AEGIS LIVING

8511 15TH AVE NE

EARLY DESIGN GUIDANCE PACKET
MAY 11 2015
DPD #3018400

Ankrom Moisan

Aegis Living

TABLE OF CONTENTS

GENERAL INFORMATION

DEVELOPMENT GOALS

Our proposal is to construct a 3-story assisted living community that will be an exceptional feature of the neighborhood. The basic program includes:

62/18
assisted living units/memory care units

74,646 sf
gross square footage

31
underground parking stalls

PROJECT GOALS

CONTRIBUTE TO THE UNIQUE CHARACTER OF THE SITE

To the West, our site is located adjacent to the Maple Leaf Reservoir, which is an excellent urban park and a connector feature of the neighborhood. To the East, the so-called "Waldo Woods" is a protected tree easement appreciated by the neighborhood and the applicant. Our community will address and enhance the character of each of these features.

DEVELOP A SUSTAINABLE COMMUNITY; MEET BUILT GREEN 4-STAR STANDARD

Our community will be a lasting addition to the neighborhood, sustaining an older generation of residents for decades into the future. In order to ensure this lasting value, our development will meet the Built Green 4-Star standard through a variety of sustainable design features.

PROJECT TEAM

OWNER/APPLICANT

Aegis Living
17602 NE Union Hill Road
Redmond, WA 98052
425.284.1624

Contact:
Michael Derr
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ARCHITECT

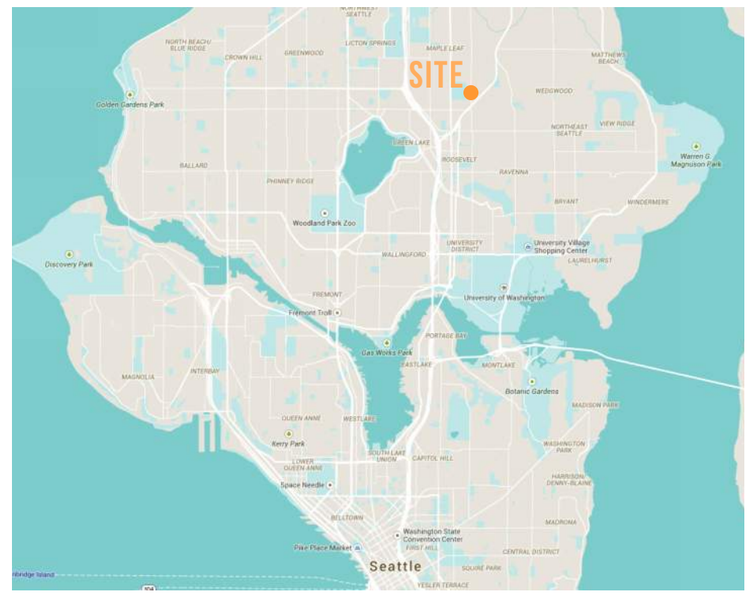
Ankrom Moisan Architects, Inc.
117 South Main Street, Suite 400
Seattle, WA 98104
206.576.1600

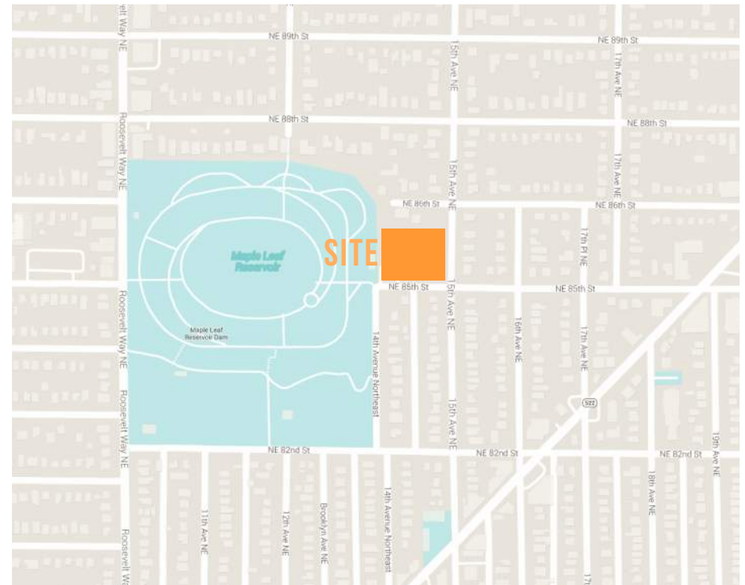
Contact: JP Emery
jpe@ankrommoisan.com

LANDSCAPE ARCHITECT

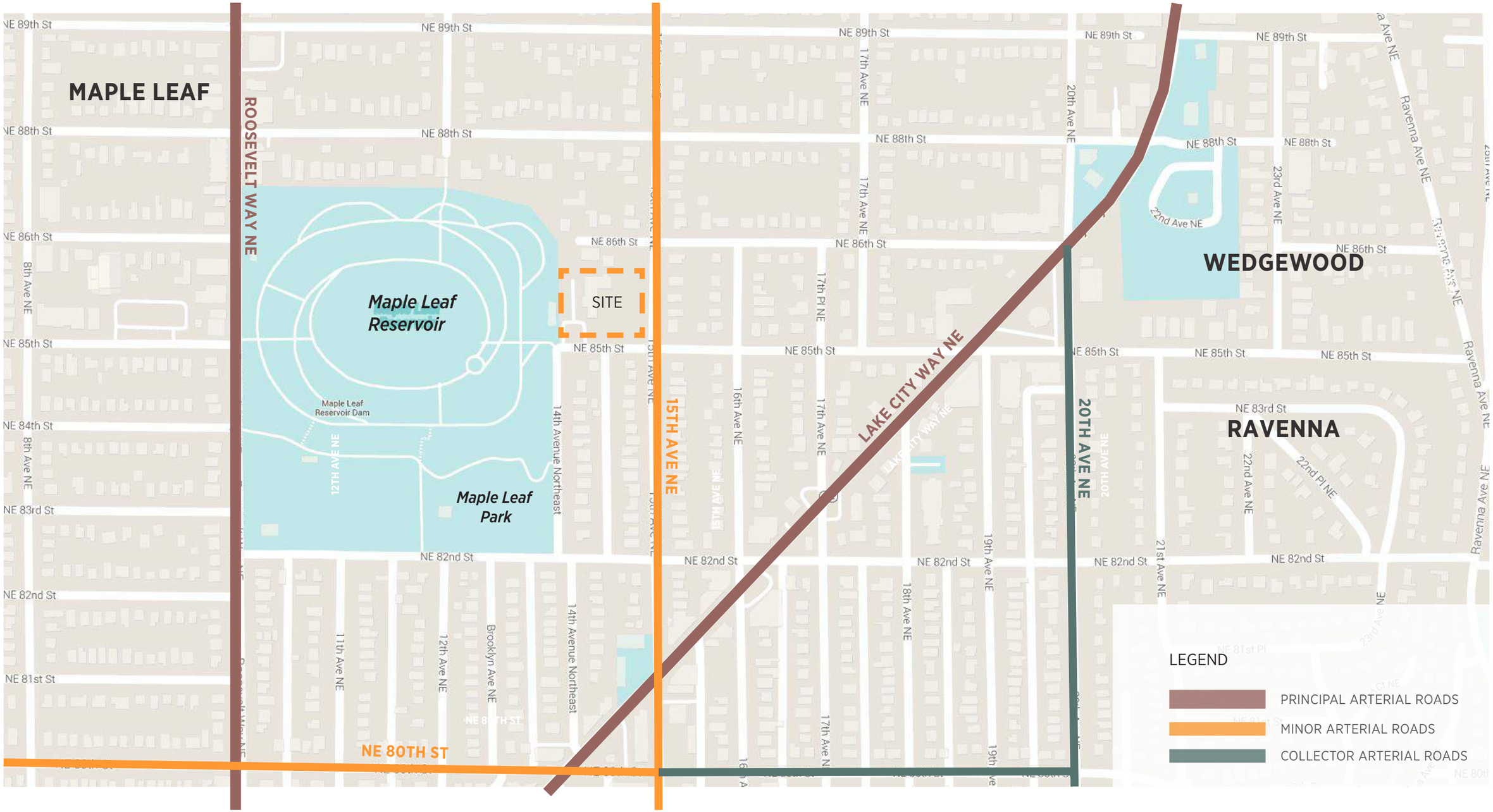
LA Studios LLC
15200 52nd Ave S, Suite 210
Seattle, WA 98188
206.204.0717

Contact: Roby Snow
robys@thelastudio.net





CONTEXT - VICINITY MAP



CONTEXT - ADJACENT FEATURES

STREET LEVEL PHOTO MONTAGE

STREET LEVEL PHOTO MONTAGE

SITE PHOTOS

1 SOUTHWEST VIEW OF SITE

2 EAST VIEW OF SITE

3 VIEW OF MAPLE LEAF RESERVOIR HOUSING

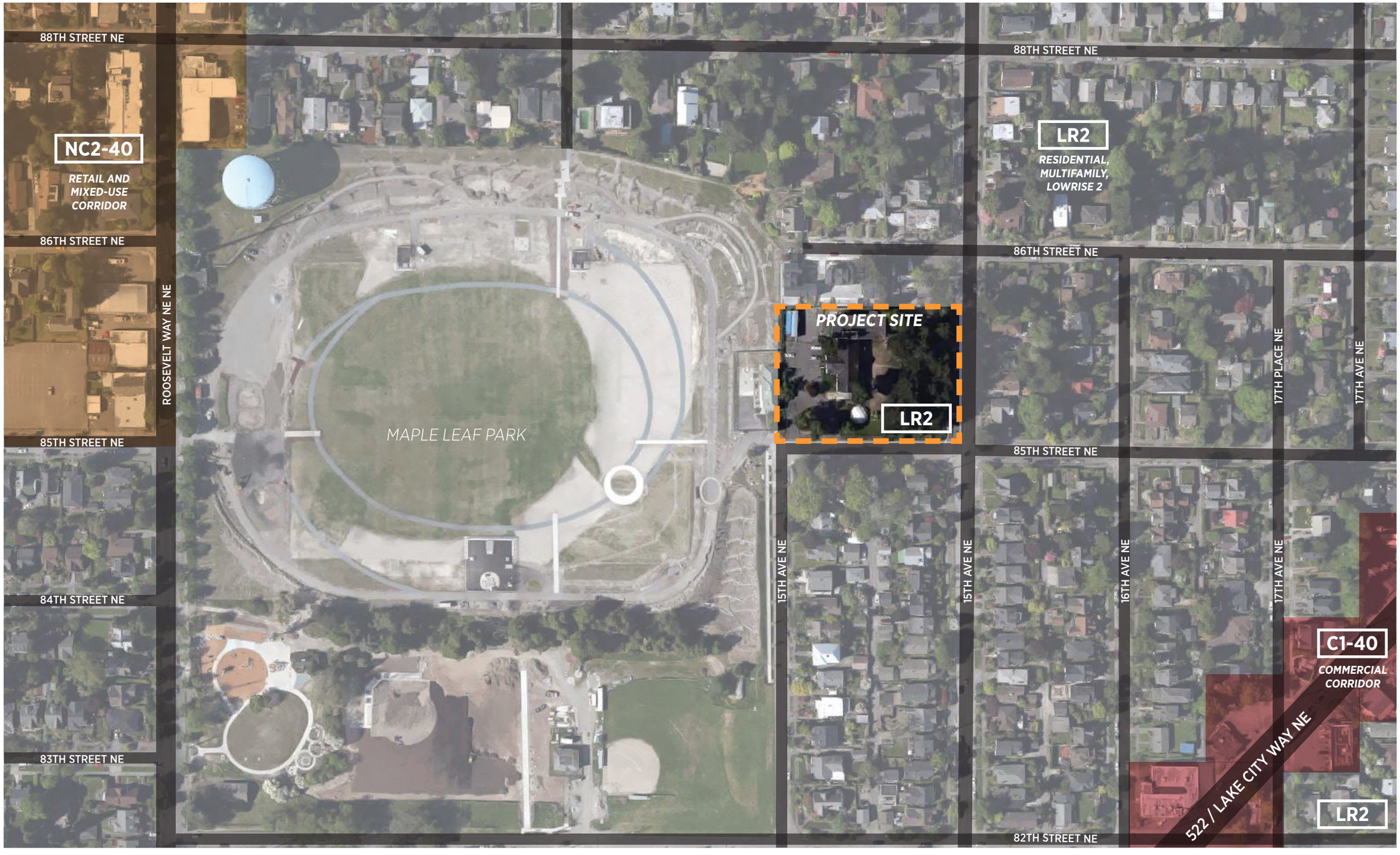
4 VIEW OF MAPLE LEAF RESERVOIR

5 EAST VIEW OF SITE

6 VIEW OF HOUSING

7 VIEW OF HOUSING

SURROUNDING ZONING



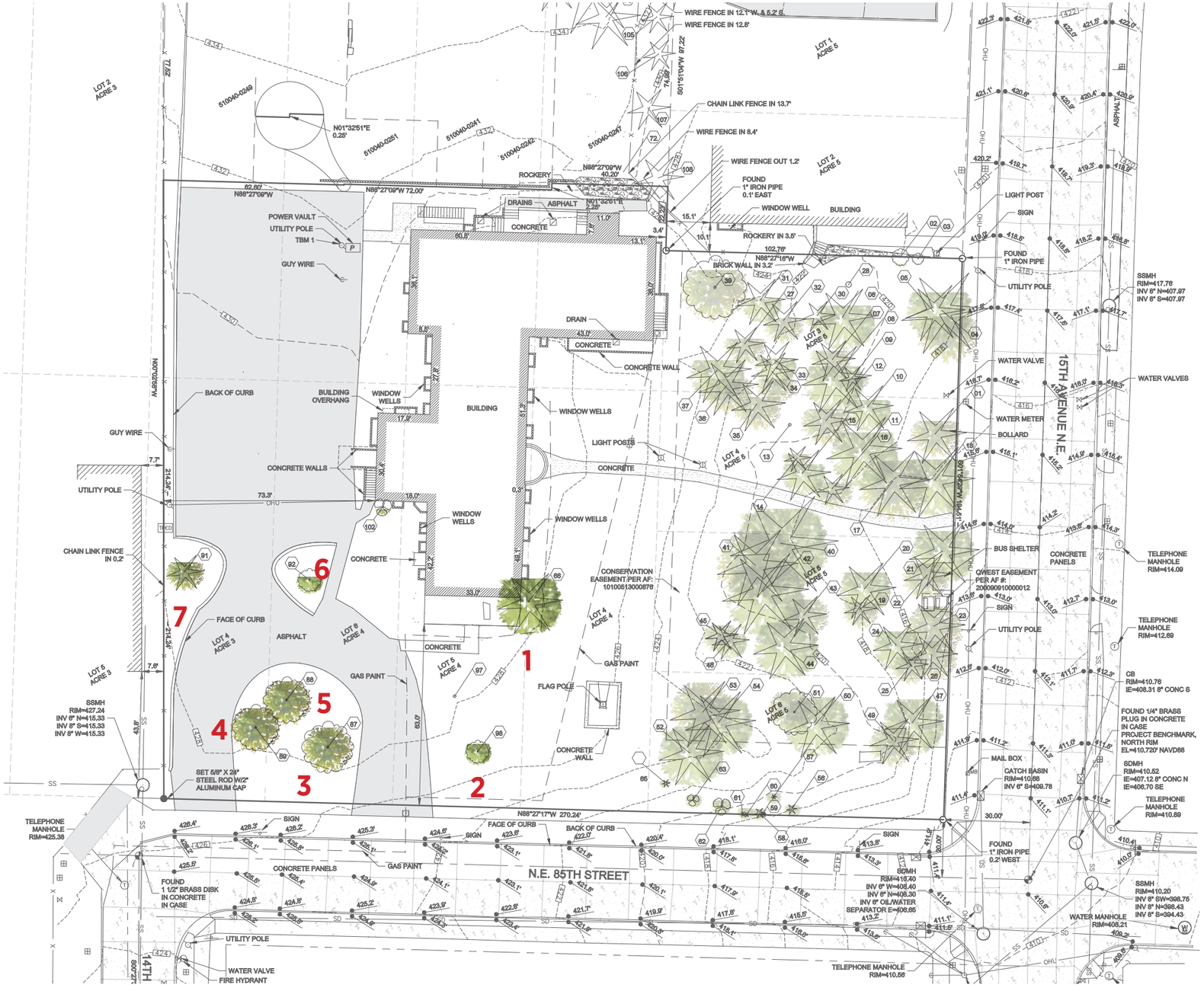
TOPOGRAPHY + EXISTING STRUCTURES

EXISTING TREE SURVEY

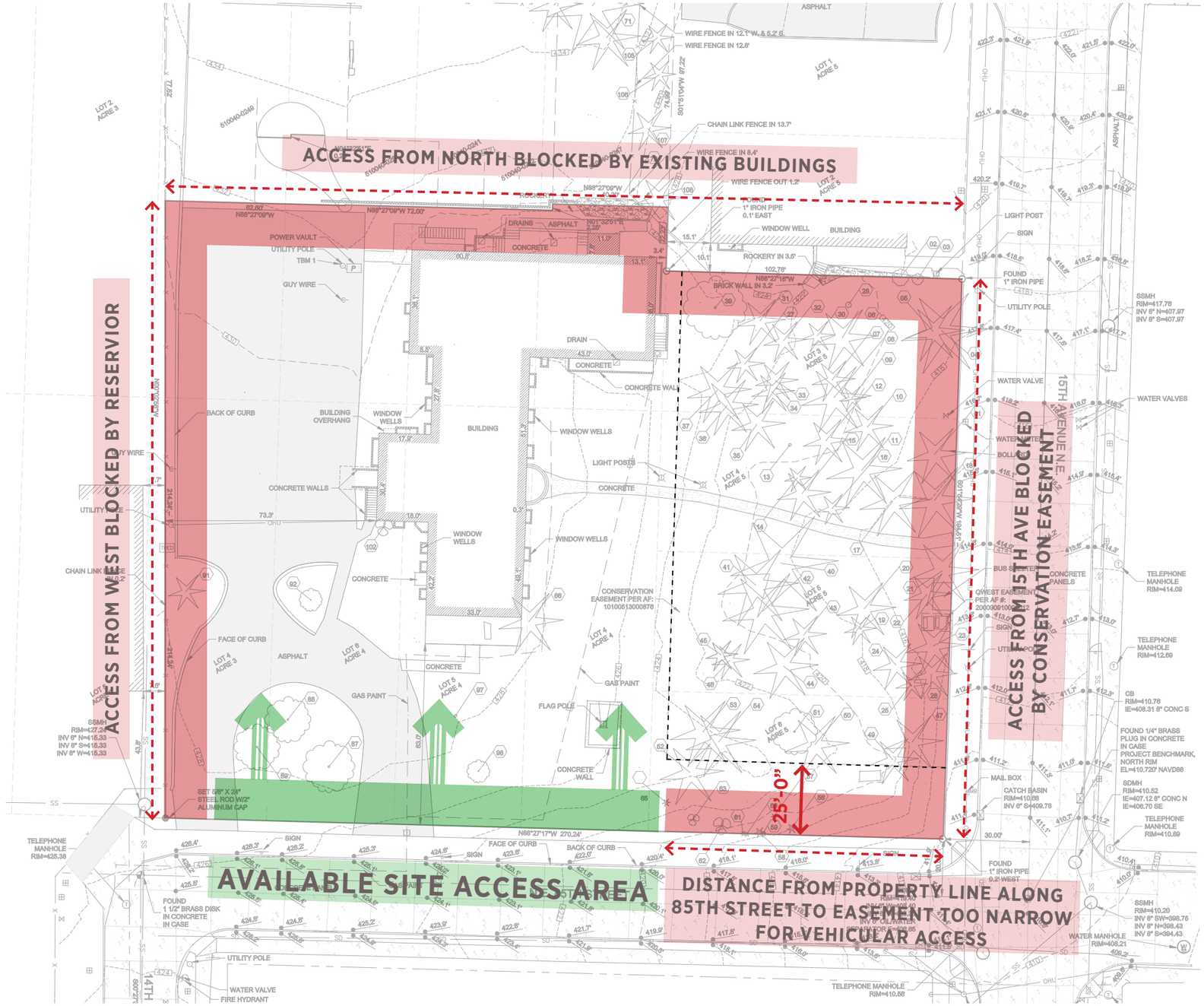
Tree #	Botanical Name	Common name	DBH	Visual Condition /Comments
1	Pinus monticola	Western White Pine	28”	Good / pruned to approx. 20’ ht.
2	Acer platanoides	Norway Maple	11”	Good
3	Betula pendula	European White Birch	18.5	Good
4	Betula pendula	European White Birch	15”	Good
5	Betula pendula	European White Birch	13”	Good
6	Prunus cerasifera	Flowering Plum	9”	Good
7	Pinus sp.	Pine	18”	Poor / Dead

Excellent - No defects or signs of natural decline;
Good - Limited, or minor, defects and no signs of natural decline, remove if impacted;
Fair - Significant defects and/or signs of natural decline, remove if impacted;
Poor - Major defects, obvious decline or dead. Remove regardless of impacts.
DBH = Diameter at Breast Height

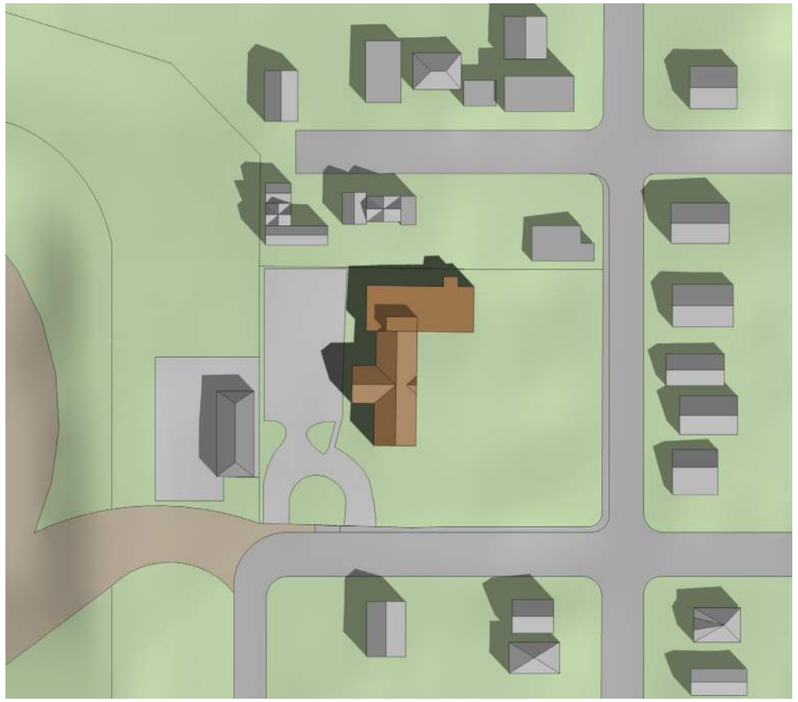
None of these trees meet the threshold to be considered exceptional as defined in City of Seattle Directors Rule 16-2008.



SITE ACCESS OPPORTUNITIES

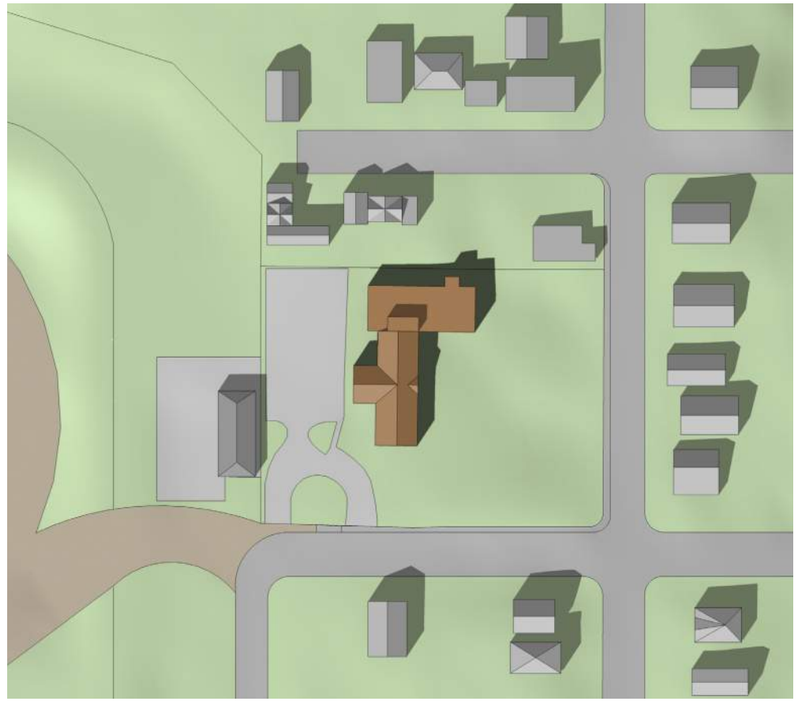


SHADOW STUDIES, EXISTING CONDITIONS



March/September 21 - 10AM

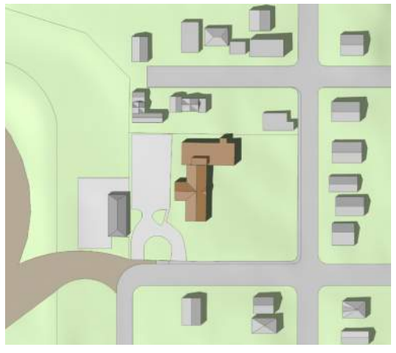
March/September 21 - NOON



March/September 21 - 2PM

June 21 - 10AM

June 21 - NOON



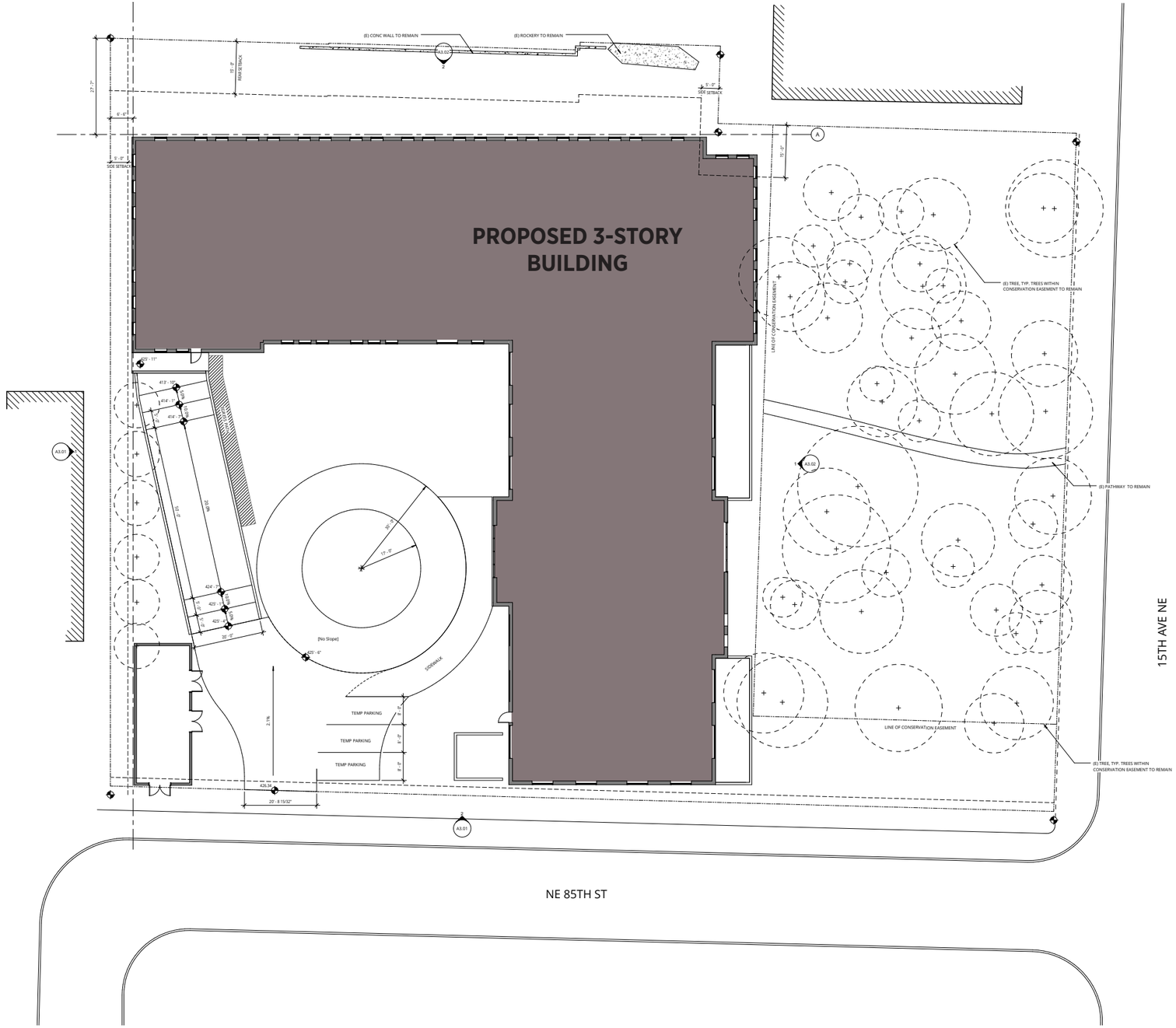
June 21 - 2PM

December 21 - 10AM

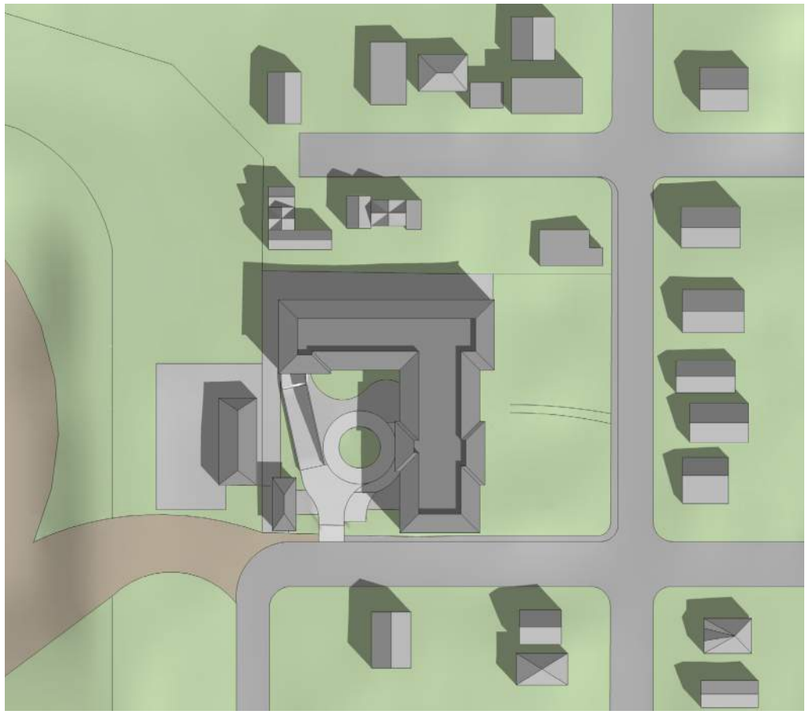
December 21 - NOON

December 21 - 2PM

PROPOSED SITE PLAN



SHADOW STUDIES, PROPOSED DESIGN



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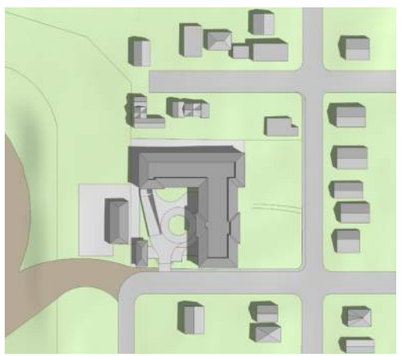

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December 21 - 10AM

December 21 - NOON

December 21 - 2PM

LAND USE CODE SUMMARY

Parcel
APN 5100400245
56,771 SF

Zone
LR2

FAR
1. Up to 1.3 if following LEED Silver or 4 Star Built Green, under the following: 2008 Multifamily or 2007 New Construction at election of applicant

2. FAR Bonus Standard for Parking:
Must be totally enclosed within the structure.

3. Exemptions from FAR:
All underground stories
Portions of a story which extend no more than 4' above existing or finish grade, measured to the ceiling, excluding access

Height
1. 30'-0" above average grade.

2. 4'-0" height exception for shed and butterfly roofs

3. See Exhibit A for 23.45.514

4. 10'-0" exception for 20% of roof area for the following
Stair penthouses, mech equipment, play equipment, chimneys, communication equip ment.

Setbacks
1. Front 5'-0"
2. Rear 15'-0" (no alley)
3. Side Facades 40'-0 or longer – 5'-0" min, 7'-0" average.

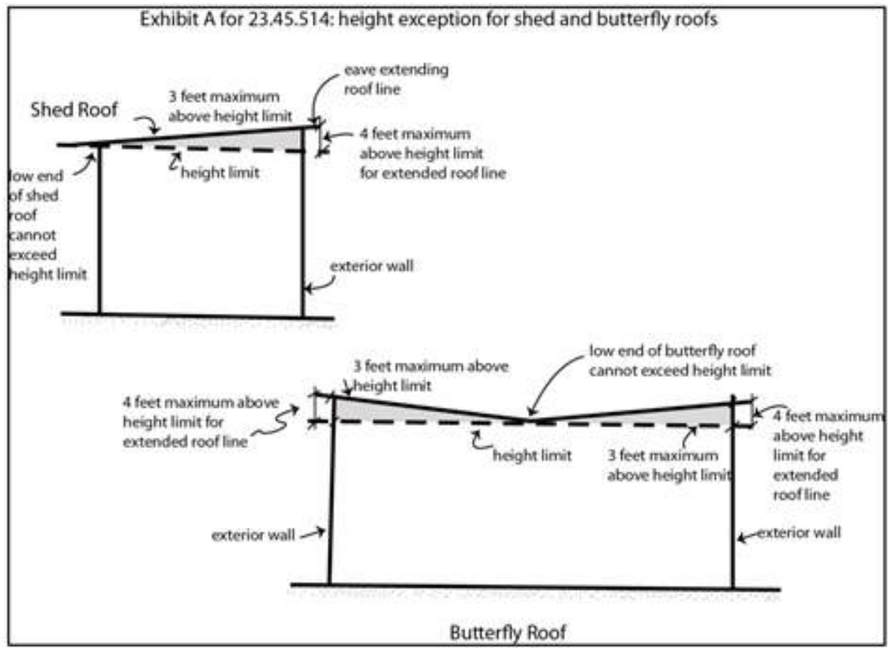
Amenity Area
1. Requirements for amenity areas for apartments do not apply.
2. Amenity area must equal 5% of total unit floor area or 25% of lot area, whichever is less.
3. 400 square foot minimum outdoor area. Minimum dimension of 10 feet.

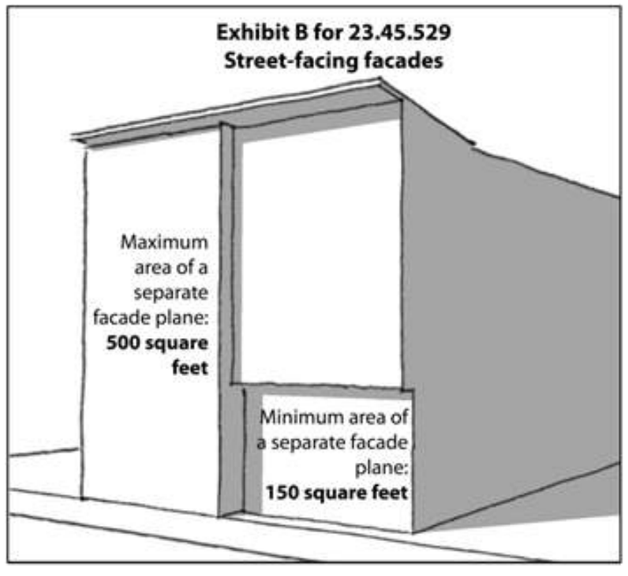
Maximum Structure Width
1. 90'-0" in any direction.
2. Portions within 15'-0" of any lot line which is not a rear, street, or alley line shall not exceed 65% of the lot length.

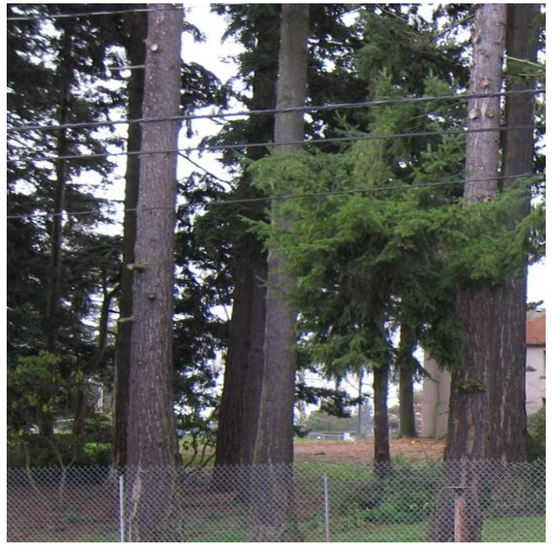
Street Facades
1. See Exhibit B for 23.45.529

Parking
1. AL units; 1 space per ea 2 staff members at peak staffing, plus 1 barrier free loading and unloading space. Any tandem spaces provided count as 1.5 spaces.
62 units / 4 = 16 spaces
2. Peak Staffing = 30 / 2 = 15 spaces
3. Total Required = 31 spaces

Dwelling 23.42.048
1. Per 23.42.048 there are no 'dwelling units' in this development.







CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

PROJECT DESIGN RESPONSES

- Project goal to be Built green 4 Star.
- Retain existing tree easement to remain with improvements to the existing pathway.

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.

PROJECT DESIGN RESPONSES

- Main massing of the structure abuts the adjacent Lowrise 3 lot, pulled away from Single-family lots across the street.
- Existing tree easement to buffer building height from smaller neighboring buildings.
- Existing tree easement to frame views of architecture.
- Roof forms to match residential character of neighbor hood.

CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

PROJECT DESIGN RESPONSES

- Historical tree easement and pathway used to connect to building.
- Building to have a ‘residential’ street presence to match neighborhood context.

PL1 Connectivity

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

PROJECT DESIGN RESPONSES

- Landscape improvements along NE 85th St public sidewalk lead towards reservoir.
- Existing tree easement pathway improved for resident amenities.
- Public landscape amenity space along 15th Ave NE.

PL2 Walkability

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

PROJECT DESIGN RESPONSES

- Public sidewalk along NE 85th St connection to site entrance.
- Accessibility for people of all abilities provided throughout site and entrance.

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

PROJECT DESIGN RESPONSES

- All parking provided below grade, temporary accessible spaces near entrance.
- Exterior ‘sun patio’ and interior uses take advantage of views.
- Separate pedestrian sidewalk leading to main entry.

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.

PROJECT DESIGN RESPONSES

- Concept reduces perceived mass through window patterning at upper levels and horizontal breaks in the facade materials.

DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements each other.

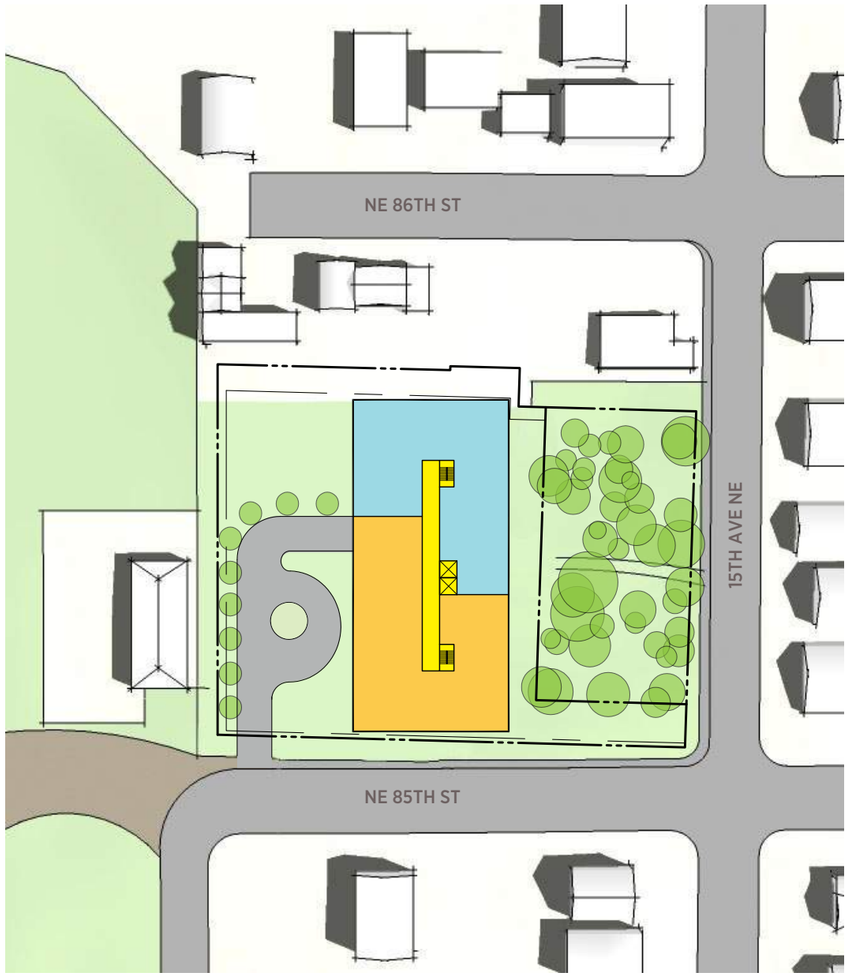
PROJECT DESIGN RESPONSES

- Connect building and residents to retained existing tree easement.
- New landscaping along public sidewalks and within site used to blend building design with neighborhood character.
- New landscaping used to create areas of interest for residents and buffer them from the public traffic.

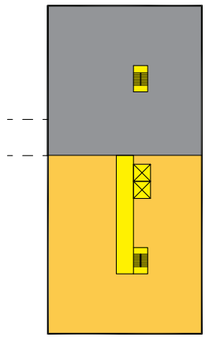
MASSING STUDY A

SOUTHWEST VIEW

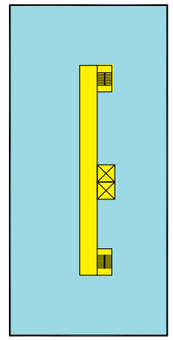
SOUTHEAST VIEW



SITE PLAN DIAGRAM



PARKING/LOWER LEVEL PLAN DIAGRAM



UPPER LEVEL PLAN DIAGRAM

COLOR LEGEND

Exterior Amenity	
Parking	
Residential	
Interior Amenity	

AREA SUMMARY

Gross Area	69,056 sq. ft.
Number of Units	56/18
Parking Count	24
Stories	3

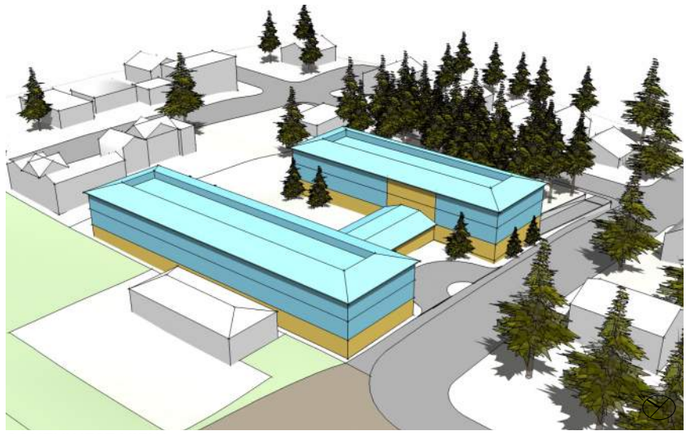
PROS & CONS OF MASSING

Study A demonstrates a code compliant option with no departures. The building is the allowable 90'-0" width at the street and runs the full depth of the lot.

Pros
- No departures

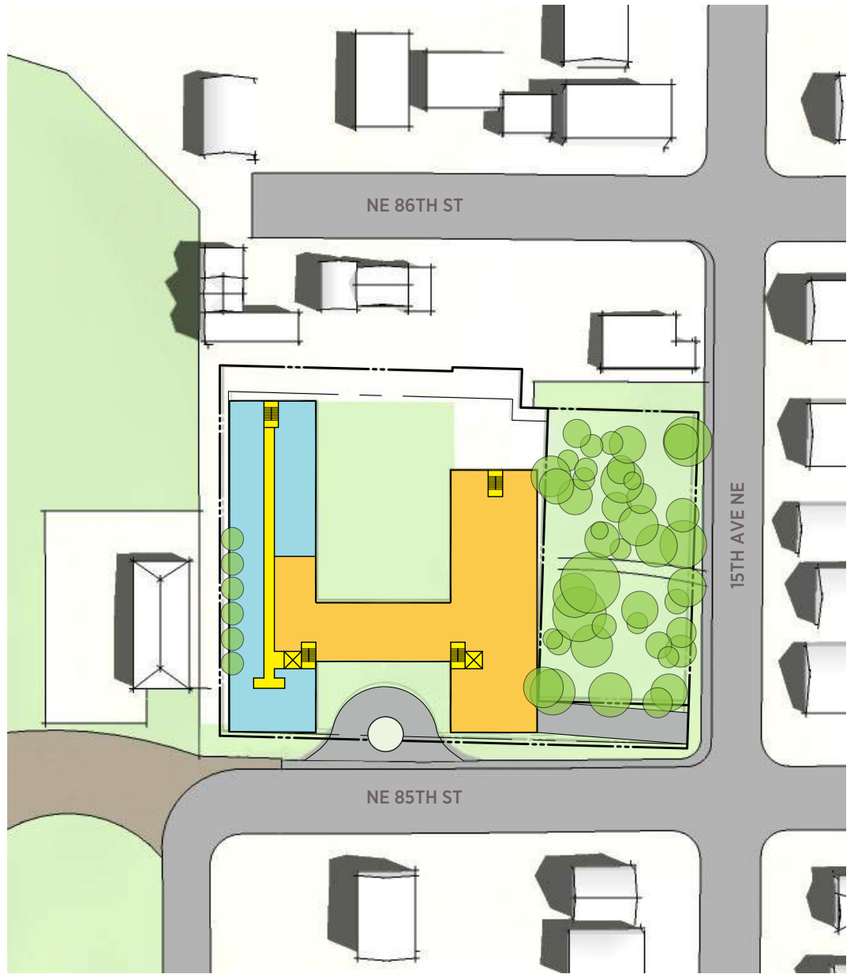
Cons
- Massive street facing facade
- Very deep residential units
- Does not achieve 1.3 FAR
- Does not respond to context
- Does not follow design guidelines

MASSING STUDY B



SOUTHWEST VIEW

SOUTHEAST VIEW



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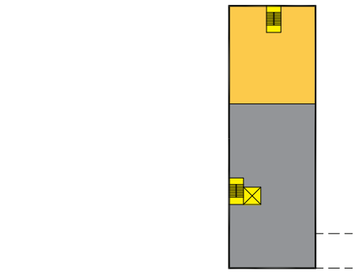

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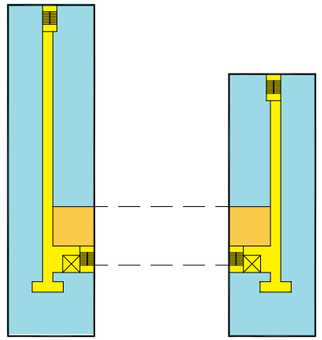


UPPER LEVEL PLAN DIAGRAM

COLOR LEGEND

Exterior Amenity	
Parking	
Residential	
Interior Amenity	

AREA SUMMARY

Gross Area	61,790 sq. ft.
Number of Units	48/18
Parking Count	15
Stories	3

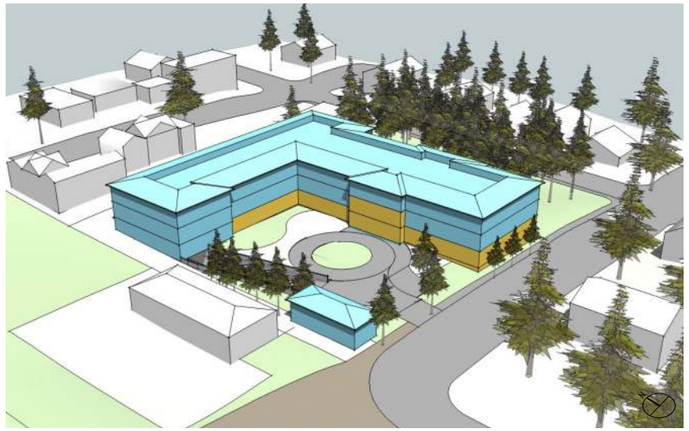
PROS & CONS OF MASSING

Study B creates an internal courtyard and provides a connection to the existing tree easement. It requires a departure for structure width.

Pros
- Ideal unit depth
- Front of building faces street.

Cons
- Inefficient for elevators and stairs
- Parking ramp faces SE corner of site
- Insensitive to view from Reservoir
- Large mass on 3 sides of site
- Does not achieve 1.3 FAR

MASSING STUDY C - PREFERRED



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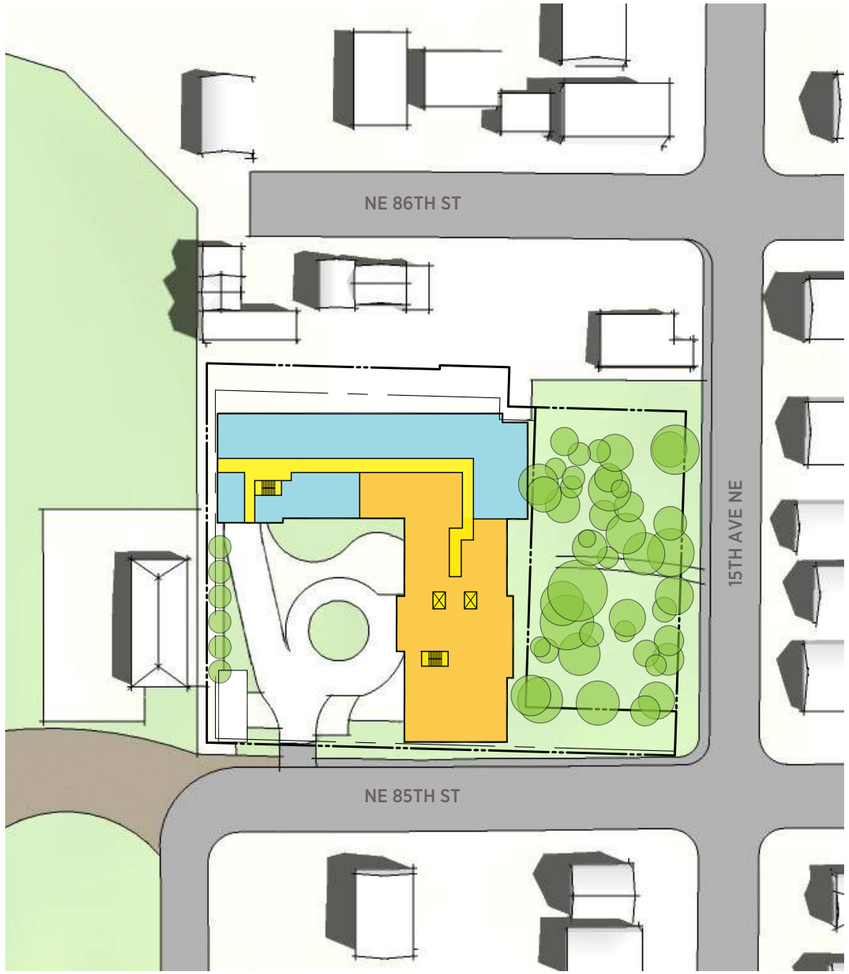

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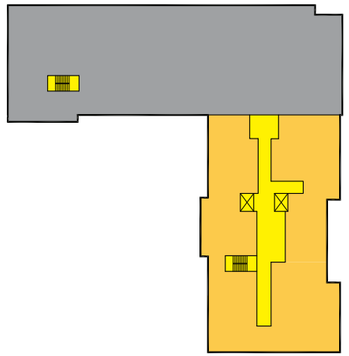

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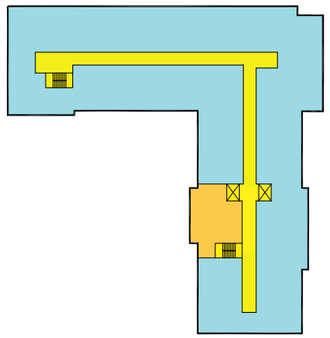

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Residential	
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AREA SUMMARY

Gross Area	55,462 sq. ft.
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PROS & CONS OF MASSING

Study C responds to the best features of the site and context. The views from the street and the park are relieved by the L-shaped massing. There is room for a generous entry court and memory care garden in the SW of the building.

Pros
- Good unit depth.
- Extensive landscaping at street.
- Good views from street and park.
- Interacts with tree easement.
- Best position relative to topography

Cons
- Requires departure for building width.

MASSING STUDY SUMMARY

MASSING STUDY A

AREA SUMMARY

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Pros
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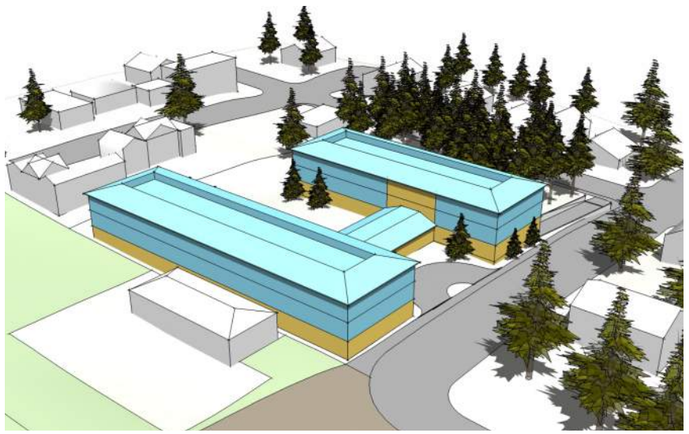
MASSING STUDY B



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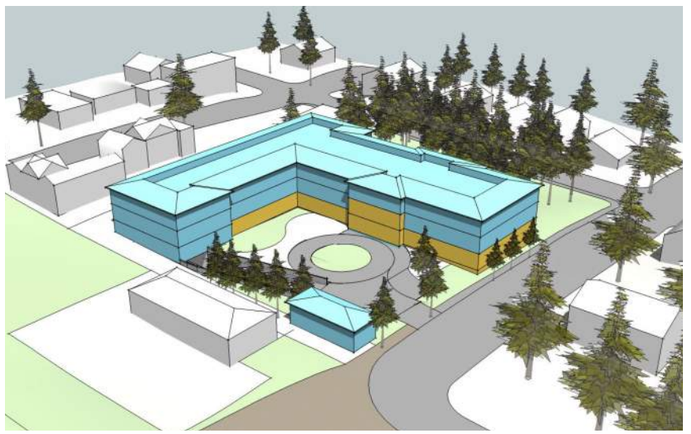
PREFERRED MASSING



AREA SUMMARY

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PROS & CONS OF MASSING

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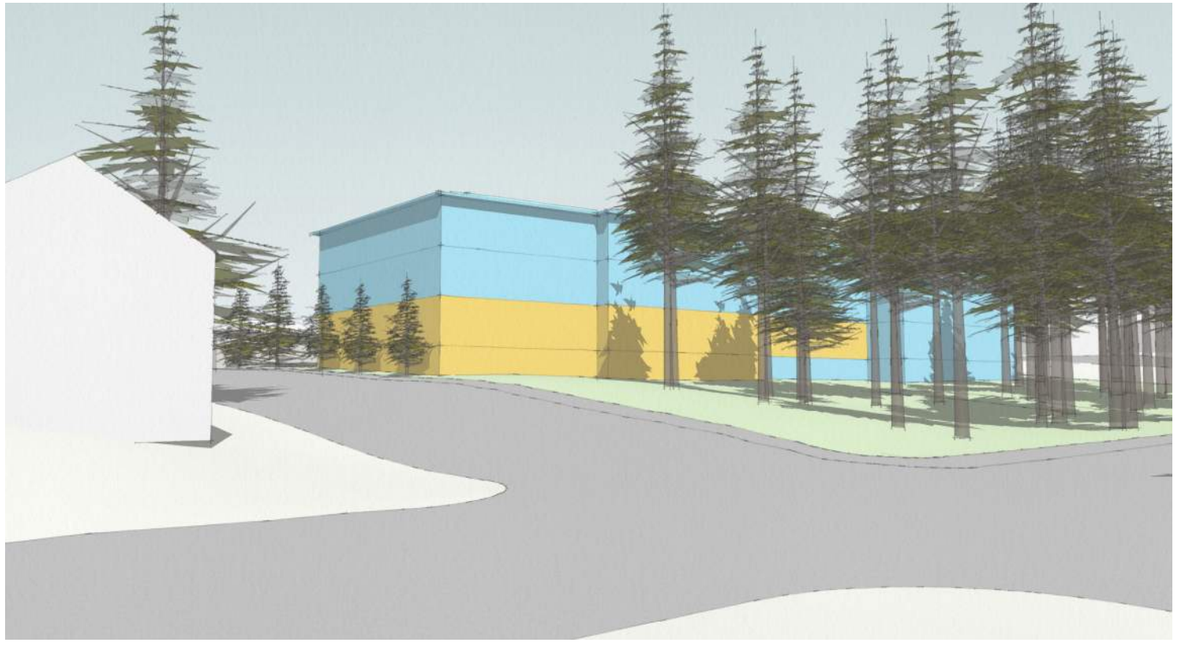
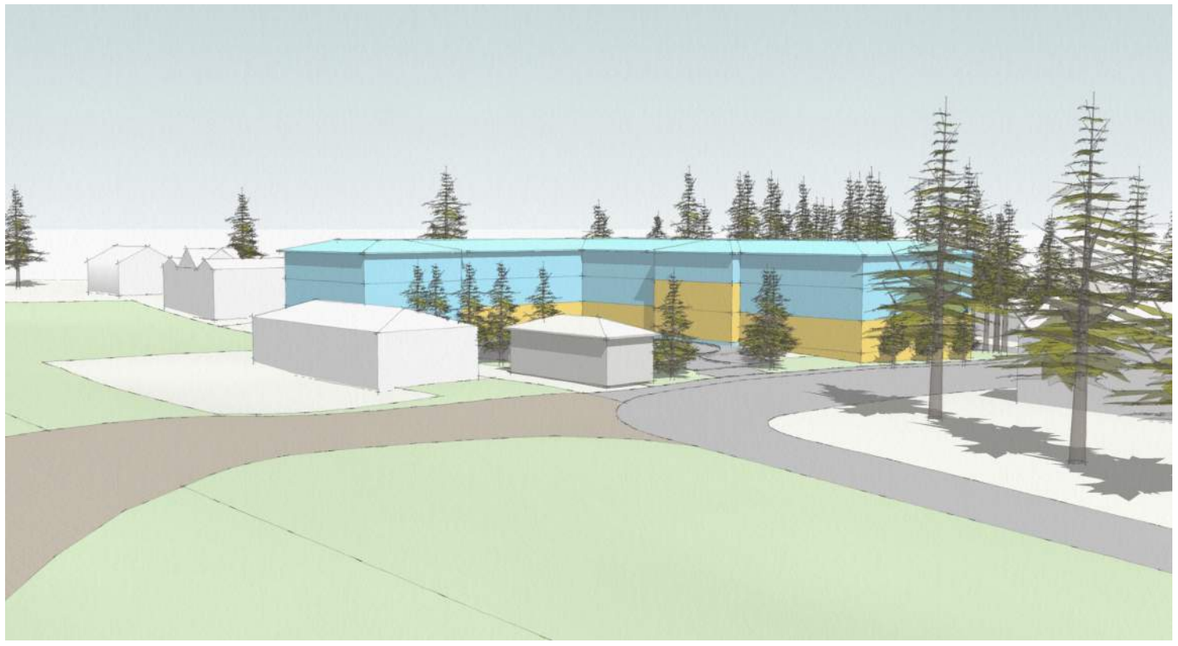




PL2 Walkability

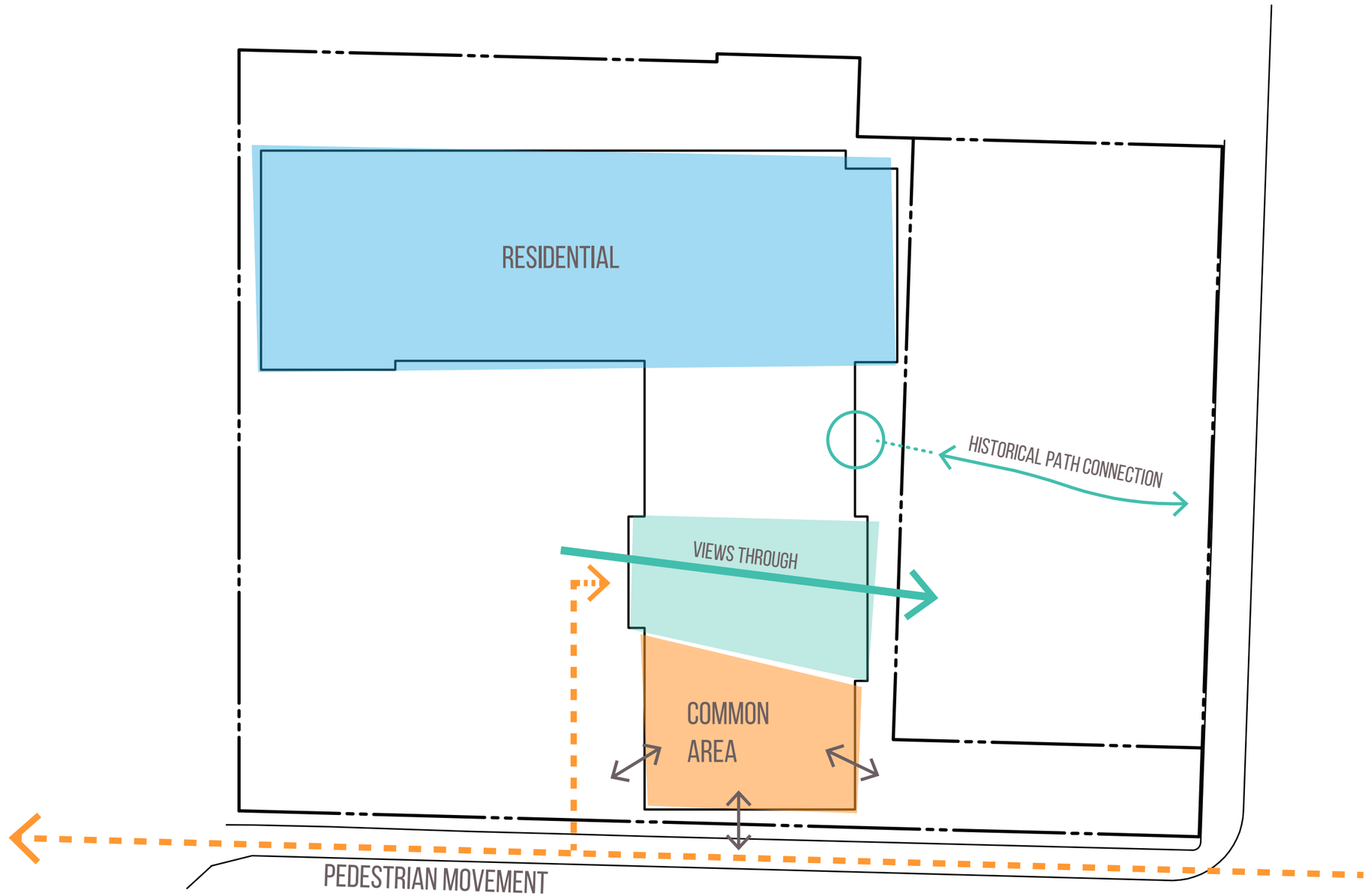
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Response

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

Response



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.

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CS3 Architectural Context and Character

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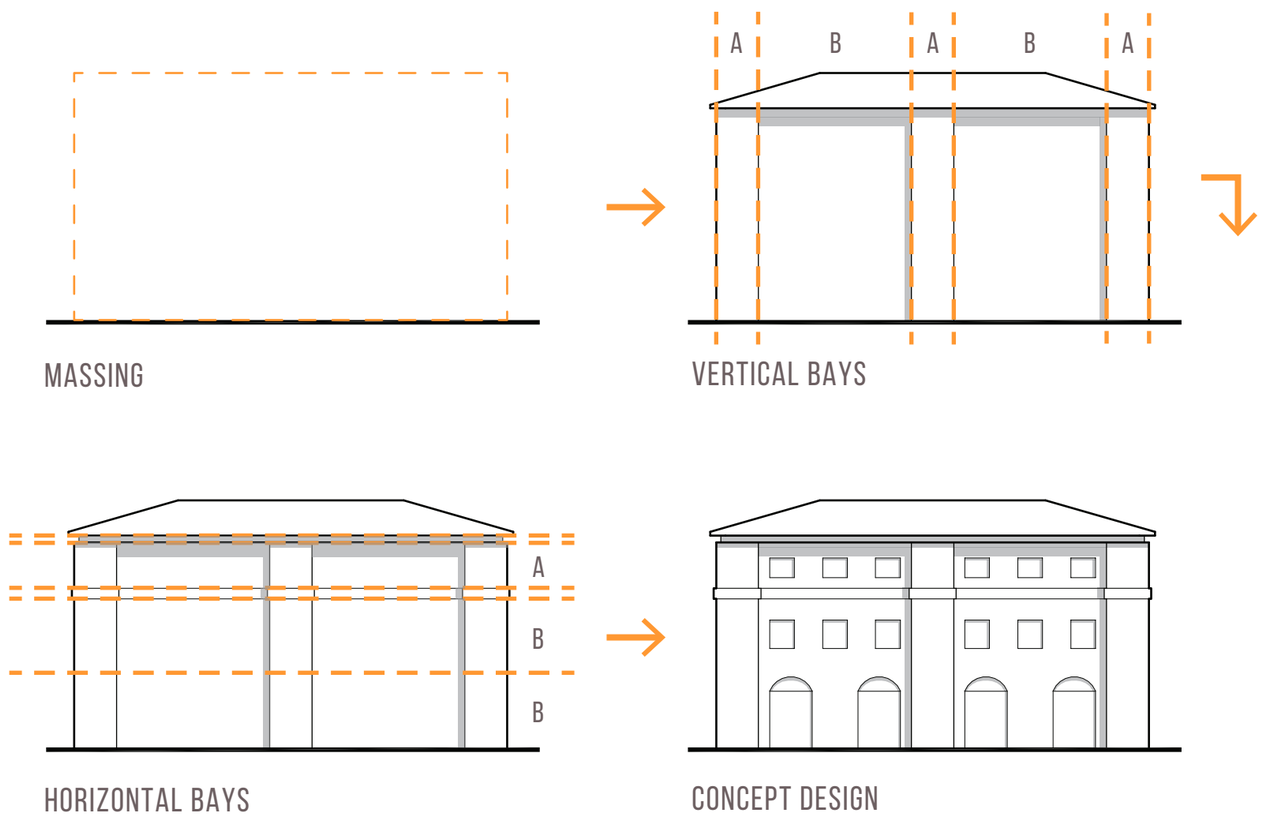

SPECIFIC RESPONSES TO DESIGN GUIDELINES

CS2 Urban Pattern and Form

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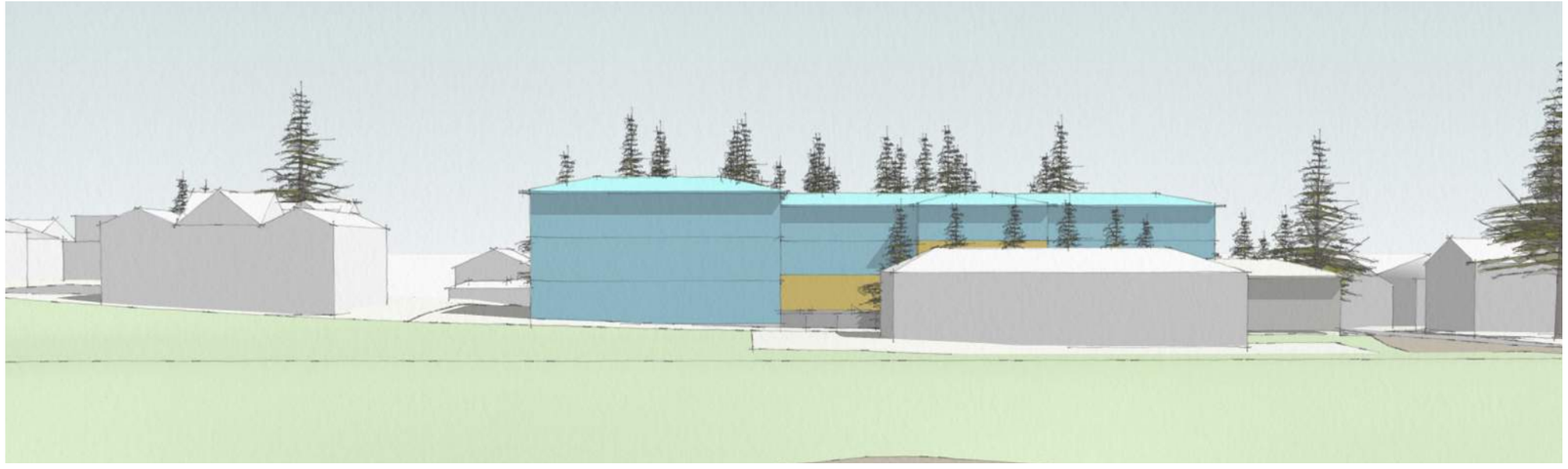

DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements each other.

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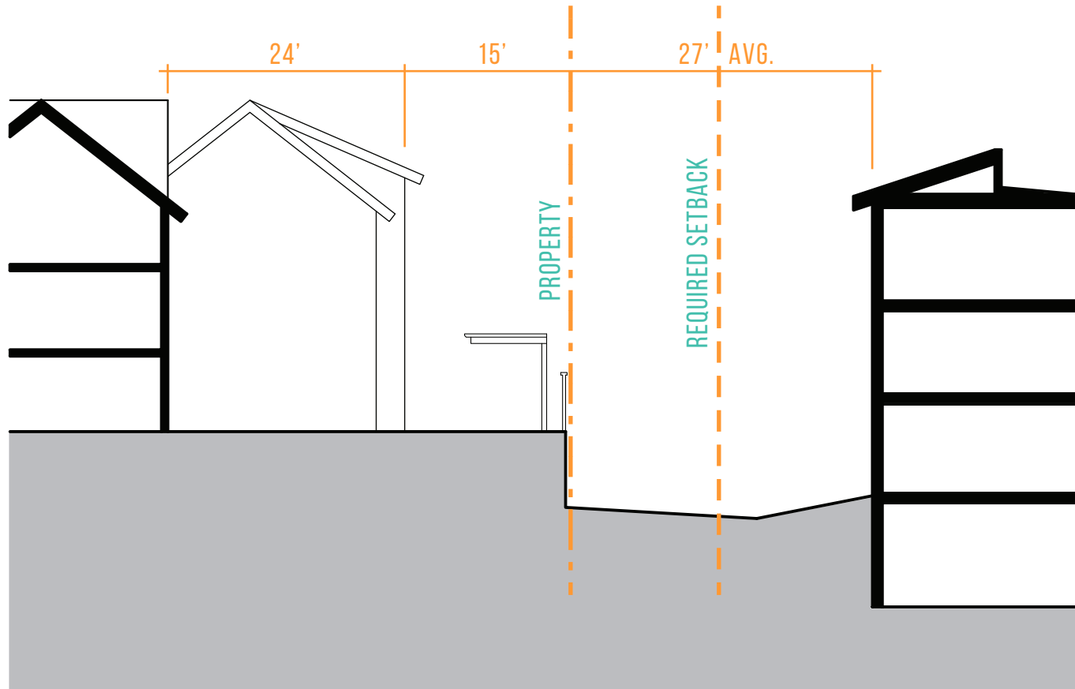

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Integrate open space design with the design of the building so that each complements each other.

Response

CS1 Natural systems and Site Features

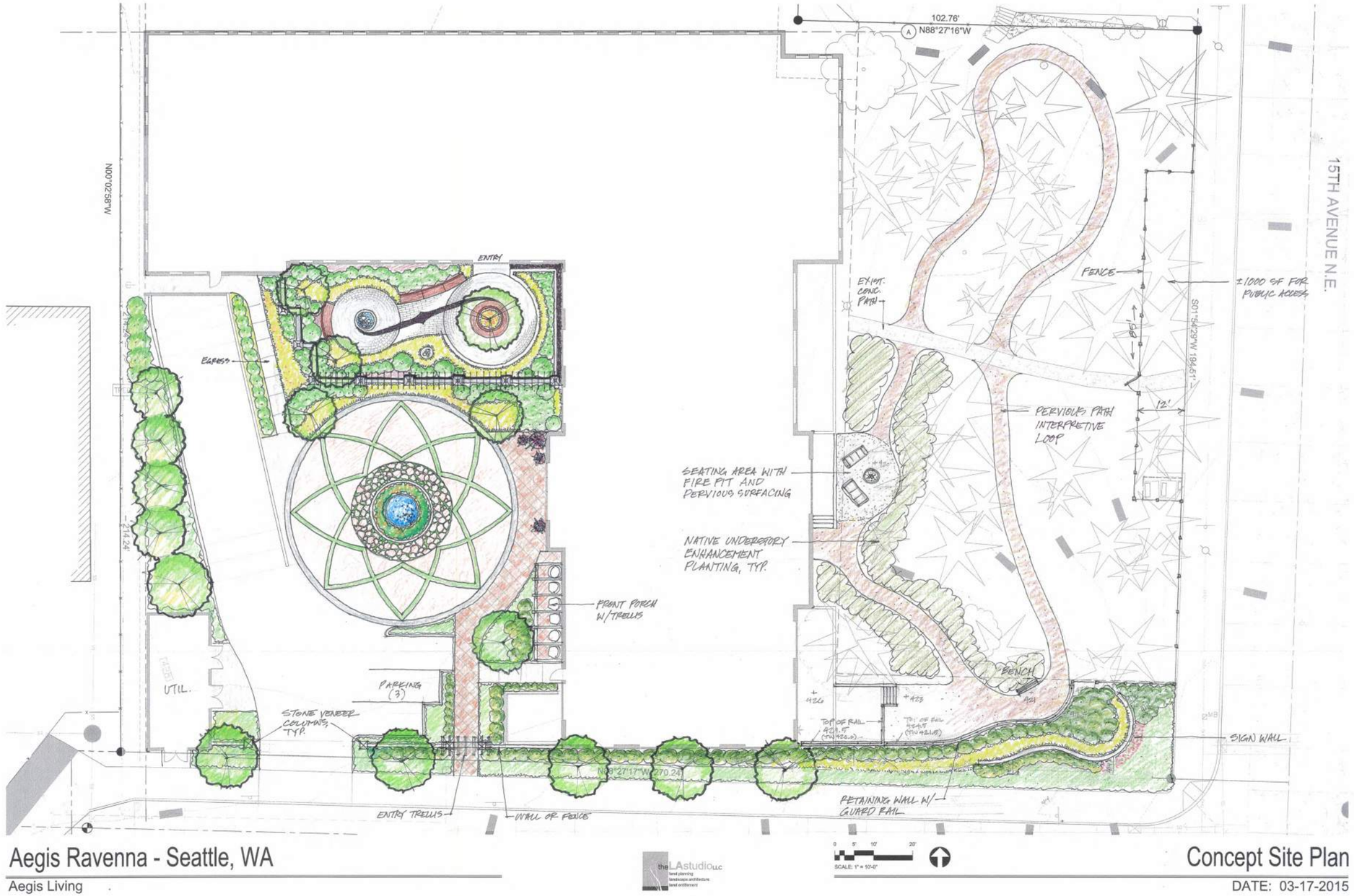
Use natural systems and features of the site and its surroundings as a starting point for project design.

Response

PL1 Connectivity

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

Response



DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements each other.

Response

CS1 Natural systems and Site Features

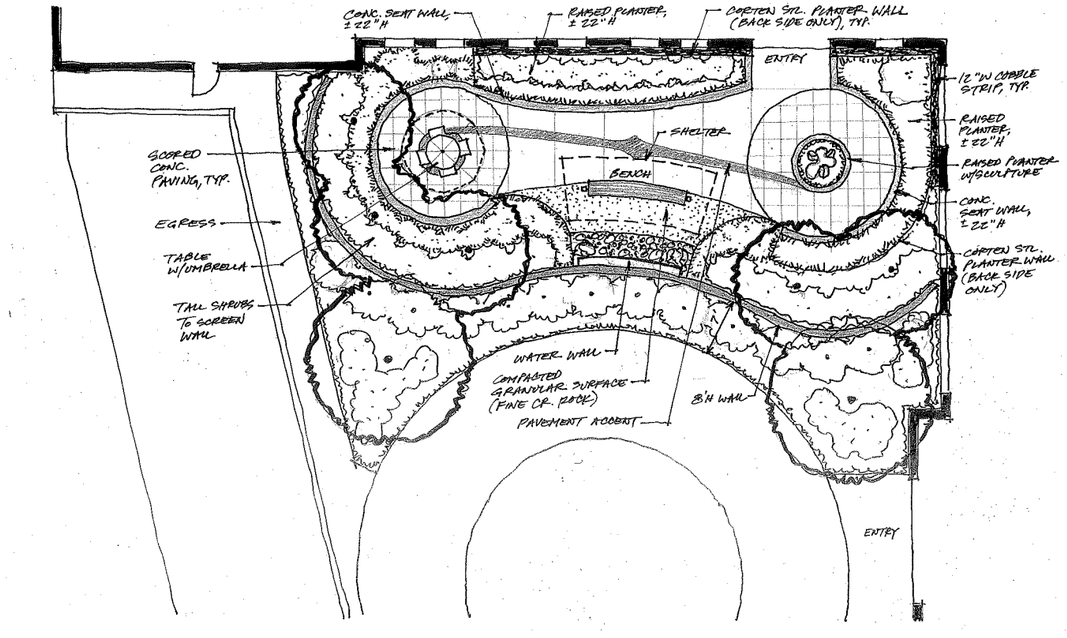
Use natural systems and features of the site and its surroundings as a starting point for project design.

Response

PL1 Connectivity

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

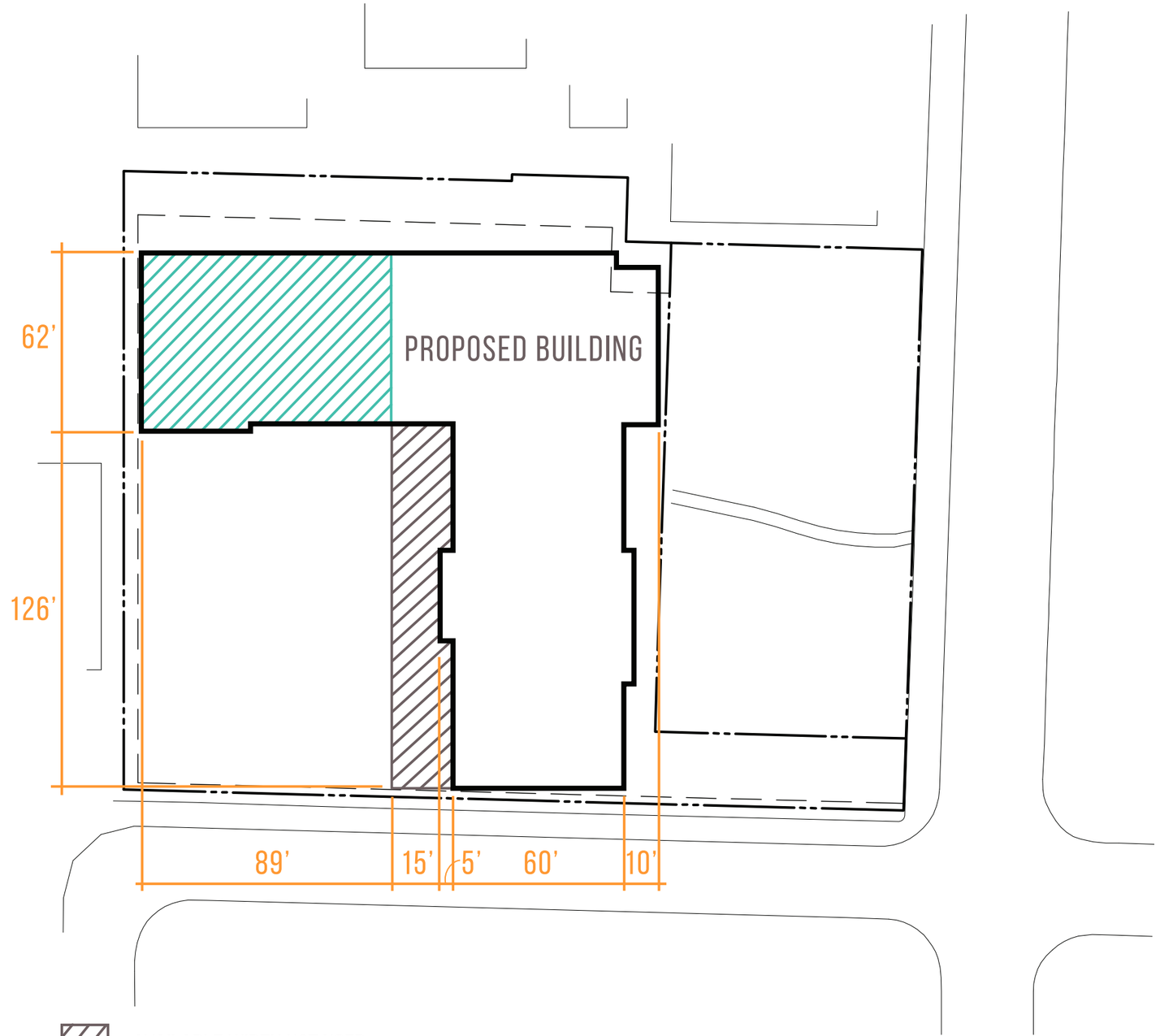
Response
New landscape planting at the main corner on 15th Ave and along NE 85th will help to draw people along the sidewalk towards the Maple Leaf Reservoir park.



DEPARTURES

Maximum Structure Width
23.45.527

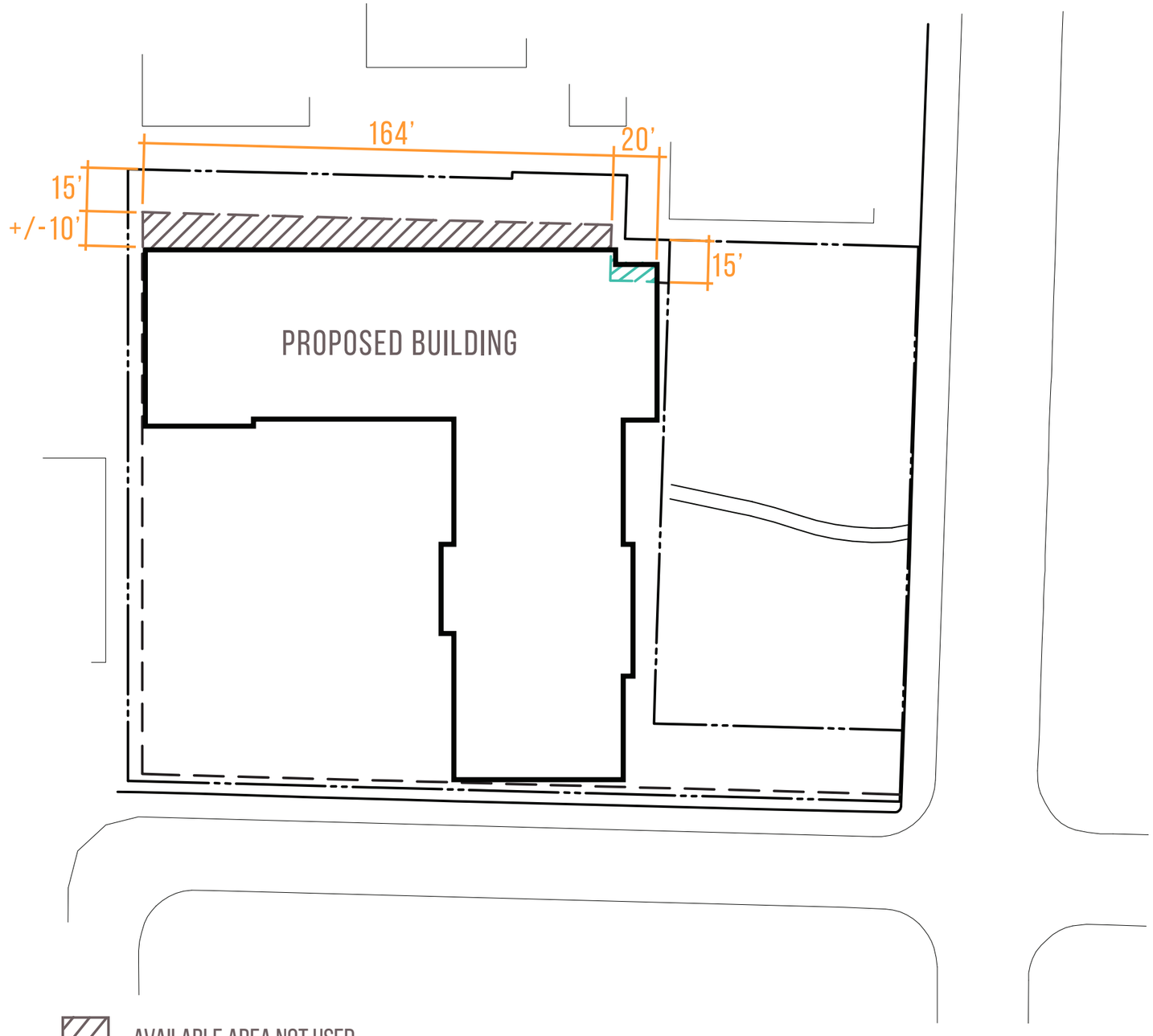
Apartments in the LR2 Zone may not exceed 90’ in structure width.



DEPARTURES

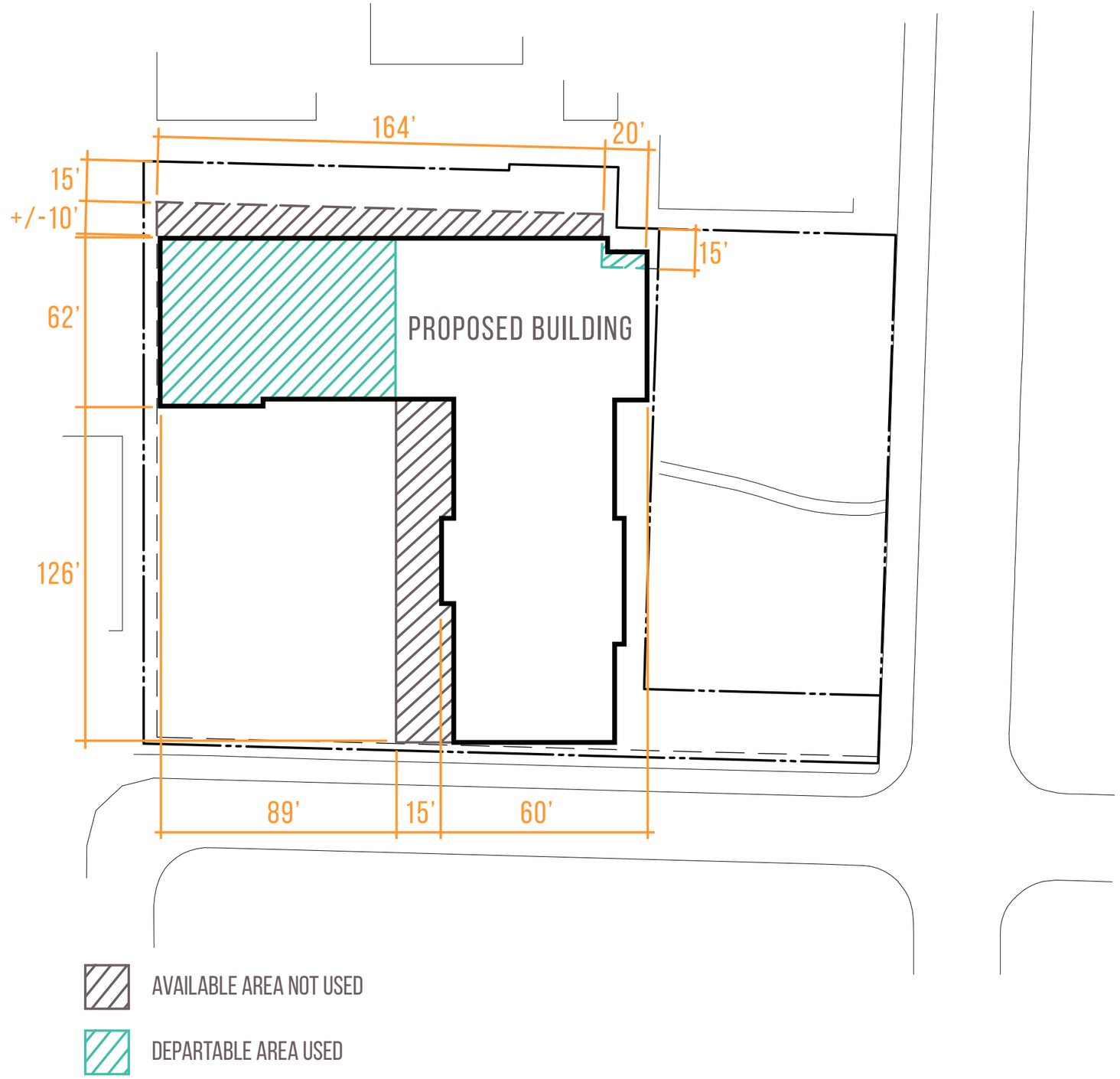
Setbacks
23.45.518

5' side and 15' rear setbacks required for apartments in the LR2 Zone.



AVAILABLE AREA NOT USED

DEPARTABLE AREA USED


164’
20’
15’
+/-10’
15’
62’
PROPOSED BUILDING
126’
89’
15’
60’
AVAILABLE AREA NOT USED
DEPARTABLE AREA USED

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