Aegis Living
01 PROJECT INFORMATION
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### AEGIS LIVING EXISTING COMMUNITIES

- **Aegis Kirkland Waterfront Community, Kirkland, WA**
- **Aegis Mercier Island, Mercier Island, WA**
- **Aegis Lake Union Living Building Challenge, Lake Union, WA**

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### CONTACT INFORMATION

**Owner/Applicant:**
Aegis Living  
415 118th Avenue SE  
Bellevue, WA 98005  
425.284.1624  
Contact: Byron 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  
11255 Kirkland Way, Suite 300  
Kirkland, WA 98033  
206.285.4512  
Contact: Tyler Christofferson

**Landscape Architect:**
Hewitt  
101 Stewart Street, Suite 200  
Seattle, WA 98101  
206.624.8154  
Contact: Reese Cowan Stewart

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### 01 Project Information

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Contact: Reese Cowan Stewart

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### 02 Context Analysis

#### Neighborhoods

- **Aegis Kirkland Waterfront Community, Kirkland, WA**
- **Aegis Lake Union Living Building Challenge, Lake Union, WA**
- **Aegis Mercier Island, Mercier Island, WA**

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### 03 Design Concepts

#### Massing Exploration

- **Overview**
- **Option 1 - Central Courtyard**
- **Option 2 - Traditional**
- **Option 3 - Sculpted**

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### 04 Design Exploration

#### Concept, Precedent, & Neighborhood Images

- **Images**
- **Option 3 - Design Exploration**
- **Landscape Plan & Images**

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### 05 Appendix

- **Civil Plans**
- **Zoning Code Summary**
- **Shadow Studies**
LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER: WAFA22-4386. 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: WAFA22-4387. 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:

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.
01 PROJECT INFORMATION

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.

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)**:
   - 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).
   - 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)

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. **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).**

12. **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)**

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 prior to the Ready Audit is completed.**
# Seattle Living Building Pilot Program

## Living Building Challenge Petal Selection

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<td>Energy + Carbon Reduction (Core imperative)</td>
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<td>Materials (required if water or energy is not chosen)</td>
<td>Responsible Materials (Core imperative)</td>
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### Petals (7)

1. **Place**
   - Ecology of Place
   - Urban Agriculture
   - Habitat Exchange
   - Human Scaled Living

2. **Water**
   - Responsible Water Use
   - Net Positive Water

3. **Energy**
   - Energy + Carbon Reduction
   - Net Positive Energy

4. **Health + Happiness**
   - Healthy Interior Environment
   - Healthy Interior Performance
   - Access to Nature

5. **Materials**
   - Responsible Materials
   - Red List
   - Responsible Sourcing
   - Living Economy Sourcing
   - Net Positive Waste

6. **Equity**
   - Universal Access
   - Inclusion

7. **Beauty**
   - Beauty + Biophilia
   - Education + Inspiration

### Subcategories (20)

- Seattle Pilot Requirements (required)
- Seattle Pilot Requirements (required)
- Seattle Pilot Requirements (required)
- Seattle Pilot Requirements (required)

### Core Imperatives

- Ecology of Place
- Urban Agriculture
- Habitat Exchange
- Human Scaled Living
- Responsible Water Use
- Net Positive Water
- Energy + Carbon Reduction
- Net Positive Energy
- Responsible Materials
- Red List
- Responsible Sourcing
- Living Economy Sourcing
- Net Positive Waste
- Healthy Interior Environment
- Healthy Interior Performance
- Access to Nature
- Universal Access
- Inclusion
- Beauty + Biophilia
- Education + Inspiration

### Typologies

- New Building
- Existing Building
- Interior
- Landscape + Infrastructure
01 Project Information

Living Building Challenge 4.0: Selected Petals (3 required)

| PLACE PETAL | 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. The continued spread of sprawl development and the increasing number of global megapoleis 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 development. Today, buildings use more than fifty percent of global office workers having no access to daylight. Research studies show that a connection to nature has a direct impact 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.

| WATER PETAL | The intent of the Water Petal is to create a new source of renewable energy that allows projects to operate year-round in a resilient, pollution-free manner. In addition, the Water Petal prioritizes energy efficiency as a means to reduce water-intensive, energy-inefficient, and capital-intensive “wastewater” as a precious nutrient and resource. Greening 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 droughts of major reservoirs 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.

| ENERGY PETAL | The intent of the Energy Petal is to create new sources of renewable energy that allows projects to operate year-round in a resilient, pollution-free manner. In addition, the Energy Petal prioritizes energy efficiency as a means to reduce water-intensive, energy-inefficient, and capital-intensive “wastewater” as a precious nutrient and resource. 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 droughts of major reservoirs 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.

| HEALTH + HAPPINESS PETAL | 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. 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 impact 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.

| MATERIALS PETAL | 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.

| EQUITY PETAL | 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. Disturbing trends toward privatizing infrastructure, externalizing negative social and environmental impacts, and limiting access to nature, which are 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. "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. Just, the Institute’s social justice transparency platform for organizations, is a publically 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."
Living Building Challenge 4.0: Required Imperatives

**PLACE IMPERATIVES**
- I01 - ECOLOGY OF PLACE
- I02 - URBAN AGRICULTURE
- I03 - HABITAT EXCHANGE
- I04 - HUMAN-SCALED LIVING

**WATER IMPERATIVES**
- I05 - RESPONSIBLE WATER USE
- I06 - NET POSITIVE WATER

**ENERGY IMPERATIVES**
- I07 - ENERGY + CARBON REDUCTION
- I08 - NET POSITIVE CARBON

**HEALTH + HAPPINESS IMPERATIVES**
- I09 - HEALTHY INTERIOR ENVIRONMENT
- I10 - HEALTHY INTERIOR PERFORMANCE
- I11 - ACCESS TO NATURE

**MATERIALS IMPERATIVES**
- I12 - RESPONSIBLE MATERIALS
- I13 - RED LIST
- I14 - RESPONSIBLE SOURCING
- I15 - LIVING ECONOMY SOURCING
- I16 - NET POSITIVE WASTE

**EQUITY IMPERATIVES**
- I17 - UNIVERSAL ACCESS
- I18 - INCLUSION

**BEAUTY IMPERATIVES**
- I19 - BEAUTY + BIOPHILIA
- I20 - EDUCATION + INSPIRATION

**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.

**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% below that defined in the target performance path section C401.3.1 and use no fossil fuel for space and water heating.

City of Seattle Water & Energy Requirements

SELECTED PETALS FOR PETAL CERTIFICATION

REQUIRED IMPERATIVES & SEATTLE REQUIREMENTS
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.
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.
02 CONTEXT ANALYSIS
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.
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.
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%.
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.
Site Plan

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.
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
02 CONTEXT ANALYSIS

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
02 CONTEXT ANALYSIS

Street Photos

CALIFORNIA AVE. SW LOOKING EAST TOWARD

CALIFORNIA AVE. SW

PROJECT SITE

SW BRANDON ST.

CALIFORNIA AVE. SW

CALIFORNIA AVE. SW LOOKING WEST TOWARD

CALIFORNIA AVE. SW

SW BRANDON ST.

CALIFORNIA AVE. SW
02 CONTEXT ANALYSIS

Massing Height Diagram

CALIFORNIA AVE. SW LOOKING EAST TOWARD
03 DESIGN GUIDELINES

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.
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.
03 DESIGN CONCEPTS
32 DESIGN CONCEPTS
Massing Exploration

Exploring a variety of massings that respond in different ways to the neighborhood’s context and topography.

Maintaining the zoning code allowed density and program functionality. Assisted living has interior programmatic requirements that inform the building’s shape and access points.

Program requirements:
- Alley - Parking and Service access must be from the Alley which is approximately one story above California Ave. Options are 2nd floor parking or a long ramp to below grade parking.
- Licensed Assisted Living Common areas - Passenger drop off, lobby, Dining, Commercial Kitchen, must be on the ground floor. These functions required higher floor to floor.
- Licensed Memory Care - Dining, activities and courtyard must be secured requiring locations on 2nd or 3rd floors.
OVERVIEW

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

AREA: 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

OPPORTUNITIES

• Pedestrian entry on corner
• Private interior resident courtyard

CONSTRAINTS

• Inefficient layout; Too many inside corners makes for dark space
• Interior resident courtyard is small
• Main pedestrian entry is not closely connected to the vehicle drop-off

REQUESTING CONFIRMATION OF:

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

OPTION 2 - TRADITIONAL

AREA: 127,345 GSF
PARKING: 40

TOTAL UNITS: 98
LIFE NEIGHBORHOOD: 29
23 PRIVATE
6 SEMI-PRIVATE

ASSISTED LIVING: 69
40 STUDIOS
25 ONE BEDROOMS
4 TWO BEDROOMS

OPPORTUNITIES

• Layout provides a prominent facade along California Street.
• A private, more secluded resident courtyard is located along the alley.

CONSTRAINTS

• No outdoor public courtyard for pedestrians to interact with the building residents.
• Private resident courtyard is located near the back of house service area.

REQUESTING CONFIRMATION OF:

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

OPTION 3 - SCULPTED (PREFERRED)

AREA: 126,518 GSF
PARKING: 42

TOTAL UNITS: 98
LIFE NEIGHBORHOOD: 28
24 PRIVATE
4 SEMI-PRIVATE

ASSISTED LIVING: 70
42 STUDIOS
24 ONE BEDROOMS
4 TWO BEDROOMS

OPPORTUNITIES

• Provides a public courtyard adjacent to California Street.
• 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

REQUESTING CONFIRMATION OF:

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

Enclosed mass keeps resident's privacy.

Secured courtyard

Stepping mass invite more sun right into courtyard.

There is no interaction between residential courtyard and pedestrian experience.

Donut mass makes a monolithic exterior for each side.
Option 1 - Central Courtyard

COMMERCIAL
RESIDENT AMENITY
ALONG CALIFORNIA AVE.
PEDESTRIAN ENTRY

COURTYARD
RESIDENT AMENITY
ALONG SW BRANDON
ROOF DECK

COMMERCIAL SPACE
ON NW CORNER
ROOF DECK FACING TO
CALIFORNIA AVE.
VEHICLE/SERVICE ENTRY
Option 1 - Street Views

- Parking Floor - L2 Entering from Alley
- Resident Amenity Along SW Brandon and California Ave.
- Pedestrian Entry & 2-Story Lobby Area at Corner
- Residential Floors L3 - 5 Plus Roof Deck Level
Option 1 - Street Views

ROOF DECK, AMENITY

COMMERCIAL SPACE AT CORNER

CALIFORNIA AVE. SW
03 DESIGN CONCEPTS

Option 1 - Street Views

RESIDENTIAL UNITS FLOOR - L3 TO 5 + ROOF DECK LEVEL

PARKING FLOOR - L2

VEHICLE/SERVICE ENTRY - L2

SINGLE FAMILY RESIDENTIAL

ALLEY
Option 1 - Street Views

RESIDENTIAL AMENITY

RESIDENTIAL UNITS FLOOR - L3 TO 5

+ROOF DECK LEVEL

PARKING FLOOR - L2
Option 1 - Plans

LEGEND

<table>
<thead>
<tr>
<th>Assisted Living</th>
<th>Life Neighborhood</th>
<th>Amenity</th>
<th>Utility</th>
<th>Entrance</th>
</tr>
</thead>
</table>

SCALE: 1" = 40' - 0"
West Seattle
Aegis Living
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LEGEND
ASSISTED LIVING
LIFE NEIGHBORHOOD
AMENITY
UTILITY
ENTRANCE

SCALE: 1" = 40' - 0"

N
0 20' 40'

THIRD FLOOR

FOURTH FLOOR

L4
L5
L6
Option 2 - Traditional

In option 2, the courtyard is opened to the east. This massing creates a strong facade presence along California. More units face the quiet single family home zone to the east and fewer face west to the water. This option allows for privacy in the memory care courtyard. However, given the size needed programatically for the courtyard, there is no room for a public pedestrian courtyard along California. Because of these reasons, this option is not preferred.
Option 2 - Traditional

- **SW CORNER VIEW**
  - Commercial
  - Resident amenity along California Ave.
  - Pedestrian entry at SW corner
  - Podium courtyard with skylight
  - Resident amenity along SW Brandon
  - Roof deck facing to California Ave.

- **NE CORNER VIEW**
  - Courtyard facing to single family residential
  - Commercial space on NW corner
  - Roof deck facing to California Ave.
  - Vehicle/service entry

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SDCI Project #: 3040033-EG
03 DESIGN CONCEPTS

Option 2 - Street Views

- AMENITY SPACE ALONG CALIFORNIA AVE. SW
- ROOF DECK STEPPING MASS
- RESIDENTIAL UNITS ON L3 - 5 PLUS ROOF LEVEL
- PARKING ON L2
- RESIDENTIAL ENTRY ON SW CORNER

CALIFORNIA AVE. SW

SW BRANDON ST.
Option 2 - Street Views

- ROOF LEVEL UNIT + PATIO
- PARKING SPACE - L 2
- COMMERCIAL SPACE AT CORNER

CALIFORNIA AVE. SW

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03 DESIGN CONCEPTS

Option 2 - Street Views

- PARKING FLOOR - L 2
- RESIDENTIAL UNITS L3 - L5 PLUS ROOF LEVEL
- COURTYARD FACING TO EAST - SINGLE FAMILY RESIDENTIAL
- VEHICLE/SERVICE ENTRY FROM ALLEY - L 2
- ALLEY
- SINGLE FAMILY RESIDENTIAL
Option 2 - Street Views

PODIUM + SKYLIGHT

COURTYARD FACING TO EAST - SINGLE FAMILY RESIDENTIAL
03 DESIGN CONCEPTS

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

---

**LEGEND**
- ASSISTED LIVING
- LIFE NEIGHBORHOOD
- AMENITY
- UTILITY
- ENTRANCE

---

SCALE: 1" = 40' - 0"
03 DESIGN CONCEPTS
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 east face breaks down the massing of the building, creating a friendlier neighbor 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.
Option 3 - Sculpted

SW CORNER VIEW
- Commercial Space
- Stepping Mass Along California Ave.
- West Facing Courtyard Facing to California Ave.

NE CORNER VIEW
- Podium Courtyard with Skylight
- Stepping Mass Along SW Brandon St.
- Stepping Mass Single Family Residential Side
- Vehicle/Service Entry
- Commercial Space on NW Corner
- Roof Deck Facing to California Ave.
- Courtyard Facing to California Ave.
Supplemental Guideline - 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.
03 DESIGN CONCEPTS

Option 3 - Street Views

TERRACED MASS MODULATION HORIZONTAL AND VERTICAL

WIDER AND DEEPER COURT-YARD ACTIVATE PEDESTRIAN

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

RETAILS

CALIFORNIA AVE. SW

SW BRANDON ST.
Option 3 - Street View

- STEPPING MASS + VERTICAL MODULATION
- VEHICLE ENTRY
- ALLEY
- SINGLE FAMILY RESIDENTIAL
Option 3 - Street View

- HORIZONTAL & VERTICAL MASS MODULATION AT SW BRANDON ST.
- STEPPING MASS + VERTICAL MODULATION SINGLE FAMILY RESIDENTIAL SIDE
- ALLEY
- GARAGE
- SW BRANDON ST.
03 DESIGN CONCEPTS

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
AMENITY
UTILITY
ENTRANCE
03 DESIGN CONCEPTS
Section W - E 3 Option Comparison

Option 1

Option 2

Option 3
Section W - E 3 Option Comparison

Option 1

Option 2

Option 3
03 DESIGN CONCEPTS
Living Building Challenge - Place

ECOLOGY OF PLACE
Protect wild and ecologically significant places and encourage ecological regeneration and enhanced function of the communities and places where projects are built.

URBAN AGRICULTURE
Integrate opportunities for connecting the community to locally grown fresh food.

HABITAT EXCHANGE
Protect land for other species as more and more land is taken for human use.

HUMAN SCALED LIVING
Contribute toward the creation of walkable, pedestrian-oriented communities that reduce the use of fossil fuel vehicles.

OPTION 1 - CENTRAL COURTYARD
• Courtyard in center of the building facing to amenity space and residential unit, but not involving neighborhood community.
• There is space for urban agriculture on roof terrace, where they can get plenty of sun light.
• Mass facing to California ave. and Brandon St. are monolithic. Less attractive for pedestrian rather than other option.

OPTION 2 - TRADITIONAL
• East facing courtyard, involving some people using alley.
• There is space for urban agriculture on roof terrace, where they can get plenty of sun light.
• Mass facing to California ave. and Brandon St. are monolithic. Less attractive for pedestrian rather than other option. Most of mass breaks are happens on East side.

OPTION 3 - SCULPTED (PREFERRED)
• West facing courtyard improving pedestrian experience. California ave. is a major street, it will activate street scape and encourage community to enhance the ecological performance.
• There is space for urban agriculture on roof terrace, where they can get plenty of sun light.
• Building mass is modulated both vertically and horizontally for all face, addressing human-scale and creating comfortable pedestrian experience. Courtyard opening to California ave. provides area for occupants to gather and connect to the community.
Living Building Challenge - Energy

ENERGY + CARBON REDUCTION
Treat energy as a precious resource and minimize energy related carbon emissions that contribute to climate change.

**OPTION 1 - CENTRAL COURTYARD**
- Expected PV panels / mechanical area on roof. No tall tree around the site, ideal site condition for PV panel.

**OPTION 2 - TRADITIONAL**
- Expected PV panels / mechanical area on roof. No tall tree around the site, ideal site condition for PV panel.
- Additional space for PV panel will be needed.

**OPTION 3 - SCULPTED (PREFERRED)**
- Expected PV panels / mechanical area on roof. No tall tree around the site, ideal site condition for PV panel.
**BEAUTY + BIOPHILIA**

Connect teams and occupants with the benefits of biophilia and incorporate meaningful biophilic design elements into the project.

---

**OPTION 1 - CENTRAL COURTYARD**

- Donut shape mass invite sunlight in center of the building and provide view to nature from units and amenity space.
- Expected gardening space on roof top terrace.

**OPTION 2 - TRADITIONAL**

- East open courtyard mass receive more sunlight into building and provide spacial dynamic view to both occupants and neighbors.
- Expected gardening space on roof top terrace.

**OPTION 3 - SCULPTED (PREFERRED)**

- West open courtyard mass maximize sunlight involvement among those 3 options, and courtyard provide view of nature to occupants and community.
- Expected gardening space on roof top terrace.
- Landscape design include several gathering space and main entry path going through courtyard give opportunity of physical activities and enjoyable moment staying in nature.
- Tree trunk motif on canopy support.
04 DESIGN EXPLORATION
Concept Images

GREEN

MOVEMENT

SUSTAINABILITY

West Seattle
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SDCI Project #: 3040033-EG
04 DESIGN EXPLORATION

Precedent Building Images

GREEN
A TERRaced FACade AND GREEN ROOFS PROVIDE moments FOR INTERACTION WITH THE LANDSCAPE AT EACH LEVEL.

Movement
SIMPLE ORDERING AND VARIATION OF WINDOW LOCATIONS ADDS RHYTHM AND MOVEMENT TO THE FACADE.
Option 3 - Sculpted

The courtyard opens to the west and a pedestrian path travels through the courtyard and slopes down to the sidewalk.

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.
04 DESIGN EXPLORATION

Rendering Image - Preferred Option
EXPLORATORY PALETTE

MATERIALS SUCH AS FIBER CEMENT OR SIMILAR SIDING AND MASONRY ARTICULATE THE MASSING. PROVIDING HUMAN SCALE AT THE PEDESTRIAN LEVEL, CREATING ENTRY LOCATIONS AND DEFINING STREET EDGE AND COURTYARD.
04 DESIGN EXPLORATION
Landscape Plan
Option 3
05 APPENDIX
GENERAL GUIDELINES
MANAGING HAZARDOUS PRODUCTS

1. Implement site security measures to protect against unauthorized access to the construction site.
2. Ensure that hazardous materials are properly stored and handled in accordance with local regulations.
3. Conduct regular inspections to identify and address potential risks.
4. Provide proper training to personnel handling hazardous materials.
5. Store hazardous materials in designated areas.

GENERAL GUIDELINES
MANAGING CONSTRUCTION SEQUENCE

1. Prioritize construction tasks to minimize disruption and interference.
2. Coordinate with local authorities to ensure compliance with regulations.
3. Monitor progress to ensure timely completion.
4. Adjust the sequence as necessary to accommodate changes.
5. Communicate with stakeholders to ensure transparency.

GENERAL GUIDELINES
MANAGING CONSTRUCTION SEQUENCE
MANAGING CRITICAL PATH

1. Identify critical tasks that must be completed on schedule.
2. Establish a priority for completing critical tasks.
3. Monitor progress to ensure timely completion.
4. Adjust the construction sequence as necessary to accommodate changes.
5. Communicate with stakeholders to ensure transparency.

GENERAL GUIDELINES
MANAGING EQUIPMENT WASHING

1. Implement site security measures to protect against unauthorized access to the construction site.
2. Ensure that hazardous materials are properly stored and handled in accordance with local regulations.
3. Conduct regular inspections to identify and address potential risks.
4. Provide proper training to personnel handling hazardous materials.
5. Store hazardous materials in designated areas.

GENERAL GUIDELINES
MANAGING CONTAMINATED SOILS

1. Implement site security measures to protect against unauthorized access to the construction site.
2. Ensure that hazardous materials are properly stored and handled in accordance with local regulations.
3. Conduct regular inspections to identify and address potential risks.
4. Provide proper training to personnel handling hazardous materials.
5. Store hazardous materials in designated areas.

GENERAL GUIDELINES
MANAGING CONCRETE TRUCKS

1. Prioritize construction tasks to minimize disruption and interference.
2. Coordinate with local authorities to ensure compliance with regulations.
3. Monitor progress to ensure timely completion.
4. Adjust the sequence as necessary to accommodate changes.
5. Communicate with stakeholders to ensure transparency.

GENERAL GUIDELINES
MANAGING DRAINAGE CB & INLET NOTES

1. Prioritize construction tasks to minimize disruption and interference.
2. Coordinate with local authorities to ensure compliance with regulations.
3. Monitor progress to ensure timely completion.
4. Adjust the sequence as necessary to accommodate changes.
5. Communicate with stakeholders to ensure transparency.

GENERAL GUIDELINES
MANAGING DRAINAGE CB & INLET NOTES
MANAGING SEWER NOTES

1. Prioritize construction tasks to minimize disruption and interference.
2. Coordinate with local authorities to ensure compliance with regulations.
3. Monitor progress to ensure timely completion.
4. Adjust the sequence as necessary to accommodate changes.
5. Communicate with stakeholders to ensure transparency.

GENERAL GUIDELINES
MANAGING WATER SERVICE NOTES

1. Prioritize construction tasks to minimize disruption and interference.
2. Coordinate with local authorities to ensure compliance with regulations.
3. Monitor progress to ensure timely completion.
4. Adjust the sequence as necessary to accommodate changes.
5. Communicate with stakeholders to ensure transparency.

GENERAL GUIDELINES
MANAGING SOLID WASTE

1. Prioritize construction tasks to minimize disruption and interference.
2. Coordinate with local authorities to ensure compliance with regulations.
3. Monitor progress to ensure timely completion.
4. Adjust the sequence as necessary to accommodate changes.
5. Communicate with stakeholders to ensure transparency.

GENERAL GUIDELINES
MANAGING FERTILIZERS

1. Prioritize construction tasks to minimize disruption and interference.
2. Coordinate with local authorities to ensure compliance with regulations.
3. Monitor progress to ensure timely completion.
4. Adjust the sequence as necessary to accommodate changes.
5. Communicate with stakeholders to ensure transparency.

GENERAL GUIDELINES
MANAGING STORM DRAIN INLET PROTECTION

1. Prioritize construction tasks to minimize disruption and interference.
2. Coordinate with local authorities to ensure compliance with regulations.
3. Monitor progress to ensure timely completion.
4. Adjust the sequence as necessary to accommodate changes.
5. Communicate with stakeholders to ensure transparency.

GENERAL GUIDELINES
MANAGING PETROLEUM PRODUCTS

1. Prioritize construction tasks to minimize disruption and interference.
2. Coordinate with local authorities to ensure compliance with regulations.
3. Monitor progress to ensure timely completion.
4. Adjust the sequence as necessary to accommodate changes.
5. Communicate with stakeholders to ensure transparency.

GENERAL GUIDELINES
MANAGING PESTICIDES AND HERBICIDES

1. Prioritize construction tasks to minimize disruption and interference.
2. Coordinate with local authorities to ensure compliance with regulations.
3. Monitor progress to ensure timely completion.
4. Adjust the sequence as necessary to accommodate changes.
5. Communicate with stakeholders to ensure transparency.

GENERAL GUIDELINES
MANAGING SEDIMENTATION CONTROL PLAN MAINTENANCE SCHEDULE:

1. Prioritize construction tasks to minimize disruption and interference.
2. Coordinate with local authorities to ensure compliance with regulations.
3. Monitor progress to ensure timely completion.
4. Adjust the sequence as necessary to accommodate changes.
5. Communicate with stakeholders to ensure transparency.
FERTILIZERS
SOLID WASTE
CONTAMINATED SOILS (OWNER RESPONSIBLE FOR MITIGATION)

CONCRETE TRUCKS

GENERAL GUIDELINES
MANAGING HAZARDOUS PRODUCTS DURING CONSTRUCTION PHASE

1. Store hazardous products securely, clearly labeled, and in their original packaging.
2. Keep hazardous products away from food, water, and other contaminants.
3. Do not mix incompatible hazardous products.
4. Follow correct disposal procedures, as specified by regulations.

POLLUTION CONTROL MEASURES
CUTTING CONSTRUCTION PHASE

1. Maintain and repair all erosion control measures, including silt fences, sediment traps, and compost blankets.
2. Ensure that all contained material is properly secured to prevent spills.
3. Keep adjacent areas free of contaminated materials.
4. Inspect and maintain all erosion control measures daily.

EDG Notes
FEBRUARY 02, 2023

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# TESC Notes

1. CATCH BASIN INLET PROTECTION

2. FILTER FABRIC FENCE

3. STABILIZED CONSTRUCTION ACCESS
Tree Protection Plan

AEGIS SENIOR COMMUNITIES, LLC
415 118TH AVE SE
BELLEVUE, WA 98005

10/20/22

GENERAL NOTES:

1. All trees on or within the property boundaries established by the tree protection permit shall be protected and preserved during any construction or site-related activities on the property. Any existing trees shall be protected from damage or harm by any construction or site-related activities.

2. Any necessary tree protection or tree preservation work shall be performed by a certified arborist or a licensed tree care professional.

3. Any required tree trimming or pruning shall be performed by a certified arborist or a licensed tree care professional.

4. Any required tree removal shall be performed by a certified arborist or a licensed tree care professional.

5. Any required tree planting shall be performed by a certified arborist or a licensed tree care professional.

6. Any required tree removal shall be performed by a certified arborist or a licensed tree care professional.

LEGEND

- Property line
- Tree protection
- Tree preservation
- Tree trimming
- Tree pruning
- Tree removal
- Tree planting

SCALE: 1’ = 10’
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:

<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>
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<tr>
<td>5248 California Ave SW</td>
<td>7625700436</td>
<td>Commercial</td>
<td>7472</td>
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<td>5252 California Ave SW</td>
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<td>5258 California Ave SW</td>
<td>7625700425</td>
<td>Commercial</td>
<td>7500</td>
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</tbody>
</table>

### Zoning Information: 23.47A.035

**SITE ZONING**

(Code Section - [Section Number])

- NC2-40 (M)
  - Neighborhood Commercial 2
  - Site across Alley NR3

**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 23.47A.005

**Definition residential Use:**

- “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.”
### 05 APPENDIX

#### Zoning Code Summary

**FAR**
(Code Section – 23.47A.010)

<table>
<thead>
<tr>
<th>FAR</th>
<th>Min. – 15</th>
<th>Max. – 3.75 LBC increase / 3 base</th>
</tr>
</thead>
</table>

The following gross floor area is not counted toward FAR:

1. All stories, or portions of stories, that are underground;
2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;
3. Bicycle commuter shower facilities required by subsection 23.54.015.K.B;
4. 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;
5. Max. – 3.75 LBC increase / 3 base

**LIVING BUILDING CHALLENGE**
(Code Section – 23.410.060)

- Up to 25 percent more floor area
- 12.5 feet of additional height for residential construction or 15 feet of additional height for non-residential construction in zones with height limits of 85 feet or less

**ASSISTED LIVING FACILITIES**
(Code Section – 23.47A.035)

In addition to the requirements in subsection 23.47A.035.B, assisted living facilities are subject to the development standards of the zone in which they are located, except that the amenity area requirements of Section 23.47A.024 do not apply.

### B. Other requirements

1. Minimum unit size. Assisted living units shall be designed to meet the minimum square footage required by WAC 388-110-140.
2. Facility kitchen. An on-site kitchen that serves the entire assisted living facility is required.
3. Communal area. Communal areas that are either interior or exterior spaces, such as solariums, decks and porches, recreation rooms, dining rooms, living rooms, foyers and lobbies, and gardens or other outdoor landscaped areas shall be provided as follows:
   a. The total amount of communal area shall equal at least 10 percent of the total floor area in assisted living units. In calculating the total floor area in assisted living units, all of the area of each unit, excluding bathrooms, is counted, including counters, closets and built-ins;
   b. Service areas, including, but not limited to, the facility kitchen, laundry, hallways and corridors, supply closets, operations and maintenance areas, staff areas and offices, and rooms used only for counseling or medical services, shall not be counted as required communal area;
   c. A minimum of 400 square feet of the required communal area shall be provided as an outdoor area, with no dimension less than 10 feet. Outdoor areas provided as required communal area shall be accessible to people with disabilities; and
   d. Adequate seating for residents and guests shall be provided in required communal areas.

### HEIGHT
(Code Section – 23.47A.012)

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

a) The height of a structure may exceed the otherwise applicable limit by up to 4 feet,
   a) A floor-to-floor height of 13 feet or more is provided for non-residential uses at street level
   b) 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.
   c) 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.

B. 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).

C. Rooftop features

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.

Solar collectors

a. 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.

Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.
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

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.1b.

Zoning Code Summary

STREET LEVEL DEVELOPMENT STANDARDS
(Code Section - 23.47A.008)

These codes apply to the street-level façade along California and Brandon.

Blank façade limits:

a. For purposes of this Section 23.47A.008, façade 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 façade itself.

b. Blank segments of the street-facing façade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.
c. The total of all blank façade segments may not exceed 40 percent of the width of the façade of the structure along the street.

Façade location:

- Street-level, street-facing façades 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 façade, the following requirements apply unless exempted by subsection 23.47A.008.G:

1. At least one of the street-level, street-facing façades 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 façade 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.

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.
<table>
<thead>
<tr>
<th><strong>LANDSCAPE STANDARDS</strong></th>
<th>Green score factor of 0.3 or greater is required</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AMENITY AREA</strong></td>
<td>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.</td>
</tr>
<tr>
<td>(Code Section - 23.47A.024)</td>
<td></td>
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<tr>
<td><strong>B.</strong> Required amenity areas shall meet the following standards, as applicable:</td>
<td></td>
</tr>
<tr>
<td>1. All residents shall have access to at least one common or private amenity area.</td>
<td></td>
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<tr>
<td>2. Amenity areas shall not be enclosed.</td>
<td></td>
</tr>
<tr>
<td>3. 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.</td>
<td></td>
</tr>
<tr>
<td>4. 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.</td>
<td></td>
</tr>
<tr>
<td>5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.</td>
<td></td>
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<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td><strong>TRANSIT</strong></td>
<td>Property is in frequent Transit Service Area and may be eligible for reduced parking SMC23.54.015 and 23.54.020</td>
</tr>
<tr>
<td>(Code Section – 23.47A.032 &amp; 23.54)</td>
<td></td>
</tr>
<tr>
<td><strong>PARKING</strong></td>
<td>1 space for each 4 assisted living units; plus</td>
</tr>
<tr>
<td>(Code Section – 23.47A.032 &amp; 23.54)</td>
<td>1 space for each 2 staff members on-site at peak staffing time; plus</td>
</tr>
<tr>
<td>1 barrier-free passenger loading and unloading space</td>
<td>60% must be Medium. 2 spaces must be large. The remainder can be any size</td>
</tr>
<tr>
<td>Large = 8.5’X9’</td>
<td>Medium = 8’x 16’</td>
</tr>
<tr>
<td>Small = 7.5 X 15’</td>
<td>Barrier Free = one at 8x19 with access aisle 5’</td>
</tr>
<tr>
<td><strong>PARKING LOCATION AND ACCESS</strong></td>
<td>Parking access shall be from the Alley.</td>
</tr>
<tr>
<td>(Code Section – 23.47A.082)</td>
<td>Driveways shall be 10’ minimum</td>
</tr>
<tr>
<td><strong>ENVIRONMENTALLY CRITICAL AREAS</strong></td>
<td>None per SDCI GIS maps</td>
</tr>
</tbody>
</table>

Information based upon 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.
05 APPENDIX

Shadow Studies - Winter

OPTION 1 - CENTRAL
BEFORE SUNRISE

OPTION 2 - TRADITIONAL
BEFORE SUNRISE

OPTION 3 - SCULPTED
(PREFERRED)
BEFORE SUNRISE
Shadow Studies - Winter

2 PM

4 PM

6 PM

AFTER SUNSET

OPTION 1 - CENTRAL

AFTER SUNSET

OPTION 2 - TRADITIONAL

AFTER SUNSET

OPTION 3 - SCULPTED (PREFERRED)
05 APPENDIX

Shadow Studies - Spring/Fall

OPTION 1 - CENTRAL

OPTION 2 - TRADITIONAL

OPTION 3 - SCULPTED (PREFERRED)
Shadow Studies - Spring/Fall

OPTION 1 - CENTRAL

OPTION 2 - TRADITIONAL

OPTION 3 - SCULPTED
(PREFERRED)
05 APPENDIX
Shadow Studies - Summer

OPTION 1 - CENTRAL

OPTION 2 - TRADITIONAL

OPTION 3 - SCULPTED (PREFERRED)
05 APPENDIX

Shadow Studies - Summer

OPTION 1 - CENTRAL

OPTION 2 - TRADITIONAL

OPTION 3 - SCULPTED (PREFERRED)
05 APPENDIX
Shadow Studies - Winter - Reference

OPTION 3 - SCULPTED (PREFERRED)
BEFORE SUNRISE

OPTION 4-STORY W/O STEPPING
BEFORE SUNRISE
2 PM

4 PM

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

6 PM

AFTER SUNSET

OPTION 3 - SCULPTED (PREFERRED)

AFTER SUNSET

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

OPTION 4-Story W/O STEPPING
2 PM  4 PM  6 PM

OPTION 3 - SCULPTED (PREFERRED)

OPTION 4 STORY W/O STEPPING
05 APPENDIX

Shadow Studies - Summer - Reference

8 AM

10 AM

NOON

OPTION 3 - SCULPTED (PREFERRED)

OPTION 4-STORY W/O STEPPING