



EARLY DESIGN GUIDANCE

DPD PROJECT #3012582
OCTOBER 5, 2011

ASSISTED LIVING
223 W GALER St SEATTLE, WASHINGTON



223 W GALER ST

presented by

VIA ARCHITECTURE

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EARLY DESIGN GUIDANCE

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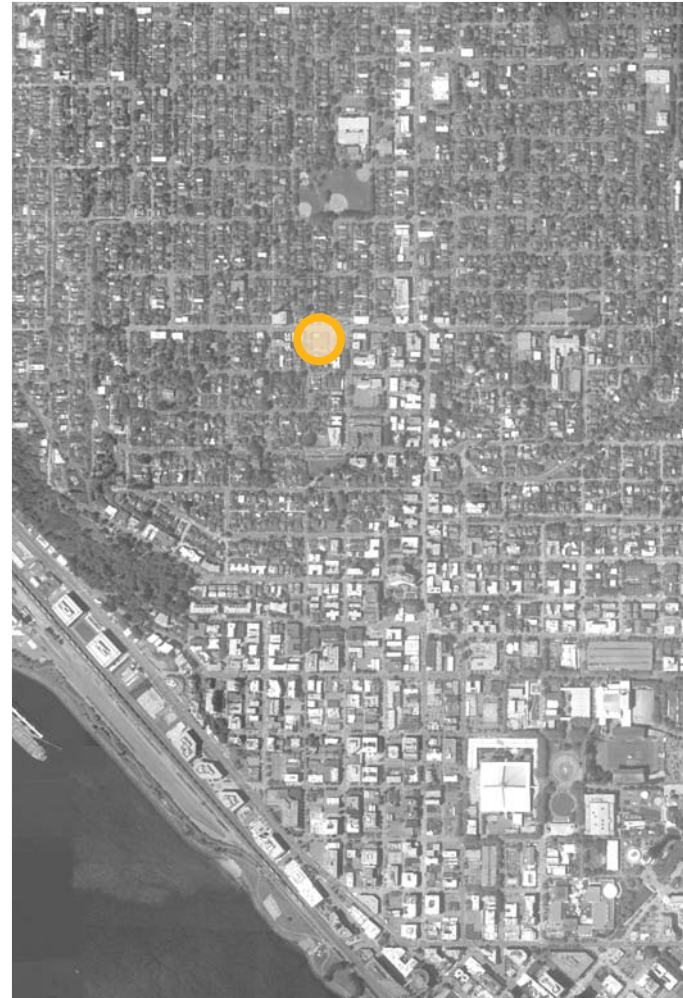
Development Objectives + Program

The 223 W Galer St site is an exceptional property located close to shopping, dining, and outdoor activities in the Upper Queen Anne Residential Urban Village. Aegis Living seeks to develop a 60 to 70 assisted living apartment homes that includes one specialized floor programmed to serve residents with memory care needs. Outdoor roof terraces will be provided for both the assisted living and memory care residents. Market research has shown that this neighborhood is under - served by assisted living providers.

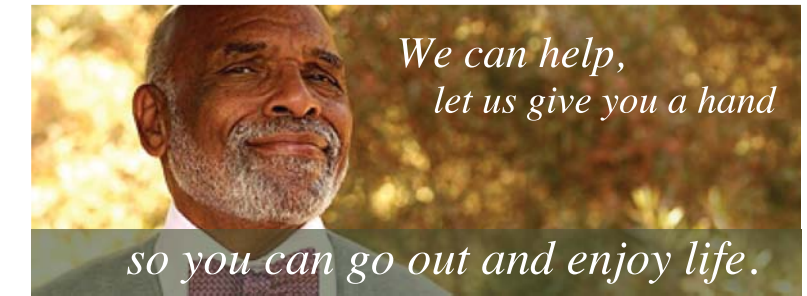
The development site includes an under-developed NC2-30 commercial parcel with an existing warehouse/office building on it. The current building will be demolished.

A four story building complying with a contract rezone to NC2-40 zoning is proposed. As many assisted living residents have difficulty with mobility, automobile use is rare and most residents do not have cars. Below grade Parking is provided and targeted mostly for staff and visitors. Drop off is intended to be available at the main entry off the street as well as from the parking garage in inclement weather.

Programmatically, the ground floor will be mixed-use, and will also be activated by resident serving common areas such as dining, a grand living room, and an in-house "bistro." A neighborhood scale public-use retail space, likely to be a café or bookshop, will be featured near the corner of W Galer St and 3rd Ave W. Other activity rooms, such as a theater, class rooms, spa/massage, a library and a "brain gym" will be located one floor down and be connected by a grand stair. All meals are provided for residents and served in a group dining room. Each assisted living apartment also has a small kitchenette.



Aegis Living Communities



- **Assisted Living**
 - Nurturing personal care
 - Health and wellness based
 - Restaurant style dining
 - Array of activities tailored to senior interests & abilities
 - Average Entry Age 82
 - Memory Care Floor & Roof Garden
- **Locally Owned**
- **35 Locations**
- **Long Term Ownership and Commitment to Neighbors**



Site Analysis

LOCATION: 223 W Galer Street

TOPOGRAPHY: Site slopes downhill from NW corner to the SE corner of the site with an elevation change of approx 6'-0"

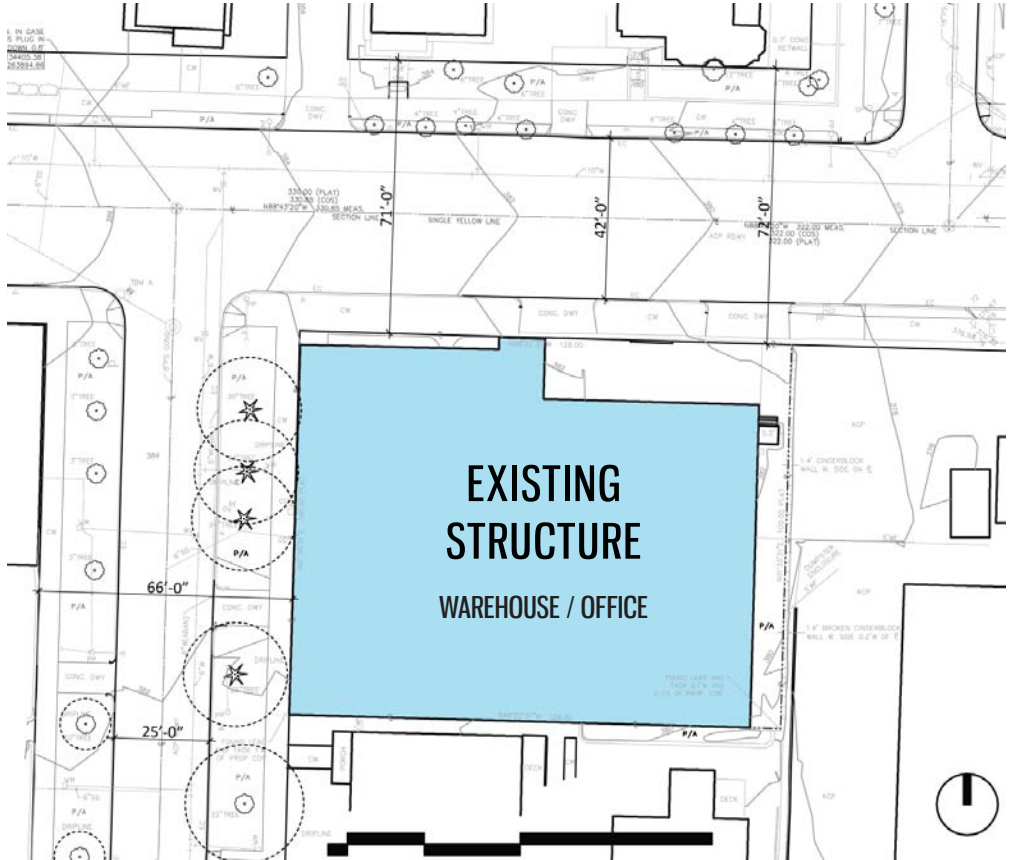
ACCESS: Site access is from W Galer St and 3rd Ave W. There is no alley access for this site.

TRANSIT: Site is on King County Metro's #2 bus route which affords direct access to Downtown, First Hill, and Madrona Park / Lake Washington. Bus stops are one block East and West of site.

The site is within 1,320 foot walking distance of frequent transit service (15 minute service).

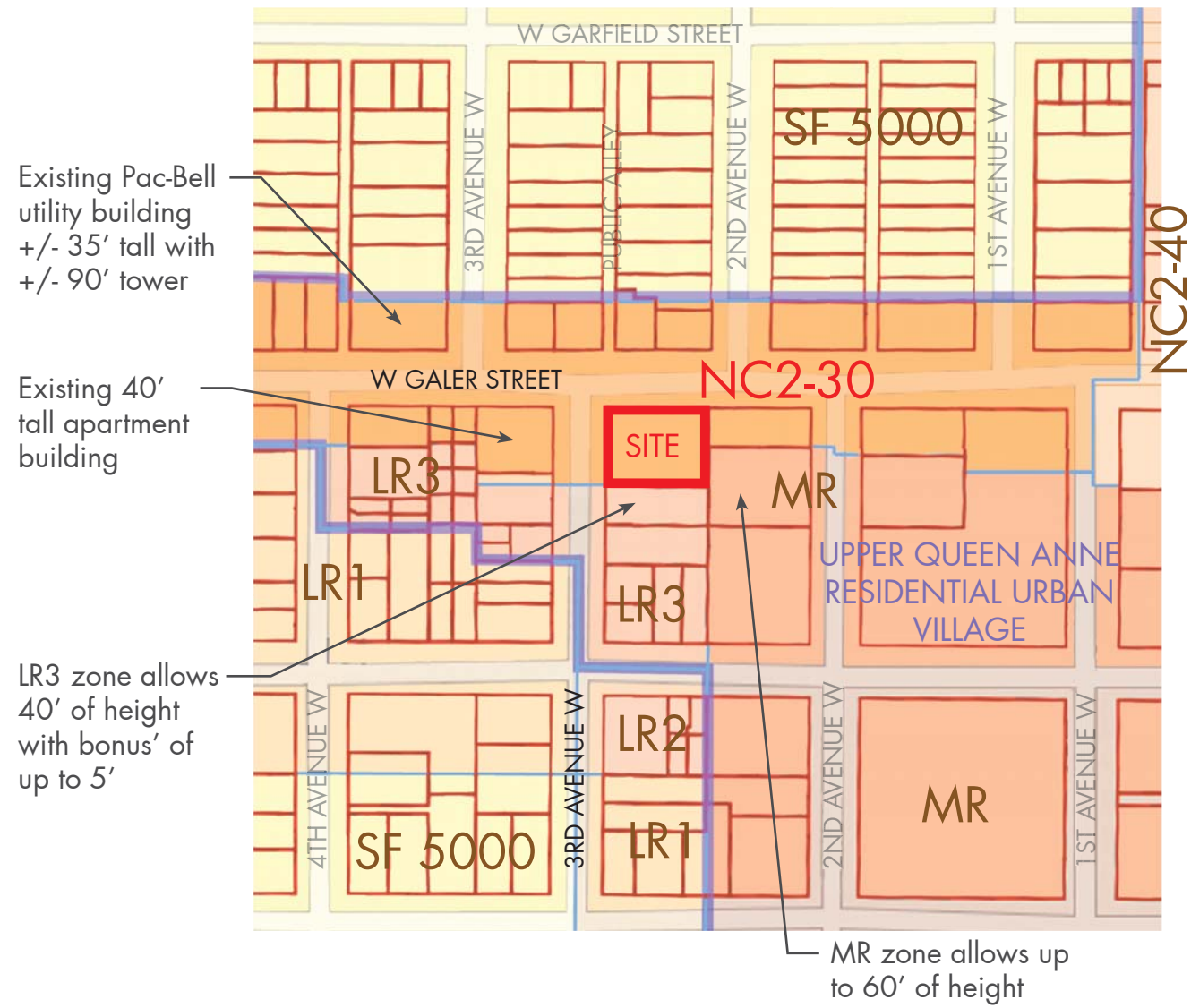


ENVIRONMENTAL ANALYSIS DIAGRAM



SITE SURVEY

Zoning + Land Use Summary



ZONING MAP



EXISTING LAND USE DIAGRAM

Key Zoning + Land Use Issues

Zone: NC2-40 (Contract Rezone)

Within: Upper Queen Anne Residential Urban Village

Site Area: 12,800 SF

Street Level Use

SMC 23.47A.005.C.1: Residential uses are generally permitted anywhere in a structure in NC1, NC2, NC3 and C1 zones, except as provided in subsections 23.47A.005.C.2 and 23.47A.005.C.3.

SMC 23.47A.005.C.3: Residential uses may not exceed, in the aggregate, 20 percent of the street-level street-facing facade when facing an arterial or within a zone that has a height limit of 85 feet or higher, except that there is no limit on residential uses in the following circumstances or locations:

b. The residential use is an assisted living facility or nursing home and private living units are not located at street level.

SMC 23.47A.005.C.4: Residential uses may occupy 100 percent of the street-level street-facing facade in a structure if the structure:

c. Is not located in a pedestrian-designated zone or a zone that has a height limit of 85 feet or higher; and

d. Does not face a designated principal pedestrian street.

Structure height

SMC 23.47A.012.A:

The height limit for structures in NC2-40 zones is 40 feet.

SMC 23.47A.012.A.1: In zones with a 30 foot or 40 foot mapped height limit:

a. the height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met:

1) Either

i. A floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level;

SMC 23.47A.012.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).

Floor Area Ratio

SMC 23.47A.013.A.1: All gross floor area not exempt under subsection D of this Section is counted against the maximum gross floor area allowed by the permitted FAR.

SMC 23.47A.013 Table A.3: Total permitted for all uses within a mixed- use structure containing residential and non-residential uses. 40' Height Limit FAR = 3.25

SMC 23.47A.013.D: The following gross floor area is not counted toward FAR

1. Gross floor area below grade;

Setback requirements

SMC 23.47A.014.B: Setback requirements for lots abutting or across the alley from residential zones.

SMC 23.47A.014.B.1: A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot (Exhibit A for 23.47A.014).

SMC 23.47A.014.B.2: A setback is required along any rear or side lot line that abuts a lot in a residential zone, as follows:

a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet;

SMC 23.47A.014.B.3: For a structure containing a residential use, a setback is required along any rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:

a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet;

SMC 23.47A.014.B.5: No entrance, window, or other opening is permitted closer than 5 feet to an abutting residentially-zoned lot.

SMC 23.47A.014.E.5.a: Fences, freestanding walls and other similar structures six (6) feet or less in height above existing or finished grade, whichever is lower, are permitted in required setbacks. The six (6) foot height may be averaged along sloping grade for each six (6) foot long segment of the fence, but in no case may any portion of the fence exceed eight (8) feet.

SMC 23.47A.014.E.6: Setback requirements do not limit underground structures.

Required parking and loading

SMC 23.47A.030.A: Off-street parking spaces may be required as provided in Section 23.54.015, Required parking.

SMC 23.47A.030.B: Loading berths are required for certain commercial uses according to the requirements of Section 23.54.035.

Required parking and loading

SMC 23.47A.032.A.1.c: If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines as determined through 23.47A.032.C, and curb cuts are permitted pursuant to Section 23.54.030.F.2.a.1).

SMC 23.47A.032.A.1.d: For each permitted curb cut, street-facing facades may contain one (1) garage door, not to exceed the maximum width allowed for curb cuts. SMC 23.47A.032.C: When a lot fronts on two or more streets, the Director will determine which of the streets will be considered the front lot line, for purposes of this section only. In making a determination, the Director will consider the following criteria:

1. The extent to which each street's pedestrian-oriented character or commercial continuity would be disrupted by curb cuts, driveways or parking adjacent to the street;

2. The potential for pedestrian and automobile conflicts; and

3. The relative traffic capacity of each street as an indicator of the street's role as a principal commercial street.

Transportation concurrency level-of-service standards

SMC 23.47A.033: Yes

Required parking

SMC 23.54.015 Table B: Assisted living facilities - 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

Parking quantity exceptions

SMC 23.54.020.B.1: Off-street parking required for multifamily structures may be provided as tandem parking, as defined in Section 23.54.030. A tandem parking space counts as one and one-half (1 1/2) parking spaces, except as provided in subsection B2 below, and must meet the minimum size requirements of subsection A of Section 23.54.030.

SMC 23.54.020.F.2.a: In multifamily and commercial zones, the minimum parking requirement for all uses is reduced by 20 percent if the use is located within 1,320 feet of a street with frequent transit service. This distance will be the walking distance measured from the nearest transit stop to the lot line of the lot containing the use.

Loading berth requirements and space standards

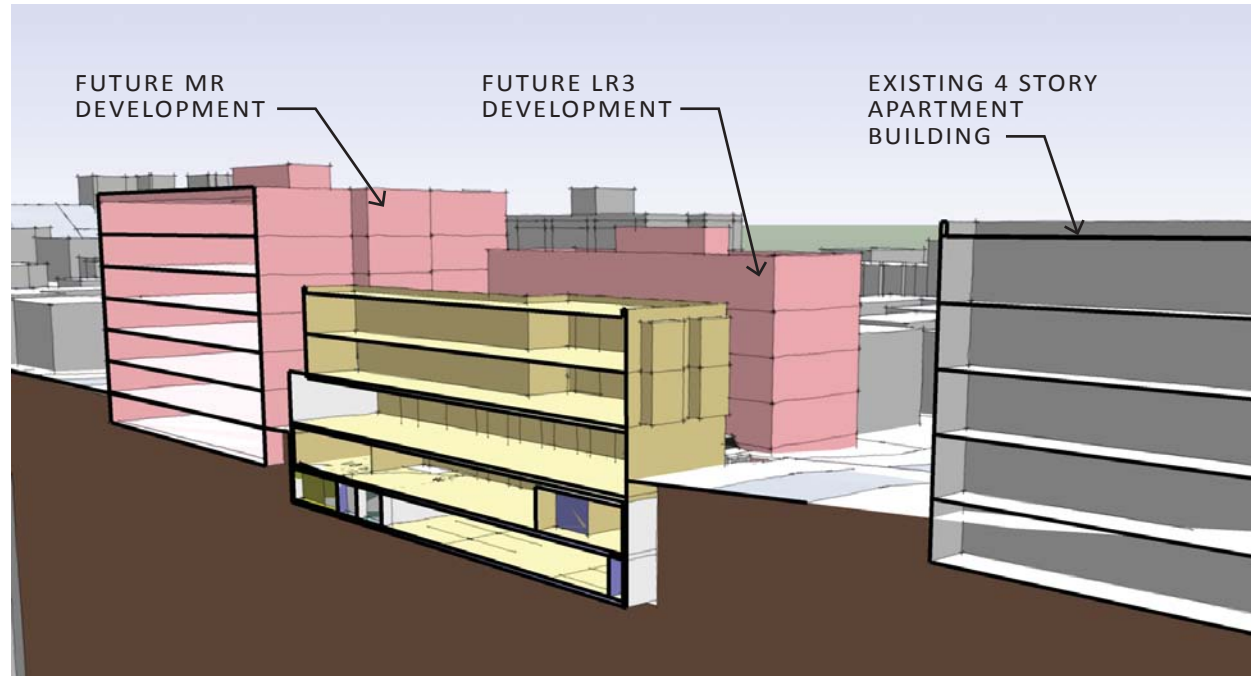
SMC 23.54.035.A.1: The minimum number of off-street loading berths required for specific uses shall be set forth in Table A.

SMC 23.54.035 Table A:

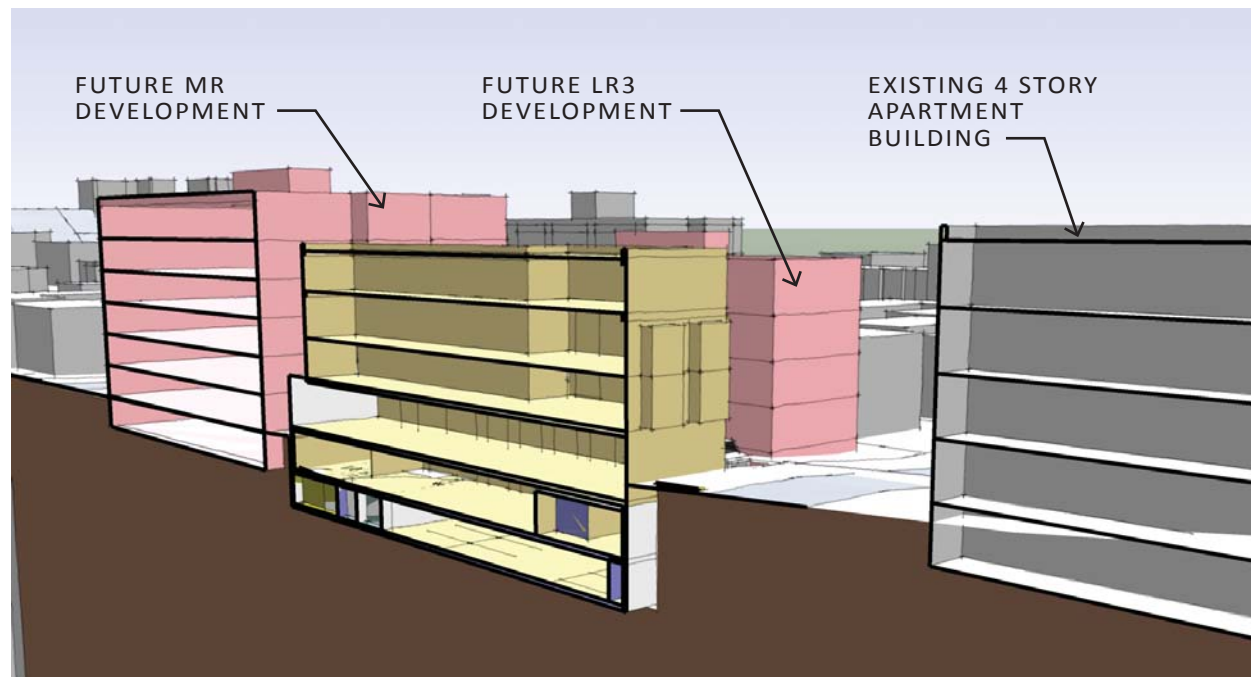
Medium Demand – 10,000 SF to 60,000 SF = 1 Loading berth

SMC 23.54.035.A, Table for: Assisted Living facilities = Medium Demand

Rationalization for Contract Rezone



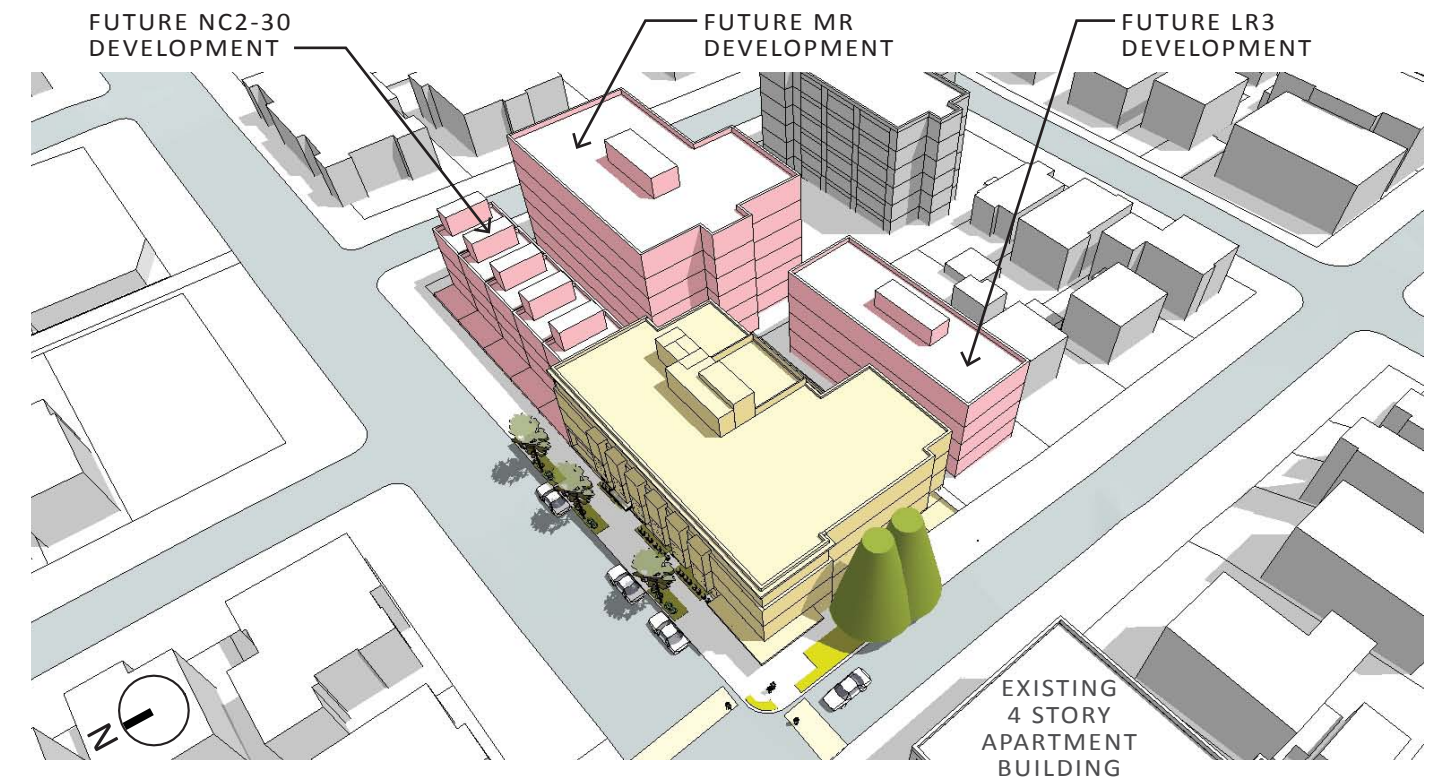
SECTION THRU 3 STORY OPTION - EXISTING NC2-30 ZONE



SECTION THRU 4 STORY OPTION - CONTRACT REZONE TO NC2-40

A Contract Rezone from NC2-30 to NC2-40 is being pursued on this project based on the inherent height disadvantage of this property compared to the surrounding conditions and zoning. Land-use policy generally places a height and bulk hierarchy at the center of neighborhood commercial districts then transitions into smaller scale multifamily and single family zones. This project looks to echo that traditional hierarchy. The following conditions justify a contract rezone in this location:

- The existing brick co-op apartment building (built before the establishment of NC2-30 zoning) to the west is four stories and is approximately 40' tall, setting the context for NC2-40' zoning.
- The lot immediately south of the project is zoned LR3. LR3 zoning was recently updated to allow larger apartment buildings in urban villages and the height limit was increased from 30' to 40' (45' bonus with pitched roofs). The propriety of the NC2-30 zoning on the project site has not been re-examined since this re-write of the LR3 zoning code. The age and condition of the building to the south is near the end of its useful life and with this new LR3 zoning in place it is likely to redevelop at the 40'-45' height allowed by the LR3 zone in the near future.
- The property to the east (behind Hobbs Auto Repair) overlaps 1/2 of the project's east boundary. It is zoned MR (midrise) which allows 60' of height and considerably more bulk than NC2-30 zoning (FAR 4.25 vs. 2.5).
- Single family zones allow more height (35' with pitched roofs) than the project site's NC2-30 zone allows.
- Allowing an additional story of height through NC2-40 zoning will create a more appropriate transition from the commercial corridor of Galer to the adjacent residential, midrise, and LR3 areas.
- A Contract Rezone will add more housing capacity to serve Queen Anne's under-served senior population and help the city better meet growth management goals in urban villages and along frequent transit service corridors.
- A Contract Rezone requires the provision of public benefit. Aegis Living is offering the community streetscape improvements well beyond current requirements as part of its contract rezone package. This includes compliance with and exceedance of the Picture Perfect Queen Anne public realm strategies that were developed for Queen Anne Avenue.
- Aegis and VIA Architecture has met with The Land Use Review Committee of the Queen Anne Community Council where this contract rezone approach was well-received. Aegis is currently pursuing endorsement for the contract rezone from the full community council.



4 STORY OPTION - CONTRACT REZONE TO NC2-40

Site Context

USES:

W Galer Street is a main East - West arterial for the Upper Queen Anne neighborhood. It has a wide ROW containing two lanes of traffic and street parking on each side of the street. Views are territorial with some partial upper floor views of downtown between buildings and trees.

ARCHITECTURAL PATTERNS:

An eclectic collection of building types and uses surrounds the site giving us many sources of inspiration.



Precedents

Upper Queen Anne contains a wealth of typologies to draw inspiration from. Our intent is to match the high level of detailing and quality materials of this rich context.



Neighborhood Design Guidelines

Upper Queen Anne Hill Neighborhood Design Guidelines

A-1 RESPONDING TO SITE CHARACTERISTICS

This site presents a unique opportunity to create a prominent, activated intersection on the South side of West Galer St at 3rd Ave W, where one has previously not existed for many years.

A-2 STREETScape COMPATIBILITY

The project will show respect for neighboring properties, particularly the adjacent LR3 site, by responding to their residential scale in the massing of the building. Furthermore, the project will strive to incorporate features in its design that recall the rich and diverse history of the neighborhood. The project will maintain the existing generous sidewalks and will add street trees and planting strips to enhance the pedestrian environment while also providing a needed buffer between pedestrians and the street.

A-4 HUMAN ACTIVITY

As an assisted living facility, the zoning code allows the ground level to have common areas, rather than apartments facing the street. Beyond this, the proposed project strives to create lively and activated uses that will be seen from the exterior.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

The project endeavors to create a gracious, welcoming and well-marked pedestrian entrance off of W Galer St.

A-8 PARKING AND VEHICLE ACCESS

This project intends to maintain the current sidewalk width and not diminish it with new diagonal parking. Due to the restrictions of the site, the underground parking access will need to be off of W Galer St. However, automobile use is rare and most residents do not have cars. Minimum parking is provided and targeted mostly for staff and visitors. The parking entrance will be sized to the City allowed minimum and utilize signaling and mirrors for maximum pedestrian safety at the sidewalk.

A-10 CORNER LOTS

A retail space is being proposed on the corner of W Galer St and 3rd Ave W that will have the potential to activate a corner that has been under utilized for many years. Building expression, signage and pedestrian realm improvements will also be utilized to help provide activation at this corner.

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

The W Galer corridor has seen a recent increase in new construction and redevelopment. New retail and multi-family projects are starting to create a more varied and articulated streetscape. As a medium scale project stretching over 125' along W Galer St, careful attention to mass, scale, and modulation is warranted. Bounded to the South by LR3 multifamily zoning, some gesture of relief and buffer would be appropriate.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

As a residential use building that bridges between commercial and residential areas, the design concept will explore the dialogue between these two. Along W Galer St, the building will reflect the use, scale, and history of this busy commercial street, while the East, South, and 3rd Ave W facades will be respectful of the residential neighborhood and scale they face. Being a corner site requires that both street facing facades be considered important, and they will be treated as such.

C-3 HUMAN SCALE

High quality materials and fine grain detailing consistent with the character of the surrounding neighborhood will be utilized to create a more human scaled environment at street level.

C-4 EXTERIOR FINISH MATERIALS

The material treatment of the building will strive to be expressive, responsive and appropriate to the building use, and the character of the surrounding neighborhood.

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

Because the project site is situated on a busy commercial street, the design will reflect a careful response to creating a safe, pleasant, and vibrant pedestrian environment through the use of weather protection, lighting, and landscaping.

D-6 SCREENING DUMPSTERS, UTILITIES & SERVICE AREAS

Because there is no alley to provide concealment of services, special attention will be paid to minimizing the visual impact of these elements, and their impact on the pedestrian environment.

D-7 PERSONAL SAFETY AND SECURITY

The project will endeavor keep eyes on all sides of the building to ensure the safety of the surrounding streetscape. See also A-8 & D-1

D-8 TREATMENT OF ALLEYS

This project site does not have an alley. However, the loading bay will be treated as such and great care will be taken to ensure it is properly screened.

D-9 COMMERCIAL SIGNAGE

Care will be given to create signage that is respectful to pedestrian scale and the character of the surrounding neighborhood.

D-10 COMMERCIAL LIGHTING

Extra effort will be given to lighting due to the project's intended use. The project will strive for a well-lit, yet environmentally and contextually sensitive lighting solution.

E-1 REINFORCE EXISTING LANDSCAPE CHARACTER OF NEIGHBORHOOD

The project will add appropriate street trees and planting strips to enhance the pedestrian environment and maintain the character of the surrounding neighborhood.

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND / OR SITE

Where appropriate, the project will add landscaping to enhance the building.

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The project will provide landscaped outdoor space at several levels: generous sidewalks, street trees, and planting strips along W Galer St and 3rd Ave W; landscaping at the entrance; a 2nd floor garden for "memory care" residents, and a top floor terrace that looks out over the Upper Queen Anne neighborhood.

Streetscape



1

W GALER STREET, FACING SOUTH, BETWEEN 2ND AVE W AND 4TH AVE W



2

W GALER STREET, FACING NORTH, BETWEEN 1ST AVE W AND 3RD AVE W





3

3RD AVE W, FACING WEST, BETWEEN W GALER STREET AND W LEE STREET

PROJECT SITE



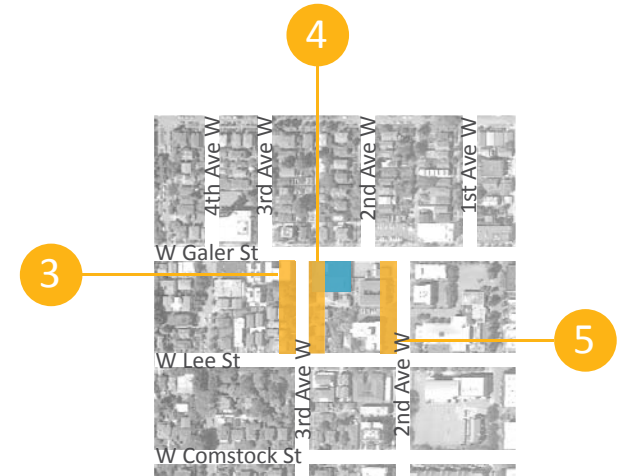
4

3RD AVE W, FACING EAST, BETWEEN W GALER STREET AND W LEE STREET

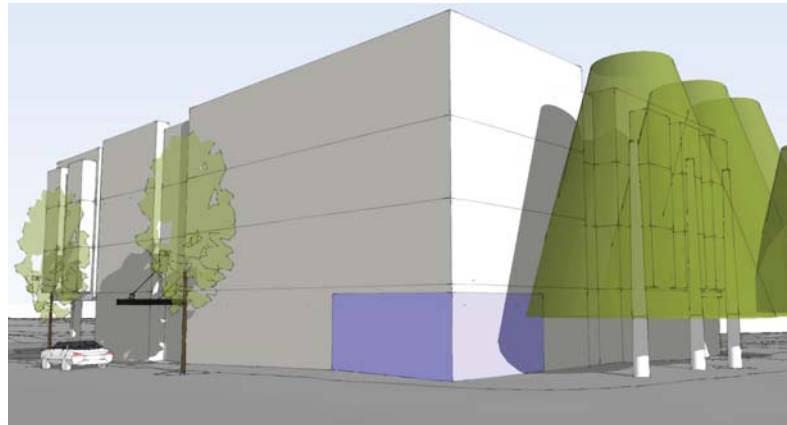


5

2ND AVENUE, FACING WEST, BETWEEN W GALER STREET AND W LEE STREET



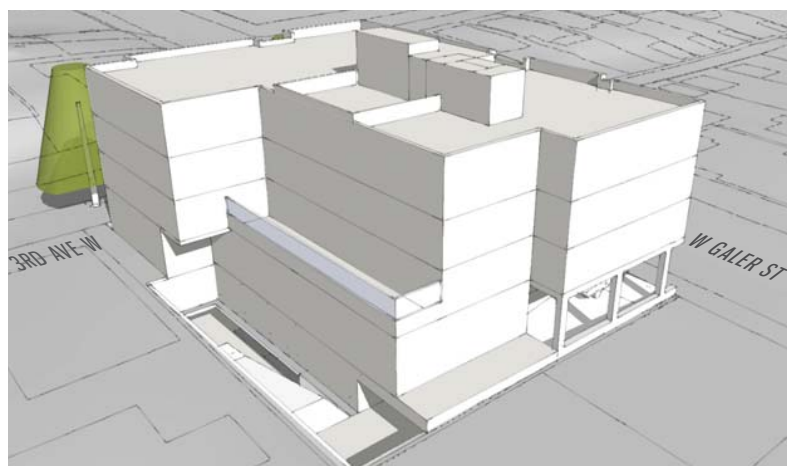
Development Option 1



STREET VIEW AT W GALER ST & 3RD AVE W - LOOKING SOUTHEAST



BIRD'S-EYE VIEW FROM 3RD AVE W - LOOKING NORTHEAST



BIRD'S-EYE VIEW - LOOKING NORTHWEST



STREET VIEW AT W GALER ST - LOOKING SOUTHWEST

Development Option 2 (Contract Rezone to NC2-40)

Approximately 64 residential units

Approximately 600 SF of commercial space

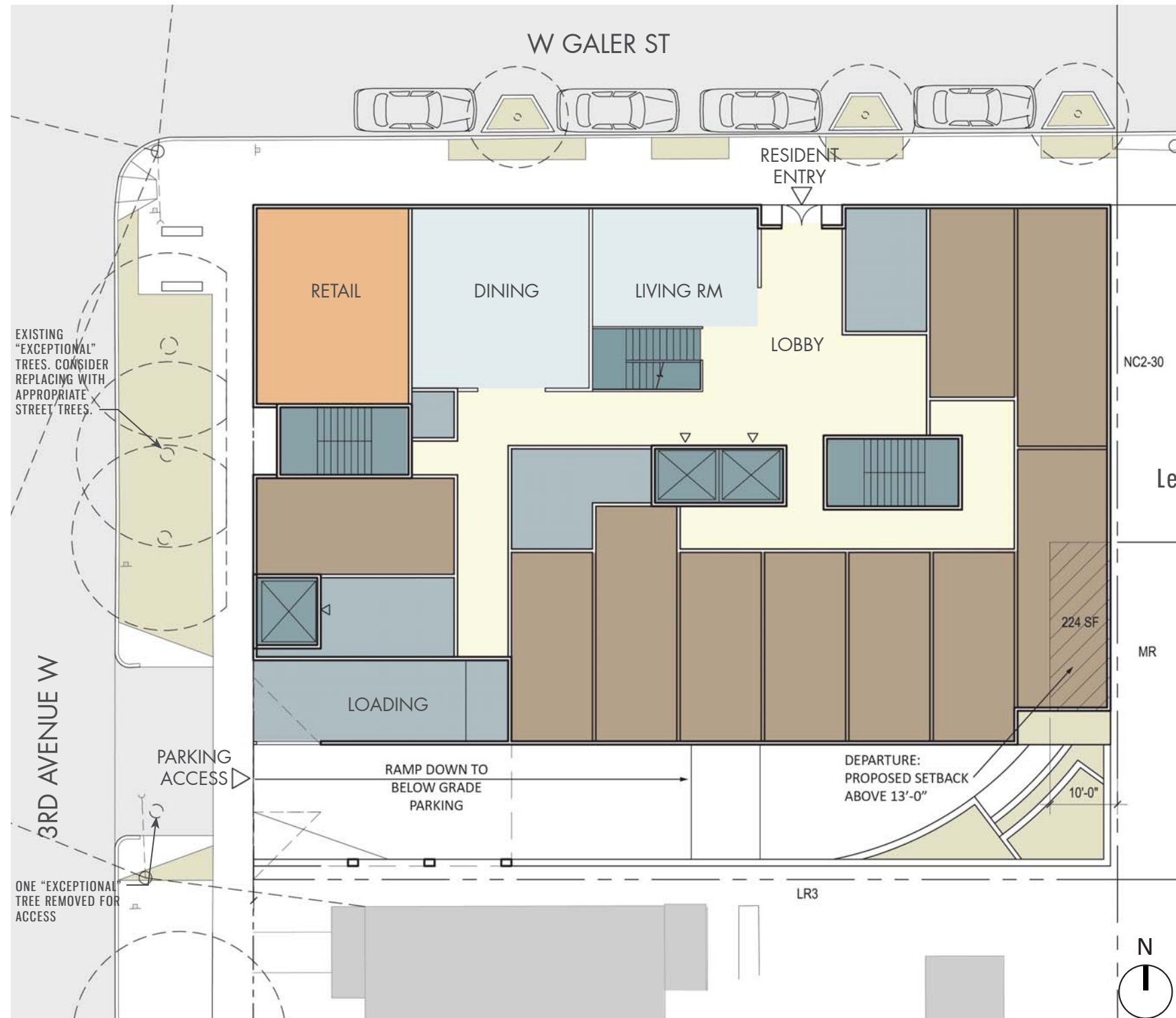
Approximately 17 total parking stalls

This option will be applying for a Contract Rezone to NC2-40. It will allow for a retail opportunity at the corner of W Galer St and 3rd Ave W. The resident entry is located at the mid-point of the structure on W Galer St. Parking access and loading are off of 3rd Ave W and require the removal of one "exceptional" street tree. The parking access ramp creates a light well for the first basement level, but minimizes development opportunities on both basement levels. The Memory Garden Terrace is located on the north of the building and helps to add articulation to the W Galer St facade.

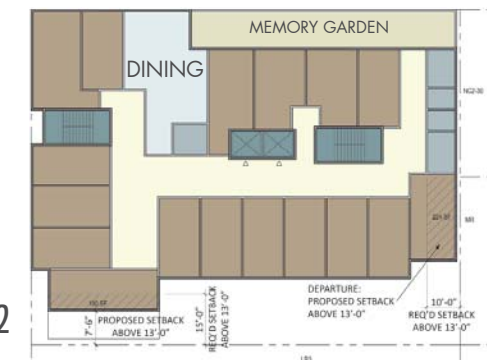
PROGRAM LEGEND

	COMMERCIAL
	RESIDENTIAL
	CIRCULATION
	AMENITY
	GARDEN
	VERTICAL CIRCULATION
	SUPPORT

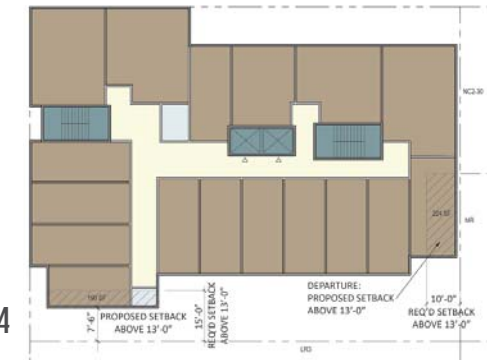
GROUND LEVEL - L1



Level 2

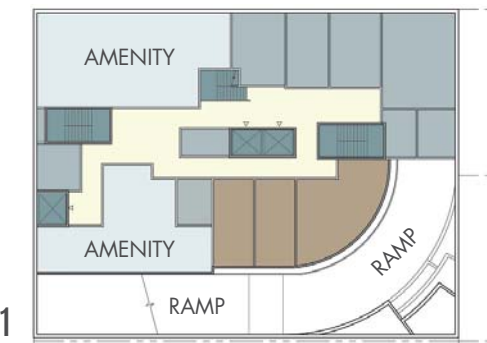


Levels 3 & 4



MR

Level B1

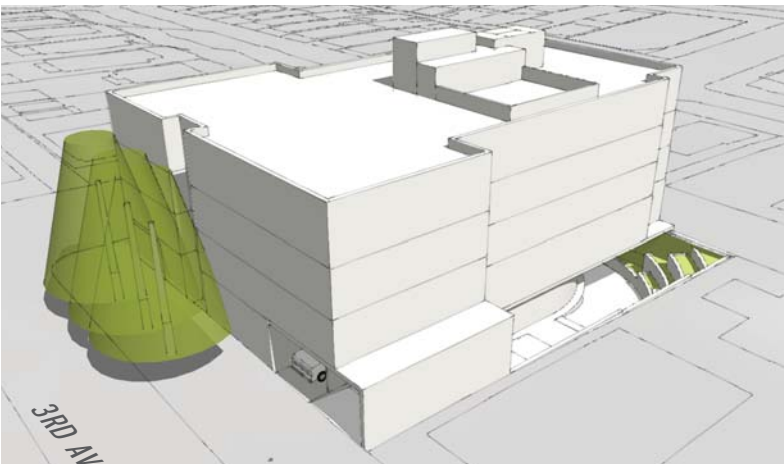


Level B2

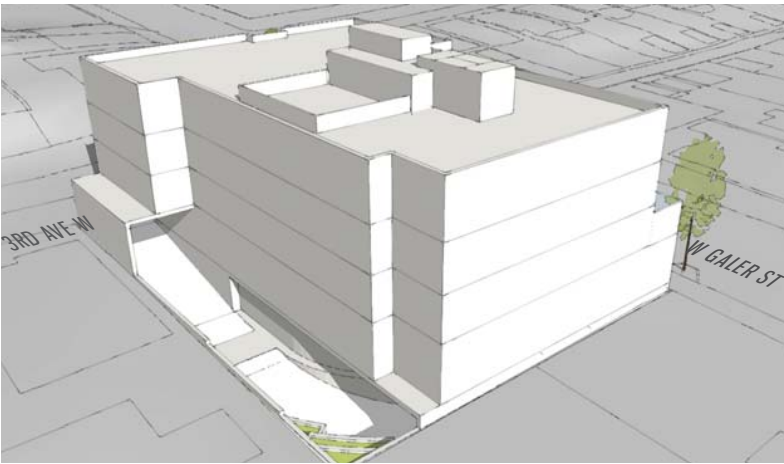




STREET VIEW AT W GALER ST & 3RD AVE W - LOOKING SOUTHEAST



BIRD'S-EYE VIEW FROM 3RD AVE W - LOOKING NORTHEAST



BIRD'S-EYE VIEW - LOOKING NORTHWEST



STREET VIEW AT W GALER ST - LOOKING SOUTHWEST

Development Option 3 (Preferred) (Contract Rezone to NC2-40)

Approximately 66 residential units

Approximately 600 SF of commercial space

Approximately 18 total parking stalls

This option will be applying for a Contract Rezone to NC2-40. It will allow for a retail opportunity at the corner of W Galer St and 3rd Ave W. The resident entry is located at the mid-point of the structure on W Galer St. Parking access and loading are off of 3rd Ave W and require the removal of one "exceptional" street tree. The parking access ramp creates a light well for the first basement level, but minimizes development opportunities on both basement levels. The Memory Garden Terrace is located on the south of the building to take advantage of natural light.

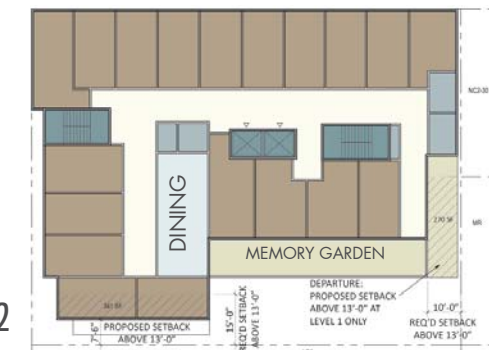
PROGRAM LEGEND

COMMERCIAL
RESIDENTIAL
CIRCULATION
AMENITY
GARDEN
VERTICAL CIRCULATION
SUPPORT

GROUND LEVEL - L1



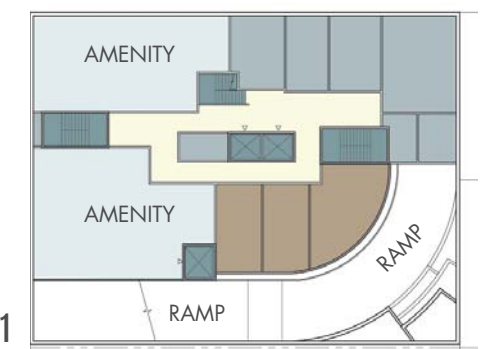
Level 2



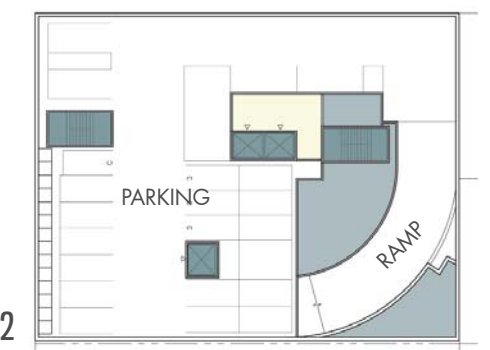
Levels 3 & 4



Level B1



Level B2



Development Option 3 (Preferred)



STREET VIEW AT W GALER ST & 3RD AVE W - LOOKING SOUTHEAST



BIRD'S-EYE VIEW FROM 3RD AVE W - LOOKING NORTHEAST



BIRD'S-EYE VIEW - LOOKING NORTHWEST



STREET VIEW AT W GALER ST - LOOKING SOUTHWEST

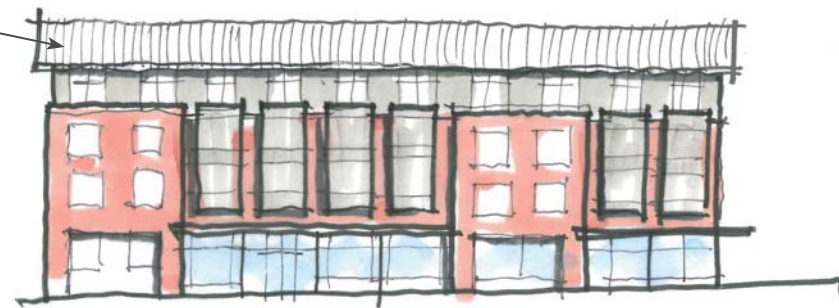
Initial Concept Sketches

(Based on Preferred Option - W Galer St Elevation)



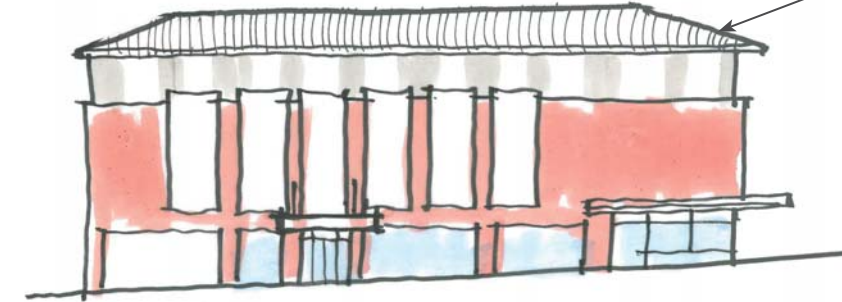
CONCEPT 1

PITCHED ROOF WITH GABLE ENDS

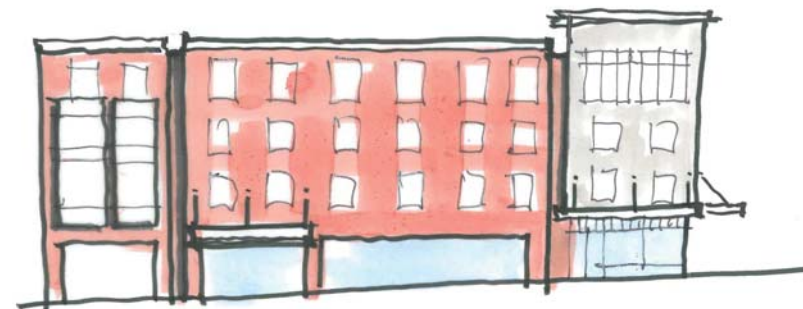


CONCEPT 2

HIP ROOF



CONCEPT 3

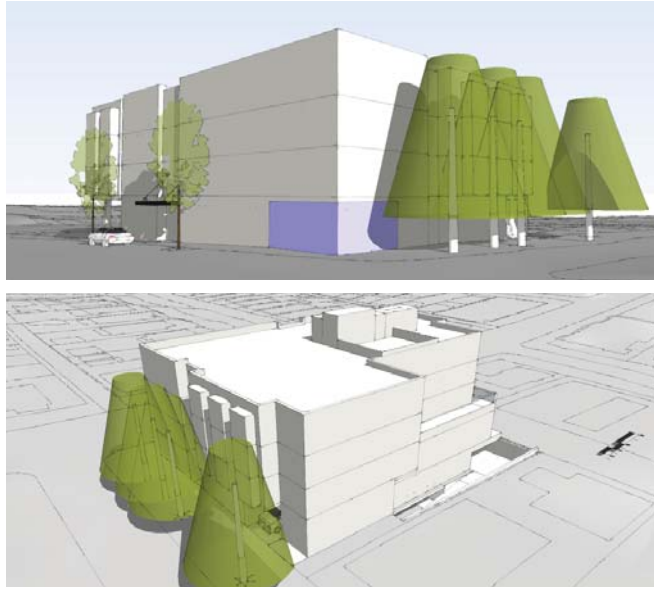


CONCEPT 4



CONCEPT 5

Massing Comparison



MASSING OPTION 1 CONTRACT REZONE TO NC2-40

This option will be applying for a Contract Rezone to NC2-40. It will allow for a retail opportunity at the corner of W Galer St and 3rd Ave W. The resident entry is located at the mid-point of the structure on W Galer St. Parking access is located off of W Galer St at the low point of the street facade and proceeds to the south end of the site where it creates a light well for the two basement levels. Loading is off of 3rd Ave W and is internal to the building, pushing a portion of the building closer to the south property line. This option does not require the removal of any of the “exceptional” street trees.

UNITS:	67
F.A.R.:	3.25
HEIGHT:	40'-0"
GROSS DEVELOPABLE AREA:	45,700 SF
PARKING AREA:	6,500 SF
PARKING:	17 STALLS

PROS:

- Saves “exceptional” tree
- South facing memory garden terrace
- Corner Retail space
- More appropriate transition to new LR3 (40' ht limit) and MR (60' ht limit) zoning
- More in context with existing apartment building across 3rd Ave S to the west, which is +40'-0"
- More capacity to serve Queen Anne aging population and meet Growth Management goals

CONS:

- Parking access is off of W Galer St
- Single unit is separated from the rest of the facility by the loading dock / freight elevator
- Departures required to meet development objectives

MASSING OPTION 2 CONTRACT REZONE TO NC2-40

This option will be applying for a Contract Rezone to NC2-40. It will allow for a retail opportunity at the corner of W Galer St and 3rd Ave W. The resident entry is located at the mid-point of the structure on W Galer St. Parking access and loading are off of 3rd Ave W and require the removal of one “exceptional” street tree. The parking access ramp creates a light well for the first basement level, but minimizes development opportunities on both basement levels. The Memory garden terrace is located on the north of the building and helps to add articulation to the W Galer St facade.

UNITS:	64
F.A.R.:	3.25
HEIGHT:	40'-0"
GROSS DEVELOPABLE AREA:	42,500 SF
PARKING AREA:	7,400 SF
PARKING:	17 STALLS

PROS:

- Corner Retail space
- More appropriate transition to new LR3 (40' ht limit) and MR (60' ht limit) zoning
- More in context with existing apartment building across 3rd Ave S to the west, which is +40'-0"
- More capacity to serve Queen Anne aging population and meet Growth Management goals

CONS:

- Inefficient ramp / vehicle circulation to get to parking
- Expensive structure and construction over ramp (L2)
- Must remove an existing “exceptional” tree to accommodate loading and parking access off of 3rd Ave W
- Departures required to meet development objectives
- North-facing memory garden terrace

MASSING OPTION 3 (PREFERRED) CONTRACT REZONE TO NC2-40

This option will be applying for a Contract Rezone to NC2-40. It will allow for a retail opportunity at the corner of W Galer St and 3rd Ave W. The resident entry is located at the mid-point of the structure on W Galer St. Parking access and loading are off of 3rd Ave W and require the removal of one “exceptional” street tree. The parking access ramp creates a light well for the first basement level, but minimizes development opportunities on both basement levels. The Memory garden terrace is located on the south of the building to take advantage of natural light.

UNITS:	66
F.A.R.:	3.25
HEIGHT:	40'-0"
GROSS DEVELOPABLE AREA:	41,300 SF
PARKING AREA:	7,400 SF
PARKING:	18 STALLS

PROS:

- South facing memory garden terrace
- Corner Retail space
- More appropriate transition to new LR3 (40' ht limit) and MR (60' ht limit) zoning
- More in context with existing apartment building across 3rd Ave S to the west, which is +40'-0"
- More capacity to serve Queen Anne aging population and meet Growth Management goals

CONS:

- Inefficient ramp / vehicle circulation to get to parking
- Expensive structure and construction over ramp (L2)
- Must remove an existing “exceptional” tree to accommodate loading and parking access off of 3rd Ave W
- Departures required to meet development objectives

Departure Comparison

DEPARTURE MATRIX						
	DEPARTURE	SEATTLE MUNICIPAL CODE	OPTION 1	OPTION 2	OPTION 3	RATIONALIZATION
1	Vehicle parking access at a corner lot without alleys shall be from a side street. This proposal has parking access off Galer street.	SMC 23.47A.032.A.1.c	X			Topography constraints push the underground parking access to the lowest elevation at property edges. Only 18 parking stalls are accessed off this curb cut. Most of the parking users will be Aegis staff who come and go at off peak hours and are familiar with the proposed condition.
2	Sight triangles at the sidewalk shall be 10' each side of a driveway. Option one is proposing a 10' triangle on one side and a 7' triangle on the from property line side.	SMC 23.54.030.G.4	X			Topography constraints push the underground parking access to the lowest elevation at property edges. Parking provided is primarily used by staff shift workers knowledgeable with the neighborhood and property, coming and going at off peak hours. Only 18 parking stalls are in the garage with very low turn around, mostly at shift changes.
3	10' Side Yard setbacks are required for portions of buildings over 13' tall. This project is proposing that a small portion of the first floor begin the 10' setback at 16' above grade rather than 13' above grade.	SMC 23.47A.014.B.2		X	X	Due to the slope of the site, it is difficult to keep this portion of the main floor below 13' above grade without costly structural vertical jogs in the structural PT podium slab. The first floor plan area needing the departure is only 224 SF and it would be about 16' above grade rather than the allowed 13'.
4	15' Rear yard setback (above 13' base) is required against residential zones. Proposing smaller setback for short portions of south façade, varies by scheme.	SMC 23.47A.014.B.3	X	X	X	Option 2 is requesting a 10'-0" setback and Options 1 and 3 are requesting a 7'-6" setback for just 36% of the south façade. The remainder of the façade provides between a 20' setback and up to 31' setback (varies per floor level) so the average setback is at least 15.3' on the main floor and 22.2' on the upper floors. The overall impact to the adjacent property is less than a strict application of the setback rule of 15' on all floors.
5	Loading areas are required to be 14' tall & 35' deep when assisted living is categorized at "medium demand" loading berth. Requesting reductions to 12'-0" Vertical clearance and 25' deep.	SMC 23.54.035.C.1 SMC 23.54.035.C.2	X	X	X	The main floor of the building is only 13' tall floor to floor. This is all that is needed for this uses and the limited retail space. Also, the sloping grade of the site requires that the floor level be based on the entry level on Galer leaving the elevation of the loading dock higher at the at 3rd Ave W curb. The actual delivery vehicles and our Aegis passenger van servicing this facility require less than 12' clear vertically and they can easily park and load in a 25' long bay. The Garbage pick up trucks load at the street and do not require pulling into this bay. Since the site is so small and the deliveries needs are well known to Aegis who operates 35 communities. A medium demand loading area isn't feasible, practical or necessary.
6	Residential use at street level in NC zones is allowed when the floor level is 4' above grade or the use is setback 10' from the sidewalk. This project is proposing two residential units with floor levels between 1' to 2' above grade and set back 2' from the sidewalk.	SMC 23.47A.008.A.3 & D. 3		X	X	These apartments would have higher window sills (between 36" to 42" off the floor) and generous planting in the 2' deep setback to offer a reasonable buffer and privacy from the adjacent sidewalk. The neighborhood land use review committee asked that the higher priority was to locate the parking access driveway off 3rd Avenue, which displaced these units to the Galer Street side.

Solar Analysis

