



Aegis Living | BUILDING

5252 California Ave SW
West Seattle, WA 98136

DESIGN REVIEW RECOMMENDATION

SDCI Project #: 3040026 - LU

Aegis Living



Architecture Interiors Urban Design + Planning Brand
ankrommoisan.com
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Project Data

LOCATION

Addresses:
5242, 5248, 5252, 5258 California Ave SW
Seattle, WA 98136

Parcel A ID: 7625700435 7,420 SF

5242 California Ave SW

Parcel B ID: 7625700436 7,472 SF
5248 California Ave SW

Parcel A1 ID: 7625700430 7,500 SF
5252 California Ave SW

Parcel B1 ID: 7625700425 7,500 SF
5258 California Ave SW

DEVELOPMENT OBJECTIVES

SDCI# 3040026 LU

Program Area: Approx. 103,353 GSF (excluding Level P1)

Commercial Space: Appox. 571 GSF

Parking: 39 spaces

PROPOSED UNIT MIX: 103 UNITS

MEMORY CARE: 31 units

ASSISTED LIVING: 72 units

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER: WAF22-4386. COMMITMENT DATE: JULY 15, 2022 AT 8:00 AM)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND DESCRIBED AS FOLLOWS:

PARCEL A:
LOT 16, BLOCK 4, SEA VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 80, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THE SOUTH 8.00 FEET OF THE WEST 73.00 FEET, THEREOF;
TOGETHER WITH THE NORTH 8.00 FEET OF LOT 15 OF SAID BLOCK 4;
EXCEPT THE WEST 73.00 FEET OF SAID NORTH 8.00 FEET OF SAID LOT 15;
(ALSO KNOWN AS PARCEL A OF LOT BOUNDARY ADJUSTMENT NO. 3029414 RECORDED UNDER RECORDING NO. 20180212900012, RECORDS OF KING COUNTY, WASHINGTON.);
EXCEPT THE PORTION CONVEYED TO THE CITY OF SEATTLE, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, FOR ALLEY PURPOSES BY DEED RECORDED UNDER RECORDING 20191127000075.

PARCEL B:
LOT 15, BLOCK 4, SEA VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 80, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 8.00 FEET OF SAID LOT 15;
TOGETHER WITH THE WEST 73.00 FEET OF SAID NORTH 8.00 FEET OF LOT 15;
AND TOGETHER WITH THE WEST 73.00 FEET OF THE SOUTH 8.00 FEET OF LOT 16 OF SAID BLOCK 4;
(ALSO KNOWN AS PARCEL B OF LOT BOUNDARY ADJUSTMENT NO. 3029414 RECORDED UNDER RECORDING NO. 20180212900012, RECORDS OF KING COUNTY, WASHINGTON.);
EXCEPT THE PORTION CONVEYED TO THE CITY OF SEATTLE, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, FOR ALLEY PURPOSES BY DEED RECORDED UNDER RECORDING 20191127000076.

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER: WAF22-4387. COMMITMENT DATE: AUGUST 04, 2022 AT 8:00 AM)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND DESCRIBED AS FOLLOWS:

PARCEL A1:
LOT 14, BLOCK 4, SEA VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON;
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B1:
PARCELS A, B, AND C, AND UNIT LOTS W, X, Y, AND Z, OF CITY OF SEATTLE SHORT SUBDIVISION/UNIT LOT SUBDIVISION NO. 3032199-LU, RECORDED APRIL 07, 2022 UNDER RECORDING NO. 20220407900009, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B2:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON CITY OF SEATTLE SHORT SUBDIVISION/UNIT LOT SUBDIVISION NO. 3032199-LU, RECORDED APRIL 07, 2022 UNDER RECORDING NO. 20220407900009, RECORDS OF KING COUNTY, WASHINGTON.

Project Goals

1. COMMUNITY

The primary goal is to create a vibrant senior living community in this quickly evolving neighborhood. Through thoughtful planning and design the project will transform a vacant lot with abandoned buildings into a residential sanctuary for more than 100 new West Seattle senior residents that includes ground floor amenities and a public commercial space.



2. CONNECTIVITY

From site planning to amenity design, the development team is focused on seeking connections with the pedestrian friendly West Seattle neighborhood while creating opportunity for residents and staff to create a thriving residential community within the site.



3. SUSTAINABILITY THROUGH LIVING BUILDING PILOT PROGRAM

The project team is focused on attaining certification through the Living Building Pilot Program, a rigorous green building program. Efforts include utilizing urban agriculture, renewable energy, and water conservation.



Seattle Living Building Pilot Program

The Living Building Pilot Program is part of the City of Seattle’s Climate Strategies. It is needed to help reshape the city’s building and transportation systems for a fossil-free future.

Program Policy:

Encourage the development of buildings that meet the Living Building Challenge by allowing departures from Land Use Code requirements and providing height and floor area bonuses.

Project Benefits:

Developers that are constructing new buildings or building additions that meet pilot program standards can get the following benefits:

- Up to 25 percent more floor area
- 12.5 feet of additional height for residential construction in zones with height limits of 85 feet or less
- Additional design departures for the pilot programs as specified in Seattle Municipal Code

LIVING BUILDING PILOT PROGRAM MINIMUM ENVIRONMENTAL & PROCESS REQUIREMENTS



















Projects must comply with all the below:







1. **Seattle Energy Requirements:** Comply with the requirements of the Target Performance Path in Section C401.3 of the Seattle Energy Code and decrease the building performance factor by at least 25 percent below that defined in the Target Performance Path Section C401.3.1.1 and use no fossil fuel for space and water heating.
2. **Seattle Water Requirements:** Reduce potable water demand by using only non-potable water for toilet and urinal flushing, irrigation, hose bib, cooling tower (make up water only), and water features, except to the extent other applicable local, state, or federal law requires the use of potable water.
3. **Living Building Challenge (LBC) 4.0** Living or **Petal Certification, as administered by the International Living Future Institute (ILFI):**
4. If the LBC Energy Petal is achieved, the Seattle Energy Requirements are met (off-site exception/scale jumping may not be used to satisfy the 25% on-site energy reduction).
5. If the LBC Water Petal is achieved, then the Seattle Water Requirements are met. (SDCI will not recognize hand printing that ILFI allows for this Petal)
6. The applicant is responsible for all fees associated with obtaining LBC Living or Petal certification, auditing, and consulting fees including any coordination to comply with the Seattle Energy and Water requirements.
7. For Living or Petal Certification, projects are subject to ILFI rules, LBC version, handbooks, exceptions, and dialogue decisions that are effective at time of registration. The project owner, consultants or any other representative of the owner must notify SDCI of any exception or dialogue request made to ILFI prior to submitting such requests to ILFI. This is not meant to exclude minor process and procedural changes that may be necessary, nor to address any unanticipated situations.
8. In most cases, trade permits (mechanical, electrical, and plumbing) must be obtained prior to building permit issuance. This includes the Seattle-King County Health Water Reuse permit.
9. Living or Petal Certification and Seattle energy and water requirements apply to the entire building, including all floors and tenant spaces.
10. When meeting the Energy Petal, the 12-month performance period to measure energy use begins when the building reaches the occupancy level minimums allowed by ILFI.
11. When meeting the 25% energy reductions required to meet pilot requirements refer to Seattle Energy Code Target Performance Path in C401.3. Discrepancy between the energy Petal and TPP shall be identified and discussed in the approved TPP energy model. Energy process loads may be excluded pursuant to the TPP energy model but may not be allowed in meeting the Energy Petal.
13. The approved project plans and any other documents, together with any subsequent changes or amendments to those project plans and documents, shall demonstrate to the satisfaction of the Director that the completed building as designed will meet all the minimum standards in subsection SMC 23.40.060.B. (SMC 23.40.060.F.1).
14. The project shall be constructed and completed in accordance with the approved project plans and documents (SMC 23.40.060.F.2).
15. The Ready Audit required by ILFI must be complete before SDCI issues the final Certificate of Occupancy. Note that a temporary Certificate of Occupancy may be issued before the Ready Audit is completed.

Seattle Living Building Pilot Program

SUMMARY MATRIX

The Living Building Challenge is composed of 20 Imperatives grouped into seven petals. Some Imperatives are not required for all Typologies.

PETAL		IMPERATIVE	TYPOLOGY			
			New Building	Existing Building	Interior	Landscape + Infrastructure
PLACE		 1 Ecology of Place				
		 2 Urban Agriculture				
		3 Habitat Exchange				
		  4 Human Scaled Living				
WATER		  5 Responsible Water Use 				
		 6 Net Positive Water 				
ENERGY		  7 Energy + Carbon Reduction				
		 8 Net Positive Energy				
HEALTH + HAPPINESS		 9 Healthy Interior Environment				
		10 Healthy Interior Performance				
		11 Access to Nature				
MATERIALS		 12 Responsible Materials				
		13 Red List				
		14 Responsible Sourcing				
		15 Living Economy Sourcing				
		16 Net Positive Waste				
EQUITY		 17 Universal Access				
		 18 Inclusion				
BEAUTY		 19 Beauty + Biophilia				
		 20 Education + Inspiration				

 CORE IMPERATIVE
 SCALE JUMPING ALLOWED
 HANDPRINTING IMPERATIVE
 IMPERATIVE REQUIRED FOR TYPOLOGY
 REQUIREMENT DEPENDENT ON SCOPE
 NOT REQUIRED FOR TYPOLOGY

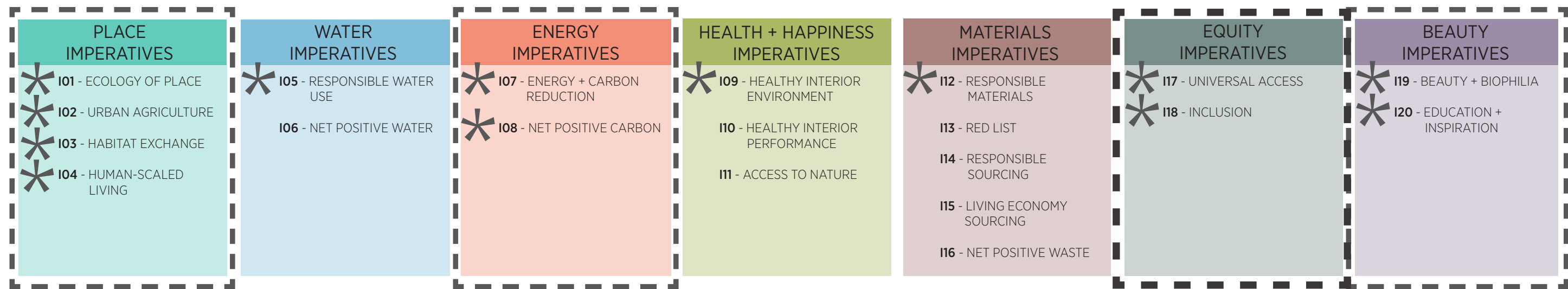
LIVING BUILDING CHALLENGE PETAL SELECTION

LBC Categories	LBC Subcategories & Seattle Pilot Requirements
Petals (7)	Imperatives (20)
Water (required if energy or materials is not chosen)	Responsible Water Use (Core imperative)
	Net Positive Water
	Seattle Pilot Requirements (required)
Energy (required if water or materials is not chosen)	Energy + Carbon Reduction (Core imperative)
	Net Positive Energy
	Seattle Pilot Requirements (required)
Materials (required if water or energy is not chosen)	Responsible Materials (Core imperative)
	Red List
	Responsible Sourcing
	Living Economy Sourcing
	Net Positive Waste
Place	Ecology of Place (Core imperative)
	Urban Agriculture
	Habitat Exchange
	Human Scaled Living (Core imperative)
Health & Happiness	Healthy Interior Environment (Core imperative)
	Healthy Interior Performance
	Access to Nature
Equity	Universal Access (Core imperative)
	Inclusion (Core imperative)
Beauty	Beauty + Biophilia (Core imperative)
	Education + Inspiration (Core imperative)

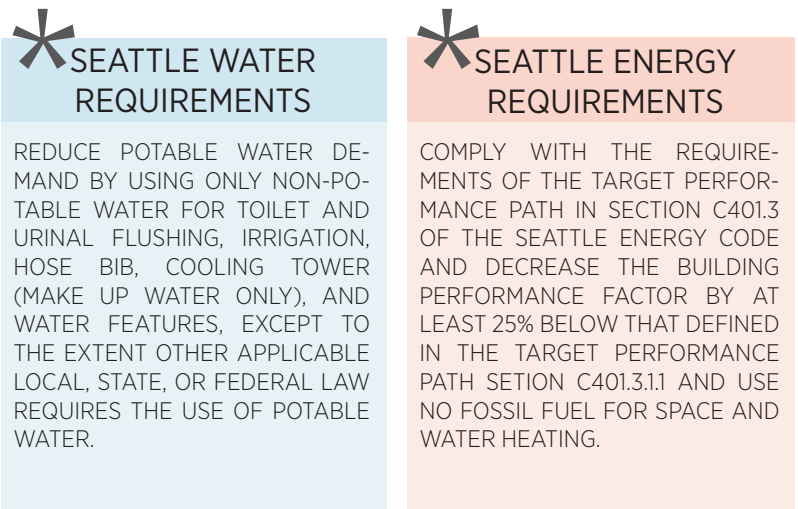
Living Building Challenge 4.0: Selected Petals (3 required)

PLACE PETAL	WATER PETAL	ENERGY PETAL	HEALTH + HAPPINESS PETAL	MATERIALS PETAL	EQUITY PETAL	BEAUTY PETAL
<p>The intent of the Place Petal is to realign how people understand and relate to the natural environment that sustains us. The built environment must reconnect with the ecology of place and the unique characteristics found in every community so that story can be honored, protected and enhanced. The Place Petal clearly articulates where it is acceptable for people to build, how to protect and restore a place once it has been developed, and how to encourage the creation of communities that are once again based on the pedestrian rather than the automobile. In turn these communities need to be supported by a web of local and regional agriculture that encourages the consumption of local, fresh and seasonal food.</p> <p>The continued spread of sprawl development and the vastly increasing number of global megalopolises threaten the few wild places that remain. The decentralized nature of our communities impedes our capacity to feed ourselves in a sustainable way and also increases transportation impacts and pollution. The overly dense urban centers in turn crowd out healthy natural systems, isolating culture from a sense of place. As prime land for construction diminishes, more development tends to occur in sensitive areas that are easily harmed or destroyed. Invasive species threaten ecosystems, which are already weakened by the constant pressure of existing human developments. The impact of single-occupancy fossil fuel vehicles on global climate change is devastating. Fortunately, alternatives are plentiful from public transit and car-sharing to electric vehicles and bicycles.</p>	<p>The intent of the Water Petal is to realign how people value water; to address the energy and chemicals involved in transporting, purifying and pumping water; and to redefine “wastewater” as a precious nutrient and resource.</p> <p>The scarcity of water is a serious issue, as many countries around the world face severe shortages and compromised water quality due to global climate change. Even regions that have avoided the majority of these problems to date due to a historical presence of abundant fresh water are at risk: the impacts of climate change, highly unsustainable water use patterns, and the continued drawdown of major aquifers suggest significant problems ahead. Close loop systems based on the resources available, with localized treatment, can help mitigate these issues and create a more resilient water future.</p>	<p>The intent of the Energy Petal is to create new sources of renewable energy that allow projects to operate year-round in a resilient, pollution-free manner. In addition, the Energy petal prioritizes energy efficiency as a means to reduce wasteful spending, of energy, resources, and capital.</p> <p>Today, buildings consume more energy than any other final use. Most of the energy generated for these buildings is from ecologically destructive and often politically destabilizing sources that include coal, gas, oil, and nuclear power. Large-scale hydro, while inherently cleaner in generation, comes at the expense of widespread disruption to ecosystems. Combustion of wood pellets and other biomass can release particulates and carbon dioxide (CO2) into the atmosphere that can affect public health or strain land reserved for food production while robbing the soil of much-needed nutrient recycling. The combined negative impacts of this energy infrastructure are becoming increasingly evident, as ever-increasing carbon emissions from energy use are resulting in changes to the climate that threaten the safety and prosperity of communities worldwide.</p> <p>The energy Petal attempts to establish a new paradigm for humans’ relationship with energy, in which the places we live, work and play become catalysts for a healthy and resilient future.</p>	<p>The intent of the Health + Happiness Petal is to create healthy spaces that allow all species to thrive by connecting people to nature and ensuring that our indoor spaces have healthy air and natural daylight.</p> <p>Many developments provide sub-standard conditions for health, with over fifty percent of global office workers having no access to daylight. Research studies show that a connection to nature has a direct effect on people’s productivity, creativity and ability to counter stress. Ensuring healthy environments does not rely just on the moment that the building is open, it requires continuous monitoring and diligence to ensure that alterations to systems over time do not diminish people’s health.</p>	<p>The intent of the Materials Petal is to help create a materials economy that is non-toxic, ecologically restorative, and transparent. Throughout their life cycle, building materials are responsible for many adverse environmental issues, including personal illness, habitat and species loss, pollution, and resource depletion. The Imperatives in this section aim to remove the worst known offending materials and practices and to drive business toward a truly responsible materials economy. When impacts can be reduced but not eliminated, there is an obligation not only to offset the damaging consequences associated with the construction process, but also to strive for corrections in the industry itself. Over the past decade, the Red List has transformed the building industry from one where ingredients were held in secret to one where transparency is becoming the new normal.</p>	<p>The intent of the Equity Petal is to elevate equity as a project goal and to transform developments to foster a just and inclusive community that enable all people to participate, prosper, and reach their full potential. It is grounded in the belief that a society that embraces and engages all sectors of humanity and allows the dignity of equal access and fair treatment is a civilization in the best position to make decisions that protect and restore the natural environment that sustains all of us.</p> <p>Disturbing trends toward privatizing infrastructure, externalizing negative social and environmental impacts, and limiting access to nature, which combined with growing income inequality exacerbate polarized attitudes of “us” vs. “them”, and limit full participation in community life for all. Only by realizing that we are indeed all in this together can the greatest environmental and social problems be addressed.</p> <p>Living Buildings are meant to be accessible and welcoming to all people, helping us recognize and celebrate cultural richness, while ensuring equitable access to fresh air, sunlight, and clean water and soil. The process of designing, building and operating Living Buildings should also have a positive impact in creating jobs and opportunities for inclusion of people who have been disadvantaged, excluded, or discriminated against.</p> <p>Just, the Institute’s social justice transparency platform for organizations, is a publicly accessible label and online database, and is a core component of the Equity Petal. Just is a powerful tool to help project teams assess their own organizational equity, and to identify and support other organizations that share the values of a socially just and culturally rich living future.</p>	<p>The intent of the Beauty Petal is to recognize the need for beauty and the connection to nature as a precursor to caring enough to preserve, conserve, and serve the greater good. As a society, we are often surrounded by ugly and inhumane physical environments. The key to creating beautiful buildings is to embrace a biophilic design process that emphasizes that people and nature are connected and the connection to place, climate, culture and community is crucial to creating a beautiful building.</p>

Living Building Challenge 4.0: Required Imperatives



City of Seattle Water & Energy Requirements



Living Building Challenge 4.0



PETAL: PLACE PROJECT DESIGN INTENTION

- The project will integrate urban agriculture into the outdoor areas, providing activity for seniors.
- Enhancement of pedestrian routes.
- Secure, weather-protected bicycle storage, and showers and changing facilities.
- Design will integrate climate responsive elements to reinforce the residents relationship with the natural environment. Heavy greenery, expression of timber and abundant natural light are examples.



PETAL: ENERGY PROJECT DESIGN INTENTION

- Produce on-site energy through renewable sources including solar panels integrated into roof form.
- Create off-site production capacity to enhance overall grid performance and offset building energy usage to net positive.



PETAL: BEAUTY PROJECT DESIGN INTENTION

- The project will contain features solely for human delight and the celebration of culture, spirit, and place.
- Interpretive signage will be provided throughout the building to teach occupants and visitors about the project.
- Beautify stairwells to encourage use of the stairs.
- Include greenery on the exterior of the building to reinforce the climate responsive ethos of the building.



ADDITIONAL CITY REQUIREMENTS: WATER PROJECT DESIGN INTENTION

- No potable water to be used for nonpotable uses, as approved by King County and Department of Health.
- All rainwater collected and treated on-site for reuse through sources such as roof surfaces, eco roofs, bryophyte walls, and stormwater planters throughout the project. Water reused will be for irrigation, water feature recirculation, laundry, and toilet flushing with exception of the memory care floor, as allowed by the Washington Department of Health and Human Services.

ADDITIONAL CITY REQUIREMENTS: ENERGY PROJECT DESIGN INTENTION

- Reduce energy use by 25% from current Energy Code.

Living Building Pilot Checklist for EDG

1. EDG Design Review presentation package with pilot strategies.

Response: *A list of the selected petals, required imperatives, and the Seattle water and energy requirements is provided on pages 8-9. The preliminary pilot design intention strategies are provided on page 10.*

2. Meet with International Living Future Institute (ILFI) to determine project scope, feasibility, and any other anticipated project challenges.

Response: *The project team has been in contact with Giovanna Araujo, Manager on Buildings, to begin the process of registering the project, however a meeting with the International Living Future Institute has not yet been scheduled.*

3. ILFI feasibility report, optional.

Response: *The project has not conducted an ILFI feasibility report at this time.*

ECOLOGY OF PLACE

4. Provide an assessment of the cultural and social equity factors and needs in the community to consider those identified needs to inform design and process decisions.

Response: *There is a need in the West Seattle neighborhood to provide housing for seniors so that the aging population may remain in the neighborhood and new seniors may add diversity to the demographic. An assisted living and memory care building integrates the senior population with the community, by providing them assistance to be involved in the community.*

BEAUTY

5. Include a note in the EDG packet stating the day the all-day exploration of biophilic design for the project was held. State what was learned that day and how the project was influenced by the findings.

Response: *The design team held a design charrette broken into segments on October 18th, October 28th, and December 13th, 2022. Discussion points included building massing, orientation, views, neighborhood patterns, linked neighborhood series, sunlight, plants, shadows, inside-outside spaces, geographic connection, landscape orientation and features. The diagrams on pages 68-70 help to illustrate what was discussed and how it is influencing the designs of all three options.*

6. For design concepts and intentions, I would like to see a bit more on how LBC concepts inform the design. For instance, does one of the massing options better meet the biophilic design concepts for the beauty petal, or does one of the massing options work better to maximize solar PV that is critical to meet the energy petal?

Response: *The diagrams on pages 68-70 help to illustrate how the LBC concepts are informing the designs of all three options.*

Site Overview

SITE DATA

Total Area: 29,892 SF

Parcel A ID: 7625700435 7,420 SF

5242 California Ave SW

Parcel B ID: 7625700436 7,472 SF

5248 California Ave SW

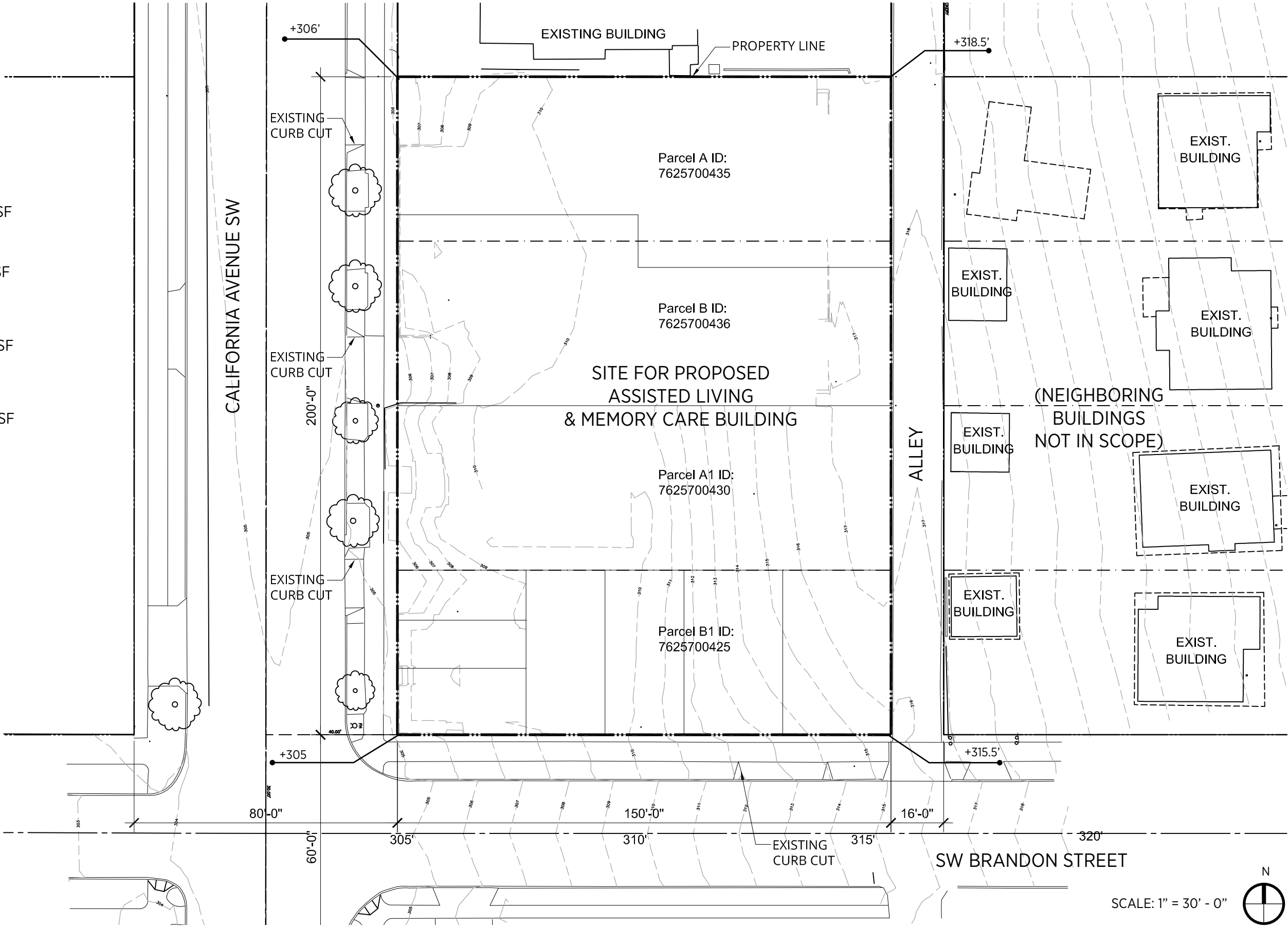
Parcel A1 ID: 7625700430 7,500 SF

5252 California Ave SW

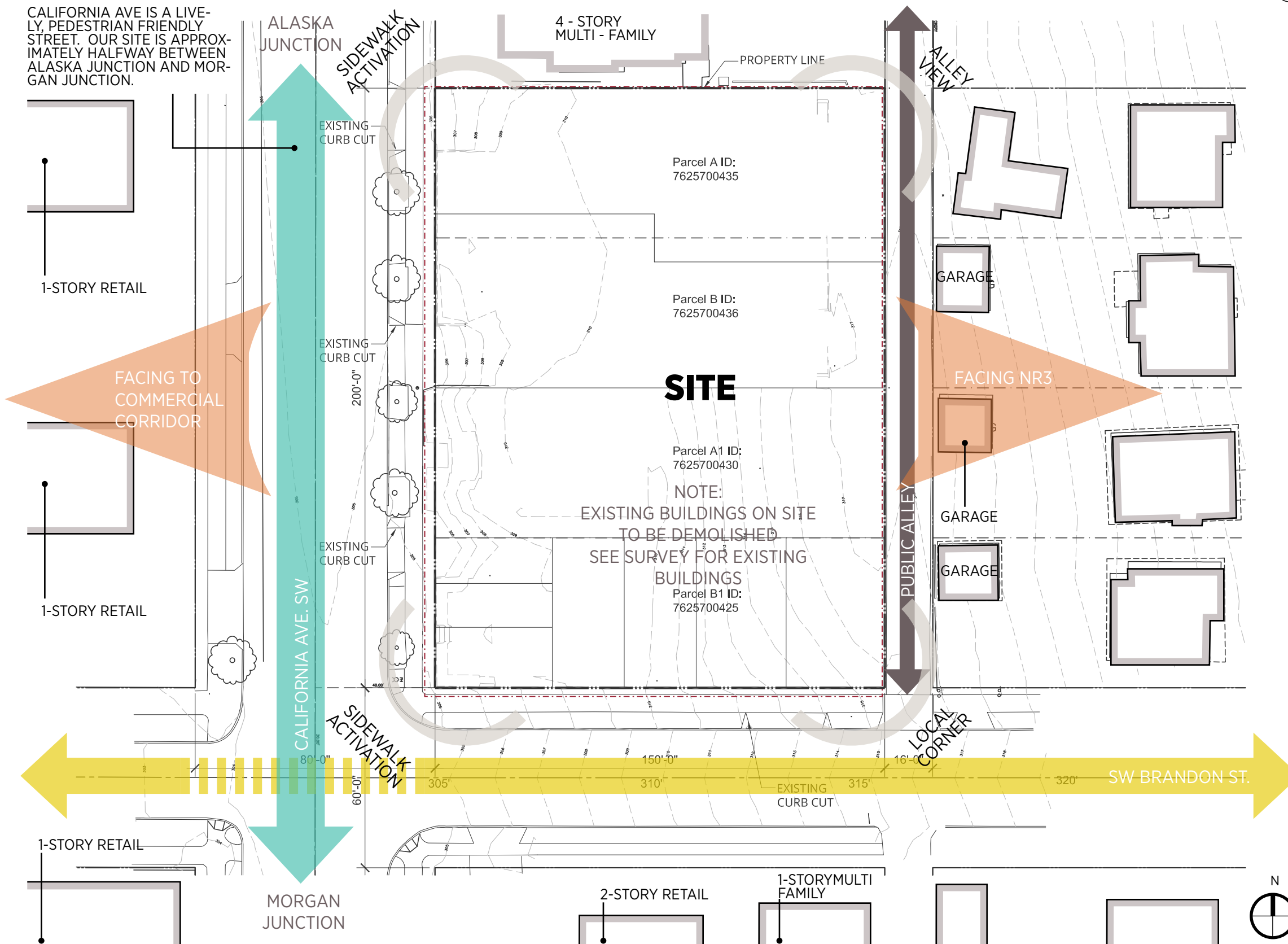
Parcel B1 ID: 7625700425 7,500 SF

5258 California Ave SW

The site is sloping with the lowest elevations to the west along California Ave. and the highest elevations to the east along the alley. The change in grade from west to east ranges from about 10.5' to 12.5'. Per the zoning code, the parking garage entry is required to be located off of the alley.



Site Plan & Street Analysis



CALIFORNIA AVE SW:

- Urban Center Connector: Going through Hamilton Park to Fauntleroy neighborhood
- It's also connecting Alaska Junction and Morgan Junction.
- There is retail, mixed-use and multi-family along the street
- No bike lane
- Parallel parking

SW BRANDON ST:

- It reaches Fairmount park on East and 49th Ave. SW on West. Local access street.
- No bike lane
- Parallel parking

ALLEY:

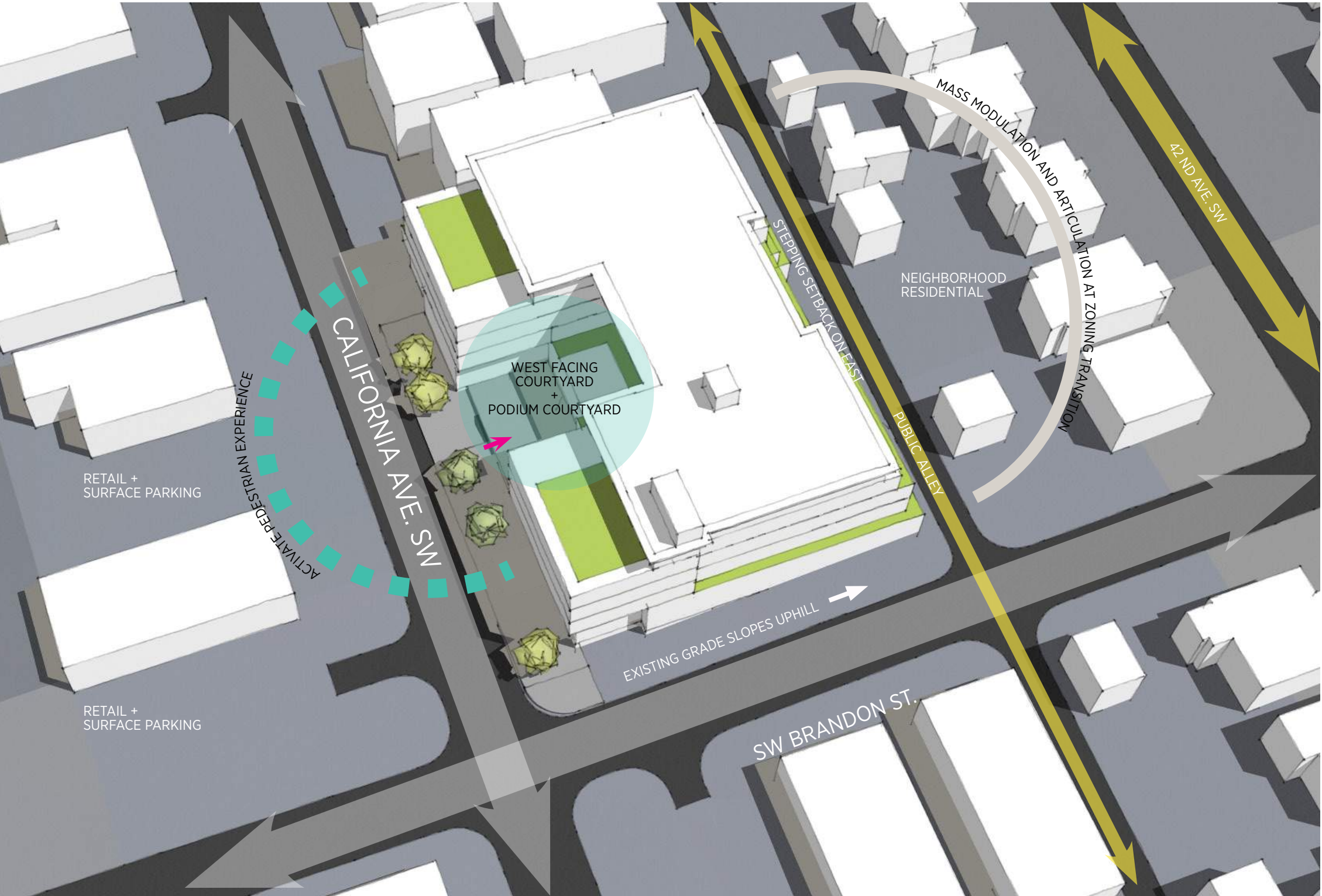
- Connecting SW Dawson St. and SW Brandon St.
- Several parking accesses are connected to the alley

EDG Concept Overview

The courtyard opens to the west onto California Avenue SW, an urban connector, through a welcoming universally accessible path. This orientation also receives western solar exposure.

This massing option creates a strong connection and smooth transition from private to public zones. It will activate the street experience and provide interest.

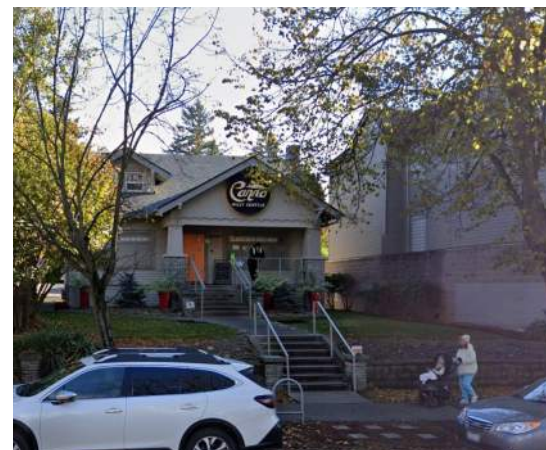
The courtyard and stepping roof deck are breaking down the building mass and the concept of green continues to the east side of the building.



LEGEND

← ENTRANCE

Supplemental Guidelines - West Seattle Junction Neighborhood

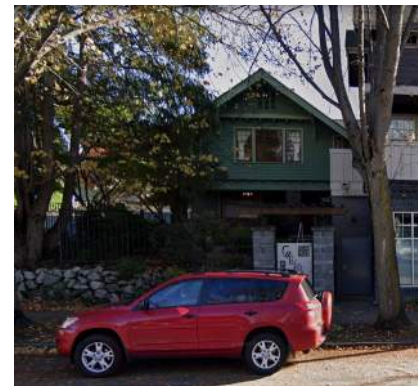


While there is no specific zoning code that requires a courtyard facing California Avenue, there is an established pattern of raised inset courtyards. This pattern occurs in the craftsman homes-turned-businesses, the mid-century apartments, and in more recent mixed use developments. These inset courtyards create a distinctive undulating street wall that is character-defining for this stretch of California Avenue.

CITYWIDE GUIDELINE

CS2 URBAN PATTERN & FORM

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



WEST SEATTLE JUNCTION NEIGHBORHOOD GUIDELINE

CS2.i.ii STREETSCAPE COMPATIBILITY

Provide recessed entries and ground-related, small open spaces as appropriate breaks in the street wall.

West Seattle Junction Hub Urban Village

Morgan Junction Residential Urban Village



LEGEND

■ INSET COURTYARD

Design Concept

INSPIRATION: WEST SEATTLE LANDSCAPE

WATER



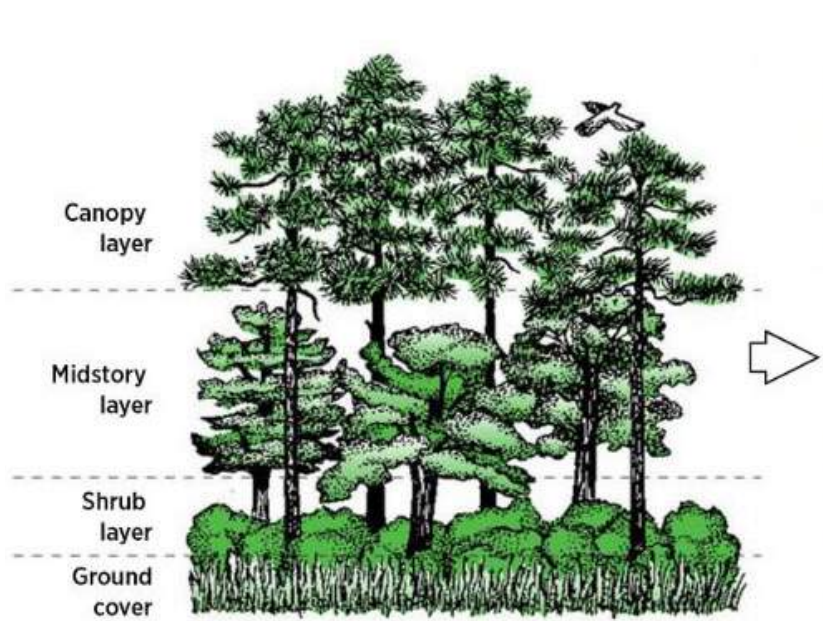
BEACH



FOREST



FOREST LAYERS ECOSYSTEM



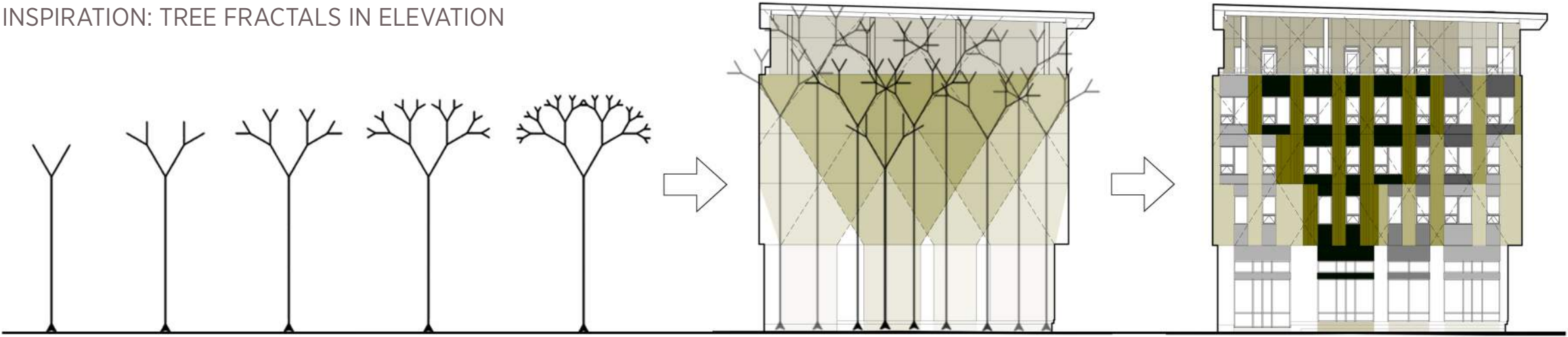
FOREST LAYERS IN NATURE



FOREST LAYERS IN ELEVATION



INSPIRATION: TREE FRACTALS IN ELEVATION



Design Concept

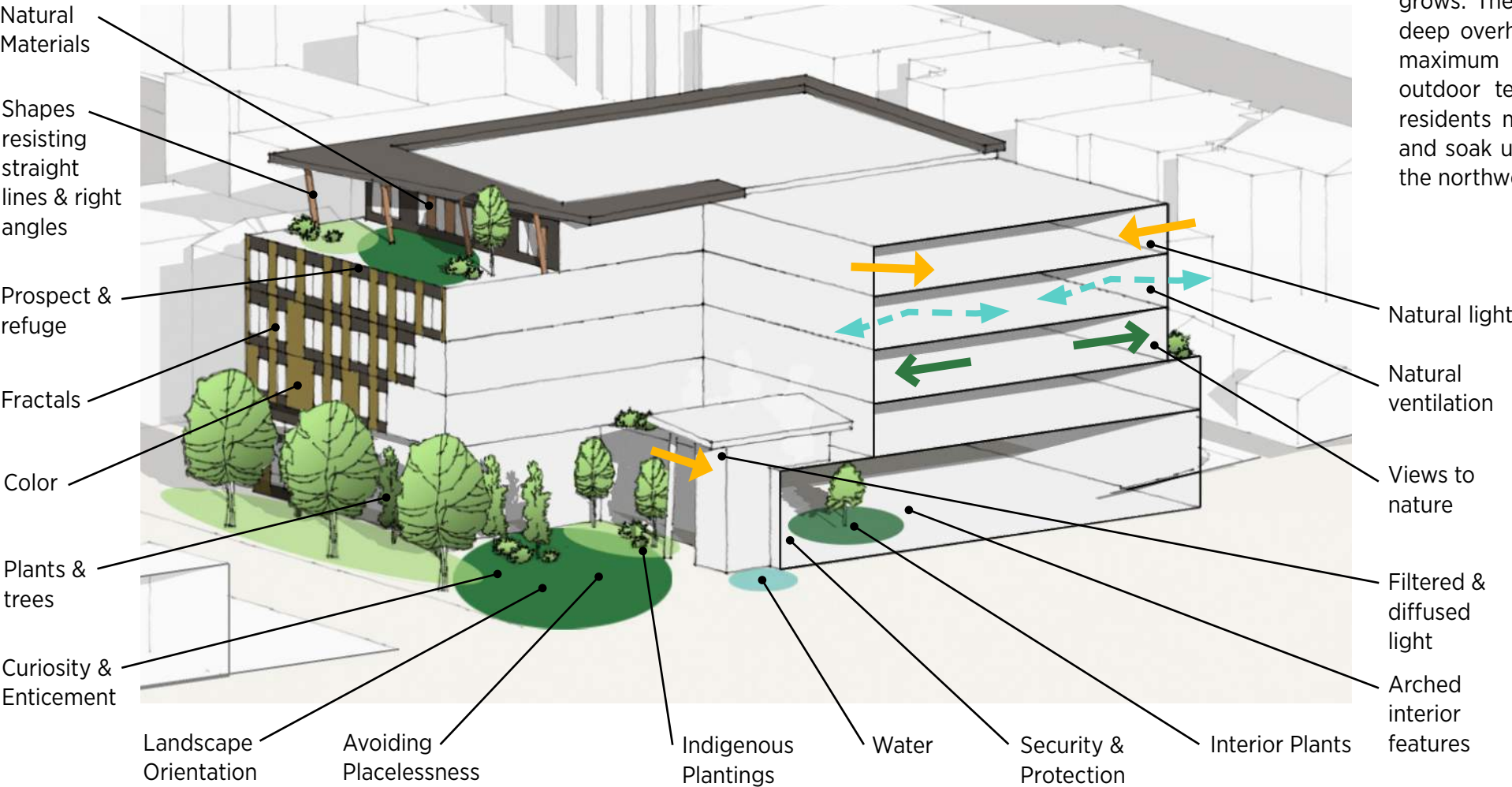
LAYERS OF A FOREST:

The essence of sustainable living will be directly translated into the building design and the theme of “Layers of a Forest.” The streetscape and ground floor represent a “forest floor” with a variety of hardscape, seating areas, a meandering ramp, and various planters with trees and shrubs. As your eye travels up, these high-level stories become understated and visually simpler, like the upper layers of a forest. Many of the apartments are optimized for street interaction while the interior rooms receive maximum daylight driven from the interior courtyard. The windows are carefully placed to represent fractals found in nature when one large tree branch splits into two as it grows. The roof forms a protective canopy with deep overhangs angled to the south to capture maximum sunlight for solar panels. Vegetated outdoor terraces throughout the building give residents many opportunities to observe nature and soak up the colors. Materials are inspired by the northwest palette.

LIVING BUILDING CHALLENGE: BEAUTY & BIOPHILIA

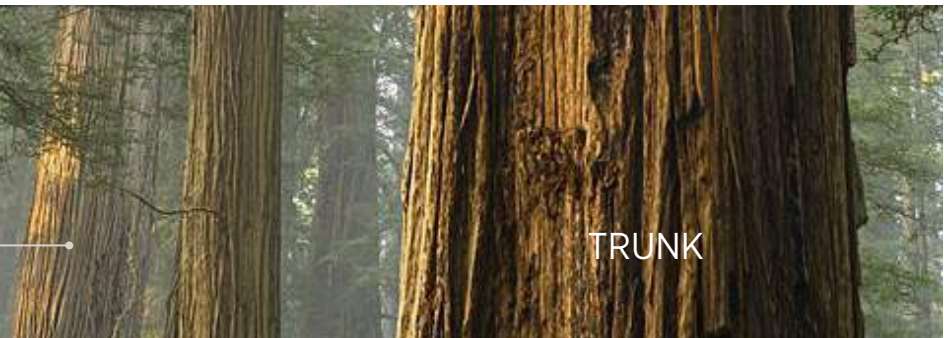
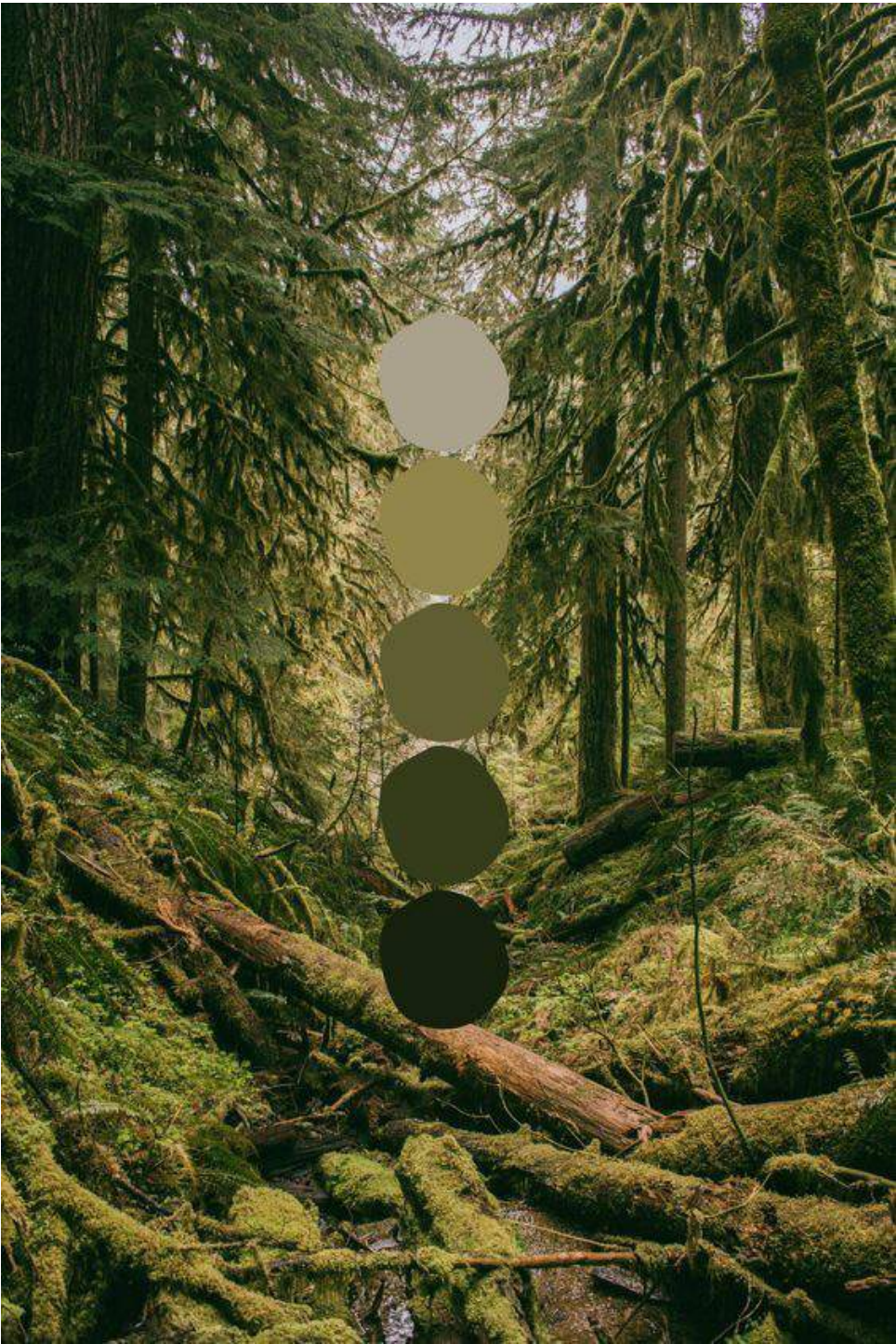
BIOPHILIC DESIGN ELEMENTS

KELLERT'S BIOPHILIC DESIGN ELEMENTS & ATTRIBUTES		
ENVIRONMENTAL FEATURES	NATURAL SHAPES + FORMS	NATURAL PATTERNS + PROCESSES
Color Water Air Natural ventilation Plants Animals Natural materials Views and vistas Façade greening Geology and landscape Habitats and ecosystems Fire	Botanical motifs Tree and columnar supports Animal (mainly vertebrate) motifs Shells and spirals Egg, oval and tubular forms Arches, vaults, domes Shapes resisting straight lines and right angles Simulation of natural features Biomorphy Geomorphology Biomimicry	Sensory variability Information richness Age, change and the patina of time Growth and efflorescence Central focal point Patterned wholes Bounded spaces Transitional spaces Linked series and chains Integration of parts to wholes Complementary contrasts Dynamic balance and tension Fractals Hierarchically organized ratios and scales
LIGHT + SPACE	PLACE-BASED RELATIONSHIPS	EVOLVED HUMAN-NATURE RELATIONSHIPS
Natural light Filtered and diffused light Light and shadow Reflected light Light pools Warm light Light as shape and form Spaciousness Spatial variability Space as shape and form Spatial harmony Inside-outside spaces	Geographic connection to place Historic connection to place Ecological connection to place Cultural connection to place Indigenous materials Landscape orientation Landscape features that define building form Landscape ecology Integration of culture and ecology Spirit of place Avoiding placelessness	Prospect and refuge Order and complexity Curiosity and enticement Change and metamorphosis Security and protection Mastery and control Affection and attachment Attraction and beauty Exploration and discovery Information and cognition Fear and awe Reverence and spirituality

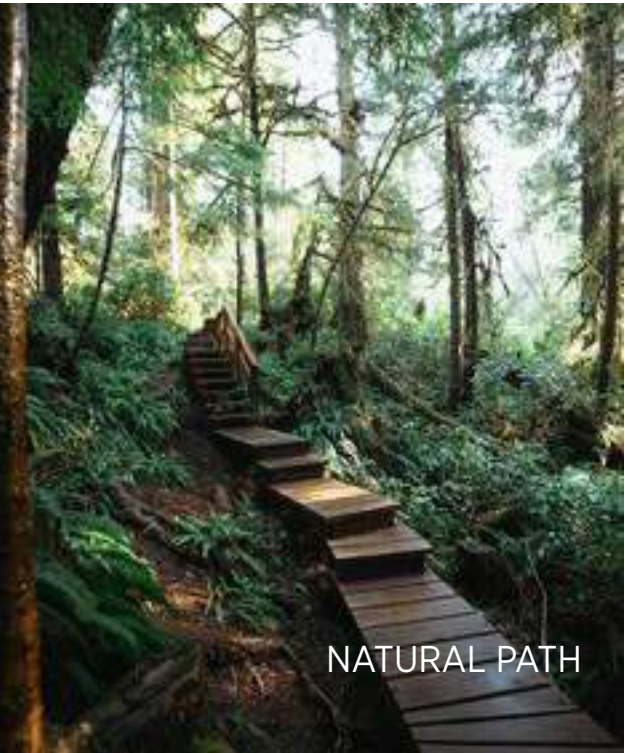


Design Concept

COLOR: FOREST PALETTE



BEACH RECALL: LANDSCAPE DESIGN



01 EDG RESPONSE

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EDG Summary

ITEM	BOARD COMMENTS	RESPONSE	DESIGN GUIDELINES
1. architecture: massing	a. The Board unanimously supported Option 3, the applicant's preferred massing option.		CS2-D HEIGHT, BULK, AND SCALE
	b-i. The Board requested studies of the tier structure / stepped massing along the east facade.	<ul style="list-style-type: none">The team carefully studied the composition of the east stepped tiers to organize and simplify the massing. The east facade is set farther back from the alley property line than what zoning allows.	CS2-A LOCATION IN THE CITY & NEIGHBORHOOD
	b-ii. The Board suggested that simplifying the stepping may strengthen the design intent as well as reduce the perception of bulk.	<ul style="list-style-type: none">The mass has been simplified into three main tiers. The use of different material cladding, color, and landscaping further enhance the zone transition.	DC2-A-2 REDUCING PERCEIVED MASS
			CS1-B-2 DAYLIGHT AND SHADING
			DC2-B-1 FACADE COMPOSITION
2. architecture: layout	a. The Board generally supported locating active residential uses, like the dining room, salon and studio, along the street-facing facade on California Ave. SW.	<ul style="list-style-type: none">Amenities for the residents, such as the dining room, salon, activity room and fitness room are located along California Avenue SW and SW Brandon Street to activate street level.	CS2-B-2. CONNECTION TO THE STREET
	b. The Board requested studies of potential shading strategies to mitigate the western exposure on the upper level decks to enhance usability of those exterior spaces.	<ul style="list-style-type: none">After several studies, large shade overhangs have been added to Level 5 to mitigate the western solar exposure.	DC1-A ARRANGEMENT OF INTERIOR USES
	c. The Board requested a shade study of the L2 deck area to understand the effects of the upper story overhang.	<ul style="list-style-type: none">The Team studied the shading effects of the upper stories above the Level 2 courtyard. We simplified the facade by aligning the upper floors, allowing more warmth and sunshine to reach the courtyard.	DC3-C-2 AMENITIES/FEATURES
	d. The Board requested further study and refinement of how uses along the edges would be defined by planting strategies.	<ul style="list-style-type: none">The landscaping pages illustrate the specifc plants and trees to be used in the different locations around the site and building.	CS1-B-3 MANAGING SOLAR GAIN
			CS1-B-2 DAYLIGHT AND SHADING
			CS1-D-1 ON-SITE FEATURES
			DC4-D-3 LONG RANGE PLANNING
3. architecture: materials	a. Material selection and application should tie the building into neighborhood contextual cues.	<ul style="list-style-type: none">The materials were selected to tie the building into the neighborhood context while also balancing the LBC Imperatives for materials, energy and carbon reduction. The selections strike the balance of sustainability and aesthetic design intent.	CS3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
	b. The level of transparency at the ground level should be clarified.	<ul style="list-style-type: none">The ground level interior rooms are labeled on the floor plans. Only common amenity spaces will be located along California Avenue SW and SW Brandon Street.	DC2-D SCALE AND TEXTURE
			DC2-C SECONDARY ARCHITECTURAL FEATURES
			PL-3 STREET-LEVEL INTERACTION
4. site	a-i. The Board requested that the entry sequence design should be explored and refined.	<ul style="list-style-type: none">The design concept for the main entry sequence is the discovery of walking through a forest. The entry tower includes a weather-protective overhang.	PL1-A NETWORK OF OPEN SPACES
	a-ii. Identifying locations for physical interior/exterior connections.	<ul style="list-style-type: none">The courtyard provides a community space for people to gather. The dining, fitness, and commercial spaces adjacent to the courtyard and streetscape have exterior doors for indoor/outdoor connections.	CS2-B-2 CONNECTION TO THE STREET
	a-iii. The landscape design should continue to be developed in order to enhance the visual connectivity between the sidewalk and the courtyard space.	<ul style="list-style-type: none">The landscape design has been developed to strengthen the experience of entering from the street into a generously landscaped porch-like space directly in front of the building's main entry.	PL1-B WALKWAYS AND CONNECTIONS
			PL2-A ACCESSIBILITY
			PL2-C WEATHER PROTECTION
			PL4-A ENTRY LOCATIONS AND RELATIONSHIPS
			DC3-B-1 MEETING USER NEEDS
			DC3-A-1 INTERIOR/EXTERIOR FIT
			PL2-D WAYFINDING
			PL3-A ENTRIES
			CS2-B ADJACENT SITES, STREETS, & OPEN SPACES

EDG RESPONSE KEYNOTE DIAGRAM



01 EDG RESPONSE

Architecture: Massing

BOARD GUIDANCE

The Board appreciated that the applicant presented three clearly distinct massing options. The Board unanimously supported Option 3, the applicant’s preferred massing option. They commented that the C-shaped building with a centered courtyard broke down the building scale at the street edge and added context-relevant open space along the sidewalk. The Board also supported the stepped massing along the east façade that reduced the bulk and height of the building against the zone transition..

RESPONSE

We studied the scale of the building in relationship to the neighborhood context, zoning, and it’s location along California Avenue, the “spine” of West Seattle. Given the grade change of the site, the building is tucked into the slope with stepped back terraces along the east facade to blend the transition into the hillside.

The site is a prime location along the urban center connector street between two large junctions. The team aspires to reinforce the spirit of place that is West Seattle, with the goal of creating a postive contribution to the community.

DESIGN GUIDELINES

CS2-D HEIGHT, BULK, AND SCALE,
CS2-A LOCATION IN THE CITY & NEIGHBORHOOD



IMAGE FROM EDG - OPTION 3 UNANIMOUSLY APPROVED



COURTYARD CENTERED MASS
OPEN UP TO WEST : REINFORCE CONNECTION
WITH CALIFORNIA AVE. SW

01 EDG RESPONSE

Architecture: Massing

BOARD GUIDANCE

The Board also noted that the steps along the east side of the building mass did not have a scale related to the rest of the building modulations. The Board suggested that simplifying the stepped massing may strengthen the design intent as well as reducing the perception of bulk. The Board requested studies of the tier structure/stepped massing along the east façade at the Recommendation phase to show how a refined massing can relate better to the overall building scale.

RESPONSE

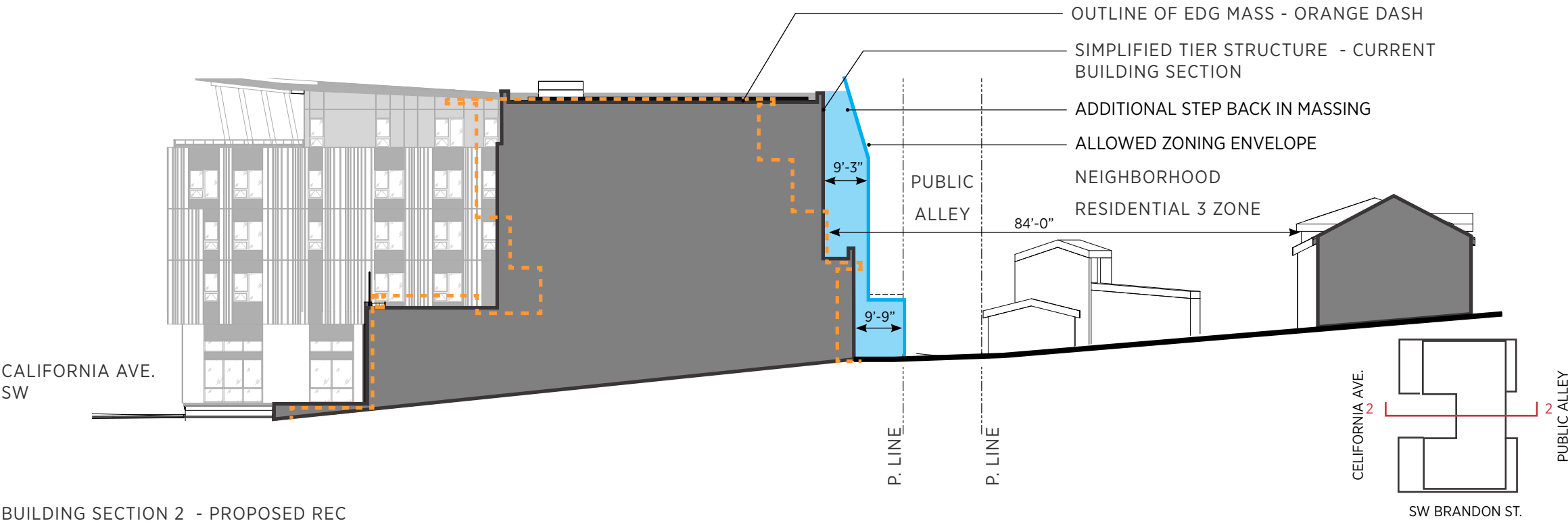
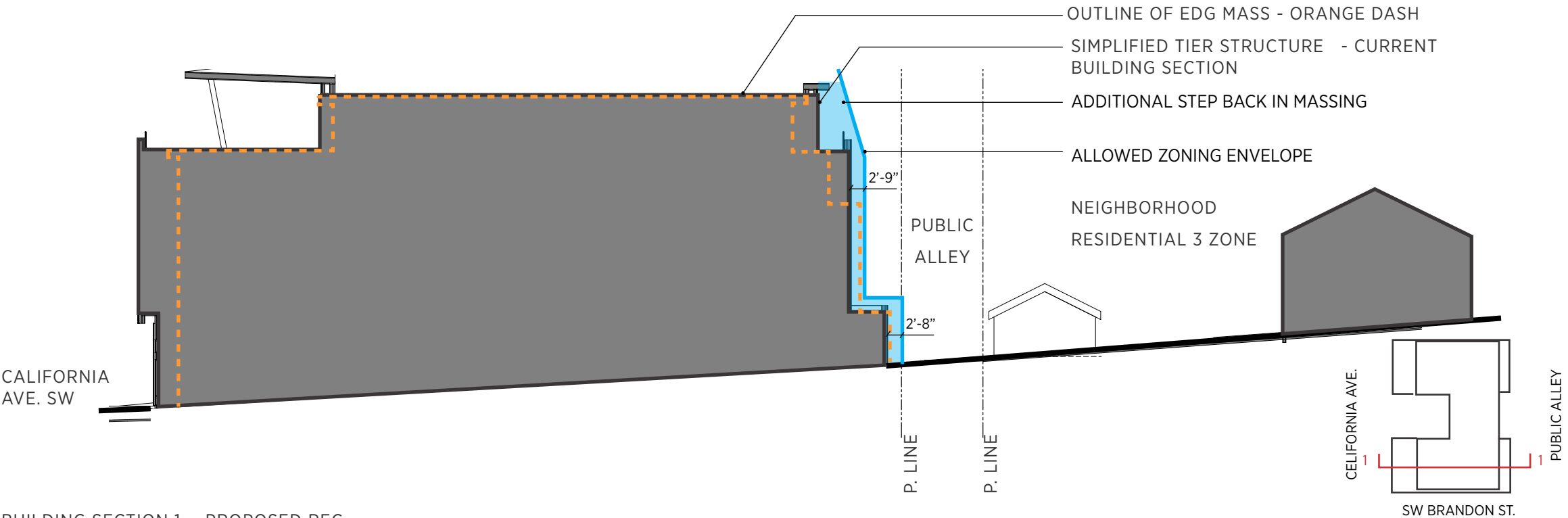
The team carefully studied the composition of the east stepped tiers to organize and simplify the massing.

These building cross sections illustrate how the building (in gray) compares with the zoning code allowable (in blue). EDG massing is outlined as dashed line. Careful moves have been made to set the facade farther back from the alley property line than what zoning allows.

Following the Board’s guidance, the Team has simplified the steps into three main tiers, as seen in Building Section 1. The composition of the tiers bring landscape shelves into the facade, reducing bulk and incorporating nature.

DESIGN GUIDELINES

DC2-B-1. FAÇADE COMPOSITION
CS2-D-3.ZONE TRANSITIONS



SIMPLIFYING MASS

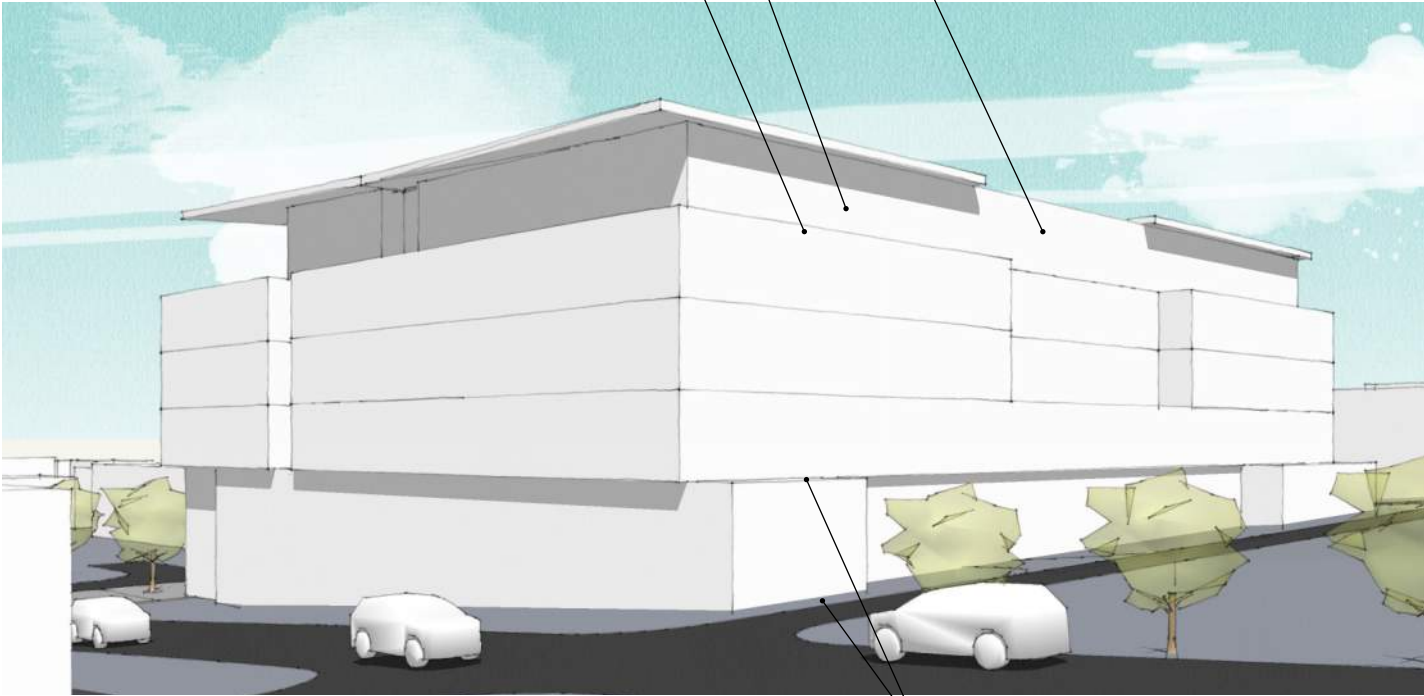
HORIZONTAL AND VERTICAL MODULATION TO
REDUCE BULK AT ZONING TRANSITION.

MAIN UPPER MASS - TERRACING ENHANCES SOLAR
ACCESS TO THE EAST SIDE OF THE PROJECT.

UNIT OUTDOOR SPACE

MAIN MASS - STEPPING BACK + TEXTURE
- BOARD AND BATTEN FINISH

PROPOSED BUILDING MASSING



SE CORNER

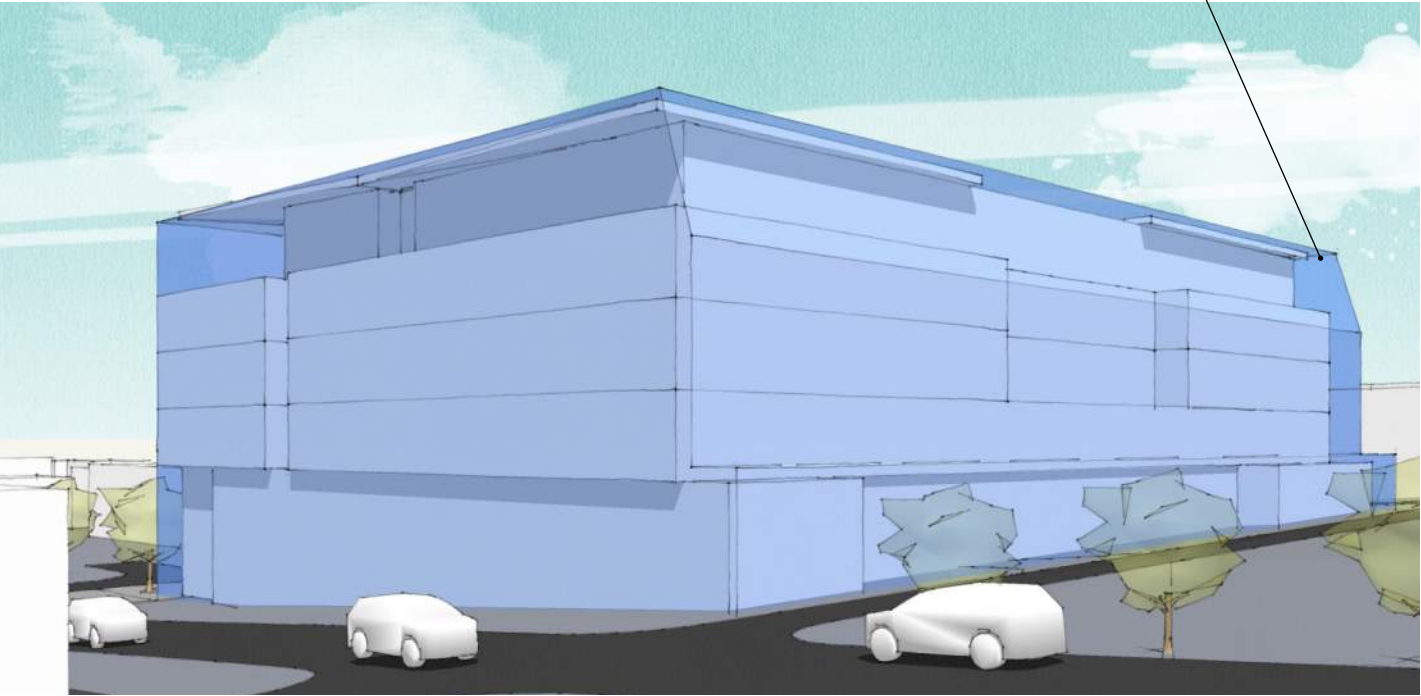
LAYERS OF LANDSCAPE AREA

01 EDG RESPONSE

Architecture: Massing

ADDITIONAL EROSION BEYOND
ZONING ILLUSTRATED IN BLUE.

PROPOSED BUILDING MASSING WITH ALLOWED ZONING ENVELOPE OVERLAY



SE CORNER

01 EDG RESPONSE

Architecture: Massing

BOARD GUIDANCE

In response to public comment, the Board discussed concerns regarding bulk and scale of the proposed structure, especially along the east property line and the zone transition to NR3. They commented that although there were many stepped tiers that appeared to reduce bulk away from the zone transition, the actual reduction of impacts of the incremental steps was not clear. The Board requested studies of the tier structure/stepped massing along the east façade at the Recommendation phase to show how reduction of bulk is best achieved at the zone transition. Staff notes that cross sections, shadow studies and eye-level perspective views (as viewed from the east) of the proposed options would be helpful to assess differences in visual impacts.

RESPONSE

This illustration outlines the three tier steps on the facade. Tier one brings the scale of the building down to alley level and provides greenery at pedestrian level. Tier two is consistent with the midstory forest layer around the perimeter of the building. The step in the center allows for a deep landscape shelf and change in material cladding to visually add interest and rythmn. Tier three steps the building even further back to allow for connections to nature, landscaping and outdoor balconies.

Additionally, the use of different material cladding, color, and landscaping further enhance the zone transition.

DESIGN GUIDELINES

CS2-D HEIGHT, BULK, AND SCALE,



The stepped massing along East facade.

Reducing the bulk and height of the building against the zone transition.

- 1: ARTICULATION ALONG EAST PROPERTY LINE
- 2: MAIN MASS STEP BACK FROM LOADING BAY
- 3: UPPER MASS STEP BACK

- ADDITIONAL ARTICULATION:
- VARIETY OF COLOR
 - VARIETY OF MATERIALS
 - APPLICATION OF ENHANCED LANSCAPE

Architecture: Massing

SHADOW STUDY COMPARISON

These shadow studies show how the proposed 5-story REC massing compares to the 5-story EDG massing and a standard zoned 4-story massing. The 5-story stepped mass has similar shadow effects as the 4-story mass. Simplifying the tier structure improved visual composition and did not increase the shadows.

In accordance with the requirements of the Living Building Challenge Imperative 17, these shadow diagrams demonstrate the maximum shading of adjacent properties, measured on the winter solstice between 10:00am and 2:00pm.

4 - STORY BUILDING

EDG

PROPOSED REC MASSING



WINTER SOLSTICES 10 AM



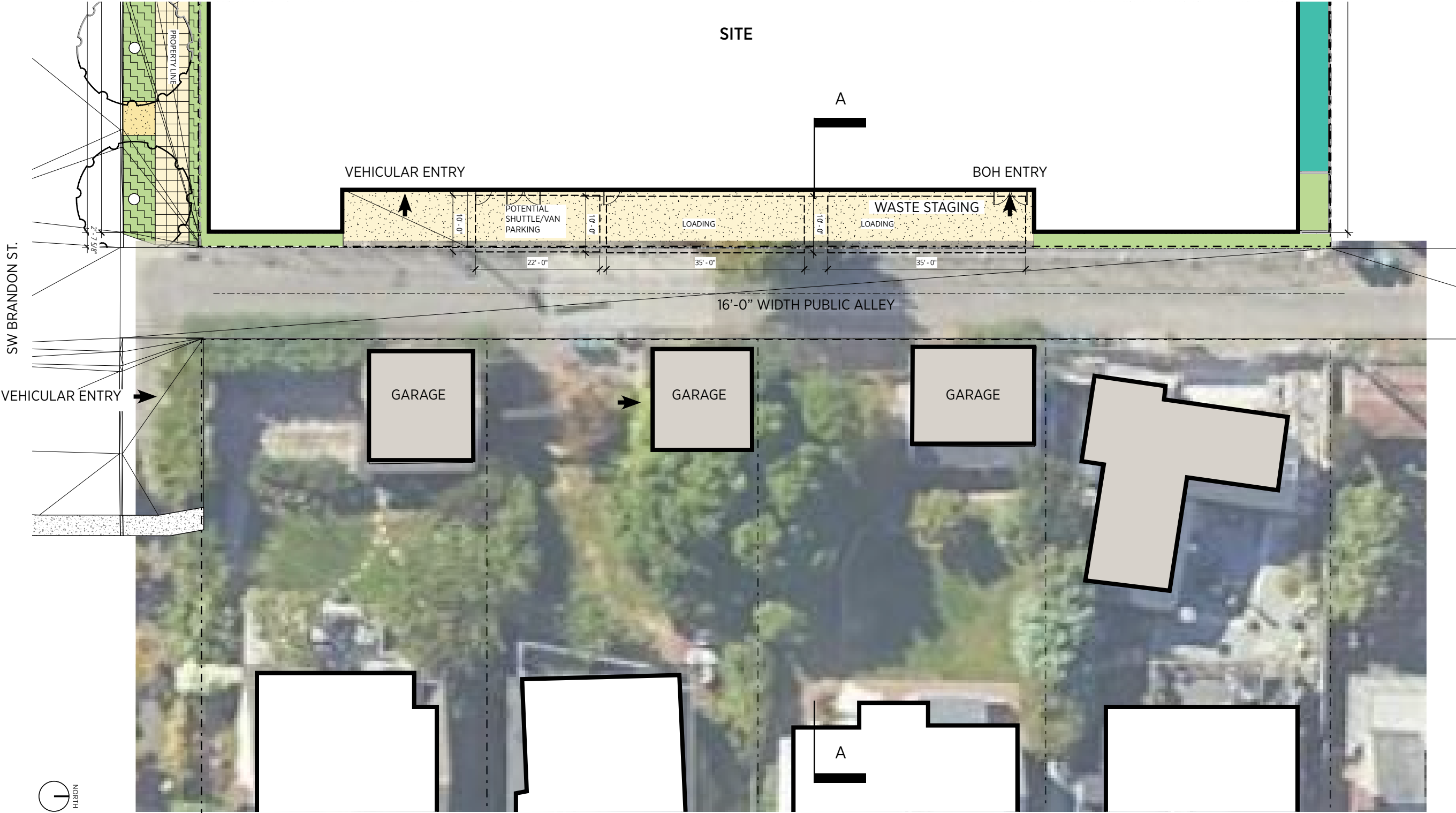
WINTER SOLSTICES 12PM

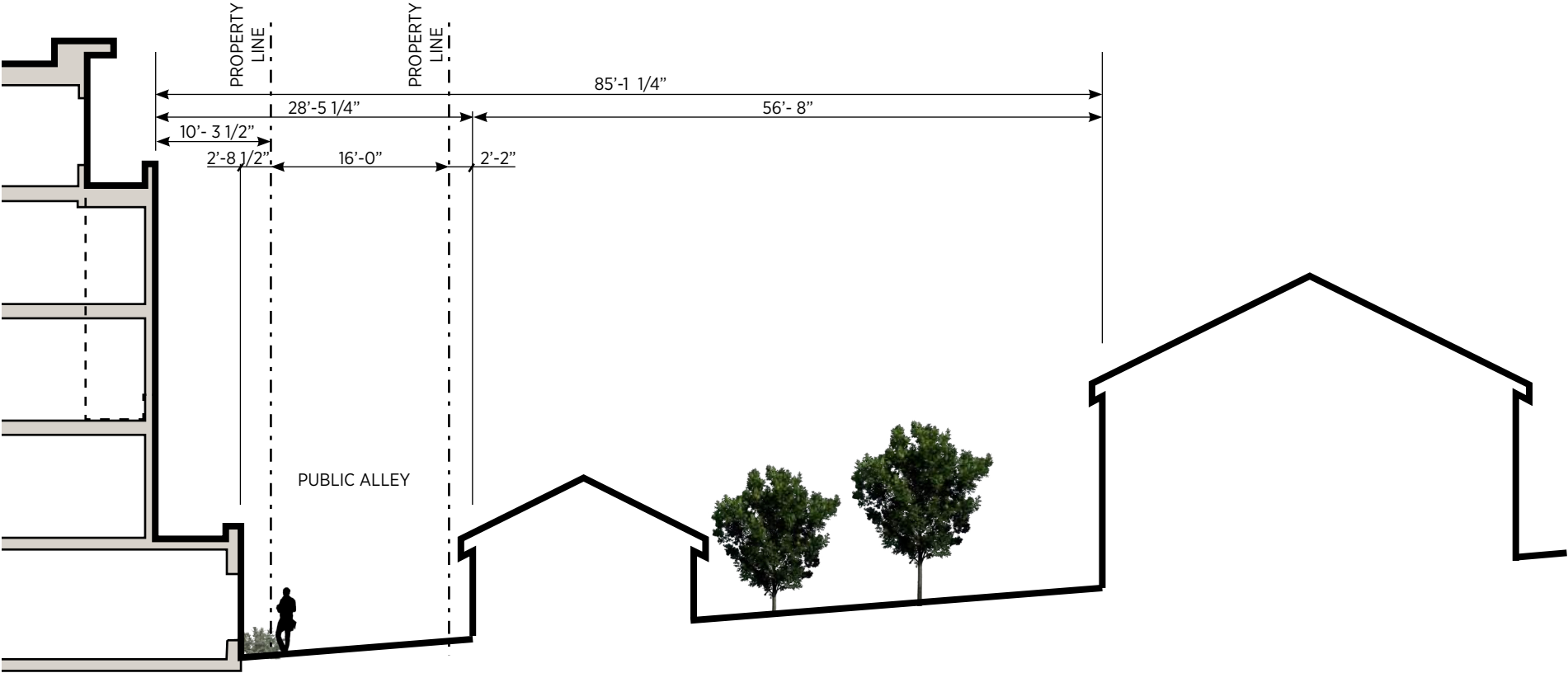


WINTER SOLSTICES 2PM



Architecture: Massing





A - A' SECTION



ON BRANDON ST. LOOKING TO ALLEY



BIRD EYE PERSPECTIVE - ALLEY



SOUTHEAST PERSPECTIVE - SW BRANDON ST.

01 EDG RESPONSE

Architecture: Layout

BOARD GUIDANCE

The Board questioned the placement of residential uses along the streetscape in terms of activating the pedestrian environment along California Ave SW. The applicant noted that as this site is not in a ‘Pedestrian’ zone, residential uses are allowed. The Board generally supported locating active residential uses, like the dining room, salon and studio, along the street-facing façade on California Ave SW to provide activation along the public realm of the streetscape

RESPONSE

The Team agrees with the board and have located amenities for the residents, such as the dining room, salon, activity room and fitness room on the ground level along California Avenue SW and SW Brandon Street to activate street level. We have also provided a public courtyard to connect the street with the main entry.

DESIGN GUIDELINES

CS2-B-2. CONNECTION TO THE STREET,
DC1-A ARRANGEMENT OF INTERIOR USES



Architecture: Layout

BOARD GUIDANCE

The Board appreciated the inclusion of the variety of exterior amenity spaces at elevated deck areas for the residents. The Board noted the sunny exposure may need to be mediated for use by the residents. The Board requested studies of potential shading strategies to mitigate the western exposure on the upper-level decks to enhance usability of those exterior spaces.

RESPONSE

The design incorporates large shade overhangs at Level 5 to mitigate the western solar exposure. These overhang serve multiple purposes: to shade and diffuse light at Level 5, to provide protection for users to enjoy the garden terraces, and to provide a base for the large solar array needed for the building’s renewable energy component for LBC Imperative 7.

In order to preserve the central daylight and views, the western facing courtyard is as open as possible all the way up, since the majority of the uses around the courtyard are units and highly active amenity spaces.

DESIGN GUIDELINES

DC3-C-AMENITIES/FEATURES;
CS1-B-3. MANAGING SOLAR GAIN



01 EDG RESPONSE

Architecture: Layout

BOARD GUIDANCE

The Board also noted that the deck on Level 2 at the east edge of the courtyard would have limited access to light, both from shading of the building mass to the south as well as the overhang of the building above, that could limit the usefulness of the exterior space. The Board requested a shade study of this deck area, as well as views showing the influence of the overhang, to ensure the space can become an attractive space for residents' use.

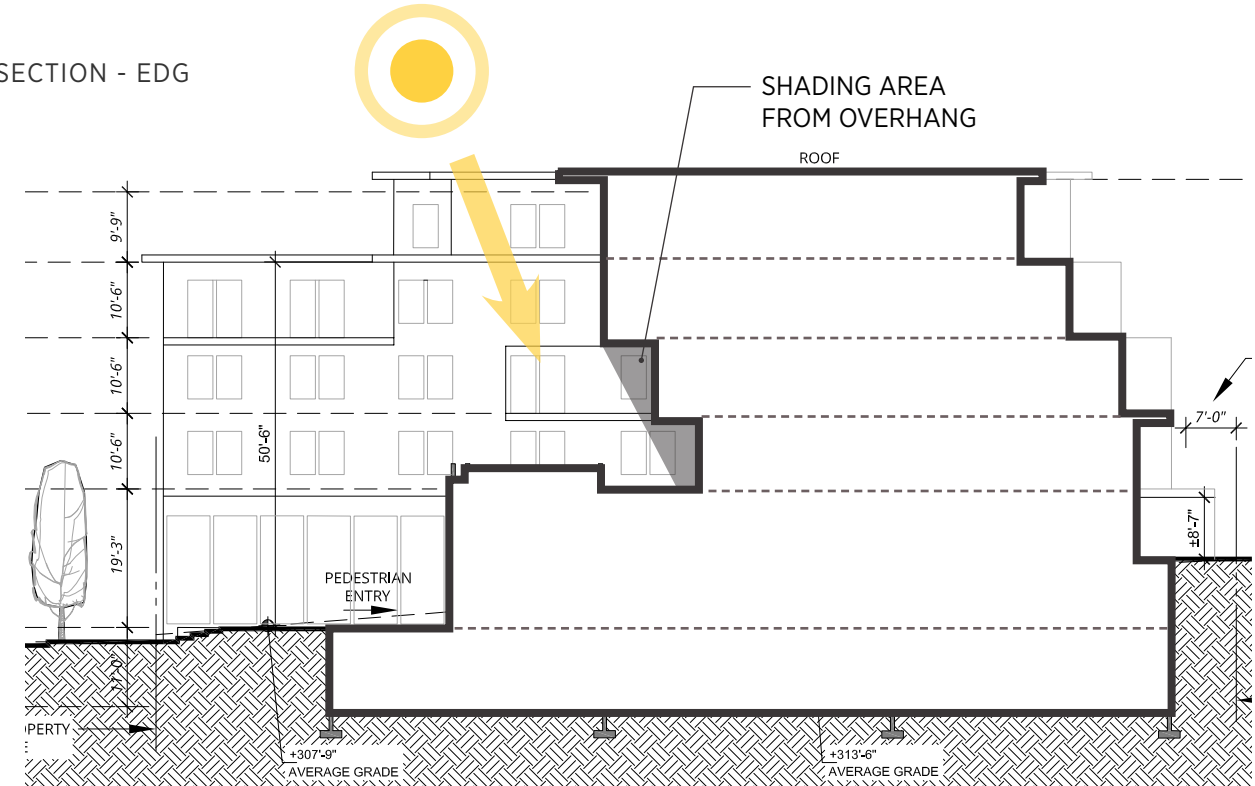
RESPONSE

The Team analyzed the previous EDG building overhangs at the Level 2 courtyard and how they might effect the usefulness of the exterior space. The revised massing pulls back and aligns the upper floors, simplifying the massing and allowing more warmth and sunshine to reach the Level 2 courtyard.

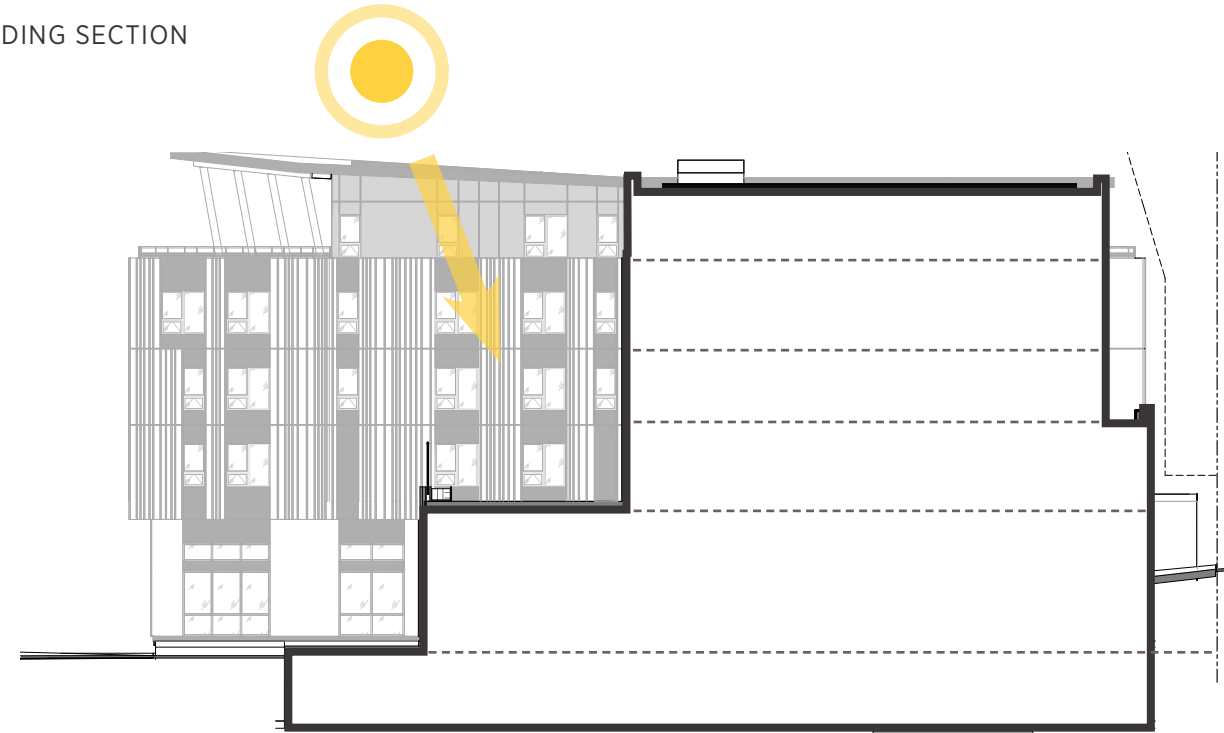
DESIGN GUIDELINES

CS1-B-2. DAYLIGHT AND SHADING

BUILDING SECTION - EDG



REVISED BUILDING SECTION



Architecture: Layout

BOARD GUIDANCE

The Board requested more information regarding the design of the ‘green tiers’ on the east façade. The applicant noted that some areas were intended to be planters, some green roof areas and, potentially, some decks. The Board noted that the influence of vegetation shown in the renderings did not necessarily align with those details. The Board requested further study and refinement of how uses along the edges would be defined. They asked that any planting strategy be more clearly identified and detailed in the Recommendation package to show how planned plantings are integrated into the façade massings as well as how the planting areas can be accessed and maintained to achieve the desired visual effect.

RESPONSE

The Landscape Architect and Team have worked together to ensure the desired purpose and visual effects are achieved through the plantings. The landscaping pages illustrate in detail the specific plants and trees to be used in the different locations around the site and building. The planting areas are designed to be adequately accessed for maintenance. The Level 3 landscaped areas are accessed from roof hatches. The Level 5 vegetation is accessed by Level 5 doors.

In accordance with LBC Imperative 2, a special section devoted to urban agriculture will be provided for resident and community enrichment on Level 5.

DESIGN GUIDELINES

CS1-D-1. ON-SITE FEATURES,
DC4-D-3. LONG RANGE PLANNING



01 EDG RESPONSE

Architecture: Materials

BOARD GUIDANCE

A materials palette was not part of the EDG package, but the Board noted that materials selection and application should tie the building into neighborhood contextual cues and that materials should be used to add relevant visual scale to the structure. They suggested the use of warm, textural materials that would respond to the zone transition and context of the NR3 zone.

RESPONSE

The Team recognizes the importance of the materials selection and application to tie the building into the neighborhood context and provide relevant visual scale. We carefully considered the materials that will best achieve this goal, while also balancing them with the requirements of LBC Imperative 12 Responsible Materials and Imperatives 7 & 8 focused around energy and carbon reduction. The selected materials strike the balance of the need for sustainability and the aesthetic design intent and context.

DESIGN GUIDELINES

CS3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES, DC2-D SCALE AND TEXTURE



Architecture: Materials



SOUTHEAST CORNER

01 EDG RESPONSE

Architecture: Materials

PAINT COLOR

B SW 6198 SENSIBLE HUE



A SW 6418 RURAL GREEN



G SW 6419 SAGUARO



C SW 6174 ANDIRON



Architecture: Materials

MATERIALS



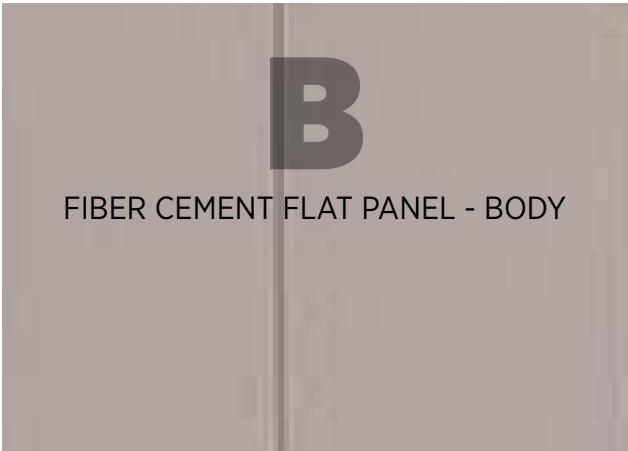
A
FIBER CEMENT WITH CUSTOM
BOARD AND BATTEN



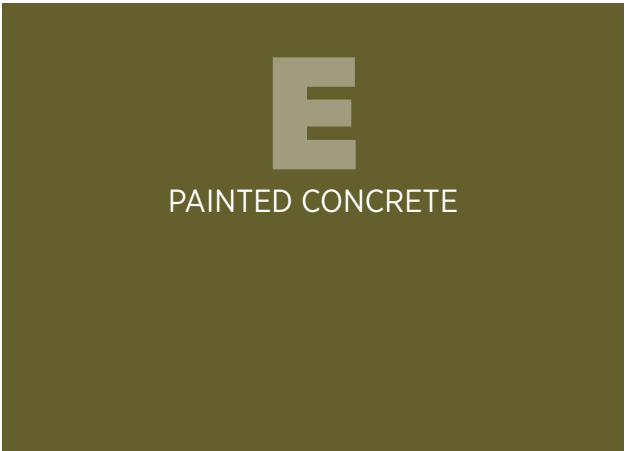
D
WOOD SIDING



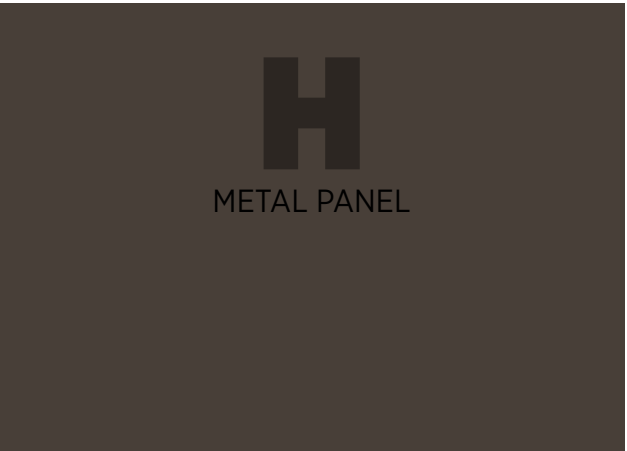
G
FIBER CEMENT BOARD AND BATTEN
- GROUND FLOOR



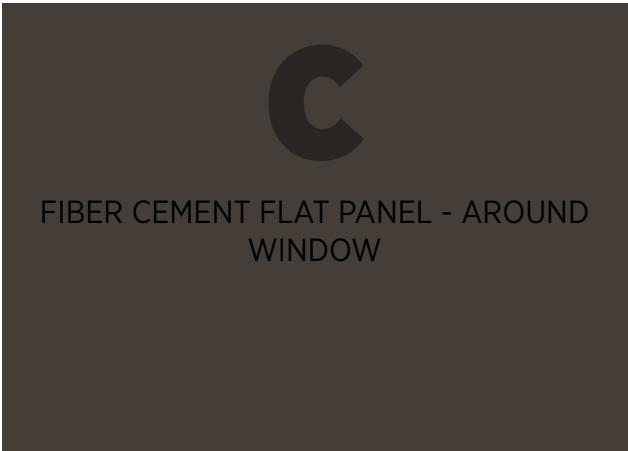
B
FIBER CEMENT FLAT PANEL - BODY



E
PAINTED CONCRETE



H
METAL PANEL



C
FIBER CEMENT FLAT PANEL - AROUND
WINDOW



F
BRICK - LANDSCAPE PLANTER

* Materials selections are contingent on the Living Building Challenge Imperative 12 Responsible Materials, and subject to change in order to comply with the requirements of the Imperative.

DESIGN GUIDELINES

- DC2-D-1. HUMAN SCALE
- DC2-D-2. TEXTURE

01 EDG RESPONSE

Architecture: Materials

FENESTRATION & TRANSPARENCY

BOARD GUIDANCE

The Board noted the renderings of the preferred option showed a high level of transparency on the ground floor. They noted that fenestration patterns should be refined at the Recommendation phase and integrated with window patterns on the upper floors. They also requested that the level of transparency at the ground level be clarified at the Recommendation phase to reflect interior uses so the actual level of transparency and activation can be assessed.

RESPONSE

The Team understands the need for the high level transparency to match the interior use for street level interaction. The ground level interior rooms are clarified on the floor plans. Only common amenity spaces will be located along California Avenue SW and SW Brandon Street. We believe that the active interior functions and the corresponding generous fenestration patterns will create a connection to street level.

DESIGN GUIDELINES

DC2-C SECONDARY ARCHITECTURAL FEATURES
PL3 STREET-LEVEL INTERACTION,
CS2-B-2. CONNECTION TO THE STREET
RESPONSE

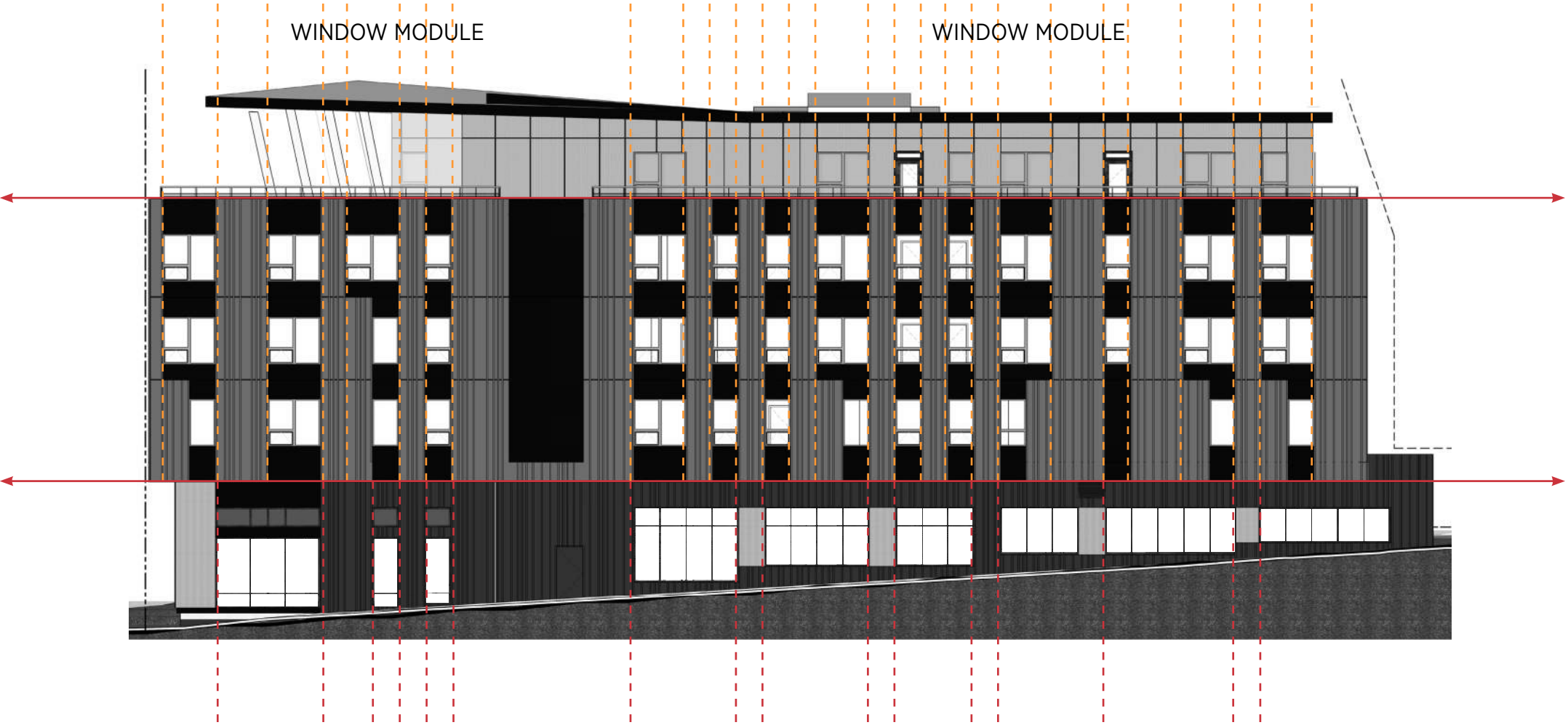


WEST ELEVATION - CALIFORNIA AVE. SW

- WINDOW MODULE LINE
- ALIGN EDGE OF WINDOW
- HORIZONTAL BREAK

Architecture: Materials

FENESTRATION & TRANSPARENCY



SOUTH ELEVATION - SW BRANDON ST.

- WINDOW MODULE LINE
- ALIGN EDGE OF WINDOW
- HORIZONTAL BREAK

01 EDG RESPONSE

Site

BOARD GUIDANCE

The Board noted that the distance from the street edge vehicle drop off to the front door was not ideal, given that some residents may experience challenges with mobility. The Board requested that the entry sequence design should be explored and refined at the Recommendation phase to ensure access from the California Ave street edge to the front door is clarified. They noted that clear sight lines from the sidewalk to the entry door, as well as inclusion of overhead weather protection (as shown in the precedent image on the bottom right of page 73), should be studied in order to provide safe and convenient access to the facility. The Board also suggested locating the concierge desk to be in full view of the entry sequence to be able to better aid anyone that needed assistance to the entrance.

RESPONSE

The design concept for the main entry sequence is the discovery of walking through a forest. Taking into account the site’s reference habitat, the Team researched what would have naturally occurred on the site to help tell a story for how the building came to be. The experience from the street to the main entry emulates a stroll through the forest floor. A playful ramp, raised planters, seating, a variety of landscaping, and rich, warm materials. The main entry is protected by a sweeping overhang similar to a tree canopy, to shelter users from the weather. The concierge desk inside the building has direct sight lines to the street to see people coming and going.

The Team studied the concept of extending the weather protective canopy all the way to the street, but felt it shaded the courtyard too much and took away from the feeling of natural open space. The door and vestibule are facing north to protect against western wind. This shortens the ramp distance and provides universal access to users.



- PROPOSED ENTRANCE DOOR:**
- DIRECT SIGHT LINE FROM RECEPTION
 - SENSE OF DISCOVERY
 - CLEAR ACCESS FROM SIDEWALK
 - PROTECTED BY OVERHANG
 - DOOR AND VESTIBULE ARE PROTECTED FROM WESTERN WIND

THE ACCESS RAMP IS OPEN TO BOTH NORTH AND SOUTH PEDESTRIAN TRAFFIC. THE ACCESS RAMP CLEARLY LEADS VISITORS THROUGH A DISCOVERY PATH TO THE MAIN ENTRY TOWER.



- ALTERNATE ENTRANCE DOOR:**
- FACING TO CALIFORNIA AVE. SW
 - DOOR AND VESTIBULE WOULD BE LESS PROTECTED AGAINST WESTERN WIND
 - SHORTENS THE RAMP DISTANCE BETWEEN SIDEWALK & LANDING

DESIGN GUIDELINES

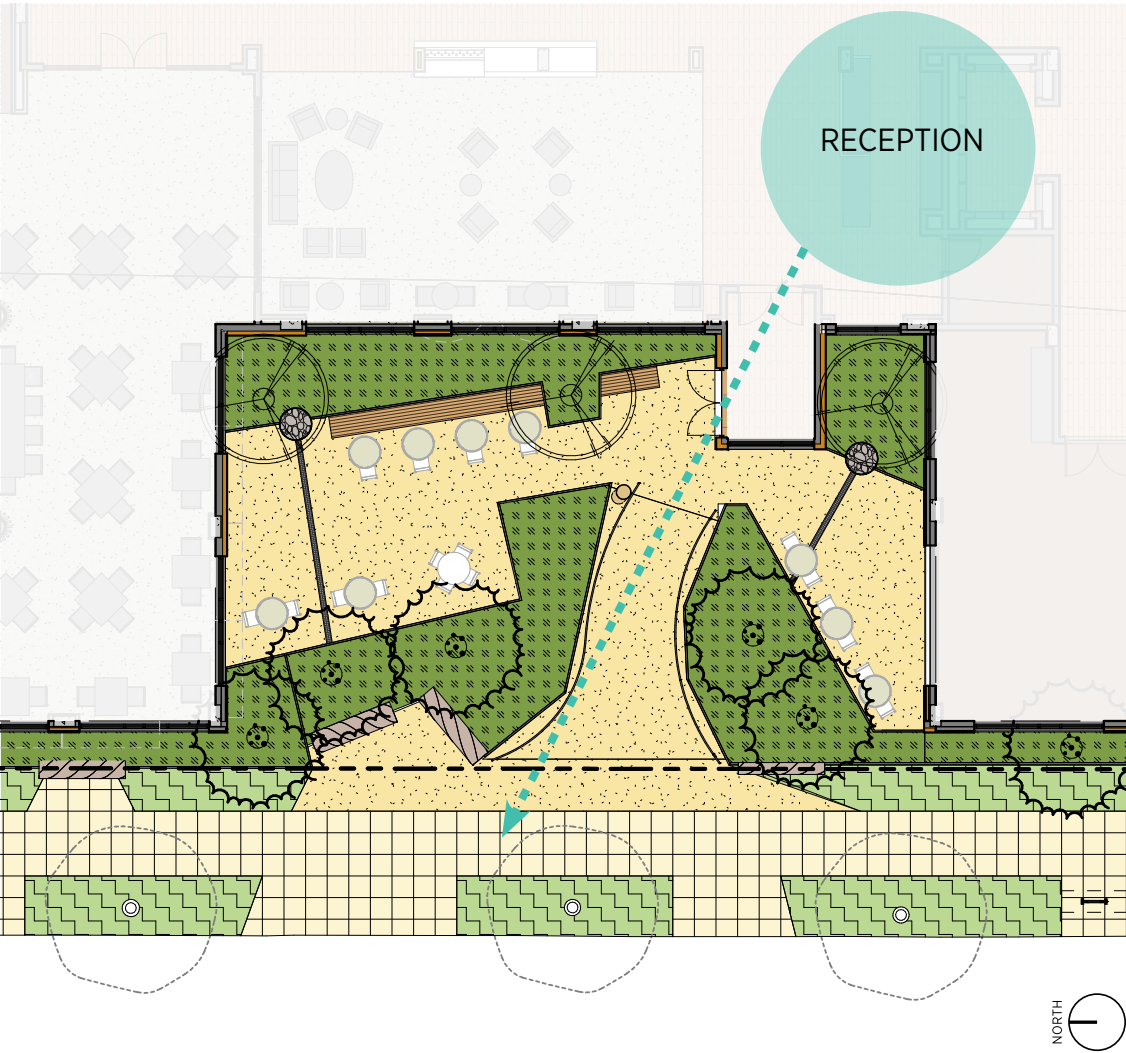
- PL1-B WALKWAYS AND CONNECTIONS,
- PL2-A ACCESSIBILITY,
- PL2-C WEATHER PROTECTION,
- PL4-A ENTRY LOCATIONS AND RELATIONSHIPS

ENTRANCE VESTIBULE TOWER - WEATHER PROTECTED
OVERHANG WITH NORTH FACING DOORS TO PROTECT
FROM WIND.



RAISED RESTING & GATHERING AREA

SIMPLE & CLEAR ACCESS
WITH RAMP



RECEPTION - ENTRANCE DOOR - ACCESS RAMP - SIDEWALK

01 EDG RESPONSE

Site

BOARD GUIDANCE

The Board questioned how the entry courtyard space would function. The Board suggested further studies be presented at the Recommendation phase to show how exterior spaces would be crafted in the courtyard design. The Board noted that identifying locations for physical interior/exterior connections, especially to the dining room currently shown to the north edge of the courtyard, and definition of other usable spaces, such as seating areas, should be considered and integrated with the pedestrian circulation to make the space appealing and comfortable for resident and visitor use.

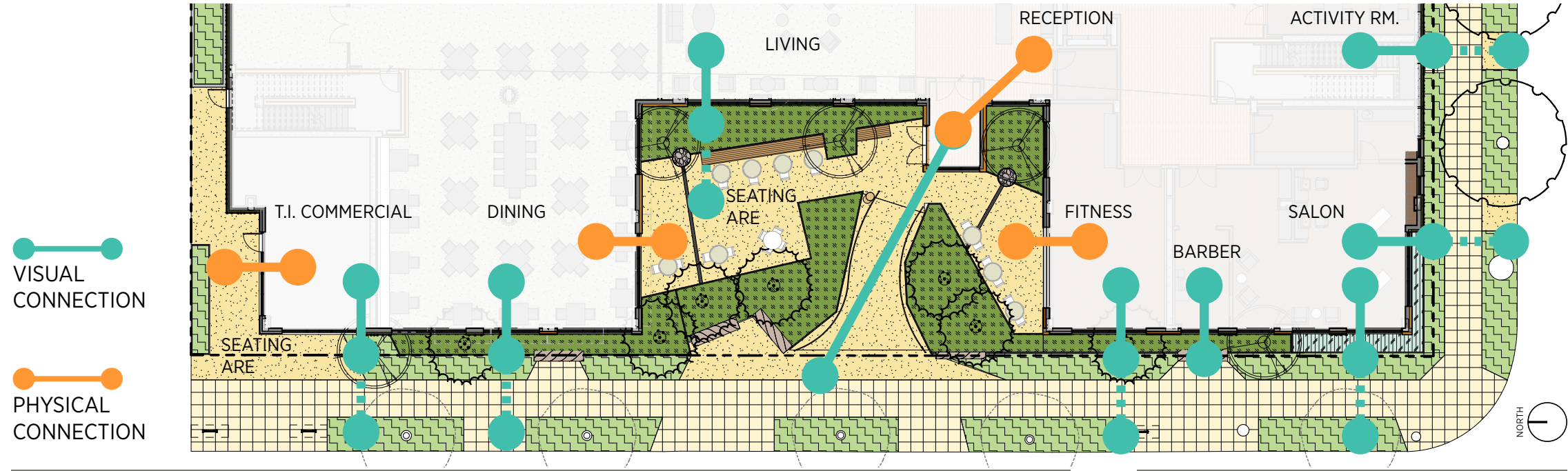
RESPONSE

The outdoor courtyard has a welcoming presence along California Avenue. In response to the LBC Imperative 4 Human-Scaled Living, the courtyard provides a public space for people to gather. The interior rooms around courtyard are the Dining, Living and Fitness rooms. The Dining and Fitness rooms having direct exterior door access for fresh air and all of the perimeter rooms have large view windows to the courtyard. Users will enjoy the indoor/outdoor flexibility of the rooms and interaction with the community.



DESIGN GUIDELINES

- DC3-B-1. MEETING USER NEEDS,
- DC3-A-1. INTERIOR/EXTERIOR FIT



CENTRAL COURTYARD OPEN SPACE
ALLOWS PLENTY OF SUNLIGHT TO ENTER THE INTERIOR
AMENITY ROOMS AND RESIDENTIAL UNITS.

ENTRANCE TOWER CANOPY / MEMORY
CARE WEATHER PROTECTED OUTDOOR
AREA

BOARD GUIDANCE

The Board generally supported the courtyard raised above the level of the sidewalk. The Board noted, however, that the landscape design should continue to be developed in order to enhance the visual connectivity between the sidewalk and the courtyard space. Grade transition strategies, such as stairs and ramps, should also be carefully considered in the entry sequence to ensure clear wayfinding as well as safe and convenient access.

RESPONSE

The wide accessible ramp is centrally located with varied seating opportunities adjacent. The processional quality of transitioning from the California Avenue frontage into a generous porch-like space and directly in front of the building’s main entry vestibule echoes the neighborhood context of transitioning through a front yard or garden to a home’s front door.

DESIGN GUIDELINES

- PL2-D Wayfinding, P
- L3-A Entries,
- CS2-B Adjacent Sites, Streets, and Open Spaces,
- PL2- A Accessibility.



LOWER GATHERING &
SEATING AREA

HANDRAIL FOR RAMP,
AS REQUIRED

BENCHES

DIRECT VISUAL ACCESS TO FRONT DOOR FROM
PUBLIC RIGHT-OF-WAY. LINE OF SIGHT FROM
CONCIERGE TO RIGHT-OF-WAY. WELCOMING
ILLUMINATED UNIVERSAL ACCESSIBLE PATHWAY

T.I. COMMERCIAL SPACE

DEEP SOFFIT - SERVES AS SHADING DEVICE

NORTHERN FACING DOOR IS LESS SUSCEPTIBLE TO THE PREVAILING WESTERLY WINDS

LOCATION OF DOOR OFF COURTYARD ALLOWS INTERIOR SEATING TO BE ADJACENT TO THE WINDOWS FOR BETTER EYES-ON ACTIVATION OF THE PUBLIC REALM.

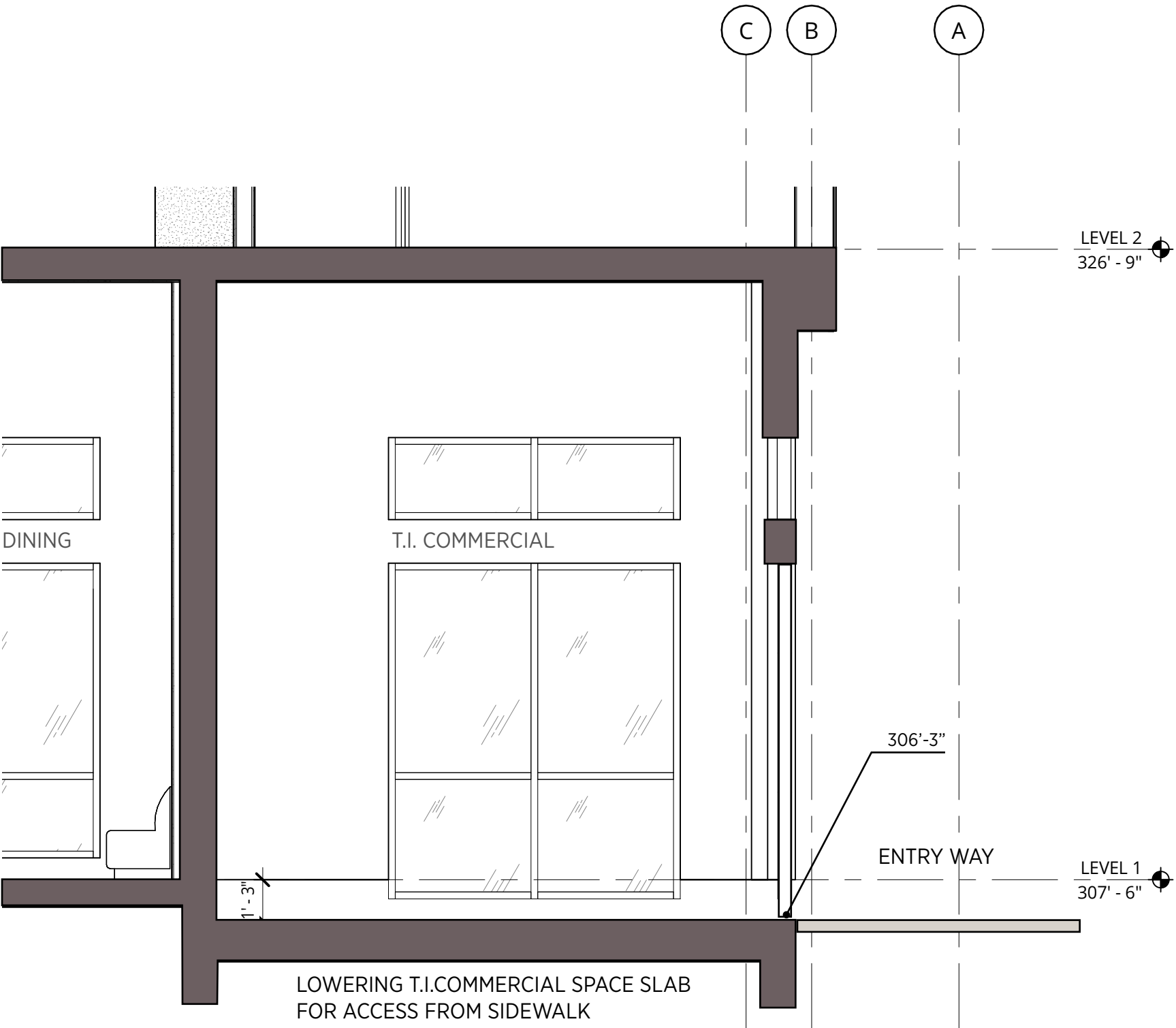
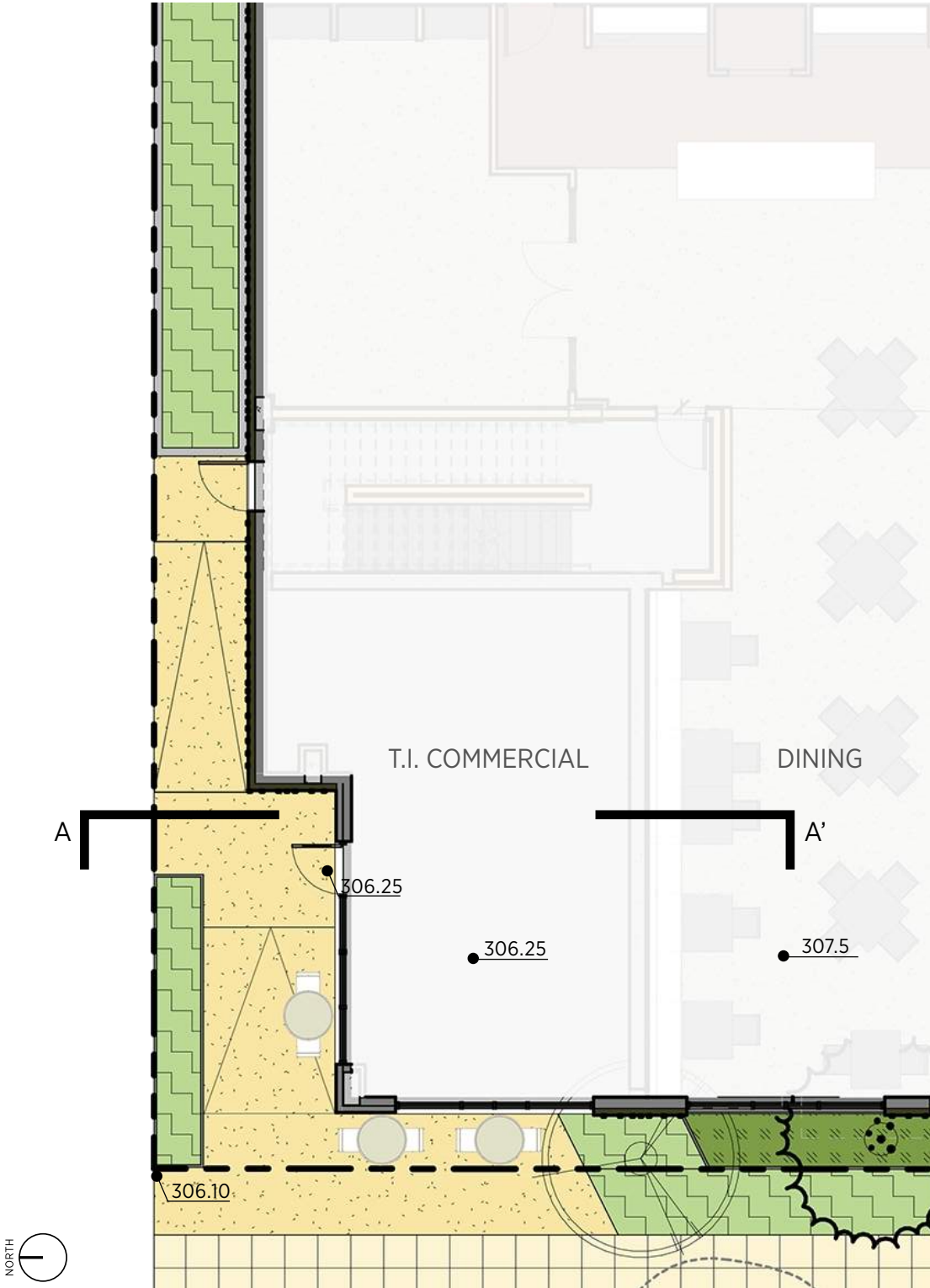
SETBACK AREA FOR SEATING OPPORTUNITY

PLENTY OF GLAZING AREA - STRONG VISUAL CONNECTION WITH SIDEWALK



LOWER STOREFRONT SILL

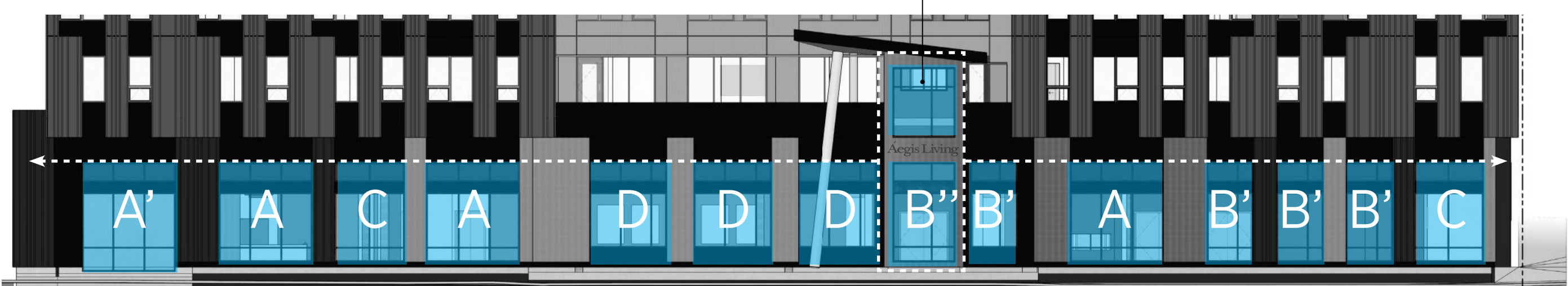
T.I. COMMERCIAL SPACE



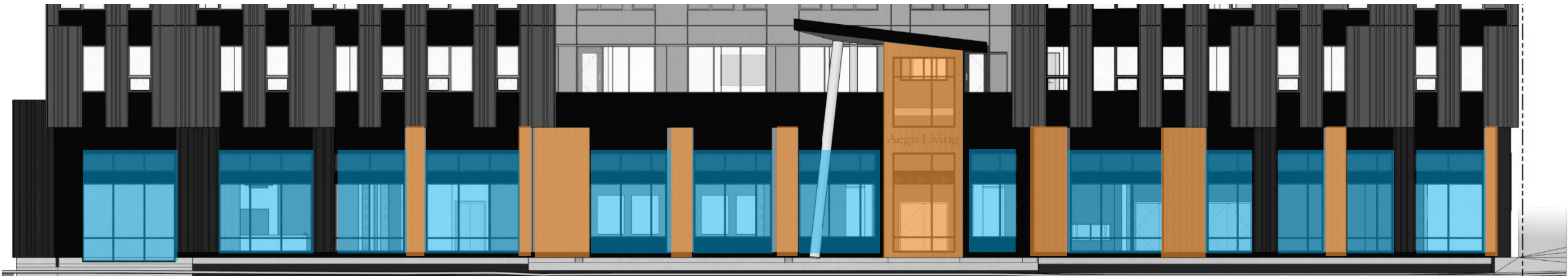
A - A' SECTION - T.I. COMMERCIAL SPACE

ELEVATION DEVELOPMENT - STREET LEVEL

ADD VOLUME TO EMPHASIZE ENTRANCE TOWER



LOCATION GLAZING AREA



ADD TEXTURE / MATERIAL

ELEVATION DEVELOPMENT - STREET LEVEL



CURRENT STREET LEVEL ELEVATION - CALIFORNIA AVE. SW

This comparison shows how a main entry tower has been added to the courtyard entry, compared to no tower in the EDG massing.

The entry element is distinctive and provides easy identification of the entry.



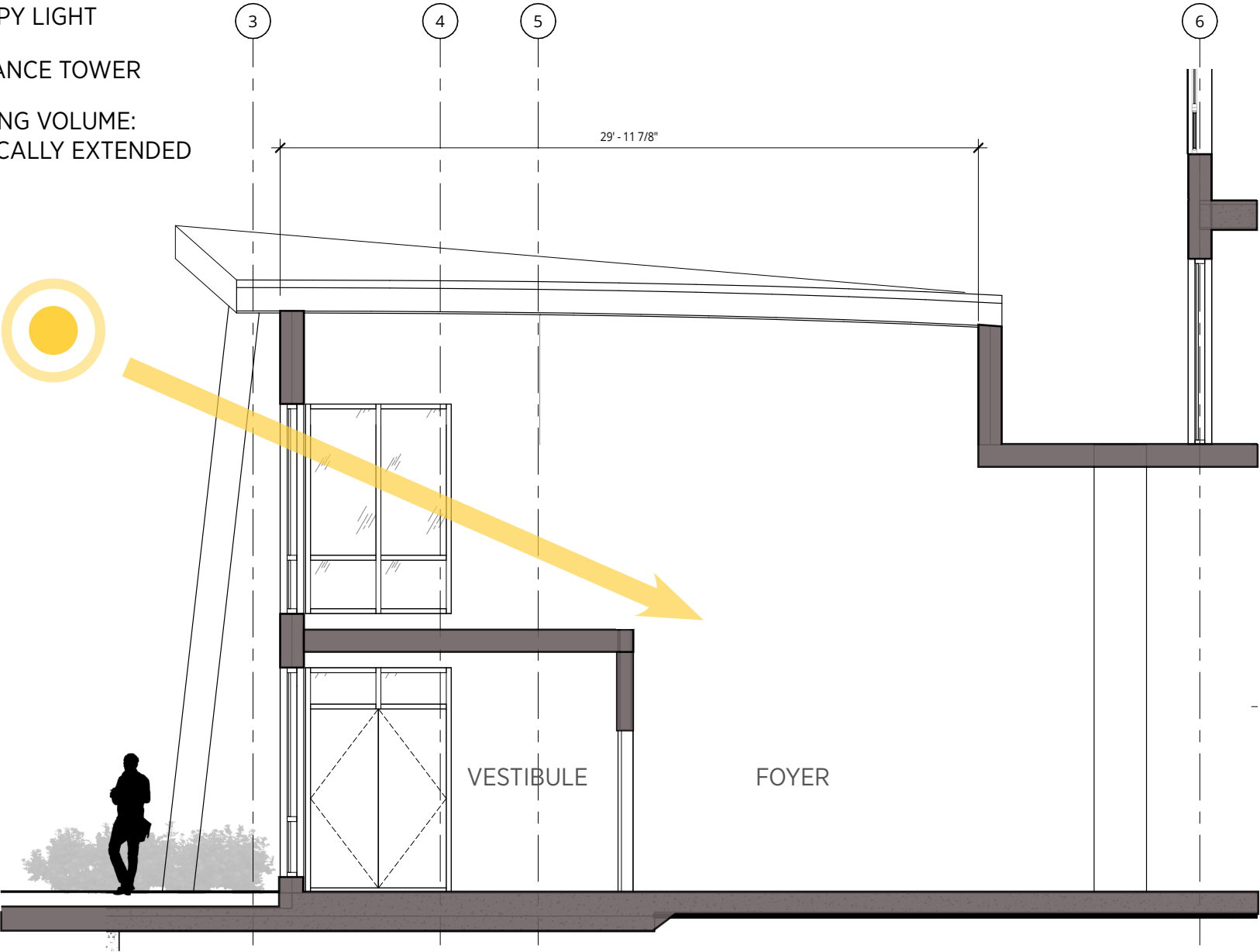
PERSPECTIVE FROM EDG MASSING

ENTRANCE DESIGN DEVELOPMENT



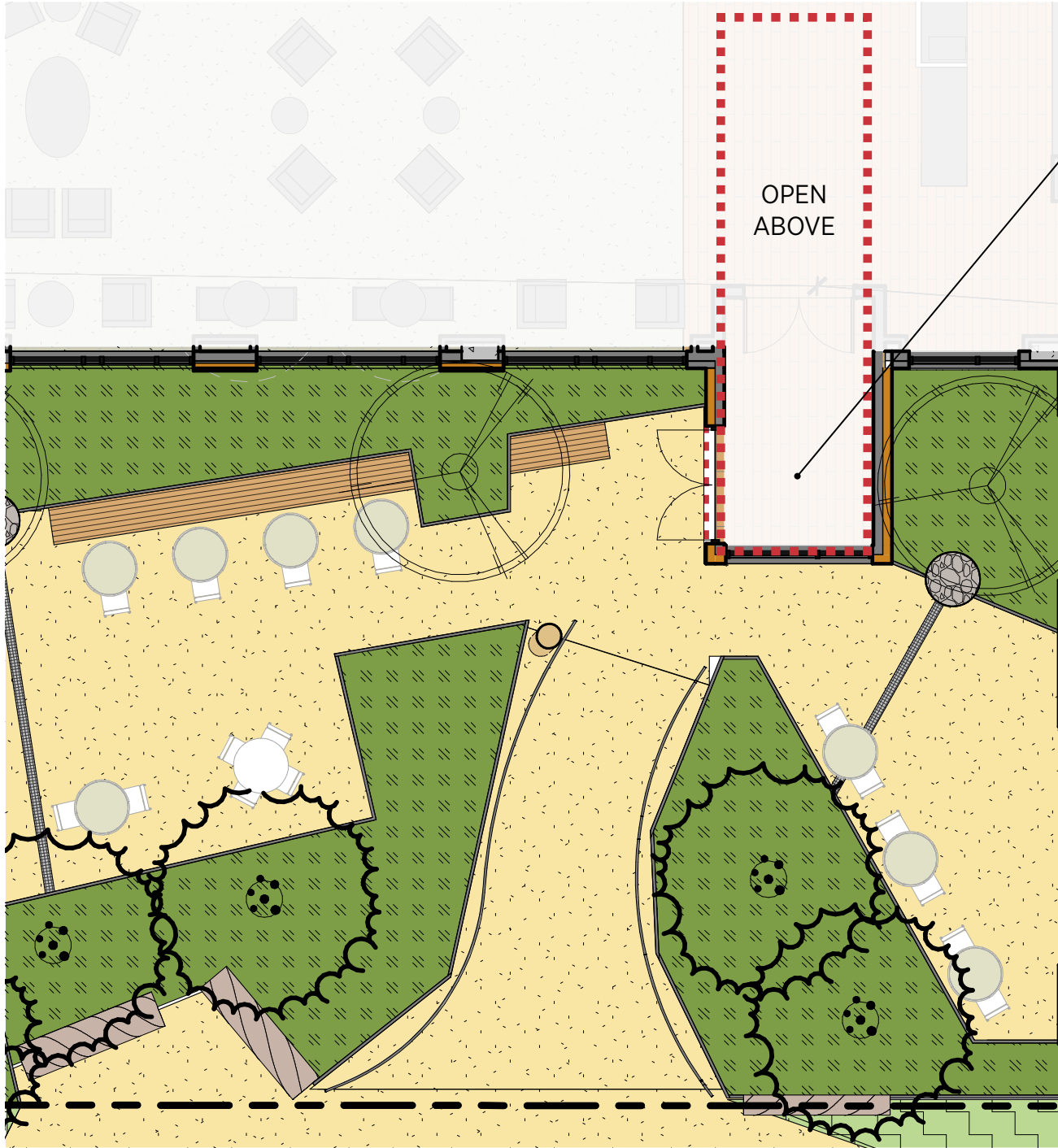
- WOOD COLUMN
- CANOPY LIGHT
- ENTRANCE TOWER
- GLAZING VOLUME: VERTICALLY EXTENDED

ENTRANCE VESTIBULE ELEVATION



ENTRANCE VESTIBULE SECTION

ENTRANCE DESIGN DEVELOPMENT



ENTRANCE TOWER - POP OUT FROM MAIN MASS

TWO STORY VOLUME - EMPHASIZE ENTRANCE SPACE

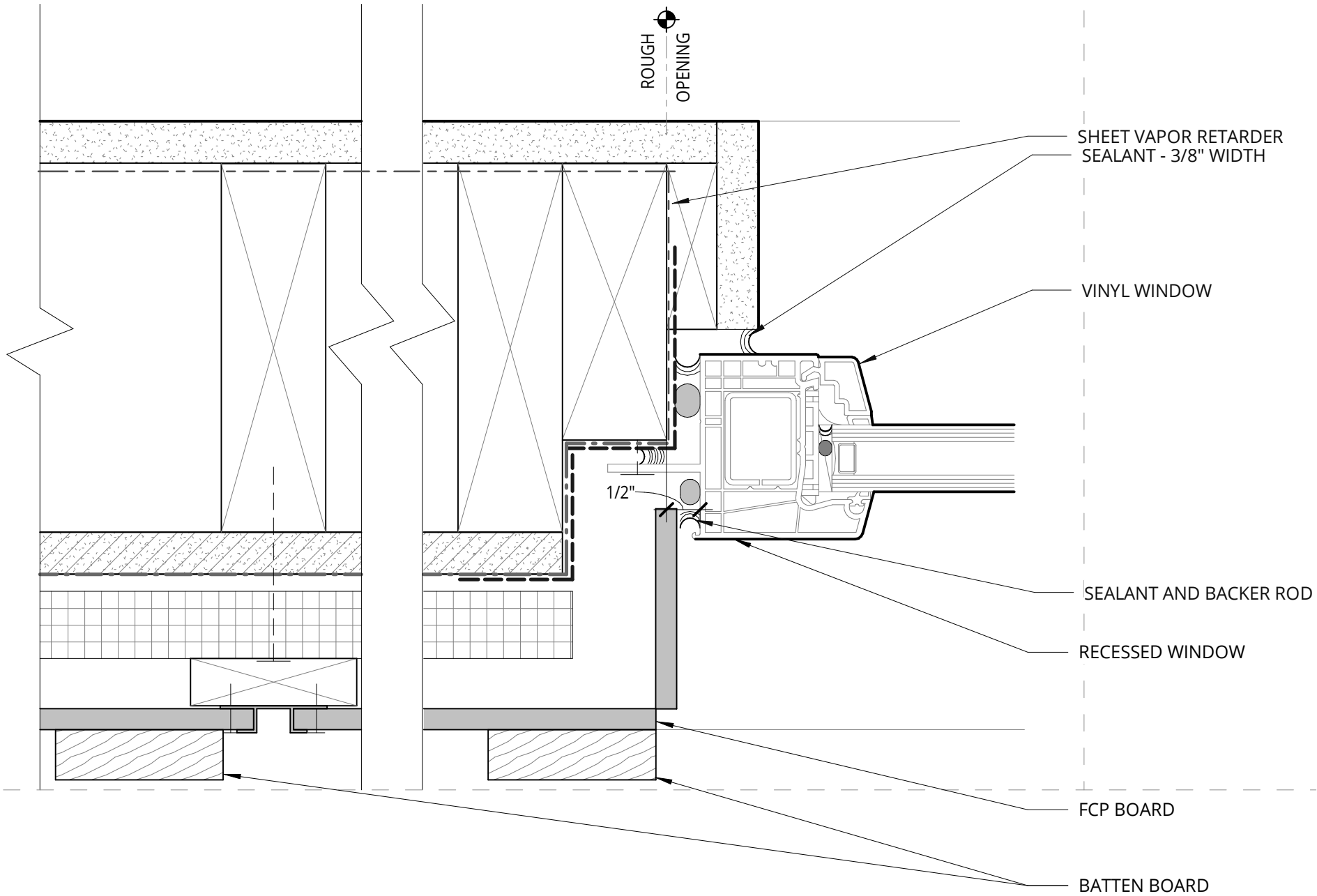


WINDOW DETAIL



DESIGN GUIDELINES

DC2-C-1. MEETING USER NEEDS,
DC2-A-2. INTERIOR/EXTERIOR FIT



A - A' RECESSED WINDOW DETAIL

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STREET LEVEL AT CALIFORNIA AVE. SW



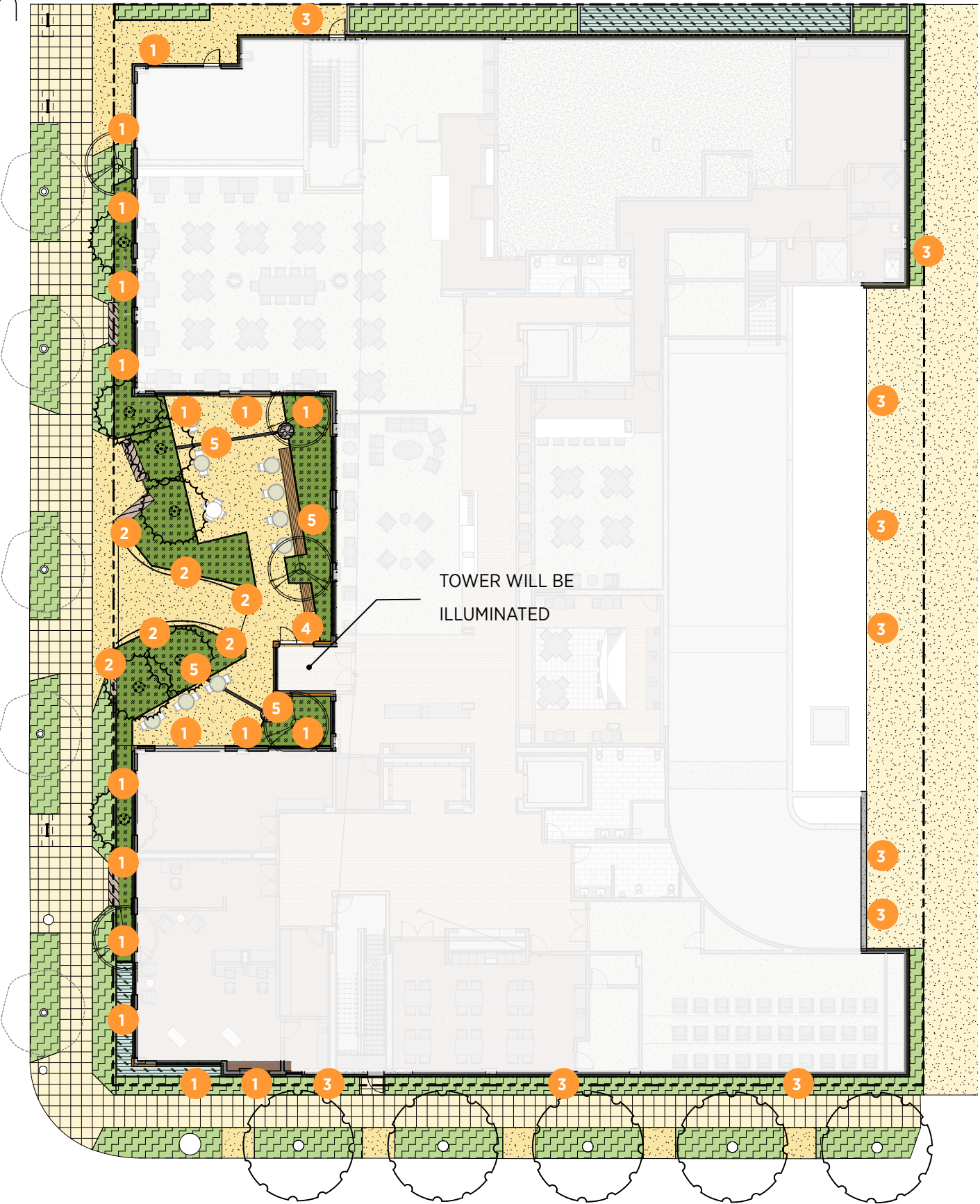
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02 EXTERIOR LIGHTING PLAN

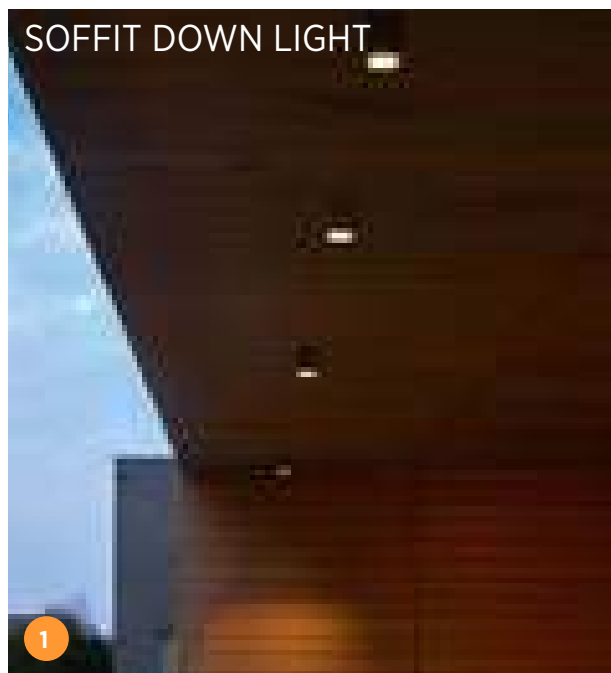
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02 EXTERIOR LIGHTING PLAN

Exterior Lighting Concept Plan



Exterior Lighting Plan

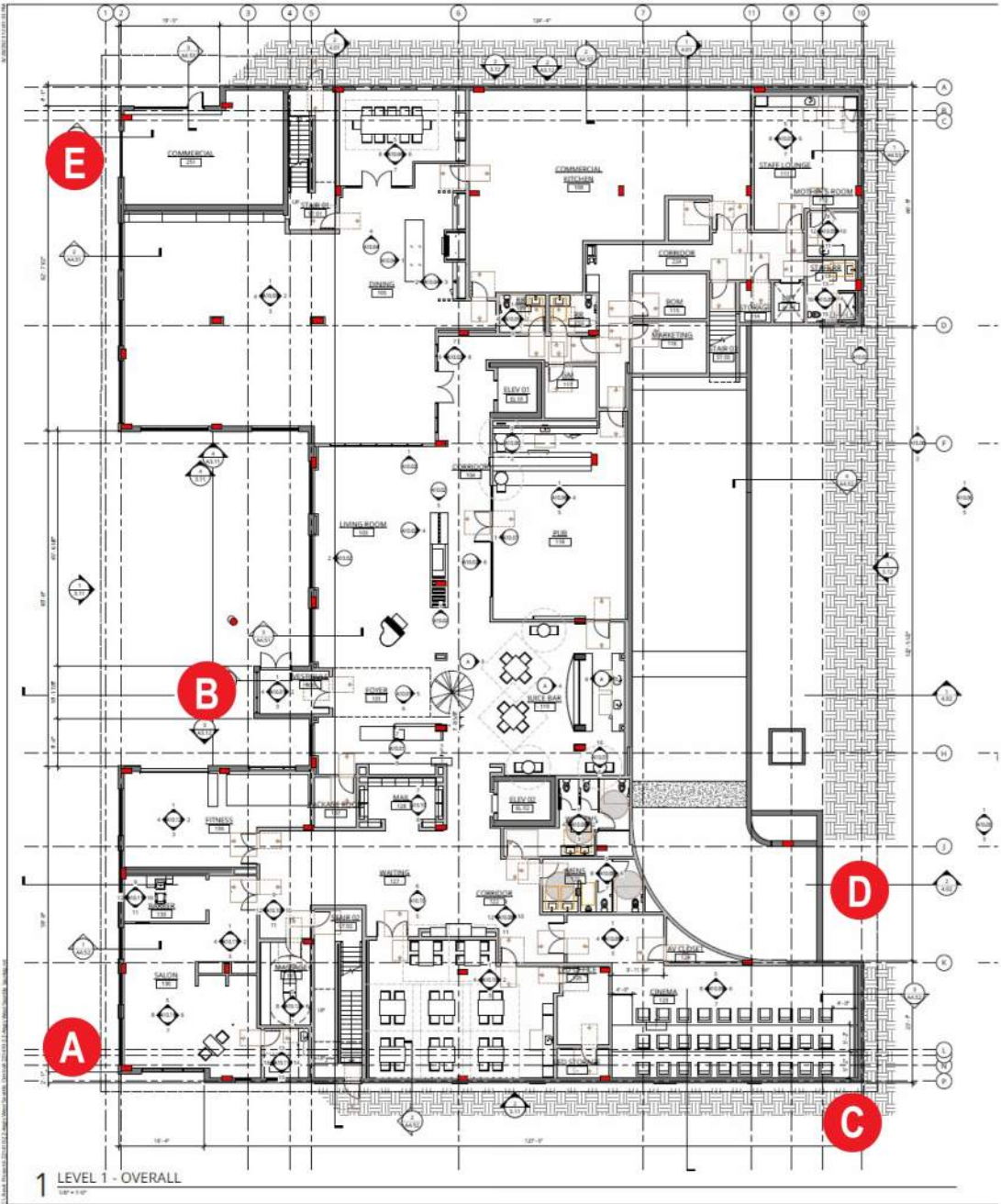


03 SIGNAGE CONCEPT PLAN

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03 SIGNAGE CONCEPT PLAN


Signage Concept Plan




- A** 2 sided, Halo Illuminated Projecting vertical sign 'AEGIS LIVING'
- B** 1 sided, Halo Illuminated Wall Sign - letters 'AEGIS LIVING'
- C** 2 sided, Halo Illuminated Projecting Parking sign 'P' with arrow
- D** 2 sided, Halo Illuminated Projecting Parking sign 'P' with arrow
- E** 1 sided, Illuminated Wall sign - letters on raceway 'Tenant Name'

Signage Concept Plan


Halo Illuminated Letters



A 2 sided, Halo Illuminated
Projecting vertical sign
'AEGIS LIVING'




B 1 sided, Halo Illuminated
Wall Sign - letters
'AEGIS LIVING'



FINISHES

Brushed Stainless Steel

Dark Bronze or Distressed Bronze
Metal to compliment building trim



C **D** 2 sided, Halo Illuminated
Projecting Parking sign
'P' with arrow

04 DEPARTURES

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04 DEPARTURES

Departure 1

REQUIREMENT:

SMC 23.47A.008.2.A STREET-LEVEL
DEVELOPMENT STANDARDS - TRANSPARENCY

60% OF THE STREET-FACING FACADE BETWEEN
2' AND 8' ABOVE THE SIDEWALK SHALL BE
TRANSPARENT.

DEPARTURE REQUEST:

FACADE AT SW BRANDON ST.

TRANSPARENCY REQUIREMENT:	60%
TOTAL FACADE AREA: 865.88 SF	
BLANK FACADE AREA: 378.35 SF	
ACTUAL TRANSPARENCY AREA: 487.53 SF	56.3%

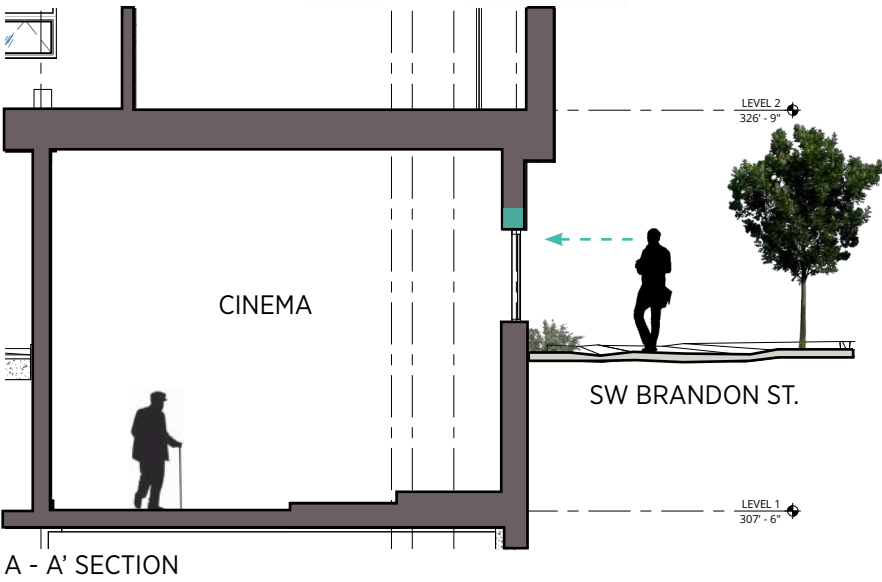
WE ARE REQUESTING A DEPARTURE OF **3.7%** AT SW
BRANDON ST.

AREA OF DEPARTURE
3.7%

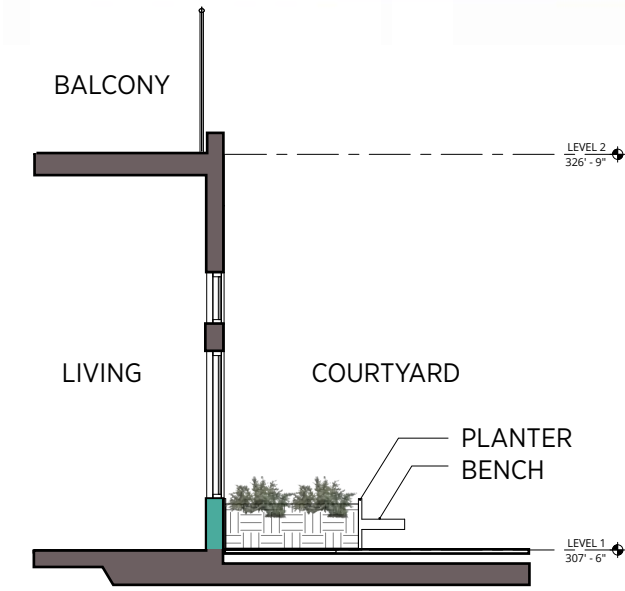
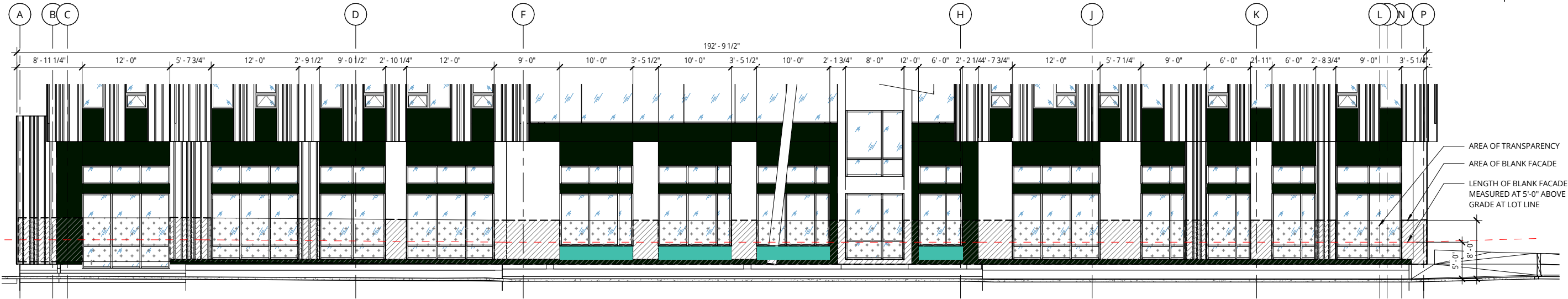
JUSTIFICATION:

The proposed design better meets the design
guideline CS1.C.1 Topography Land Form by using
the natural topography and other desirable land
forms or features to inform the project design.

The glazing location still meets the blank wall
requirement and creates eye-level transparency
along the sidewalk.



Departure 2



A - A' SECTION

REQUIREMENT:

SMC 23.47A.008.2.A STREET-LEVEL DEVELOPMENT STANDARDS - TRANSPARENCY

60% OF THE STREET-FACING FACADE BETWEEN 2' AND 8' ABOVE THE SIDEWALK SHALL BE TRANSPARENT.

DEPARTURE REQUEST:

FACADE AT CALIFORNIA AVE. SW


TRANSPARENCY REQUIREMENT: 60%

TOTAL FACADE AREA : 1,156.07 SF

BLANK FACADE AREA: 525.43 SF

TRANSPARENT AREA: 630.64 SF **54.6%**

WE ARE REQUESTING A DEPARTURE OF **5.4 %** AT CALIFORNIA AVE. SW

 AREA OF DEPARTURE 5.4%

JUSTIFICATION:

The proposed design better meets the design guideline CS1.D.1 On-Site Features by incorporating on-site landscape elements and seating benches. The raised planter beds along the facade connect to the landscape features of the open space courtyard, by providing varied levels of vegetation, color, texture, and seating in the courtyard.

05 BUILDING DOCUMENTATION

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WEST ELEVATION - CALIFORNIA AVE. SW



SOUTH ELEVATION - SW BRANDON ST.



EAST ELEVATION - ALLEY



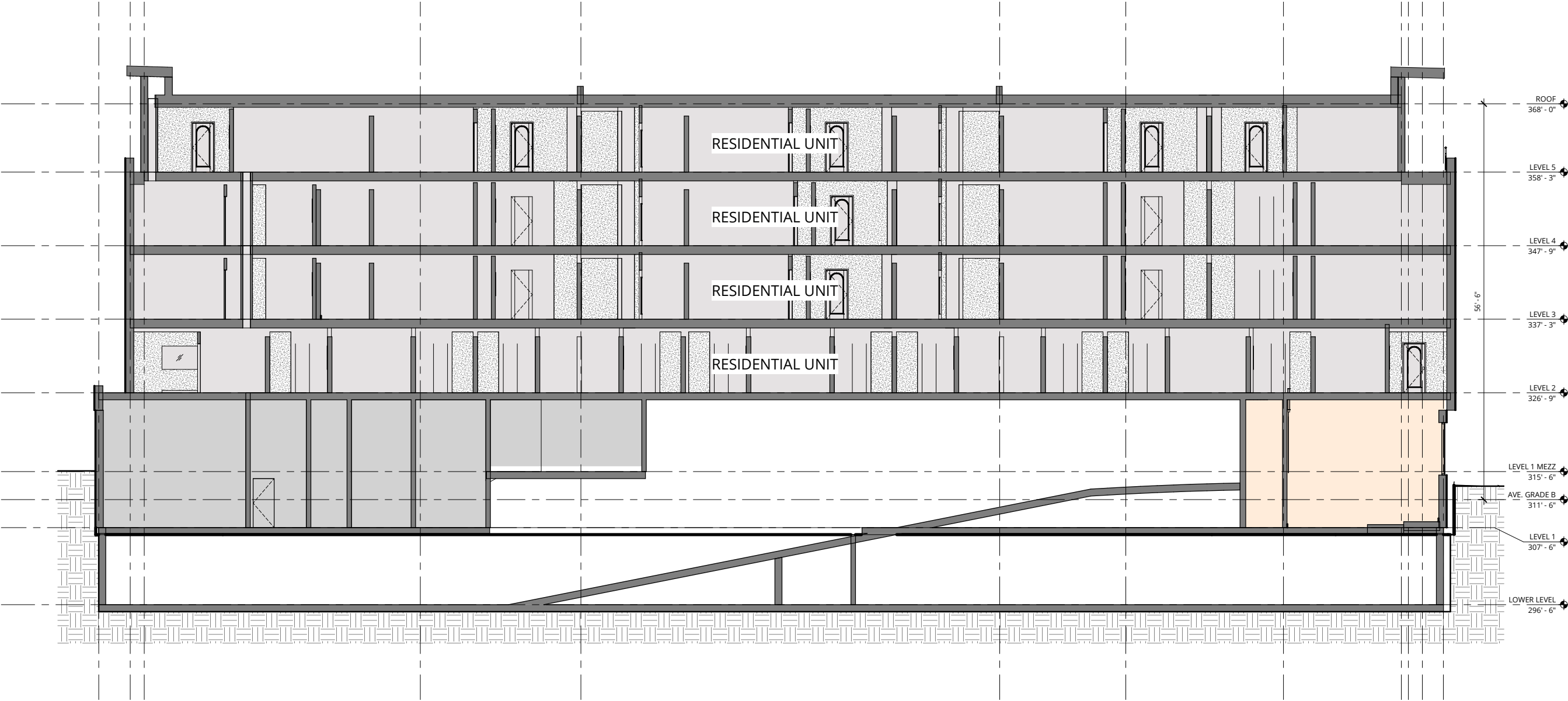
05 BUILDING DOCUMENTATION

NORTH ELEVATION

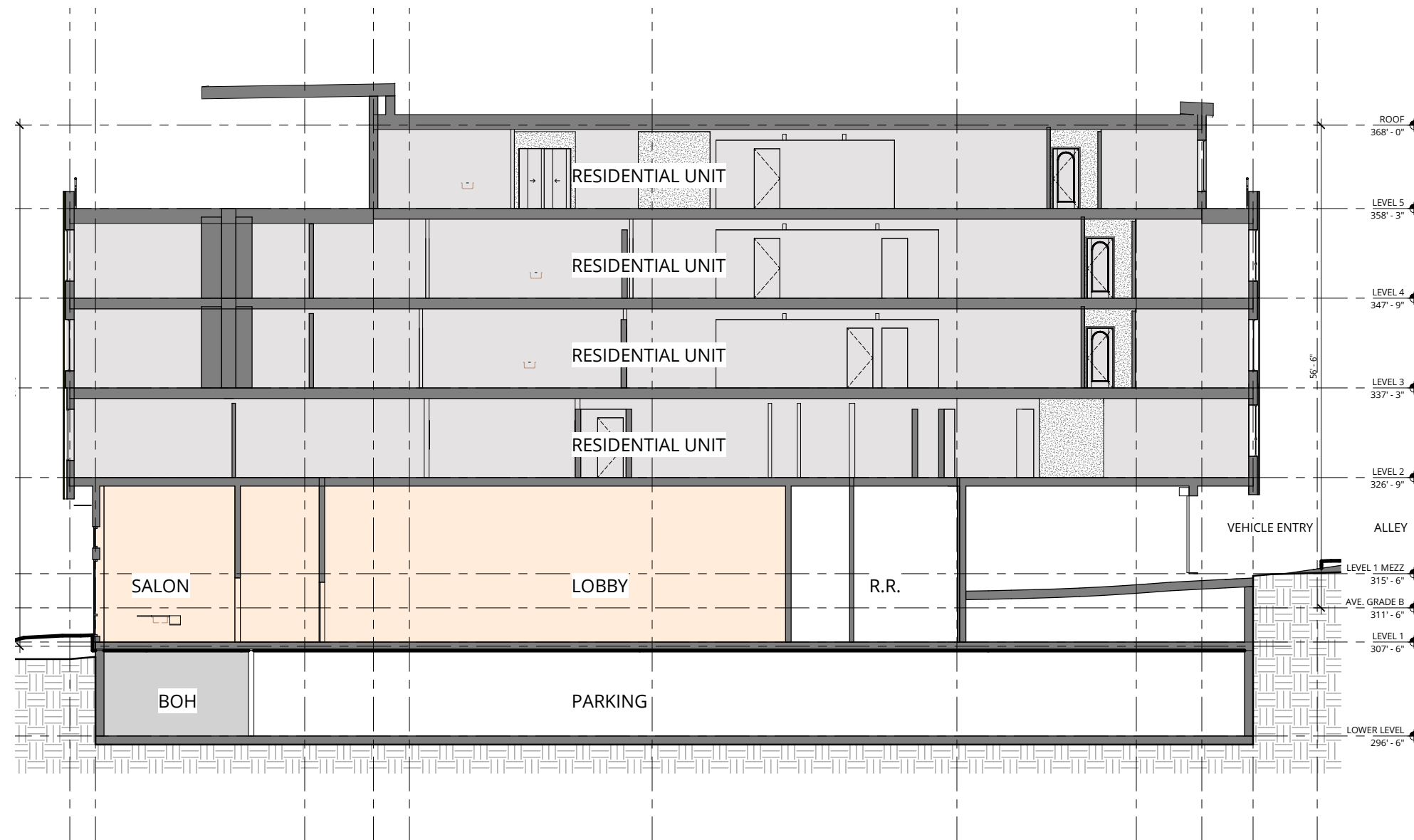


05 BUILDING DOCUMENTATION

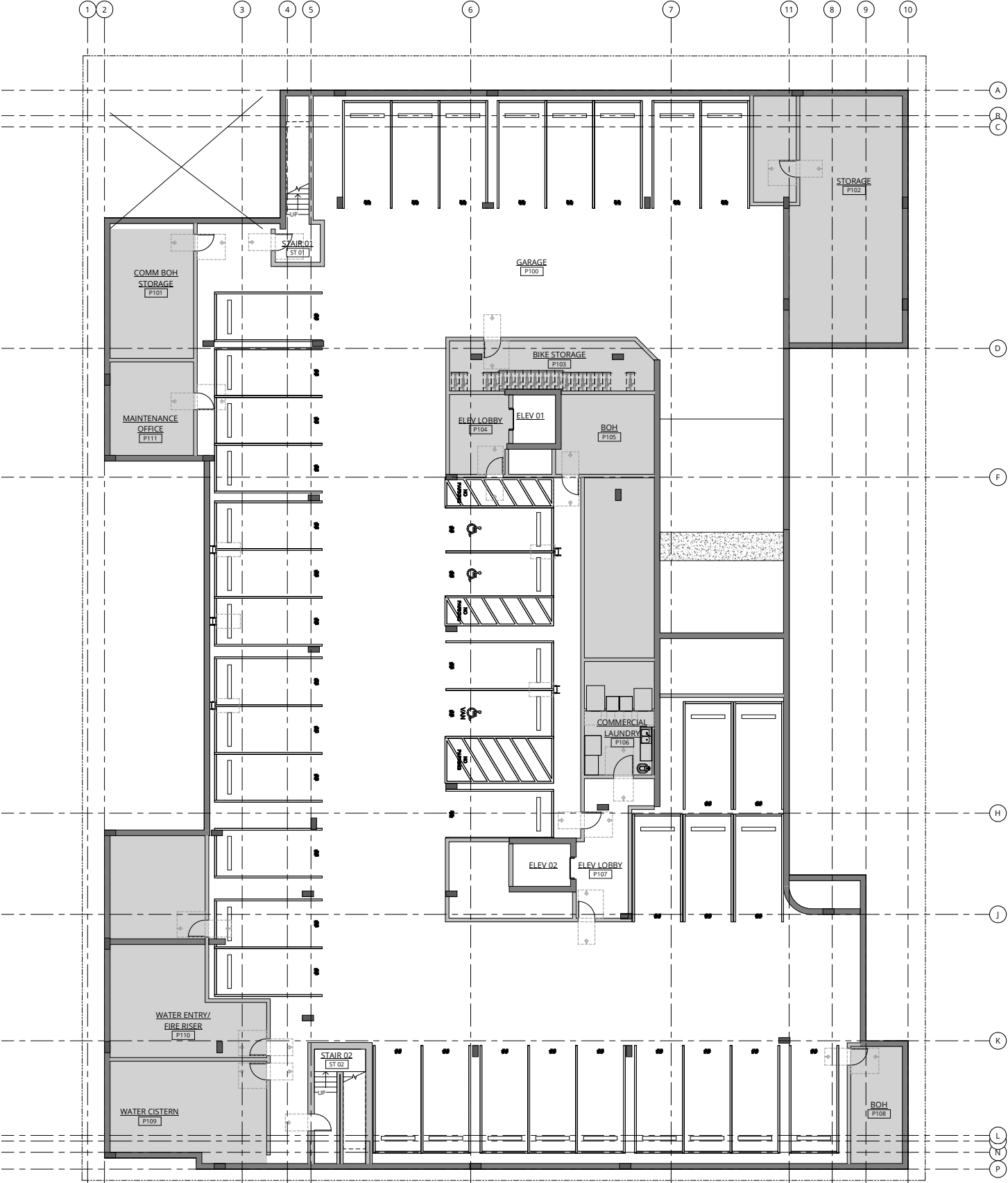
BUILDING SECTION - WEST/EAST



BUILDING SECTION - NORTH/SOUTH



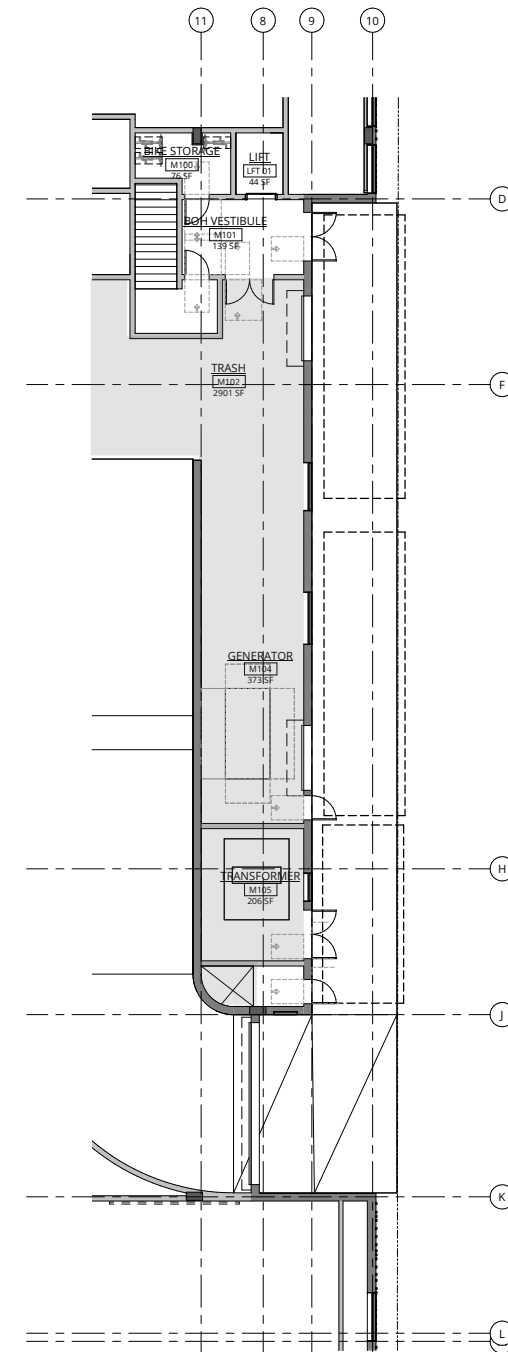
LEVEL P1



- RESIDENTIAL UNITS
- RESIDENTIAL AMENITY
- RESIDENTIAL BOH
- RETAIL



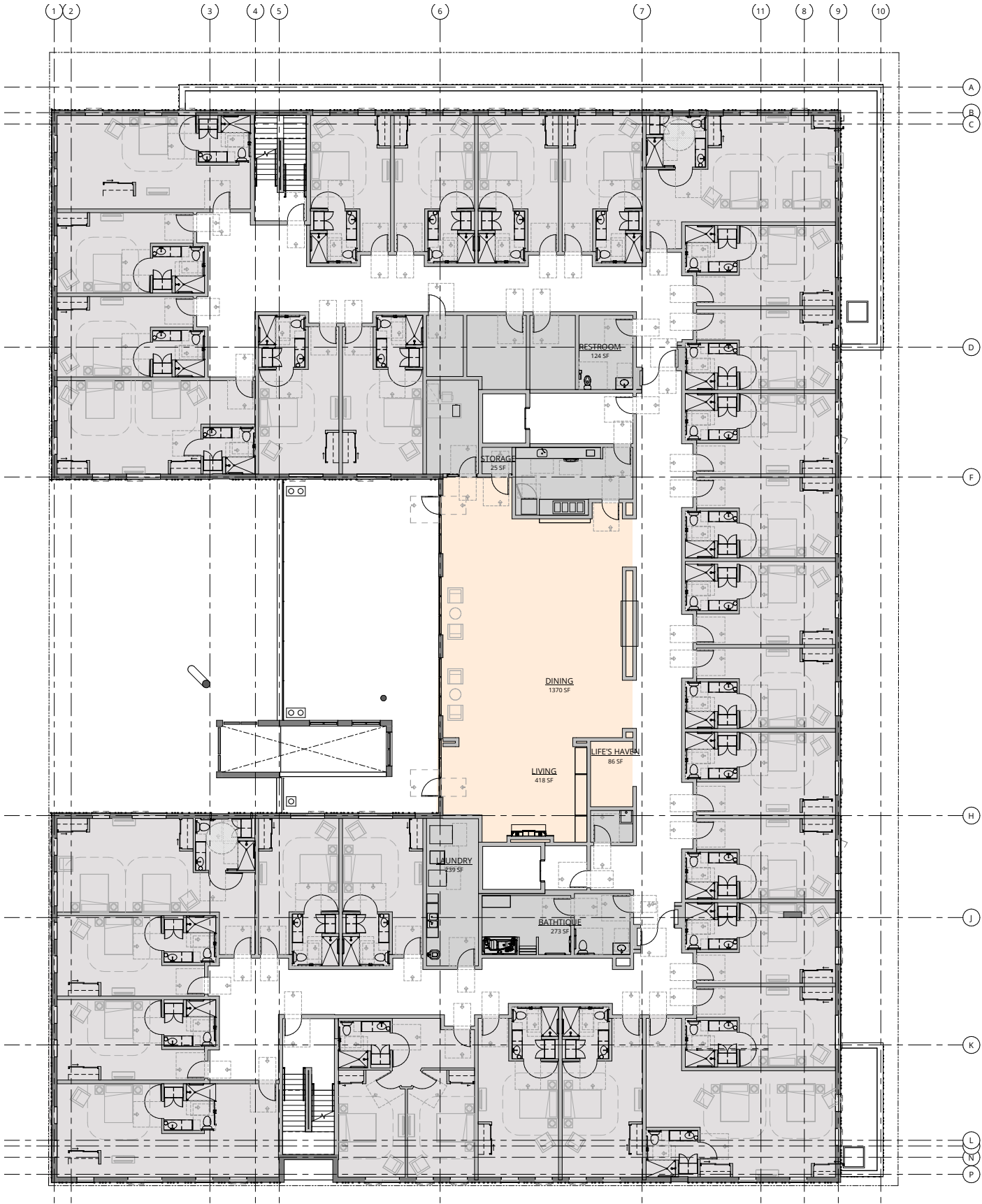
1. REFER TO SHEET A0.01 FOR PROJECT NOTES' APPLI
2. PRIOR TO FRAMING VERIFY THAT FINAL PLIANCE
3. THOSE USED AS BASIS OF DESIGN SHOWN ON DRA
4. CONCRETE AND MASONRY WALL LOCATIONS. COO
5. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
6. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACCO
7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS,
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS,
9. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACC
10. REFER TO ENLARGED UNIT PLANS (AXX-SERIES) FOR
11. RESIDENTIAL UNIT



NORTH

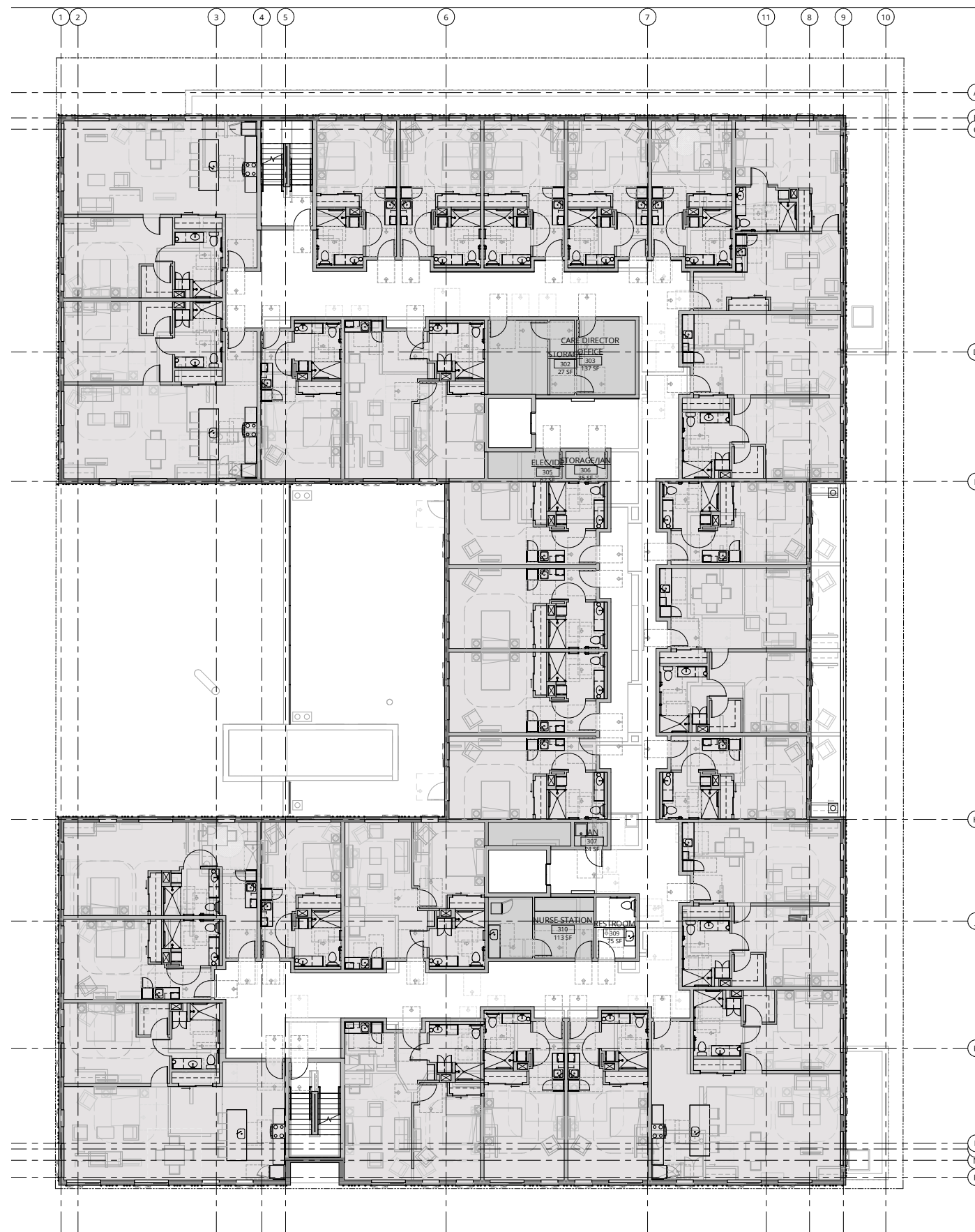
A simple compass rose with a circle and a vertical line pointing upwards, labeled 'NORTH' above it.

LEVEL 2



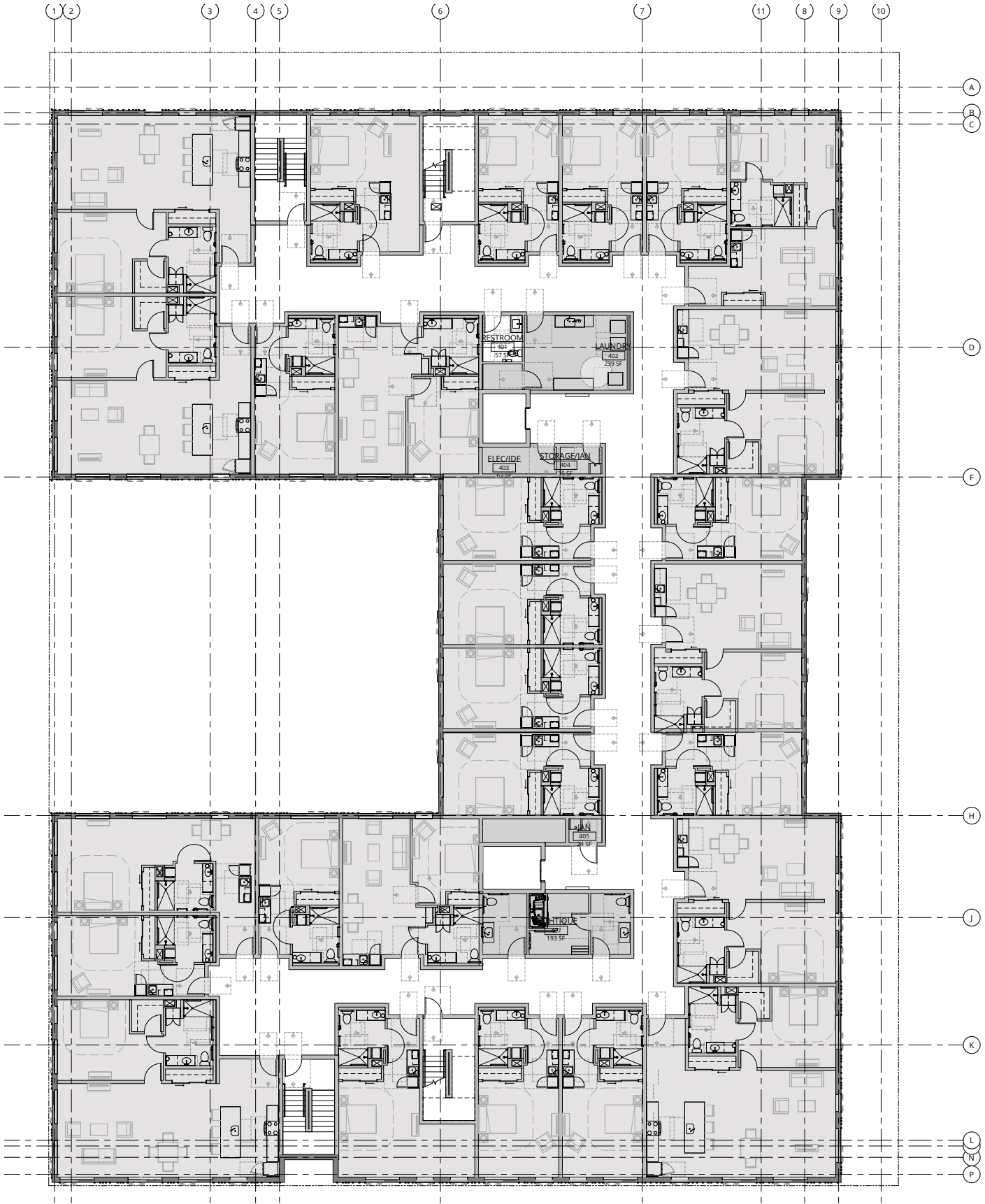
- RESIDENTIAL UNITS
- RESIDENTIAL AMENITY
- RESIDENTIAL BOH
- RETAIL





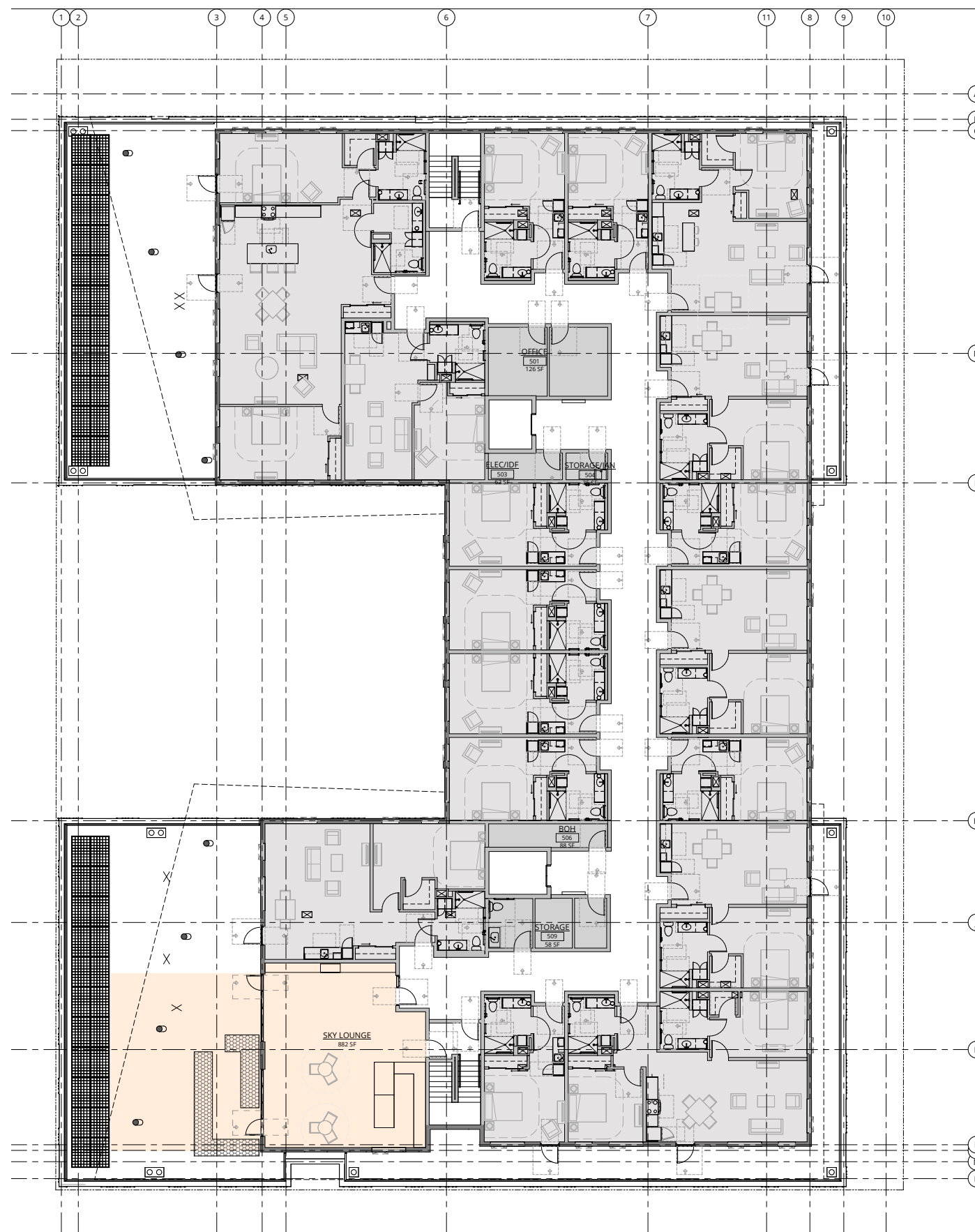
- RESIDENTIAL UNITS
- RESIDENTIAL AMENITY
- RESIDENTIAL BOH
- RETAIL

LEVEL 4



- RESIDENTIAL UNITS
- RESIDENTIAL AMENITY
- RESIDENTIAL BOH
- RETAIL





- RESIDENTIAL UNITS
- RESIDENTIAL AMENITY
- RESIDENTIAL BOH
- RETAIL



A dark, atmospheric landscape photograph of a coastline. In the foreground, there is a sandy beach with several large pieces of driftwood. To the right, there are some low-lying plants. In the background, a calm body of water stretches to the horizon, with a forested cliff rising on the right side. The sky is filled with heavy, dark clouds.

06 LANDSCAPE

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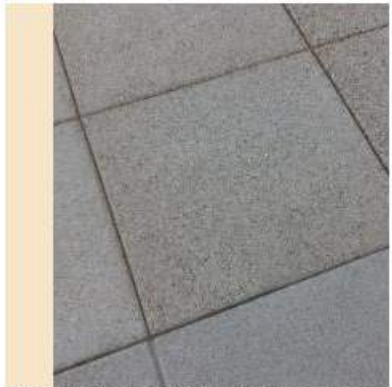
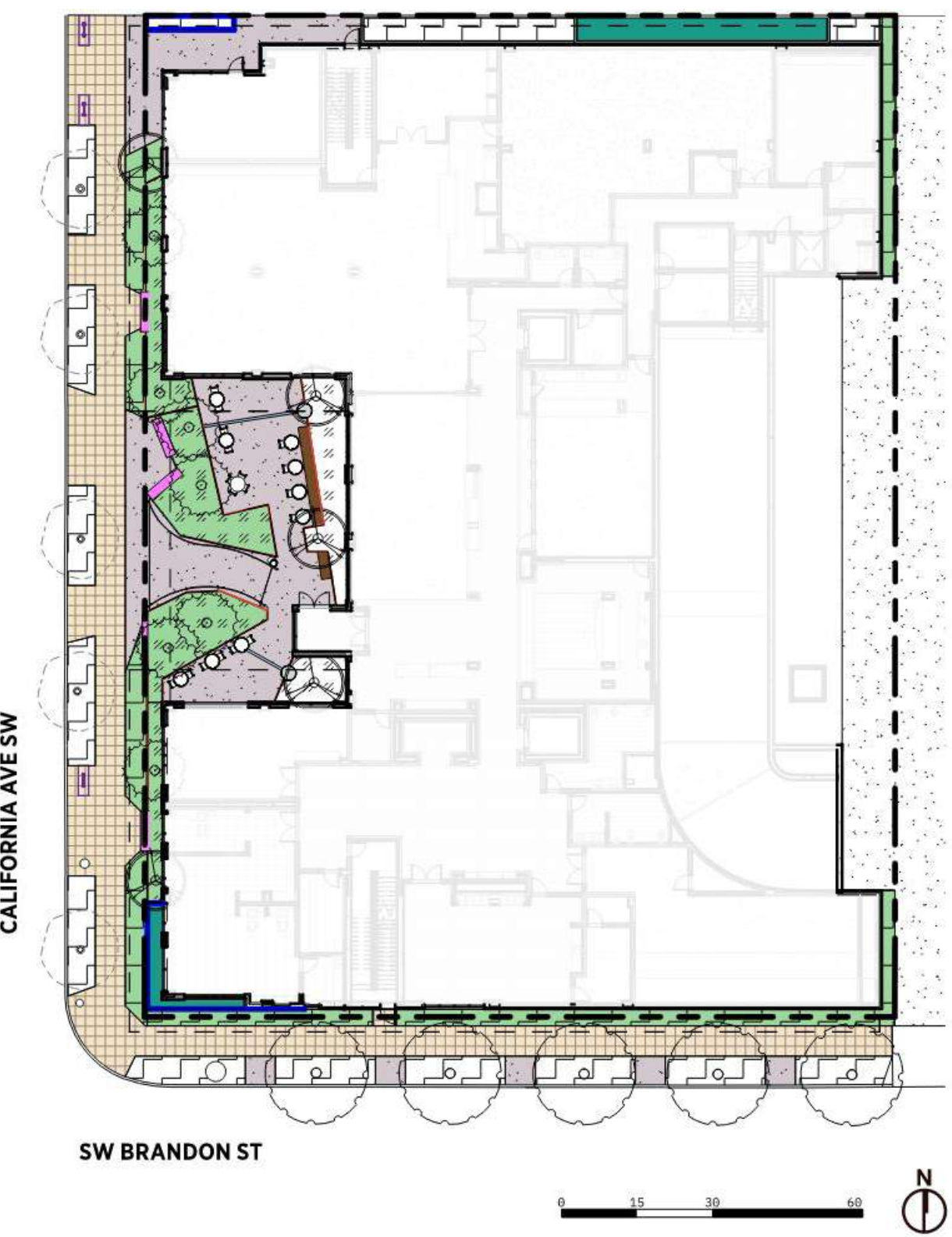
06 LANDSCAPE
Landscape Key by Level

- 1. FLEXIBLE AMENITY SEATING
- 2. METAL PLANTER WALLS
- 3. BRICK CLAD PLANTER WALLS
- 4. RAMP
- 5. BEACH RECALL CONCRETE SEATING
- 6. SPECIALTY CONCRETE PAVEMENT - DIFFERING FROM CITY OF SEATTLE STANDARD CONCRETE
- 7. LAYERED LANDSCAPE
- 8. BIORETENTION
- 9. EXISTING STREET TREES ALONG CALIFORNIA AVE TO BE RETAINED. PLANTING STRIP TO BE REMEDIATED.
- 10. PROPOSED STREET TREES (ALONG SW BRANDON ST WITH LANDSCAPE PLANTING STRIP.)
- 11. URBAN AGRICULTURE

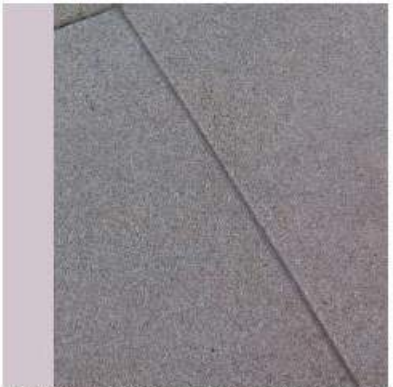


ILFI AND CITY REQUIRED LANDSCAPED AREAS:
1. BIORETENTION
2. NATIVE PLANTINGS
3. URBAN AGRICULTURE

Materials & Features Palette - Ground Level



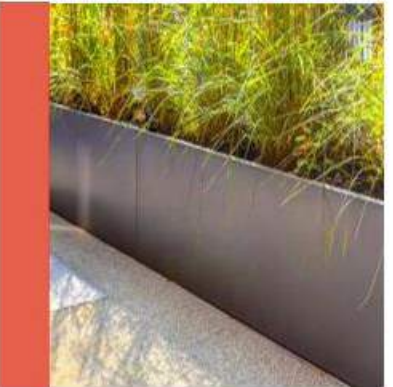
CITY OF SEATTLE STANDARD CIP CONCRETE - 2X2 JOINTING



SPECIALTY CONCRETE PAVEMENT - DIFFERING FROM CITY OF SEATTLE STANDARD



BRICK CLAD PLANTER WALLS



METAL PLANTER WALLS



LAYERED LANDSCAPE PEDESTRIAN EXPERIENCE



INTEGRATED SEATING



BIORETENTION PLANTER



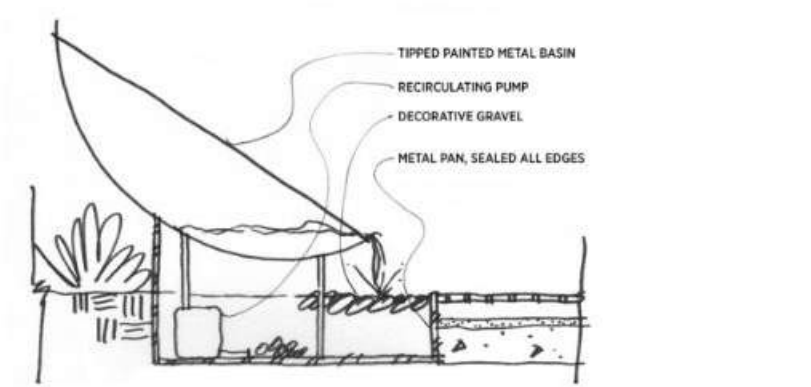
BEACH RECALL SEATING



BIKE PARKING

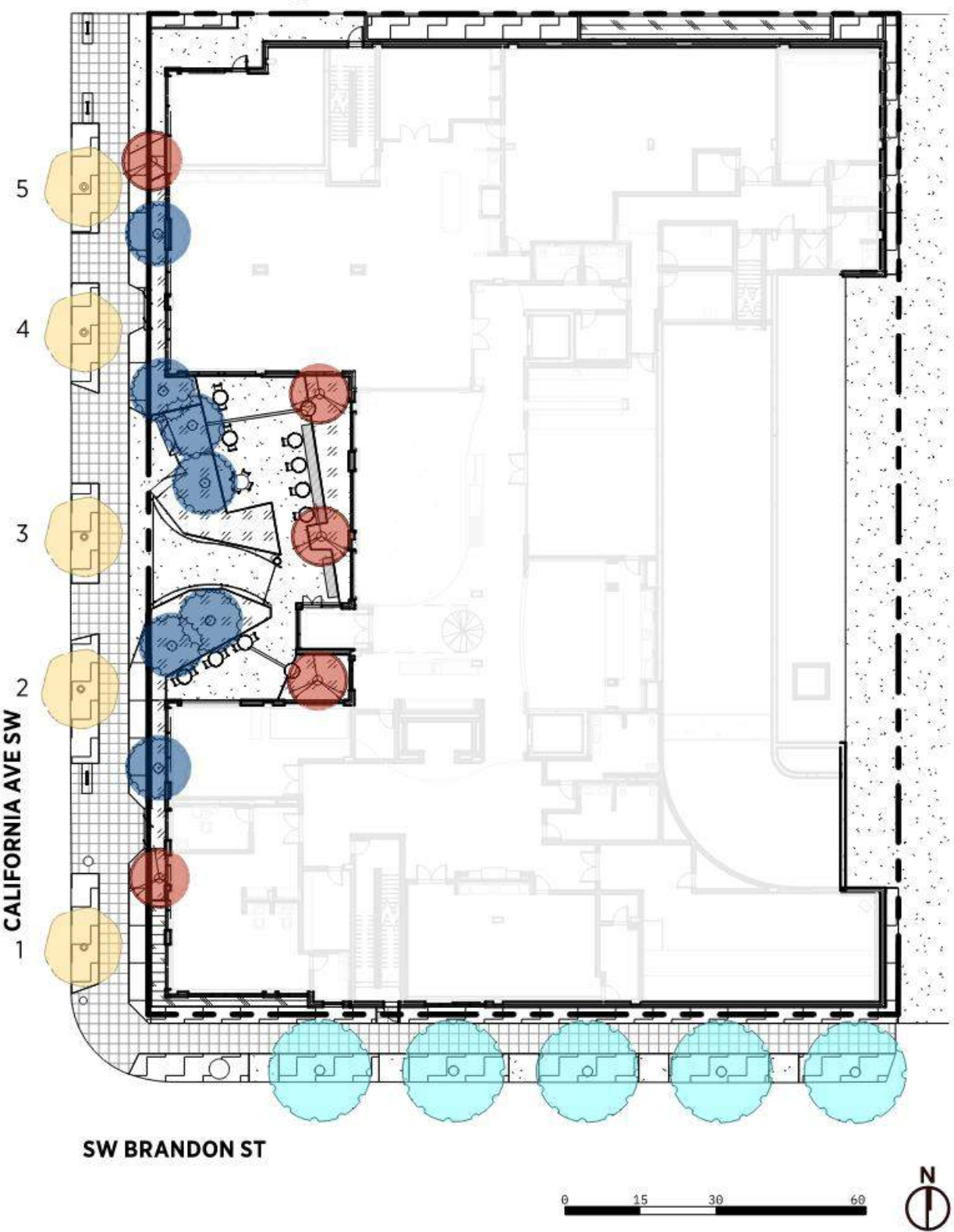


STORMWATER FEATURE



STORMWATER FEATURE SECTION

Raised Courtyard & Ground Level Tree Palette



CALIFORNIA AVE SW



TILIA CORDATA
LITTLE-LEAF LINDEN
EXISTING TREE TO REMAIN



TILIA CORDATA
LITTLE-LEAF LINDEN
EXISTING TREE TO REMAIN



TILIA CORDATA
LITTLE-LEAF LINDEN
EXISTING TREE TO REMAIN



TILIA CORDATA
LITTLE-LEAF LINDEN
EXISTING TREE TO REMAIN



TILIA CORDATA
LITTLE-LEAF LINDEN
EXISTING TREE TO REMAIN

COURTYARD



AMELANCHIER ALNIFOLIA
'OBELISK'
SASKATOON SERVICEBERRY

COURTYARD



ACER CIRCINATUM 'PACIFIC
FIRE'
PACIFIC FIRE VINE MAPLE

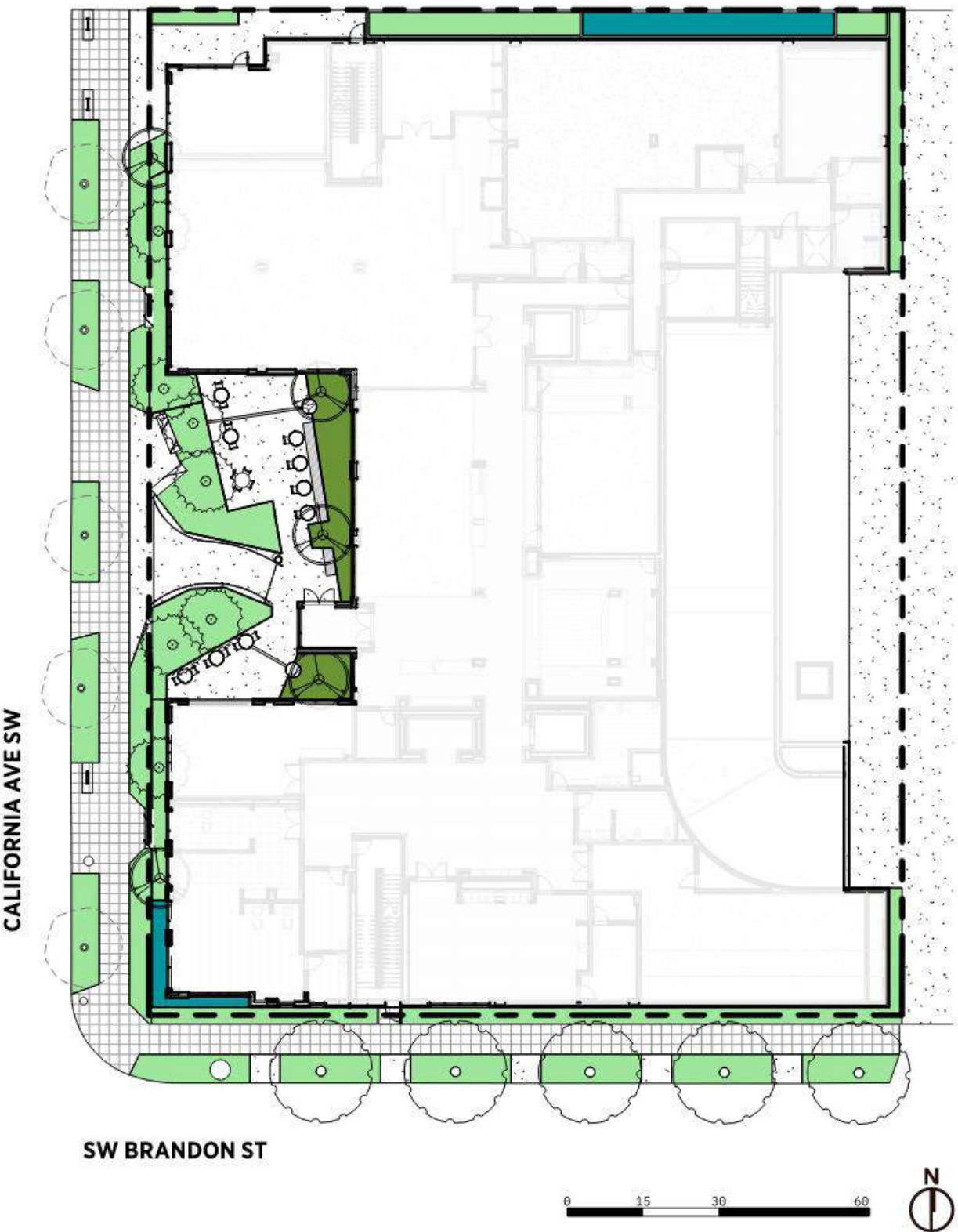
SW BRANDON ST



GYMNOCLADUS DIOICUS
KENTUCKY COFFEE TREE

Raised Courtyard & Landscape Palette

PLANTS SELECTED TO REPRESENT NATIVE AND SELECTED LANDSCAPE PALETTE AS WELL AS PROVIDE ENHANCED ENVIRONMENT FOR BIRDS, BEES, BUTTERFLIES, POLLINATORS ETC.



06 LANDSCAPE

CIVIC PLANTING / BEACH RECALL



CEDRUS DEODARA
'PROSTRATE BEAUTY'
HIMALAYAN CEDAR



VIBURNUM DAVIDII
DAVID VIBURNUM



ANEMONE x HYBRIDA
'HONORINE JOBERT'
HONORINE JOBERT JAPANESE
ANEMONE



CEANOTHUS GLORIOSUS
'POINT REYES'
POINT REYES CEANOTHUS



RIBES SANGUINEUM
RED FLOWERING CURRANT



MAHONIA AQUIFOLIUM
OREGON GRAPE



ROSA BONICA
BONICA ROSE



CISTUS x OBTUSIFOLIUS
WHITE-FLOWERING ROCK
ROSE



RHUS AROMATICA 'GRO-LOW'
GRO-LOW FRAGRANT SUMAC



LEYMUS ARENARIUS
BLUE LYME GRASS

BIORETENTION PLANTING



ARUNCUS 'MISTY LACE'
ARUNCUS



SCHIZOSTYLIS COCCINEA
'ALBA'
WHITE RIVER LILY



CORNUS SERICEA 'CATO'
ARCTIC SUN RED TWIG
DOGWOOD



JUNCUS PATENS 'ELK BLUE'
CALIFORNIA GRAY RUSH

ENTRY PLANTING / FOREST RECALL



BLECHNUM SPICANT
DEER FERN



POLYSTICHUM MUNITUM
SWORD FERN



IRIS DOUGLASIANA
DOUGLAS IRIS



CAMASSIA LEICHTLINII 'BLUE
DANUBE'
CAMAS 'BLUE DANUBE'



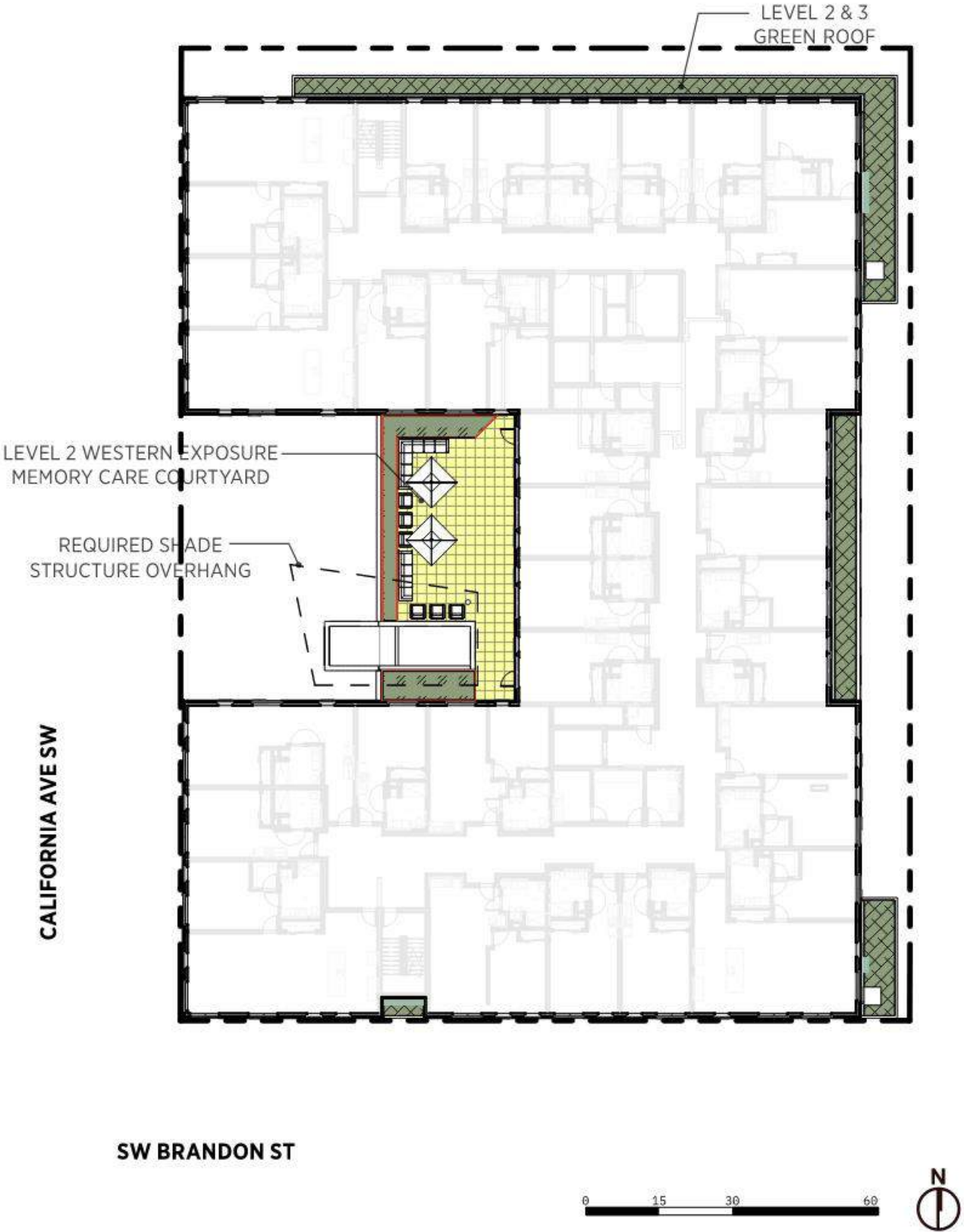
ARCTOSTAPHYLOS UVA-URSI
KINNIKINNICK



GAULTHERIA SHALLON
SALAL

06 LANDSCAPE

Level 2 & 3 Landscape Plan - Hardscape Materials Palette



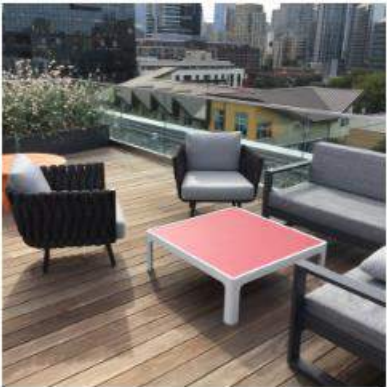
2X4 WOOD DECK TILE



PLANTER WALLS



INTENSIVE PLANTING AREAS



FURNITURE



STAINLESS STEEL WIRE PLANT TRELLIS SYSTEM

Level 2 & 3 Landscape Plan - Planting Palette



CLIFF EDGE / BILLOWING RECALL LEVEL 2 & 3



MILLETIA JAPONICA 'HIME FUJI'
DWARF WISTERIA



CEANOTHUS THYRSIFLORUS 'VICTORIA'
VICTORIA CALIFORNIA LILAC



CEDRUS ATLANTICA 'GREEN WAVE'
GREEN WAVE ATLAS CEDAR



JUNIPERUS PROCUMBENS 'NANA'
DWARF JAPANESE GARDEN JUNIPER



PINUS SYLVESTRIS 'ALBYN PROSTRATA'
SCOTCH PINE



CEANOTHUS GLORIOSUS 'POINT REYES'
POINT REYES CEANOTHUS



CEDRUS DEODARA 'PROSTRATE BEAUTY'
HIMALAYAN CEDAR



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

MEMORY CARE COURTYARD LEVEL 2



CORNUS SERICEA 'CATO'
ARCTIC SUN RED TWIG DOGWOOD



LEYMUS ARENARIUS
BLUE LYME GRASS



MISCANTHUS SINENSIS 'YAKU JIMA'
JAPANESE SILVER GRASS



GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'
LINDHEIMER'S BEEBLOSSOM



IRIS SIBERICA 'GULL'S WING'
SIBERIAN IRIS



HELLEBORUS NIGER
LENTEN ROSE



SCHIZOSTYLIS COCCINEA
RIVER LILY



ARCTOSTAPHYLOS UVA-URSI
KINNIKINNICK



POLYSTICHUM MUNITUM
SWORD FERN

06 LANDSCAPE

Level 4 & 5 Landscape Plan - Hardscape Materials Palette



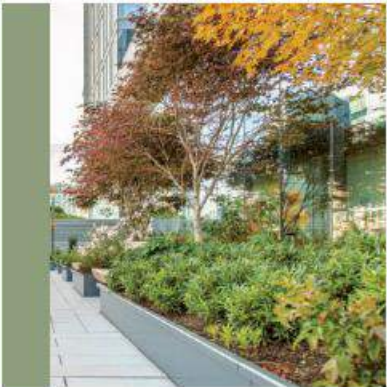
2X4 WOOD DECK TILE



PLANTER WALLS



STONE AGGREGATE
(BENEATH SOLAR PANELS)



INTENSIVE PLANTING AREA



SEATING WITH PLANTER
SURROUND



OUTDOOR FURNISHINGS



Level 4 & 5 Landscape Plan - Planting Palette

PLANTS SELECTED TO REPRESENT NATIVE AND SELECTED LANDSCAPE PALETTE AS WELL AS PROVIDE ENHANCED ENVIRONMENT FOR BIRDS, BEES, BUTTERFLIES, POLLINATORS ETC.



RESIDENT AMENITY LEVEL 5



CORNUS SERICEA 'CATO'
ARCTIC SUN RED TWIG
DOGWOOD



LEYMUS ARENARIUS
BLUE LYME GRASS



YUCCA FILAMENTOSA
CURLYLEAF YUCCA



ACER PALMATUM 'OSAKAZUKI'
OSAKAZUKI JAPANESE MAPLE



MAHONIA REPENS
CREEPING MAHONIA



PINUS PARVIFOLIA 'KINPO'
JAPANESE WHITE PINE



GAULTHERIA SHALLON
SALAL



CEANOTHUS GLORIOSUS
'POINT REYES'
POINT REYES CEANOTHUS



GAURA LINDHEIMERI
'WHIRLING BUTTERFLIES'
LINDHEIMER'S BEEBLOSSOM



ARCTOSTAPHYLOS UVA-URSI
KINNIKINNICK



POLYSTICHUM MUNITUM
SWORD FERN

URBAN AGRICULTURE (ILFL REQUIREMENT)



LAVANDULA ANGUSTIFOLIA
ENGLISH LAVENDER



SALVIA ELEGANS 'HONEY
MELON'
PINEAPPLE SAGE



ROSA BONICA
BONICA ROSE



ROSMARINUS OFFICINALIS
'PROSTRATUS'
ROSEMARY



CYNARA CARDUNCULUS
CARDOON



VACCINIUM 'SUNSHINE BLUE'
Highbush Blueberry



FRAGARIA ANANASSA
STRAWBERRY



ALLIUM SCHOENOPRANUM
CHIVES



07 APPENDIX

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Priority Design Guidelines



CS1 NATURAL SYSTEMS & SITE FEATURES

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



CS2 URBAN PATTERN & FORM

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



CS3 CONTEXT & CHARACTER

Complement and contribute to the network of open spaces around the site and the connections among them. Contribute to the architectural character of the neighborhood.



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 INTENTION

- The roof will be south sloping solar panels to contribute to LBC energy reduction requirements.
- Building massing is reduced and set back at east to reduce shading of neighboring buildings.

PROJECT DESIGN INTENTION

- Building massing incorporates a series of east and west facing terraces overlooking the West Seattle neighborhood.
- The street edge is carefully designed to enhance the public realm through a shared entry courtyard for residents and the general public, and a stormwater planter to create a pleasant buffer.
- The site is a corner lot, allowing the building high visibility, drawing people into the courtyard.
- Building massing is set back from the abutting residential zone to reduce the scale adjacent to this zone.

PROJECT DESIGN INTENTION

- The West Seattle neighborhood includes a variety of diverse uses, scales, and styles.
- The historic significance of the masonry vernacular West Seattle apartments and their shape on the opposite side of the block contributed to the inspiration for the design concept of this project.
- California Avenue is in transition - future neighborhood growth and density will largely be on California Avenue.

PROJECT DESIGN INTENTION

- Accessibility is key for this project as it is a senior living community. Access into and throughout the project for people of all abilities is a top priority.
- Street-level transparency and lighting will contribute to a safe pedestrian environment.

Priority Design Guidelines



PL3 STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.



DC1 PROJECT USES & ACTIVITIES

Optimize the arrangement of uses and activities on site.



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.



DC3 OPEN SPACE CONCEPT

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

PROJECT DESIGN INTENTION

- The entry court to this senior living community provides seating and a place to gather.
- The ground level will be highly transparent to provide visual emphasis.
- The ground level common areas are intensively used by residents and visitors and will provide eyes-on activation of the public realm.

PROJECT DESIGN INTENTION

- Parking is located underground in Option 3, and located on grade with the alley in Option 1 and 2.
- Curb cut and garage entry width is minimized as much as possible.
- A multi-sensory approach will be used at garage entry to protect the safety of pedestrians and cyclists. Features to be explored include: textured pavement, warning lights and sounds, and mirrors to enhance driver vision.

PROJECT DESIGN INTENTION

- Building massing is set back at both the residential zone to the east and the top floor to the west to reduce the perceived mass of the building.
- Movement as part of the design concept, informs the composition of the building facade and placement of fenestrations.
- Architecture will embrace the blend of environmental elements into the structure.

PROJECT DESIGN INTENTION

- Indoor/outdoor connections are an important feature for this project creating both visual and accessible connections at grade, as well as an amenity terrace at the upper level.
- Outdoor spaces are provided at the east and west facade of the project with access to sunlight and views of the Sound and the Olympics. Each of these spaces is connected to an adjacent interior space allowing for users to seek relief from exterior conditions that are not ideal.
- A central frontage courtyard will provide a sense of open space along the frontage.

07 APPENDIX

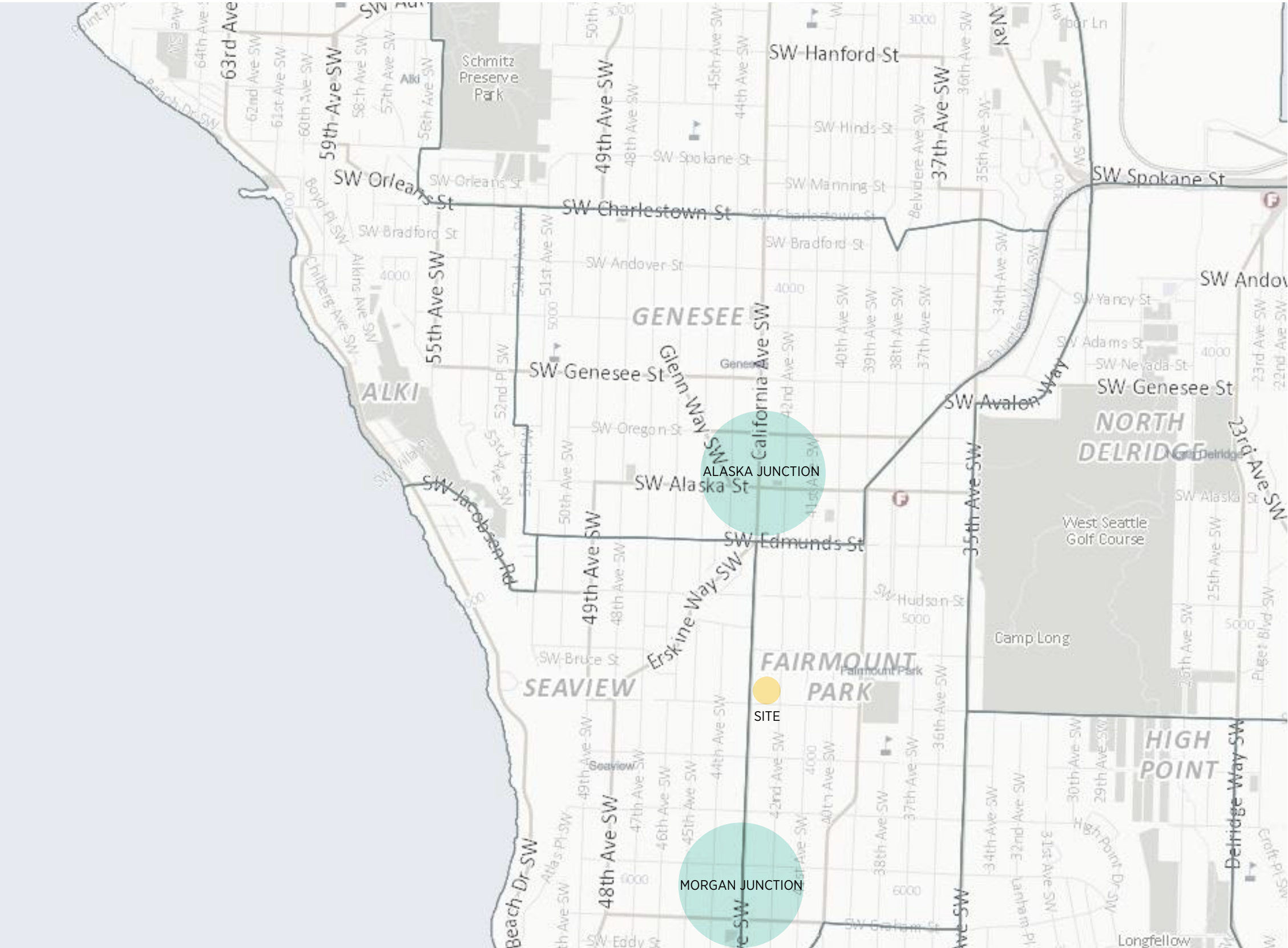
Neighborhoods

WEST SEATTLE NEIGHBORHOOD MAP

The site is south of Alaska Junction and north of Morgan Junction on California Avenue SW, a major arterial and frequently transitted route. The Citywide Guidelines are applicable and it is not in a hub urban village. The site is highly walkable with a score of 88.

A few blocks north of the site in Alaska Junction there is a year-round Sunday Farmer’s Market, as well as the seasonal West Seattle Summer Fest.

The neighborhood is rapidly evolving with new development and anticipates the construction of a light rail in 2032.



Zoning Map



The project is located in NC2-40 (M) Zone, just across from alley NR3.

Seattle Design Guidelines will apply to this project.

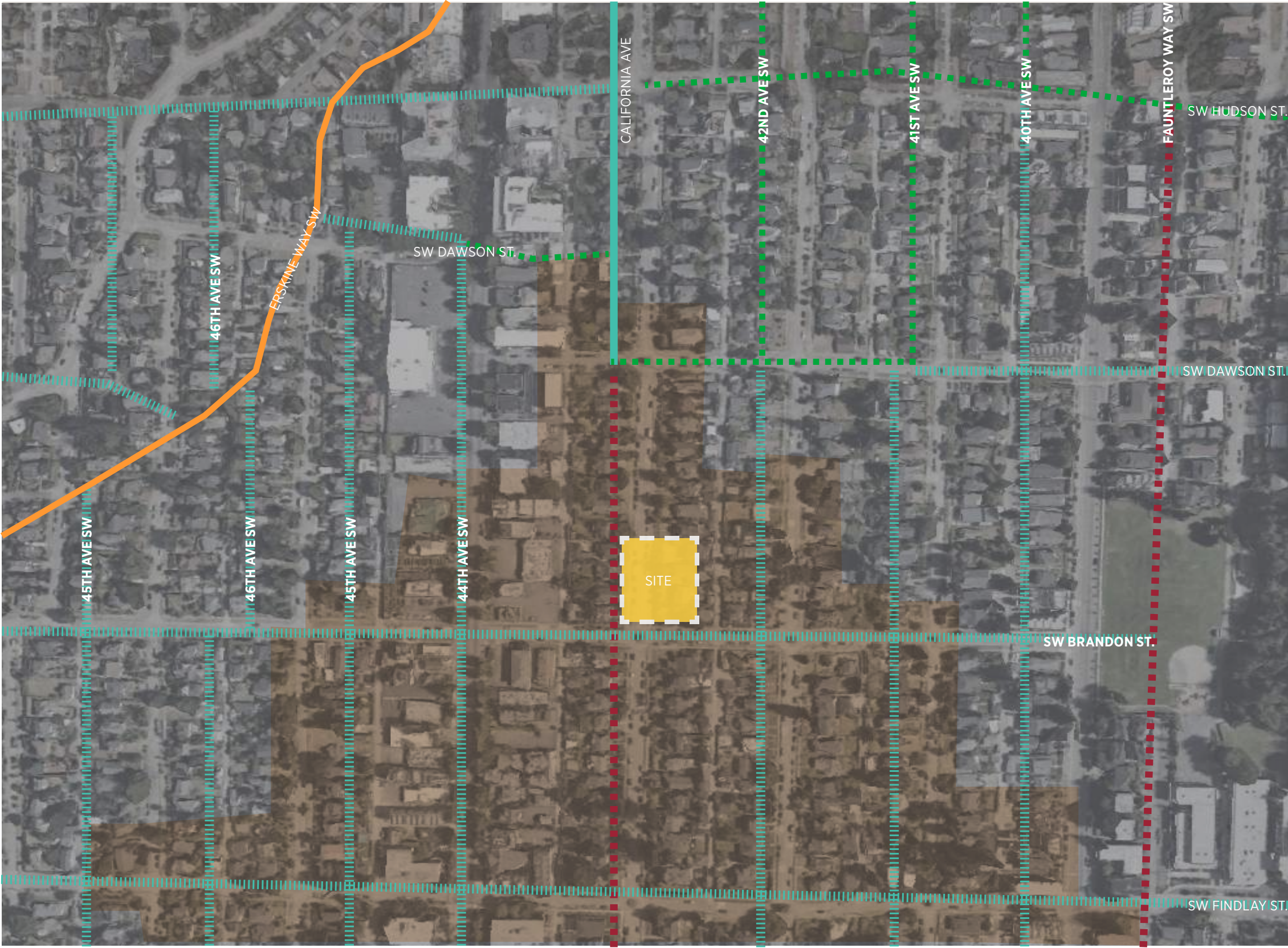
MHA requirements apply to development in this zone and would be subject to Medium Areas fee requirements.

Street Type



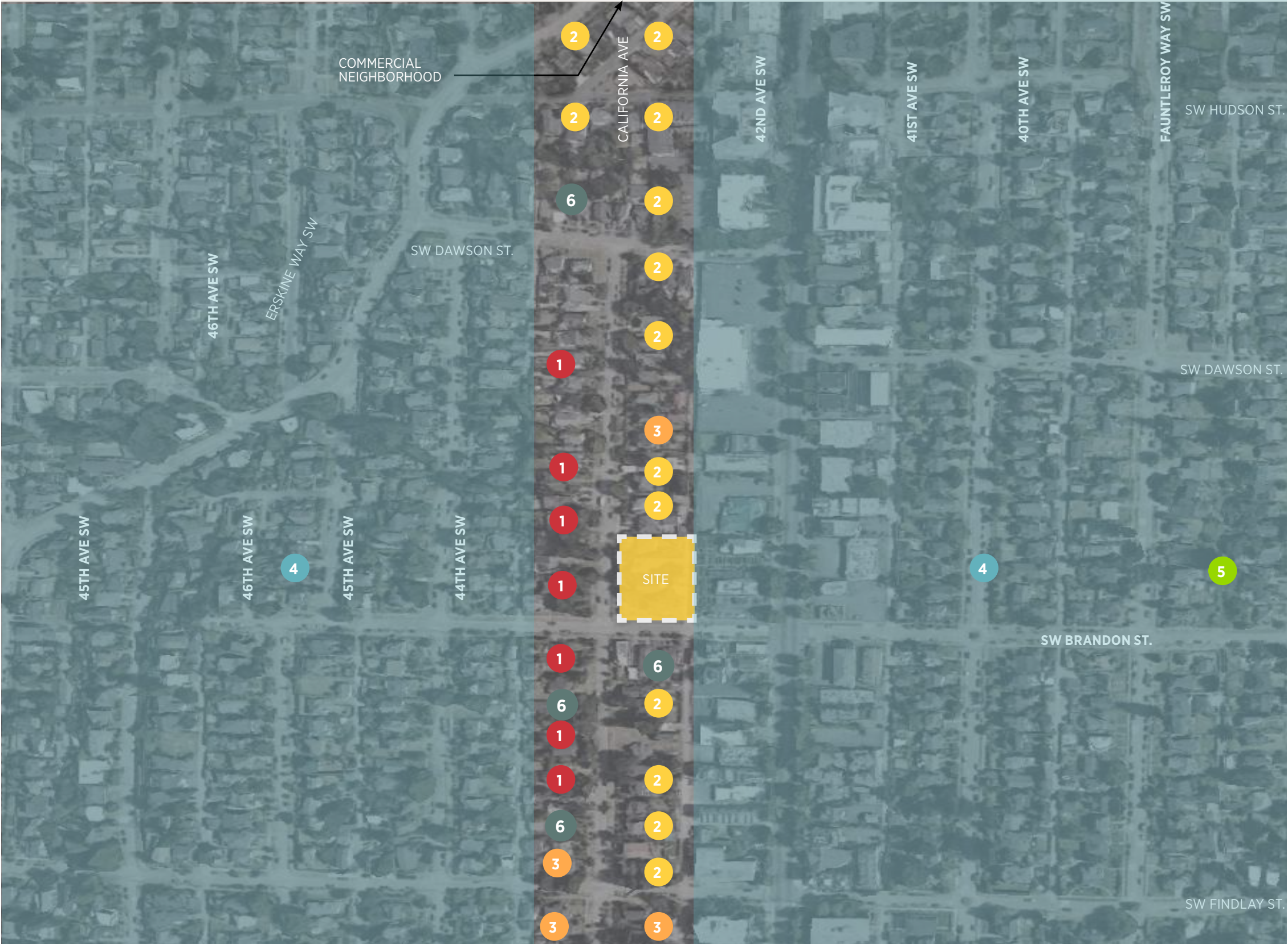
Frequent Transit Service Area:
The City currently exempts projects in downtown and certain commercial and multifamily zones from minimum parking requirements. The area with frequent transit service would have the required minimums reduced by 50%.

- URBAN CENTER CONNECTOR
- NEIGHBORHOOD CONNECTOR
- URBAN VILLAGE NEIGHBORHOOD
- URBAN VILLAGE NEIGHBORHOOD ACCESS
- NEIGHBORHOOD YIELD STREET



Surrounding Uses

It is the gateway from single family residential areas to business and commercial areas. Very convenient circumstance for commuting, working, playing, and living.



- 1 RETAIL
- 2 MIXED USE RESIDENTIAL
- 3 MULTI-FAMILY RESIDENTIAL
- 4 NEIGHBORHOOD & SMALL LOT
- 5 PARK/ OPEN SPACE
- 6 OFFICE
- 7 PUBLIC INSTITUTION
- 8 PARKING STRUCTURES

Site Photos



1 ON CALIFORNIA AVE. LOOKING TO NORTH



2 ON BRANDON ST. LOOKING TO EAST



3 ON CALIFORNIA AVE. LOOKING AT SW CORNER OF SITE



4 ON BRANDON ST. LOOKING AT SW CORNER OF SITE

Site Photos



1 ENTRANCE TO PARK & POOL WITH NORTHGATE PARKING GARAGE BEYOND



2 ON BRANDON ST. LOOKING TO ALLEY



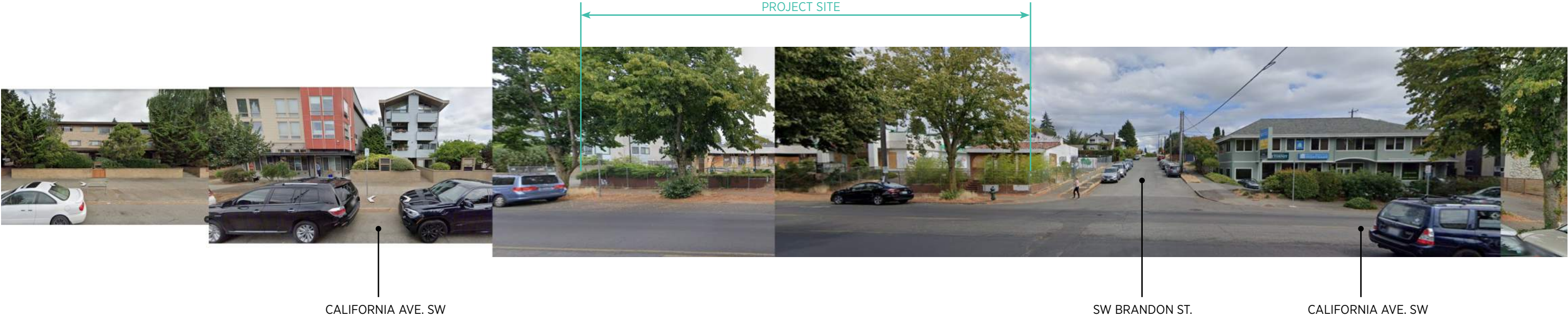
3 ON CALIFORNIA AVE. LOOKING TO SOUTH



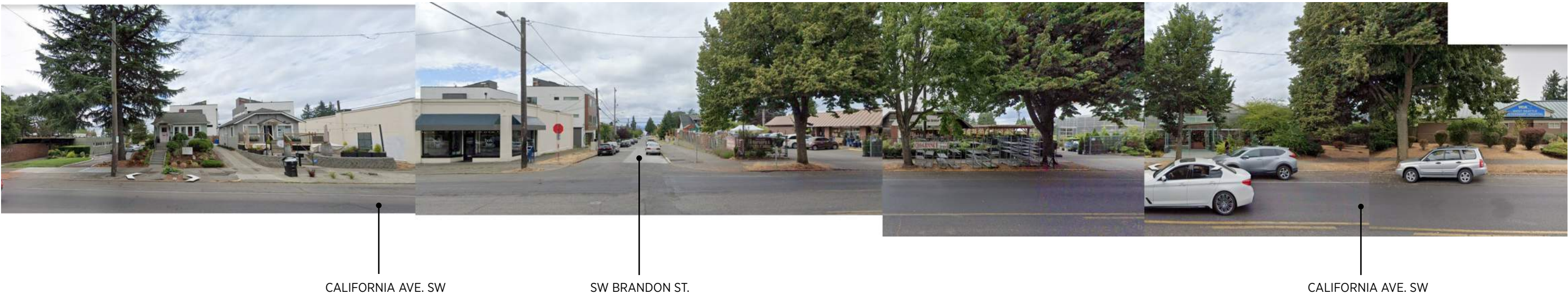
4 ON SW CORNER OF SITE LOOKING TO SW

Street Photos

CALIFORNIA AVE. SW LOOKING EAST TOWARD



CALIFORNIA AVE. SW LOOKING WEST TOWARD



Street Photos

SW BRANDON ST. LOOKING NORTH TOWARD

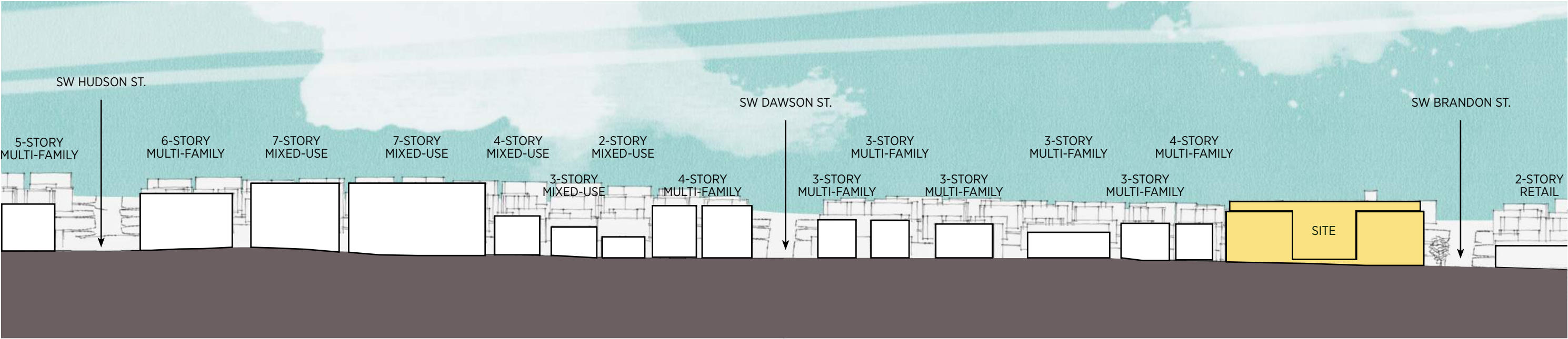


SW BRANDON ST. LOOKING SOUTH TOWARD



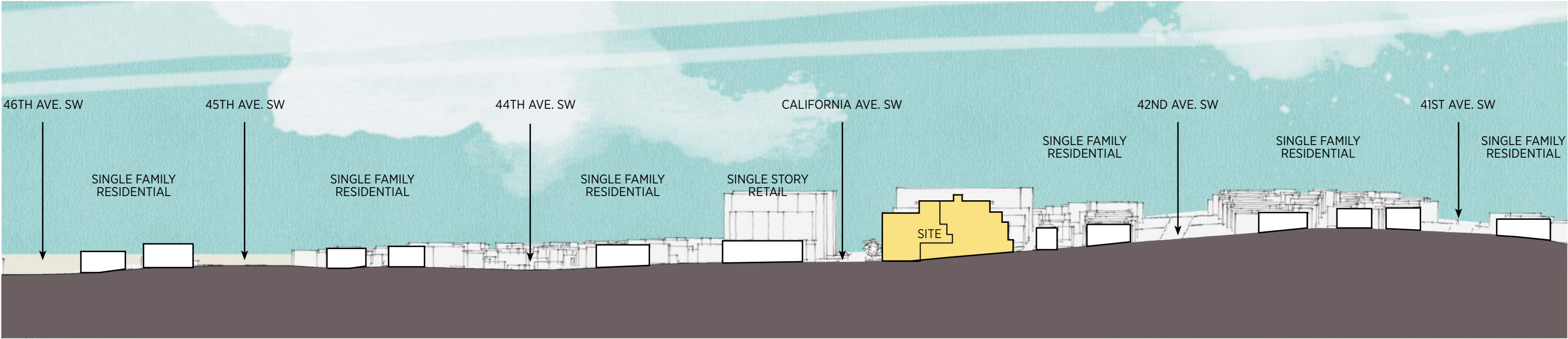
Massing Height Diagram

CALIFORNIA AVE. SW LOOKING EAST TOWARD



Massing Height Diagram

SW BRANDON ST. LOOKING NORTH TOWARD



Zoning Code Summary

Project Name: Aegis West Seattle

Prepared for: Aegis Living

Project Address: 5252, 5242, 5258 California Ave SW
Seattle, WA



This study looks at the existing zoning regulations for a site in Seattle at California Ave SW and SW Brandon St.

Site Information:

- 1. 5252 California Ave SW
- 2. 5242 California Ave SW
- 3. 5258 California Ave SW

Zoning:

NC2-40 (M)

- 23.47A.035 Assisted Living Facilities.

Site Features:

- Office Building, Restaurant

Parcel Information:

Site	Address	Property ID	Existing Use	Site Area
1.	5242 California Ave SW	7620700435	Commercial	7420
2.	5248 California Ave SW	7625700436	Commercial	7472
3.	5252 California Ave SW	7625700430	Commercial	7500
4.	5258 California Ave SW	7625700425	Commercial	7500

Zoning Information:23.47A.035

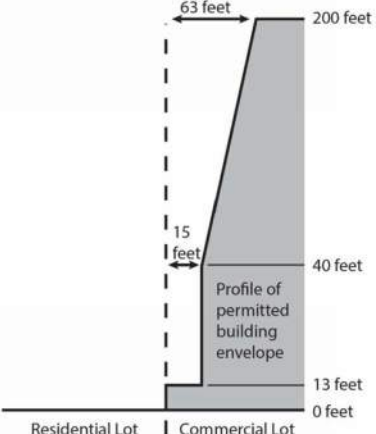
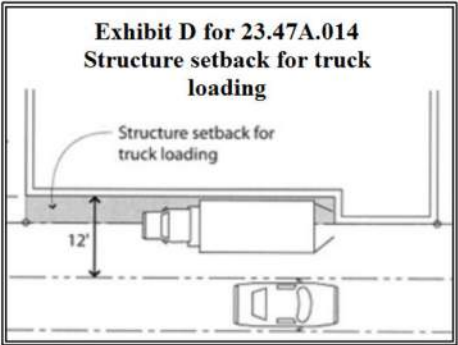
SITE ZONING (Code Section – [Section Number])	NC2-40 (M) <ul style="list-style-type: none">▪ Neighborhood Commercial 2 Site across Alley NR3 <ul style="list-style-type: none">▪ Neighborhood Commercial 2
OVERLAY	MHA – Medium are fee requirements Not in Station Overlay 1.5. Not in pedestrian -designated zone
USES (23.47A.004 –23.47.005 [Section Number])	Permitted Outright: <ul style="list-style-type: none">▪ Residential Use, Assisted Living Facility (Table A 23.47A.004) Falls under “residential uses not listed below” in table Street Level Uses <ul style="list-style-type: none">▪ No restrictions on residential use at ground floor 23.47A.005 Definition residential Use: <ul style="list-style-type: none">▪ "Assisted living facility" means a use licensed by the State of Washington as a boarding home pursuant to RCW Chapter 18.20 that contains at least two assisted living units for people who have either a need for assistance with activities of daily living (which are defined as eating, toileting, ambulation, transfer (e.g., moving from bed to chair or chair to bath), and bathing) or some form of cognitive impairment but who do not need the skilled critical care provided by nursing homes. See "Assisted living unit."

Zoning Code Summary

<div>FAR</div> <div>(Code Section – 23.47A.013)</div>	<div>Min. – 1.5</div> <div>Max. – 3.75 LBC increase / 3 base</div> <div>The following gross floor area is not counted toward FAR:</div> <div><div><div>1.</div><div>All stories, or portions of stories, that are underground;</div></div><div><div>2.</div><div>All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;</div></div><div><div>6.</div><div>Bicycle commuter shower facilities required by subsection 23.54.015.K.8;</div></div><div><div>7.</div><div>The floor area of required bicycle parking for small efficiency dwelling units or congregate residence sleeping rooms, if the bicycle parking is located within the structure containing the small efficiency dwelling units or congregate residence sleeping rooms. Floor area of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR limits;</div></div></div>
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<div>HEIGHT</div> <div>(Code Section – 23.47A.012)</div>	<div>Max. – 56’-6” = 40’ base + 12.5’ for LBC + 4’ for 13’ tall ground floor and retail</div> <div><div>a)</div><div>The height of a structure may exceed the otherwise applicable limit by up to 4 feet,<div><div>a)</div><div>A floor-to-floor height of 13 feet or more is provided for non-residential uses at street level</div></div><div><div>2)</div><div>The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.</div></div></div></div> <div><div>c.</div><div>The Director shall reduce or deny the additional structure height allowed by this subsection 23.47A.012.A.1 if the additional height would significantly block views from neighboring residential structures of any of the following: Mount Rainier, the Olympic and Cascade Mountains, the downtown skyline, Green Lake, Puget Sound, Lake Washington, Lake Union, or the Ship Canal.</div></div> <div><div>B.</div><div>The ridge of a pitched roof, other than a shed roof or butterfly roof, may extend up to 5 feet above the otherwise applicable height limit in zones with height limits of 30 or 40 feet, if all parts of the roof above the otherwise applicable height limit are pitched at a rate of not less than 4:12 (Exhibit A for 23.47A.012).</div></div> <div><div>C.</div><div>Rooftop features</div><div><div>Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. Insulation material or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2. Rooftop decks and other similar features may exceed the maximum height limit by up to two feet, and open railings or parapets required by the Building Code around the perimeter of rooftop decks or other similar features may exceed the maximum height limit by the minimum necessary to meet Building Code requirements.</div><div><div>Solar collectors</div><div><div>a.</div><div>In zones with mapped height limits of 30 or 40 feet, solar collectors may extend up to 4 feet above the otherwise applicable height limit, with unlimited rooftop coverage.</div></div></div><div><div>Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.</div></div></div></div>
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Zoning Code Summary

SETBACKS (23.47A.014- FOR 13')	Front:
	▪ 0'
	Side:
	▪ 0'
	Rear:
	Alley: Alley = 16' existing width = 8' to centerline.
	Setback = 15'-0" from Centerline / 7'-0" from property line
	<div><div><div>Setback abutting or across an alley from a lot zoned neighborhood residential</div></div><div><div>▪</div><div><div>Exhibit D for 23.47A.014 Structure setback for truck loading</div></div></div></div>
	Structures and projections in required setbacks
	1. Decks and balconies
	a. Decks with open railings may extend into the required setback, but are not permitted within 5 feet of a lot in a residential zone, except as provided in subsection 23.47A.014.G.1.b.

	b. Decks that are accessory to residential uses and are no more than 18 inches above existing or finished grade, whichever is lower, are permitted within 5 feet of a lot in a residential zone.
	Setback requirements do not limit underground structures.
STREET LEVEL DEVELOPMENT STANDARDS (Code Section – 23.47.005)	These codes apply to the street-level façade along California and Brandon.
	Blank Façade Limits:
	a. For purposes of this Section 23.47A.008, facade segments are considered blank if they do not include at least one of the following:
	1) Windows;
	2) Entryways or doorways;
	3) Stairs, stoops, or porticos;
	4) Decks or balconies; or
	5) Screening and landscaping on the facade itself.
	b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.
	c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.
	Façade Location:
	▪ Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
	Width:
	▪ 20'-0" Max
	Residential uses at street Level:
	Where residential uses are located along a street-level, street-facing facade, the following requirements apply unless exempted by subsection 23.47A.008.G:
	1. At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
	2. The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. An exception to the standards of this subsection 23.47A.008.D.2 may be granted as a Type I decision if the following criteria are met:
	a. An accessible route to the unit is not achievable if the standard is applied or existing site conditions such as topography make access impractical if the standard is applied;
	b. The floor is at least 18 inches above average sidewalk grade or 4 feet below sidewalk grade, or is set back at least 10 feet from the sidewalk; and
	c. The visually prominent pedestrian entry is maintained.

Zoning Code Summary

LANDSCAPE STANDARDS (Code Section – 23.47A.016)	Green score factor of 0.3 or greater is required
AMENITY AREA (Code Section – 23.47A.024)	<p>Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection 23.47A.024.A, excludes areas used for mechanical equipment and accessory parking. For the purposes of this subsection 23.47A.024.A, bioretention facilities qualify as amenity areas.</p> <p>B. Required amenity areas shall meet the following standards, as applicable:</p> <ol style="list-style-type: none">All residents shall have access to at least one common or private amenity area.Amenity areas shall not be enclosed.Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41.Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to subsection 23.57.012.C.1.d, do not qualify as amenity areas.
TRANSIT	Property is in frequent Tranist Service Area and may be eligible for reduced parking SMC23.54.015 and 23.54.020
PARKING (Code Section – 23.47A.032 & 23.54)	<p>1 space for each 4 assisted living units; plus 1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space</p> <p>60% must be Medium. 2 spaces must be large. The remainder can be any size</p> <p>Large = 8.5’X19’ Medium = 8’ x 16’ Small = 7.5 X 15’ Barrier Free = one at 8x19 with access aisle 5’</p>
PARKING LOCATION AND ACCESS (Code Section – 23.47A.032))	<p>Parking access shall be from the Alley.</p> <p>Driveways shall be 10’ minimum</p>
ENVIRONMENTALLY CRITICAL AREAS	None per SDCI GIS maps

Information based upon City of [City of Seattle](#) zoning applicable at time study prepared. Information provided within this Study generated from Seattle, Washington Municipal Code and King County Tax Maps applicable at time study. It is recommended that a Pre-App conference be scheduled with the City to confirm zoning information described.