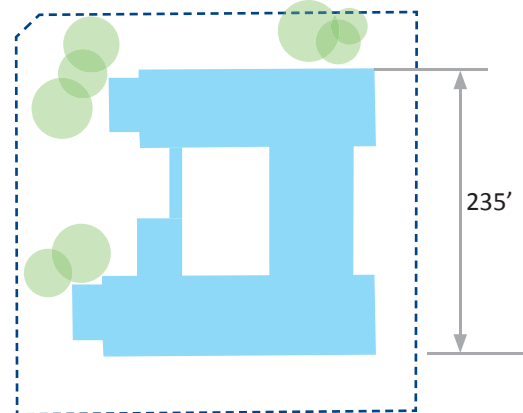


DIAGRAM 2
Preferred Option 3



3. SURFACE PARKING

OPTION 2 ONLY

- a. Required: Location of parking 23.45.536-B2 a: "...surface parking may be located anywhere on a lotexcept between a principal structure and a street lot line"
- b. Proposed: The drop off porte cochere will have two short term parking spaces in the front of the building.
- c. Rationale: Frail seniors require protected drop off area to access the building. Scheme 2 massing is predicated on this configuration.

SUMMER SOLSTICE

EQUINOX

WINTER
SOLSTICE

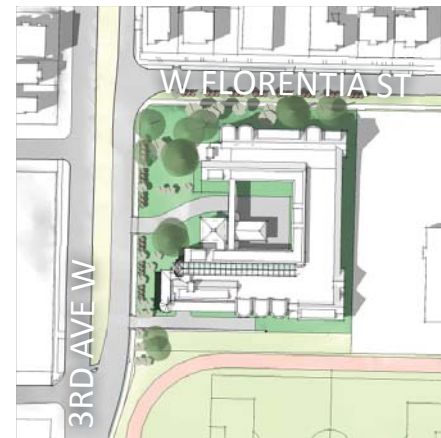
9 AM



NOON



3 PM

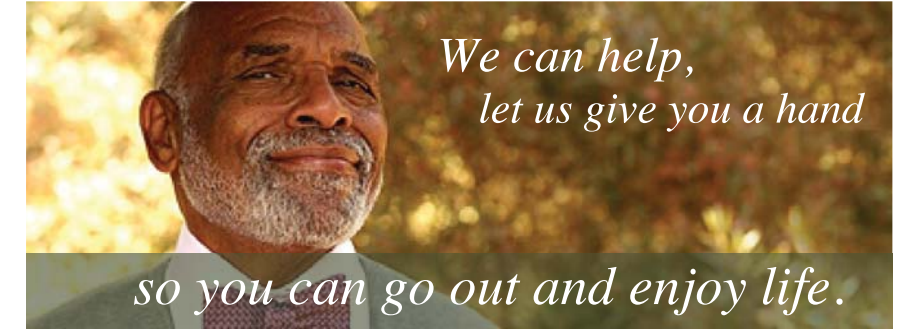


PRECEDENT IMAGES

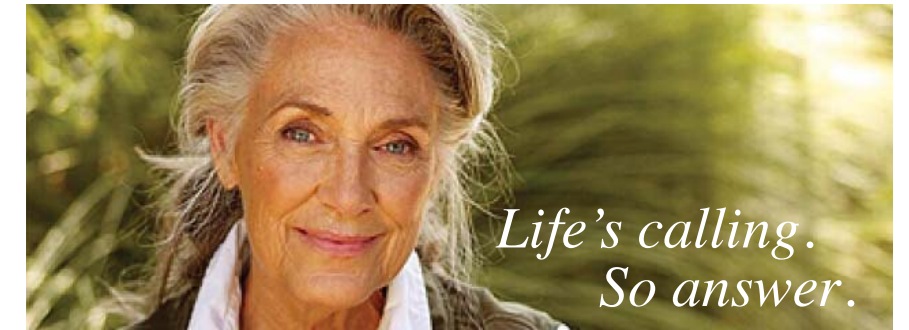




*There are too many things to see and do,
not to take advantage of every second.*



*We can help,
let us give you a hand
so you can go out and enjoy life.*



*Life's calling.
So answer.*

- **Assisted Living**
 - Nurturing personal care
 - Health and wellness based
 - 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 Ownership and Commitment to Neighbors**

