



EARLY DESIGN GUIDANCE

DPD# 301997

KIN ON ASSISTED LIVING FACILITY
5214 42ND AVE. S.
SEATTLE, WA 98118

SEPTEMBER 8, 2015



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PROJECT DEVELOPMENT OBJECTIVES



- Kin On Nursing Home is a non-profit organization established to handle the aging Chinese population. It is open to people of all races, however, the majority of the residents are Chinese.
- 91% of Kin On's residents are on Medicaid. Due to the deep cuts in Medicare reimbursement, the board of Directors of Kin On decided to diversify the payment mixes of their residents and increase their capacity to provide services funded by other sources.
- Kin On decided to remodel part of its facilities to accommodate transitional care for those discharged from hospitals. They also decided to create a parking area on the vacant land that they own and remodel their existing parking garage in the basement level to house their administration offices and a community space for healthy aging programs such as Story Circle Events, Tai Chi classes and community events. In order to provide services to those who need personal care but not 24 hour skilled nursing, they will add a congregated residential care (Future Adult Family Home) and Assisted Living facilities (this permit).
- The new parking area and the remodel of the existing nursing home project was for building permit, and is close to approval. The MUP was recently granted.
- The Future Adult Family Home will be built on the land owned by Kin On which is zoned SF 5000.
- The Assisted Living Facility will be built on the land owned by Kin On which is zoned NC2-40. This Assisted Living Facility is required to go through Design Review.
- The Assisted Living Facility will include approximately 20 living units, nurses stations and the associated common areas such as dining and activities room, private meeting/ dining room, offices and other support areas.

ZONING SUMMARY

ZONE NC2-40 (Neighborhood Commercial1-40): proposed assisted living home

PERMITTED USES
Current Residential use permitted outright and low-rise commercial
Residential property (Demolition permit for existing apartment building submitted to DPD previously).

Overlay: Columbia City Residential Urban Village
ECA None

ADJACENT PROPERTIES
North: SF (vacant property immediately adjacent and single family homes beyond)
South: NC2-40 and LR3 (existing apartments and low-rise commercial)
East: SF (existing single family homes)
West: NC2-40 (existing single family residences and mixed-use buildings)

PARKING
4 ADA accessible stalls
73 existing stalls provided total on site - parking lot belongs to same owner

LANDSCAPING PARKING REQUIREMENTS

Table C for 23.47A.016	
Number of Parking Spaces	Required Landscaped Area
20 to 50	18 square feet/parking space
51 to 99	25 square feet/parking space
100 or more	35 square feet/parking space

- SINGLE FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- RETAIL
- MEDICAL
- SCHOOL
- RELIGIOUS



ZONING MAP



EXISTING LAND USE MAP

KIN ON ASSISTED LIVING HOME

DESIGN GUIDELINES

B-1: HEIGHT BULK AND SCALE COMPATIBILITY

The preferred concept design option will address the varied zoning requirements within and around the site by carefully placing the new buildings where they will sit adjacent to similar scale buildings. The placement, as well as the architectural language, will create a campus-like setting for Kin On Nursing Home and a naturally scaled progression to the surrounding residential areas.

D-1: PEDESTRIAN OPEN SPACE AND ENTRANCES

Safe and walkable access to the new project and existing nursing home will be provided to pedestrians. Street front entryways will be paved and landscaped to enhance the pedestrian atmosphere, allowing for a safe and aesthetically pleasing passage way.

E-1: LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

Similar landscaping plant material and patterns as seen on neighboring lots will be utilized throughout the site. Plants include maples, evergreens, and small shrubs. Boulders are also common landscaping accents within the area.

C-1: ARCHITECTURAL CONTEXT

The new project aims to maintain a campus-like feel to the property while also incorporating adjacent architectural character, such as materiality and building articulation.

D-2: AVOID BLANK WALLS

While the project will aim to avoid any particularly large blank walls or retaining walls, additional landscaping may be used to disguise an expanse where necessary.

E-3: LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The new project also aims to minimize the removal of significant trees, which exist throughout the property. Any vegetation that is removed during construction will be replaced with new plantings similar to that of the original as well as additional landscaping throughout the site.

C-2: ARCHITECTURAL CONCEPT AND CONSISTENCY

The proposed project intends to integrate architectural features already present on the site, such as the pitched roof which resembles the neighboring residences. The project may also incorporate the red gates, or Torii, currently used on site to indicate entryways. These gates act as a clever use of ornament to highlight the building’s activity and cultural heritage of the occupants.

D-12: RESIDENTIAL ENTRIES AND TRANSITIONS

Existing entryways into the nursing home display red Torii gates as a distinctive method of transition between inside and out. The gates also help to facilitate wayfinding within the site, denoting main entryways.

A-9: LOCATION OF PARKING ON COMMERICAL STREET FRONTS

In the preferred option, parking will be located within the center of the site, effectively screening the majority of the automobiles from the street and pedestrian views.

SITE ANALYSIS



LOCATION:

5214 42nd Ave. S.
Seattle, WA 98118

CIRCULATION:

Heavy vehicular traffic flows along Rainier Ave. S.
Minor traffic occurs on S. Brandon St. and 42nd Ave.
where it feeds into Rainier Ave. S.
Pedestrian traffic around the property is limited.
Grade changes occur throughout the site, particularly
along the east side.

Bus stops are located along Rainier Ave. S., within
walking distance of the site.

Need strong pedestrian circulation between various buildings on the
property to share common facilities and create synergy.

VEGETATION:

A variety of maple trees, evergreens, and shrubs line
the street fronts and neighboring lots.

EXISTING KIN ON NURSING HOME



RAINIER AVE. S. TO S. BRANDON ST.- NORTH VIEW



KIN ON ASSISTED LIVING HOME

SITE



1

42ND AVENUE S. - EAST VIEW



2

42ND AVENUE S. - WEST VIEW



AXONOMETRIC VIEW & DESIGN CUES

The Kin On campus and surrounding neighborhood identity enjoys a vibrant mix of building types and architectural styles.

Several design cues can be taken from the neighborhood's character.

Materials: such as horizontal siding, and stucco.

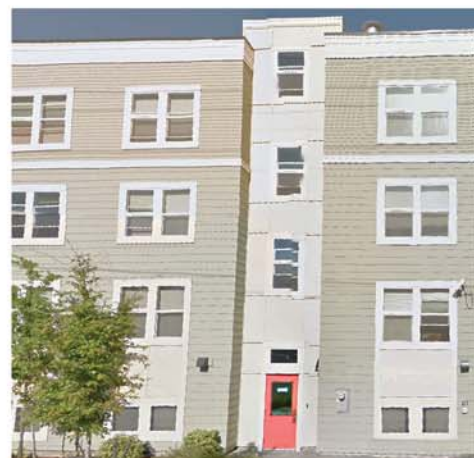
Design Character: like the traditional gates, the outdoor areas, and the colors.

Details: such as window style, capitals of the columns and gates.

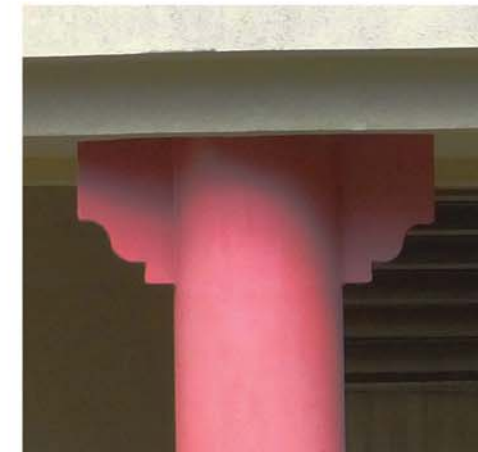
SITE AXONOMETRIC



NEIGHBORHOOD IDENTITY



KIN ON CAMPUS IDENTITY



KIN ON ASSISTED LIVING HOME

INSPIRATION AND
PRECEDENT IMAGES



DORMERS



HIPPED ROOF & OVERHANGS



GABLES & TRIM



COLOR SCHEME



COVERED ENTRANCE



PARTIALLY ENCLOSED PATIO



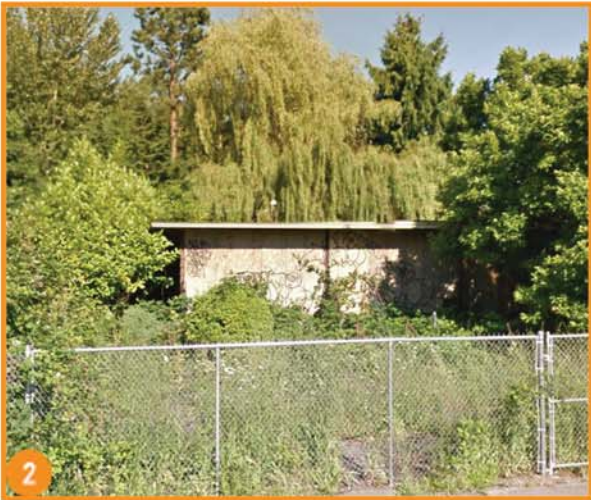
TRIM COLORS



ACCENT COLORS

KIN ON ASSISTED LIVING HOME

NEIGHBORHOOD CONTEXT



KIN ON ASSISTED LIVING HOME

KIN ON CAMPUS



LOCATION:

5214 42nd Ave. S.
Seattle, WA 98118

The Kin On Assisted Living Facility will be the newest part of the Kin On Health Care Campus.

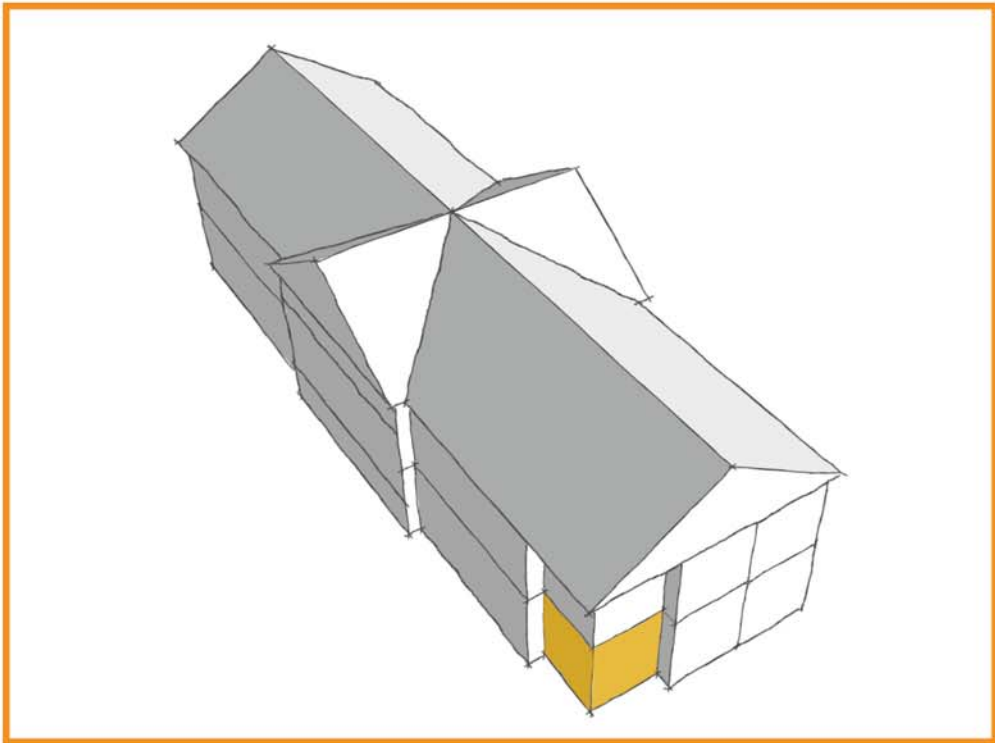
Kin On has already established itself as a part of the community. The growth of the campus is an opportunity to strengthen that bond.

In addition to the Assisted Living Facility, a new vehicular access point will be built. The driveway entrance will be located along 42nd Ave S and it will connect the entire health care campus.

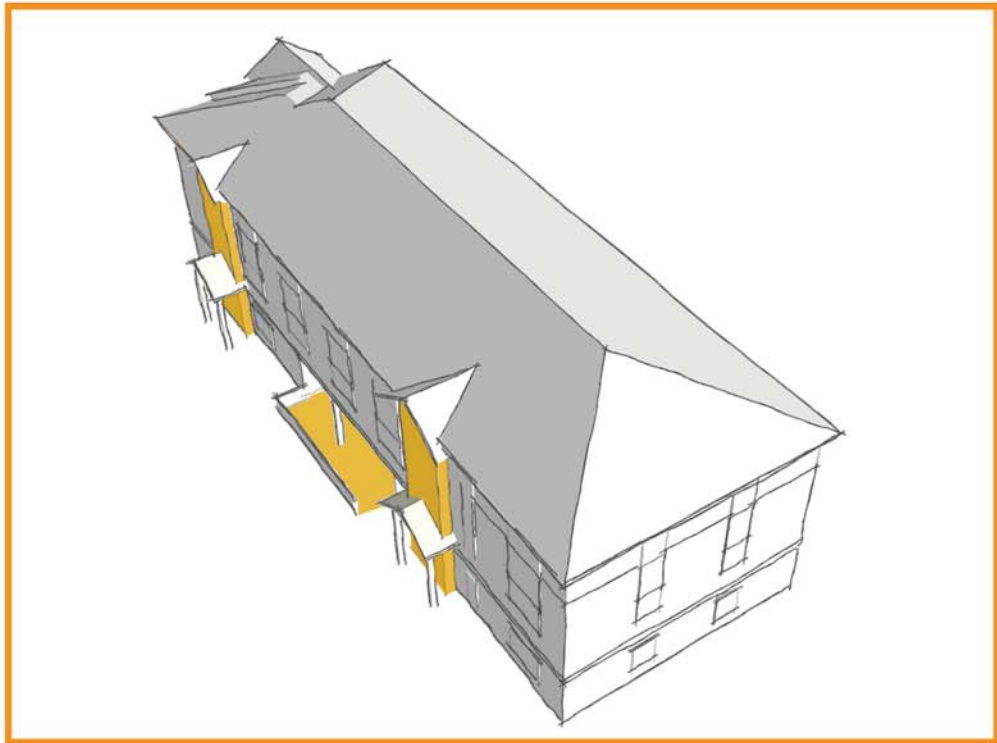
The connection across the Kin On campus is an important one, as there will be shared facilities and and pedestrian activity between the Assisted Living Facility and the Health Care Center,

KIN ON ASSISTED LIVING HOME

OPTION A



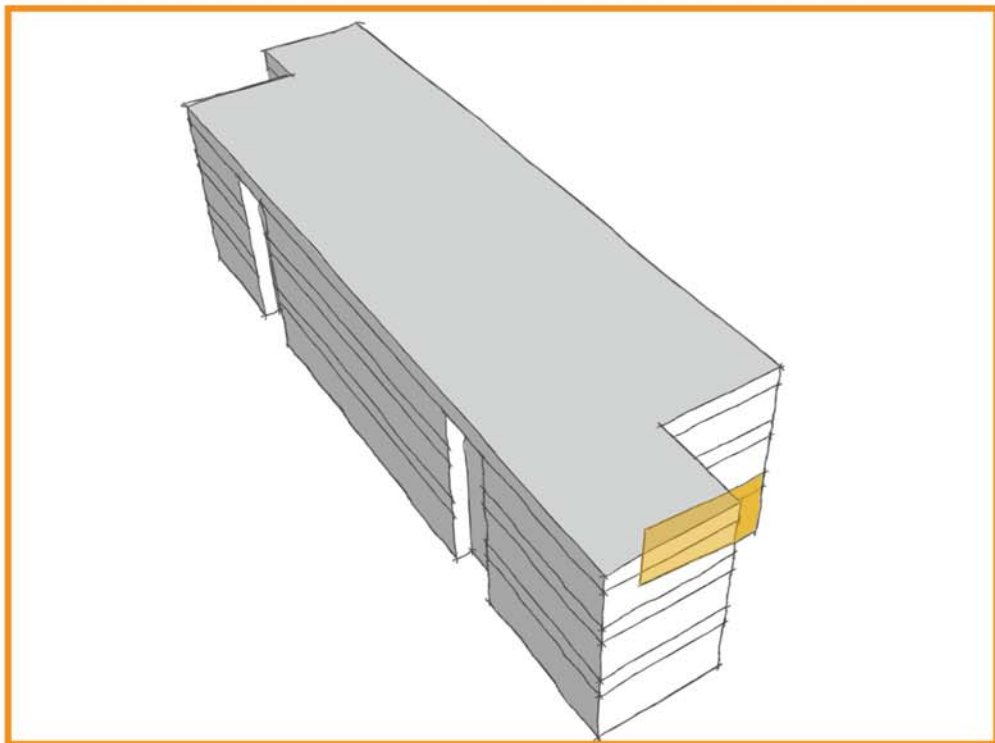
OPTION C - "PREFERRED"



MASSING AND MODULATION:
Due to the limitations of the tight infill lot, and the repetitive nature of the building program, opportunities for modulating the building mass by expressing the functions are seemingly limited. However, these massing diagrams show that 3 distinct ideas about activity organization can give meaning to the shape of the structure. Visual interest can be achieved at the entry location through material and space activation.

DESIGN CHARACTER:
On 42nd Avenue exists both single family dwellings and mixed use. Single floor homes and four story buildings. The selection of material and detail should create a successful transition between the homes to the North and multi-family to the South, all while maintaining a cohesive design connection with the Kin On campus.

OPTION B



KIN ON CORRIDOR:
As a part of Kin On Community Healthcare, the assisted living facility will help form a new corridor into the campus. One goal is to emphasize the interaction between the assisted living facility and the future adult family home. Outdoor courtyards placed on either side of the new drive located off of 42nd Ave will encourage synergy and pedestrian traffic at the West end of the Kin On campus.

DESIGN CONCEPT A

CODE COMPLIANT.
3 FLOORS. 20 UNITS WITH OFFSITE PARKING.

GABLE ROOF LINE IS A TRADITIONAL RESIDENTIAL DESIGN ELEMENT.

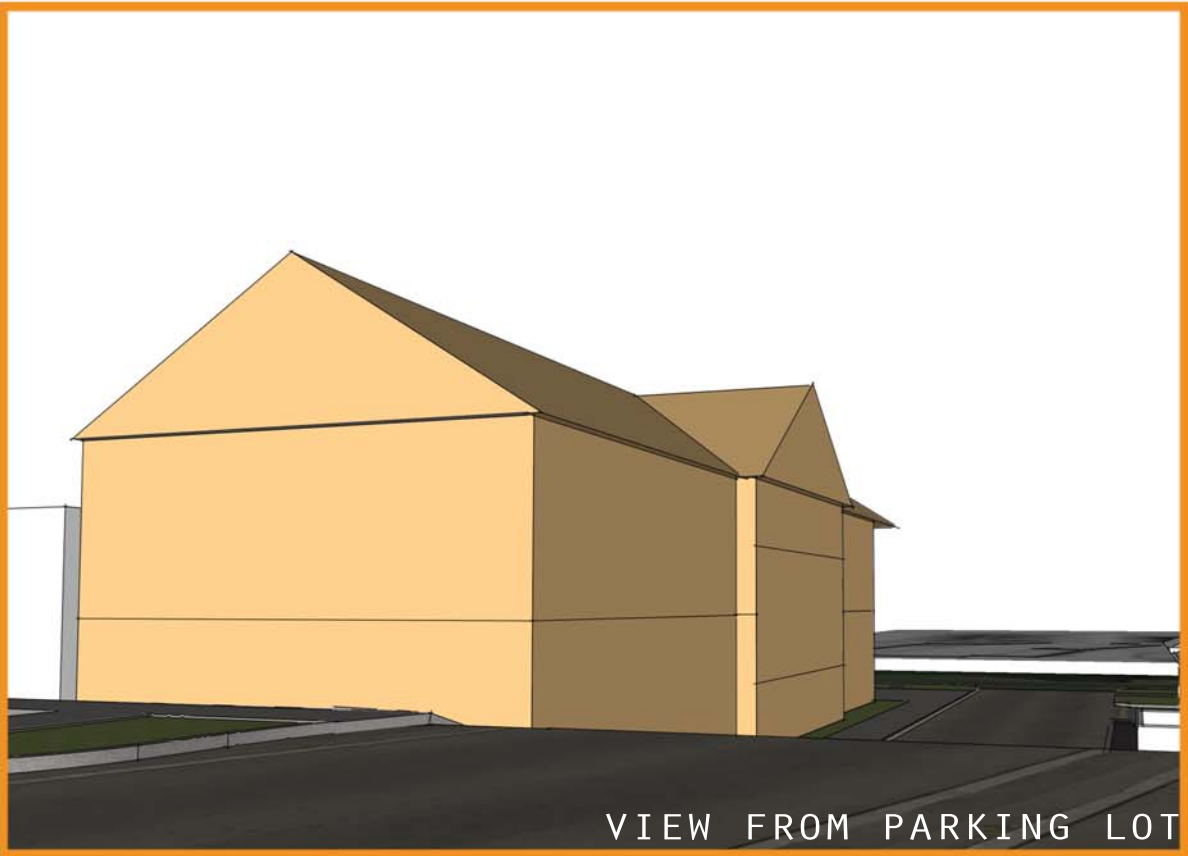
PROS: BOLD GABLE ROOF DESIGN MAY CREATE VISUAL INTEREST.

CONS: THE SCALE OF THE ASSISTED LIVING FACILITY OVERSHADOWS THE SCALE OF THE FUTURE ADULT FAMILY HOME.

THE STRONG ROOF LINE IS OUT OF CHARACTER AND OUT OF SCALE WITH THE NEARBY BUILDINGS.

THE CORNER ENTRANCE IS THE FURTHEST LOCATION FROM THE REST OF THE KIN ON CAMPUS. NOT CONVENIENT FOR ASSISTED LIVING RESIDENTS.

MASSING STUDIES

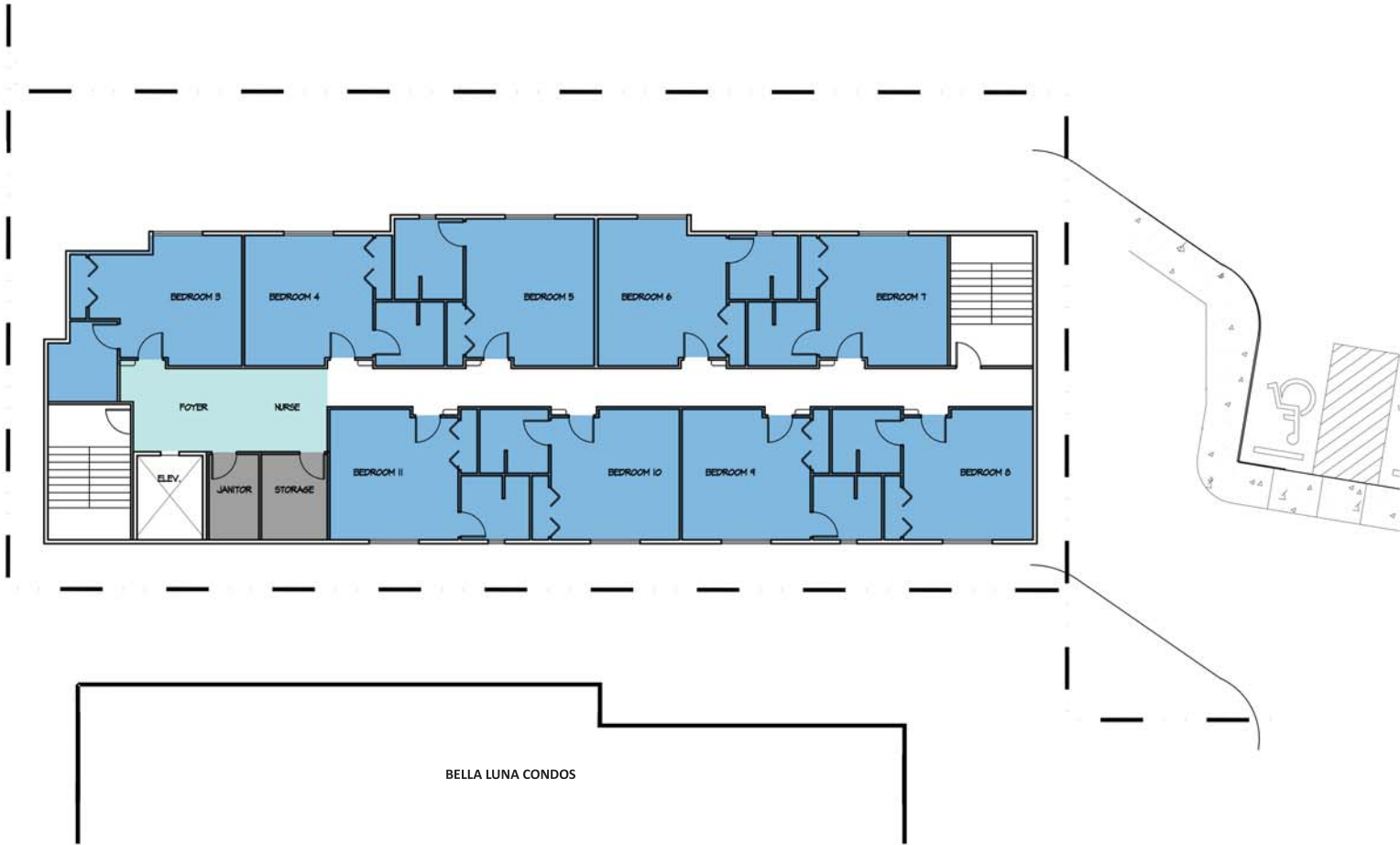


KIN ON ASSISTED LIVING HOME

DESIGN CONCEPT A FLOOR PLANS



GROUND LEVEL



UPPER LEVEL (TYPICAL)

DESIGN CONCEPT B

CODE COMPLIANT.
3 FLOORS. 20 UNITS WITH OFFSITE PARKING.

FLAT ROOF WITH PARAPETS IS TYPICALLY FOR A MORE COMMERCIAL DESIGN.

PROS: FLAT ROOF DESIGN ALLOWS FOR POTENTIALLY LARGER FLOOR TO CEILING HEIGHT.

CONS: ENTRANCES ARE NOT WELL PROTECTED FROM THE RAIN AND ELEMENTS.

FLAT ROOF AND SHARP GEOMETRY DOES NOT MESH WELL WITH THE REST OF THE KIN ON CAMPUS.

NON-DESCRIPT FACADE DOES NOT MESH WELL WITH THE SURROUNDING NEIGHBORHOOD.

ENTRANCE LOCATION ON THE STREET REQUIRES MORE WALKING FOR RESIDENTS OF KIN ON. IT DOES NOT ENCOURAGE COMMUNITY WITHIN THE CAMPUS.

MASSING STUDIES



KIN ON ASSISTED LIVING HOME

DESIGN CONCEPT B FLOOR PLANS



GROUND LEVEL



UPPER LEVEL (TYPICAL)

DESIGN CONCEPT C (PREFERRED)

CODE COMPLIANT.
3 FLOORS. 20 UNITS WITH OFFSITE PARKING.

HIPPED ROOF DESIGN IS A TRANSITION BETWEEN RESIDENTIAL AND COMMERCIAL.

PROS: SCALE OF CAMPUS BUILDINGS CREATE A GRADUAL STEP DOWN FROM THE APARTMENTS AT THE SOUTH PERIMETER.

THE LOW HIPPED ROOF BLENDS WELL WITH THE CAMPUS AND NEIGHBORHOOD DESIGN.

ENTRANCES ARE EASY TO FIND AND PROTECTED FROM RAIN BY OVERHANGS.

THE TWO VERTICAL DORMER ELEMENTS ADD SYMMETRY TO THE FACADE.

THE DESIGN ALLOWS FOR THE OPPORTUNITY TO CREATE A SEMI-ENCLOSED COURT-YARD AREA.

LOCATION OF THE COURTYARD AND ENTRANCES ENCOURAGES ACTIVITY AND INTER-ACTION BETWEEN BUILDINGS ACROSS THE KIN ON CAMPUS.

MASSING STUDIES

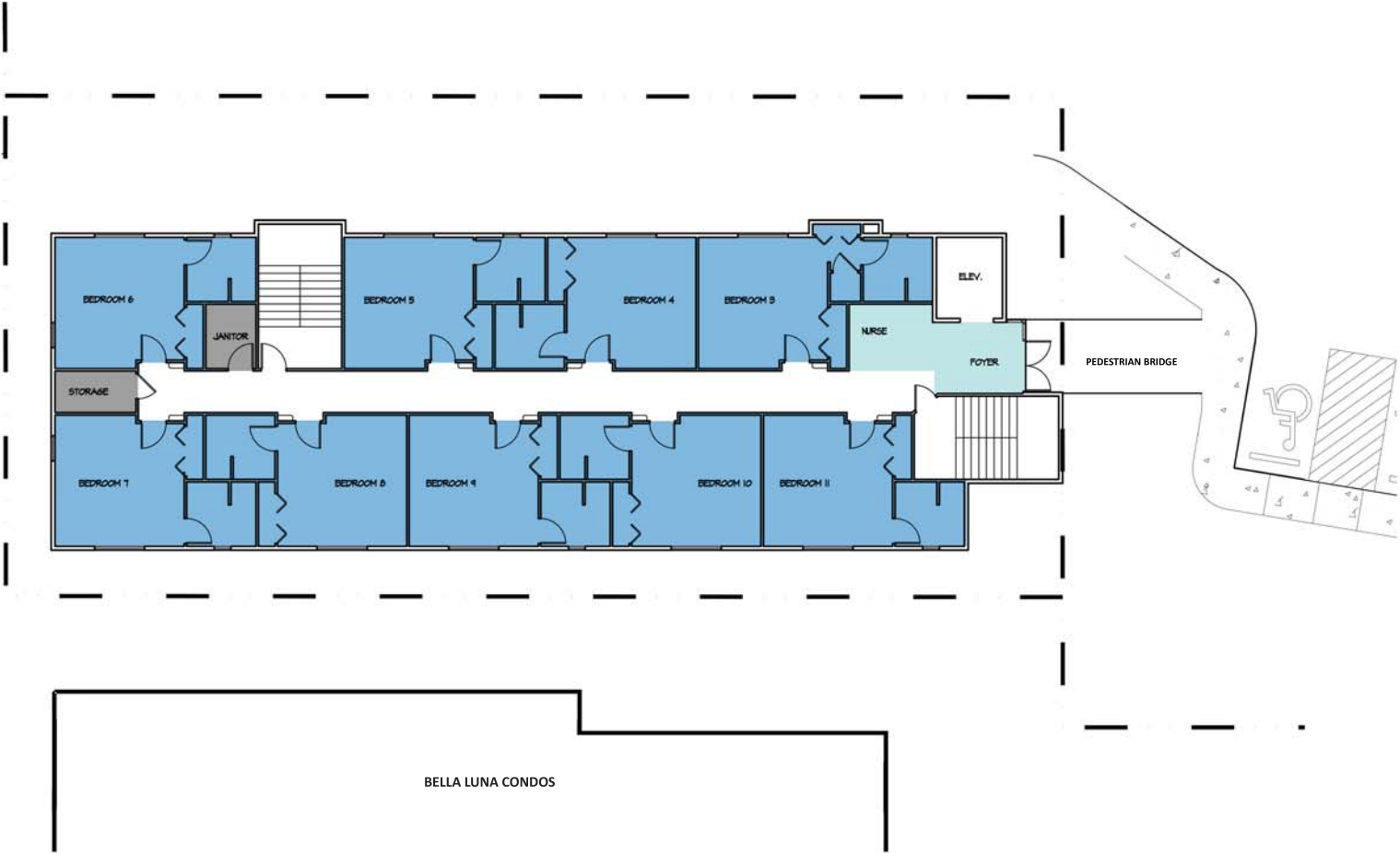


KIN ON ASSISTED LIVING HOME

DESIGN CONCEPT C FLOOR PLANS (PREFERRED)

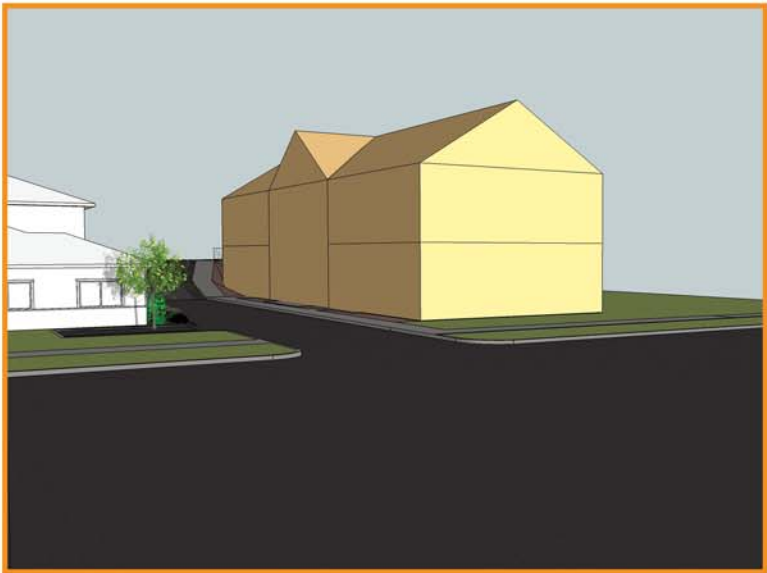


GROUND LEVEL



UPPER LEVEL (TYPICAL)

OPTION A



PROS:

- Bold gable roof design may create visual interest.

CONS:

- The scale of the assisted living facility over shadows the scale of the future adult family home by its close proximity.
- The entrance is not clearly revealed through the design.
- The strong roof line is out of character and out of scale with the nearby buildings.

DEPARTURES: none requested

OPTION B



PROS:

- Flat roof design allows for larger floor to ceiling height.

CONS:

- Entrances are not well protected from the rain and elements.
- Flat roof and sharp geometry does not mesh well with the rest of the campus.
- Nondescript facade does not mesh well with the surrounding neighborhood.

DEPARTURES: none requested

OPTION C - "PREFERRED"



PROS:

- Scale of campus buildings create a gradual step down from the apartments at the south perimeter to the residential lots at the north perimeter.
- The low hipped roof blends well with the campus and neighborhood design.
- Entrances are easy to find and protected from rain by the gable overhangs.
- The design allows for the opportunity to create a semi-enclosed courtyard area.
- The two entrances create a symmetrical feel to the facade.

DEPARTURES: none requested