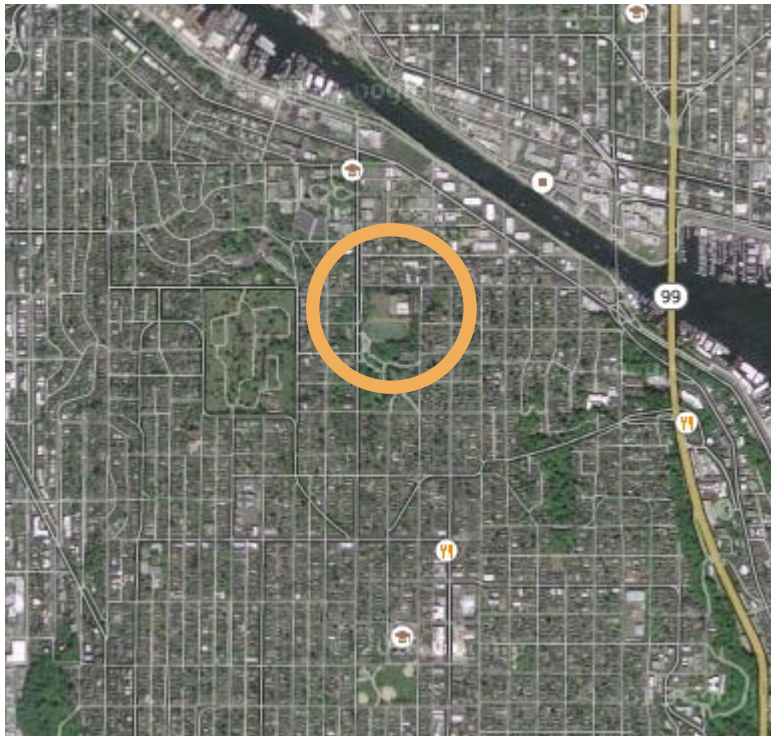




RECOMMENDATION PACKAGE
DPD PROJECT #3013191
JANUARY 22, 2014

ASSISTED LIVING
2900 3RD AVENUE W
SEATTLE, WASHINGTON

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DESIGN GUIDELINE RESPONSE

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.

Note: All design guideline text has remained except for C-1 which has been refined as written below.

C-1 Architectural Context

Queen Anne contains a wealth of typologies, high quality architecture and rich historic context to draw inspiration from. Our intent is to match the high level of detailing and quality materials of the Queen Anne Victorian style.

THIS HAS BEEN
REFINED TO:

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.

NEIGHBORHOOD CONTEXT

Queen Anne Hill, Seattle

The Queen Anne Hill neighborhood is well known for its style of picturesque architecture. The proximity of Queen Anne Hill to the Seattle Pacific University also provides historical character to the neighborhood.



George Kinnear Residence,
809 Queen Anne Avenue North



Multiple Residences,
Queen Anne Neighborhood



David T. Denny Residence,
512 Queen Anne Avenue



Queen Anne Style Home,
Seattle, WA

PRECEDENTS



David T. Denny House (Decatur Terrace)
512 Temperance Street Seattle, WA



Henry Van Asselt Residence (1890),
Seattle, WA



Kraggsyde,
Manchester, MA



Arthur Armstrong Denny Residence,
1st Avenue and Union Street, Seattle, WA

PERSPECTIVES

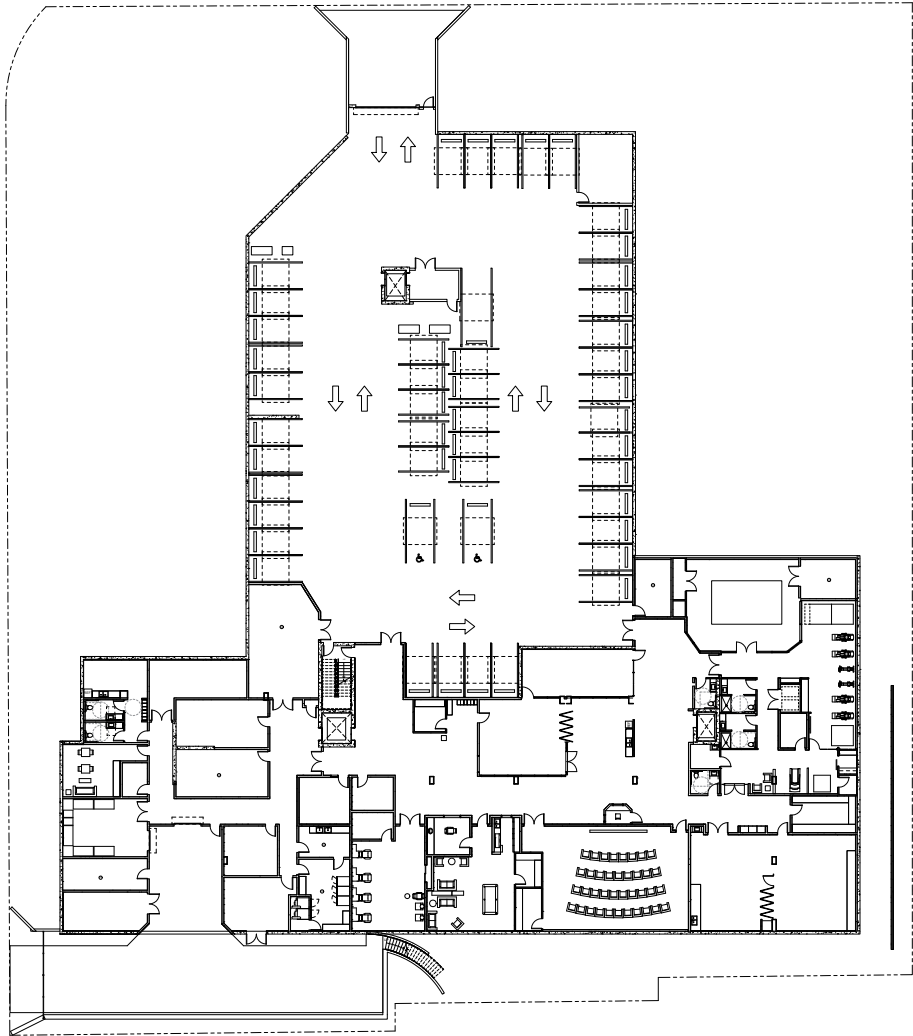


ENTRY PERSPECTIVE - 3RD AVENUE WEST



PERSPECTIVE - FROM QUEEN ANNE BOWL

FLOOR PLANS: LEVEL P1 BASEMENT AND LEVEL 1

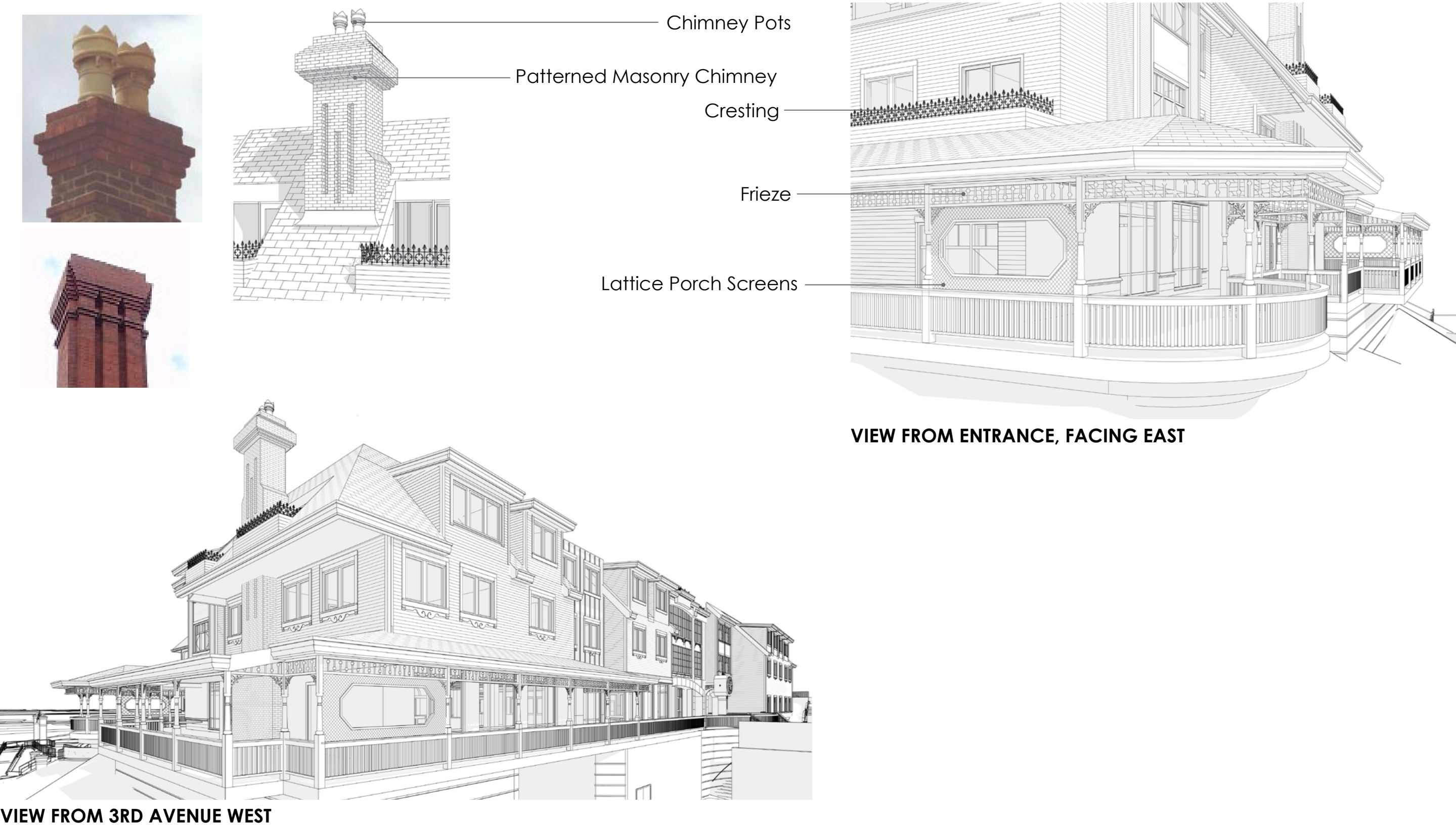


LEVEL P1 BASEMENT



LEVEL 1

IDENTIFYING FEATURES



IDENTIFYING FEATURES



Bracketed Soffit

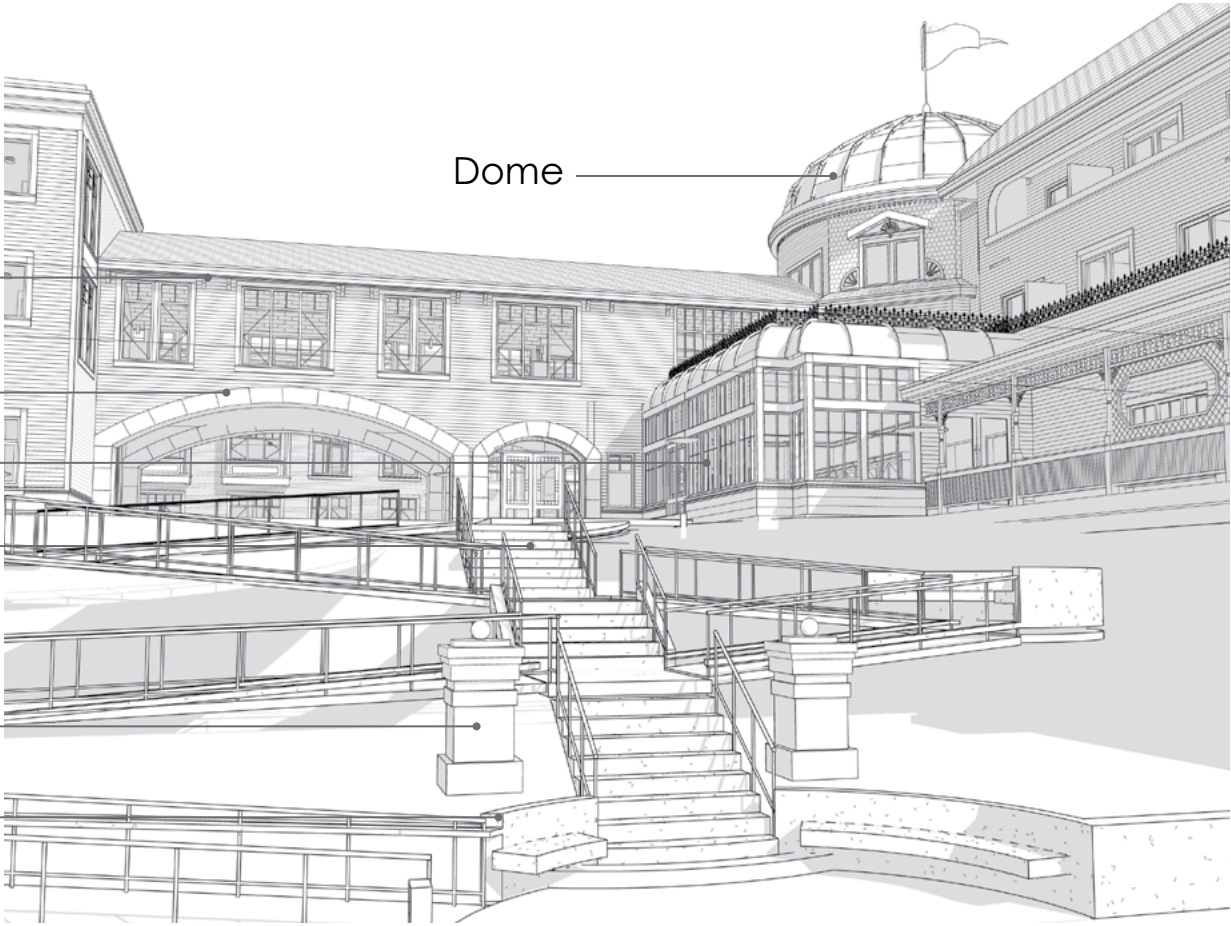
Archway

Conservatory

Community Court

Pedestrian Gateway

Seating



PEDESTRIAN PATH ALONG ARBORETUM

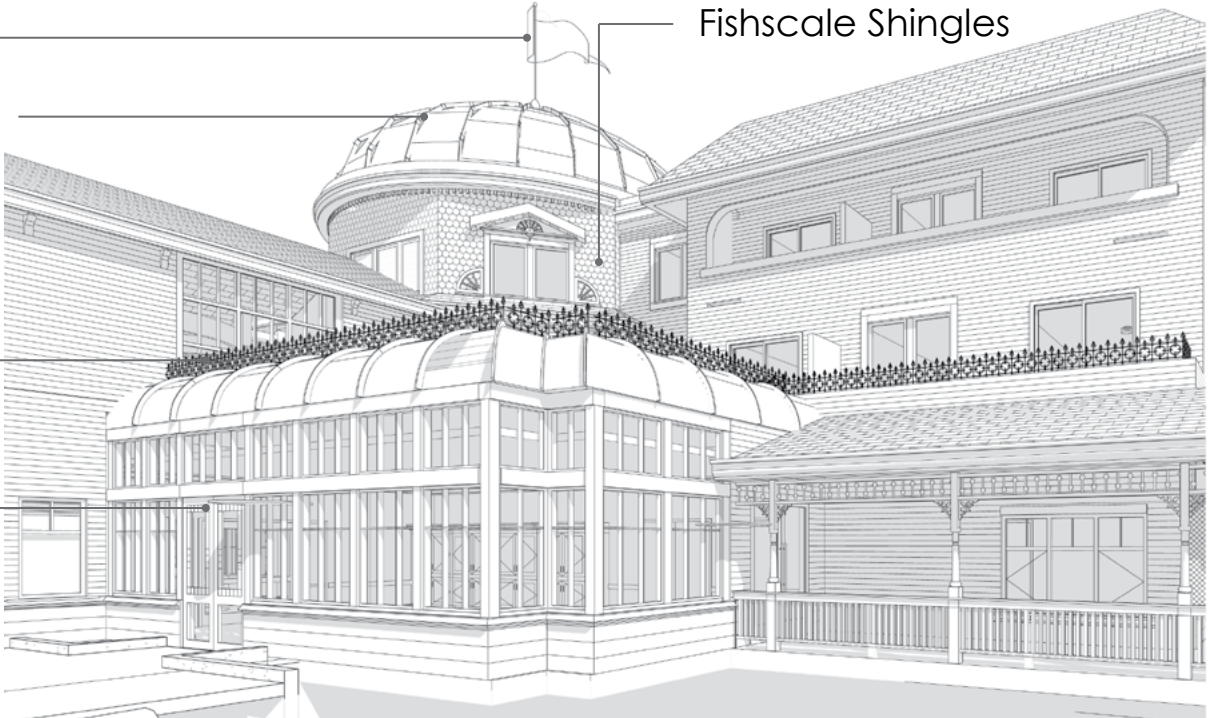
Flag

Dome

Fishscale Shingles

Cresting

Conservatory



VIEW OF THE CONSERVATORY COMMUNITY ROOM

IDENTIFYING FEATURES



VIEW FROM QUEEN ANNE BOWL



Carroll's Clock,
Seattle, WA



Halladie Building,
San Francisco, CA



Seating



Green Wall

TREE REMOVAL ANALYSIS

SIGNIFICANT:
Remain

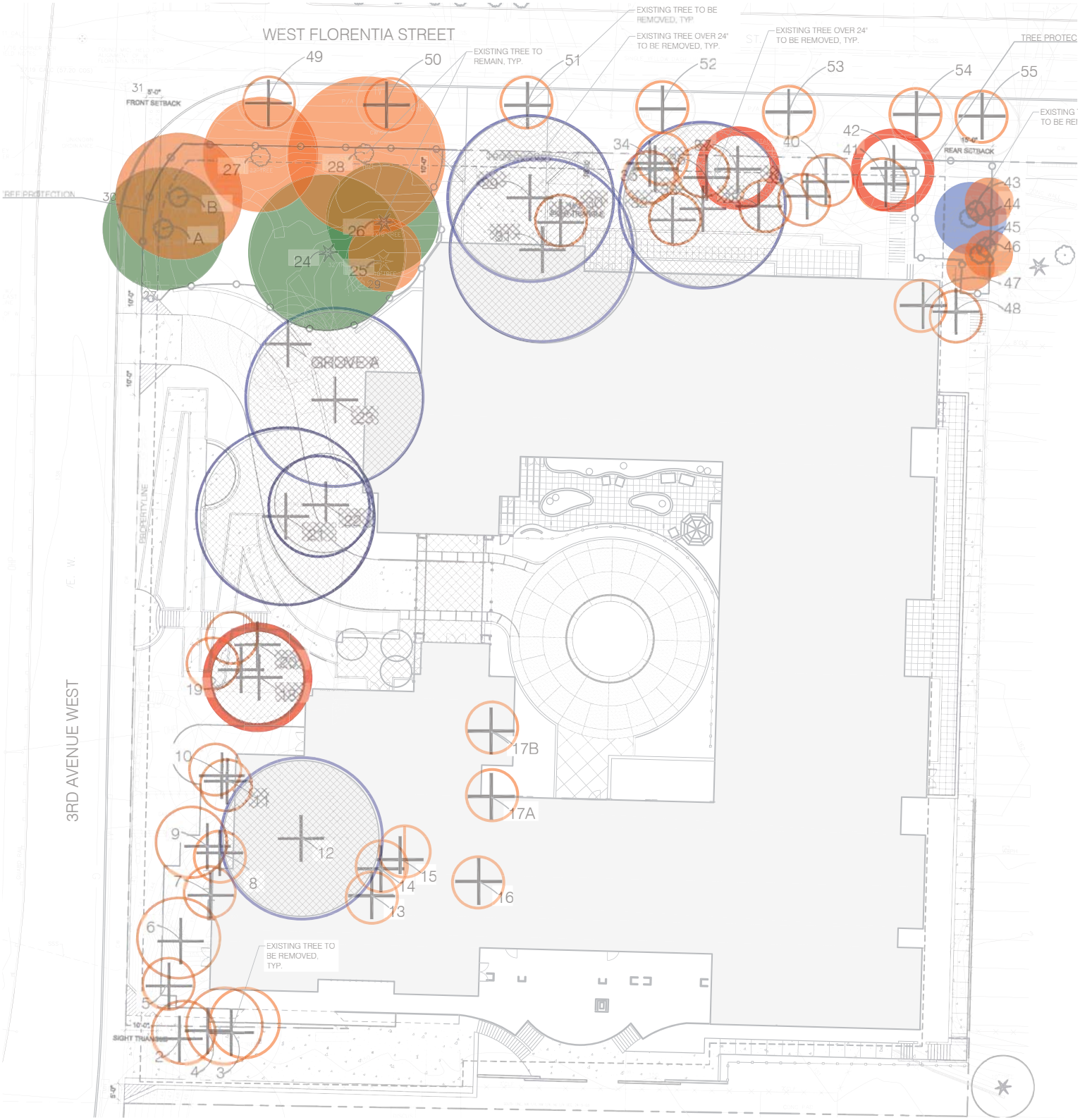
SIGNIFICANT:
Remove

SIGNIFICANT 24"+:
Remain

SIGNIFICANT 24"+:
Remove

HAZARDOUS:
Remove

EXCEPTIONAL:
Remain



Risk Rating	Risk Category	Interpretation & Implications
3	Low 1	Insignificant- no concern at all.
4	Low 2	Insignificant – very minor issues
5	Low 3	Insignificant – minor issues not of concern for many years yet
6	Moderate 1	Some issues but nothing that is likely to cause any problems for another 10 years or more
7	Moderate 2	Well defined issues – retain and monitor. Not expected to be a problem for at least another 5 – 10 years
8	Moderate 3	Well-defined issues – retain and monitor. Not expected to be a problem for at least another 1 – 5 years.
9	High 1	The assessed issues have now become very clear. The tree can still reasonable be retained as it is not likely to fall apart right away, but it must now be monitored annually.
10	High 2	The assessed issues have now become very clear. The probability of failure is now getting serious, or the target rating and/or site context have changed such that mitigation measures should now be on a schedule with a clearly defined timeline for action.
11	High 3	The tree, or a part of it has reached a stage where it could fail at any time. Action to mitigate the risk is required within weeks rather than months.
12	Extreme	This tree, or part of it, is in the process of failing. Immediate action is required. All other less significant tree work should be suspended, and roads or work areas should be closed off until the risk issues have been mitigated.

** This tree removal analysis was completed by Harrison Design, the project arborist, in their tree report regarding the Aegis Rodgers Park project on October 16th, 2013.*

DEPARTURES (RECAP FROM EDG)

1. STRUCTURE WIDTH

Required: SMC 23.45.527. A structure width and facade length limits in LR zones structure with in LR2 zones for apartments may not exceed 90' Per table A for 23.45.527.

Departure:

Approximately 245' structure width.

Justification:

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 16 feet higher than 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 approximately 35' setback along Florentia street and approximately 30' from 3rd Ave West. 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.

2. LOADING BERTH REQUIREMENTS

Required: SMC 23.54.035.C.2. Loading areas for a "medium demand" use are required to be 14' tall and 35' long. Assisted living is categorized as "medium demand".

Departure:

Requesting reductions to 12' vertical clearance and 25' depth.

Justification:

Height: the loading area is concealed in the basement and accommodating the full 14' clearance would require an unnatural over excavating of the site. Also, Aegis contracted delivery vehicles for this facility that do not need full 14' clear and comfortably fit within the 12'-0" clearance.

Depth: Aegis contracted delivery vehicles for this facility are shorter and do not need the full 35' clear. The loading area is perpendicular to the street so there is no chance of crossing property lines or blocking pedestrian right of way.

3. ACCESS TO PARKING

Required: SMC 23.45.536-C.2. Applicant may choose which street is used for access, this proposal selects two.

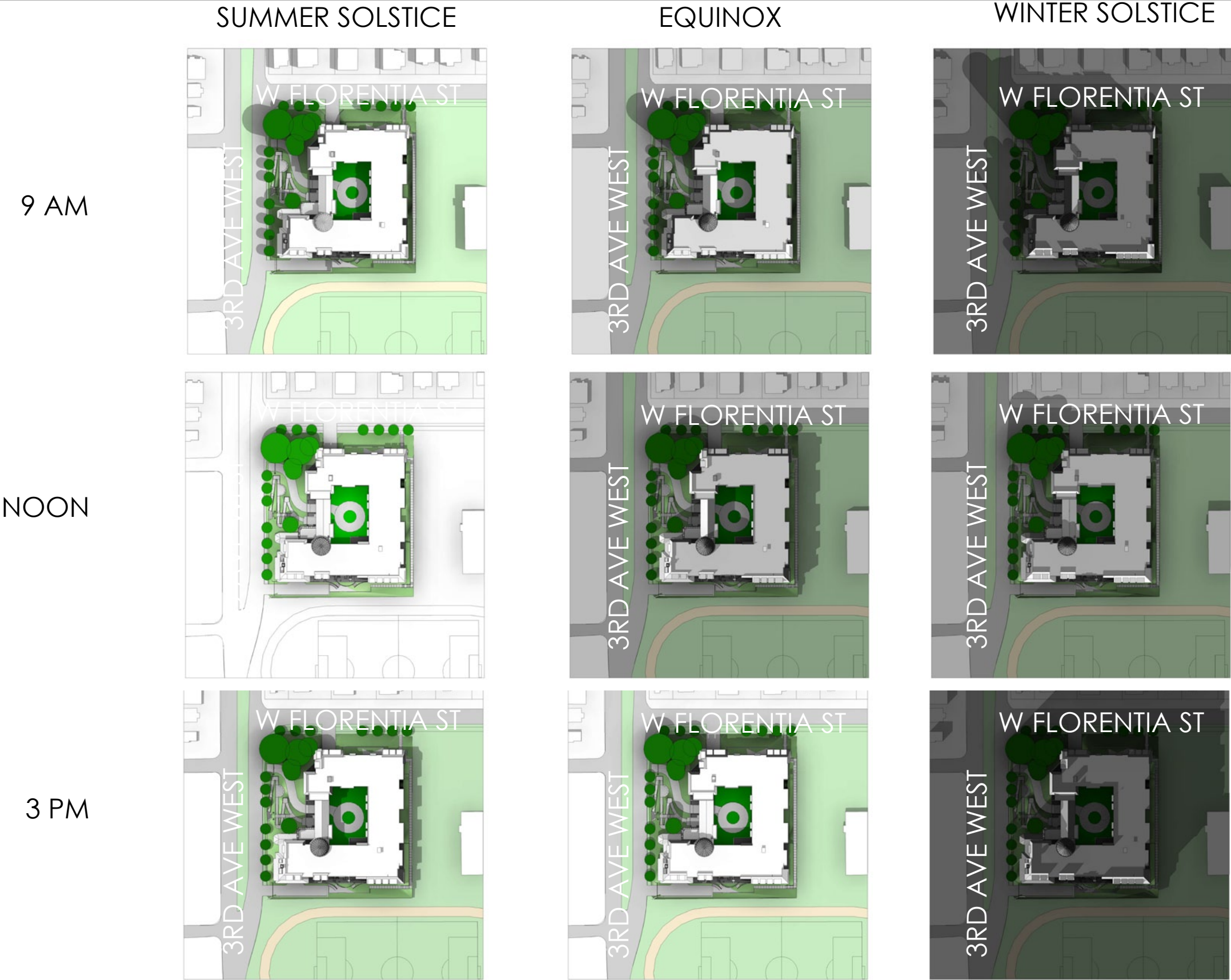
Departure:

Requesting Access from two streets.

Justification:

During early design guidance, vehicular access from two locations was the preferred option. The preferred option required less earthwork, site disturbance and no "exceptional" trees are removed. The access drives are greater than 30 feet from the corner with service access and drop-off located at the 3rd Ave. W arterial and the parking garage access on W. Florentia street which will have a much lighter traffic load from staff and visitors.

SUN STUDIES



PERSPECTIVES NIGHT & DAY



QUEEN ANNE BOWL PERSPECTIVE - DAY



QUEEN ANNE BOWL PERSPECTIVE - NIGHT





SOUTH



WEST



NORTH



EAST





SOUTH



WEST



NORTH



EAST





SOUTH



WEST

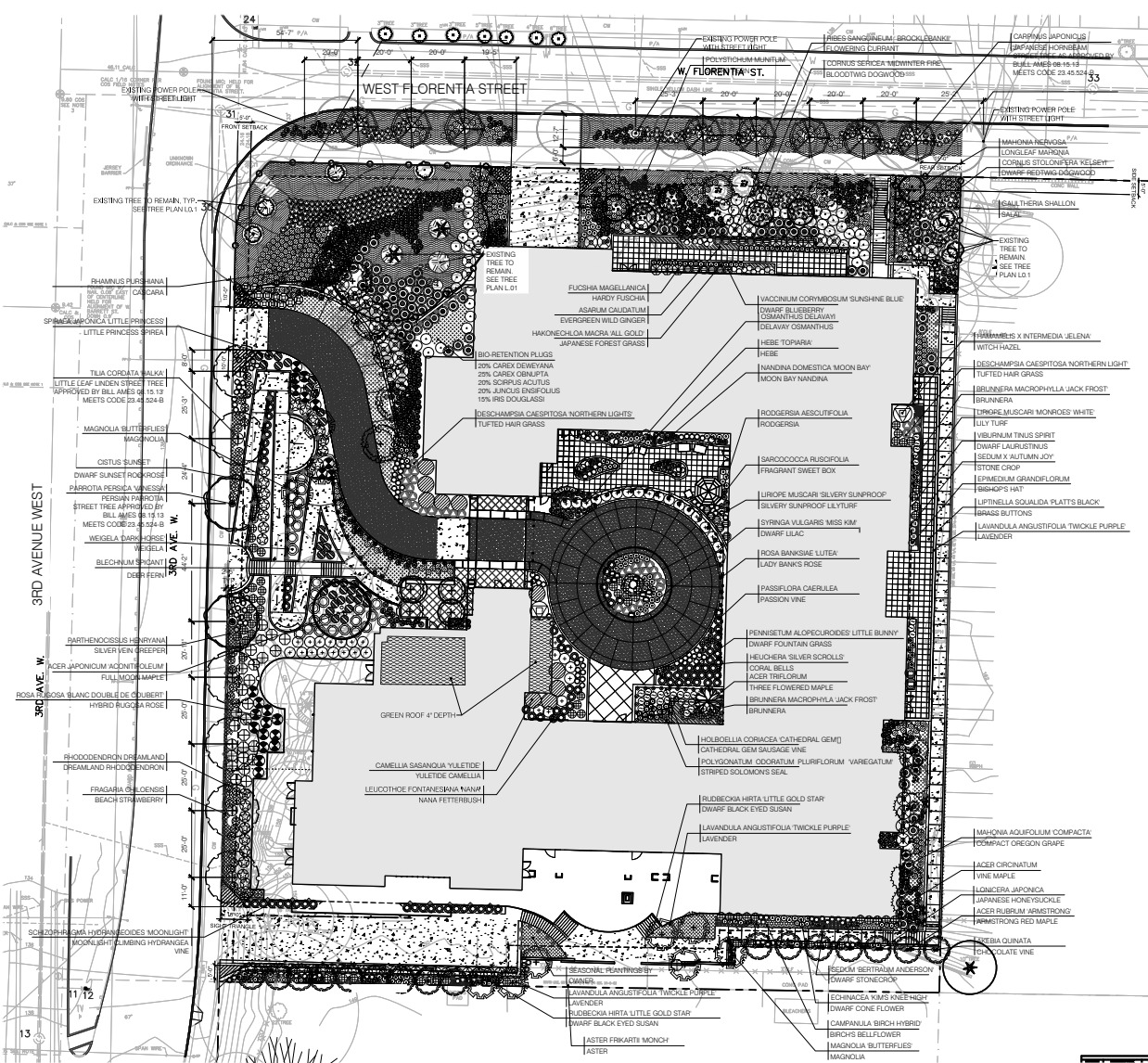


NORTH



EAST

LANDSCAPING

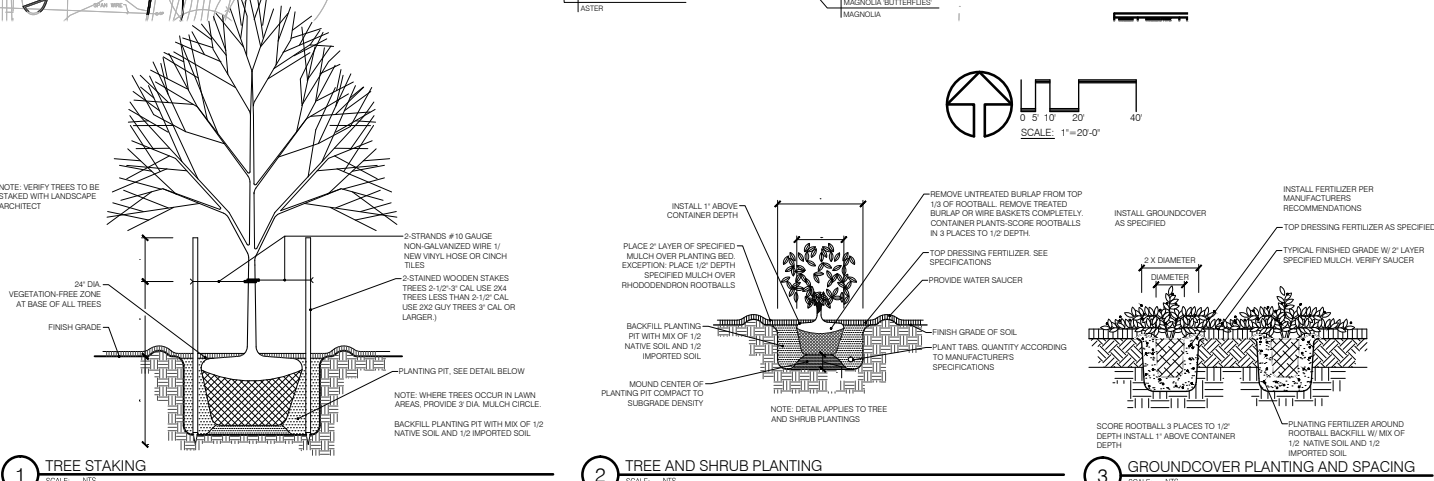


PLANTING LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY SIZE AT MATURITY/ SOURCE	CANOPY X QUANTITY
TREES:						
	13	ACER CRINATUM	VINE MAPLE	6 HT.	10 TALL X 10 WIDE = 100 SF- OSU PLANT DATABASE	13 X 100 SF = 1,300 SF
	1	ACER JAPONICUM ACUTIFOLIUM	FULL MOON MAPLE	8 HT.	8 TALL X 8 WIDE = 64 SF- OSU PLANT DATABASE	1 X 64 SF = 64 SF
	16	ACER RUBRUM ARMSTRONGII	ARMSTRONG RED MAPLE	2" CAL.	15 TALL AND 15 WIDE = 225 SF- SUNSET WESTERN GARDEN	16 X 225 SF = 3,600 SF
	1	ACER TRIFLORUM	THREE FLOWER MAPLE	8 HT.	15 TALL AND 15 WIDE = 225 SF- UCONN PLANT DATABASE	1 X 225 SF = 225 SF
	7	AMELANCHIER GRANDIFLORA AUTUMN BRILLIANCE	SERVICEBERRY	6 HT.	15 TALL AND 15 WIDE = 225 SF- OSU PLANT DATABASE	7 X 225 = 1,575 SF
	8	CARPINUS JAPONICUS	JAPANESE HORNBEAM	2" CAL.	20 TALL X 20 WIDE = 400 SF- OSU PLANT DATABASE	8 X 400 SF = 3,200 SF
	11	MAGNOLIA BUTTERFLIES	MAGNOLIA	2" CAL.	20 TALL X 15 WIDE = 300 SF- SUNSET WESTERN GARDEN	11 X 300 SF = 3,300 SF
	2	PARROTIA PERSICA VANESSA	PERSIAN PARROTIA	2" CAL.	40 TALL X 20 WIDE = 800 SF- GREAT PLANT PICKS. ORG	2 X 800 SF = 1,600 SF
	7	RHODODENDRON PURSHIANA	CASCARA	2" CAL.	20 TALL X 10 WIDE = 200 SF- SUNSET WESTERN GARDEN	7 X 200 SF = 1,400 SF
	4	SYRINGA JAPONICUS SNOW CONE	FRAGRANT JAPANESE SNOWBELL	8 HT.	15 TALL X 15 WIDE = 225 SF- OSU PLANT DATABASE	4 X 225 SF = 900 SF
	6	TILIA CORDATA SUMMER SPRITE	STREET TREE AS APPROVED BY BILL AMES 08.15.13	2" CAL.	20 TALL X 15 WIDE = 300 SF- SUNSET WESTERN GARDEN	6 X 300 SF = 1,800 SF
TOTAL SF PROPOSED CANOPY FOR PROJECT:						17,164 SF
TOTAL TREES OVER 24" TO BE REMOVED:						13,322 SF

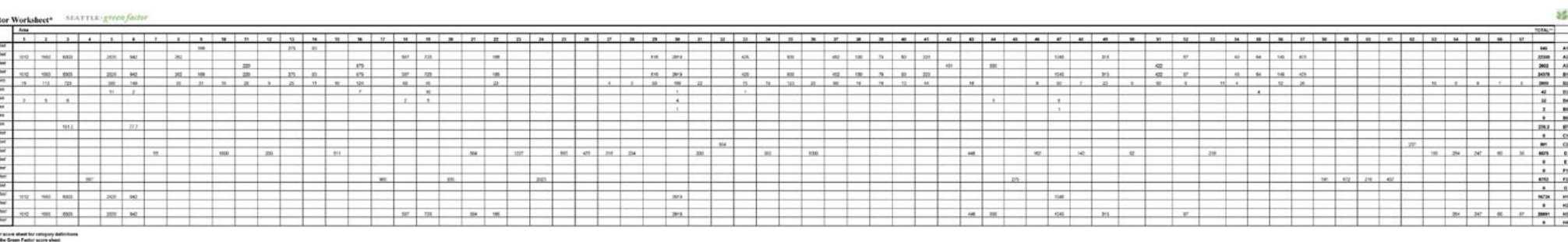
SHRUBS AND GROUNDCOVERS:

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	35	ASCLEPIAS	ASTILBE	1 GAL.	
	35	ASTER FRAKARTI MONCH	ASTER	1 GAL.	
	17	BLECHNUM SPICANT	DEER FERN	1 GAL.	NATIVE
	31	BRUNNERA MACROPHYLLA JACK FROST	BRUNNERA	1 GAL.	
	10	CAMELLIA SASANQUA YULETIDE	YULETIDE SASANQUA	30" HT.	
	35	CEANOTHUS GRISEOLUS HORIZONTALIS YANKEE POINT	WILD LILAC	1 GAL.	DROUGHT TOLERANT
	36	CISTUS X SUNSET	DWARF SUNSET ROCKROSE	1 GAL.	DROUGHT TOLERANT
	421	CORNUS STOLONIFERA VELISEY	DWARF REDTWIG DOGWOOD	1 GAL.	NATIVE
	49	CORNUS SERICEA MIDWINTER FIRE	BLOODTWIG DOGWOOD	24" HT.	DROUGHT TOLERANT
	35	DESCHAMPSIA CAESPITOSA NORTHERN LIGHT	TUFTED HAIR GRASS	2 GAL.	NATIVE
	19	DRYOPTERIS LEPIDOPODA	SUNSET FERN	2 GAL.	
	26	ECHINACEA VIRES NANA HIGH	DWARF CONE FLOWER	1 GAL.	
	7	FUCHSIA MAGELLANICA	HARDY FUCHSIA	5 GAL.	
	390	GALUTHERA SHALLON	SALAL	12" HT.	NATIVE
	51	HAKONECHLOA MACRA ALL GOLD	JAPANESE FOREST GRASS	1 GAL.	
	2	HAMAMELIS X INTERMEDIA YELENA	WITCH HAZEL	30" HT.	
	21	HEBE TOPARIANA	HEBE	12" HT.	
	17	HEMEROCALLIS GAUS FRAGRANT TREASURE	FRAGRANT DAYLILY	1 GAL.	
	56	HEUCHERA SILVER SCROLLS	CORAL BELLS	1 GAL.	DROUGHT TOLERANT
	80	LAVANDULA ANGUSTIFOLIA TWINKLE PURPLE	LAVENDER	18" HT.	DROUGHT TOLERANT
	44	LEUCOTHOE FONTANESIANA NANA	NANA FETTERBUSH	18" HT.	
	5	LIRIODENDRON MUSCARI MONROES WHITE	SILVERY SUNPROOF LIRIOPE	1 GAL.	
	11	LIRIODENDRON MUSCARI MONROES WHITE	LILY TURF	1 GAL.	
	91	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE	24" HT.	
	22	NANDINA DOMESTICA MOON BAY	MOON BAY NANDINA	12" HT.	
	41	OSMANTHUS DELAVAYI	DELAWAY OSMANTHUS	36" HT.	
	99	PENISETUM ALOPECUROIDES LITTLE BUNNY	DWARF FOUNTAIN GRASS	12" HT. / 1 GAL.	DROUGHT TOLERANT
	43	POLYGONATUM ODORATUM PLURIFLORUM VARIEGATUM	STRIPE SOLOMONS SEAL	1 GAL.	NATIVE
	506	POLYSTICHUM MUNIUM	SWORD FERN	1 GAL.	NATIVE
	50	RHODODENDRON DREAMLAND	DREAMLAND RHODODENDRON	24" HT.	NATIVE
	35	RISES SANGUINEUM BROOKBANKII	FLOWERING CURRANT	30" HT.	NATIVE
	82	RODGERSIA ACUTIFOLIA	RODGERSIA	1 GAL.	
	24	ROSA RUGOSA DOUBLE DE COULBERT	HYBRID RUGOSA ROSE	24" HT.	DROUGHT TOLERANT/ COMPACT FORM
	4	RUBICEKIA HIRTA LITTLE GOLD STAR	DWARF BLACK EYED SUSAN	12" HT. / 1 GAL.	
	8	SEDUM X AUTUMN JOY	STONE CROP	12" HT. / 1 GAL.	NATIVE
	36	SPRAERA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIREA	18" HT. / 1 GAL.	NATIVE
	28	SYRINGA VULGARIS MISS KIM	LILAC	18" HT.	DROUGHT TOLERANT
	19	VACCINIUM CORYMBOSUM SUNSHINE BLUE	DWARF BLUEBERRY	18" HT.	DROUGHT TOLERANT
	28	WEIGELIA DARK HORSE	DARK HORSE WEIGELIA	24" HT.	
		ASARUM CALIDATUM	EVERGREEN WILD GINGER	1 GAL.	NATIVE
		CAMPANULA BIRCH HYBRID	BIRCHS BELLFLOWER	1 GAL @ 12" O.C.	
		FRAGARIA CHILONENSIS	STRAWBERRY PLANT	4" POTS @ 18" O.C.	NATIVE
		EPIMEDIUM GRANDIFLORUM	BISHOPS HAT	4" POTS @ 12" O.C.	
		LPTINELLA SQUALIDA PLATTS BLACK	BRASS BOTTOMS	4" POTS @ 12" O.C.	
		MAHONIA NERVOSA	LONGLEAF MAHONIA	4" POTS @ 18" O.C.	
		OXALIS OREGANA	EVERGREEN SCORREL	1 GAL @ 18" O.C.	EVERGREEN VARIETY/ NATIVE
		SEDUM BERTRAM ANDERSON	DWARF PURPLE STONE CROP	1 GAL @ 12" O.C.	
SEASONAL PLANTINGS BY OWNER					
BIO-RETENTION MIX (PLUGS @ 6" O.C.)					
- 20% CAREX DEWEYANA					
- 20% CAREX OENANTHA					
- 20% SCIRPUS ACUTUS					
- 20% JUNCUS ENSIFOLIS					
- 10% IRR DOUGLASSI					
GREEN ROOF 4" DEPTH					
ARBORIST MULCH					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	13	ASEBA QUINATA	CHOCOLATE VINE	5 GAL.	
	35	HOLBOELLIA CORIACEA CATHEDRAL GEM	CATHEDRAL GEM SAUSAGE VINE	5 GAL.	
	38	LONICERA JAPONICA	JAPANESE HONEYSUCKLE	5 GAL.	
	111	PARTHENOCISSUS HENRYANA	SILVER VEIN CREEPER	5 GAL.	
	13	PASSIFLORA CAERULEA	BLUE PASSION FLOWER	5 GAL.	
	13	ROSA BANKSAE LUTEA	YELLOW LADY BANKS ROSE	5 GAL.	
	19	SCHIZOPHRAGMA HYDRANGEODES MOONLIGHT	MOONLIGHT CHINESE HYDRANGEA VINE	5 GAL.	



Perkins Eastman


January 22, 2014



GREEN FACTOR LEGEND

Version 12/2014

Green Factor Score Sheet

SEATTLE *green factor* 

Project title _____

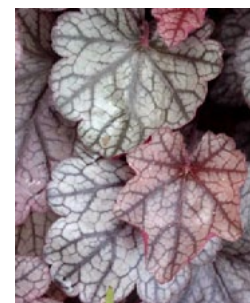
Project title	Parcel size (enter this value first)	enter sq ft of parcel	SCORE	
		81,127	0.00	
Landscaping Elements**		Totals from GF worksheet	Factor	Total
A. Landscape areas (select one of the following for each area)				
1. Landscaped areas with a soil depth of less than 24"		enter sq ft 846	0.1	0.55
2. Landscaped areas with a soil depth of 24" or greater		enter sq ft 23359	0.6	13.3854
3. Bio-retention facilities		enter sq ft 2603	1.0	2.6023
B. Plantings (credit for plants in landscaped areas from Section A)				
1. Mulch, ground covers, or other plants less than 2' tall at maturity		enter number of plants 24376	0.1	2.4376
2. Shrubs or perennials 2' or more at maturity - calculated at 18 sq ft per plant (typically planted no closer than 18" on center)		enter number of plants 3200	0.3	10.0800
3. Tree canopy for "small trees" or equivalent (canopy spread 0' to 15') - calculated at 75 sq ft per tree		enter number of plants 42	0.3	945
4. Tree canopy for "medium/large trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree		enter number of plants 33	0.3	1,440.00
5. Tree canopy for "medium/large trees" or equivalent (canopy spread 21' to 23') - calculated at 250 sq ft per tree		enter number of plants 5	0.4	200.00
6. Tree canopy for "large trees" or equivalent (canopy spread 26' to 27') - calculated at 350 sq ft per tree		enter number of plants 0	0.4	-
7. Tree canopy for preservation of large existing trees with trunks 6" or more in diameter - calculated at 250 sq ft per inch diameter		enter number of plants 238.2	0.8	3,822.72
C. Green roofs				
1. Over at least 2" and less than 4" of growth medium		enter sq ft 0	0.4	-
2. Over at least 4" of growth medium		enter sq ft 851	0.7	595.70
D. Vegetated walls				
1. Vegetated walls		enter sq ft 845	0.7	6,002.33
E. Approved water features				
F. Permeable paving				
1. Permeable paving over at least 6" and less than 24" of soil or gravel		enter sq ft 0	0.2	-
2. Permeable paving over at least 24" of soil or gravel		enter sq ft 4152	0.6	3,376.00
G. Structural soil systems				
		enter sq ft 0	0.2	-
subtractor of sq ft = 112,750				
H. Barriers				
1. Drought-tolerant or native plant species		enter sq ft 16724	0.1	1,672.40
2. Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater		enter sq ft 0	0.2	-
3. Landscaping visible to passersby from adjacent public right of way or public open spaces		enter sq ft 20,391	0.1	2,039.10
4. Landscaping in food cultivation		enter sq ft 0	0.1	-

** Do not count public rights-of-way in parcel size calculation.

* You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public properties must comply with the same tree standards (Overseer's Rule 200-6-2008).

Green Factor Worksheet v. 4

48,617



PERKINS EASTMAN



Jewish Senior Life: Marian’s House
Rochester, New York



Hebrew SeniorLife: Newbridge on the Charles
Dedham, Massachusetts

