Aegis Living

BUILDING

5252 California Ave SW
West Seattle, WA 98136

SDCI Project #: 3040033-EG
# Project Information

## Table of Contents

1. **Project Information**  
2. **Project Goals**  
3. **Living Building Challenge**  
4. **Context Analysis**  
5. **Neighborhoods**  
6. **Zoning Map**  
7. **Street Type**  
8. **Surrounding Uses**  
9. **West Seattle Junction**  
10. **Civil Plans**  
11. **Site Plan**  
12. **Site Plan & Street Analysis**  
13. **Site Photos**  
14. **Street Photos**  
15. **Priority Design Guidelines**  
16. **Design Concepts**  
17. **Massing Exploration**  
18. **Overview**  
19. **Option 1 - Central Courtyard**  
20. **Option 2 - Traditional**  
21. **Option 3 - Sculpted**  
22. **Design Exploration**  
23. **Concept & Precedent Images**  
24. **Landscape Images**  
25. **Appendix**  
26. **Zoning Code Summary**  
27. **Shadow Studies**

## Contact Information

**Owner/Applicant:**  
Aegis Living  
415 118th Avenue SE  
Bellevue, WA 98005  
425.284.1624  
Contact: Bryon Ziegler

**Architect:**  
Ankrom Moisan Architects  
38 NW Davis Street, Suite 300  
Portland, OR 97209  
503.245.7100  
Contact: Laurie Linville-Gregston

**Civil Engineer:**  
PACE Engineers  
9253 Kirkland Way, Suite 300  
Kirkland, WA 98033  
206.285.4512  
Contact: Tyler Christofferson

---

**3040033-EG Project #:**  
EDG Submittal - November 10, 2022
LEGAL DESCRIPTION

PARA. A: LOT 1 THROUGH 9, BLOCK 3, IN SEATTLE, AND IMPROVEMENT CITY OF FOURTH PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME VII OF PLATS, PAGE 12 OF RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THOSE PORTIONS OF LOTS 5, 6, 7, 8 AND 9 CONSUMED BY COUNTY SURVEY COURT CASE NO. 39247 AS PREVIOUSLY IN PLAT NO. 264,

TOGETHER WITH THE WEST HALF OF THAT PORTION OF VACATED 36TH AVENUE SOUTHWEST, LYING NORTHWESTERLY OF THE NORTHWEST LINE OF SAID BLOCK 3, CITY OF SEATTLE, AS DEPICTED AS FOLLOWS:

THE EAST HALF OF 46TH AVENUE WEST, AS VACATED BY DESCRIPTIVE OF SAID LOT 15, BLOCK 6, WEST SEATTLE LAND IMPROVEMENT CO’S FOURTH PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME VI OF PLATS, PAGE 314 OF RECORDS OF KING COUNTY, WASHINGTON.

PARA. B: LOTS THROUGH 86, BLOCK 2, AND LOTS 1 THROUGH BLOCK 2, ALL IN SEATTLE, AND IMPROVEMENT CITY OF FOURTH PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME VII OF PLATS, PAGE 12 OF RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THE EAST PORTION OF 43RD AVENUE WEST, AS VACATED BY ORDINANCE NUMBER 81677 OF THE CITY OF SEATTLE, AS DEPICTED AS FOLLOWS:

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

THENCE NORTH 00°00’39” EAST ALONG THE WEST LINE OF LOTS 1 THROUGH 15, BLOCK 6 OF SAID PLAT, 379.32 FEET TO THE POINT OF BEGINNING.

LOT 15;

THENCE NORTH 53°17’01” WEST, 20.00 FEET TO SAID SOUTHERLY CORNER OF LOTS 1 THROUGH 15, BLOCK 6, WEST SEATTLE LAND IMPROVEMENT CO’S FOURTH PLAT;

SOUTHWEST ADMIRAL WAY AS VACATED BY SAID ORDINANCE 88587;

THENCE NORTH 89°15’48” EAST, ALONG THE SOUTH MARGIN OF SOUTHWEST WAITE STREET, 310.79 FEET TO INTERSECT THE EASTERLY MARGIN OF 48TH AVENUE SOUTHWEST;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;

DESCRIBED AS FOLLOWS:

CITY OF SEATTLE ORDINANCE NUMBER 81677 AND PORTIONS OF SOUTHWEST ADMIRAL WAY AS VACATED BY ORDINANCE NUMBER 88587,

RECORDED IN VOLUME 11 OF PLATS, PAGE 62, RECORDS OF KING COUNTY, WASHINGTON AND PORTIONS OF 48TH AVENUE SOUTHWEST AS VACATED BY

A PORTION OF LOTS 1 THROUGH 15, BLOCK 6 AND LOTS 42 THROUGH 48, BLOCK 5 OF THE PLAT OF WEST SEATTLE LAND IMPROVEMENT CO’S FOURTH PLAT,

AND ALL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXCEPT ANY PORTION OF SAID VACATED PORTION OF ADMIRAL WAY LYING SOUTHWESTERLY OF THE SOUTHERLY LINE OF SAID LOT 43;

ADMIRAL WAY AS PROVIDED BY ORDINANCE NUMBER 29062 OF THE CITY OF SEATTLE;

EXCEPT THAT PORTION OF LOTS 43 THROUGH 47, SAID BLOCK 5 HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 91104 FOR THE PURPOSE OF PROVIDING A RIGHT-OF-WAY IN THE WEST HALF OF 48TH AVENUE SOUTHWEST, ADJOINING SAID LOTS 43 THROUGH 47, AND THE EAST HALF OF SAID AVENUE ADJOINING SAID LOTS 1 THROUGH 7;

THE EAST HALF OF 48TH AVENUE SOUTHWEST, ADJOINING SAID LOTS 42 THROUGH 48, AND THE WEST HALF OF SAID AVENUE ADJOINING SAID LOTS 1 THROUGH 7;

ALSO BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 43, WHICH IS ALSO THE NORTHWEST CORNER OF LOT 42, IN SAID BLOCK 5;

THROUGH 7;

THE EAST HALF OF 48TH AVENUE SOUTHWEST, ADJOINING SAID LOTS 42 THROUGH 48, AND THE WEST HALF OF SAID AVENUE ADJOINING SAID LOTS 1 THROUGH 7;

AND TOGETHER WITH THAT PORTION OF 43RD AVENUE EAST, AS VACATED BY ORDINANCE NUMBER 81677 OF THE CITY OF SEATTLE, AS DEPICTED AS FOLLOWS:

THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 62, RECORDS OF KING COUNTY, WASHINGTON;

LOTS 42 THROUGH 48, BLOCK 5, AND LOTS 1 THROUGH 7, BLOCK 6, ALL IN WEST SEATTLE LAND IMPROVEMENT CO’S FOURTH PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME VI OF PLATS, PAGE 314 OF RECORDS OF KING COUNTY, WASHINGTON;

PARCEL A:

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SOUTHERLY LINE OF LOT 43, BLOCK 5 OF SAID SUBDIVISION.

LINE OF SAID SOUTHWEST ADMIRAL WAY AND PASSING THROUGH THE MOST SOUTHERLY CORNER OF SAID LOT 43, BLOCK 5, WEST SEATTLE LAND IMPROVEMENT CO’S FOURTH PLAT.


EXCEPT ANY PORTION OF SAID VACATED PORTION OF ADMIRAL WAY LYING SOUTHWESTERLY OF THE SOUTHERLY LINE OF SAID LOT 43;

AND ALL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


THREE NORTH EAST ALONG SAID MARGIN OF SOUTHWEST WANCE STREET, 313 FEET TO THE INTERSECT THE CASTLE MARGIN OF SOUTHWEST ADAMS AVENUE, AS VACATED BY SAID IMPROVEMENT CITY OF FOURTH PLAT, AS VACATED BY ORDINANCE NUMBER 81677 OF THE CITY OF SEATTLE.

THREE SOUTH ALONG SAID ADAMS AVENUE AND IMPROVEMENT CITY OF FOURTH PLAT, AS VACATED BY ORDINANCE NUMBER 81677 OF THE CITY OF SEATTLE, AS VACATED BY ORDINANCE NUMBER 81677, AS INTERSECT TO A LINE PARALLEL TO THE NORTHWEST LINE OF SAID 48TH AVENUE SOUTHWEST, AS VACATED BY ORDINANCE NUMBER 81677 OF THE CITY OF SEATTLE, AS VACATED BY ORDINANCE NUMBER 81677, AND PASSING THROUGH THE MOST SOUTHERLY CORNER OF SAID LOT 42, BLOCK 3, IN SEATTLE, AND IMPROVEMENT CITY OF FOURTH PLAT;

THREE NORTH EAST ALONG SAID NORTHWEST LINE OF SAID LOT 42, BLOCK 3, IN SEATTLE, AND IMPROVEMENT CITY OF FOURTH PLAT, 313 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.
LIVING BUILDING CHALLENGE: SELECTED PETALS (3 required)

PETAL: PLACE
- 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.

PROJECT DESIGN INTENTION

PETAL: ENERGY
- Reduce energy use by 25% from current Energy Code.
- Produce on-site energy through renewable sources including solar panels integrated into roof form.
- Create off-site production capacity to enhance overall grid performance.

PROJECT DESIGN INTENTION

PETAL: BEAUTY
- 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.

PROJECT DESIGN INTENTION

ADDITIONAL REQUIREMENTS: WATER
- No potable water to be used for non-potable 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, and toilet flushing with exception of the memory care floor, as allowed by the Washington Department of Health and Human Services.

PROJECT DESIGN INTENTION

CITY OF SEATTLE LIVING BUILDING PILOT PROGRAM
The Living Building Pilot Program is part of the City of Seattle Climate Strategy. 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 in accordance with the City's Land Use Code requirements and provide height and floor area bonuses.

Project Benefits:
- Developers that are constructing new buildings or building additions that meet the pilot program standards can get the following benefits:
  - Up to 25% 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 program as specified in Seattle Municipal Code

PROJECT DESIGN INTENTION

CITY OF SEATTLE LIVING BUILDING PILOT PROGRAM
The Living Building Pilot Program is part of the City of Seattle Climate Strategy. 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 in accordance with the City's Land Use Code requirements and provide height and floor area bonuses.

Project Benefits:
- Developers that are constructing new buildings or building additions that meet the pilot program standards can get the following benefits:
  - Up to 25% 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 program as specified in Seattle Municipal Code
02 CONTEXT ANALYSIS
The site sits between Alaska Junction and Morgan Junction on California Avenue SW, a major arterial and frequently traveled route. 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 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**

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

**Surrounding Uses**

**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**

**Access**

**Alley**

**Urban Village Neighborhood**

**North**

**Central**

**South**

**East**

**West**

**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%.
SEDIMENTATION CONTROL PLAN MAINTENANCE SCHEDULE:

THE FOLLOWING IS THE TEMPORARY EROSION & POLLUTION CONTROL MEASURES DURING CONSTRUCTION:

- PETROLEUM PRODUCTS
- PESTICIDES AND HERBICIDES
- STORM DRAIN INLET PROTECTION
- PLASTIC WRAPPED SAND BAG BARRICADE
- FILTER FABRIC FENCE
- DUST CONTROL

CONSTRUCTION CHEMICALS

MOBILIZATION/STOCKPILE AREA NOTES:

- CONSTRUCTION SEQUENCE
- DRAINAGE CB & INLET NOTES
- GENERAL NOTES
- WATER SERVICE NOTES
- SEWER NOTES
- CONSTRUCTION PHASE

CONTAMINATED SOILS (OWNER RESPONSIBLE FOR MITIGATION)

- CONCRETE TRUCKS
- EQUIPMENT WASHING

GENERAL GUIDELINES

MANAGING HAZARDOUS PRODUCTS

10/20/22
O2 CONTEXT ANALYSIS

Site Plan & Street Analysis

CALIFORNIA AVE SW:
- Urban Center Connector: Going through
  Hamilton Park to Fauntleroy neighborhood
- Trees exist, 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

23
Site Photos

ON CALIFORNIA AVE. LOOKING TO NORTH

ON BRANDON ST. LOOKING TO EAST

ENTRANCE TO PARK & POOL WITH NORTHGATE PARKING GARAGE BEYOND

ON BRANDON ST. LOOKING TO ALLEY

ON CALIFORNIA AVE. LOOKING AT SW CORNER OF SITE

ON CALIFORNIA AVE. LOOKING TO SOUTH

ON BRANDON ST. LOOKING TO NORTH

ON BRANDON ST. LOOKING AT SW CORNER OF SITE

Site Photos

ON CALIFORNIA AVE. LOOKING TO NORTH

ON BRANDON ST. LOOKING TO EAST

ENTRANCE TO PARK & POOL WITH NORTHGATE PARKING GARAGE BEYOND

ON BRANDON ST. LOOKING TO ALLEY

ON CALIFORNIA AVE. LOOKING AT SW CORNER OF SITE

ON CALIFORNIA AVE. LOOKING TO SOUTH

ON BRANDON ST. LOOKING TO NORTH

ON BRANDON ST. LOOKING AT SW CORNER OF SITE
Street Photos

CALIFORNIA AVE. SW LOOKING EAST TOWARD

CALIFORNIA AVE. SW LOOKING WEST TOWARD

SW BRANDON ST. LOOKING NORTH TOWARD

SW BRANDON ST. LOOKING SOUTH TOWARD

02 CONTEXT ANALYSIS
CJ1 NATURAL SYSTEMS & SITE FEATURES

- Use naturalistic materials and forms of the site and its surroundings as a starting point for project design.

CJ2 URBAN PATTERN & FORM

- Develop a consistent identity and image of the building and its relationship to the site and its surrounding area.

CJ3 CONTEXT & CHARACTER

- Complement and contribute to the character of the area, creating a sense of place.

PL2 WALKABILITY

- Design walkways that are safe, comfortable, and pedestrian-friendly.

PL3 STREET-LEVEL INTERACTION

- Optimize the arrangement of uses and activities on the ground level with clear connections to building entries and edges.

DC1 PROJECT USES & ACTIVITIES

- Optimize the arrangement of uses and activities on the ground level with clear connections to building entries and edges.

DC2 ARCHITECTURAL CONCEPT

- Develop an architectural concept that is integrated and consistent with the site.

DC3 OPEN SPACE CONCEPT

- Integrate open space design with the design of the building.
Massing Exploration

Studying and responding to the neighborhood’s unique context, topography, and attributes. Exploring a variety of shapes and massings.

Maintaining the zoning code allowed density, and the client’s desired program. Unlike apartments or condominiums, assisted living has interior programmatic requirements that inform the building’s shape, interaction with the public realm and access points.

The yellow dot labels where the potential pedestrian entry may be located.

Design Concept

Studying and responding to the neighborhood’s unique context, topography, and attributes. Exploring a variety of shapes and massings.

Maintaining the zoning code allowed density, and the client’s desired program. Unlike apartments or condominiums, assisted living has interior programmatic requirements that inform the building’s shape, interaction with the public realm and access points.

The yellow dot labels where the potential pedestrian entry may be located.
Further studying the massings and narrowing the design direction down to six options, then narrowing down to three. Exploring potential exterior and interior connections with regard to entries and public and private spaces.

Common amenities will occupy the entire ground floor which will be located on the floors above.

**Massing Exploration**

**GSF**: 139,760 gsf  
**PARKING**: 42  
**TOTAL UNITS**: 100  
**LIFE NEIGHBORHOOD**: 30  
**24 PRIVATE**  
**6 SEMI-PRIVATE**  
**ASSISTED LIVING**: 70  
**37 STUDIOS**  
**29 ONE BEDROOMS**  
**4 TWO BEDROOMS**

**OPTION 1 - CENTRAL COURTYARD**

**OPPORTUNITIES**
- Pedestrian entry on corner
- Private interior resident courtyard

**CONSTRAINTS**
- Inefficient layout; too many inside corners make for dark space
- Small interior resident courtyard
- Main pedestrian entry is not closely connected to the vehicle drop-off

**GSF**: 125,841 gsf  
**PARKING**: 42  
**TOTAL UNITS**: 100  
**LIFE NEIGHBORHOOD**: 30  
**24 PRIVATE**  
**6 SEMI-PRIVATE**  
**ASSISTED LIVING**: 70  
**40 STUDIOS**  
**26 ONE BEDROOMS**  
**4 TWO BEDROOMS**

**OPTION 2 - TRADITIONAL**

**OPPORTUNITIES**
- Efficient design and density
- Layout optimizes views of the Sound and the Olympics.
- Main pedestrian entry is closely connected to the vehicle drop-off
- Parking is located underground

**CONSTRAINTS**
- Elevated front entry courtyard
- Main pedestrian entry is not closely connected to the vehicle drop-off

**GSF**: 128,429 gsf  
**PARKING**: 40  
**TOTAL UNITS**: 100  
**LIFE NEIGHBORHOOD**: 30  
**24 PRIVATE**  
**6 SEMI-PRIVATE**  
**ASSISTED LIVING**: 70  
**42 STUDIOS**  
**25 ONE BEDROOMS**  
**4 TWO BEDROOMS**

**OPTION 3 - SCULPTED (PREFERRED)**

**OPPORTUNITIES**
- A public courtyard is provided near the commercial space
- Layout optimizes views of the Sound and the Olympics.

**CONSTRAINTS**
- Smaller primary courtyard for residents.
- Main pedestrian entry is not closely connected to the vehicle drop-off

**Massing Exploration**

**REQUESTING CONFIRMATION OF**

- Allowable height per zoning code. Please review calculation on page 45.

**REQUESTING CONFIRMATION OF**

- Allowable height per code. Please review calculation on page 55.

**REQUESTING CONFIRMATION OF**

- Allowable height per zoning code. Please review calculation on page 65.
Option 1 - Central Courtyard

Enclosed mass keeps resident's privacy.
Secured courtyard
Stepping mass invites more sun right into courtyard.
There is no interaction between residential courtyard and pedestrian experience.
Donut mass makes a monolithic exterior for each side.

ROOF DECK
COURTYARD
PASSENGER DROP-OFF
PEDESTRIAN ENTRY
RESIDENT AMENITY ALONG SW BRANDON

COMMERCIAL SPACE ON CORNER
VEHICLE/SERVICE ENTRY
Option 1 - Street Views

- PARKING FLOOR - L1
- ENTERING FROM ALLEY
- RESIDENT AMENITY
- ALONG SW BRANDON
- RESIDENTIAL ENTRY & 2-ENTRY LOBBY AREA AT CORNER
- RESIDENTIAL FLOORS L2 - 5

- MIXED USE
- RESIDENTIAL FLOORS L2 - 5
- COMMERCIAL SPACE AT CORNER
- ROOF DECK, AMENITY
- RESIDENTIAL UNITS

- OFFICE BUILDING WITH SURFACE PARKING
- PEDESTRIAN ENTRY & 2-STORY LOBBY AREA AT CORNER
- RETAIL WITH SURFACE PARKING

- RETAIL WITH SURFACE PARKING
- OFFICE BUILDING WITH SURFACE PARKING
- RETAIL WITH SURFACE PARKING
- OFFICE BUILDING WITH SURFACE PARKING
- PEDESTRIAN ENTRY & 2-STORY LOBBY AREA AT CORNER
- RETAIL WITH SURFACE PARKING

- RESIDENTIAL UNITS
- ROOF DECK, AMENITY
- COMMERCIAL SPACE AT CORNER
- MIXED USE
- RESIDENTIAL FLOORS L2 - 5

- PARKING FLOOR - L1
In option 2, the courtyard is opened to the west. This option creates an interesting pedestrian experience. Fewer units directly face the blank wall of the theater. However, in this option, the courtyard and public open space do face the blank wall of the theater. In addition, the building height is taller than other options because of SW grading issues. Because of these reasons, this option is not preferred.

Option 2 - Traditional

- **Roof Deck**
- **Podium Courtyard with Skylight**
- **Pedestrian Entry + West Facing Courtyard**
- **Resident Amenity Along SW Brandon**

West Seattle
Aegis Living
© Ankrom Moisan Architects, Inc

EDG Submittal
November 10, 2022

- **COURTYARD FACING TO CALIFORNIA AVE.**
- **COMMERCIAL SPACE AT CORNER + GREEN AREA**
- **VEHICLE/SERVICE ENTRY**
- **41ST AVE. SW**
Option 2 - Street Views

- Stepping Mass
- Parking Floor - L1
- Residential Units L3 - L5
- Vehicle/Service Entry from Alley - L1

Single Family Residential

Mall Modulation at Street Level

PARKING FLOOR - L1

MULTI - FAMILY RESIDENTIAL

RETAIL WITH SURFACE PARKING

SW BRANDON ST.

42ND AVE SW

Vehicle/Service Entry

Residential Units L2 - L5
Option 2 - Plans

PROS
• EFFICIENT FLOOR PLAN

CONS
• PRESENTS ABRUPT FACADE TO THE EAST SINGLE FAMILY HOMES
• NEED TO CONCEAL PARKING GARAGE WITHIN SECOND FLOOR FACADE

SCALE: 1" = 30' - 0"
Option 3 - Sculpted

In the preferred option, a west-facing courtyard introduces sunlight into the units and creates interaction with public open space in the block. This massing option provides attraction at the street level with opportunities for pedestrians to engage. The terraced facade along the west face breaks down the massing of the building, creating a transitional neighborhood to the single-family homes to the east. This option works well for both the building residents and the neighborhood pedestrians. Because of these reasons, it is the preferred option.

PODIUM DECK
PODIUM COURTYARD
WEST FACING COURTYARD
WIDER AND DEEPER

PODIUM DECK
PODIUM DECK
WEST FACING COURTYARD
WIDER AND DEEPER
58
03 Design Concepts

03 Design Concepts

Option 3 - Street Views

West Seattle
Aegis Living
© Ankrom Moisan Architects, Inc

SDCI Project #: 3040033-EG

EDG Submittal
November 10, 2022

Option 3 - Street Views

OFFICE BUILDING
WITH SURFACE PARKING

RETAILS

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.

MIXED USE
SINGLE FAMILY
RESIDENTIAL

RETAIL WITH
SURFACE PARKING

COMMERCIAL SPACE AT CORNER

PARKING RAMP
PARKING AT UNDERGROUND LEVEL

MASS MODULATION HORIZONTAL AND
VERTICAL

CALIFORNIA AVE. SW

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.

MIXED USE
SINGLE FAMILY
RESIDENTIAL

RETAIL WITH
SURFACE PARKING

COMMERCIAL SPACE AT CORNER

PARKING RAMP
PARKING AT UNDERGROUND LEVEL

MASS MODULATION HORIZONTAL AND
VERTICAL

CALIFORNIA AVE. SW

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.

MIXED USE
SINGLE FAMILY
RESIDENTIAL

RETAIL WITH
SURFACE PARKING

COMMERCIAL SPACE AT CORNER

PARKING RAMP
PARKING AT UNDERGROUND LEVEL

MASS MODULATION HORIZONTAL AND
VERTICAL

CALIFORNIA AVE. SW

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.

MIXED USE
SINGLE FAMILY
RESIDENTIAL

RETAIL WITH
SURFACE PARKING

COMMERCIAL SPACE AT CORNER

PARKING RAMP
PARKING AT UNDERGROUND LEVEL

MASS MODULATION HORIZONTAL AND
VERTICAL

CALIFORNIA AVE. SW

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.

MIXED USE
SINGLE FAMILY
RESIDENTIAL

RETAIL WITH
SURFACE PARKING

COMMERCIAL SPACE AT CORNER

PARKING RAMP
PARKING AT UNDERGROUND LEVEL

MASS MODULATION HORIZONTAL AND
VERTICAL

CALIFORNIA AVE. SW

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.

MIXED USE
SINGLE FAMILY
RESIDENTIAL

RETAIL WITH
SURFACE PARKING

COMMERCIAL SPACE AT CORNER

PARKING RAMP
PARKING AT UNDERGROUND LEVEL

MASS MODULATION HORIZONTAL AND
VERTICAL

CALIFORNIA AVE. SW

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.

MIXED USE
SINGLE FAMILY
RESIDENTIAL

RETAIL WITH
SURFACE PARKING

COMMERCIAL SPACE AT CORNER

PARKING RAMP
PARKING AT UNDERGROUND LEVEL

MASS MODULATION HORIZONTAL AND
VERTICAL

CALIFORNIA AVE. SW

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.

MIXED USE
SINGLE FAMILY
RESIDENTIAL

RETAIL WITH
SURFACE PARKING

COMMERCIAL SPACE AT CORNER

PARKING RAMP
PARKING AT UNDERGROUND LEVEL

MASS MODULATION HORIZONTAL AND
VERTICAL

CALIFORNIA AVE. SW

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.

MIXED USE
SINGLE FAMILY
RESIDENTIAL

RETAIL WITH
SURFACE PARKING

COMMERCIAL SPACE AT CORNER

PARKING RAMP
PARKING AT UNDERGROUND LEVEL

MASS MODULATION HORIZONTAL AND
VERTICAL

CALIFORNIA AVE. SW

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.

MIXED USE
SINGLE FAMILY
RESIDENTIAL

RETAIL WITH
SURFACE PARKING

COMMERCIAL SPACE AT CORNER

PARKING RAMP
PARKING AT UNDERGROUND LEVEL

MASS MODULATION HORIZONTAL AND
VERTICAL

CALIFORNIA AVE. SW

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.

MIXED USE
SINGLE FAMILY
RESIDENTIAL

RETAIL WITH
SURFACE PARKING

COMMERCIAL SPACE AT CORNER

PARKING RAMP
PARKING AT UNDERGROUND LEVEL

MASS MODULATION HORIZONTAL AND
VERTICAL

CALIFORNIA AVE. SW

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.

MIXED USE
SINGLE FAMILY
RESIDENTIAL

RETAIL WITH
SURFACE PARKING

COMMERCIAL SPACE AT CORNER

PARKING RAMP
PARKING AT UNDERGROUND LEVEL

MASS MODULATION HORIZONTAL AND
VERTICAL

CALIFORNIA AVE. SW

WIDER AND DEEPER COURT-
YARD ACTIVATE PEDESTRIAN

RESIDENTIAL AMENITY ON CALIFORNIA
AVE. SW AND SW BRANDON ST.

TERRACED MASS MODULATION
HORIZONTAL AND VERTICAL

SW BRANDON ST.

SW BRANDON ST.
Option 3 - Plans

PROS
• Responds to the concepts of movement and green.
• Brings abundant daylight into the units and amenity rooms.
• Main pedestrian entry is aligned with vehicle drop-off for seniors.

CONS
• Main pedestrian entry is elevated off the street.

Legend
- Assisted Living
- Life Neighborhood
- Amenities
- Utility
- Entry

Scale: 1" = 30' - 0"
04 DESIGN EXPLORATION

GREEN
MOVEMENT
SUSTAINABILITY
GREEN
A TERRACED FACADE AND GREEN ROOFS PROVIDE MOMENTS FOR INTERACTION WITH THE LANDSCAPE AT EACH LEVEL.

MOVEMENT
SIMPLE ORDINANCES AND VARIATION OF WINDOW LOCATIONS ADDS RHYTHM AND MOVEMENT TO THE FACADE.

Precedent Building Images

Neighborhood Building Images

© Ankrom Moisan Architects, Inc

EDG Submittal
November 10, 2022

EDG Submittal
November 10, 2022

SDCI Project #: 3040033-EG

SDCI Project #: 3040033-EG

68
68

© Ankrom Moisan Architects, Inc

© Ankrom Moisan Architects, Inc

69
69

© Ankrom Moisan Architects, Inc

© Ankrom Moisan Architects, Inc

68
68

© Ankrom Moisan Architects, Inc

© Ankrom Moisan Architects, Inc
Option 3 - Sculpted

The courtyard opens to the west and a pedestrian path travels through the courtyard and slopes down to the sidewalk. This elevating option creates a strong connection and security 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.
EXPLORATORY PALETTE

MATERIALS SUCH AS FIBER CEMENT OR SIMILAR SIDING, WOOD-LIKE TRAILS, AND MASONRY ARTICULATE THE MASSING. PROVIDING HUMAN SCALE AT THE PEDESTRIAN LEVEL, CREATING ENTRY LOCATIONS AND DEFINING STREET EDGE AND COURTYARD.

View from California Ave. SW

Bird’s Eye View SW Corner

EXTERIOR MATERIALS EXPLORATION - TESTED ON PREFERRED OPTION

- Wood-Look Fiber Cement Siding
- Fiber Cement or Similar Siding
- Terraced Levels of Vegetation
- Masonry TBD
- Structural Trellis
- Integrated Stair & Ramp

- View from California Ave. SW
- Bird’s Eye View SW Corner

EDG Submittal
November 10, 2022
West Seattle
Aegis Living
© Ankrom Moisan Architects, Inc

Precedent Landscape Imagery

SCALE: 1" = 30’ - 0”

ADD STREET TREES AND LANDSCAPED PARKWAY ALONG SW BRANDON ST.
ZONING ANALYSIS

Date: November 8, 2022
Project Number: 221410

Property: Aegis West Seattle
Purpose: Aegis Living
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)
  - Assisted Living Facilities.

Site Features:
- Office Building, Restaurant

Parcel Information:

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Property ID</th>
<th>Existing Use</th>
<th>Site Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>5242 California Ave SW</td>
<td>7620700435</td>
<td>Commercial</td>
<td>7420</td>
</tr>
<tr>
<td>5248 California Ave SW</td>
<td>7625700436</td>
<td>Commercial</td>
<td>7472</td>
</tr>
<tr>
<td>5252 California Ave SW</td>
<td>7625700430</td>
<td>Commercial</td>
<td>7500</td>
</tr>
<tr>
<td>5258 California Ave SW</td>
<td>7625700425</td>
<td>Commercial</td>
<td>7500</td>
</tr>
</tbody>
</table>

Zoning Information:

23.47A.035

SITE ZONING
(Code Section – [Section Number])
- NC2-40 (M)
  - Neighborhood Commercial 2
  - Neighborhood Commercial 2

OVERLAY MHA – Medium are fee requirements
- Not in Station Overlay 1.5.
- Not in pedestrian designated zone

USES (23.47A.004 – 23.47A.005 [Section Number])

Permitted Outright:
- Residential Use, Assisted Living Facility (Table A 23.47A.004) Falls under “residential uses not listed below” in table

Street Level Uses:
- No restrictions on residential use at ground floor

Definition Residential Use:
- "Assisted living facility" means a use licensed by the State of Washington as a boarding home under Title 18, Chapter 18.20 WAC and contains at least two assisted living units for people who need assistance with activities of daily living such as eating, toileting, ambulating, 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.”
The following gross floor area is not counted toward FAR:

- Max. – 3.75 LBC increase / 3 base
- Up to 25 percent more floor area

The floor area of required bicycle parking for small efficiency dwelling units or congregate residence sleeping rooms is subject to the development standards of the zone in which they are located, and required bicycle parking is not exempt from FAR limits;

- Floor area of bicycle parking that is provided beyond the structure containing the small efficiency dwelling units or congregate residence sleeping rooms, if the bicycle parking is located within the same parcel.

The following gross floor area is not counted toward FAR:

- Max. – 56'-6" = 40' base + 12.5' for LBC + 4' for 13' tall ground floor and retail

The following gross floor area is not counted toward FAR:

- Max. – 3.75 LBC increase / 3 base
- Up to 25 percent more floor area

The floor area of required bicycle parking for small efficiency dwelling units or congregate residence sleeping rooms is subject to the development standards of the zone in which they are located, and required bicycle parking is not exempt from FAR limits;

- Floor area of bicycle parking that is provided beyond the structure containing the small efficiency dwelling units or congregate residence sleeping rooms, if the bicycle parking is located within the same parcel.

The following gross floor area is not counted toward FAR:

- Max. – 56'-6" = 40' base + 12.5' for LBC + 4' for 13' tall ground floor and retail
LANDSCAPE STANDARDS
(Code Section – 23.47A.016)
Green score factor of 0.3 or greater is required

AMENITY AREA
(Code Section – 23.47A.024)
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. Exclusion from the area, for the purposes of this subsection 23.47A.024,
includes areas used for mechanical equipment and accessory
parking. In the case of any amenity area:
1. All residents shall have access to it but not necessarily on a private amenity area.
2. Security areas shall not be required.
3. Parking areas, including storage areas and driveways do not qualify as
amenity areas, except that a woonerf may provide a maximum of 20 percent of
the area specified in this subsection if the use of the woonerf is approved through a
design review process.
4. Common amenity areas shall have a maximum horizontal dimension of 5 feet,
and the common amenity area shall be at least 200 square feet in area.
5. Private balconies and decks shall have a minimum area of 300 square feet, and no
horizontal dimension shall be less than 6 feet.
6. 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 Transit Service Area and may be eligible for reduced parking
(Code Sections 23.54.015 and 23.54.020)

PARKING
(Code Sections 23.47A.032 & 23.54)
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
60% must be Medium. 2 spaces must be large. The remainder can be any size

Large = 8.5’X19’
Medium = 8’ x 16’
Small = 7.5 X 15’
Barrier Free = one at 8x19 with access aisle 5’

PARKING LOCATION
AND ACCESS
(Code Sections 23.47A.032)
Parking access shall be from the Alley.
Driveways shall be 10’ minimum

ENVIRONMENTALLY CRITICAL
AREAS
None per SDCI GIS maps

Information based upon City of Seattle zoning applicable at time study prepared. Information provided below this Study was 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.
BEFORE SUNRISE

BEFORE SUNRISE

BEFORE SUNRISE

AFTER SUNSET

AFTER SUNSET

AFTER SUNSET

OPTION 1 - CENTRAL

OPTION 2 - TRADITIONAL

OPTION 3 - SCULPTED
(PREFERRED)

OPTION 1 - CENTRAL

OPTION 2 - TRADITIONAL

OPTION 3 - SCULPTED
(PREFERRED)
8 AM 10 AM NOON

OPTION 1 - CENTRAL

OPTION 2 - TRADITIONAL

OPTION 3 - SCULPTED (PREFERRED)
8 AM 10 AM NOON 2 PM 4 PM 6 PM

OPTION 1 - CENTRAL

OPTION 2 - TRADITIONAL

OPTION 3 - SCULPTED (PREFERRED)

West Seattle
Aegis Living
© Ankrom Moisan Architects, Inc

EDG Submittal
November 10, 2022

EDG Submittal
November 10, 2022
OPTION 3 - SCULPTED (PREFERRED)

BEFORE SUNRISE

BEFORE SUNRISE

OPTION 4 STORY W/O STEPPING

BEFORE SUNRISE

SIMILAR RESOLUTION NOT IMPACTFUL TO NEIGHBORS AS 4-STORY NO STEPPING BUILDING

AFTER SUNSET

AFTER SUNSET

OPTION 3 - SCULPTED (PREFERRED)

OPTION 4 STORY W/O STEPPING
OPTION 3 - SCULPTED (PREFERRED)

OPTION 4 STORY W/O STEPPING

8 AM 10 AM NOON 2 PM 4 PM 6 PM

OPTION 3 - SCULPTED (PREFERRED)

OPTION 4 STORY W/O STEPPING

West Seattle
Aegis Living
© Ankrom Moisan Architects, Inc

EDG Submittal
November 10, 2022
8 AM
10 AM
NOON
2 PM
4 PM
6 PM

OPTION 3 - SCULPTED (PREFERRED)

OPTION 4 STORY W/O STEPPING

OPTION 3 - SCULPTED (PREFERRED)

OPTION 4 STORY W/O STEPPING