



**AEGIS LIVING**  
RECOMMENDATION MEETING

25 JANUARY 2016  
DPD #3018400

Aegis Living



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# PROJECT INFORMATION

ADDRESS: 8511 15TH AVE NE  
DPD PROJECT #: 3018400

ZONE: LR2, Northgate Overlay District

ARCHITECT:	OWNER/APPLICANT:
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LANDSCAPE ARCHITECT:

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# DEVELOPMENT OBJECTIVES

Design and construct a 3-story assisted living community that will be an exceptional feature of the neighborhood. The basic program includes:

**63/19**  
assisted living units/memory care units

**71,461 sf**  
gross square footage

**32**  
underground parking stalls

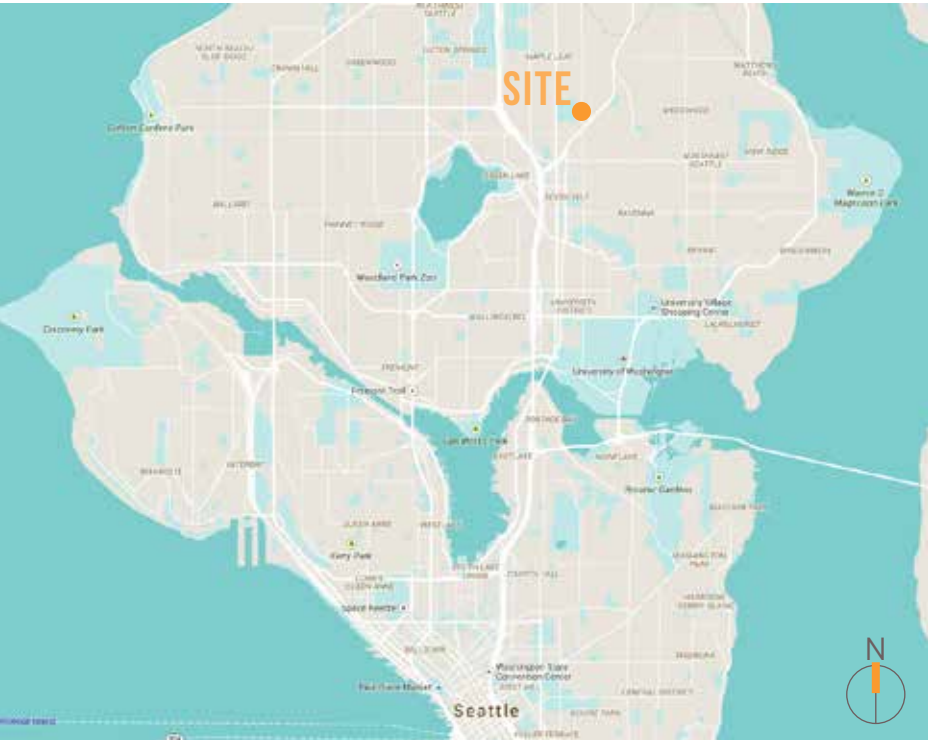
# PROJECT GOALS

## CONTRIBUTE TO THE UNIQUE CHARACTER OF THE SITE

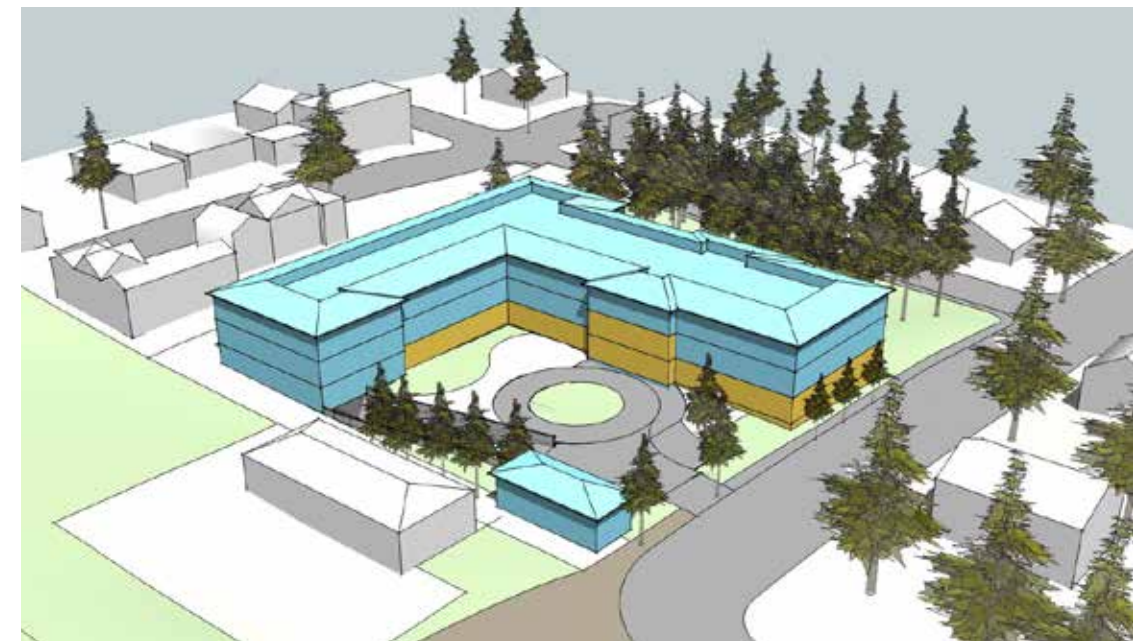
To the West, our site is located adjacent to the Maple Leaf Reservoir, which is an excellent urban park and a connector feature of the neighborhood. To the East, the so-called “Waldo Woods” is a protected tree easement appreciated by the neighborhood and the applicant. Our community will address and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

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

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.







### OPTION C - L SHAPE

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

- 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

1 ARCHITECTURAL CONTEXT AND STYLE

- The Board noted that active uses within the building need to be aligned with the existing Eastern wooded area of the site. Interior functions might spill out into outdoor space.
- The Board was supportive of a Neo-Classical design for the site.
- The Board agreed that the Massing Study C reads well as an institution.

2 COLORS AND MATERIALS

- The design should set a context of visual interest and human scale for all four facades.
- Regarding blank walls, it is recommended that any blank walls should include design treatments of high quality elements and finishes to respond ot human scale and visual interest.

3 STRUCTURE ORIENTATION/LOCATION, MASSING, AND SITE RESPONSE

- L-Scheme was a logical response for the proposal.
- Board was pleased with the proposed Northern setback for the structure.
- Board recognized that a South facing location on the Northern portion of the structure was the best location for the Memory Care Garden.
- The Board was supportive of the outbuilding as a 'gatehouse' adjacent to the pump house. The proposed scale should be maintained.
- The Board suggested more and deeper modulation on the North facade. Provide shadow studies that demonstrate that casting shadows on neighbors is minimized. The board recognized the concern for lost views; however their purview does not include protection of views from private property.
- The Board looks forward to seeing details for facade composition; proposed textures, articulation, and building materials to further express the structure.
- The pedestrian experience along NE 85th St and the Southern facade needs to be given special consideration.
- DPD requests a privacy study documenting the visual relationship between the proposed facade fenestration and adjacent sites.

4 AMENITIES/LANDSCAPING/TREES

- The deciduous and sweetgum tree shown for the North side of the property should be retained.
- Further study of landscaping design to provide benefit the privacy of the residents and townhome neighbors.
- The sidewalk/ pedestrian route along 85th should receive significant treatment.
- Signage and the landscaping design are important elements of the proposal.
- The Board expressed concern about memory care garden proximity to auto court, but felt the landscaping and water feature does an adequate job of creating visual and auditory separation.

5 SECURITY AND EXTERIOR LIGHTING

- The gate to nowhere at the conservation easement is a missed opportunity to create a connection between the building and public way.
- Address security and exterior lighting for the building.

6 PEDESTRIAN/VEHICLE ACCESS AND SOLID WASTE COLLECTION

- The Board would like to see more information on the solid waste storage location.





MAIN ENTRANCE / SOUTH FACADE OF BUILDING, VIEWED FROM 85TH STREET



1. ARCHITECTURAL CONTEXT AND STYLE

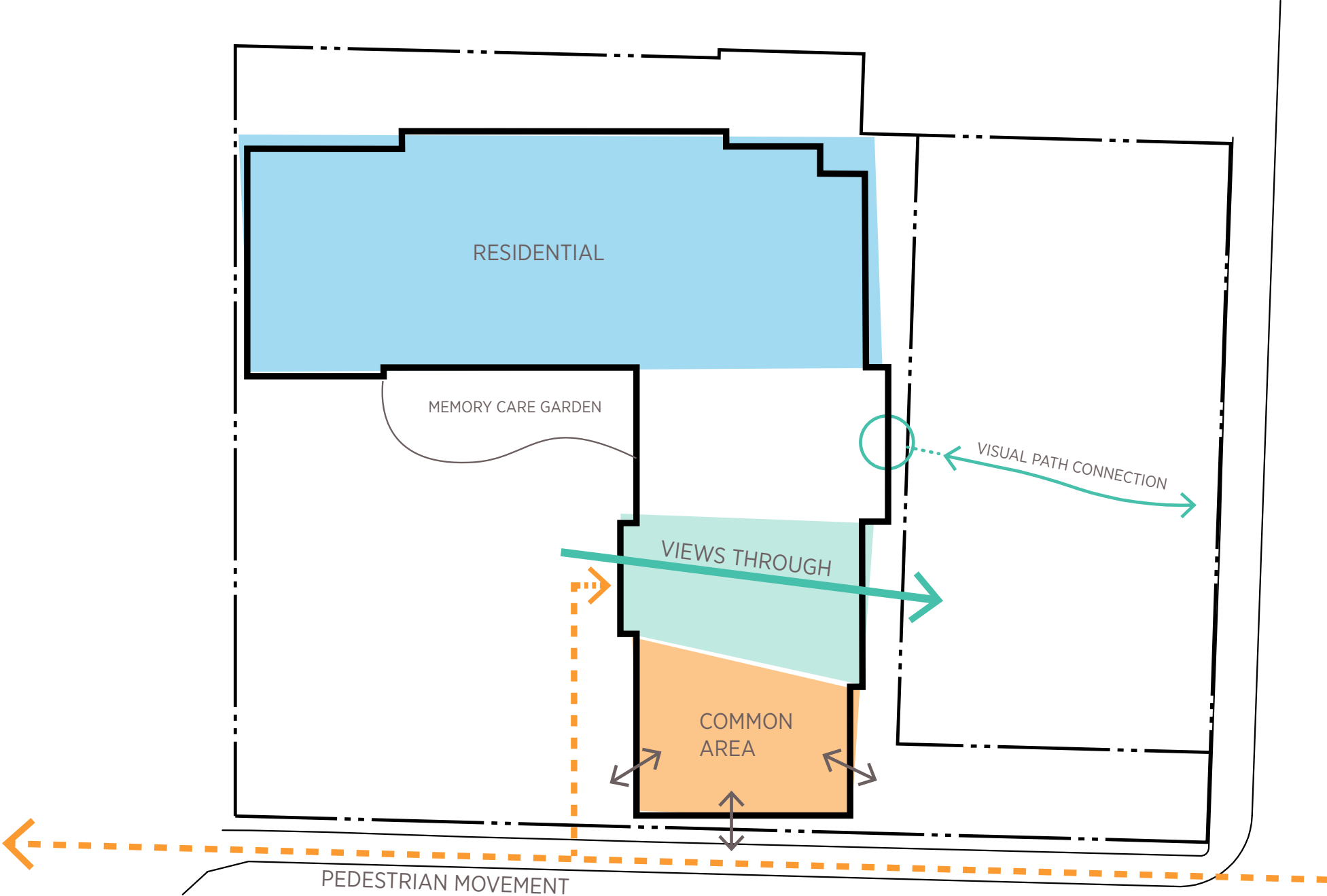
DRB RECOMMENDATION  
(PL1-B-1, PL2-A&B, CS3-A-4, DC1, DC2, DC4, CS2-D)

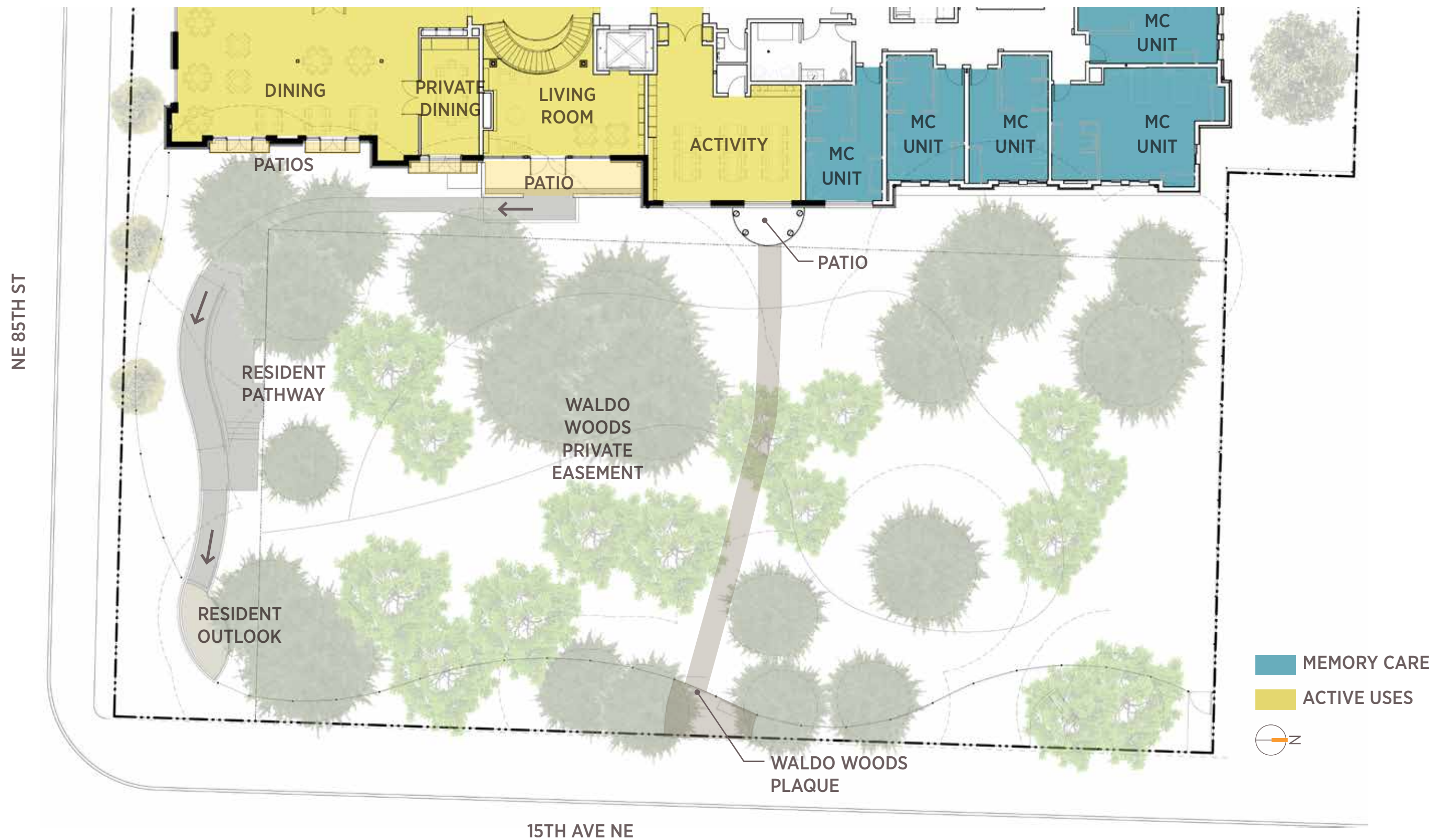
The Board noted that active uses within building need to be aligned with the existing eastern wooded area of the site. Interior functions might spill out into outdoor space. The Board was supportive of a Neo-classical design for the site. The Board agreed that the Massing Study C reads well as an institution.

RESPONSE

The most active rooms in the building are the social spaces such as the dining room, living room and multipurpose activity rooms. We have focused those spaces along the West, East, and South facades along the southern half of the building, bringing those spaces into closest proximity to 85th Street.

Specific to the 'Waldo Woods' to the East, the Lobby and Living Room enjoy views through the building and along the historical path leading to the building. Active spaces such as dining rooms and activity rooms also face the woods and spill out onto patio spaces allowing further engagement. The patio from the living room leads to a path which allows residents to safely access the Southeast corner of the site. Per the easement agreement with the Seattle Parks Department, there are no improvements, including paths, within the conservation easement.







EDG RESPONSE - ARCHITECTURAL CONTEXT AND STYLE



ORIGINAL BUILDING NOMINATED, BUT DID NOT MEET CRITERIA OF LANDMARK

The site contains an existing structure (shown above in an older photograph) which has been nominated for landmark status but has not received designation.



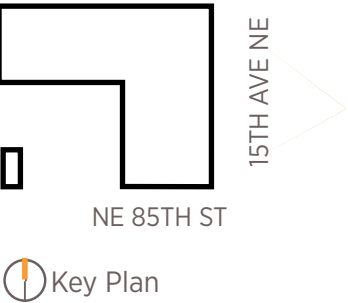
WALDO WOODS PARKS EASEMENT

Per the Easement agreement with the Seattle Parks Department, there can be no improvements within the conservation easement 'Waldo Woods.'



RESPONSE

The proposed design takes cues from the existing Georgian structure while providing a style appropriate for the proposed use and current neighborhood context. The portico feature from the original structure has been adapted to our design and scaled to match the new building. The activity room within is able to access the outdoor space and enjoy views of the Waldo Woods and the street.







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



2. COLORS AND MATERIALS

DRB RECOMMENDATION  
(DC2-D, DC4-A, PL2-B, CS3-A)

- 1. The Board recommended high quality elements, architetur al features, details, and finishes. Human scaled elements should provide a strong connection between the project and the public realm.
- 2. The design should set a context of visual interest and human scale for all four facades.
- 3. Regarding blank walls, it is recommended that any blank walls should include design treatments of high quality elements and finishes to respond to human scale and visual interest.

RESPONSE

- 1. In keeping with the simple and traditional theme of the design, the primary cladding for the building is a rough textured stucco in a yellow-earthen tone which complements its surroundings and brings additional depth to the massing moves. This is a high quality, hand finished 3 part cement stucco which will retain its look for many years. At the main entrance this stucco finish is accented with a GFRC (Glass Fiber Reinforced Concrete) base which adds additional depth and articulation. Stone clad columns at the perimeter of the site add an additional layer of texture and depth to the design.
- 2. The materials presented create a variety of tones and textures, and are applied to give the building a perceivable human scale. By emphasizing the base of the building and allowing the top floor to recede with darker color and less texture, the overall perception of mass is reduced.
- 3. Other than a well articulated and curving landscaping wall which contains the memory care garden, the building has no blank walls - all of the facades contain windows, lights, and other features.



1 Stucco - Smooth Texture



2 Stucco - Rough Texture



3 Metal Accents - Anodized Bronze



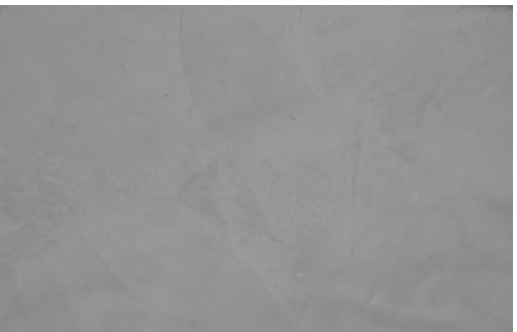
4 Stone Columns - El Dorado Stone



5 Standing Seam Metal Roof - Bronze



6 Building Base at Entry - Precast/GFRC



7 Building Base & Cornice - Stone Finish Stucco



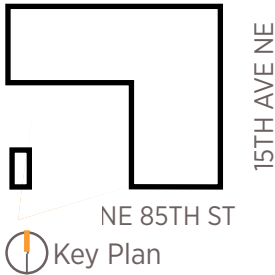
8 Vinyl Windows - Bronze

9 Central element such as contrasting pavers, vertical landscape element, sculpture or fountain.





MAIN ENTRANCE / SOUTH FACADE OF BUILDING, VIEWED FROM 85TH STREET



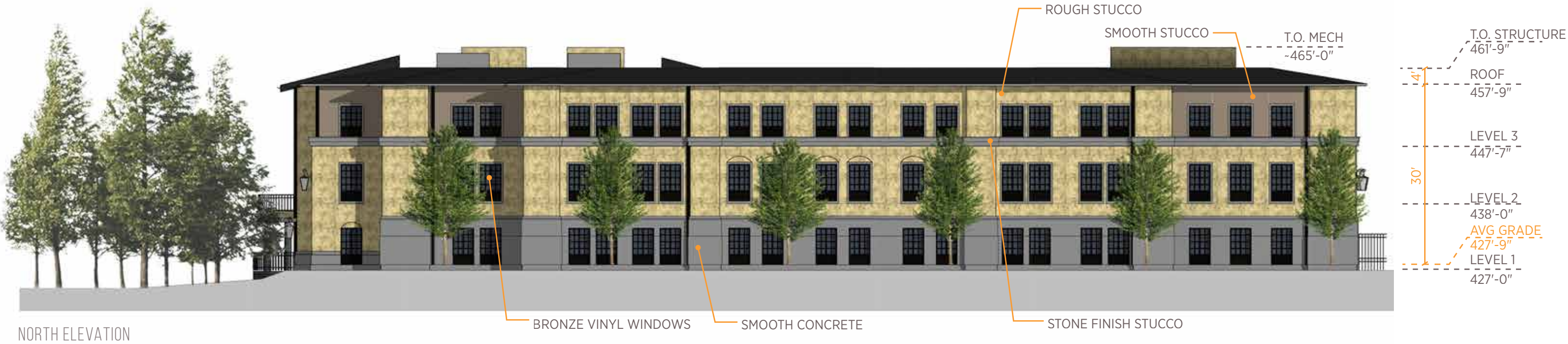


EDG RESPONSE - COLORS AND MATERIALS





EDG RESPONSE - COLORS AND MATERIALS





3. STRUCTURE ORIENTATION/LOCATION, MASSING, AND SITE RESPONSE

DRB RECOMMENDATION

(CS2, CS3-A-4, PL1, PL2, PL3-A, PL3-C, PL4-A&C, DC1-A, DC2, DC3-C, DC4)

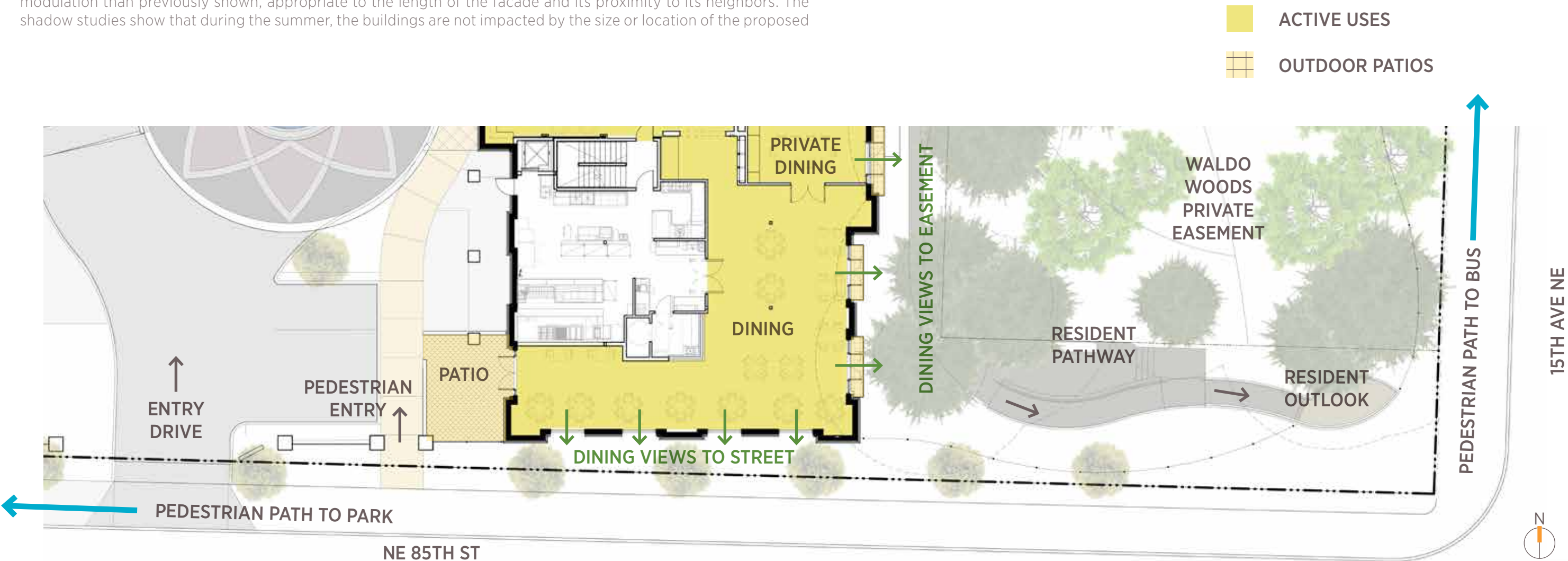
- 1. The Board suggested more and deeper modulation on the North facade. Provide shadow studies that demonstrate that casting shadows on neighbors is minimized. The board recognized the concern for lost views; however their purview does not include protection of views from private property.
- 2. The pedestrian experience along NE 85th St and the Southern facade needs to be given special consideration.
- 3. DPD requests a privacy study documenting the visual relationship between the proposed facade fenestration and adjacent sites.

structure. Although the winter sun casts the south face of the townhomes to the north in shadow, we believe that almost any structure within the allowed height and FAR would do the same.

- 2. Pedestrians entering or exiting the Maple Leaf Reservoir will enjoy views of interior and exterior spaces inhabited throughout the day and evening, and residents in the building will have an opportunity to engage in the activities just outside their front door. Residential spaces located along the main massing of the building that abuts the adjacent LR2 residential lots. Architectural connection at the East side of the building to welcome the historical path. The common areas of the building maintain a visual connection with pedestrian movement along 85th. The center section of the building connects the two open spaces of the site. The main entrance courtyard has a visual connection through the center of the buildnig through to the historical tree easement, also known as the "Waldo Woods."
- 3. The study requested has been provided on the following pages.

RESPONSE

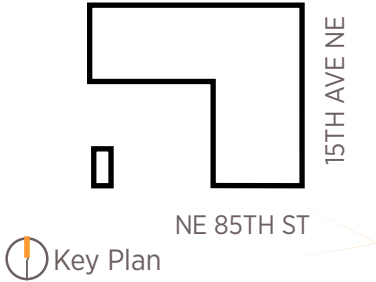
- 1. The diagrams on the following pages demonstrate that the North facade has much deeper and more frequent modulation than previously shown, appropriate to the length of the facade and its proximity to its neighbors. The shadow studies show that during the summer, the buildings are not impacted by the size or location of the proposed





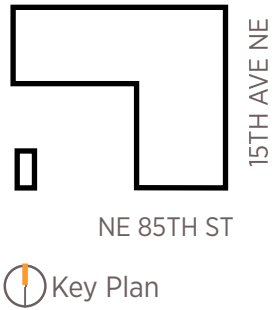


MAIN APPROACH, VIEWED FROM CORNER OF 15TH AVE AND 85TH STREET

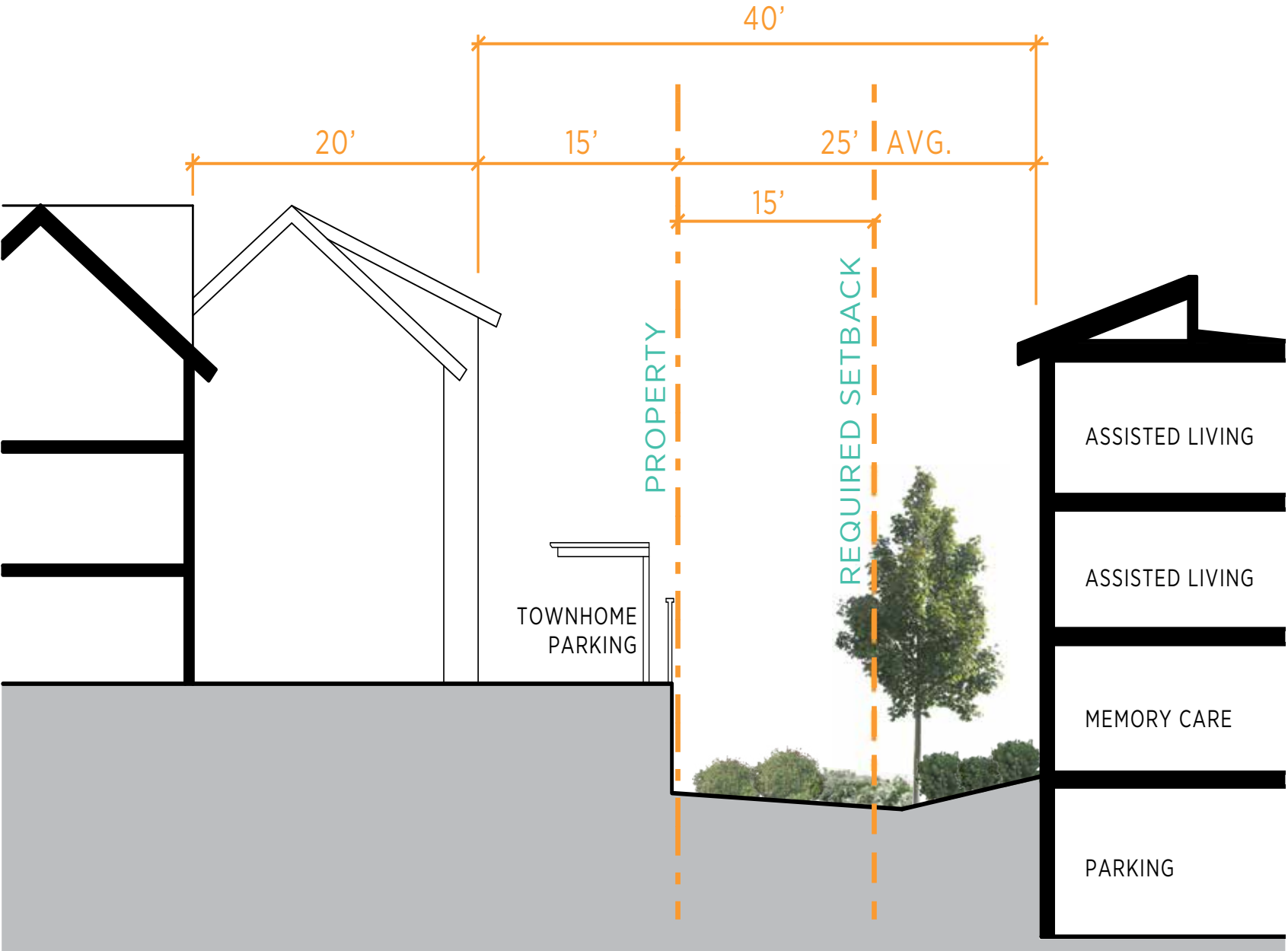




EDG RESPONSE - STRUCTURE ORIENTATION/LOCATION, MASSING, AND SITE RESPONSE







March/September 21 - NOON



December 21 - 10AM

December 21 - NOON

4. AMENITIES/LANDSCAPING/TREES

DRB RECOMMENDATION  
(DC3, DC4-C, PL2-B)

- 1. Deciduous and sweetgum tree shown for the North side of the property should be retained.
- 2. Further study of landscaping design to provide benefit and privacy of the residents and residents of townhomes North of the site.
- 3. The sidewalk/pedestrian route along 85th should receive significant treatment as it is a critical pathway to the proposal.
- 4. Signage and the landscaping design are important elements of the proposal.


































RESPONSE

- 1. The deciduous and sweetgum trees as shown in the original EDG have been retained for this proposal as requested.
- 2. The landscaping has been planted a reasonably high density to offer screening and privacy to the neighbors to the north.
- 3. The 85th street pedestrian route has been improved by the proposed development. Street trees have been added along a well detailed site fence accented by stone clad columns. The trash has been concealed within a well detailed accessory structure. A pedestrian feature which allows residents of the building to access an overlook at the corner of the 85th & 15th increases engagement between public and private spaces.
- 4. The signage presented in the renderings is not obtrusive and is of a scale and material treatment compatible with the neighborhood and the design of the building.





LANDSCAPE LEGEND

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	SPACING	NATIVE	DROUGHT TOLERANT	REMARKS
EXISTING TREES								
	20	EXISTING TREE TO BE REMOVED WITH I.D. NUMBER (SEE SURVEY FOR SPECIES, DBH, & DRIPLINE RADIUS)						
	49	EXISTING TREE TO BE PRESERVED WITH I.D. NUMBER (SEE SURVEY FOR SPECIES, DBH, & DRIPLINE RADIUS)						
SMALL TREES								
	6	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	8' HT.	B&B OR CONT.	10' O.C.		
	4	CORNUS 'RUTCAN'	CONSTELLATION DOGWOOD	2" CAL.	B&B	PER PLAN	YES	
SMALL / MEDIUM TREES								
	8	NYSSA SYLVATICA 'HAYMANRED'	RED RAGE TUPELO	2" CAL.	B&B	22' O.C.	YES	
MEDIUM / LARGE TREES								
	6	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROTUNDILOBA SWEETGUM	2" CAL.	B&B	30' O.C.	YES	
	1	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	2.5" CAL.	B&B	PER PLAN	YES	
SHRUBS								
	46	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	30" HT.	CONT.	4' O.C.	YES	2'+
	23	AZALEA 'GIRARD'S FUSCHIA'	GIRARD'S FUSCHIA EVERGREEN AZALEA	2 GAL.	CONT.	3' O.C.	YES	2'+
	7	AZALEA 'GLACIER'	GLACIER EVERGREEN AZALEA	2 GAL.	CONT.	3' O.C.	YES	2'+
	20	AZALEA 'HINO-CRIMSON'	HINO-CRIMSON EVERGREEN AZALEA	2 GAL.	CONT.	3' O.C.	YES	2'+
	37	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW JAPANESE BARBERRY	5 GAL.	CONT.	4' O.C.	YES	2'+
	85	CALLUNA VULGARIS 'FIREFLY'	FIREFLY HEATHER	1 GAL.	CONT.	2' O.C.	YES	<2'
	10	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED-TWIG DOGWOOD	5 GAL.	CONT.	5' O.C.	YES	2'+
	41	HEBE 'SILVER DOLLAR'	SILVER DOLLAR HEBE	1 GAL.	CONT.	18" O.C.	YES	<2'
	27	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET VIRGINIA SWEET SPIRE	5 GAL.	CONT.	4' O.C.	YES	2'+
	54	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY VIRGINIA SWEET SPIRE	2 GAL.	CONT.	3' O.C.	YES	2'+
	2	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	4' HT.	CONT.	AS SHOWN	YES	2'+
	27	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	2 GAL.	CONT.	4' O.C.	YES	2'+
	12	OSMANTHUS HETEROPHYLLUS 'VARIEGATA'	VARIEGATED FALSE HOLLY	5 GAL.	CONT.	4' O.C.	YES	2'+
	27	PIERIS 'FOREST FLAME'	FOREST FLAME LILY-OF-THE-VALLEY SHRUB	5 GAL.	CONT.	4' O.C.	YES	2'+
	26	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	CONT.	3' O.C.	YES	2'+
	5	RHODODENDRON 'PJM'	PJM RHODODENDRON	5 GAL.	CONT.	4' O.C.	YES	2'+
	7	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL.	CONT.	4' O.C.	YES	2'+
ORNAMENTAL GRASSES								
	42	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	1 GAL.	CONT.	3' O.C.		2'+
	1	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA MAIDEN GRASS	5 GAL.	CONT.	AS SHOWN	YES	2'+
	81	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.	CONT.	2' O.C.	YES	<2'
	11	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	5 GAL.	CONT.	30" O.C.	YES	2'+
	36	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY'	BURGUNDY BUNNY FOUNTAIN GRASS	1 GAL.	CONT.	18" O.C.	YES	<2'
	58	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE ORIENTAL FOUNTAIN GRASS	2 GAL.	CONT.	30" O.C.	YES	2'+
GROUNDCOVERS & VINES								
	3	CLEMATIS 'MADAME JULIA CORREVON'	MADAME JULIA CORREVON VITICELLA CLEMATIS	5 GAL.	CONT.	PER PLAN		
	396	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	1 GAL.	CONT.	30" O.C.	YES	<2'
	440	FRAGARIA CHILOENSIS 'LIPSTICK'	LIPSTICK BEACH STRAWBERRY	1 GAL.	CONT.	24" O.C.	YES	<2'
	304	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	1 GAL.	CONT.	18" O.C.	YES	<2'
	143	LYSIMACHIA NUMMULARIA 'AUREA'	GOLDEN CREEPING JENNY	4" POT	CONT.	8" O.C.		<2'
	100	MAHONIA REPENS	CREEPING OREGON GRAPE	1 GAL.	CONT.	30" O.C.	YES	2'+
ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER CONT. = CONTAINER HT. = HEIGHT O.C. = ON CENTER								

5. SECURITY AND EXTERIOR LIGHTING

DRB RECOMMENDATION  
(PL2-B-2, PL3-A, DC4-C)

At the next meeting the applicant should address security and exterior lighting for the building.

RESPONSE

The building uses lighting in three ways - exterior wall sconces, which accentuate the shape of the building, ground level step lighting, which assists pedestrians and vehicles in navigating the edges of paths and drives, and landscape uplighting, which adds depth to the landscaping design in the evening.



1

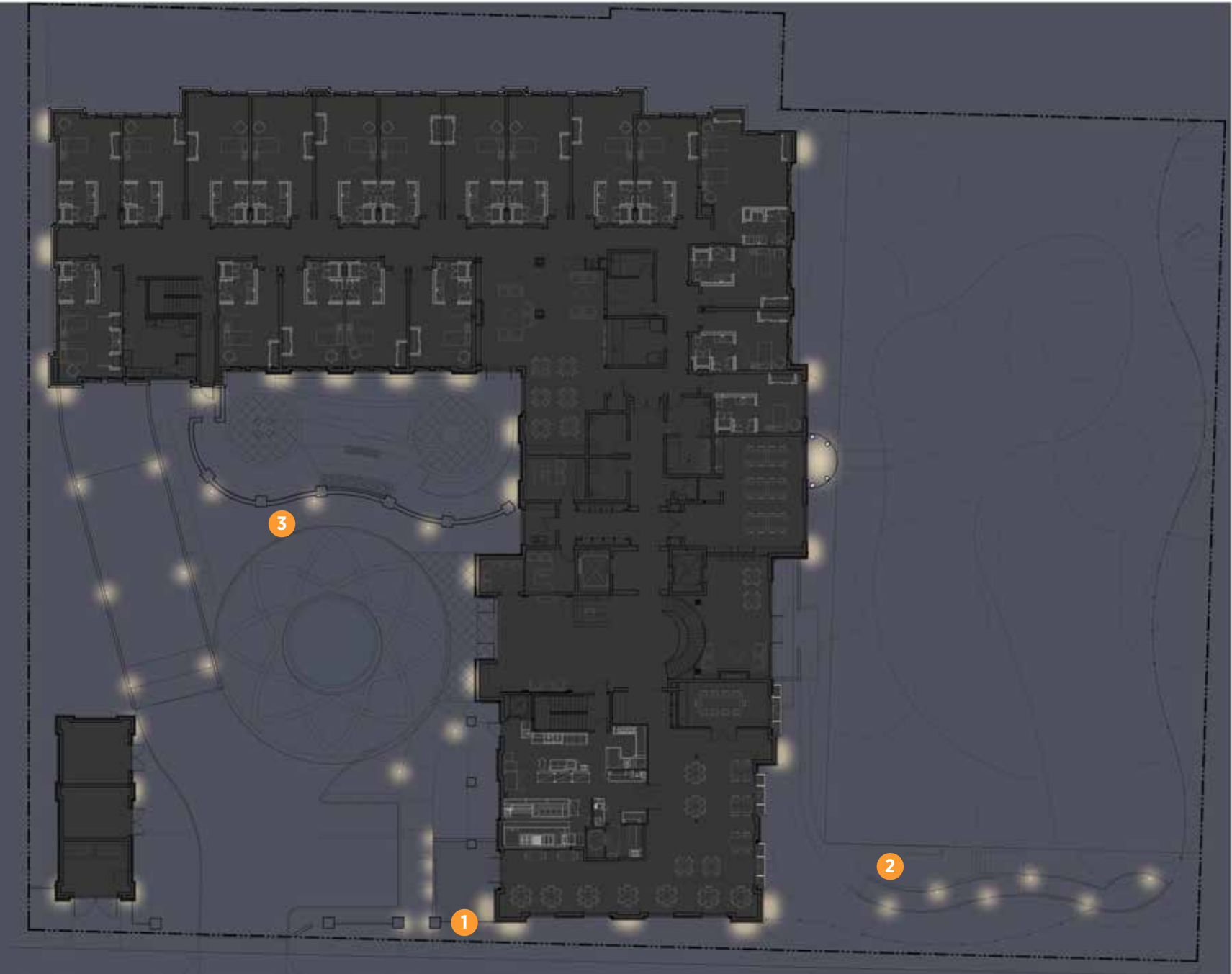


2



3

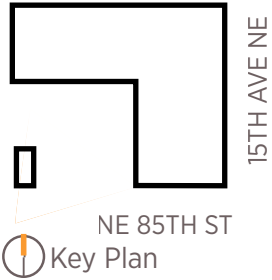
- 1 EXTERIOR WALL SCONCE
- 2 STEP LIGHTING
- 3 LANDSCAPING UPLIGHT







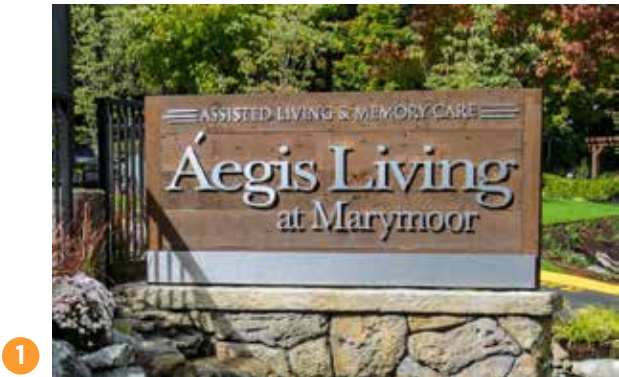
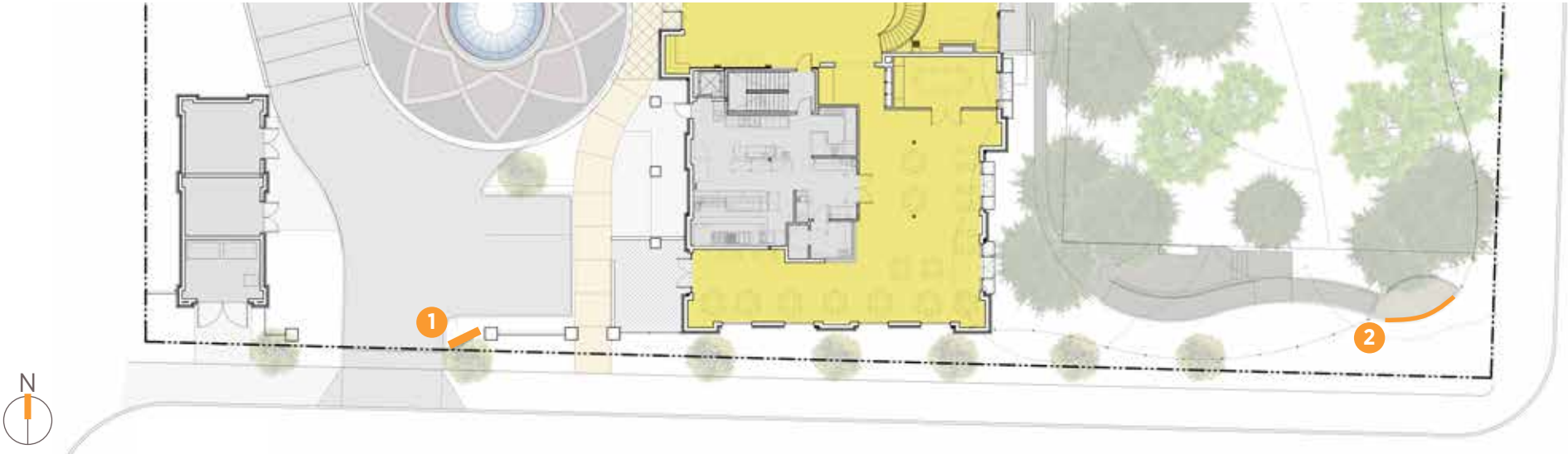
NIGHTTIME VIEW OF MAIN ENTRANCE / SOUTH FACADE OF BUILDING, FROM 85TH STREET





CONCEPTUAL SIGNAGE PLAN

- 1 MONUMENT SIGN AT ENTRY
- 2 CORNER MONUMENT SIGN





4. PEDESTRIAN/VEHICLE ACCESS AND SOLID WASTE COLLECTION

DRB RECOMMENDATION  
(CS2-C, DC1-A, DC1-C, PL3-A)

The Board complimented the applicant for providing pedestrian access from 15th Ave NE and NE 85th St.

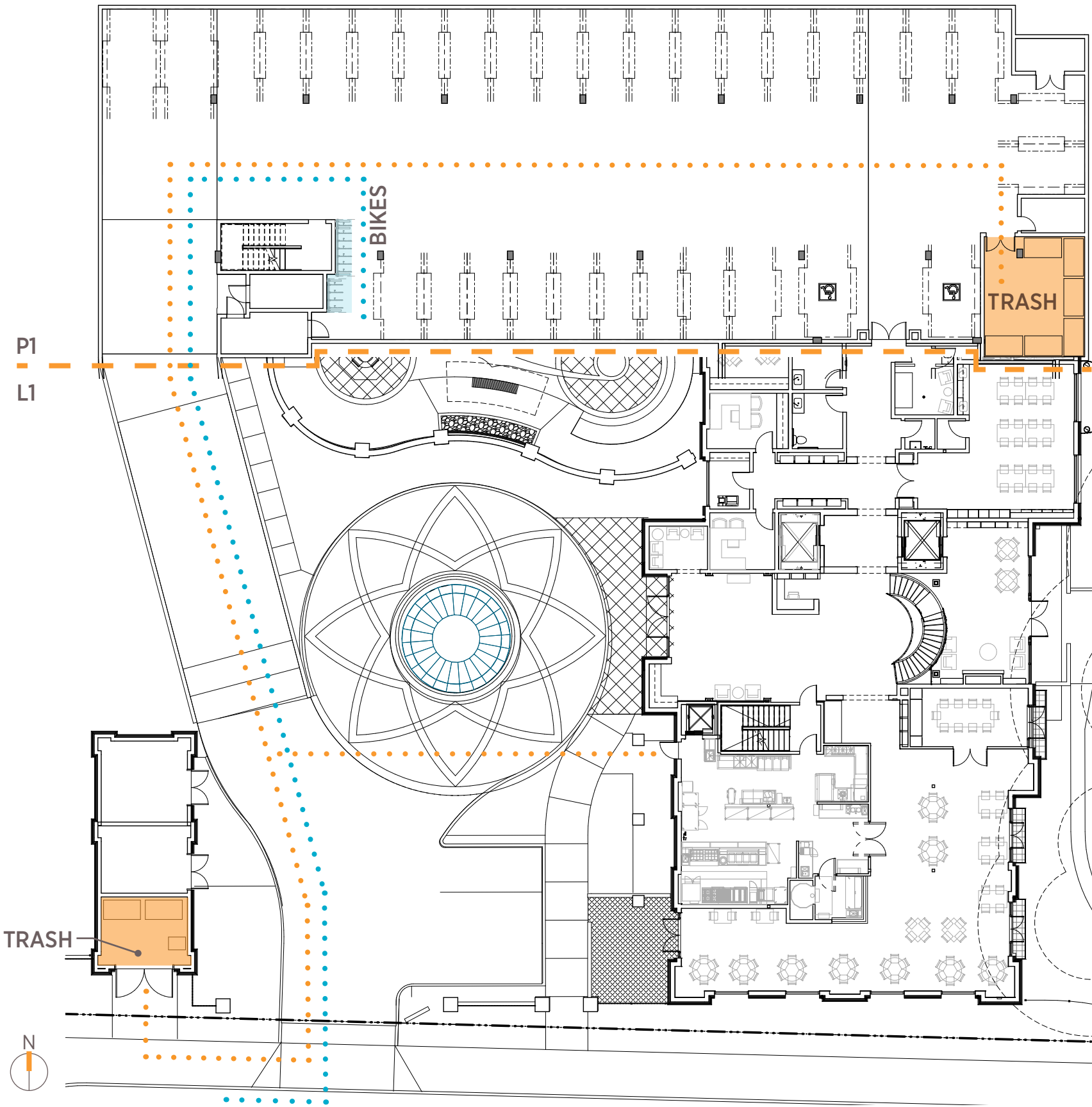
a. The Board would like to see more information on the solid waste storage location at the next design review meeting.

RESPONSE

Trash is stored primarily in the basement of the building, and then placed in the accessory structure for trash pickup. The steel doors are detailed to create an attractive street face.

Bicycle parking is accessed by taking the parking ramp in to the garage, and bikes are secured near the entrance to the building in P1.

- TRASH PATH/STORAGE
- BIKE PATH/STORAGE



# DEPARTURE REQUESTS

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DEVELOPMENT STD	REQUIREMENT	REQUEST	JUSTIFICATION
DEPARTURE #1 SUPPORTED BY EDG	SMC 23.45.527	Apartments in the LR2 Zone may not exceed 90' in structure width.	The departure requests to extend the overall building width past the 90' maximum to 172'. The L-shape configuration of the building achieves a narrower street presence than the maximum width at 60', allow for more open space amenities and is able to accommodate the ideal depth for residential units.
			CS3 Architectural Context and Character. The narrower street presence that the building has along NE 85th St allows for a stronger visual connection with the park as pedestrians walk along. The L-shape configuration pulls the main massing away from the street, minimizing the impact of the building size to the surrounding neighborhood and park views.
			PL2 Walkability. The narrow building massing along NE 85th St allows for equal entrances to the site for cars and pedestrians. Landscaping is blended from 85th, into the open court and smooths the transition from the site to the park.
DEPARTURE #2 SUPPORTED BY EDG	SMC 23.45.518	5' side and 15' rear setbacks required for apartments in the LR2 Zone.	DC3 Open Space Concept. The open court created with the L-shape building configuration opens the site to the public and lends to eyes on the street as well as the park.
			CS3 Architectural Context and Character. The additional area needed at the Northeast corner of the site allows for a more significant portion of the massing along the North side of the site to be pulled back from the existing Townhouses.
			DC3 Open Space Concept. The space between the existing townhouses and the North side of the building creates more space for landscaping and visual buffers between the two sets of residents.

DEPARTURE 1

SUPPORTED BY EDG

Maximum Structure Width  
23.45.527

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

Requested Departure:  
• 172' structure width

Why the proposed better meets the Design Guidelines:

CS3 Architectural Context and Character

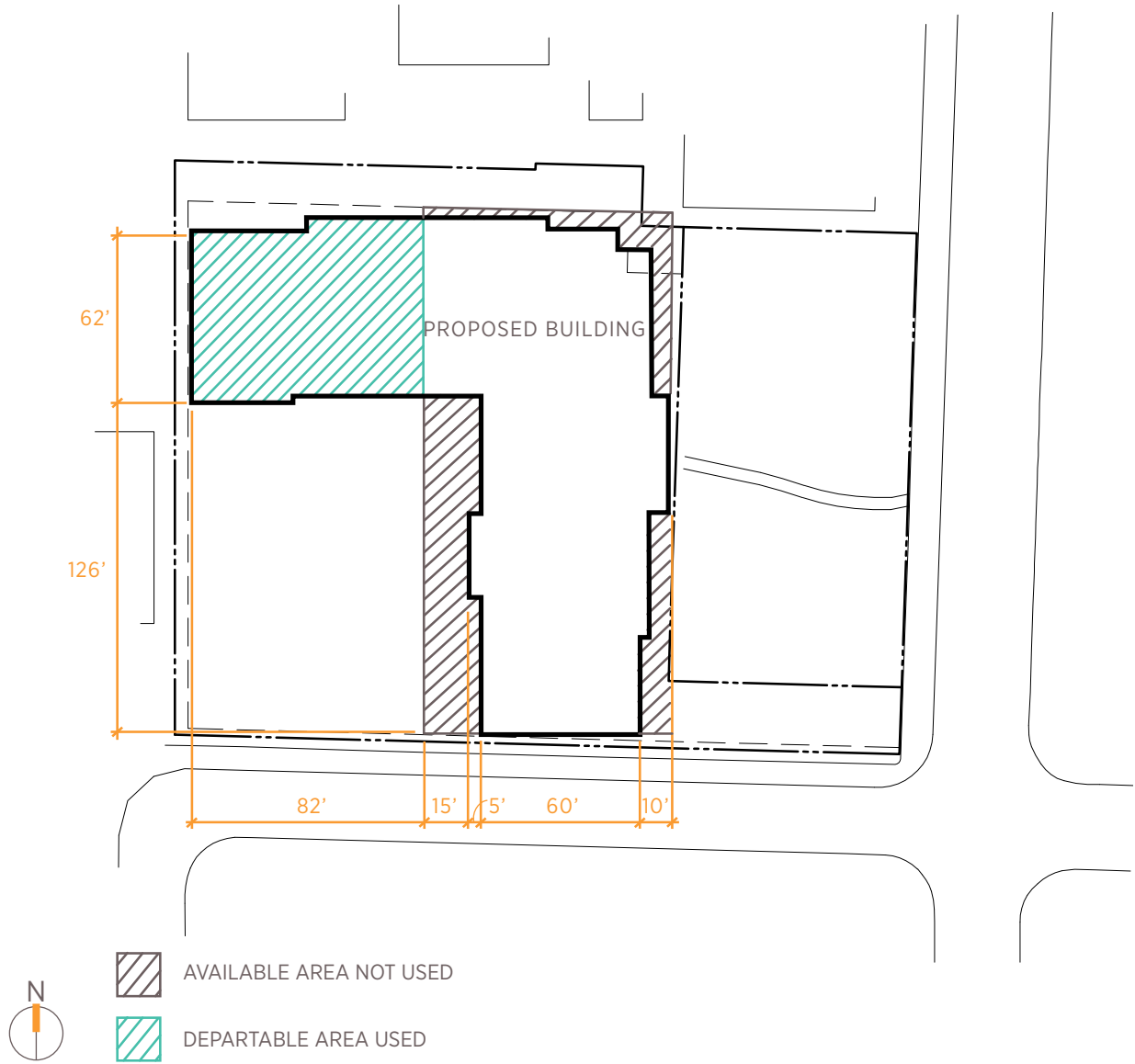
The narrower street presence that the building has along NE 85th St allows for a stronger visual connection with the park as pedestrians walk along. The L-shape configuration pulls the main massing away from the street, minimizing the impact of the building size to the surrounding neighborhood and park views.

PL2 Walkability

The narrow building massing along NE 85th St allows for equal entrances to the site for cars and pedestrians. Landscaping is blended from 85th, into the open court and smooths the transition from the site to the park.

DC3 Open Space Concept

The open court created with the L-shape building configuration opens the site to the public and lends to eyes on the street as well as the park.





**Setbacks**  
23.45.518

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

Requested Departure:

- A reduction from 15' setback to 5' setback along 20' of the North facade (rear setback.)

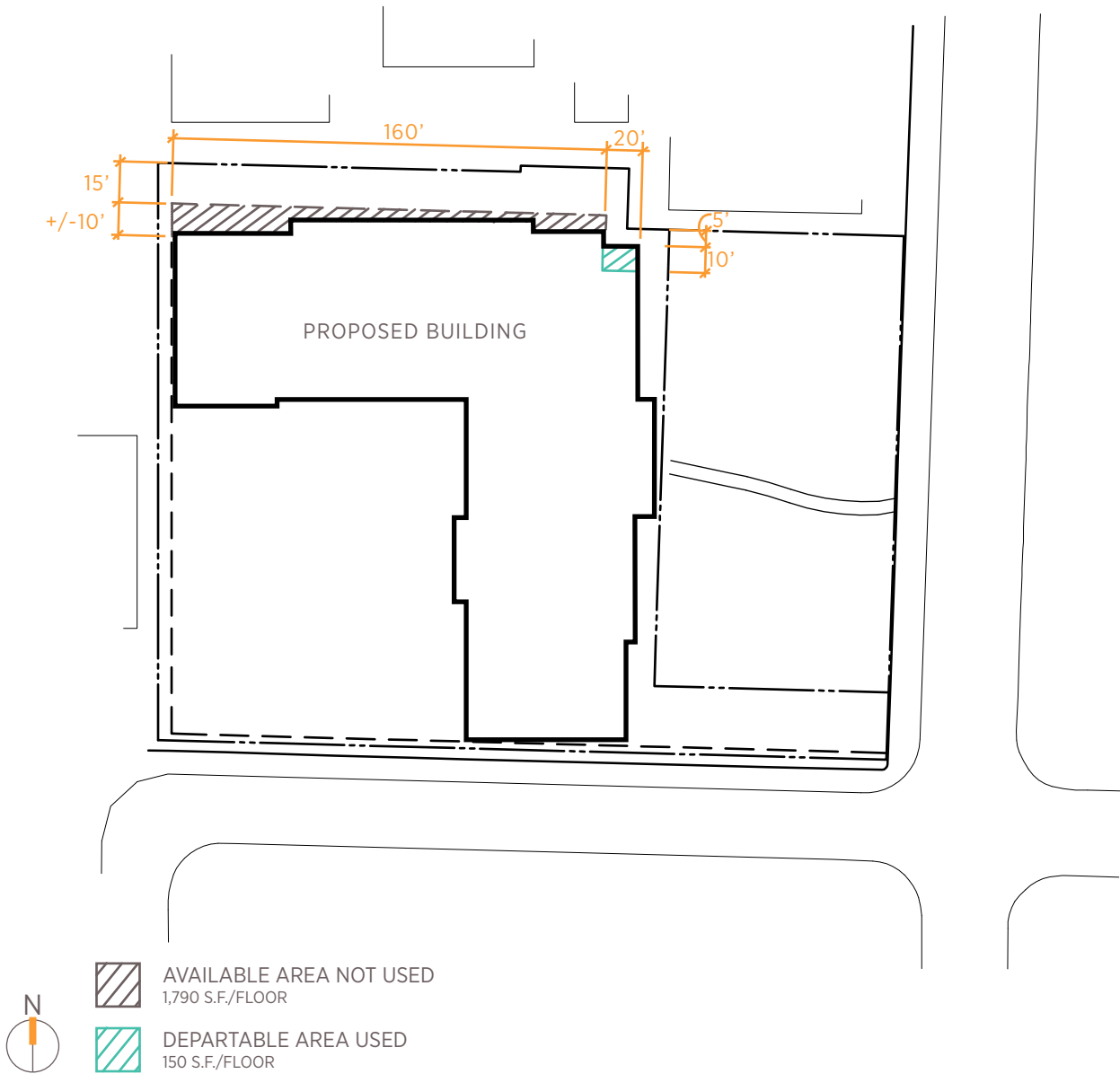
**Why the proposed better meets the Design Guidelines:**

**CS3 Architectural Context and Character**

The proposed design exceeds the required setback distance for the majority of the length of the rear setback. The additional area needed at the Northeast corner of the site allows for a more significant portion of the massing along the North side of the site to be pulled back from the existing Townhouses.

**DC3 Open Space Concept**

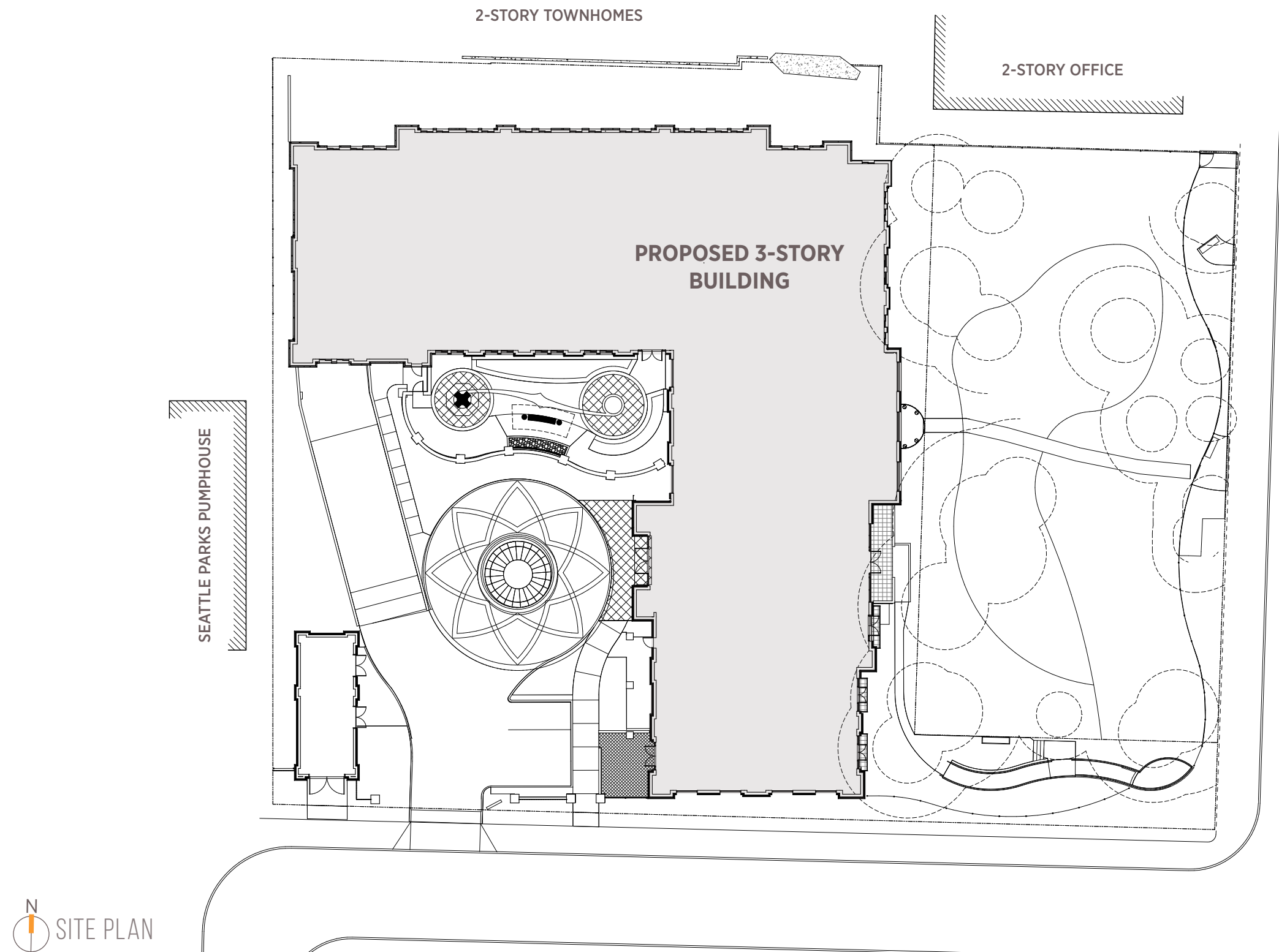
The space between the existing townhouses and the North side of the building creates more space for landscaping and visual buffers between the two sets of residents.



# BUILDING DESIGN

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N  
SITE PLAN

BUILDING PLANS

- ASSISTED LIVING
- MEMORY CARE
- AMENITY
- BACK OF HOUSE/ CIRCULATION



LOBBY







BUILDING PLANS

- ASSISTED LIVING
- MEMORY CARE
- AMENITY
- BACK OF HOUSE/  
CIRCULATION



N  
LEVEL 2 PLAN

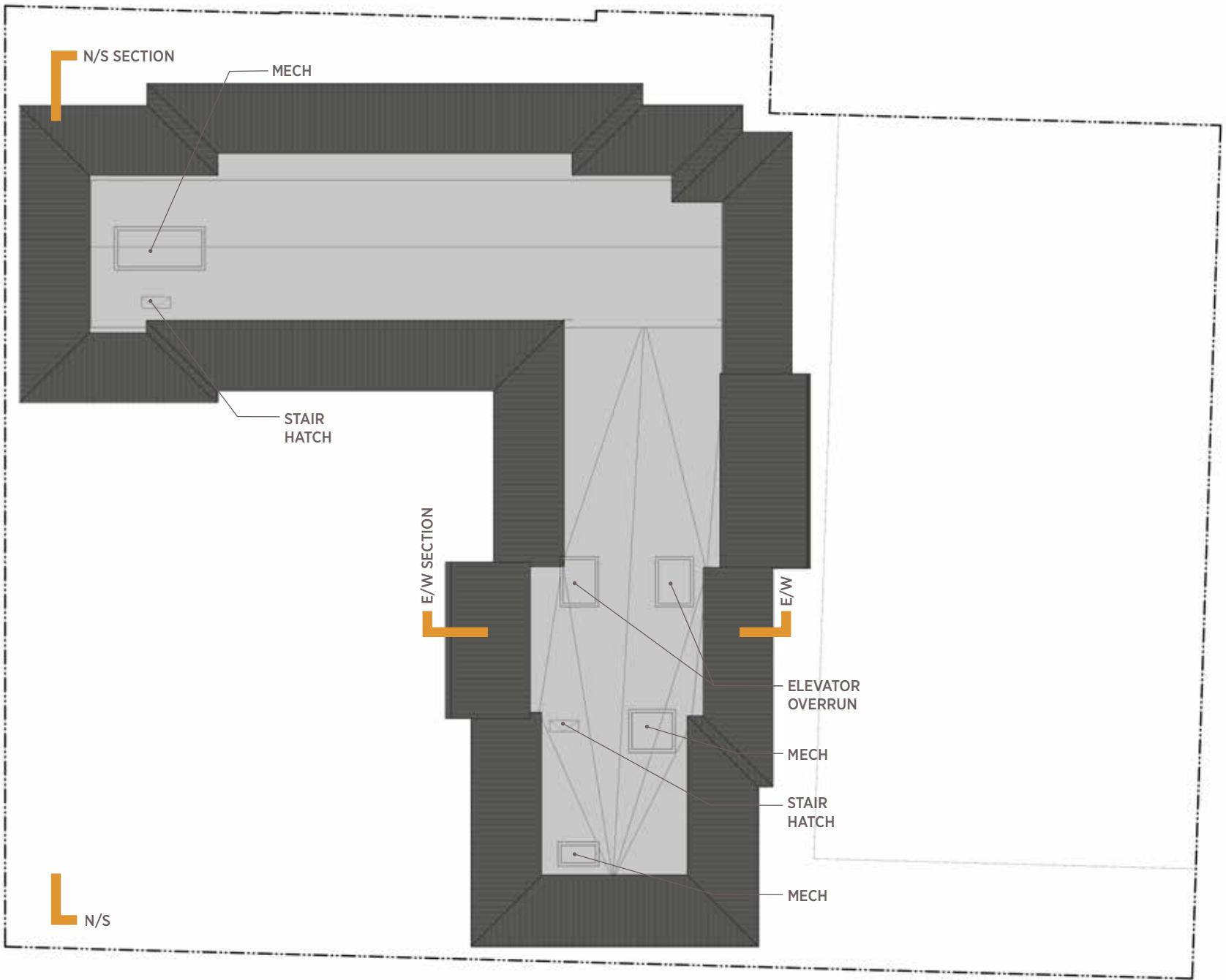




N  
LEVEL 3 PLAN

BUILDING PLANS

- ASSISTED LIVING
- MEMORY CARE
- AMENITY
- BACK OF HOUSE/ CIRCULATION

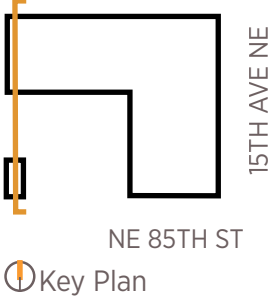
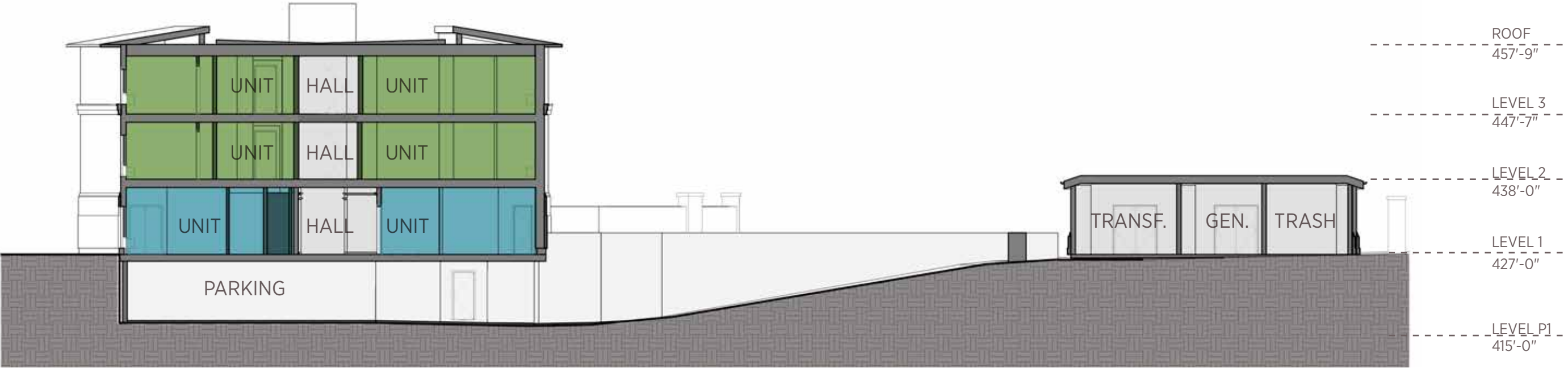
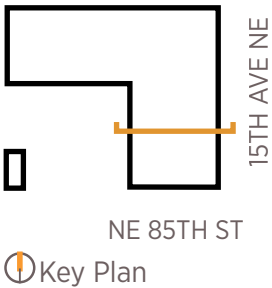
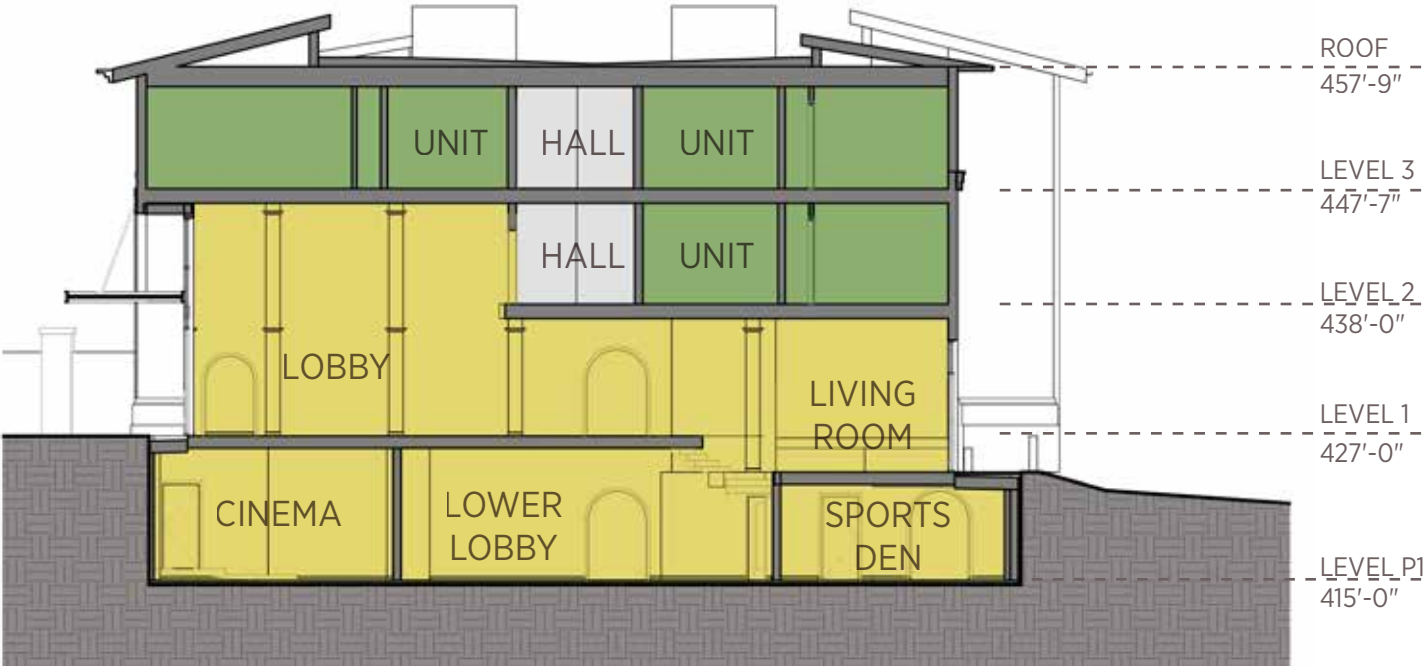


N  
ROOF PLAN



BUILDING SECTIONS

- ASSISTED LIVING
- MEMORY CARE
- AMENITY
- BACK OF HOUSE/ CIRCULATION

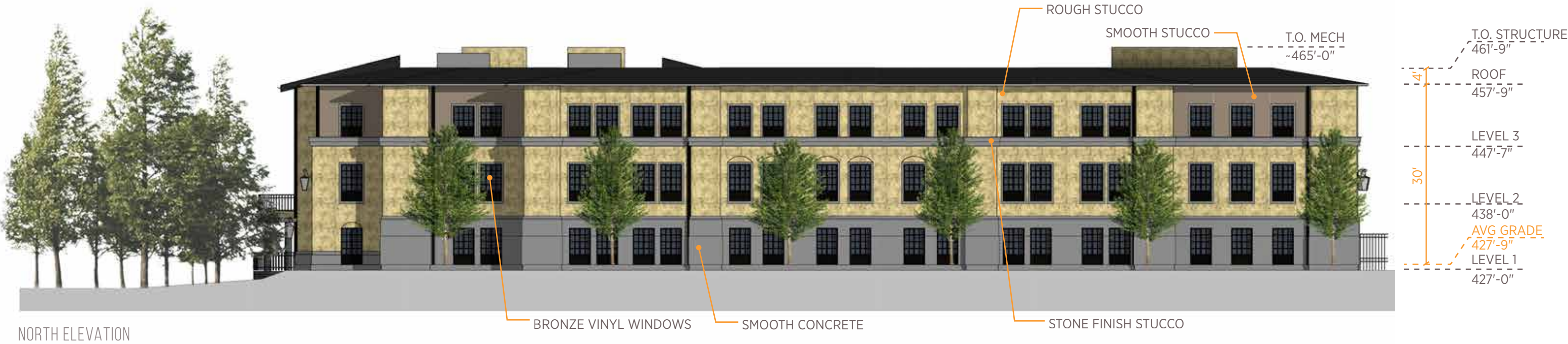


BUILDING ELEVATIONS





BUILDING ELEVATIONS

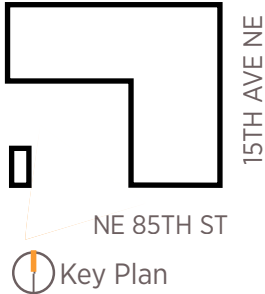




ENTRY VIEW FROM SW



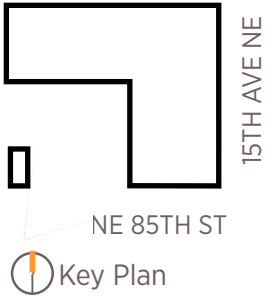
MAIN ENTRANCE / SOUTH FACADE OF BUILDING, VIEWED FROM 85TH STREET







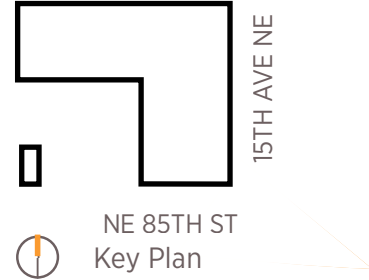
MAIN ENTRANCE / SOUTH FACADE OF BUILDING, VIEWED FROM 85TH STREET







MAIN APPROACH, VIEWED FROM CORNER OF 15TH AVE AND 85TH STREET







MAIN APPROACH, VIEWED FROM CORNER OF 15TH AVE AND 85TH STREET







PARKS EASEMENT 'WALDO WOODS', VIEWED FROM 15TH AVE







PARKS EASEMENT 'WALDO WOODS', VIEWED FROM 15TH AVE

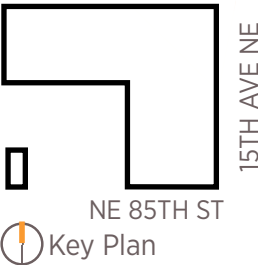




NORTH FACADE



NORTH FACADE, VIEWED FROM TOWNHOMES







NORTH FACADE, VIEWED FROM TOWNHOMES



# THANK YOU

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# APPENDIX

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ZONING 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 equipment.

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

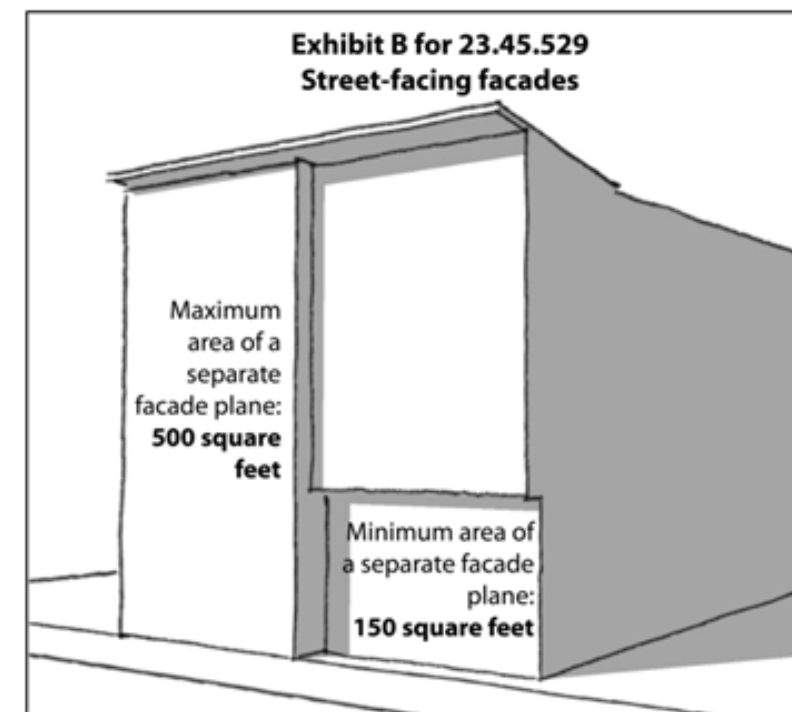
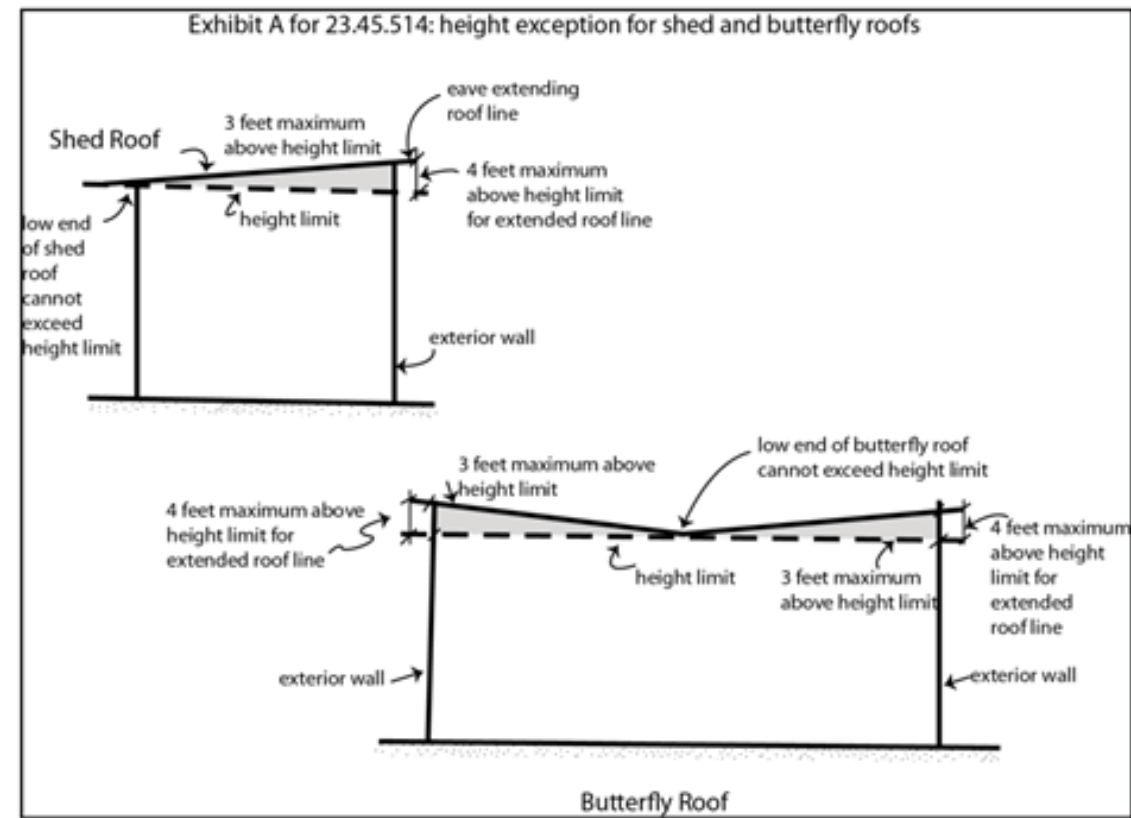
- Amenity Area**
- 1. Requirements for amenity areas for apartments do not apply.
  - 2. Amenity area must equal 5% of total unit floor area or 25% of lot area, whichever is less.
  - 3. 400 square foot minimum outdoor area. Minimum dimension of 10 feet.

- 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.

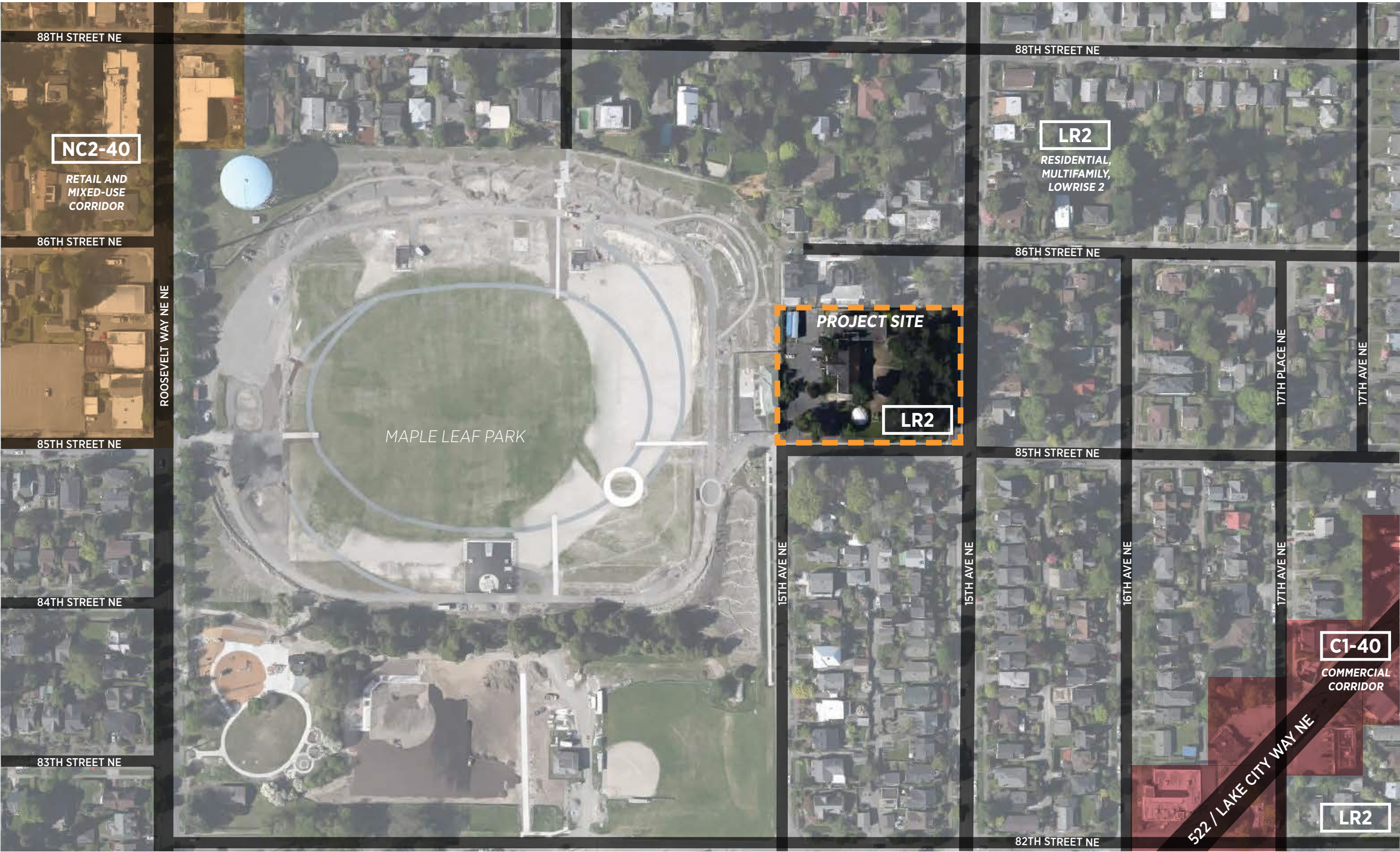
- Street Facades**
- 1. See Exhibit B for 23.45.529

- 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.









The site contains an existing structure (shown above in an older photograph) which has been nominated for landmark status but has not received designation. The reasons are per the landmarking presentation made during the last review:

- The Waldo General Hospital is not associated in a significant way with a historic event with a significant effect upon the community, city, state, or nation.

- It is doubtful whether the existing structure is associated with Dr. Waldo in a significant enough way.

- The remaining structure doesn't seem to convey enough of an association with Osteopathic Medicine or Campfire USA.

- The northern wing of Waldo General Hospital doesn't stand out among significant examples of International style architecture.

- The Waldo Hospital does not qualify as a significant work of Paul Richardson and the Northern wing does not stand out among NBBJ's work.

- Because of its scale and low visibility from the street, the building doesn't stand out in the neighborhood.

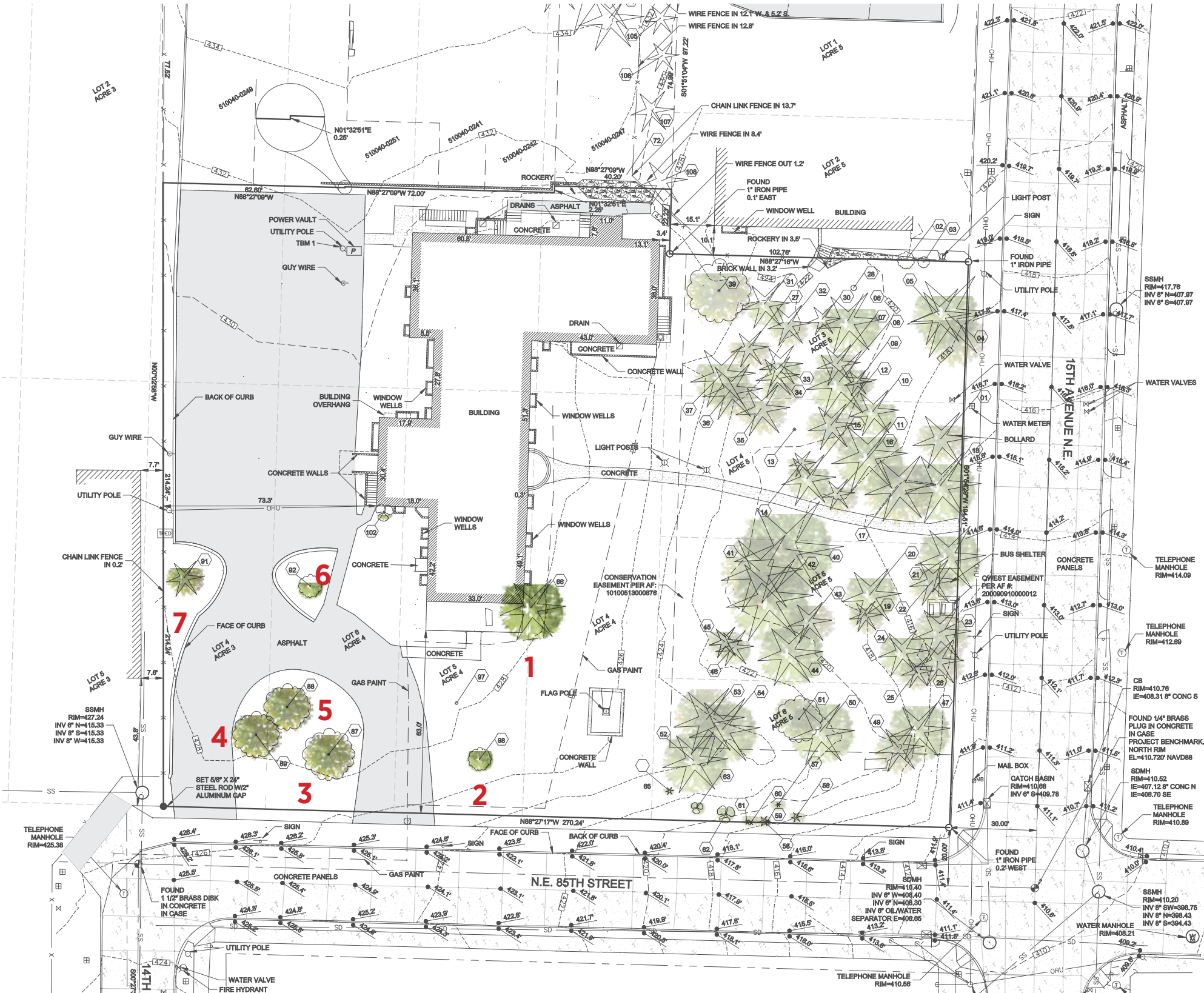




Tree #	Botanical Name	Common name	DBH	Visual Condition /Comments
1	Pinus monticola	Western White Pine	28"	Good / pruned to approx. 20' ht.
2	Acer platanoides	Norway Maple	11"	Good
3	Betula pendula	European White Birch	18.5	Good
4	Betula pendula	European White Birch	15"	Good
5	Betula pendula	European 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.





STREETSCAPE CHARACTER

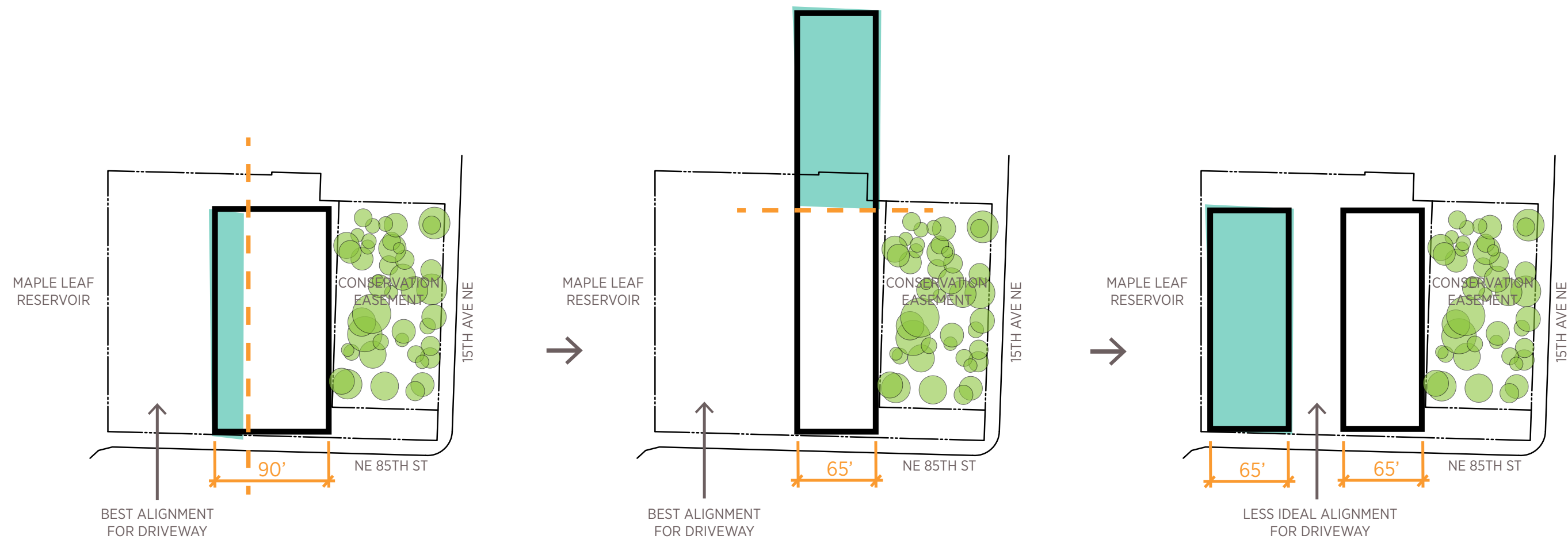






# STRUCTURE ORIENTATION

A series of iterations explaining how the structure orientation/location was derived.



## 1 MAXIMUM VIABLE CODE COMPLIANT SCHEME (MASSING A)

Massing 1 follows the 90’ maximum building width limitation and all meets all setbacks on the site. This configuration results in inefficient deep units and a single plane facade with few opportunities for articulation.

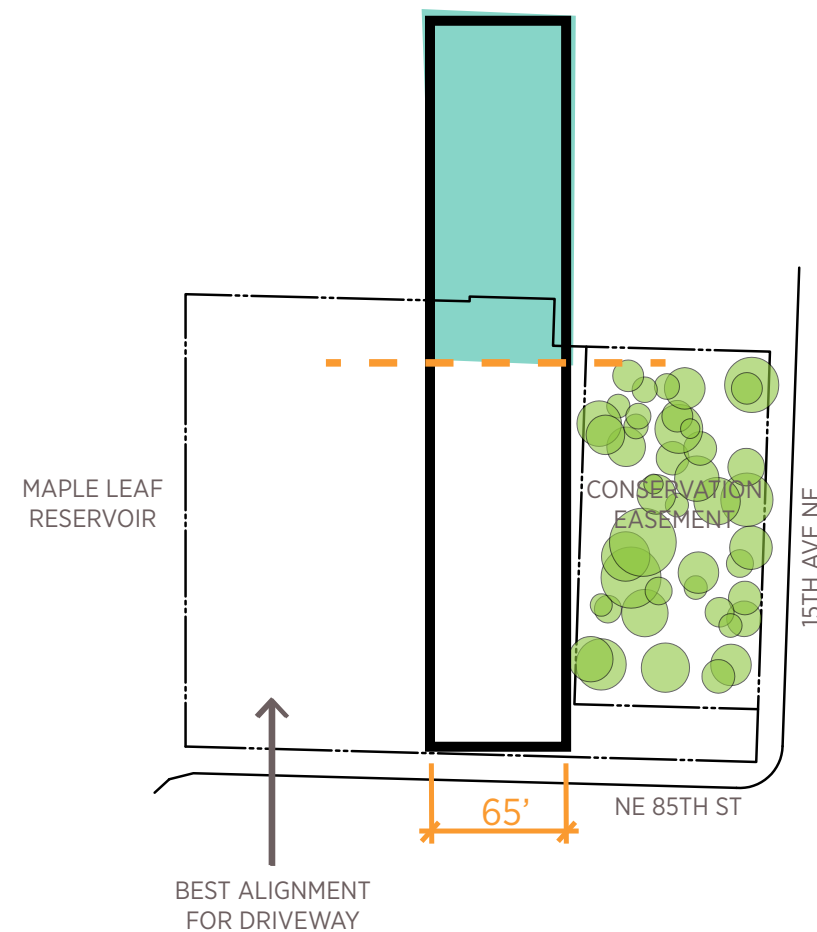
## 2 IDEAL WIDTH SCHEME

The building width is reduced to 65’ which allows for ideal unit depths but the length needed to accommodate the program does not fit within the site. This configuration also does not help to frame the open space surrounding the building entry.

## 3 IDEAL WIDTH TWO BARS SCHEME (MASSING B)

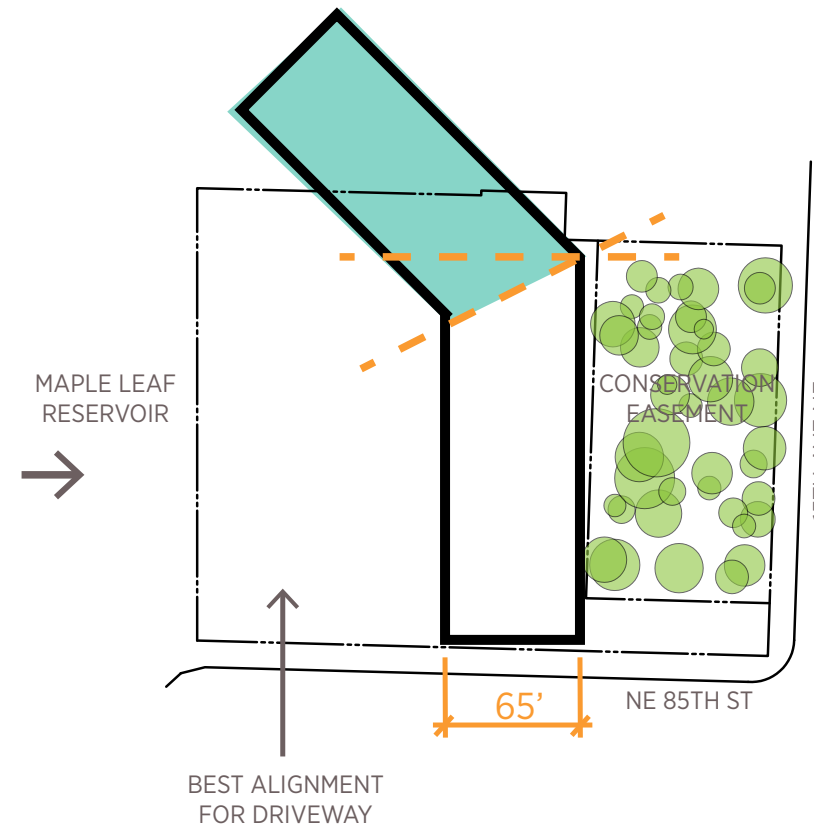
Splitting the building into 2 bars allows for the necessary area for the program, maintains the ideal unit widths, and fits the entire building on the site. Unfortunately this creates a very narrow courtyard, a less desirable driveway alignment, a wide overbearing street presence and building circulation that does not work with the senior assisted living program.





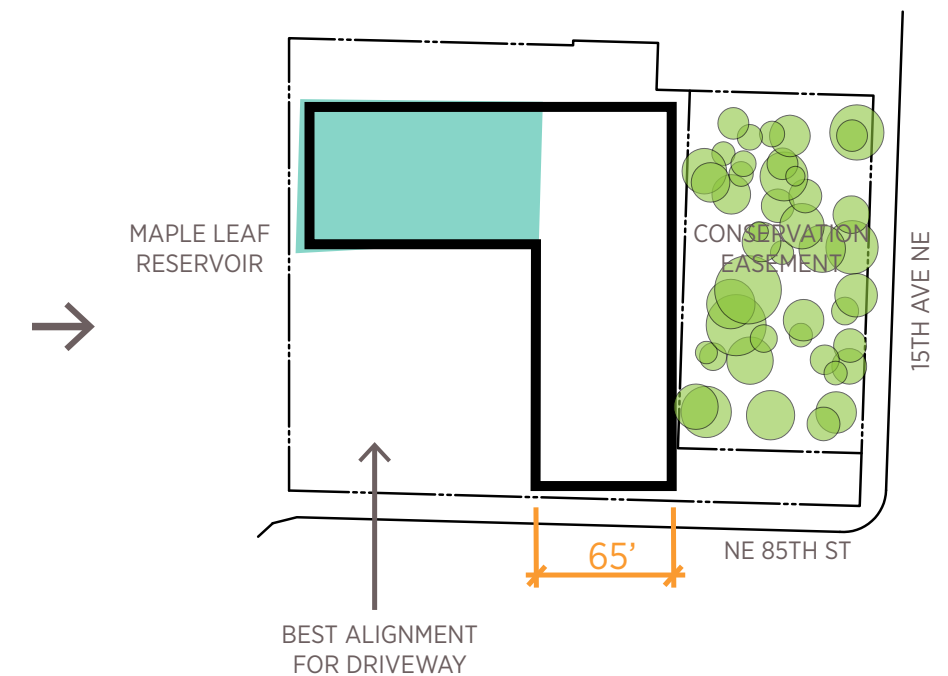
#### 4 IDEAL WIDTH SCHEME

Starting with the 65' building width allows for ideal unit depths but the length needed to accommodate the program does not fit within the site. This configuration also does not help to frame the open space surrounding the building entry.



#### 5 IDEAL ROTATED CONFIGURATION SCHEME

An angle is introduced to the building to help delineate the open space at the entrance. This is the most desirable configuration of the building with excellent solar exposure and ideal unit depths. The only drawback is the wide angle still does not allow the whole building to fit within the site.



#### 6 IDEAL WIDTH L-SHAPE SCHEME (PREFERRED)

Rotating the upper section to a 90 degree angle fits the entire building on the site, maintains the ideal unit depths and creates a comfortable and clear open space around the main entrance. This is the preferred option.

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



The Design Review Board provided the following siting and design guidance at EDG May 18, 2015, after visiting the site, considering the analysis of the site and context and hearing public comment.

## 1. STRUCTURE ORIENTATION/LOCATION, MASSING, AND SITE RESPONSE

### DRB RECOMMENDATION

The board noted the L-scheme (Massing Study C) was a logical response for the proposal. The Board was pleased with the proposed northern setback for the structure. The Board recognized that a south facing location on the northern portion of the structure was the best location for the Memory Care garden. The Board was supportive of the outbuilding as a 'gatehouse' adjacent to the pump house. The Board wants to see the proposed build scale is maintained. The Board expressed concerns about the north façade. They suggested more and deeper modulation. At the next Design Review meeting the applicant should provide shadow studies that demonstrate that casting shadows on neighbors is minimized. The Board recognized the concern for lost views; however their purview does not include protection of views from private property. They suggested that the northern façade be well articulated and that landscaping features be introduced to benefit the adjacent sites.

- The Board looks forward to seeing the details for the facade composition; proposed textures, articulation, and building materials to further express the structure. **(CS2-D, CS3-A-4, PL3-A, PL3-C, PL4-C, DC1-A, DC2, DC4)**
- The pedestrian experience along the NE 85th St and the Southern facade needs to be given special consideration. **(CS2-C, PL1, PL2, PL4-A, PL4-C, DC1-A, DC3-C)**
- DPD requests a privacy study documenting the visual relationship between the proposed façade fenestration and the adjacent sites. Elevation views should detail existing windows and outdoor space whose privacy will be impacted by proposed development. The location of existing windows should inform the location of proposed windows and landscape screening along the east façade. **(CS2-B, CS2-D)**

## 2. ARCHITECTURAL CONTEXT AND STYLE

### DRB RECOMMENDATION

- The Board noted that active uses within building need to be aligned with the existing eastern wooded area of the site. Interior functions might spill out into outdoor space. The Board was supportive of a Neo-classical design for the site. The Board agreed that the Massing Study C reads well as an institution. **(PL2-B, DC2-C-3, DC4-C-1)**

## 3. AMENITIES/LANDSCAPING/TREES

### DRB RECOMMENDATION

The Board discussed the site landscaping design and would like to see the following:

- The deciduous and sweetgum tree shown for the North side of the property should be retained. **(DC3)**
- The Board requested further study of landscaping design to provide benefit and privacy of the residents and residents of townhomes North of the site. **(DC3)**
- The sidewalk/pedestrian route along 85th should receive significant treatment as it is a critical pathway to the proposal **(PL2-B)**
- Signage and the landscaping design are important elements of the proposal. **(DC4-C, PL2-B-2)**
- The Board expressed concerned about memory care garden proximity to auto court, but felt the landscaping and water feature does an adequate job of creating visual and auditory separation. **(DC3)**

## 4. PEDESTRIAN/VEHICLE ACCESS AND SOLID WASTE COLLECTION

### DRB RECOMMENDATION

The Board complimented the applicant for providing pedestrian access from 15th Ave NE and NE 85th St. **(CS2-C, DC1-A)**

- The Board would like to see more information on the solid waste storage location at the next design review meeting. **(DC1-A, DC1-C, PL3-A)**

## 5. COLORS AND MATERIALS

### DRB RECOMMENDATION

The Board recommended high quality elements, architectural features, details, and finishes. Human scaled elements should provide a strong connection between the project and the public realm. A materials/colors board shall be provided at the next meeting. **(DC2-D, DC4-A, PL2-B)**

- The design should set a context of visual interest and human scale for all four facades. **(DC3-A, DC4-A)**
- Regarding blank walls, it is recommended that any blank walls should include design treatments of high quality elements and finishes to respond to human scale and visual interest. **(DC2-B, DC4-A)**

## 6. SECURITY AND EXTERIOR LIGHTING

### DRB RECOMMENDATION

- The Board commented that the gate to nowhere at the conservation easement is a missed opportunity to create a connection between the building and public way. At the next meeting the applicant should address security and exterior lighting for the building. **(PL2-B-2, PL3-A, DC4-C)**



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