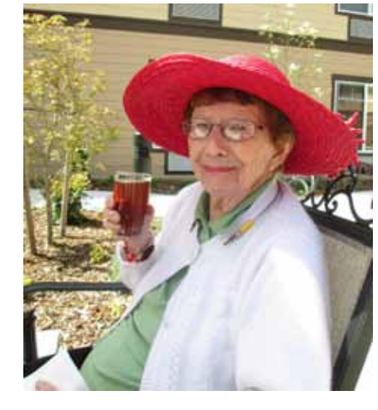
QUAIL PARK MEMORY CARE RESIDENCES

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



DESIGN RECOMMENDATION
DPD# 3016935

AUGUST 6, 2015

JOHN LAPE ARCHITECT
520 SW 6th Avenue, Portland, OR 97204
503.243.2837
www.jl-architecture.com

SITE INFORMATION & PROJECT HISTORY

SITE ANALYSIS

STREET MONTAGES

EDG OUTCOME SUMMARY

EXCEPTIONAL TREE STUDY

SITE INFORMATION

PROJECT DESCRIPTION

TABLE OF CONTENTS

SITE INFORMATION

Project Description	4
Urban Analysis	5
Zoning Code Summary	6
Site Analysis	7
Site Conditions	8-9
Street Montages	10-11

EDG #2

Preferred Design Option from EDG #2	12
EDG #2 Sketches and Board Guidance	13

EXCEPTIONAL TREE INFORMATION

Site Plan / Exceptional Tree Request	14
Exceptional Tree Removal Request	15

CURRENT DESIGN SOLUTION

Building Plan Levels	18-19
Exterior Elevations & Sections	20-21
Detail Sections	22
Exterior Elevations - Privacy Studies	23
Exterior Elevations - Design Elements	24-25
Landscape Plan & Plant List	26
Plant List & Example Images	27
Plant Material Images	28
Lighting Plan	29
Rendered Images	30
Shadow Studies	31

RESPONSE TO BOARD COMMENTS

Response to Board Comments	32-35
Departure Requests	36-37

PRECEDENT STUDIES

Quail Park Projects	38
John Lape Projects	39
Urban Memory Care Projects	40

ADDRESS:	4515, 4519 + 4525 41ST Avenue SW Seattle, WA 98116
DPD PROJECT #:	3016935
TAX PARCEL #:	095200 - 6660, 6680, 6700
OWNER:	Quail Park of West Seattle, LLC
LAND-USE CONSULTANT:	Nicholson Kovalchick Architects
ARCHITECT:	John Lape Architecture

DEVELOPMENT OBJECTIVES

- 45 dementia residential units with a capacity for 63 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 terrace to allow for controlled wandering and outdoor activities
- Administrative spaces, central laundry, and kitchen facilities on separate floor.
- 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 reserved for visitors/staff

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, rockery 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 meets Frequent Transit requirements listed in DR 6-2015
- West of site zoning: NC3-65
- East of site zoning: LR 2

AERIAL PHOTO / SITE LOCATION MAP

NEIGHBORHOOD DEVELOPMENT

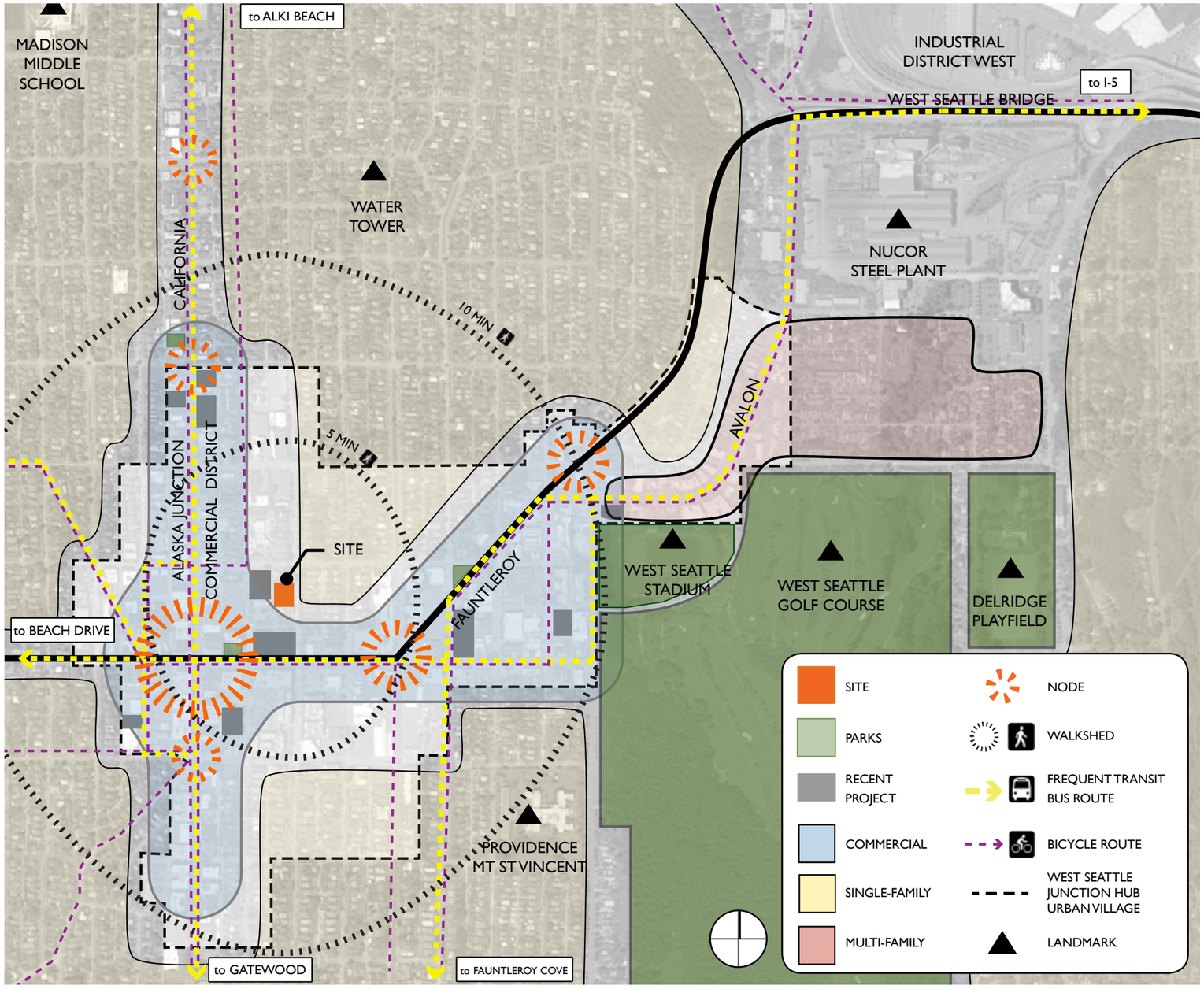
By being located within the West Seattle Junction Hub Urban Village and adjacent to commercial areas along both California Ave SW and SW Alaska Street, the site is very pedestrian friendly. This area is a transition between a low-rise zone with single family and town-homes surrounding it predominately 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.

CURRENT PROJECT PROGRAM

Number of Residential Units:	45 Units
Number of Parking Stalls:	9 Stalls
Total Area Footprint:	14,729 SF
Total Area:	37,987 SF + 9,127 SF 1st Floor outside of FAR area

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.
- 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 mid-rise 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, low-rise 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 2'-0" below average street level.
- Parking access is located at the lowest street elevation to make entry directly off 41st possible
- Difference in grade between street elevation and first floor elevation at parking entrance is 1'-0," reducing presence of ramp outside of building.

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

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/ 4' increase for partially below-grade floor:	44'-0"
- 4' additional allowed for parapets:	48'-0"
Proposed Building Height	43'-1"
- 16' additional allowed for stair & elevator penthouses:	60'-0"
Proposed Height to Top of Penthouses	42'-8"

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)

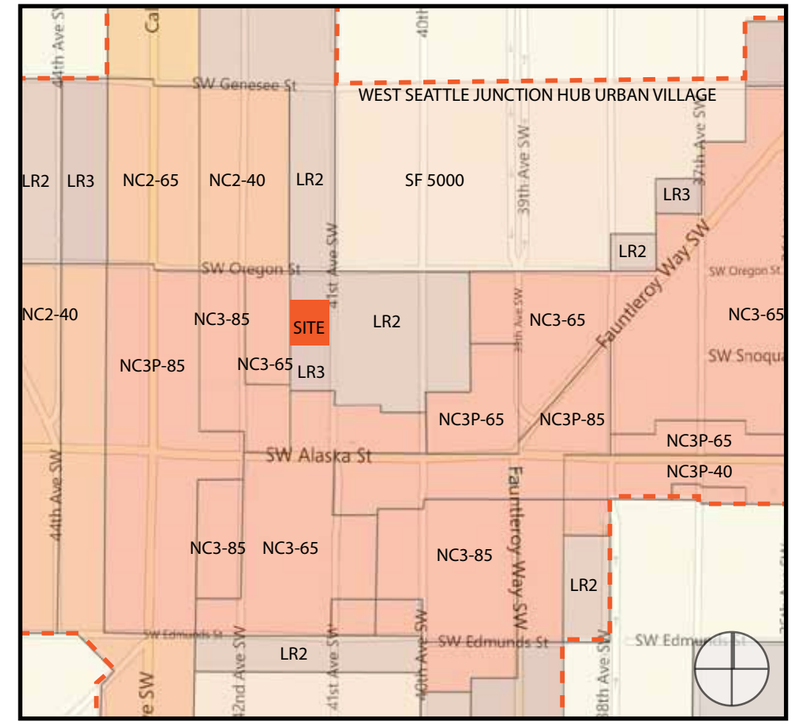
- Green factor score minimum 0.6 required.
- Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH (LR3)

- Structure width may not exceed 150' per Table A
  Proposed Building Width 161'-0" (Departure requested)
- Facade length within 15' of side lot lines may not exceed 65% of the length of the lot line
  Proposed Facade Lengths 65.9% @ South, 67.7% @ North (Departure requested)

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. Note: Frequent transit service to the site has been confirmed per DR 6-2015.
- 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



DPD ZONING MAP

23.54.035 LOADING BERTHS

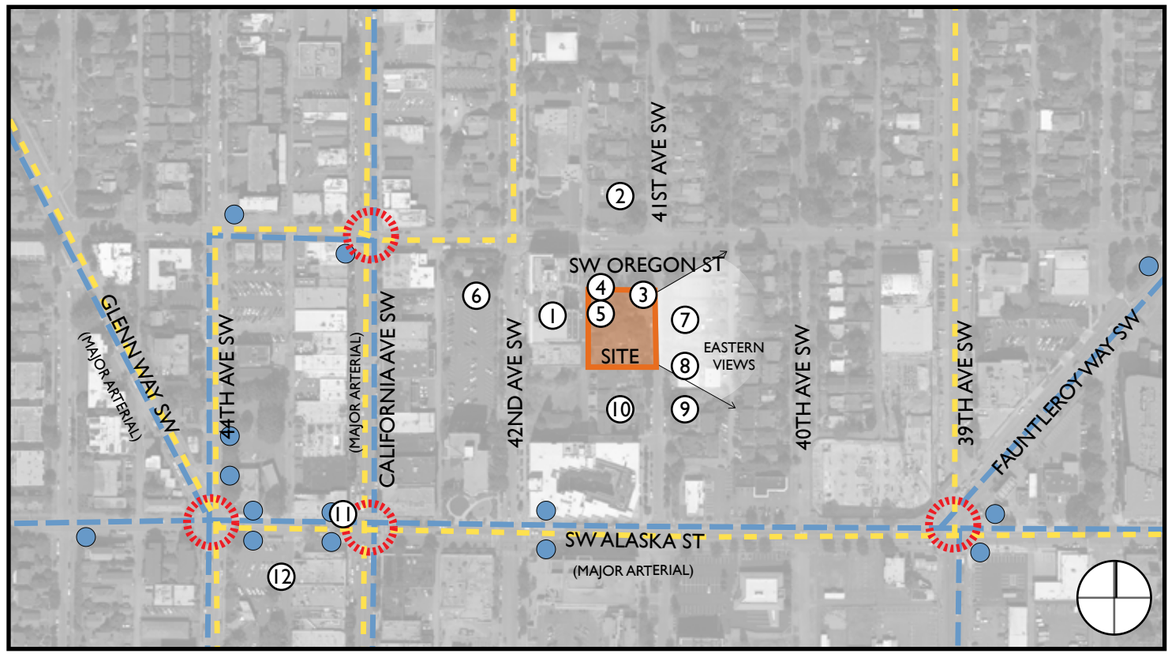
- For 10,000 to 60,000 sf, one loading berth is required for medium demand use. The loading berth shall be 10'x35' with a minimum vertical clearance of 14'.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND 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
- Solid waste and recyclable storage areas and sizes to be coordinated with Seattle Public Utilities.

SITE INFORMATION

SITE ANALYSIS



① OREGON42 APARTMENTS

② TOWNHOMES - 4447 41ST AVE SW

③ 4 ROWHOUSES - 4101 SW OREGON

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

KEY

- PROJECT SITE
- NEIGHBORHOOD GATEWAY
- BUS STOP
- BUS ROUTE
- BIKE ROUTE

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.

SITE INFORMATION

SITE CONDITIONS

STREETS/ALLEY PATHWAYS

The site is located mid-block 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 and brick to modern metal and composite panels.

1 4 ROWHOUSES - 4101 SW OREGON

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

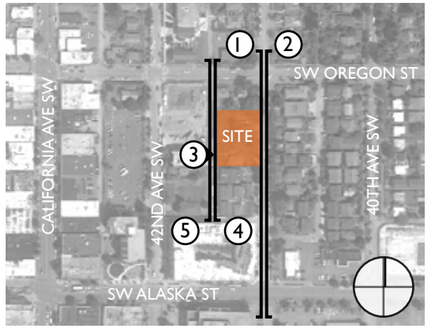
⑬ LOOKING NW ALONG 42ND

⑭ LOOKING NW ALONG 42ND

⑮ LOOKING SOUTH DOWN THE ALLEY FROM SW OREGON ST

SITE INFORMATION

STREET MONTAGE



MONTAGE KEY MAP

PROJECT SITE

SW ALASKA ST

SW OREGON ST

1 LOOKING WEST ALONG 41ST AVENUE SW

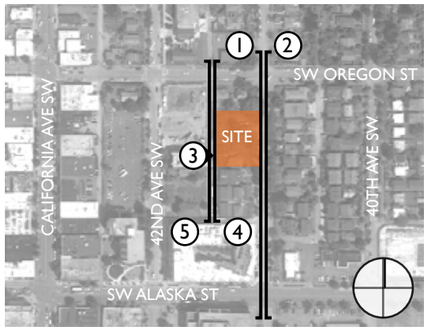
SW OREGON ST

SW ALASKA ST

2 LOOKING EAST ALONG 41ST AVENUE SW

SITE INFORMATION

STREET MONTAGE



MONTAGE KEY MAP

3 LOOKING EAST FROM ALLEY THROUGH SITE

PROJECT SITE

SW OREGON ST

4 LOOKING EAST ALONG THE ALLEY

ALLEY

SW OREGON ST

5 LOOKING WEST ALONG THE ALLEY

PREFERRED DESIGN OPTION FROM EDG #2

ABBREVIATED DESCRIPTION, PLANS AND IMAGES

DISTINGUISHING FEATURES

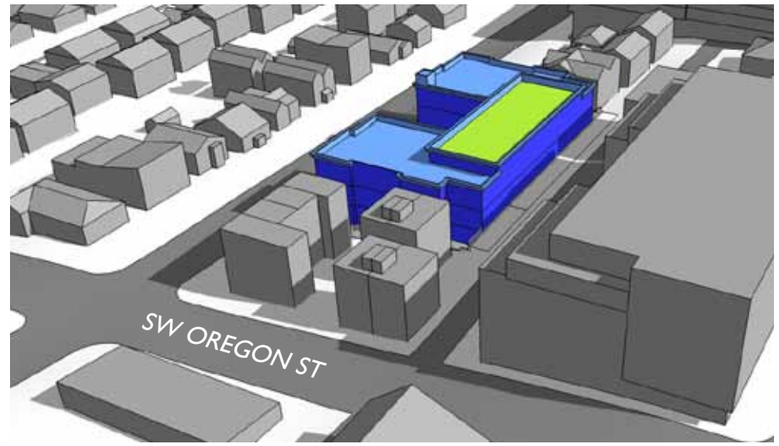
- Parking access directly from 41st Ave and drive aisle concealed in building
- Welcoming plaza and primary entry located adjacent to sidewalk
- Active spaces at grade, bordering streetscape
- Modulation on street facade with ground level pediment
- U-shaped massing on upper floors allows for large, landscaped terrace fronting the street

OBJECTIVES

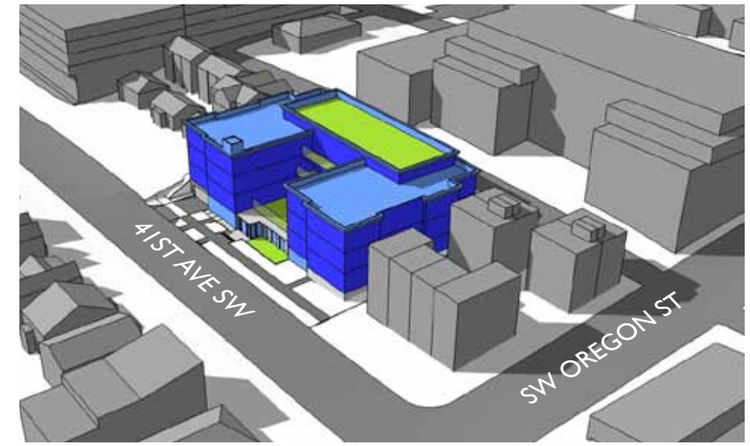
- Improve connectivity of entry to streetscape
- Create inviting and easily identifiable entry
- Activate streetscape with visual connections to activity within building and open space
- Terrace building to work with the site slope

RESPONSE

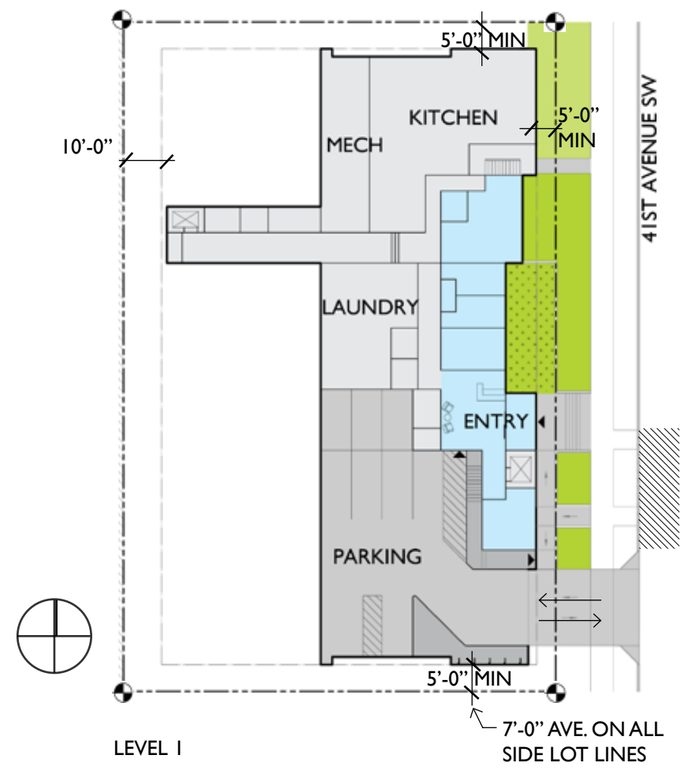
- Building raised up 30," bringing entry closer to street elevation, providing more daylight to NW/SW units, and reducing ramp to only 1' of drop to parking
- Main entry located in close proximity to sidewalk and articulated with a visual cue
- Street-level plaza and outdoor common area 8' above streetscape provide visual connectivity to visitor and resident activity
- Quasi-public spaces brought down and along 41st to activate street
- Ground level shifted to front of site to step the building with the slope; roof forms at top of slope raised and wings lowered to step the roof with the slope.



AERIAL VIEW: LOOKING SOUTHEAST TOWARDS THE SITE



AERIAL VIEW: LOOKING SOUTHWEST TOWARDS THE SITE



LEVEL 1

LEVEL 2

KEY

AMENITY	UNITS
ACCESSIBLE AMENITY	UTILITY/CORE
COMMON AREA	PARKING

PREFERRED DESIGN OPTION FROM EDG #2

CONCEPTUAL DESIGN SKETCHES AND BOARD COMMENTS

CONCEPT SKETCH AS SEEN FROM 41ST AVENUE SW

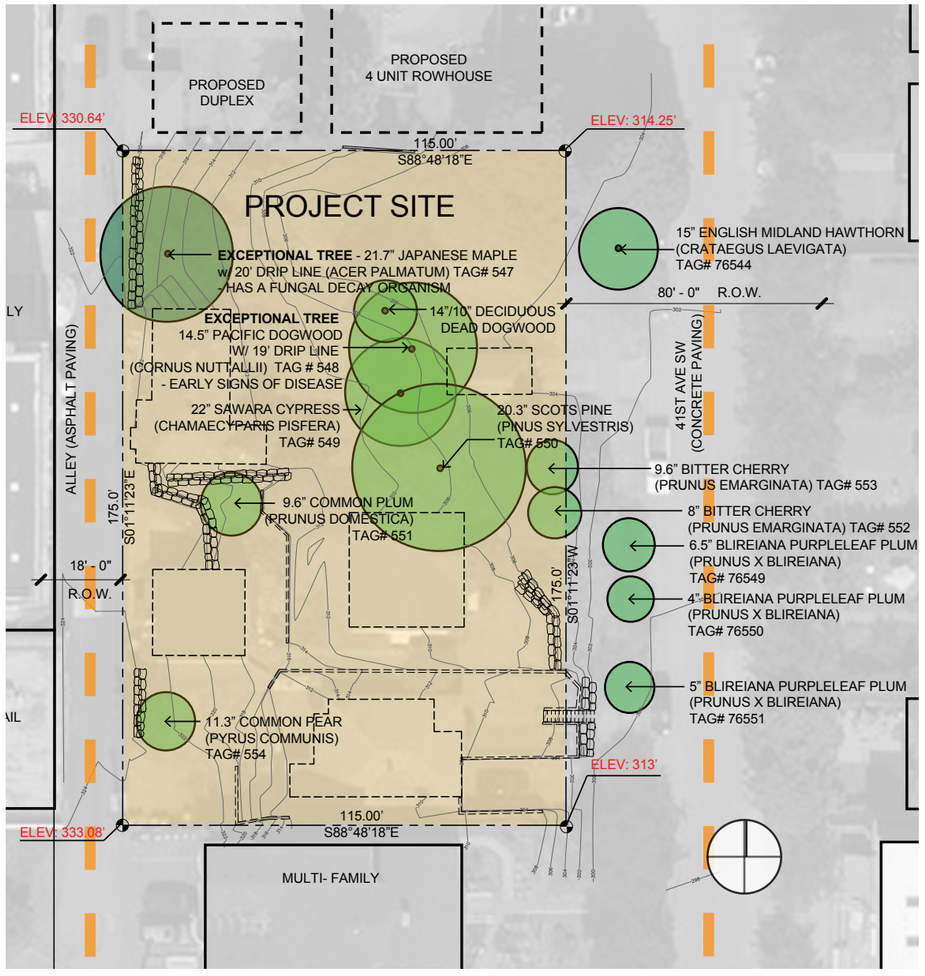
BOARD COMMENTS

- In general, the Board agreed that the new design was a significant improvement over the design that was presented at the first EDG meeting. The board appreciated the historic and contemporary cues; and supported the urban character, the flat roof form, simplified massing, brick detailing that wrapped around all facades including the courtyard, the cornice, the traditional window sizing and alignment, and the general street level presence.
- The Board supported the location of the primary vehicular and pedestrian entry. The revised location created a better relationship to the sidewalk and street. For the next meeting, the board requested that the entry relate well to the sidewalk grade with a maximum of 2 or 3 stair raisers down from the sidewalk to the primary pedestrian entry.
- The Board supported the location of the ground floor uses and entry as well as the raised second story courtyard, transparent glass security wall, and courtyard setback. The Board supported the transparent glass walls and setback between the glass wall and parapet for it will provide good security and was not a prominent visual feature. The Board encouraged security elements to be integrated into the architecture of the building. The Board supported the proposed safe and controlled access points for residents and visitors.
- For the next meeting, the Board requested more information related to weather protect, lighting, signage, wayfinding and other pedestrian scaled street level and entry elements. The board also requested additional detail on the garage and pedestrian entry to better understand the relationship.
- The Board supported the parking location and vehicular access from 41st Ave SW and requested a reduced driveway width and parking garage opening and also asked that the design team explore quality material options for the garage door. The board also supported service access from the alley.
- The Board discussed the importance of natural light in the southwest and northwest corners and requested that the design team maximum daylighting in these corners.
- The Board supported removal of the exceptional Japanese Maple and support the proposed replacement that will be near the entry, related better to the street and provide more public benefit per guidelines PL1.A.2 and DC3.A.
- The Board reiterated the importance of window placement and privacy of adjacent developments. For the next meeting, the Board requested a window placement privacy study for adjacent buildings (including future known buildings) to the south, west and north.
- The Board supported the proposed amenity spaces and conceptual landscape design. The board requested that the design team consider how landscaping and columnar trees may be used along with alley to create an opportunity for connection to nature while providing privacy buffers to the alley and adjacent properties across the alley.
- The Board supported the proposed materiality for the project and requested that a material board be provided at the next meeting. This material board should include additional information related to the garage door as well as the roof materials due to the visibility of the roof from adjacent development.
- City provided street lighting was discussed during EDG #2. The Board supported the applicant efforts in locating a street light along 41st Ave SW and further encouraged the design team to explore a location that would maximize the number of street trees

SKETCH SECTION THROUGH STREET FACING USES AND SECOND LEVEL PRIVATE COURTYARD

TREE INFORMATION

SITE PLAN & EXCEPTIONAL TREE INFORMATION FROM THE PREVIOUS EDG MEETINGS



BASE OF EXCEPTIONAL JAPANESE MAPLE TREE #547 - WHITE ARROW POINTS TO DEAD LEAD.

LOOKING WEST INTO SITE FROM 41ST AVE SW

TREE #547 - EXCEPTIONAL JAPANESE MAPLE

EXISTING TREE INFORMATION

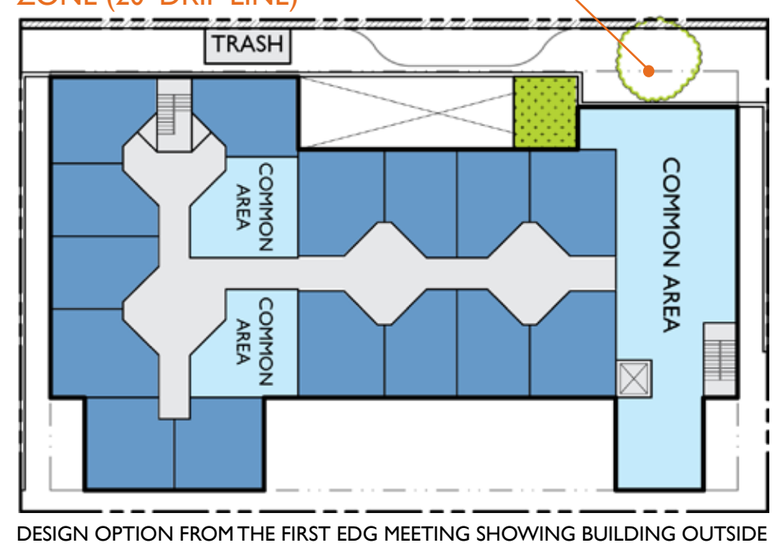
Prior to the first EDG meeting, an Arborist's report was prepared for the existing site trees as well as five trees within the Right-of Way. At that time, two trees on site were identified as Exceptional per Directors Rule 16-2008. These two trees are noted on adjacent site plan as Tree Tag #547 & #548.

Exceptional tree #547 is a multi-stemmed Japanese Maple and is located at the northwest corner of the site. This tree is in fair condition except large dead parts are visible along with the presence of a fungal decay organism, and the tree is also overwhelmed by invasives.

Exceptional tree #548 is a Pacific Dogwood and is located in the center of the site. This tree is a native species susceptible to Dogwood anthracnose. Adjacent to tree #548 is a dead Pacific Dogwood. Early signs of the anthracnose is visible on tree #548; primarily foliar necrosis; a decaying of the leaves. The City arborist, Seth Amrhein visited the site and noted that the Japanese Maple remains viable whereas Tree #548 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 existing street trees was appropriate and should be replaced with street trees meeting city standard.

TREE #547: 10' CRITICAL ROOT ZONE (20' DRIP LINE)



DESIGN OPTION FROM THE FIRST EDG MEETING SHOWING BUILDING OUTSIDE OF THE CRITICAL ROOT ZONE FOR TREE #547. DESIGN OPTION DID NOT ADDRESS THE 20' DRIP LINE AND THE ALLOWABLE DRIP LINE ENCROACHMENT.

TREE INFORMATION

DESIGN IMPACTS OF EXCEPTIONAL TREE RETENTION & REQUEST FOR EXCEPTIONAL TREE REMOVAL RECOMMENDATION

EXCEPTIONAL TREES - CITY REQUIREMENTS

During the EDG process, the design and development team presented an option where Exceptional Tree #547 would remain although the preferred design option requested removal of this tree in order to develop a better design and to better meet the citywide and neighborhood specific Design Guidelines. Due to the location and health of the tree, the Board supported the removal of Tree #547 as long as the tree would be replaced in kind.

The design and development team did not present an option that preserved Exceptional Tree #548. This tree is located in the middle of the site and due to it's declining health and location, the team felt that the request for removal of this tree would be better discussed verbally without a design option. During EDG #1, the Board supported removal of Tree #548.

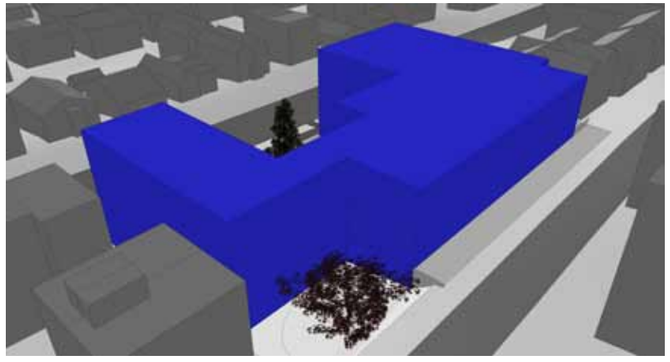
During the Master-Use Permit review of the project, DPD commented that exceptional trees cannot be removed without first showing that a project cannot attain development capacity, that a project cannot attain development capacity if departures are granted by the Board, or, if in an LR Zone, an additional floor is granted by the Board in order to attain the development capacity. The new provided design option illustrates the impact to the development if both exceptional trees are to remain and further illustrates the negative impact of retaining these trees, especially Tree #548.

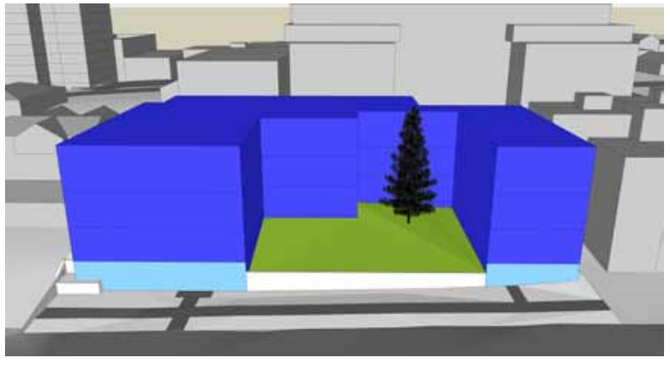
EXCEPTIONAL TREES - DESIGN IMPACTS

The design study to the right on this page illustrates the design impact to the project if both exceptional trees remain on site. Diagrammatically, the drawing shows non-encroachment into both trees drip line. Note that the Seattle Land-Use Code allows limited encroachment into the drip line, but for clarity and simplicity, we have opted to stay out of the drip line in this diagram.

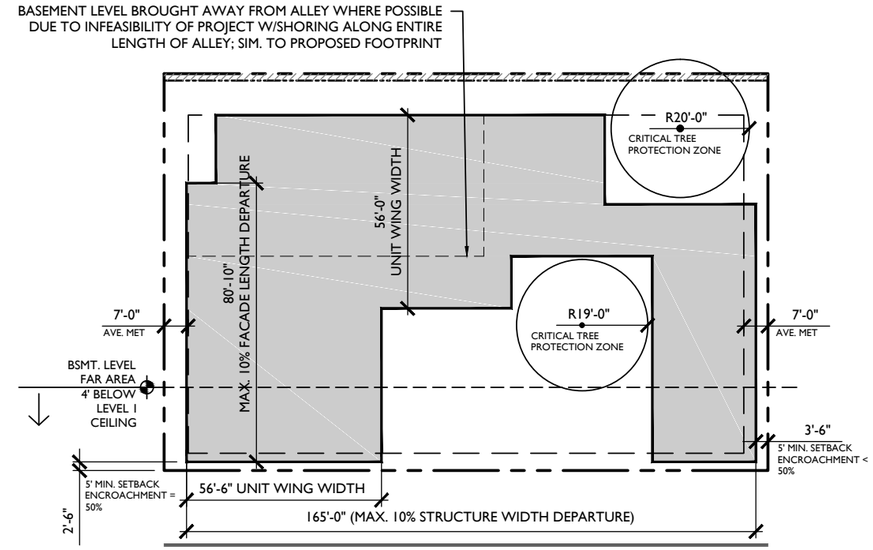
Since EDG #1, the location of the Japanese Maple, Tree #547 has been refined. The 20' drip line radius of this tree greatly impacts the design further than previously discussed. This tree is being impacted by current development in the neighborhood. Development of the Oregon 42 project has reduced the amount of natural sun light to the tree, improvement of the alley has impacted it's root zone, the tree is in a depressed hole, and the development of this project will further impact the tree's health.

As shown in the illustration, the retention of Tree #548 greatly impacts the design. The development capacity of the site be negatively impacted; the project would be reduce by 6 units, 12 beds, and all the parking would be replaced with residential uses. Nearly all the design attributes discussed with the Board during EDG #2 would be lost to a tree that the city arborist agreed was very ill and dying; we would lose the simple unifying massing and the relationship of active spaces along the sidewalk and street facade that was highly supported by the Board during EDG #2. The development team did not study the addition of a story to the design since the provision only applies to projects with pitched roof forms which was not supported during EDG #1. The result of retaining Tree #548 is a reduced development capacity, negative adherence to the Design Guidelines, and the focal point of the entire project and street facing facade would be a dying diseased tree.





MASSING IMPACT IF BOTH EXCEPTIONAL TREES REMAIN



BUILDING INFORMATION COMPARISON

PROPOSED		ALTERNATE	
TOTAL BUILDING AREA:	46,337 SF	TOTAL BUILDING AREA:	41,326 SF
AREA COUNTED IN FAR:	37,987 SF	AREA COUNTED IN FAR:	35,378 SF
FAR:	37,987 / 20,125 = 1.89	FAR:	35,378 / 20,125 = 1.76
MAX. PERMITTED FAR:	2	MAX. PERMITTED FAR:	2
# OF FLOORS:	4	# OF FLOORS:	4*
# OF UNITS:	45	# OF UNITS:	39
# OF BEDS:	63	# OF BEDS:	51
# OF PARKING STALLS:	9	# OF PARKING STALLS:	0

*AN INCREASE IN THE PERMITTED HEIGHT AS ALLOWED UNDER SUBSECTION 25.11.070.A.3 DOES NOT APPLY TO THIS PROJECT SINCE PITCHED ROOF NOT SUPPORTED BY DESIGN REVIEW BOARD

EXCEPTIONAL TREES - REMOVAL BETTER RESPONDS TO THE DESIGN GUIDELINES

At both EDG meetings, the board supported the removal of the two exceptional trees because the proposed development will better meet both the Seattle Citywide Design Guidelines and the West Seattle Junction Neighborhood Design Guidelines if the trees are removed. The proposed development will provide coherent massing and articulation along 41st Avenue SW with better connectivity to the public sidewalk as encouraged in guidelines CS2-B2, CS2-C2, CS2-1(WSJNDG), DC2-A2, and DC2-B1. Open space and replacement trees will be provided along 41st Avenue SW as encourage in PL1-A1 and PL1-A2. This open space will provide a secure and private transition as encourage by guideline PL3-A1c & PL3-B1.

BOARD RECOMMENDATION IS REQUESTED FOR REMOVAL OF EXCEPTIONAL TREE #547 AND #548.

PROPOSED DESIGN

PLANS & ELEVATIONS

LANDSCAPE DESIGN

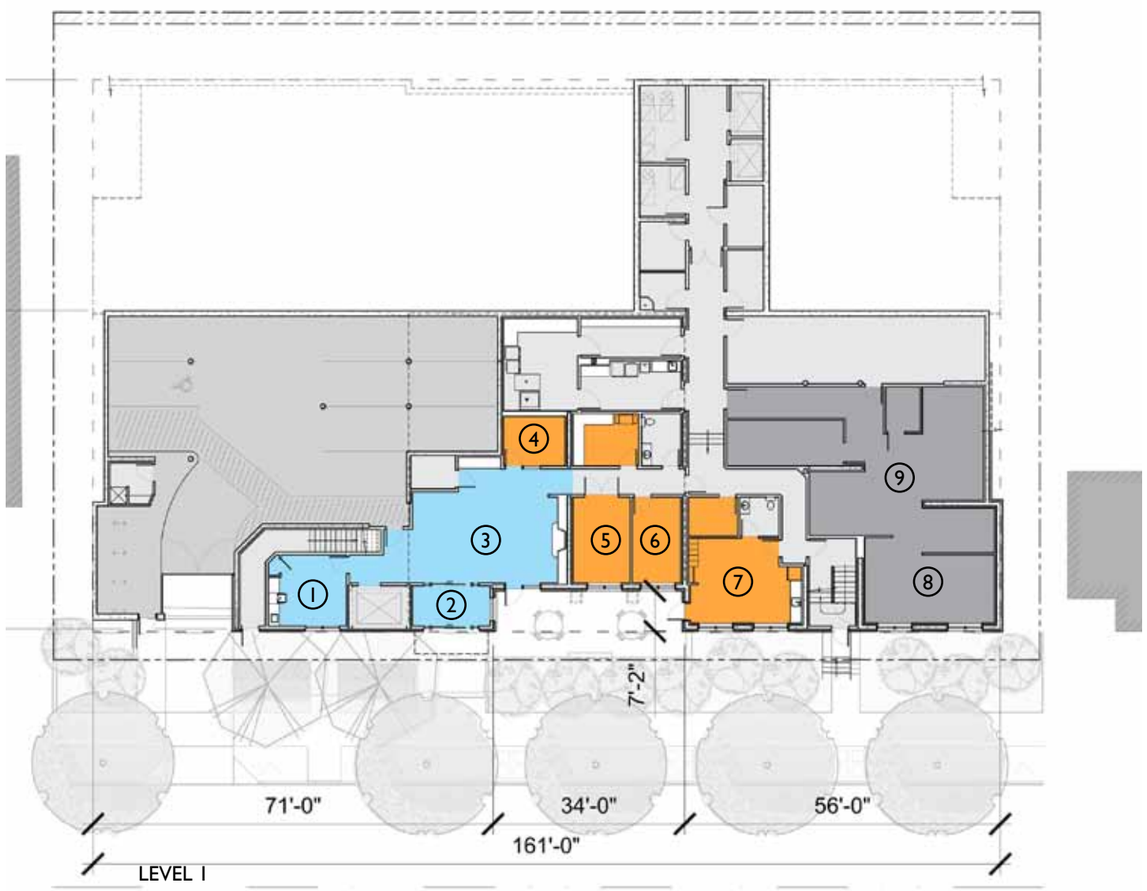
DESIGN GUIDELINES SUMMARY

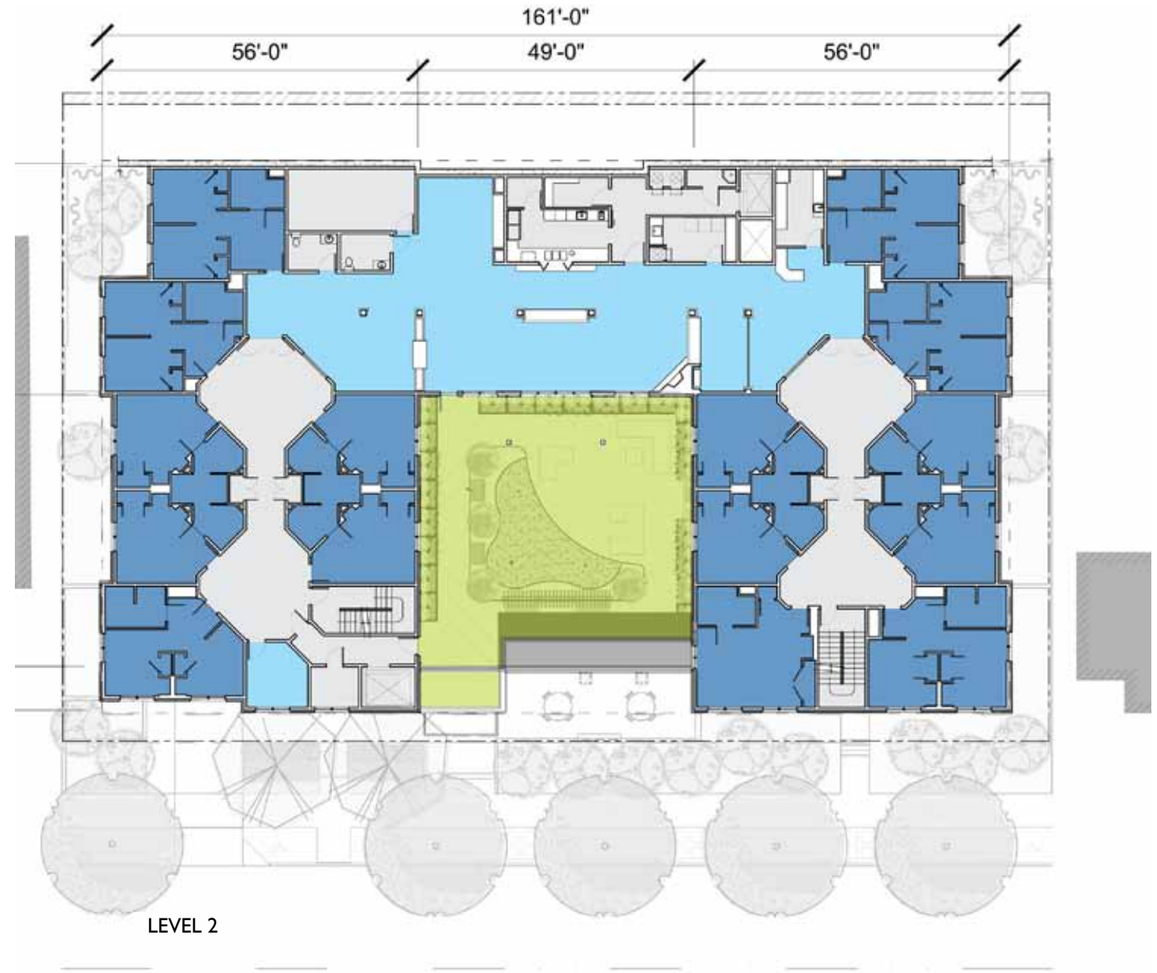
DEPARTURES

PRECEDENTS

BUILDING PLAN LEVELS

LEVELS 1 & 2





LEVEL 1 STREET-LEVEL USES

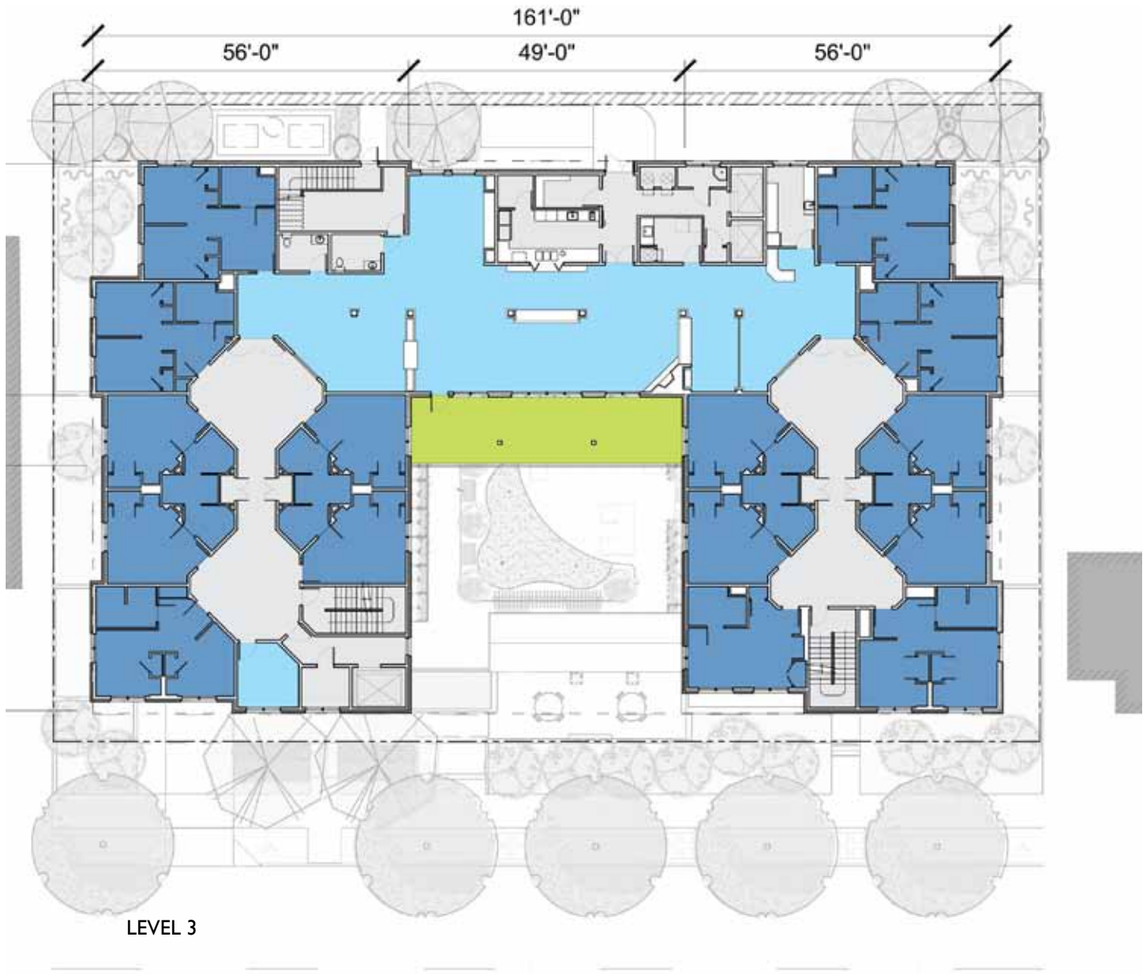
1. SALON
2. VESTIBULE
3. ENTRY LOBBY
4. MARKETING OFFICE
5. CONFERENCE ROOM
6. ADMINISTRATIVE OFFICE
7. STAFF BREAK ROOM
8. BAKERY
9. COMMERCIAL KITCHEN

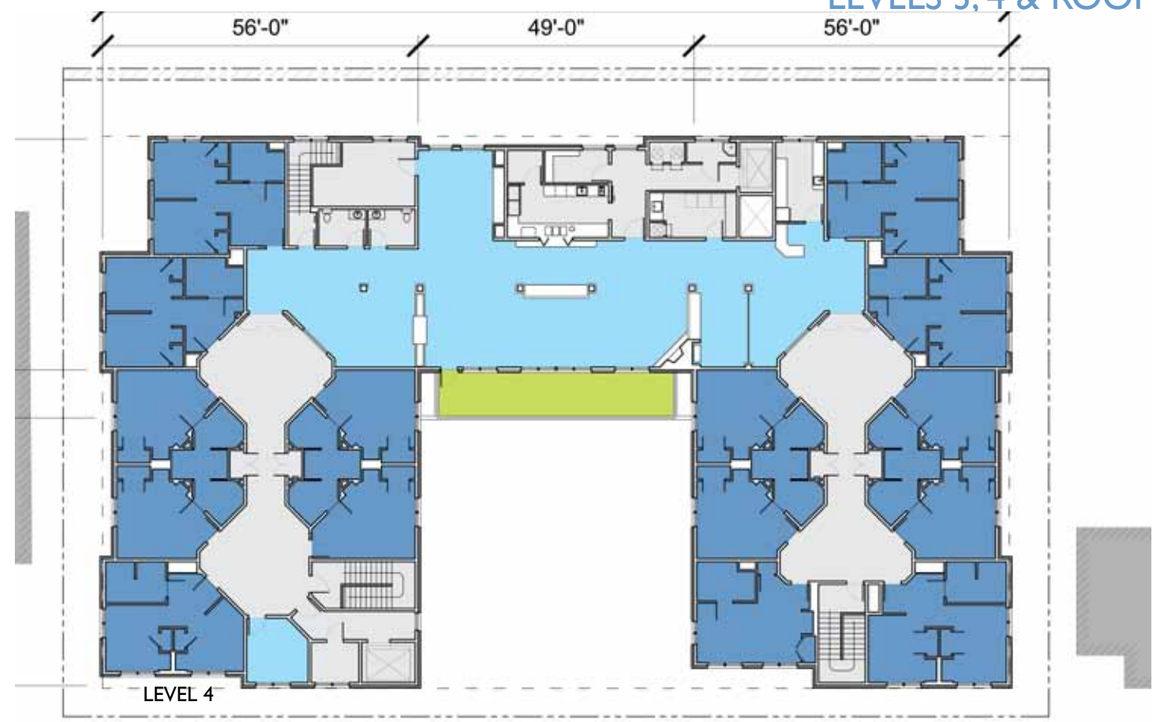
PLANS KEY

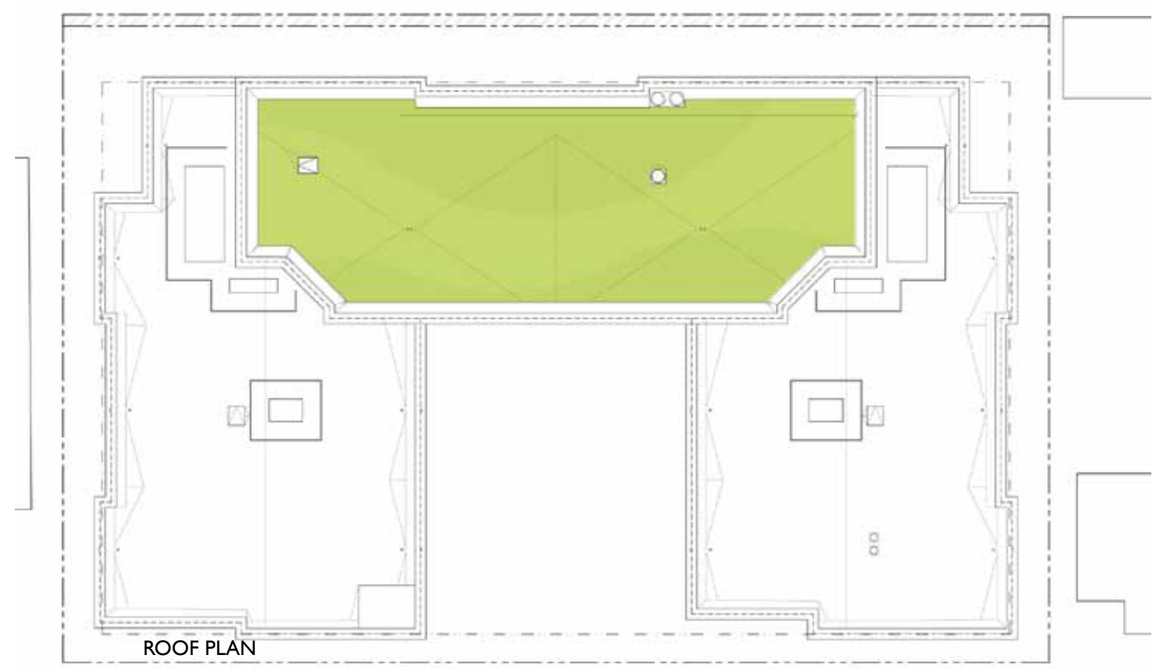
- OFFICE / OPERATIONS
- COMMON AREA
- UNITS
- OUTDOOR AMENITY
- GREEN ROOF
- UTILITY / CORE
- PARKING
- KITCHEN

BUILDING PLAN LEVELS

LEVELS 3, 4 & ROOF







PLANS KEY

- OFFICE / OPERATIONS
- COMMON AREA
- UNITS
- OUTDOOR AMENITY
- GREEN ROOF
- UTILITY / CORE
- PARKING
- KITCHEN

EXTERIOR ELEVATIONS

EAST & WEST EXTERIOR ELEVATIONS

EAST ELEVATION FACING 41ST AVE SW

WEST ELEVATION FACING THE ALLEY

EXTERIOR ELEVATION CHARACTER AND MATERIALITY

The exterior elevations of the project are a result of the urban analysis and dialog provided during the two Early Design Guidance meetings. The project's primary exterior character is attributed to the simple massing of the building that is created by the large upper level courtyard that faces 41st Ave SW. This courtyard gesture erodes the volume of the tallest and most dominant facade; the remaining facades tend to follow suit to the sculptural dominance of the main facade.

Brick: The entire structure is to be clad in brick including the courtyard, side elevations, and alley elevation. The brick material is a very high quality and textured material which helps establish a historical reference on a contemporary structure. The brick detail is held to a limited amount in order to keep the building in a more contemporary realm and related to the newer structures being built at the West Seattle Junction. Detailing is limited to soldier coursing at window headers and beneath the belly band trim and upper parapet cornice. The brick material is a common brick size typically found in older structures and is a standard manufacturer mottled color palette whereas the individual bricks are a slight different color which will give the facades a nice visual quality and will further break down the general mass of the building.

The design includes a prominent belly band above the second floor which breaks down the verticality of the structure by providing a nice break between the lower levels and the upper floors. This belly band is to be made of prefinished metal in the traditional shape shown on the elevations and continues around the building onto the north and south elevations with an interesting break in the band until the band terminates at the alley. The belly band is duplicated at the upper parapet cornice to provide a consistent design element and to help terminate the parapet in a traditional historic manner. Note that the upper cornice follows the parapet height which varies between the projecting building wings and the body of the building which provides added massing and building interest.

The building windows and doors are traditional in alignment and size. Larger windows occur where the more publicly active uses occur along 41st Ave SW and where the private common spaces occur on each level at the back of the upper level courtyard. The remaining windows are typically private sleep room windows or other miscellaneous utility spaces and tend to be smaller is size and relate specifically to the associated use.

These three main elements make up the majority of the building character; brick, trim elements, and windows. The simplicity of the structure is created by limiting the use of exterior finishes to these materials. Other minor elements are also used in the design such as the upper level glass railings, an entry canopy, private decks and associated weather protection, and accent lighting; but these accent elements do not detract from the overall strength of the three main components and massing gesture.

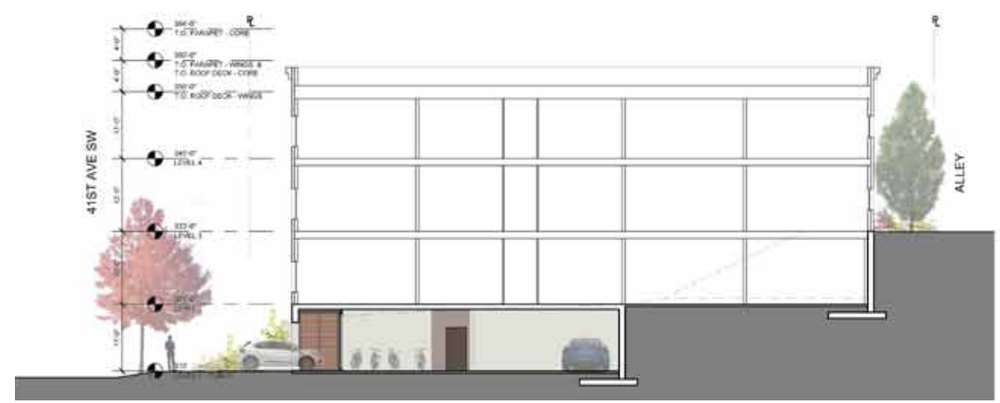
EXTERIOR ELEVATIONS

SOUTH & NORTH EXTERIOR ELEVATIONS & BUILDING SECTIONS

SOUTH ELEVATION

TERRACE SECTION

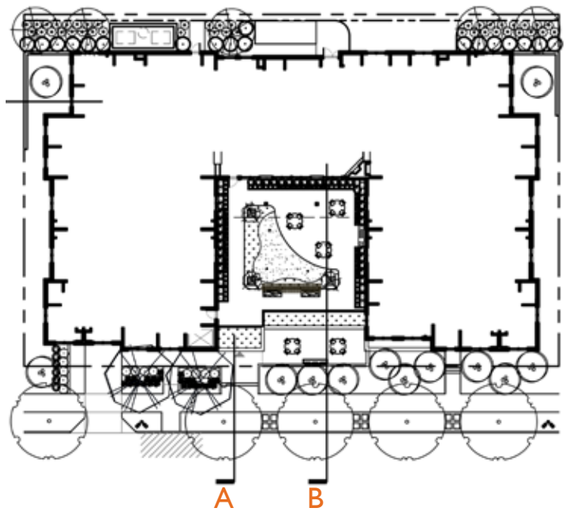
NORTH ELEVATION



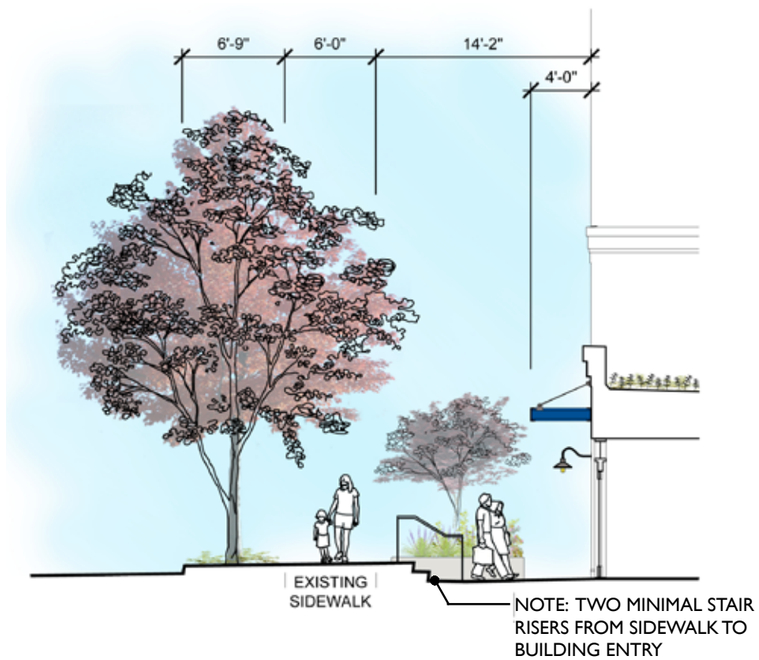
GARAGE SECTION

EXTERIOR ELEVATIONS

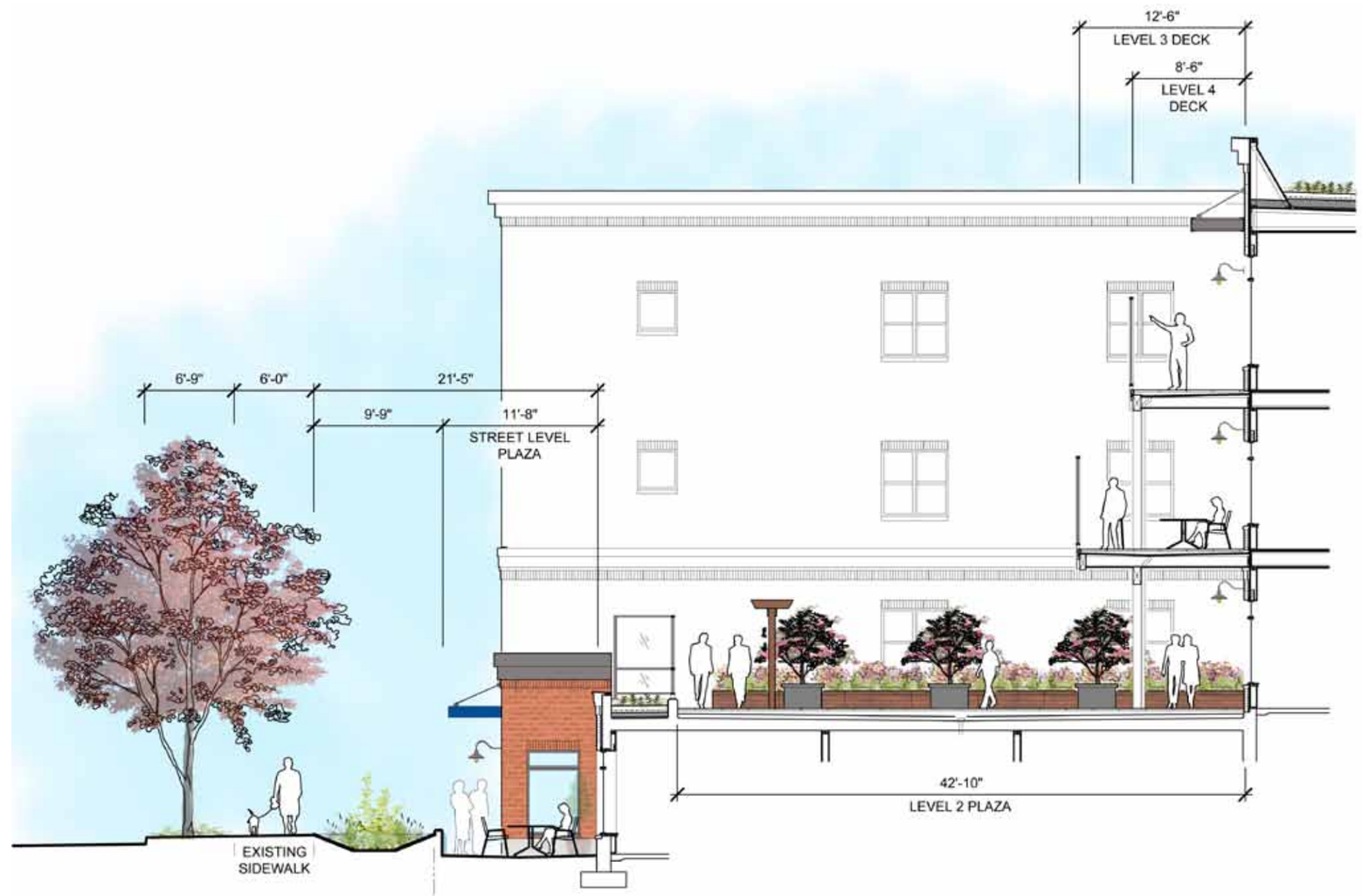
DETAIL SECTIONS AT PRIMARY ENTRY AND COURTYARD



SECTIONS KEY PLAN



SECTION A - SECTION AT PRIMARY PEDESTRIAN ENTRY

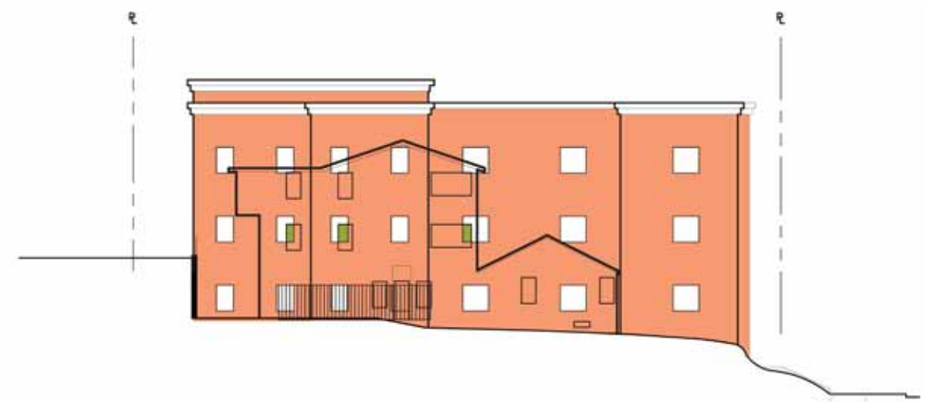


SECTION B - SECTION THROUGH LOWER LEVEL PLAZA AND UPPER LEVEL COURTYARD

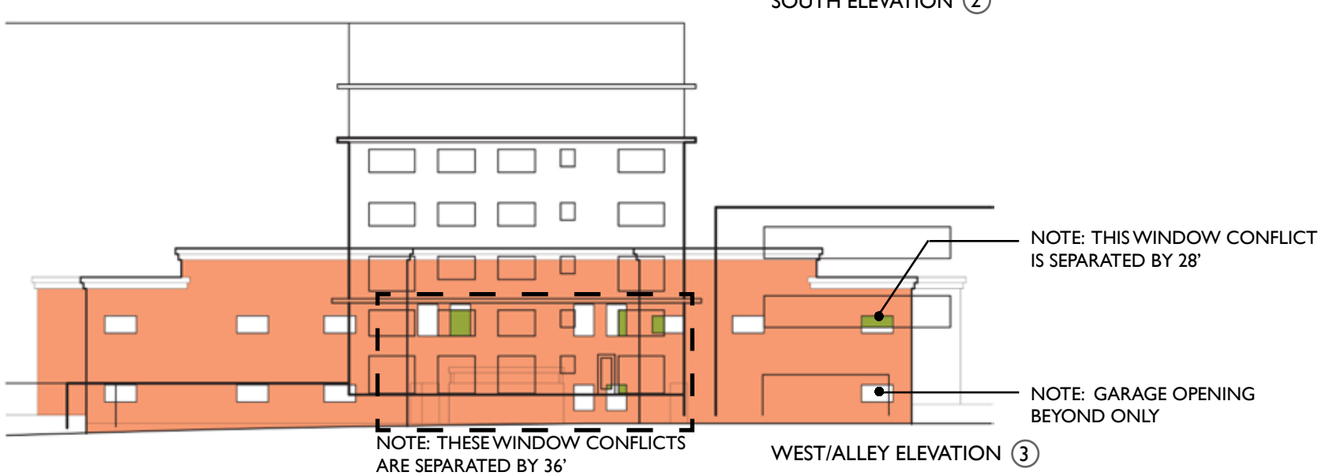
EXTERIOR ELEVATIONS

WINDOW PRIVACY STUDIES

NORTH ELEVATION (1)



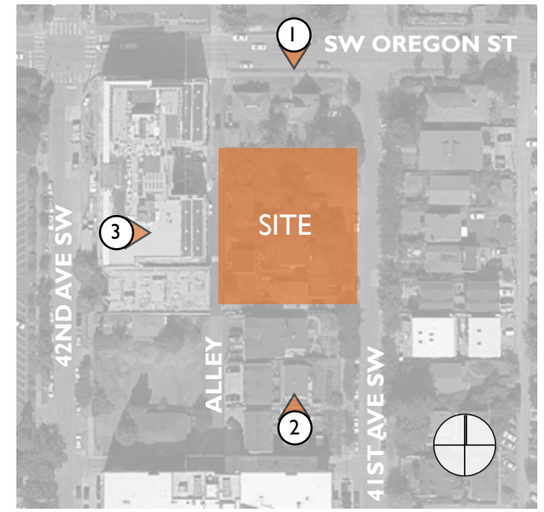
SOUTH ELEVATION (2)



WEST/ALLEY ELEVATION (3)

LEGEND

- PROPOSED BUILDING
- WINDOW OVERLAP & POTENTIAL PRIVACY CONFLICT



KEY PLAN

PRIVACY STUDY

The image on this page illustrate the north, west, and south elevations of the proposed project. Each of these elevations include windows into private space that face adjacent properties which also have windows. Each elevation has been superimposed with the outline of the existing building beyond and also shows the approximate location of the windows in the adjacent structures.

The north elevation faces two newly constructed residential projects, the south elevation faces existing town homes, and the west elevation faces the Oregon 42 project and the medical dental building.

In each elevation study, the overlap of direct facing windows is indicated in green. As illustrated the amount of overlap is very limited. The design team has studied options for relocation of windows in the proposed project and found that alignment of windows in the new project is crucial to the simplicity of the design, that there is limited movement in the new design since the sleeping rooms are limited in width, and the current proposed locations appear to minimize the alignments. Note that the proposed project will also include internal window coverings that will help provide privacy separation between the abutting properties.

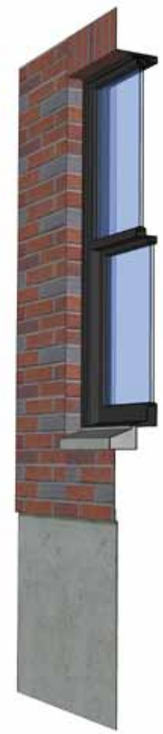
EXTERIOR ELEVATIONS

DETAIL ELEMENTS AND MATERIALS

MATERIAL MOCK UP AT BRICK, VINYL WINDOW, AND PRECAST CONCRETE SILL

EXAMPLE IMAGES OF BLACK VINYL WINDOWS

FULL BRICK WRAP AT OUTSIDE CORNERS



BRICK RETURN AT RECESSED WINDOWS

BRICK

BRICK SELECTION:
MUTUAL MATERIALS

COMMON 7-1/2" X 2-1/2" X 3-1/2" BRICK

COLOR:

AUTUMN BLEND

MISSION TEXTURE

GLASS RAILING WITH VERTICAL BLACK METAL SUPPORTS (TOP RAIL NOT PROPOSED)

EXAMPLE OF GLASS RAILING WITHOUT TOP RAIL

METAL TRIM / SIDING

METAL TRIM & SIDING:
LOCATIONS:
UPPER PARAPET CORNICE,
LEVEL 2 HORIZONTAL TRIM BAND
ROOF TOP MECHANICAL ENCLOSURES

AEP SPAN:
FLAT METAL AT TRIM, CORRUGATED AT MECHANICAL ENCLOSURES

COLOR:
COOL ZACTIQUE II (DARK GREY)

SMOOTH CONCRETE

EXPOSED CONCRETE:
CAST IN PLACE AND PRECAST CONCRETE WORK, SMOOTH (FAIR) FINISH

COLOR: GREY

EXTERIOR ELEVATIONS

DETAIL ELEMENTS & MATERIALS

GREEN ROOF AT UPPER MOST ROOF AND TERRACE

WATERPROOF ROOF FINISH - WHITE

COVERED ENTRY CANOPY - PAINTED

PAINTED ENTRY CANOPY
COLOR: BENJAMIN MOORE - EVENING BLUE

DETAIL SKETCH AT BUILDING ENTRY
SHOWING LIMITED SIGNAGE

BUILDING ADDRESS

PARKING ENTRY - LETTERS ONLY, METAL

MAIN FRONT ENTRANCE SIGN
OPERATOR'S BRANDED LOGO

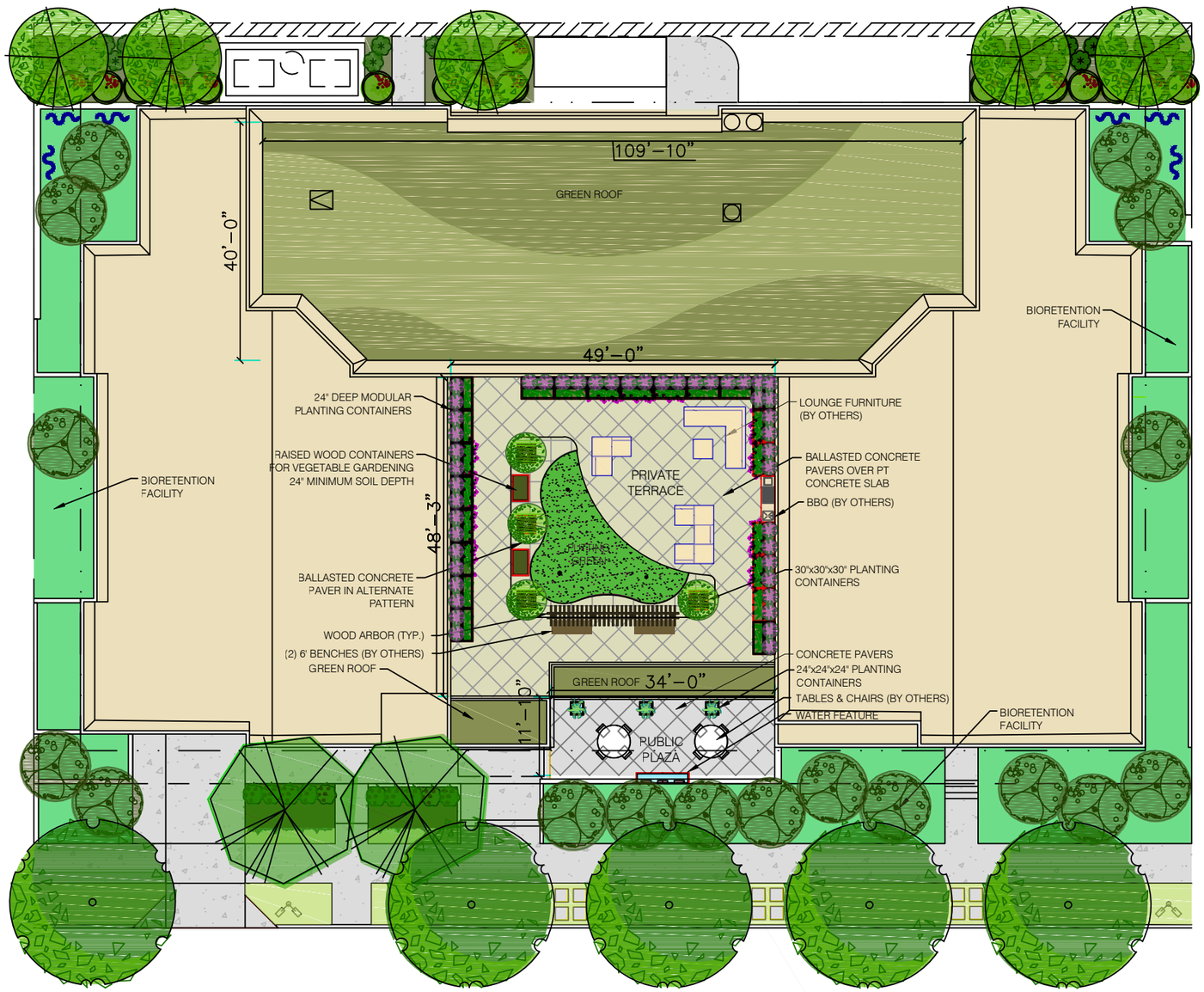
TRASH ENCLOSURE

GARAGE DOOR:
HORIZONTAL WOOD SLATS (IPE) OVER
CLEAR FINISHED ALUMINUM FRAME

LANDSCAPE DESIGN

LANDSCAPE PLAN & MATERIAL LIST

OTTEN LANDSCAPE ARCHITECTS Inc.
3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393
Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com



COMBINATION LANDSCAPE PLAN SHOWING AT GRADE LANDSCAPING, LEVEL 2 COURTYARD & ROOF

PLANT SYMBOLS & PLANT LIST

PLANT LEGEND: LEVEL 1

SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
TREES				
	2	ACER PALMATUM (SPECIMEN) Japanese Maple (In Variety)	3" cal.	As Shown Branches pruned up to 82" minimum
	5	QUERCUS RUBRA Red Oak	2.5" cal.	30' o.c.
	5	CARPINUS BETULAS 'FASTIGIATA' Columnar European Hornbeam	2" cal.	18' o.c.
SHRUBS				
	18	ARBUTUS UNEDO 'COMPACTA' Dwarf Strawberry Tree	5 gal.	5' o.c.
	3	CHAMAECYPARIS OBT. 'NANA' Dwarf Hinoki Cypress	2 gal.	As Shown
	41	SPIRAEA BUM. 'MAGIC CARPET' Magic Carpet Spirea	2 gal.	3' o.c.
	10	VIBURNUM DAVIDII David Viburnum	2 gal.	3' o.c.
GROUNDCOVER				
	92	EUONYMUS FORT. 'COLORATA' Colorata Wintercreeper	1 gal.	3' o.c.
	34	LIRIOPE MUSCARI 'VARIEGATA' Variegated Lilyturf	1 gal.	2' o.c.
VINES				
	6	PARTHENOCISSUS TRICUSPIDATA Boston Ivy	2–3' ht.	As Shown

LANDSCAPE DESIGN

MATERIAL LIST & EXAMPLE IMAGES

PLANT SYMBOLS & PLANT LIST CONTINUED

PLANT LEGEND: TERRACE & ROOF

SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
SHRUBS				
	4	CAMELLIA SASANQUA 'YULETIDE' Yuletide Camellia	10 gal.	As Shown
	46	NANDINA DOM. 'GULF STREAM' Gulf Stream Nandina	2 gal.	3' o.c.
GROUNDCOVER & PERENNIALS				
	30	PHORMIUM 'JACK SPRATT' Jack Spratt New Zealand Flax	1 gal.	18" o.c.
	45	LAVANDULA ANG. 'HIDCOTE BLUE' Hidcote Blue Lavender	1 gal.	18" o.c.
	12	HEUCHERA 'ELECTRIC LIME' Electric Lime Heuchera	1 gal.	15" o.c.
GREEN ROOF PLANTINGS				
		2'x2' COLUMBIA GREEN TECHNOLOGIES TRAY SYSTEM 4 5/8" DEEP GROWING MEDIA WITH PRE-GROWN PLANTS DRIP IRRIGATION SYSTEM TO BE INSTALLED PROVIDE SUPPLEMENTAL WATER FOR A MINIMUM OF TWO GROWING SEASONS		

PLANT LEGEND: BIORETENTION FACILITIES

SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
TREES				
	17	ACER CIRCINATUM Vine Maple	6–7' ht.	As Shown
SHRUBS & EMERGENTS				
	305	MIXED SPECIES: Cornus ser. 'Kelseyi'/Kelsey Dogwood Philadelphus lewisii/Mock Orange Vaccinium ovatum/Evergreen Huckleberry Gaultheria shallon/Salal Mahonia aqu. 'Compacta'/Compact Mahonia Blechnum spicant/Deer Fern Polystichum munitum/Sword Fern Juncus patens 'Elk Blue'/California Gray Rush Iris 'Pacific Coast Hybrids'/Pacific Coast Iris	1 gal.	3' o.c.

OTTEN LANDSCAPE ARCHITECTS Inc.
3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393
Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com

ARBOR

CONCRETE PAVERS

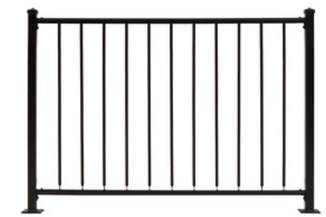
BIORETENTION SWALE

HANDRAILS

STREET EDGE

ASTROTURF TERRACE PUTTING GREEN

BOSTON IVY


FENCE

GREENSCREEN

SITE PERIMETER

BENCH AT TERRACE

BISTRO SEATING

PATIO STONE

SQUARE PLANTER BOX

WATER FEATURE

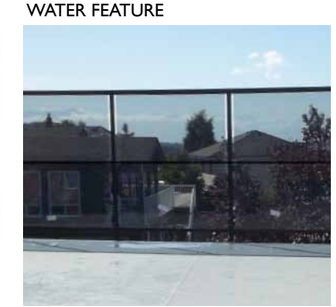
PLAZA

GREEN ROOF

MULTI-SECTION PLANTERS

OUTDOOR LOUNGE FURNITURE

PEDESTAL PAVERS


TALL GLASS RAILING

TERRACE

LANDSCAPE DESIGN

PLANT MATERIAL IMAGES

OTTEN LANDSCAPE ARCHITECTS Inc.
3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393
Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com

GROUND LEVEL PLANTINGS

RED OAK

COLUMNAR EUROPEAN HORNBEAM

JAPANESE MAPLE

NANDINA

COMPACT STRAWBERRY TREE

OAK LEAF HYDRANGEA

MAGIC CARPET SPIREA

DAVID VIBURNUM

DWARF HINOKI CYPRUS

EUONYMUS COLORATA

VARIEGATED LIRIOPE

BOSTON IVY

BIORETENTION PLANTINGS

VINE MAPLE

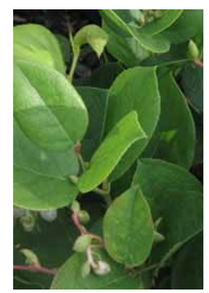
MOCK ORANGE

KELSEY DOGWOOD

DEER FERN

MAHONIA COMPACTA

SWORD FERN


SALAL

PACIFIC IRIS

BLUE ELK RUSH

EVERGREEN HUCKLEBERRY

ARCTOSTAPHYLOS UVA-URSI

TERRACE & ROOF PLANTINGS

YULETIDE CAMELLIA

NANDINA

JACK SPRATT FLAX

LAVENDULA

ELECTRIC LIME HEUCHERA

SEDUM

LIGHTING DESIGN

LIGHTING PLAN & FIXTURE SELECTIONS

TERRACE PATH

DOOR/ENTRY

LANDSCAPE

RECESSED DOWNLIGHT

SECURITY / ALLEY

SECURITY / ALLEY

STAIR RAMP / PLAZA

STAIR RAMP / PLAZA

CONCEPTUAL LIGHTING PLAN

EXTERIOR NIGHT SIGNAGE

LIGHTING PLAN GOALS

- Minimize light pollution to neighbors to the north and south
- Provide even levels of safety lighting in the alley
- Encourage a safe and secure building
- Minimize dark areas in landscaped beds
- Provide soft lighting for residents in outdoor common areas
- Provide security lighting around building
- Provide well lit entries
- Encourage positive use of semi public plaza area
- Ensure good pathway lighting
- Demarcate entry
- Provide well lit garage entry
- Provide attractive focus for residents at night
- Highlight landscaped areas

LIGHTING PLAN STRATEGIES

- Minimize fixtures on north and south
- Utilize downward pointing lights along alley
- Provide low level lighting in landscape beds
- Provide adequate lighting at entries
- Provide pathway lighting
- Provide well lit plaza
- Uplight trees in common areas

PROJECT RENDERINGS

OVERALL PROJECT IMAGE AND DETAIL VIGNETTES

PERSPECTIVE DRAWING OF EAST FACADE

PERSPECTIVE DRAWING OF ENTRY PLAZA

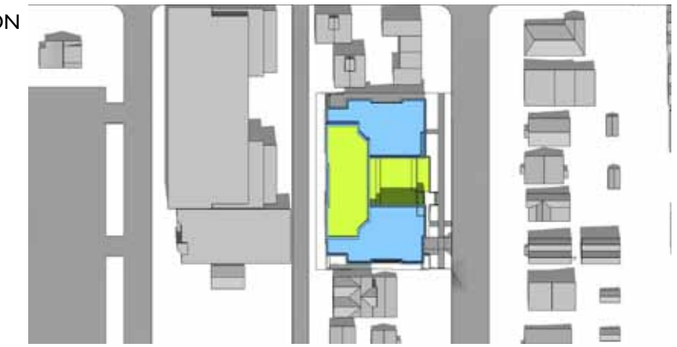
PERSPECTIVE DRAWING FROM 41ST AVE SW

SHADOW STUDIES

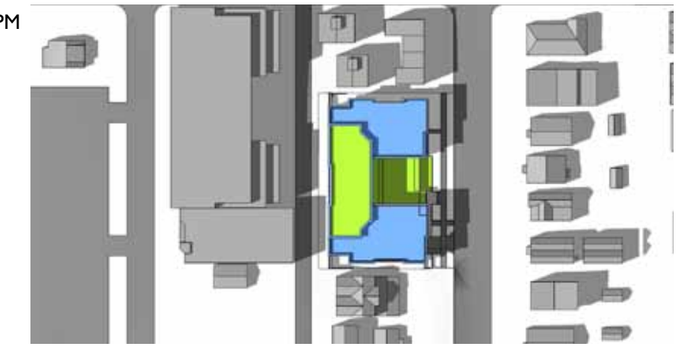
JUNE 21 (SUMMER SOLSTICE):

9 AM

NOON

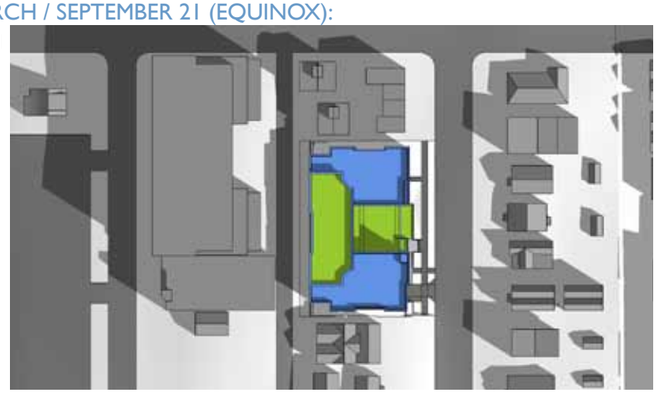


3 PM

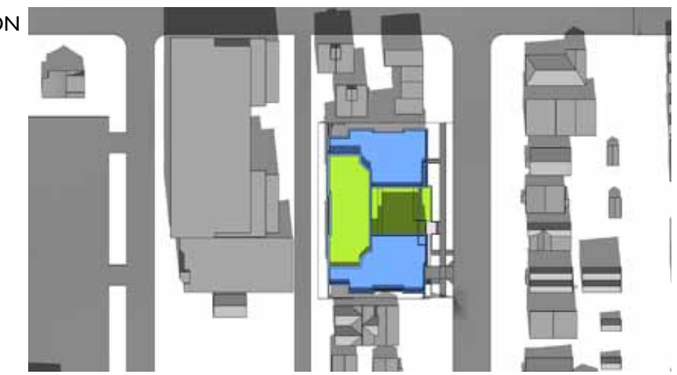


MARCH / SEPTEMBER 21 (EQUINOX):

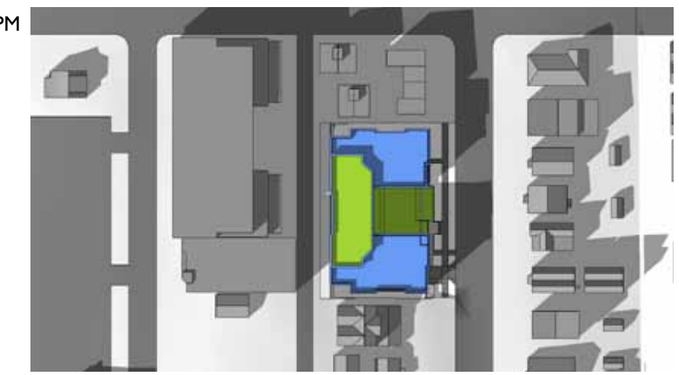
9 AM



NOON



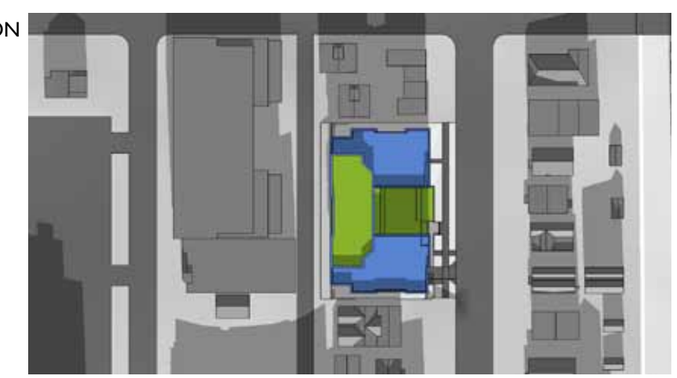
3 PM



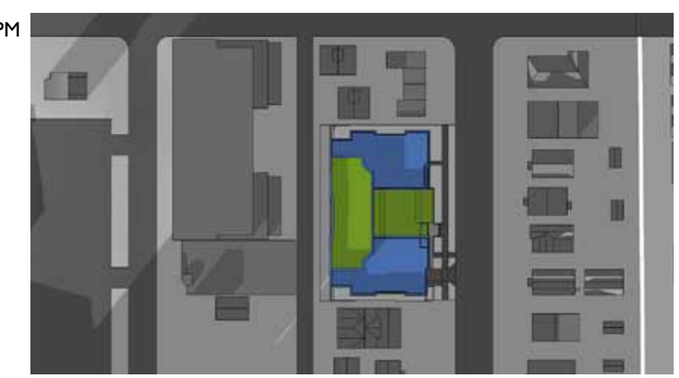
DECEMBER 21 (WINTER SOLSTICE):

9 AM

NOON



3 PM



DESIGN GUIDELINES

RESPONSE TO DESIGN GUIDELINES AND BOARD COMMENTS

CONTEXT AND SITE
CS1 - NATURAL SYSTEMS AND SITE FEATURES

CS1-B2. Sunlight and Natural Ventilation / Daylight and Shading
Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

At the Second Early Design Guidance Meeting, the Board discussed the importance of daylight to the ground floor corner units and the relationship between the grade, landscaping, and retaining wall setbacks near these units.

Response: As presented during EDG #2, the design no longer includes uses at the lowest level in the northwest and southwest corners of the site. The first occupied spaces in these corners continue to occur at Level 2 which is only one level below the alley thus maximizing day-lighting into these outdoor spaces.

CS1-C1 & C2. Topography / Land Form / Elevation Changes
Use the existing site topography when locating structures and open spaces on the site.

At the Second EDG meeting, the Board supported the location of the primary vehicle and pedestrian entries closer to the 41st Ave SW and directed the applicant to create a better grade relationship with the sidewalk and street. For the next meeting, the entry should be closer to street level grade, with a maximum of no more than two to three stair risers (12" preferred, 18" maximum) below grade.

Response: During EDG #2 the sidewalk grades had not been study to a high level. Since that time sidewalk grades and building floor elevations have been coordinated and in turn reduced the entry steps to only 2 raisers with a total change in grade of 12".

CS1-D-1. Plants and Habitat / On Site Features
Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

At the Second Early Design Guidance Meeting, the Board supported removal of the Exceptional Japanese Maple tree on site because the proposed in kind replacement Japanese Maple near the entry would provide more of a public benefit and would also better meet the design guidelines PL1.A.2 and DC3.A. The Board directed the applicant to work with DPD on the caliper and location of a replacement Japanese Maple and noted that coordination with SDOT would be needed to avoid tree canopy conflicts with the proposed street trees.

Response: Removal of two exceptional trees are still proposal to allow better massing and siting of the structure and to better meet the design guidelines and shown previously in the presentation book. New on site trees and feature trees are proposed allow 41st Ave SW as a replacement for the removal of the Japanese Maple.

CS2 - URBAN PATTERN AND FORM

CS2-A-1. Sense of Place
Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

Refer to CS1-C for Board comment.

Response: The street facing face includes the most active building uses along the adjacent sidewalk with a small ground level plaza and courtyard at the primary pedestrian entry. The upper levels of the structure include a large private courtyard where residents of the building will have a safe and visual connection to the sidewalk below. Fronting the lower level of the structural along and near the adjacent sidewalk will help enclose the sidewalk while provide a safe adequately lit sidewalk environment.

CS2-A-2. Architectural Presence
Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

At the Second EDG Meeting, the Board noted that the new preferred option was a significant improvement from the original proposal and recognized that the historic and contemporary cues that had been incorporated into the new preferred options made for a more compatible design. The Board supported the incorporation of urban character and elements including the flat roof form, simplified massing, brick detailing and cornice, traditional window size and placement, and street level presence.

Response: The design of the building has evolved and been fine tuned since the second EDG. The urban character of the building has been maintained by incorporating a flat roof, simple massing, brick on all facades, a continuous cornice, traditional windows, and a nice calming street presence.

CS2-B-2. Connection to the Street:
Identify opportunities for the project to make a strong connection to the street and public realm.

At the Second Early Design Guidance meeting, the Board supported the location of the ground floor uses and entry because of their connection to the street. The Board also supported the location of the raised second story courtyard, transparent glass security wall, and courtyard setback. (See CS1-C above)

Response: As noted earlier, the design continues to include a strong ground level connection of active uses with the adjacent sidewalk and street. The design also continues to include the upper level second story courtyard and associated glass security railing which is slightly setback from the facade below in order to help the railing be less of a feature element in the overall design.

CS2-C-2. Mid-Block Sites:
Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

At the Second EDG meeting, the board commented on information that is relevant to this section that is also covered by PL3-B.

Response: See PL3-B below.

CS2-D - HEIGHT, BULK, AND SCALE

CS2-D-5. Respect for Adjacent Sites:
Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

At the Second Early Design Guidance Meeting, the Board supported a simplified massing and character with brick detailing, cornicing, classic colors, and traditional window shapes and sizes. (See CS2-A-2 above).

Response: Due to the program of the project, windows will occur on all facades. These windows are residential in scale and primarily serve private sleeping rooms. Windows on both the north and south elevation are slightly more prevalent and view towards adjacent private residential uses. A privacy study has been provided that shows minimal overlap of window to window alignment on these two facades. Note that these windows will also be provided with internal window coverings and landscape elements will also evolve to provide additional privacy screening between the properties. Low level security lighting will occur along the alley and 41st Ave SW; minimal lighting is proposed in the setbacks between abutting properties in order to control and minimize impact to the adjacent properties.

WEST SEATTLE SUPPLEMENTAL GUIDANCE:

CS2-I - STREETSCAPE COMPATIBILITY

CS2-III-iv. Break Up Visual Mass:
The arrangement of architectural elements, materials and colors should aid in mitigating height, bulk and scale impacts of Neighborhood Commercial development, particularly at the upper levels. For development greater than 65 feet in height, a strong horizontal treatment (e.g. cornice line) should occur at 65 ft.

Consider a change of materials, as well as a progressively lighter color application to reduce the appearance of upper levels from the street and adjacent properties. The use of architectural style, details (e.g. rooflines, cornice lines, fenestration patterns), and materials found in less intensive surrounding buildings should be considered.

At the Second EDG meeting, the board commented on information that is relevant to this section that is also covered by CS2-A-2 & CS2-D.

Response: See previous responses. The current proposed design incorporates articulated simplified modulation that is more urban in nature. The design incorporates fine grain textured exterior materials (brick), a horizontal band that breaks up the building vertically and an articulated upper parapet cornice element. The east facing courtyard break in the overall building is still a component of the design as discussed during the second EDG.

CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

CS3-B-2 - HISTORICAL/CULTURAL REFERENCES
Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

At the Second EDG meeting, the board commented on information that is relevant to this section that is also covered by CS2-A-2.

Response: Due to the quality and condition of the existing on site structures, reuse of these structures is not planned in the development of the new project. As noted in CS2-A-2 above, the design includes strong historic and contemporary design references primarily created by the flat roof, simple massing, the use of brick, a continuous cornice, traditional window configurations, and a nice calm street presence.

The project is composed of two flanking wings around a central courtyard. This gesture is common in both historic and contemporary buildings with historic examples occurring in West Seattle. Breaking the massing into two apparent structures creates a scale in keeping with the context of the neighborhood. The use of fine grained textural material at the exterior will help establish a reference to historic structures in this developing neighborhood. The design seeks to blend traditional detailing and building materials with contemporary forms and proportions.

PUBLIC LIFE

PL1 - CONNECTIVITY

PL1-B - WALKWAYS AND CONNECTIONS

PL1-B-3. Pedestrian Amenities
Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

At the Second EDG meeting, the board commented on information that is relevant to this section that is also covered by CS1-C & CS2-B.

Response: See previous responses. As noted earlier, the design includes a strong ground level connection of active uses along the adjacent sidewalk and street. These uses are the most active of the proposed program. The small ground level courtyard at the main pedestrian entry will provide a comfortable resting and interactive environment for residents of the building and passersby.

PL2-D - WAYFINDING

PL2-D-1. Design as Wayfinding
Use design features as a means of wayfinding wherever possible.

At the Second EDG meeting, the board commented on information that is relevant to this section that is also covered by PL3-A.

Response: See PL3-A below.

WEST SEATTLE SUPPLEMENTAL GUIDANCE:

PL3-A - ENTRIES

PL3-A-4. Ensemble of Elements
Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

At the second EDG meeting, the Board requested additional information on weather protection, lighting, signage, wayfinding, and other pedestrian-scaled street level and entry elements. The Board also directed the applicant to provide additional detail on the garage and pedestrian entry area to better understand the relationship to the entry and ground floor relationship to the street.

Response: An appropriately scaled weather protection canopy is included in the design over the primary pedestrian entry. This canopy will emphasize the main entry and provide wayfinding to the entry as well as provide a hierarchy of the pedestrian entry over the vehicular entry. Pedestrian scaled light fixtures and signage are also proposed at the main entry to help emphasize the pedestrian scale of the overall project. The vehicular drive entry has been reduced to 12' thus minimizing it's impact on the building and architectural connection to the street. The wood finished garage entry door is recessed into the building to further de-emphasize the importance of the garage door and to provide a small cuing area for automobiles without blocking the adjacent sidewalk.

PL3-B RESIDENTIAL EDGES

PL3-B-1. Security and Privacy:
Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

At the second EDG meeting, the Board supported the transparent glass walls and the setback between the glass wall and parapet on the second floor amenity space because it allowed for interaction while providing security and was not a prominent visual feature. The Board encouraged security elements to be integrated into the design and architecture of the building, as was proposed by the applicant at the Second EDG meeting.

Response: The second level recessed glass security railing is still a component of the proposed design. Primary security elements beyond exterior railing is mainly handled internally with delayed exit controls and a high level of staff control. Access and egress from the building will be controlled by building staff thus reducing the impact of security devices and excessive lighting on the exterior of the building which will in turn create a calm noninvasive architectural environment on the exterior of the project.

PL3-B-4. Interaction:
Provide opportunities for interaction among residents and neighbors.

At the Second EDG meeting, the Board reiterated the importance of the window placement and privacy of adjacent development. For the next meeting, the Board requested additional information on the relationship between the proposal and the adjacent development, including a window privacy study (for adjacent buildings to the north, south, and west) and inclusion of adjacent buildings in future diagrams.

DESIGN GUIDELINES

RESPONSE TO DESIGN GUIDELINES AND BOARD COMMENTS

Response: Due to the program of the project, windows will occur on all facades. These windows are residential in scale and primarily serve private sleeping rooms. Windows on both the north and south elevation are slightly more prevalent and view towards adjacent private residential uses. A privacy study has been provided that shows minimal overlap of window to window alignment on these two facades as well as the west facing alley facade. Note that these windows will also be provided with internal window coverings and landscape elements will also evolve to provide additional privacy screening between the properties. Low level security lighting will occur along the alley and 41st Ave SW; minimal lighting is proposed in the setbacks between abutting properties in order to control and minimize impact to the adjacent properties.

PL4 - ACTIVE TRANSPORTATION

PL4-A-2. Connections to All Modes
Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

At the Second EDG meeting, the Board supported the safe and controlled access points for residents and visitors but did not discuss serving all modes of travel.

Response: All entries to the building will be controlled both for access and egress by internal staff. Accompanied residents and visitors will both enter the building via the primary pedestrian entry off of 41st Ave SW which will be controlled by internal staff. In a similar manner, bicycle and automobile access to the building will be controlled at the garage entry.

Note: Bicycle parking is provided in the structured parking area and will be utilized by staff and visitors only. Residents of the building will not use bicycles.

DESIGN CONCEPT

DC1 - PROJECT USES AND ACTIVITIES

DC1-A-4. Views and Connections
Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

At the Second EDG meeting, the board commented on information that is relevant to this section that is also covered by CS1-C & CS2-B.

Response: As noted earlier, the design includes a ground level connection of active uses along the sidewalk. The small ground level courtyard at the main pedestrian entry will provide a comfortable interactive environment for residents of the building and passersby.

DC1-B - VEHICULAR ACCESS AND CIRCULATION

DC1-B-1. Access Location and Design
Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

At the Second Early Design Guidance Meeting, the Board supported the parking location and vehicle access from 41st Ave SW and directed the applicant to work with SDOT to explore options for minimizing the driveway width and parking garage opening.

Response: The vehicular drive entry has been reduced to 12' as is allowed by the current Seattle Land-Use Code for parking areas with limited stall count. This reduction in driveway width will minimizing the impact of the garage entry on the overall design.

DC1-C - PARKING AND SERVICE USES

DC1-C-4. Service Uses
Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

At the second EDG meeting, the Board supported the service access from the alley and directed the applicant to minimize the visual impact of the parking garage entrance on 41st Ave SW through reduction in size and width. The Board directed the applicant to explore high quality material options for the garage door including wood or glass.

Response: As previously noted, the vehicular driveway and garage door have been reduced to 12'. The garage door is to be manufactured of wood slates over a metal frame that will provide a high quality warm textured finish at the garage door and will still allow limit visual connection and ventilation through the door when in the closed position. Services are still proposed in the alley as presented at the second EDG.

WEST SEATTLE SUPPLEMENTAL GUIDANCE:

DC2-E - FORM AND FUNCTION

DC2-E-1. Legibility and Flexibility:
Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

At the second EDG meeting, the Board supported the simplified massing and character materials shown at the Second EDG meeting. (See CS2-A&D & DC4)

Response: As shown at the second EDG, the building mass continues to be the simplified version previously presented. As the design has evolved, minor adjustments to the building have further simplified the mass; window alignments have been resolved, the elevator overrun no longer occurs above the parapet line, brick detailing has been simplified, and the entry area and associated courtyard has been better coordinated.

DC3 - OPEN SPACE CONCEPT

DC3-C - DESIGN

DC3-C-3. Support Natural Areas
Create an open space design that retains and enhances on site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

At the second EDG meeting, the Board expressed support for the proposed amenity spaces and landscaping, including the street trees and replacement Japanese Maple tree. The Board directed the applicant to consider how landscaping and columnar trees may be used along the alley to create an opportunity for connection to nature while providing needed privacy buffers to adjacent properties.

Response: As shown in the current proposed landscape plan, columnar trees have been added at available locations in the alley to help soften the alley environment and create a privacy buffer between the project and the uses across the alley.

DC4 - EXTERIOR ELEMENTS AND FINISHES

DC4-A - EXTERIOR ELEMENTS AND FINISHES

DC4-A-2. Climate Appropriateness
Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

At the Second Early Design Guidance Meeting, the Board showed unanimous support for the proposed brick as the primary façade material and endorsed brick wrapping all facades including the courtyard. The Board directed the applicant to consider simple, classic colors for the building and supported the simplified building massing with traditional details including cornices, traditional window shape, placement, and size, and a flat roof. The Board requested additional information on the roof materials because of its visibility from adjacent development. For the next meeting, the Board directed the applicant to provide a materials board and additional information on the garage door materials. (See CS2-A, CS2-D, & DC2-4)

Response: The current proposed design incorporates articulated simplified modulation that is more urban in nature. The design incorporates fine grain texture exterior materials (brick), a horizontal band that breaks up the building vertically and an articulated upper parapet cornice element. The east facing courtyard break in the overall building is still a component of the design as discussed during the second EDG.

The large central portion of the roof is to be finished with green roof planting material with an integrated irrigation system. The remaining roof will be finished with a low glare waterproofing roof membrane. Ventilation / mechanical equipment will also occur on the roof.

A materials board is to be provided during the Design Recommendation meeting and will include images of the proposed garage door.

DC4-B SIGNAGE

DC4-B-2. Coordination with Project Design
Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

At the Second EDG meeting, the board commented on information that is relevant to this section that is also covered by PL3-A.

Response: Due to the operational nature of the project, signage in general is a minimal need. Building identification and address is all that is needed. A single building identification sign is proposed on the face of the building in a location that is both visible to a passing motorist and someone walking by on the adjacent sidewalk; this sign is not visible from a far distance nor is it obtrusive to the residential quality of the neighborhood.

DC4-C LIGHTING

DC4-C-2. Avoiding Glare
Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

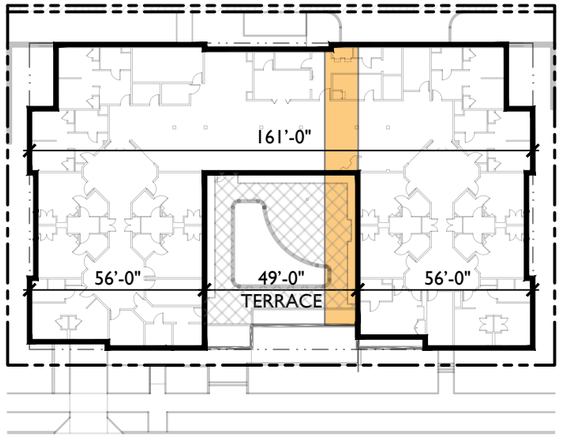
At the Second EDG meeting, the Board supported the applicant's efforts to incorporate street lighting and directed the applicant to continue working with SPU to locate a street light along the 41st Ave SW frontage. The Board encouraged the applicant to explore a location for the street light that would maximize the number of street trees (possibly at the southernmost frontage). The Board showed general support for the lighting plan proposed. (See PL3-A).

Response: Coordination of Seattle City Light provided street lighting on 41st Ave SW will be an ongoing effort during the Building Permit review for the project. Seattle City Light does not review documents for Master-Use Permit and will need to approve and engineer the location and systems connection for the light once the technical application is in process. Our goal is to locate the light near the vehicular access drive since there will be a gap in the trees due to the drive way and the light will help provide safer interaction between cars and pedestrians during the evening.

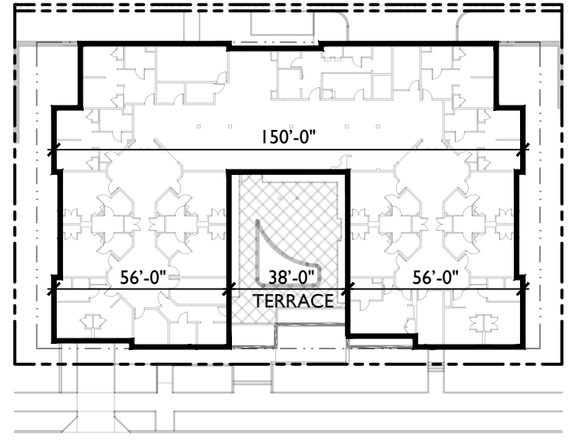
DEPARTURES

DEPARTURE REQUESTS

DEPARTURE #1

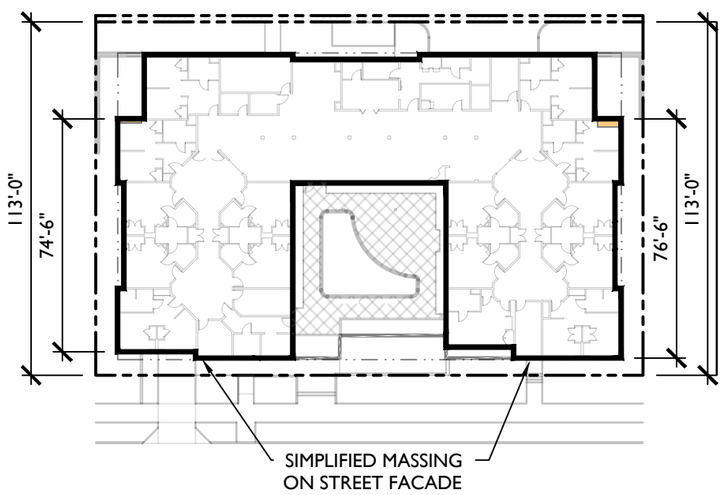


DEPARTURE 1 - PROPOSED MASSING:
ADDITIONAL 11'-0" OF STRUCTURE WIDTH HIGHLIGHTED

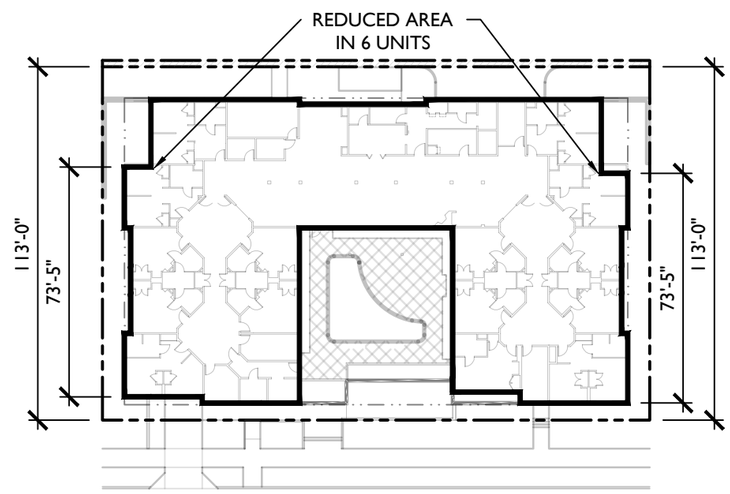


DEPARTURE 1 - CODE-COMPLIANT MASSING:
REDUCED COURTYARD WIDTH SHOWN

DEPARTURE #2



DEPARTURE 2 - PROPOSED MASSING:
BUILDING AREAS LESS THAN 15' FROM SIDE LOT LINE AND
> 65% OF STRUCTURE DEPTH HIGHLIGHTED



DEPARTURE 2 - CODE-COMPLIANT MASSING:
REDUCED STRUCTURE DEPTH WITHIN 15' OF SIDE LOT LINE SHOWN

DEPARTURE #1 (STRUCTURE WIDTH)

Development Standard: The smallest rectangle enclosing a structure is limited to a width of 150' on the side most closely parallel to the front lot line (SMC 23.45.527 - Structure Width and Facade Length in LR Zones).

Proposed Departure: A total structure width of 161' parallel to the front lot line.

Rationale: This departure allows for a wider street-facing façade, creating more amenity space on the terrace as well as in the public plaza adjacent to the sidewalk. The structure width required by code does not allow ample space for physical activity and social interaction for residents as outlined in Design Guideline DC3.
11' of additional structure width allows for a wider terrace, creating a more successful outdoor amenity space. The large setback in the middle section of the building extends as far back as 55' on the upper three floors. To emphasize the entry and encourage a street-level connection per Design Guideline PL3, the first level is located close to the sidewalk.

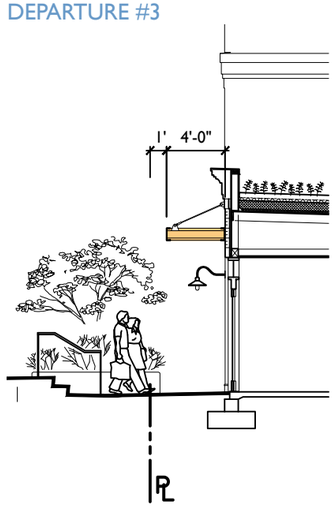
DEPARTURE #2 (STRUCTURE DEPTH)

Development Standard: Portions of facades within 15' of a side lot line shall not exceed 65% of the length of that lot line (SMC 23.45.527 - Structure Width and Facade Length in LR Zones).

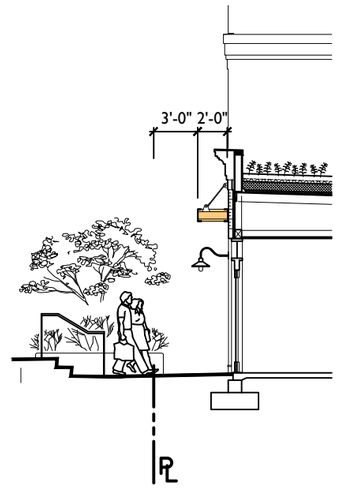
Proposed Departures:
South Lot Line: Facade width within 15' exceeds width limit by 13" (65.9% of lot line)
North Lot Line: Facade width within 15' exceeds limit by 3'-1" (67.7% of lot line)

Rationale: During the 1st EDG review the board requested that the project take on a more contemporary, urban architectural presence per Design Guidelines CS2-III-iii and CS3-I. In response, the proposed design utilizes simpler modulation. To achieve the simplified massing, the amount of modulation on the street-facing façade was minimized, adding to the length of the facades along the side lot lines. A departure is requested for a longer façade along the side lot to accommodate an additional 13" along the south property line and 37" along the north property line.

DEPARTURE #3



DEPARTURE 3 - PROPOSED CANOPY
CANOPY PROJECTS TO WITHIN 1' OF FRONT LOT LINE



DEPARTURE 3 - CODE-COMPLIANT CANOPY:
CANOPY STOPS 3' FROM LOT LINE, LEAVING 2' CANOPY DEPTH

DEPARTURE #3 (CANOPY PROJECTION)

Development Standard: Forms of weather protection may project into required setbacks a maximum of 4 feet if they are no closer than 3 feet to any lot line. (SMC 23.45.518- Setbacks and Separations - Projections Permitted).

Proposed Departure: The proposed entry awning projects 4' into the 5' required front lot line setback, resulting in weather protection 1' from the lot line. For this 13'-wide segment of weather protection a 2' reduction in the lot line setback is requested. (1' minimum setback instead of 3' minimum)

Rationale: The planner and board requested a larger primary entry awning in order to emphasize the entry and ensure it is obvious and identifiable. Design Guideline PL3-A-1 encourages entry designs that are "obvious, identifiable, and distinctive." In addition, Design Guideline PL1-B supports the use of pedestrian amenities, such as awnings, to attract interest and interaction with the building, while PL2-D suggests using "design features as a means of wayfinding." An awning that extendes out from the building 4' instead of 2' adds refuge and clear direction to the primary entry without infringing on existing conditions.

BOARD DECISION SUMMARY

- **Departure 1**: Structure exceeds width limit by 11'
- **Departure 2:** Structure depth within 15' of side property line exceeds limit by 13" @ S lot line, 3'-1" @ N lot line
- **Departure 3:** Canopy projects 2' into minimum front setback for weather protection
- **Tree Removal Recommendation**: See Tree Information section

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

PRECEDENT STUDIES

LAPE PROJECTS

COURTYARD VILLAGE. GRESHAM, OREGON.

JOSHUA SPRINGS SENIOR LIVING COMMUNITY. BULLHEAD CITY, ARIZONA.

MEADOW LARK ALF. YREKA, CALIFORNIA.

SEAVIEW SENIOR LIVING. BROOKINGS, OREGON.

COURTYARD VILLAGE AT RALEIGH HILLS. BEAVERTON, OREGON.

EMERALD POINTE. KEIZER, OREGON.

PRECEDENT STUDIES

URBAN MEMORY CARE PROJECTS

DISTINGUISHING FEATURES

- Use of brick on all or part of building
- Establishing podium on lower levels of building
- Cornice at parapet defines roofline
- Visible main entry
- Covered entry or vestibule utilized
- Common areas or public spaces provided at street front
- Successful sense of home established with form, details, and materials which bear resemblance to a residential style.

EMERITUS - ARLINGTON, WA

IDA CULVER HOUSE - BROADVIEW - SEATTLE, WA

QUEEN ANNE MANOR - SEATTLE, WA

FEENEY MANOR - MINNEAPOLIS, MN

GARDENS AT TOWN SQUARE - BELLEVUE, WA

SUNRISE AT LINCOLN PARK - LINCOLN PARK, CHICAGO

AEGIS ON MADISON - SEATTLE, WA