

# QUAIL PARK MEMORY CARE RESIDENCES

4515, 4519 + 4525 41ST AVENUE SW, SEATTLE, WA



EARLY DESIGN GUIDANCE

DPD# 3016935

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# SITE INFORMATION

## PROJECT DESCRIPTION

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**ADDRESS:** 4515, 4519 + 4525 41ST Avenue SW  
Seattle, WA 98116

**DPD PROJECT #:** 3016935

**TAX PARCEL #:** 095200 - 6660, 6680, 6700

**OWNER:** BCK Investments LLC

**LAND-USE CONSULTANT:** Nicholson Kovalchick Architects

**ARCHITECT:** John Lape

### PROJECT PROGRAM

Number of Residential Units:	Approximately 48
Number of Parking Stalls:	Approximately 11
Total Area Footprint:	12,128 SF
Total Area:	36,384 SF + ~8,500 SF Basement

### DEVELOPMENT OBJECTIVES

- 48 dementia residential units with a capacity for 66 residents
- Three mostly autonomous, self-sustained floors dictated by half-acre site and the necessity of preventing disorientation resulting from residents moving vertically
- Unit size and number on each floor pre-determined by care and staffing needs to provide an enhanced level of care to each group of residents
- A generous amount of centrally located common space on each floor to encourage a sense of community including the following:
  - o Dining Area
  - o Sitting Lounge
  - o Theater
  - o Activity Space
  - o Small outdoor space
- Outdoor, landscaped rooftop terrace to allow for controlled wandering and outdoor activities
- Administrative spaces, central laundry, and kitchen facilities in separate basement level
- A single entry that is isolated from the resident floors off of 41st Avenue should be directly adjacent to visitor parking and administrative spaces and easily accessible to emergency vehicles
- On-site parking mandated for visitors/staff due to limited street parking

### EXISTING SITE

The project site consists of three parcels (095200- 6660, 6680 + 6700) in the West Seattle area located on 41st Avenue SW between SW Oregon Street and SW Alaska Street with a total area of 20,125 sf. The project includes the demolition of three single-family structures, two garages and rockeries and retaining walls currently located on the parcels. The existing grade is sloping substantially, approximately twenty feet from the southwest corner at the alley (333') down to the southeast corner of the property near the street (313').

### ZONING AND OVERLAY DESIGNATION

- Zoning: LR 3 within the West Seattle Junction Hub Urban Village and is a Frequent Transit Corridor
- West of site zoning: NC3-65
- East of site zoning: LR 2

### NEIGHBORHOOD DEVELOPMENT

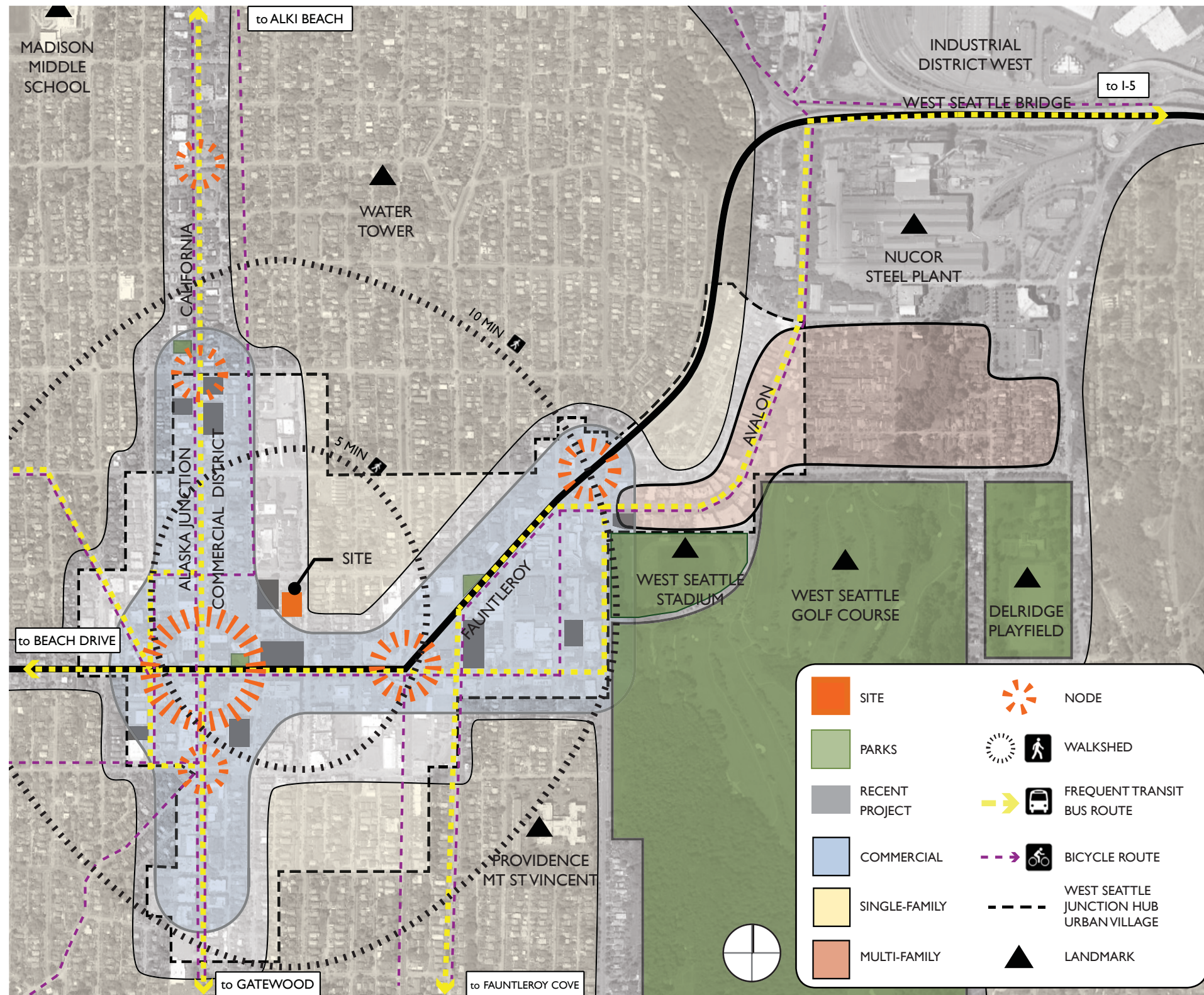
By being located within the West Seattle Junction Hub Urban Village and adjacent to commercial areas along both California Ave SW and SW Alaska Street, the site is very pedestrian friendly. This area is a transition between a lowrise zone with single family and townhomes surrounding it predominately to the north and east. There are several churches and schools in the immediate vicinity along with a large assisted living and skilled nursing facility a half mile away. The site abuts an NC zone to the west which has an eclectic mix of small office buildings, larger multi-family apartments and single family homes. Some of the single family homes within the immediate area are targeted for demolition due to the higher density development zones in which they are now located. Relatively new 6 & 7-story mixed-use buildings, such as Capco Plaza/QFC and Mural Apartments, are within a few blocks and Oregon 42 which is directly west across the alley.





# SITE INFORMATION

## URBAN ANALYSIS



### OPPORTUNITIES & CONSTRAINTS

Located in a transitional zone between the commercial uses prevalent on SW Alaska Street and California Avenue SW, which are several blocks away, and the less dense, mostly single-family and small multi-family to the east

- The program of the project contributes to the residential fabric while providing a buffer to the retail and larger multi-family complexes nearby.
- The pitched roof proposed maintains the residential nature of the adjacent context.
- Proximity to a thriving neighborhood creates an excellent opportunity for providing a home to people in need of dementia care without displacement from the local area.

Substantial amount of elevation change from the street to the alley with approximately 20' in grade change over 115' at the south end of the property, which is a 17%+ slope.

- The topography affords the opportunity to create a transition between the height of the midrise buildings to the west and the one and two-story residences to the east.
- The topography does not support parking access from the alley with a 32' drop from the alley to the basement parking level, where parking can be enclosed within the building
- Impractical to park on top or within a structure in wood-frame, lowrise residential construction.

Grades along 41st are relatively flat making street-level access possible and desirable.

- Zoning code limits may push the finish floor of the parking and main entry approximately 4'-6" below average street level.
- A courtyard design affords the opportunity to provide drive through vehicular access to the front entry, which is critical for dropping off or picking up residents (who often have a difficult time walking long distances) and emergency vehicle access
- Both curb cuts are narrow and only allow one-way traffic.
- This design configuration allows good friendly access for visitors and residents



# SITE INFORMATION

## ZONING CODE SUMMARY

ADDRESS: 4515, 4519 + 4525 41ST AVE SW, SEATTLE WA  
PARCELS: 095200 - 6660, 6680, 6700  
ZONING: LR-3  
OVERLAYS: West Seattle Junction Hub Urban Village  
LOT AREA: 20,125 SF

### 23.45.504 PERMITTED USES (LR3)

- Permitted outright:
- Residential
  - Medical Service Uses other than permitted ground floor commercial uses

### 23.45.574 ASSISTED LIVING FACILITIES (MULTI-FAMILY)

These facilities are subject to the development standards for apartments for the zone they are located, except that density limits and amenity area requirements do not apply because the nearest use definition is assisted living

Communal Area (exterior or interior) -

- Min. 5% of total floor area in assisted living units or 25% of lot area
- Service areas are not communal areas
- Min. of 400 sf of required communal area shall be outdoor area with a min. dimension of 10 feet.
- Provide adequate seating

A facility kitchen that serves the entire assisted living facility is required.

### 23.45.514 STRUCTURE HEIGHT (LR3)

Allowed Maximum Base Height: 40'-0"

Maximum height w/ 5' increase with min. 6:12 pitch or 4' increase for partially below-grade floor: 44'-0" - 45'-0"

- 4' additional allowed for parapets: 48'-0"
- 16' additional allowed for stair & elevator penthouses: 60'-0"

4' height increase is contingent on maximum 4' exterior height limit of partially below-grade story

### 23.45.510 FLOOR AREA RATIO (LR3)

Apartments: 1.5 - 2.0

- To qualify for the higher FAR limit, the project must meet the standards of subsection 23.45.510.C:
- Green Building performance standards
- If lot abuts an alley and it is used for access, improvements to the alley shall be required
- Parking, if provided, must be totally enclosed
- Parking, if provided, must be accessed from the alley, unless one or more of the conditions in subsection 23.45.536.C.2 are met (Condition b.2 of 23.45.536.C.2 is met in that topography makes alley access infeasible)

### 23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure)

### 23.45.518.A SETBACK REQUIREMENTS (LR3)

- Front (along 41st Ave SW): 5 feet minimum
- Rear (along alleyway): 10 feet
- Side: 7 feet average, 5 feet minimum

### 23.45.524 LANDSCAPING STANDARDS (LR3)

- Green factor score minimum 0.6 required.
- Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal.

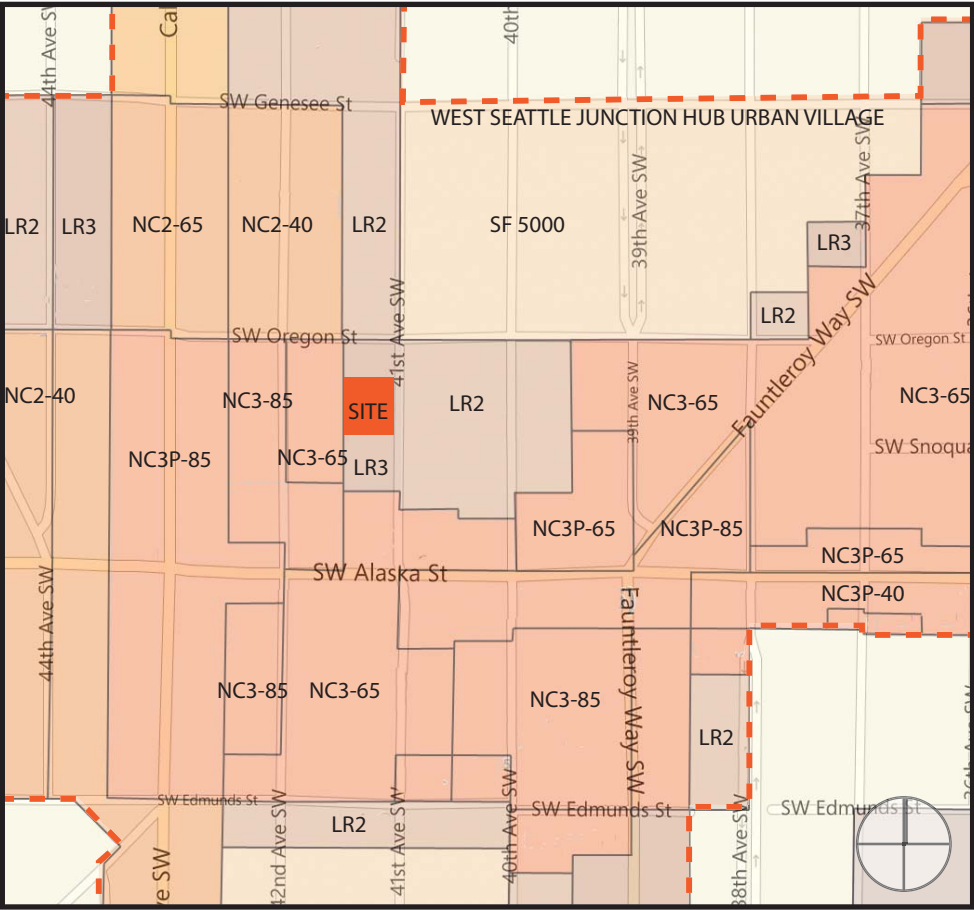
### 23.45.536 REQUIRED PARKING (LR3)

- Automobile Parking: No parking is required for lots within urban villages, if the residential use is located within 1,320 feet of a street with frequent transit service.
- Parking must be located within 800 feet or on the lot on the side, rear or beneath the structure
- Parking access from an alley is required if an alley is present, except as otherwise expressly required in subsection 23.45.536.C. As expressed by subsection 23.45.536.C.2.b.2, access to parking shall be from the street if the topography makes alley access infeasible as determined by the Director.
- Bicycle parking: 1 space per every 20 residents for congregate residential use

### 23.54.035 LOADING BERTHS

- For 10,000 to 60,000 sf, one loading berth is required for medium demand use. The loading berth shall be 10'x35' with a minimum vertical clearance of 14'.

### 23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND



DPD ZONING MAP

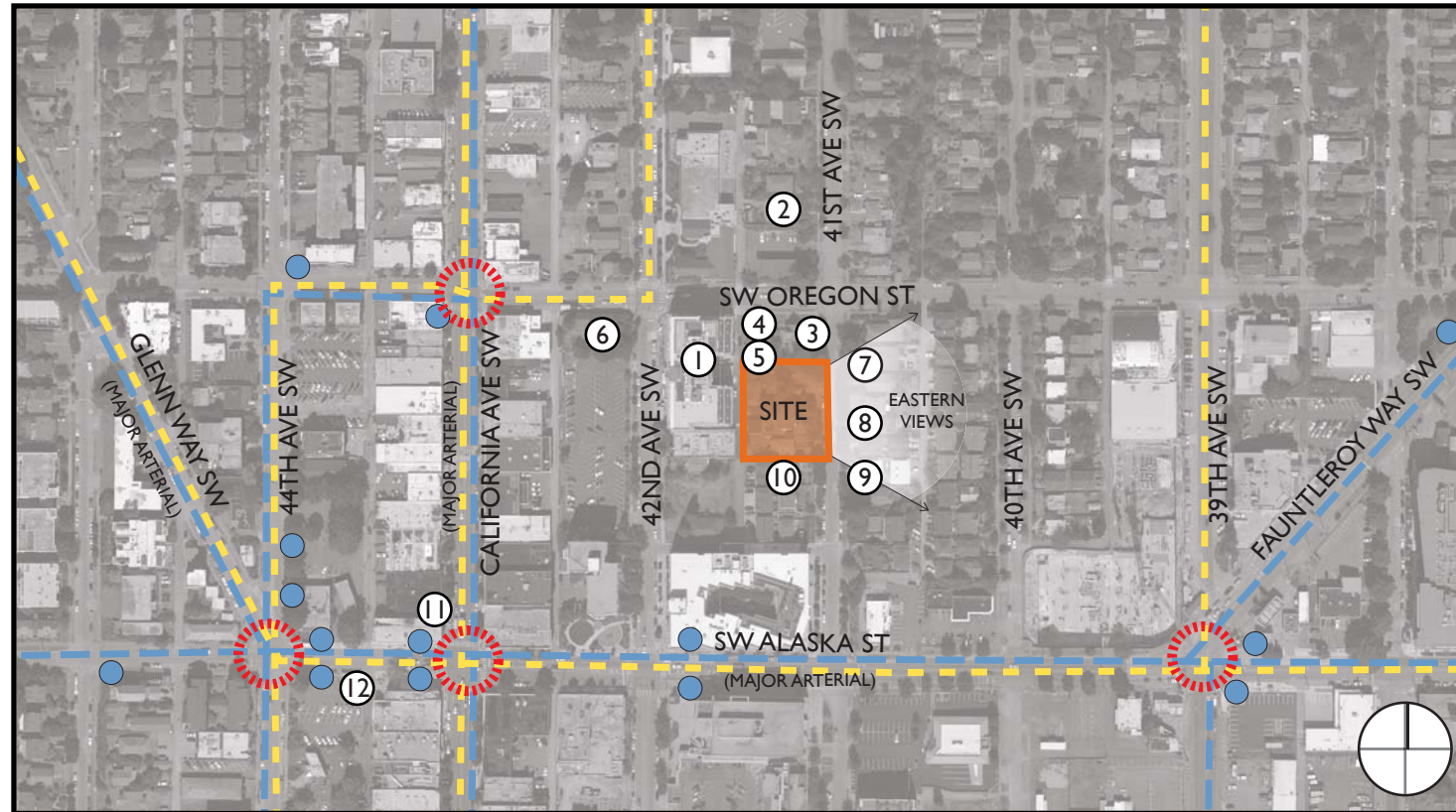
### ACCESS (NC2-40)

- More than 26-50 dwelling units: 375 sf minimum area is required for shared storage space.
- For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet
- If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.
- The storage space shall be located to minimize noise and odor impacts on building occupants and beyond the lot lines of the lot.
- Estimated requirement: 375 sf



# SITE INFORMATION

## SITE ANALYSIS



### SITE-INFORMED CONCEPT STRATEGY

The site is located on the east side of the natural geological ridge that forms the spine of the West Seattle peninsula which provides the opportunity for territorial views above the second level of any new development on the site. There will be no view looking west but there will be views looking out east to the Cascade Mountains, downtown Seattle and Mt Rainier. The modulation of the courtyard layout makes it possible to maximize the availability of views to the east in both the communal, active spaces as well as the units.

### TOPOGRAPHY

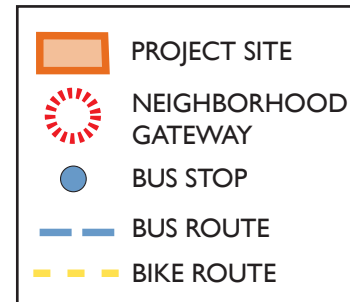
The site significantly slopes down from the alley to 41st Ave to the east with the high point of the site at approx. 333' at the SW corner down to approx. 313' at the SE corner of the site. The alley slopes to the north approx. 2.4' down to 330.6' and 41st Ave SW slopes down from 314.25' at the NE corner to 313' at the SE corner.

### WIND/SOLAR/VIEWS

The predominant site orientation is east facing with good solar access to the east and south with late afternoon shadowing from the west. Seattle's prevailing winds come from the SSW providing the site with some buffering from the west. As noted the primary views are to the east extending from downtown Seattle to Mt. Rainier.

The site is located two blocks east of California Ave and a half block north of Alaska, two major arterials and commercial strips.

#### KEY



① OREGON42 APARTMENTS



② TOWNHOMES - 4447 41ST AVE SW (UNDER CONSTRUCTION)



③ 4 ROWHOUSES - 4101 SW OREGON (IMAGE FROM NEIMANTABER.COM)



④ NORTH DUPLEX - 4107 SW OREGON (IMAGE FROM S+H WORKS)



⑤ SOUTH DUPLEX - 4107 SW OREGON (IMAGE FROM S+H WORKS)



⑥ CAPELOUTO 42ND (PROPOSED)



⑦ DUPLEXES - 4502 41ST AVE SW



⑧ SINGLE FAMILY - 4314 41ST AVE SW



⑨ DUPLEXES - 4526 41ST AVE SW



⑩ SINGLE FAMILY W/ APTS BEHIND



⑪ THE JUNCTION



⑫ WEST SEATTLE FARMER'S MARKET



# SITE INFORMATION

## URBAN DESIGN ANALYSIS

### URBAN FORM

As has been noted, the project lies in a transitional zone of older single family homes and contemporary apartment development. The project takes its design queues from the more residential nature of 41st Ave rather than the larger mixed-use buildings to the west and to the south. One of the design prerequisites is to create an inviting home environment for the tenants to meet their unique needs. The massing of the structure, broken into two flanking wings creates a formal entry to the building and a massing that fits more comfortably within the neighborhood. The landscaped arbors, terraced landscaping with opportunities for seating and a gracious courtyard provide an appropriate community presence and reflects the abundance of street trees on the east side of the block. Typical materials within the neighborhood range from brick to shingle to lap siding. To reflect these materials and the more residential character of the neighborhood, materials such as lap siding, shingles and board and batten siding have been selected to express the architectural features of the building and to address issues of scale and massing.

In an attempt to reduce the mass that faces the less dense residential neighborhood to the east, an entry plaza is situated between 2 wings of the building. In addition, the exterior walls that face the properties to each side of the project are softened with modulations and broken roof lines. Fronting the street, the courtyard provides a 50' wide 70' setback from the sidewalk, enhancing the public right of way with depth and adequate space for lush landscaping. Breaking down the bulk of the building at the street front creates a rhythm to the massing and allows the building to take on a more minimal presence from the street. In addition, entry pergolas bordering the sidewalk at the two wings add elements of human scale while fostering a sense of connection to the public realm. Multilevel planters along the sidewalk contribute further to reducing the perception of height and mass.





# SITE INFORMATION

## URBAN DESIGN ANALYSIS



CALIFORNIA AVENUE

NC 85



ALLEY

NC 65



41ST AVENUE

LR3



# SITE INFORMATION

## SITE CONDITIONS

### STREETS/ALLEY PATHWAYS

The site is located midblock along 41st Avenue SW, a quiet tree lined neighborhood street. It is bounded by California Ave SW, the main business corridor through the Alaska Junction two blocks to the west, SW Oregon Street to the north, a busy thoroughfare to the north and SW Alaska Street to the south, a major arterial linking the north/south commercial strip with the east/ west commercial strip along SW Alaska.

### ARCHITECTURAL STYLE

The architectural style is mixed reflecting the era in which they were constructed. They range from single story cottage type houses to contemporary multifamily buildings of small duplexes and townhouses to large scale mixed-use apartment buildings. Materials are just as eclectic, from traditional clapboard siding to modern metal and composite panels.



① 4 ROWHOUSES - 4101 SW OREGON (IMAGE FROM NEIMANTABER.COM)



② NORTH DUPLEX - 4107 SW OREGON (IMAGE FROM S+H WORKS)



③ VIEW SOUTH DOWN 41ST AVENUE SW



④ VIEW OF THE NORTH PARCEL ON THE SITE



⑤ VIEW NORTHWEST ALONG 41ST AVENUE SW



⑥ VIEW NORTHWEST ALONG 41ST AVENUE SW ALONG SITE



# SITE INFORMATION

## SITE CONDITIONS



⑦ LOOKING WEST UP SW OREGON ST



⑧ LOOKING NW ALONG 41ST



⑨ LOOKING NORTHEAST FROM 41ST AVE SW TOWARDS EXISTING TOWNHOMES



⑩ LOOKING SOUTHEAST TOWARDS EXISTING MULTI-FAMILY



⑪ LOOKING NORTH UP ALLEY



⑫ LOOKING SOUTH DOWN ALLEY



⑬ LOOKING NW ALONG 42ND



⑭ LOOKING NW ALONG 42ND



# SITE INFORMATION

## ARBORIST SITE PLAN

### EXISTING SITE INFORMATION

An Arborist's report was prepared for the existing site trees as well as five trees within the Right-of-Way. Two trees on site were identified as exceptional by the City's definition. The exceptional tree located at the northwest corner of the site is a multi-stemmed Japanese maple in fair condition. Large dead parts were observed as well as the presence of a fungal decay organism. The tree is also overwhelmed by invasives. The second exceptional tree, located more central to the site is a Pacific dogwood, a native species susceptible to Dogwood anthracnose. An adjacent dead tree is also a Pacific dogwood. Early signs of the anthracnose was visible in the exceptional tree, primarily foliar necrosis, a decaying of the leaves. The City arborist, Seth Amrhein has visited the site and has noted that the Japanese remains viable, but the dogwood is quite ill.

Bill Ames, the arborist for SDOT also visited the site to review the conditions of the trees within the Right-of-Way (ROW). Based on his observations and review of the proposed site development plan, Mr.Ames agreed that removal of all five subject trees will be appropriate. The Norway maple located in the adjacent ROW has been heavily pruned on the north side and with the development to the north and the proposed development to the south,



BASE OF EXCEPTIONAL JAPANESE MAPLE TREE #547 - WHITE ARROW POINTS TO DEAD LEAD, NOTICE INVASIVES



LOOKING WEST INTO SITE FROM 41ST AVE SW



LOOKING SOUTHWEST TOWARDS THE DAMAGED TREE NEAR THE SITE

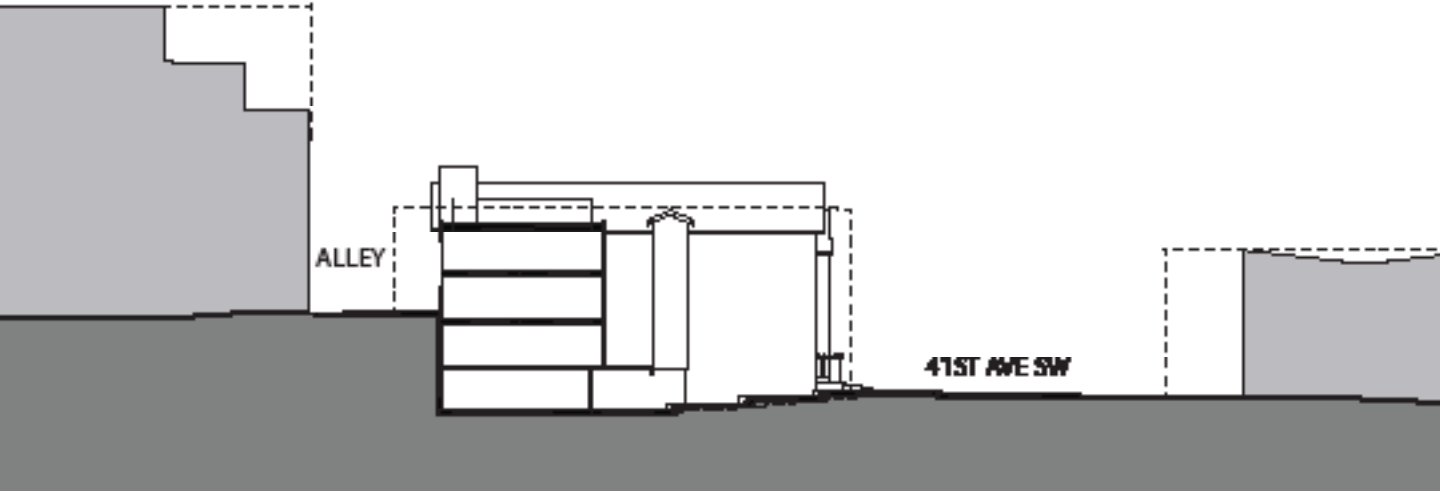
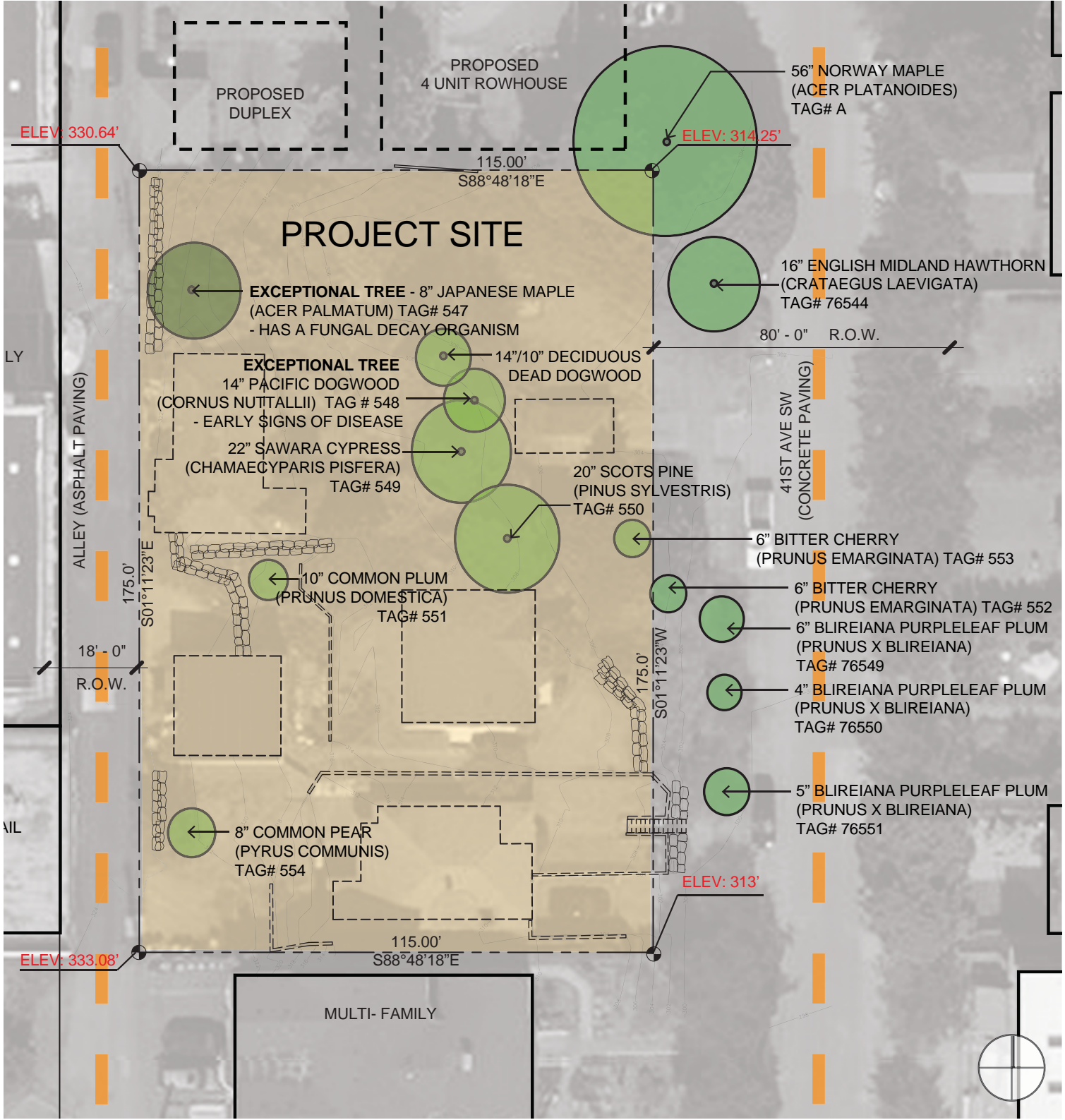


TREE #547 - EXCEPTIONAL JAPANESE MAPLE

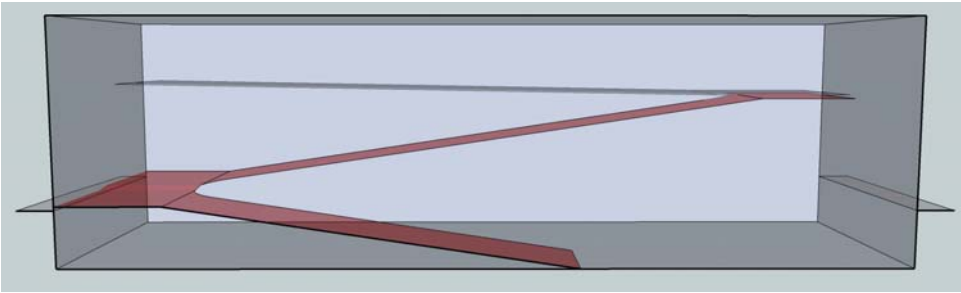


# SITE INFORMATION

## EXISTING SITE - SURVEY



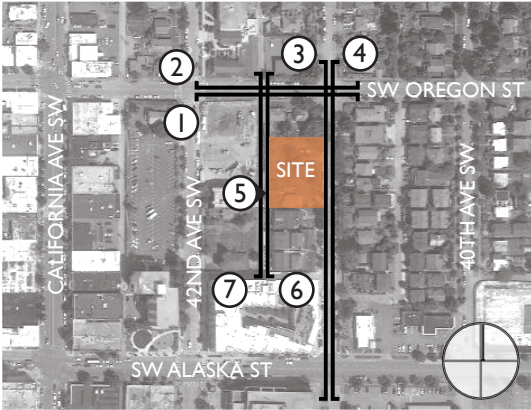
OVERALL SITE SECTION (PREFERRED OPTION SHOWN)





# SITE INFORMATION

## STREET MONTAGE



MONTAGE KEY MAP



③ LOOKING WEST ALONG 41ST AVENUE SW



④ LOOKING EAST ALONG 41ST AVENUE SW



# SITE INFORMATION

## STREET MONTAGE

### PROJECT SITE



SW OREGON ST



SW ALASKA ST



# SITE INFORMATION

## STREET MONTAGE



MONTAGE KEY MAP

PROJECT SITE



⑥ LOOKING EAST ALONG THE ALLEY



⑦ LOOKING WEST ALONG THE ALLEY



# SITE INFORMATION

## STREET MONTAGE



⑤ LOOKING EAST FROM ALLEY THROUGH SITE





# DESIGN GUIDELINES

## RELEVANT DESIGN GUIDELINE PRIORITIES

### CONTEXT AND SITE

#### CSI - NATURAL SYSTEMS AND SITE FEATURES

##### B. Solar

##### C. Topography

The site is orientated to the east and the “U” shaped structure provides good morning exposure into the central courtyard. The roof top deck provides solar exposure well into December. The orientation of the two wings of the project provide excellent opportunity for solar collectors, per current energy requirements.

The topography of the site slopes approximately 20’ from the alley to the street level to the east. The topography affords the opportunity to create a transition between the taller mid-rise buildings to the west and the lower one and two story single and multi-family residences to the east.

#### CS2 - URBAN PATTERN AND FORM

*Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.*

**A. Presence in the Neighborhood**  
This project is not located within the commercial core zone, instead it is a medium scaled section of the neighborhood bordering both higher and lower neighborhoods. Although this street is residential in nature, it is not a designated Pedestrian Connector.

##### B. Relationship to the Block

##### C. Mid-Block Sites

The project is within a transitional zone between an NC3-65 zone to the west LR3 to the south and LR2 east and the north. The properties to the south have recently been developed to add apartment units on the west half of the property and to preserve the existing single family structures on the eastern half of the site. The structures to the east, across 41st are a mix of single family houses and small apartment buildings. The project has taken cues for the roof forms from the neighboring structures and has broken the mass into two pavilion like wings separated by a central courtyard modulated to reduce its mass in anticipation of the future neighboring development.

The structures to the south of the site are set about 10 feet above the sidewalk and are landscaped with terraced rockeries down to the street level. A strong

edge is created by the first tier of rockery with a small planting strip adjacent to the sidewalk. The project will continue with a landscaped edge and a stepped transition between the building façade and the sidewalk. A landscaped entry courtyard between the two pavilion like wings of the project will create a formal entry to the project and a strong connection to the street. Street trees will also be provided to reinforce the existing residential street pattern.

The project has a mid-block location and is surrounded by underdeveloped properties within a fast changing neighborhood. The project is scaled and modulated in anticipation of future developments of similar scale within the L3 zone and in keeping with current and future development within the L2 zone to the east.

#### CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

*Contribute to the architectural character of the neighborhood.*

**A. Emphasizing Positive Neighborhood Attributes**  
The project is broken into two flanking structures around a central entry courtyard with a connecting gasket linking the two wings. Breaking the massing into two structures creates a scale more in keeping with the single and multi-family residential fabric of the neighborhood. The massing of the flanking structures is further modulated with broken roof lines and stepped bays to soften the presence along the street and adjacent properties.

The existing architectural character is a mix of older single family homes with more contemporary low rise infill apartment buildings. This is a neighborhood in transition. The design seeks to blend traditional roof forms and building proportions with contemporary detailing and building materials.

#### PUBLIC LIFE

##### PL1 - CONNECTIVITY

*Complement and contribute to the network of open spaces around the site and the connections among them.*

**A. Adding to Public Life**  
The project includes a center courtyard-like entry with plantings and hardscape. This provides a break in the building and adds a green feature to the middle of the site. This allows a safe a secure entry point for the residents and visitors without encumbering the street for drop-off and pick-up. It is especially

important to respect the neighbors of this site concerning loading of passengers, as it the residents of the facility will require more time and attention. Keeping the automobile passenger area away from the roadside enhances security and reduces traffic impacts without hiding this function from the public way.

**B. Pedestrian Amenities**  
This is a largely less active residential street with mostly local foot traffic traveling to and from the commercial district to the south and the west. The character of the building creates an appropriately scaled structure that fits within the existing and anticipated neighborhood that has a residential presence on the street. Landscaped arbors, terraced landscaping with opportunities for seating and a gracious courtyard provide an appropriate community presence.

#### PL2 - WALKABILITY

*Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.*

**A. Security and Safety**  
The safety and security of this particular demographic is paramount to the success of the project. Although in general, walkability is important and it is hoped that visitors and staff will walk to the facility, uncontrolled walks by the residents are to be discouraged. The entry needs an easy, clear, and welcoming feel however, a well controlled and visible access are key components for the entry and exit sequence. Again, the deep set courtyard limits opportunities for “wandering” or confusion.

**B. Eyes on the Street**  
Security and safety are essential for the occupants of this facility and as such the building has been designed to maximize the interior security while creating a welcoming entry court that provides visual surveillance of the immediate courtyard and surrounding community. Lighting also creates security for the project by providing appropriate levels of lighting to illuminate the sidewalk, entry courtyard and sidewalk. Glare is to be avoided. Downcast lighting will also be provided within the alley.

#### PL3 - STREET-LEVEL INTERACTION

##### A. Design Elements

##### B. Ground-level Residential

Special design considerations are necessary for this vulnerable community, of utmost importance is safety and security. The “U” shape configuration of



# DESIGN GUIDELINES

## RELEVANT DESIGN GUIDELINE PRIORITIES

the proposed building provides a central focus on the courtyard providing a secure environment for the residents while providing visual connection to the neighboring community. While the separate wings of the building address massing and scale, they also create a central focus for the facility that allow the residents to watch the comings and goings of family and friends as well as community activities along the street from the security of the facility's common area. The central courtyard creates a transitional space between the neighborhood and the project with an inviting entry, a landscaped pedestrian path and circular vehicular drive through. Terraced landscaping with wall seating and entry pergolas bordering the sidewalk provide residential elements to reflect the residential character of the neighborhood.

### PL4 - ACTIVE TRANSPORTATION

#### C. Transit Connections

The site is within walking distance of transit stops and frequent transit corridors along SW Alaska Street one half block to the south and California Ave SW two blocks to the west.

### DESIGN CONCEPT

#### DC1 - PROJECT USES AND ACTIVITIES

*Optimize the arrangement of uses and activities on site.*

#### B. Vehicular Access and Circulation

Clarity and ease of circulation is important on the site. As noted previously, emergency vehicles and longer term passenger loading will occur and need to be safely addressed. The preferred scheme minimizes potential conflicts between pedestrians, bicyclists, and vehicles.

#### C. Parking and Service Uses

The central courtyard provides vehicular access to the below grade parking by means of a one-way circular drive. Two minimum sized curb cuts would provide one way ingress and egress traffic flow. Distinct surface paving and generous sight lines will provide safe interaction with pedestrians and vehicular traffic. This arrangement allows for safe drop-off for clients and family members as well as emergency vehicles. A designated loading stall will also be provided within the below grade parking area. Utility and service vehicles will access the facility through the alley. Trash and recycling will be from the alley, and storage of such will be screened.

### DC2 - ARCHITECTURAL CONCEPT

*Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.*

#### A. Massing

The preferred option provides a cohesive, understandable massing, broken into appropriately scaled sections.

#### B. Facade Composition

The design strategy for this project has been to reduce the massing by creating two flanking wings around a central courtyard. A gasketed element linking the two wings is pushed tight to the alley creating the courtyard. Additional open space is created at the front of the flanking wings creating the opportunity for landscaping and streetscape amenities along the sidewalk. The massing of the flanking structures is further reduced by modulating bays and offsets to reflect the residential character of the neighborhood. Finer grained articulation of the facades is achieved through well-crafted details, material patterning and careful window placement. Stepped landscaping and pergolas along the sidewalk complete the transition between building and pedestrian scale.

### DC3 - OPEN SPACE CONCEPT

#### A. Open Space and User Activities

Roof top activities will include a paved terraced plaza area with potted landscaping for gathering, a barbeque, walking paths and an AstroTurf putting green. The roof deck and communal terraces overlooking the courtyard provide secure but interactive outdoor amenity space for the tenants. For the safety of the residents staff must accompany them to the secured rooftop or terraces for all outdoor activities.

### DC4 - EXTERIOR ELEMENTS AND FINISHES

*Use appropriate and high quality elements and finishes for the building and its open space.*

#### A. Materials

To reflect the more residential character of the neighborhood, materials such as lap siding, shingles and board and batten siding has been selected to express the projecting bays and to provide differentiation of the building levels to address the scale and massing. Siding materials such as Hardie composite products have been selected for their durability and low maintenance qualities as well as their visual linkages to the existing housing stock.

#### B. Signage

Signage for the facility and site lighting will be located and sized to be appropriate for the neighborhood and project.

### D. Landscaping and Hardscape Materials

Landscaping will be used to soften the transition of the building to the sidewalk and to enhance the entry courtyard. Plants will accent the building design, create enduring green spaces and be appropriate to particular locations around the site, taking into account solar access, soil conditions and adjacent patterns of use. Hardscape at exterior paths and drives will provide color, texture and pattern to clearly define vehicular access from pedestrian paths for safe interaction.



# DESIGN OPTION I

## (CODE COMPLIANT) DESCRIPTION + SECTIONS

### DISTINGUISHING FEATURES

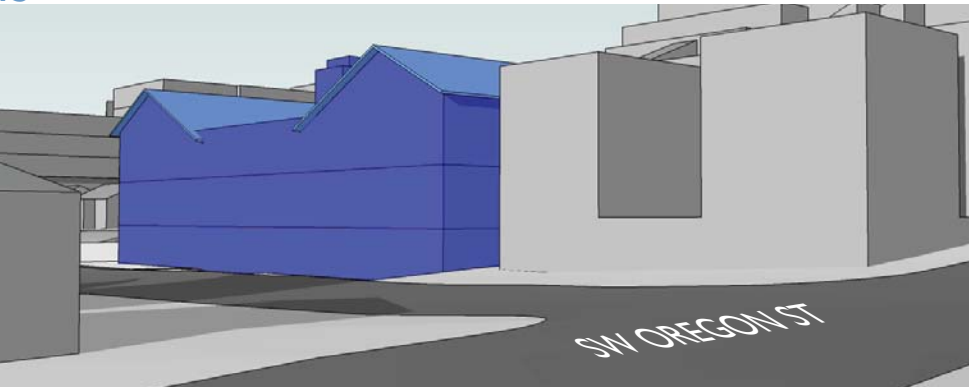
- U-shaped layout provides a 3-story, enclosed courtyard along alley
- 45 residential units with 60 beds and 9 parking stalls
- Enclosed, tuck-under parking accessed from the alley
  - Parking access from alley to basement garage would require a 255' long ramp using a large amount of real estate in order to drop 32' to parking level (see diagram provided)
- Front entry access directly abutting sidewalk with a lay-by provided for drop off
- Residential units on street-level with underground basement
- Rooftop terrace amenity

### PROS

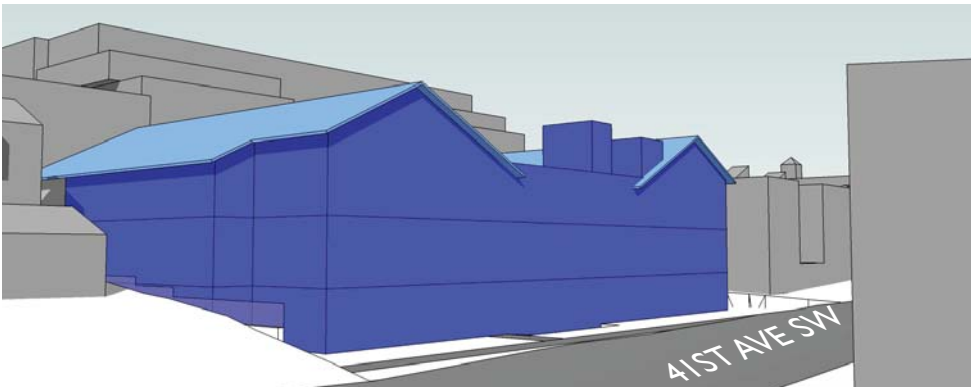
- Alley access achieved at the cost of 6 beds
- Internal Courtyard - private outdoor space at each floor level
- Potential for active programmatic spaces to be located along street

### CONS

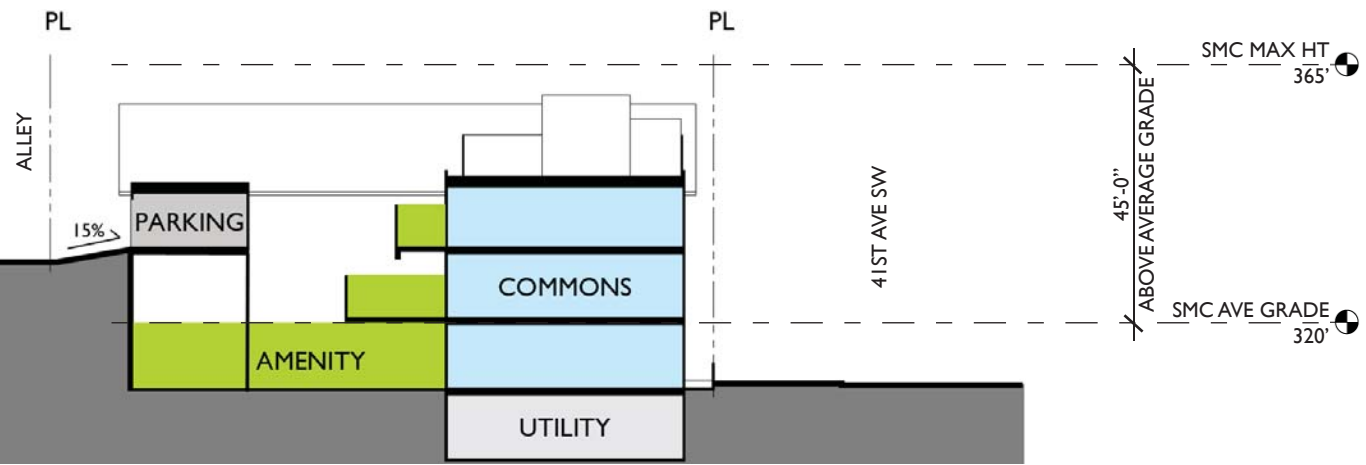
- **Unmet development criteria**
- 6 beds short of required development criteria
- Two entries creates multiple control points requiring additional security measures.
- Exceptional Japanese maple at NW of site cannot be retained due to 15% max ramp required at tuck-under parking
- Limited privacy for first floor residential units
- Admin. programming on basement level has no access to light
- **Access**
- Front entry available only for drop-off/pick-up; inaccessible from visitor parking
- Staff/visitor entry thru unit corridors + separated from common area
- Access to/from kitchen to trash enclosure and loading/delivery is through unit corridors
- **Other**
- Very long, unarticulated facade along 41st Ave
- Little room for landscaping along the street facade
- Some utilitarian programmatic spaces required to front the street
- Less views available from each unit - most located at property rear
- Many unit windows overlooking courtyard are shaded by overhead parking structure and balcony



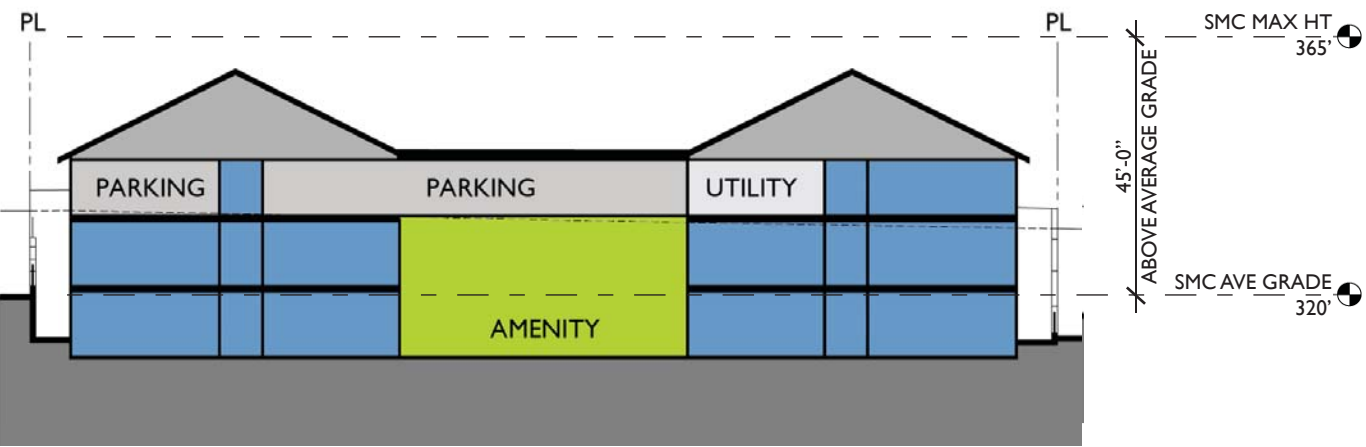
STREETVIEW: ACROSS SW OREGON ST AND 41ST AVE SW INTERSECTION



STREETVIEW: NORTHWEST ALONG 41ST AVE SW

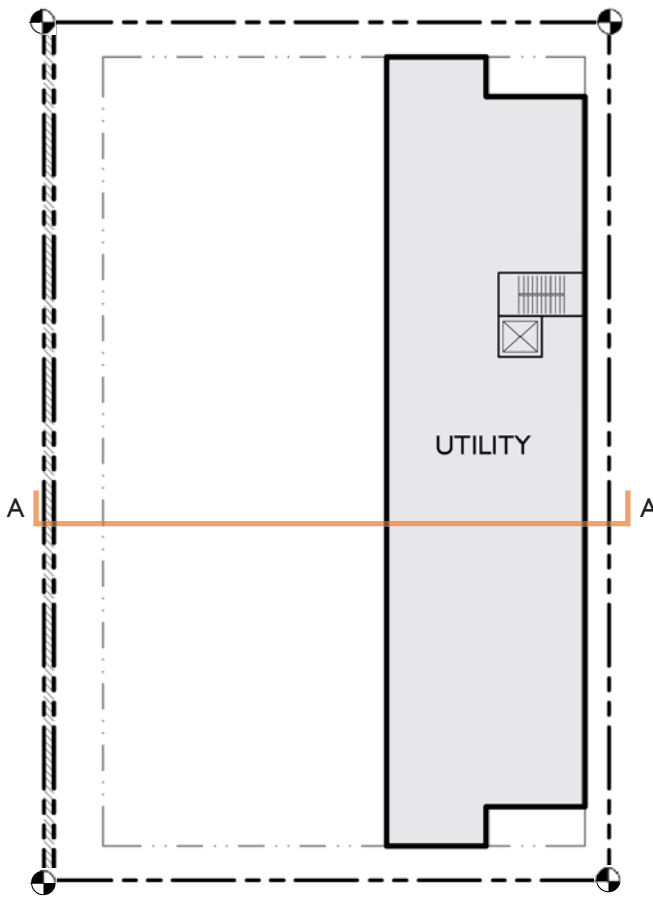


SECTION A



SECTION B

KEY

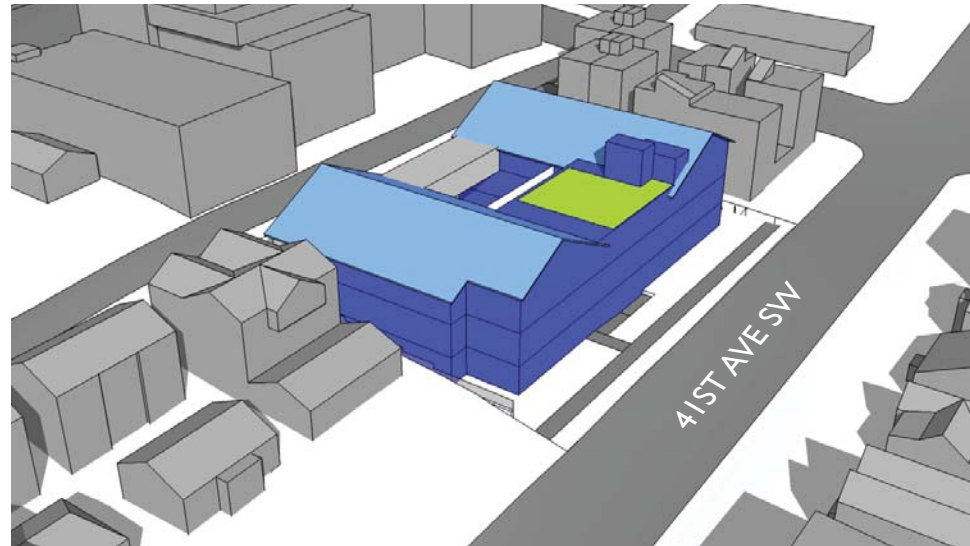


BASEMENT

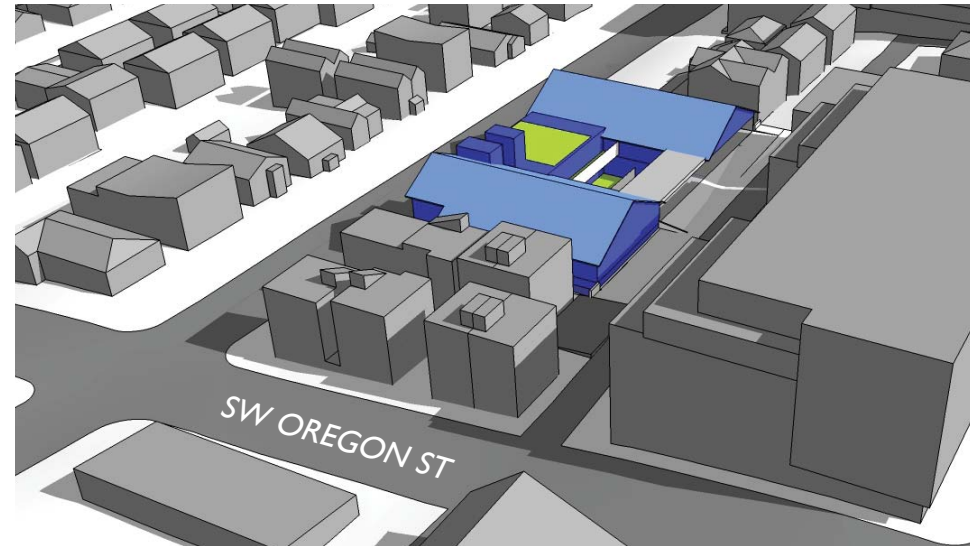


# DESIGN OPTION I

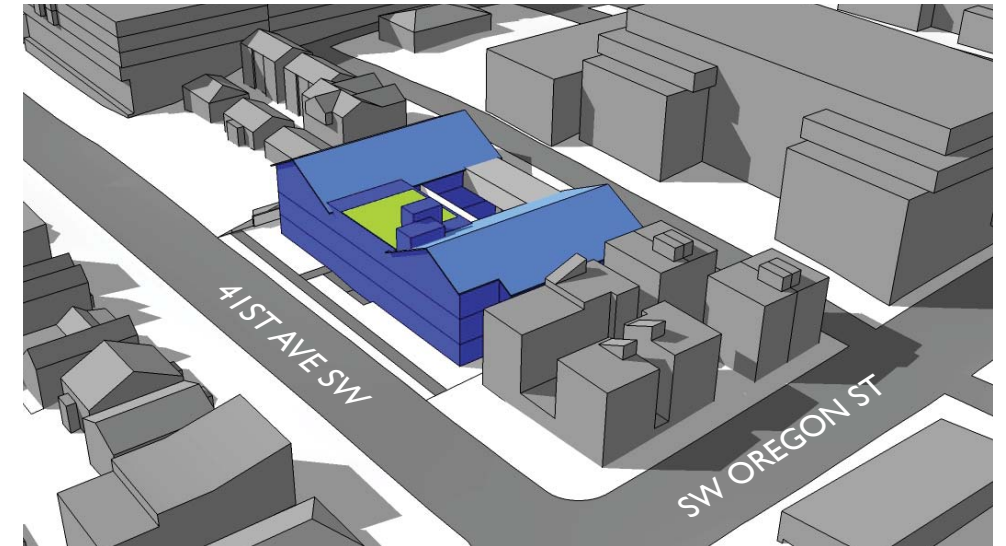
(CODE COMPLIANT) DESCRIPTION + SECTIONS



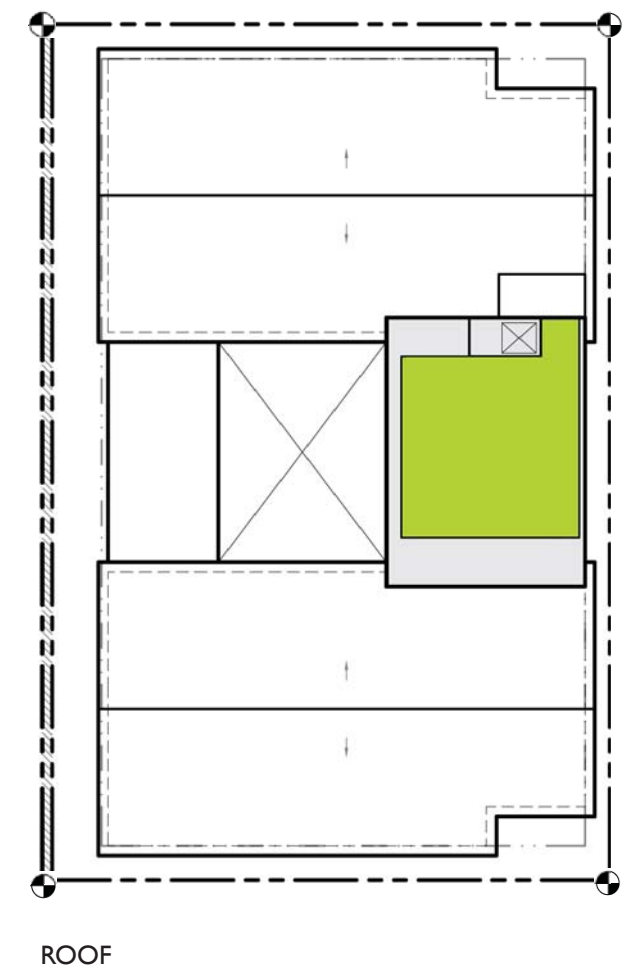
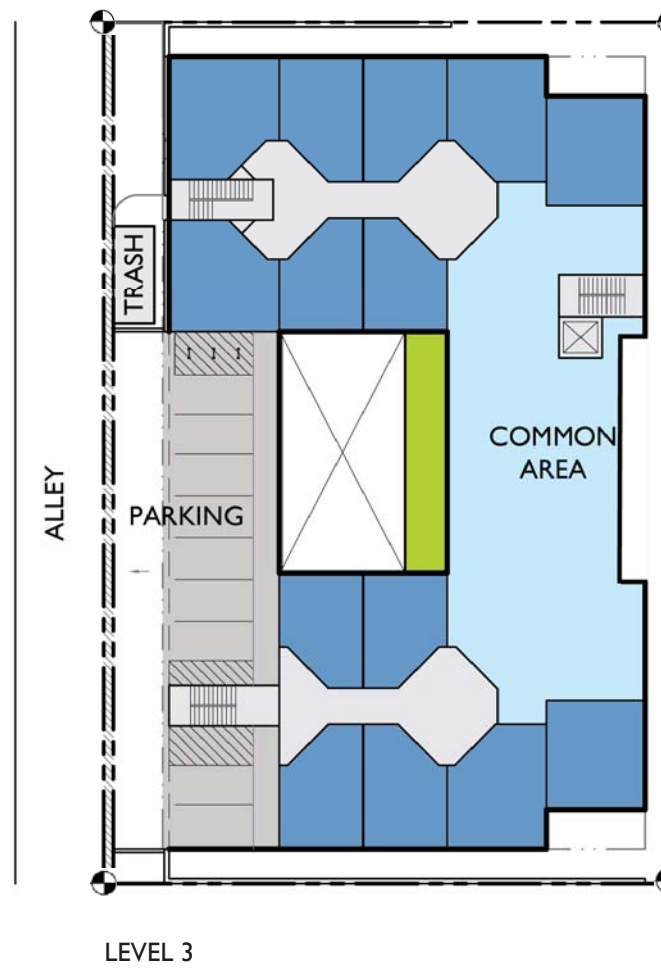
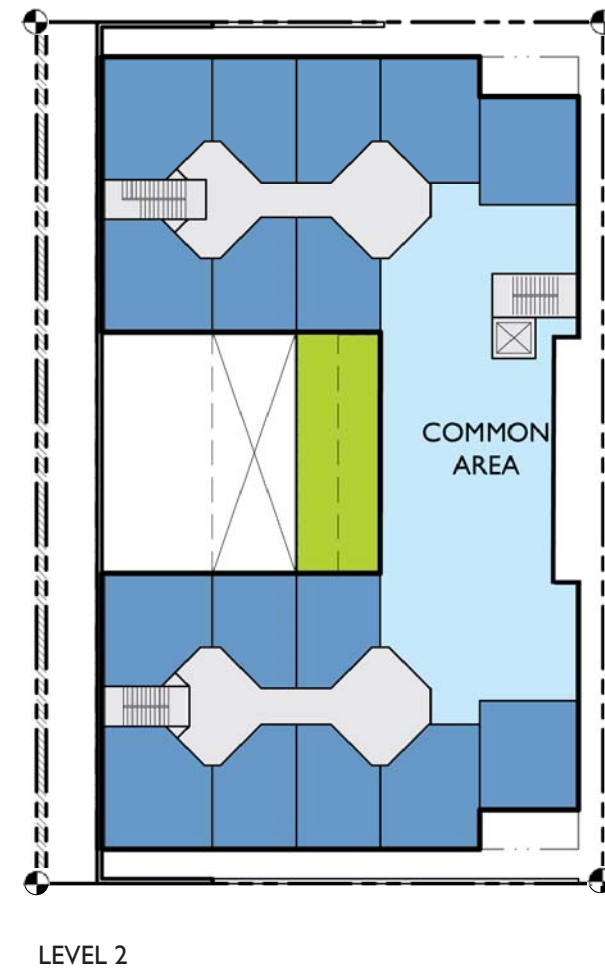
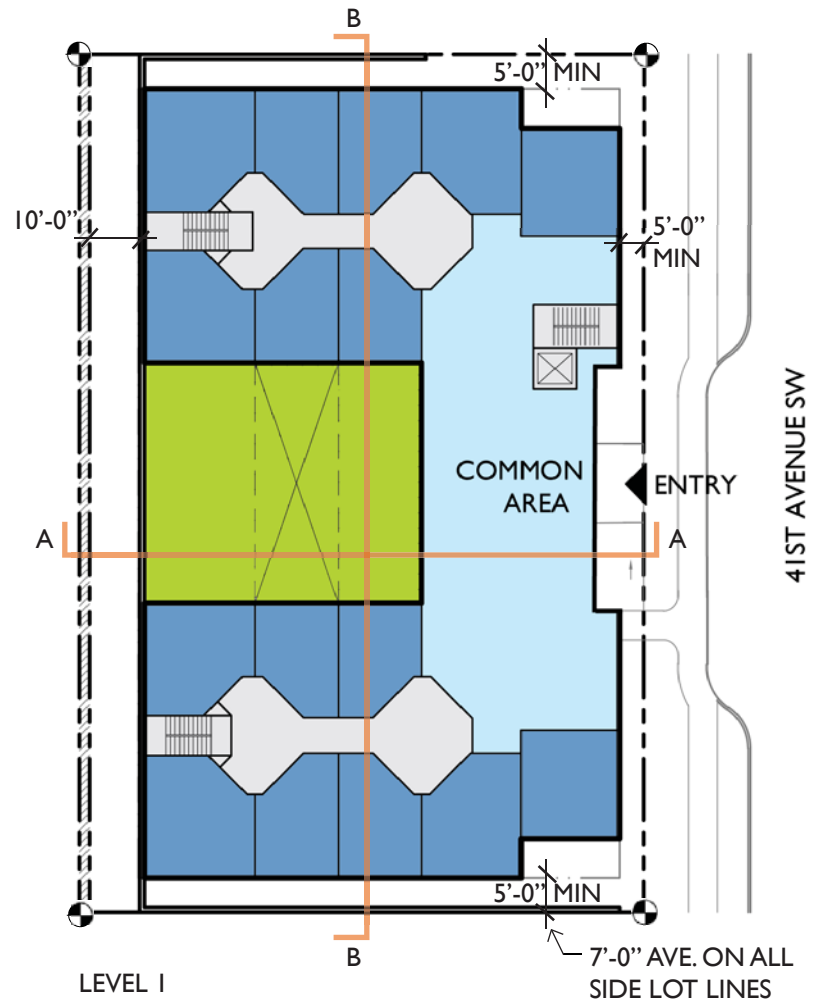
AERIAL VIEW: LOOKING NORTHWEST TOWARDS THE SITE



AERIAL VIEW: LOOKING SOUTHEAST TOWARDS THE SITE



AERIAL VIEW: LOOKING SOUTHWEST TOWARDS THE SITE





# DESIGN OPTION 2

## DESCRIPTION + SECTIONS

### DISTINGUISHING FEATURES

- 'I' shaped building steps back from property line at street façade
- 43 residential units with 58 beds and 9 parking stalls
- Parking access from 41st Ave via ramp located parallel to street
- Entry access at street level is in close proximity to sidewalk
- Minimal massing at street façade
- Small entry plaza
- Residential units on street-level with underground basement
- Private courtyard along alley that is narrow and tall
- Rooftop terrace amenity

### PROS

- Exceptional Japanese maple at NW corner of site is retained with a critical 10' root zone
- Building entry is in close proximity to sidewalk at grade
- Layout breaks down mass of the building at both street and alley

### CONS

- **Unmet development criteria**
- 8 beds short of required development criteria
- Saving Exceptional tree causes project to not meet program reqs. of 48 units.
- Two entries creates multiple control points requiring additional security measures
- Common area does not fully meet necessary space requirements & is dispersed throughout layout
- Limited privacy for first floor residential units
- Admin programming on basement level has no access to light
- **Access**
- High visibility of parking access from street
- Unfriendly parking ramp cavity directly adjacent to sidewalk
- Drop-off only in basement or depends on street parking availability
- Access to/from kitchen to trash enclosure and loading/delivery is through unit corridors
- **Other**
- Long stretch of a façade along 41st Ave
- Programming along street is composed mostly of units
- Internal courtyard has potential to be uninviting due to limited depth and brutal nature of unarticulated retaining wall at alley

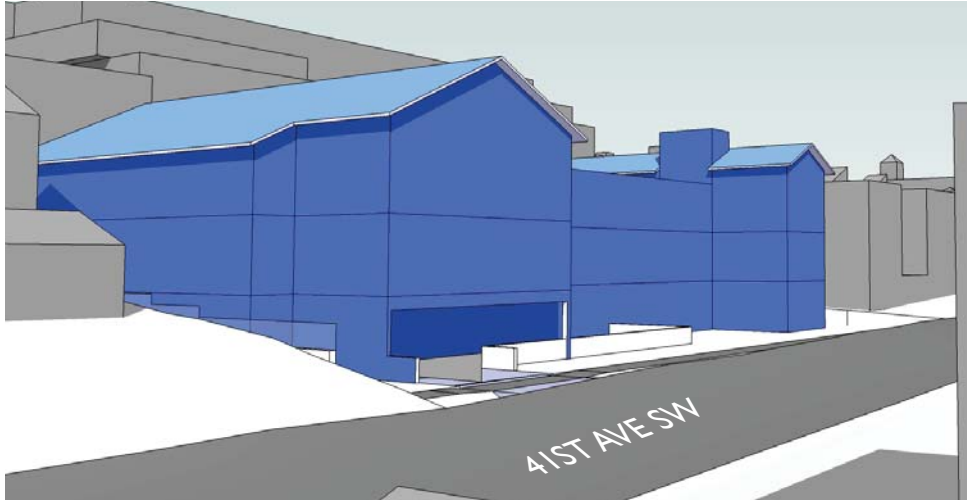
### KEY

AMENITY	UNITS
ACCESSIBLE AMENITY	UTILITY/CORE
COMMON AREA	PARKING

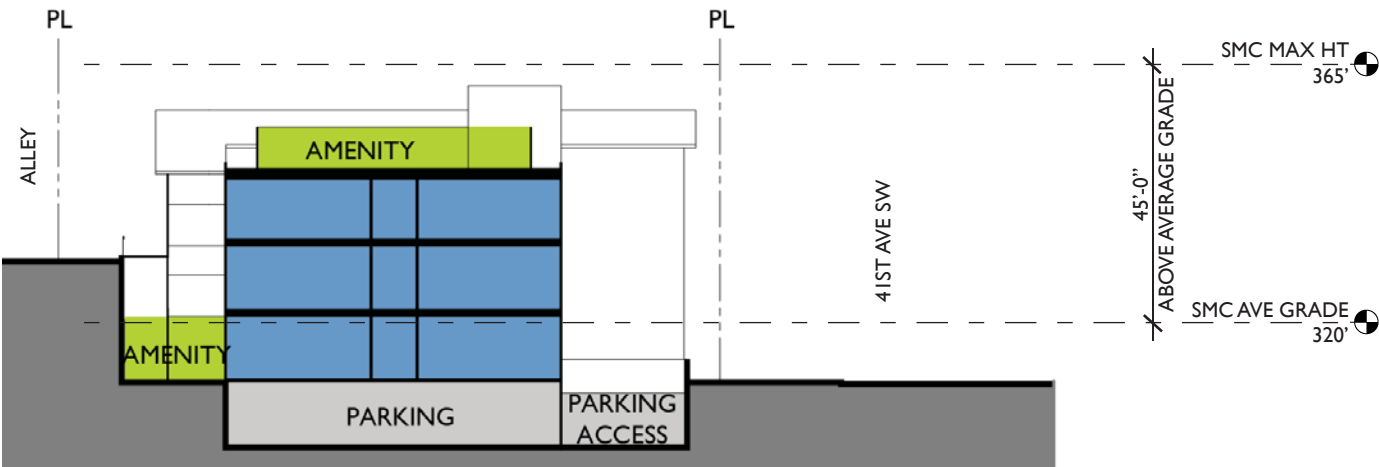
JOHN LAPE ARCHITECTURE



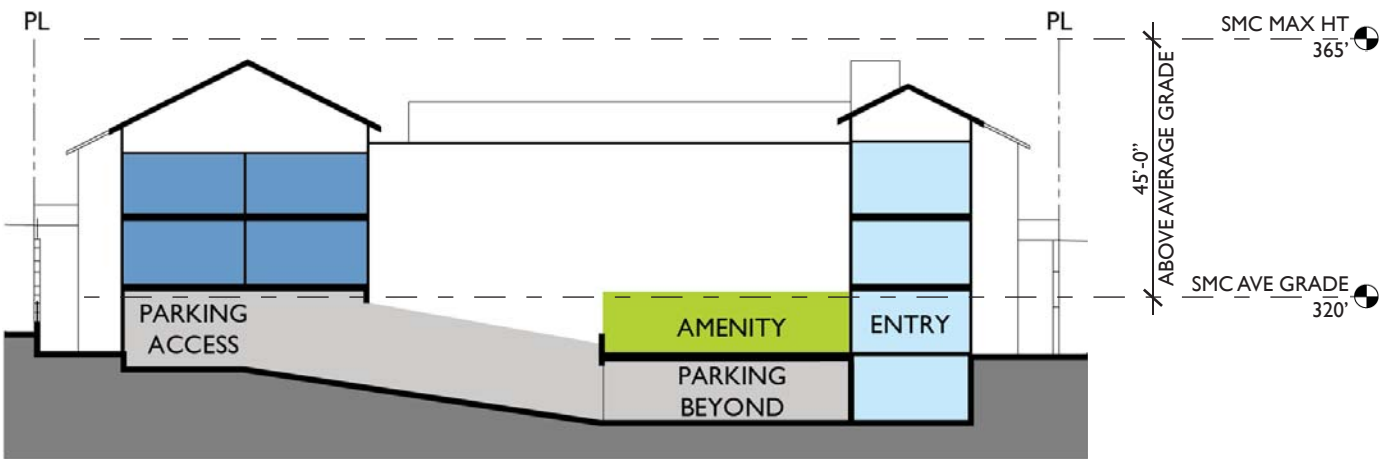
STREETVIEW: ACROSS SW OREGON ST AND 41ST AVE SW INTERSECTION



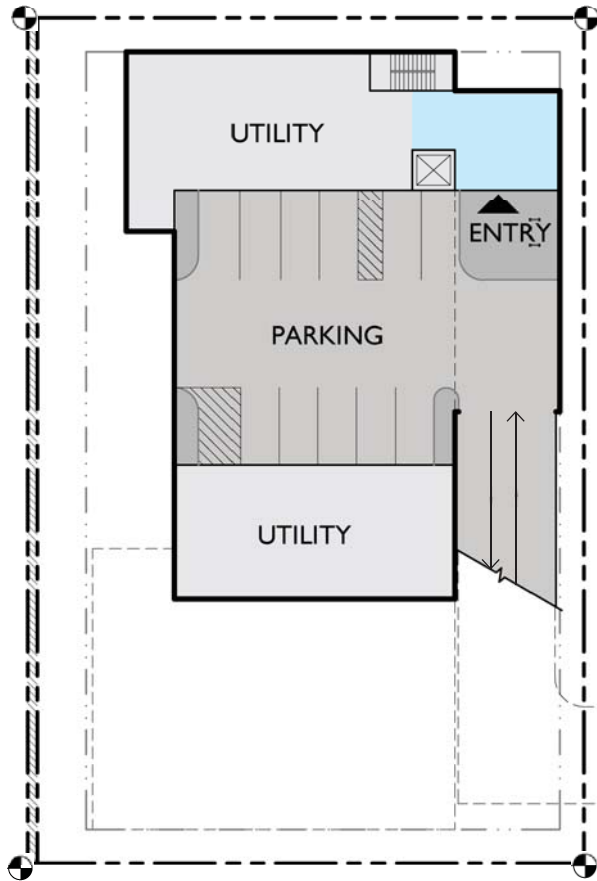
STREETVIEW: NORTHWEST ALONG 41ST AVE SW



SECTION A



SECTION B



BASEMENT







# DESIGN OPTION 3

## (PREFERRED) DESCRIPTION + SECTIONS

### DISTINGUISHING FEATURES

- U-shaped building allows for a large, landscaped courtyard bordering the street
- 48 residential units with 66 beds and 11 parking stalls
- Parking access from 41st Ave that is not in direct view from street
- Prominent main entry fronting the courtyard and accessed through a terraced entry sequence
- Large amount of modulation on street façade
- First floor above street-level with partially underground basement
- Landscaped planters and entry pergolas bordering sidewalk
- Rooftop terrace amenity

### PROS

- Layout reduces the appearance of mass by presenting two smaller buildings at the street façade
- Large amount of modulation softens facades
- Human-scaled landscape and entry features break down the scale of the street façade
- Central courtyard provides a 50' wide 70' setback from sidewalk
- Largest number of units have access to eastern views and overlook the landscaped courtyard
- Common area on each level faces eastern views and courtyard
- Visible entrance with a celebrated entry sequence from sidewalk
- Single entry provides greater security
- Drop-off provided at main entry to building
- Staff, Visitor, and accessible parking provided directly adjacent to main building entry
- Privacy for residential units achieved
- Less exposure of retaining wall at back of site
- Support spaces have direct access to trash and loading

### CONS

- **Unmet development criteria**-Exceptional Japanese maple at NW of site cannot be retained
- 4'-6" taller building height
- Little modulation along alley façade
- Front entry not at street level
- Smaller outdoor areas provided at each floor

### KEY

AMENITY	UNITS
ACCESSIBLE AMENITY	UTILITY/CORE
COMMON AREA	PARKING

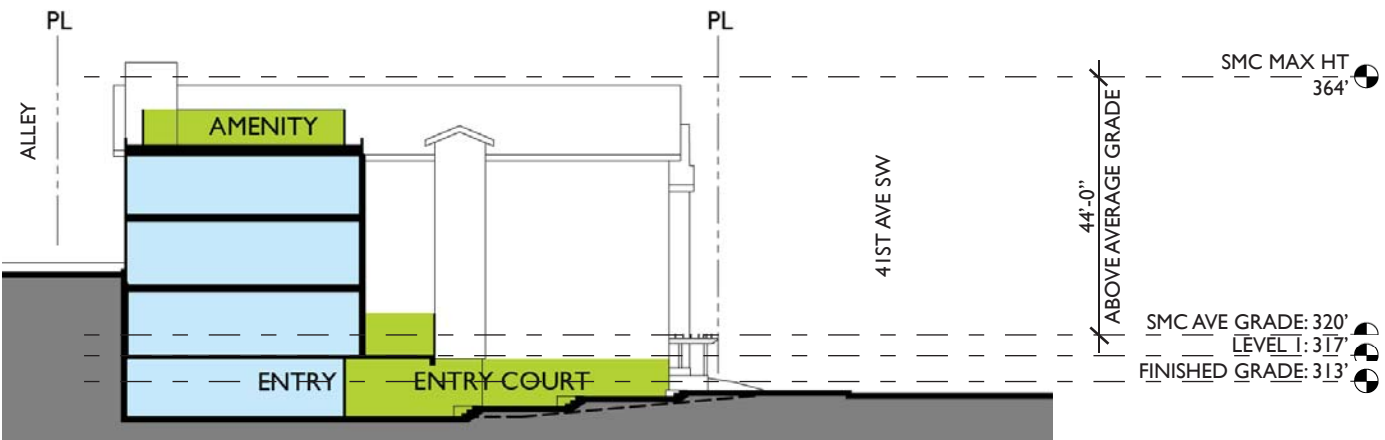
JOHN LAPE ARCHITECTURE



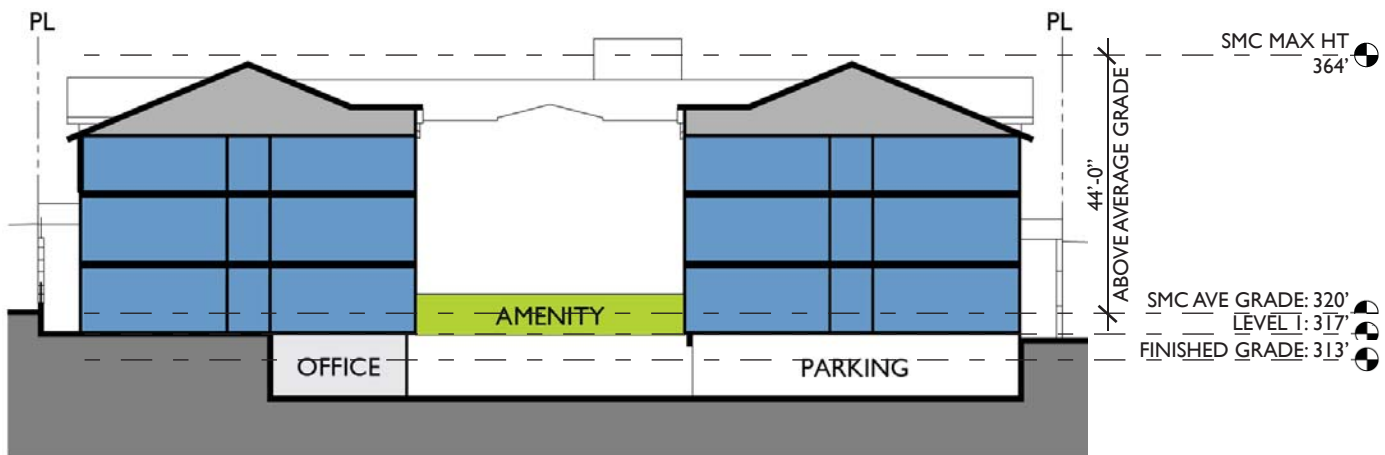
STREETVIEW: ACROSS SW OREGON ST AND 41ST AVE SW INTERSECTION



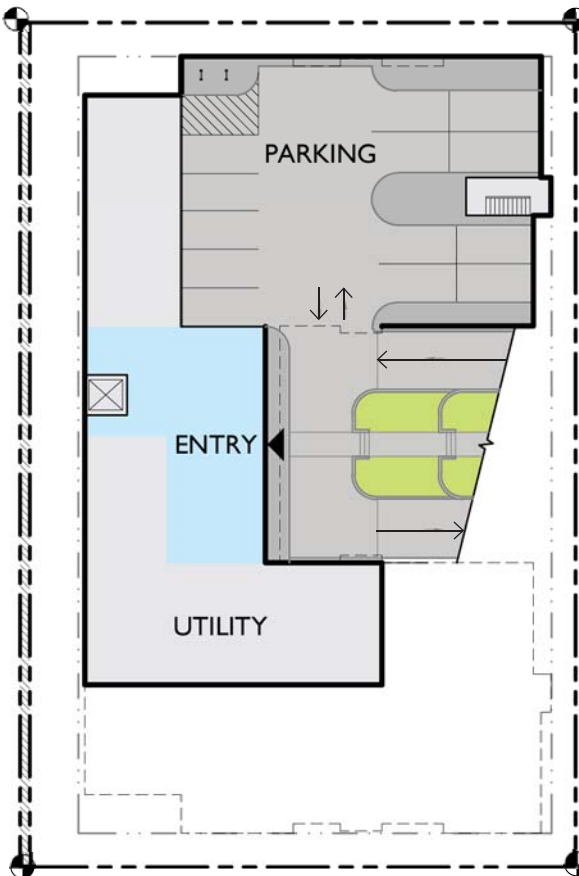
STREETVIEW: NORTHWEST ALONG 41ST AVE SW



SECTION A



SECTION B



BASEMENT



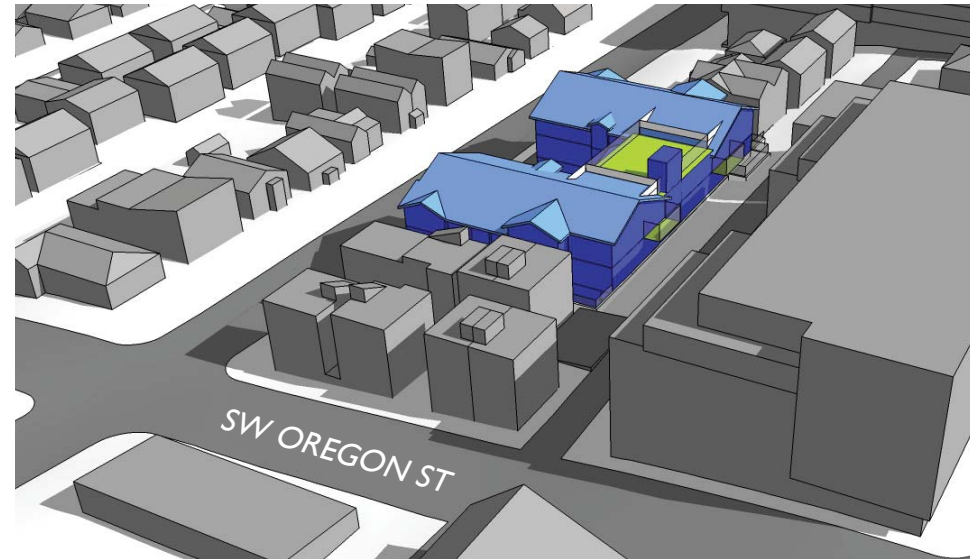


# DESIGN OPTION 3

(PREFERRED) PLANS + PERSPECTIVES



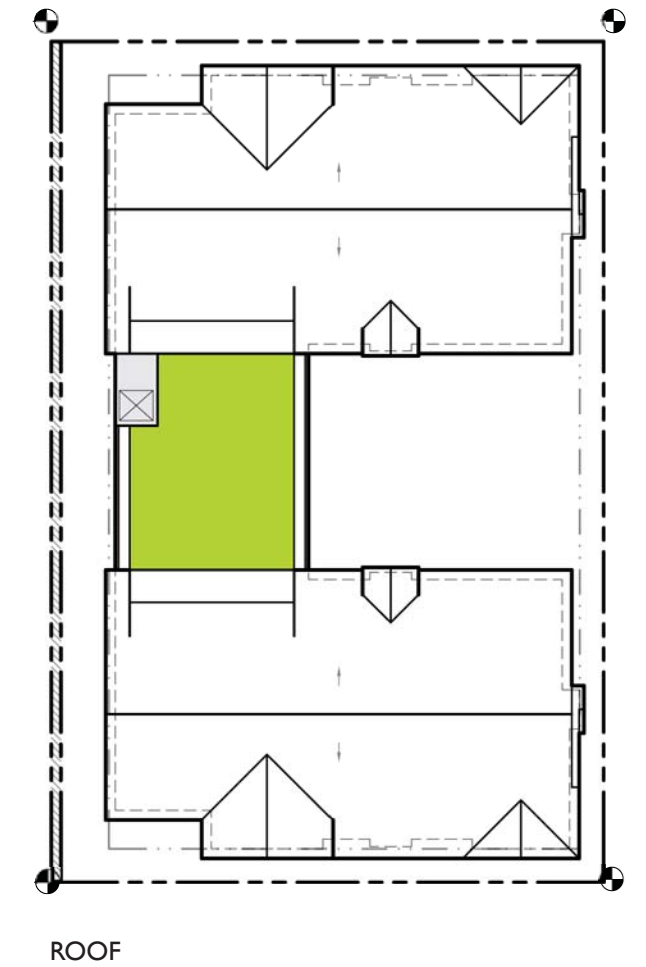
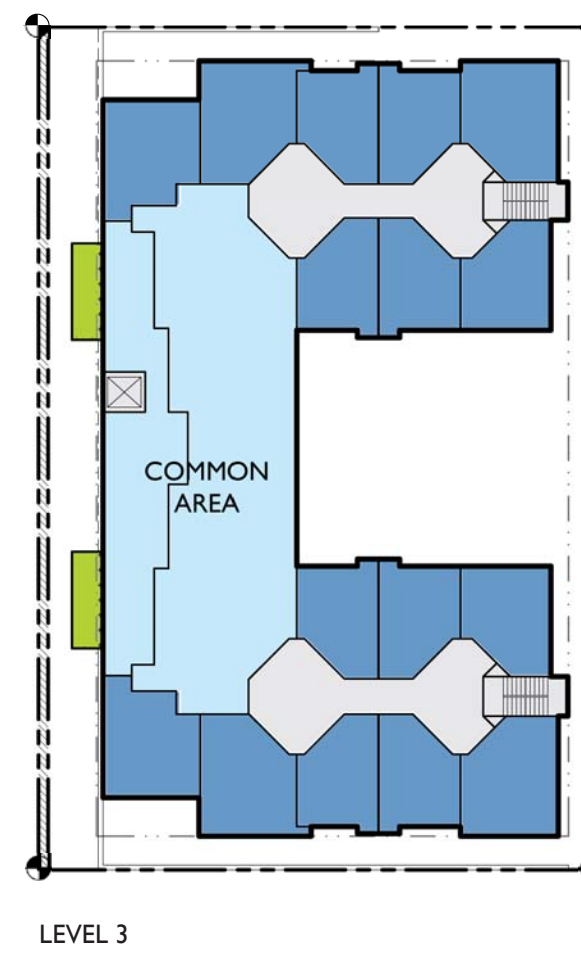
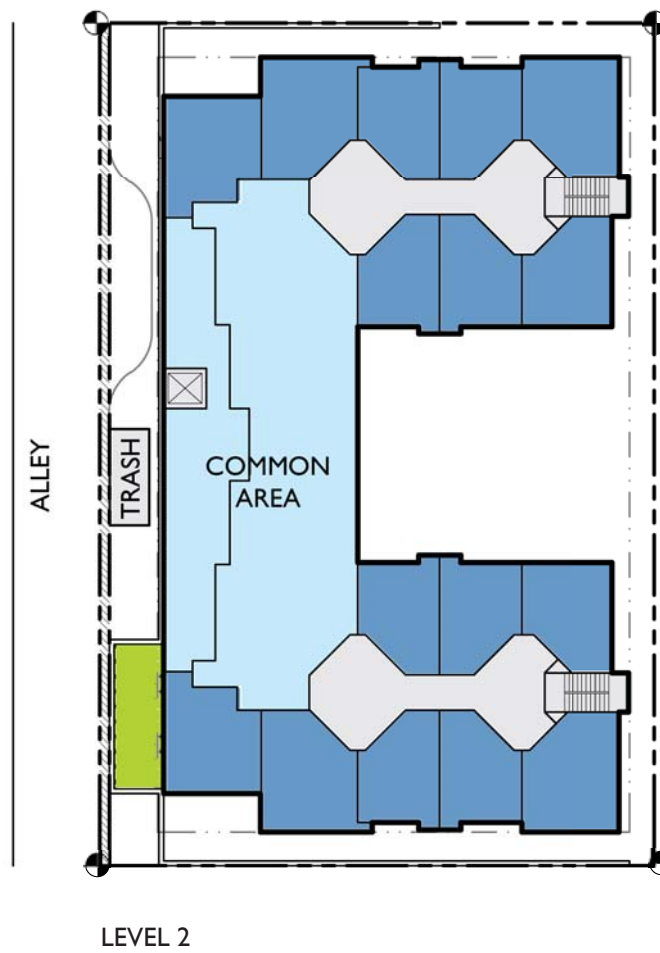
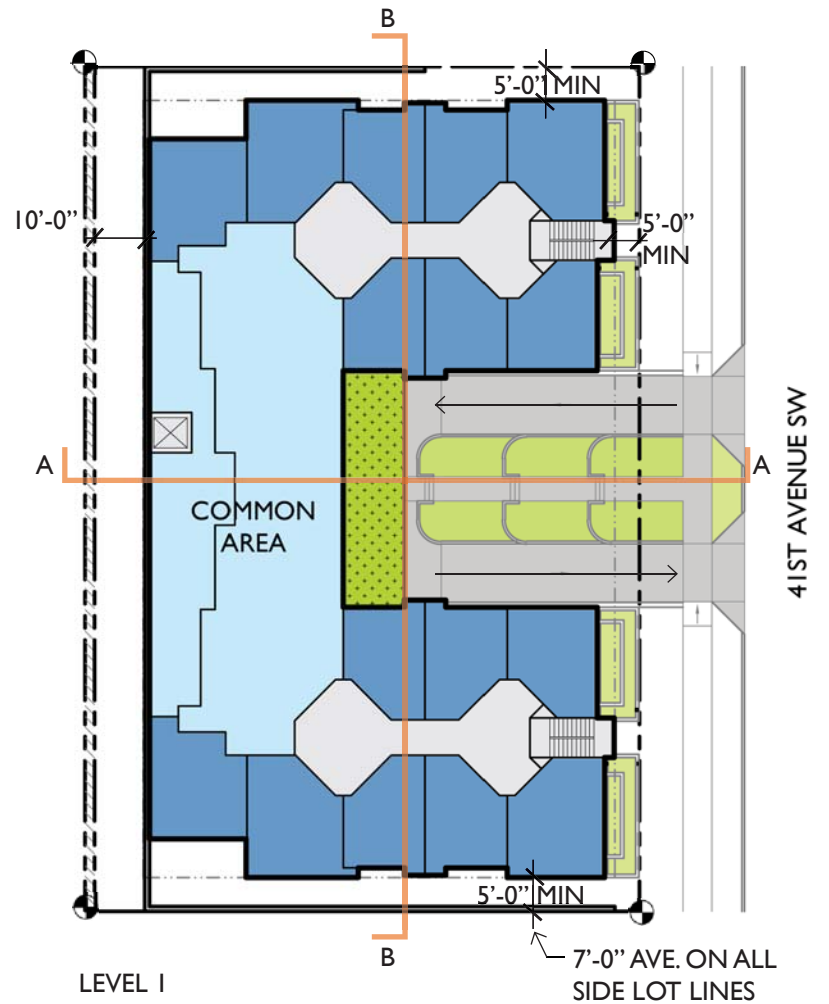
AERIAL VIEW: LOOKING NORTHWEST TOWARDS THE SITE



AERIAL VIEW: LOOKING SOUTHEAST TOWARDS THE SITE



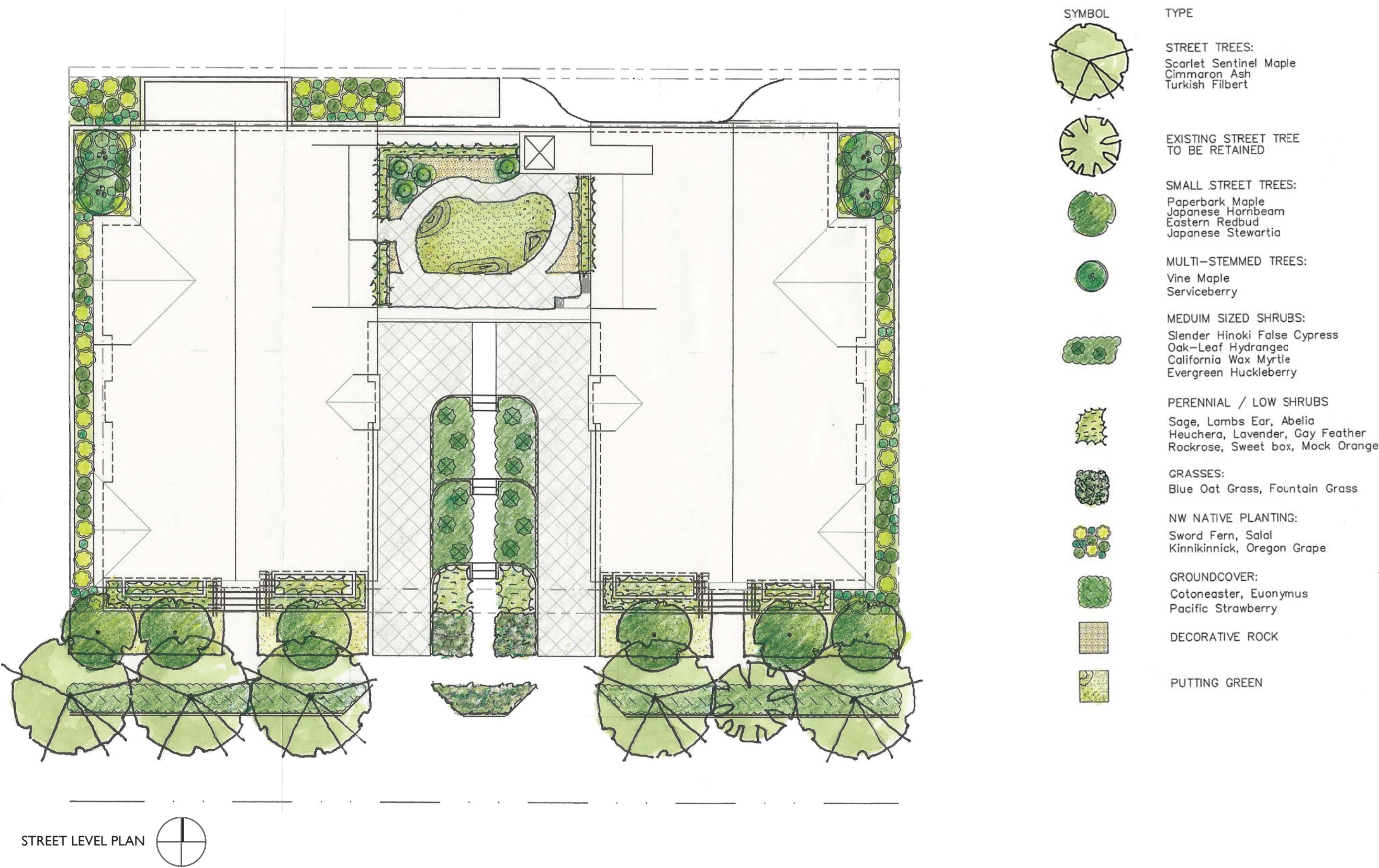
AERIAL VIEW: LOOKING SOUTHWEST TOWARDS THE SITE





# LANDSCAPE

## STREET LEVEL PLAN





# LANDSCAPE

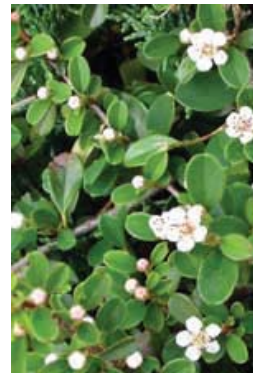
## PLANTING LIST



BLUE FOUNTAIN GRASS



BLUE OAT GRASS



BARBERRY COTONEASTER



PACIFIC STRAWBERRY



VARIGATED EUONYMUS



IRISH HEATH



LAMBS EAR



LAVENDULA



SAGE



ARCTOSTAPHYLOS UVA-URSI



DEER FERN



MAHONIA COMPACTA



POLYSTICHUM MUNITUM



SALAL



WILD GINGER



CALIFORNIA WAX MYRTLE



ROCKROSE



SWEET BOX



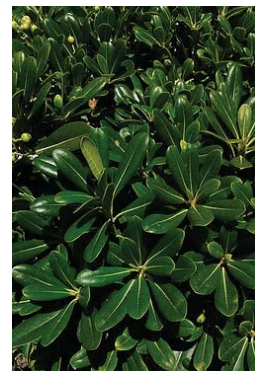
EVERGREEN HUCKLEBERRY



OAK LEAF HYDRANGEA



ABELIA



DWARF JAPANESE MOCK ORANGE



DWARF ROSEMARY



DWARF RHODO



GAY FEATHER



HEAUCHERA PIROS



SERVICEBERRY TREE



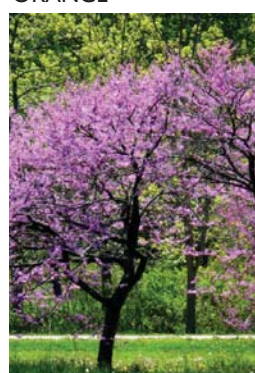
COMPACT STRAWBERRY TREE



VINE MAPLE



JAPANESE STEWARTIA



EASTERN REDBUD



PAPERBARK MAPLE



JAPANESE HORNBEAM

### STREET TREES



TURKISH FILBERT



SCARLET SENTINEL MAPLE



CIMMORON ASH

QUAIL PARK MEMORY CARE RESIDENCES - DPD # 3016935

EARLY DESIGN GUIDANCE



# DESIGN OPTION 3

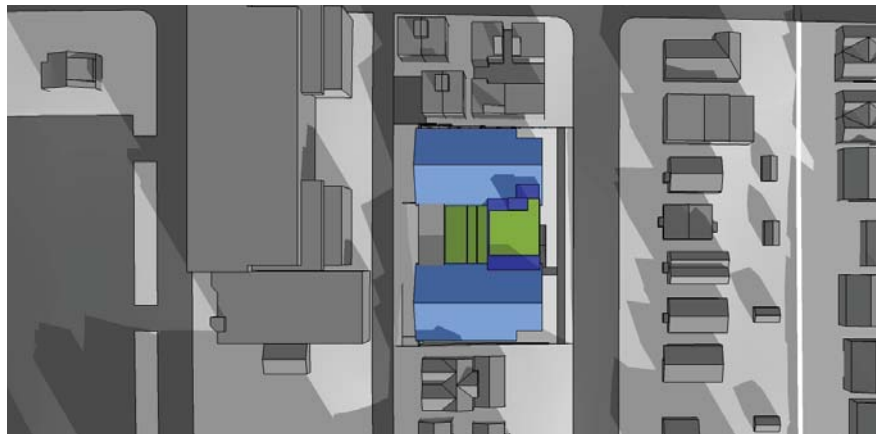
RENDERING



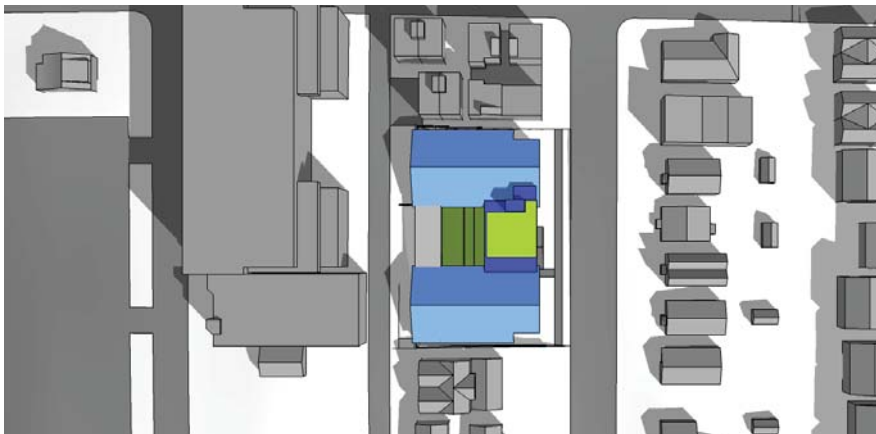


# SHADOW STUDIES

OPTION I



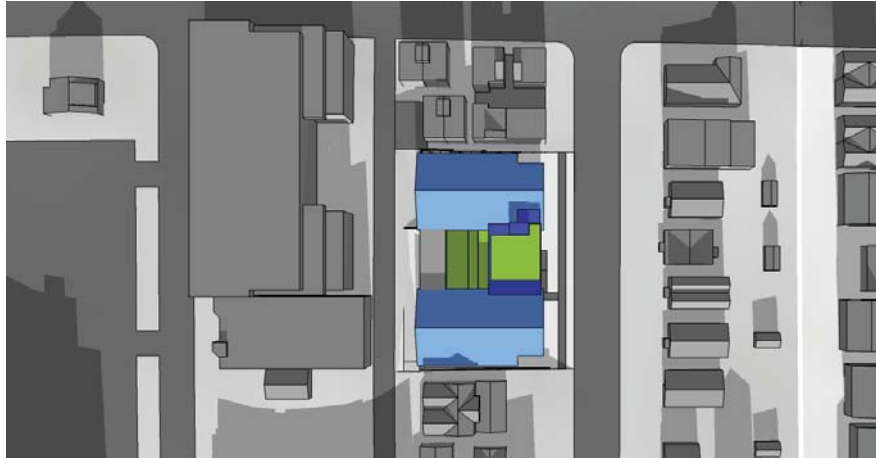
DECEMBER 21, 9AM



MARCH 21, 9AM



JUNE 21, 9AM



DECEMBER 21, NOON



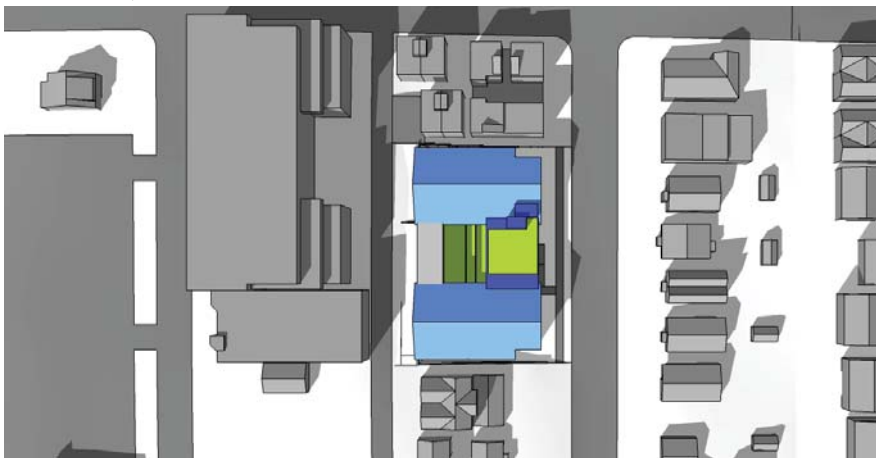
MARCH 21, NOON



JUNE 21, NOON



DECEMBER 21, 3 PM



MARCH 21, 3 PM



JUNE 21, 3 PM

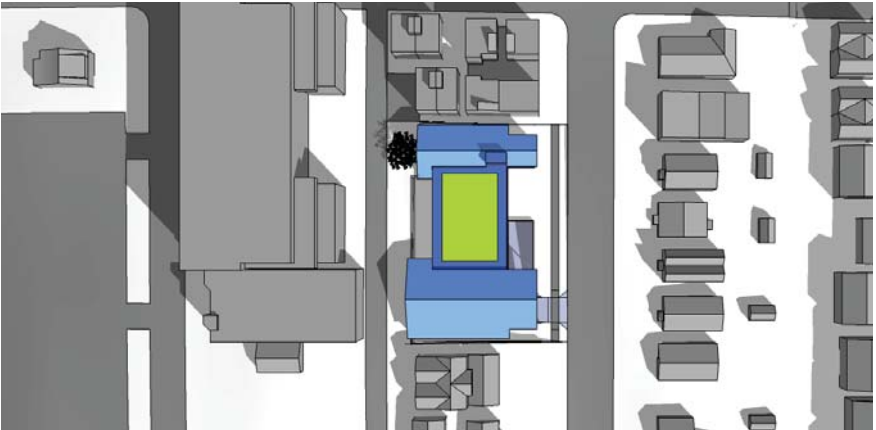


# SHADOW STUDIES

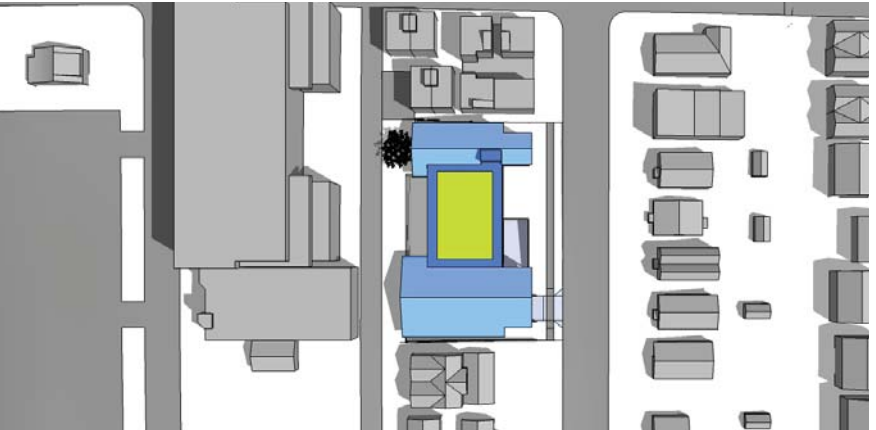
OPTION 2



DECEMBER 21, 9AM



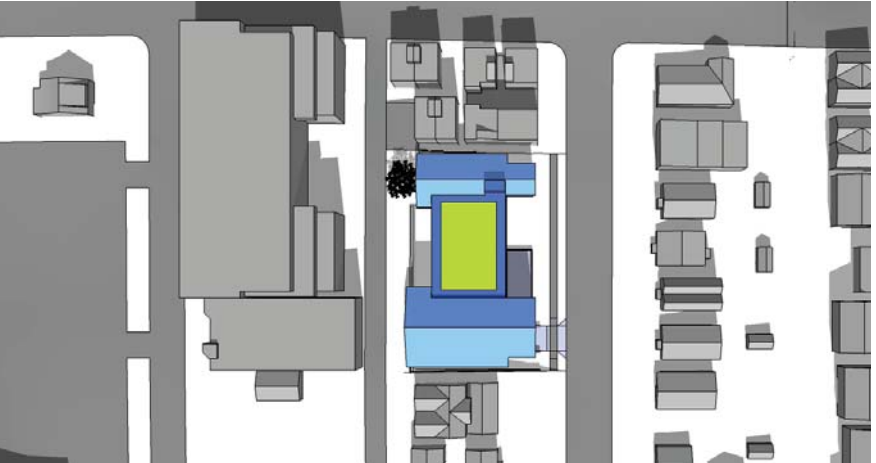
MARCH 21, 9AM



JUNE 21, 9AM



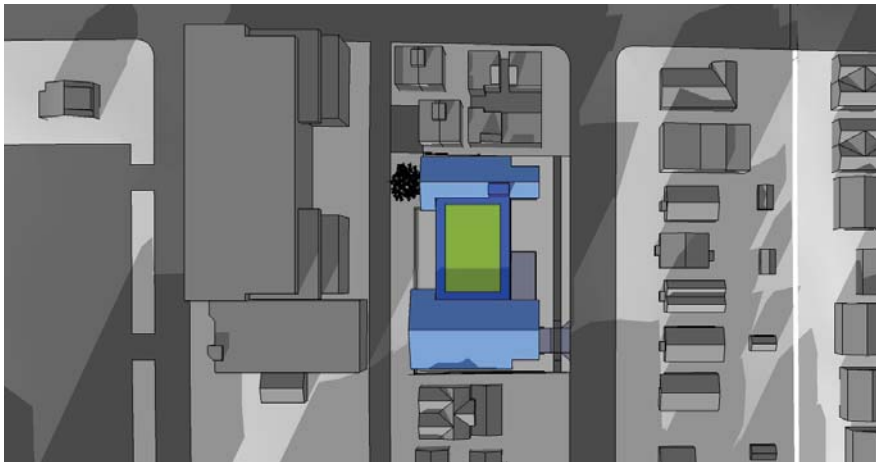
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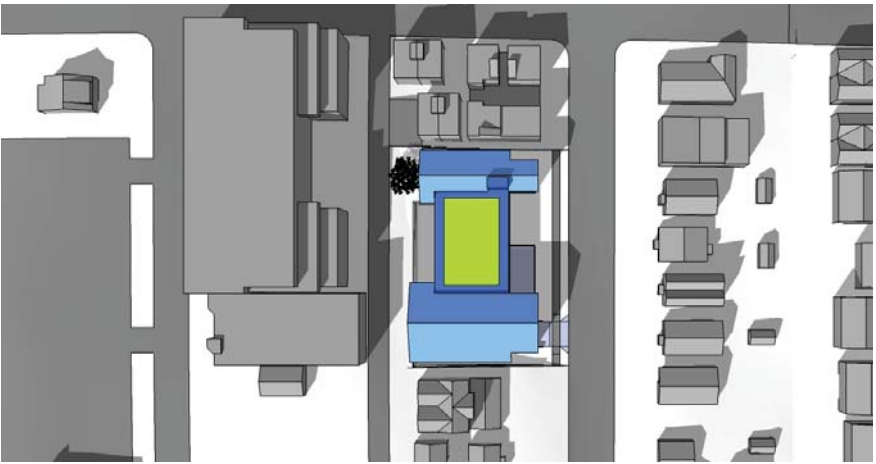
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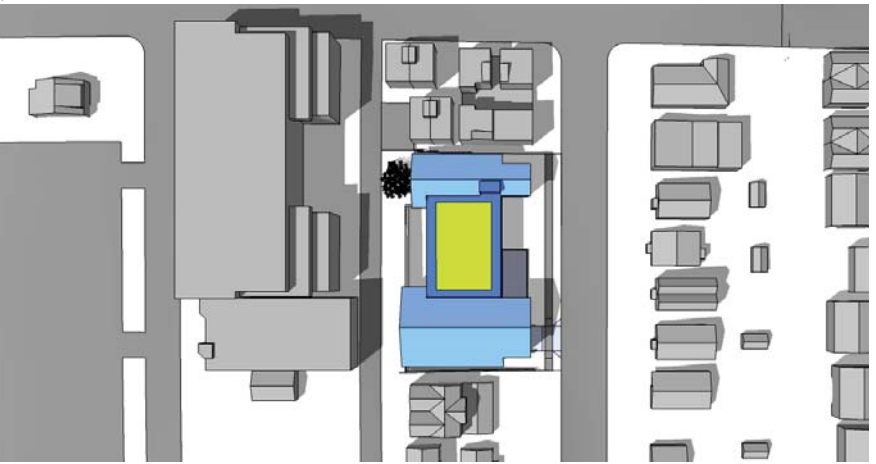
JUNE 21, NOON



DECEMBER 21, 3 PM



MARCH 21, 3 PM

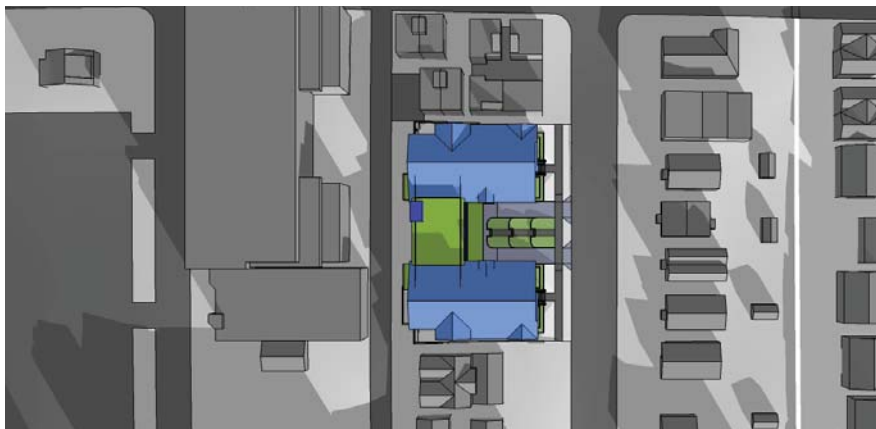


JUNE 21, 3 PM



# SHADOW STUDIES

OPTION 3 (PREFERRED)



DECEMBER 21, 9AM



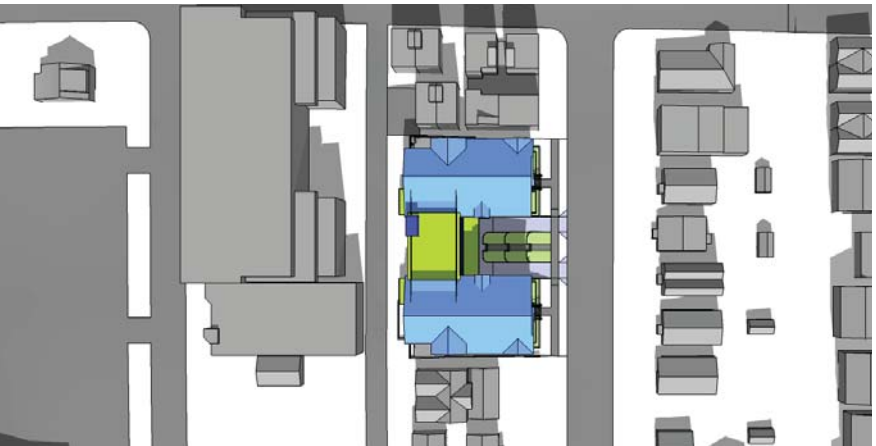
MARCH 21, 9AM



JUNE 21, 9AM



DECEMBER 21, NOON



MARCH 21, NOON



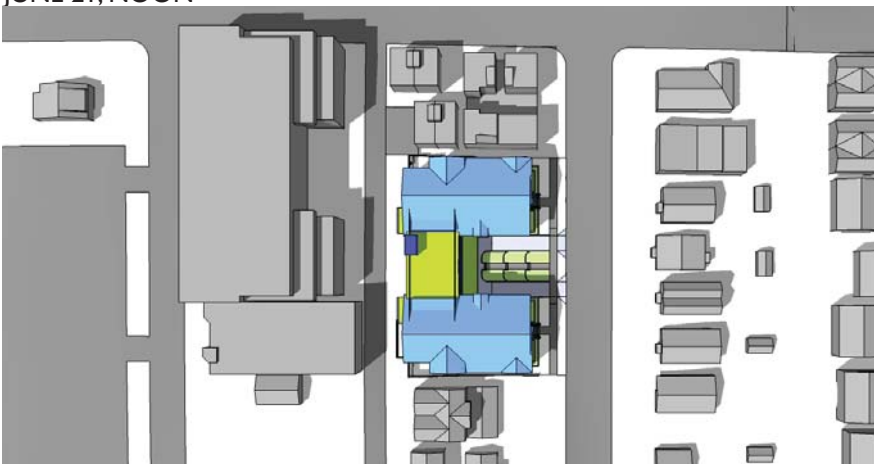
JUNE 21, NOON



DECEMBER 21, 3 PM



MARCH 21, 3 PM



JUNE 21, 3 PM



# PRECEDENT STUDIES

## QUAIL PARK PROJECTS



QUAIL PARK MEMORY CARE - KLAMATH FALLS, OR



OCEANSIDE ASSISTED LIVING - HAULA, HAWAII



QUAIL PARK MEMORY CARE RESIDENCES - (IN CONSTRUCTION, DESIGNED BY LAPE)- KLAMATH FALLS, OR



QUAIL PARK MEMORY CARE - VISALIA, CA



QUAIL PARK - EUGENE, OR



OCEANSIDE ASSISTED LIVING - HAULA, HAWAII

JOHN LAPE ARCHITECTURE



# PRECEDENT STUDIES

## LAPE PROJECTS



COURTYARD VILLAGE. GRESHAM, OREGON.



JOSHUA SPRINGS SENIOR LIVING COMMUNITY. BULLHEAD CITY, ARIZONA.



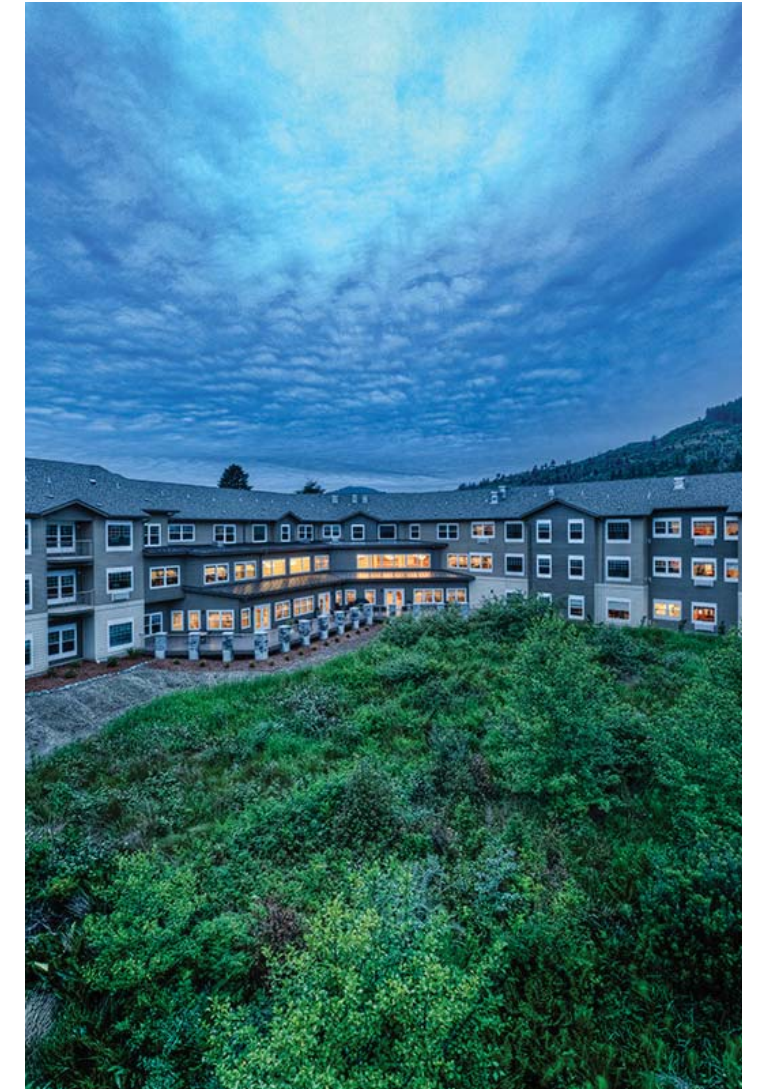
MEADOW LARK ALF. YREKA, CALIFORNIA.



COURTYARD VILLAGE AT RALEIGH HILLS. BEAVERTON, OREGON.



EMERALD POINTE. KEIZER, OREGON.



SEAVIEW SENIOR LIVING. BROOKINGS, OREGON.