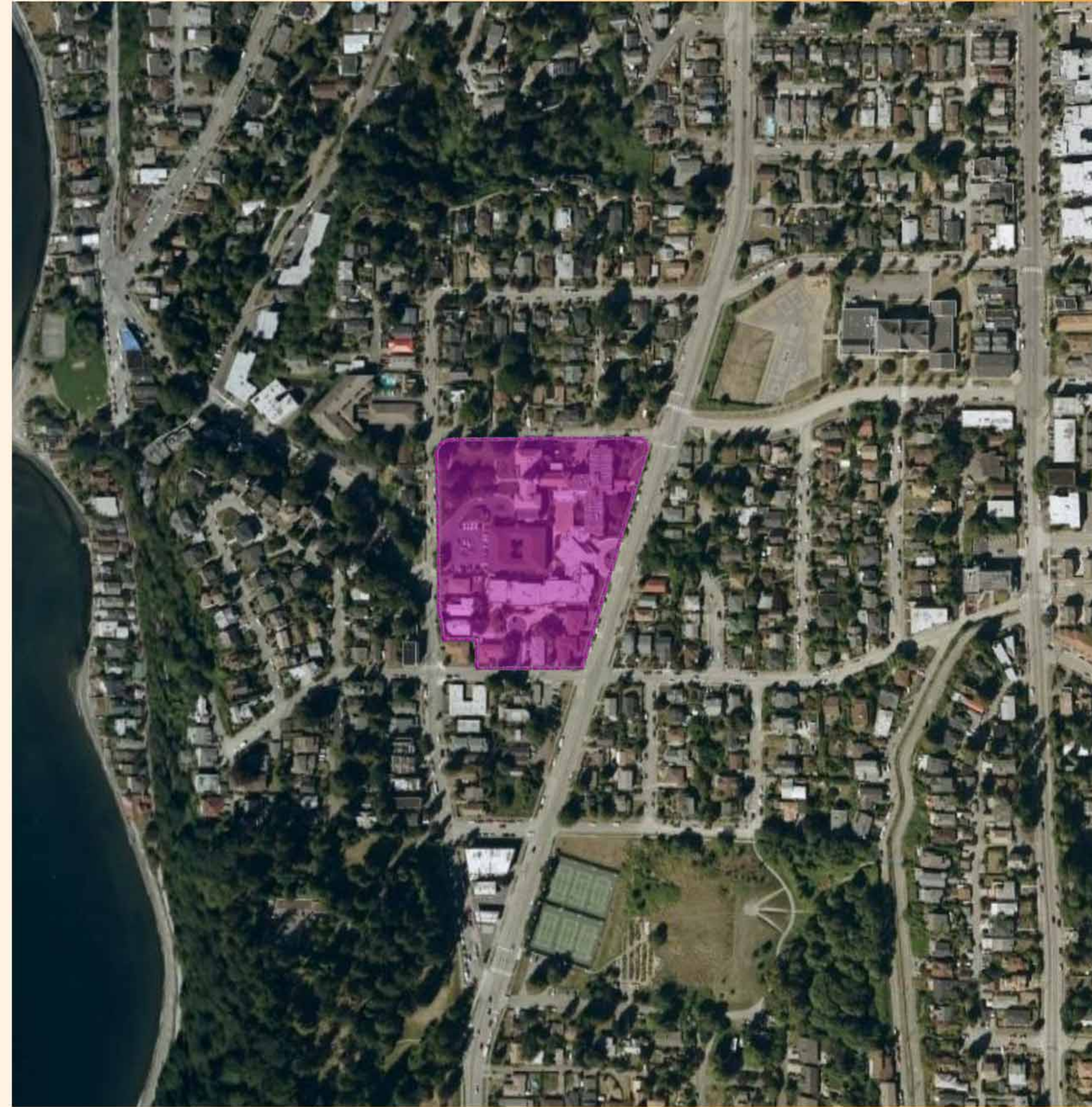


## Early Design Guidance - 7125 Fauntleroy Way SW



- 1.1 Development Objectives
- 2.1 Urban Design Opportunities & Constraints - Maps
- 2.2 Urban Design Opportunities & Constraints - Images
- 2.3 Urban Design Opportunities & Constraints - Images
- 3.1 Relevant Design Guidelines
- 3.2 Relevant Design Guidelines
- 4.1 Site Analysis
- 5.1A Architectural Design Concept 1 - Site
- 5.1B Architectural Design Concept 1 - Site Views
- 5.1C Architectural Design Concept 1 - Site Section
- 5.2A Architectural Design Concept 2 - Site
- 5.2B Architectural Design Concept 2 - Site Views
- 5.2C Architectural Design Concept 2 - Site Sections
- 5.3A Architectural Design Concept 3 - Site
- 5.3B Architectural Design Concept 3 - Site Views
- 5.3C Architectural Design Concept 3 - Site Sections
- Architectural Design Concept 4 - Site Plan
- 5.4B Architectural Design Concept 4 - Site Views
- 6.1 Potential Departures

07 AUGUST 2008



General Goal

The specific objectives of the proposed development are based on the overriding goal of continuing The Kenney’s not-for-profit service to older adults of West Seattle. To do so, The Kenney will need to reposition itself with more and larger apartments, added services and amenities that will be expected by older persons in the future.

Founded in 1901, The Kenney has enjoyed a well-deserved reputation for quality care and services as it grew over the years to provide accommodations to 185 residents over a continuum of living arrangements from independent living through boarding home and assisted living to skilled nursing. In 2005, to further its mission, The Kenney added community services to its portfolio, providing about 17,500 hours of service to the greater community. In addition, we provide services to an additional 27 people off campus through our In-Home Services program.

That rich history and the way care and services were delivered in the past conflict with the expectations of the emerging cohort of older adults. The so-called Silent Generation (b.1926-1942) and the wave of Baby Boomers to follow will demand much more than The Kenney’s current physical plant will allow. This is a group that demands flexibility, choice, and engagement with activities in the community and its surroundings. They will demand larger apartments; multiple and flexible dining; a concerted emphasis on wellness in all of its components (physical, social, intellectual, spiritual); and an events and program activities calendar that engages more than entertains. These services and amenities require a certain scale and revenue stream in order to make the project feasible; hence the unit number described in the Development Objectives below. If The Kenney does not reposition itself to meet this new definition of “retirement,” it will find itself increasing obsolete, unable to fulfill its mission, and losing market share to newer facilities.

Development Objectives

The specific development objectives of the proposed project are as follows:

- 194 Independent Living Apartments
- 110 Assisted Living (of which 46 already exists)
- 15 Memory Care
- 20 Skilled Nursing
- Underground parking for 176 cars

The development will retain the Lincoln Vista building, which houses The Kenney’s current assisted living apartments, and replaces the Seaview, Sunrise, and Ballymena buildings, which house The Kenney’s retirement living, boarding home, and skilled nursing levels. This will be done in a phased approach to honor The Kenney’s commitment to and minimize disruption for current residents, most of whom will only be moved once using phased construction.

The specific before-and-after breakout of units is as follows:

Accommodation	Current	Repositioning
Independent	87	194
Boarding Home	30	30 converted to Assisted Living
Assisted Living		34 new Assisted Living
Lincoln Vista (existing)	46	46
Skilled Nursing	20	20
Memory Care	15	15

Scope and Scale of Project

The scope and scale of the project were determined by a process involving

- a comprehensive market study (which included a preliminary set of programs and services desired by older persons in the area),
- refinement of the program and service package by The Kenney
- a series of feasibility iterations that tested development, financing, and ongoing operating costs against the number and type of apartments and units needed to support those costs within the confines of the property and anticipated market demand.

In short, the project requires the number of units cited above to make the project feasible.



# Early Design Guidance - 7125 Fauntleroy Way SW

**Opportunity**  
Significant grade change allows ability to "cascade" the bulk of the development as it follows the "natural grade."

**Opportunity**  
Developing the majority of the block allows a chance to:

- Control the shape, scale and form of the "edges"
- Distinguish between "exterior edges" and the "urban interiors"
- Respect the scale of the surrounding urban fabric

**Constraint**  
Low scale nature of surrounding development.



**Opportunity**  
Reinforce "long views" toward Puget Sound

**Opportunity**  
Thoughtful redevelopment will enhance a long-standing neighborhood institution and strengthen the diversity that makes the West Seattle area vital.

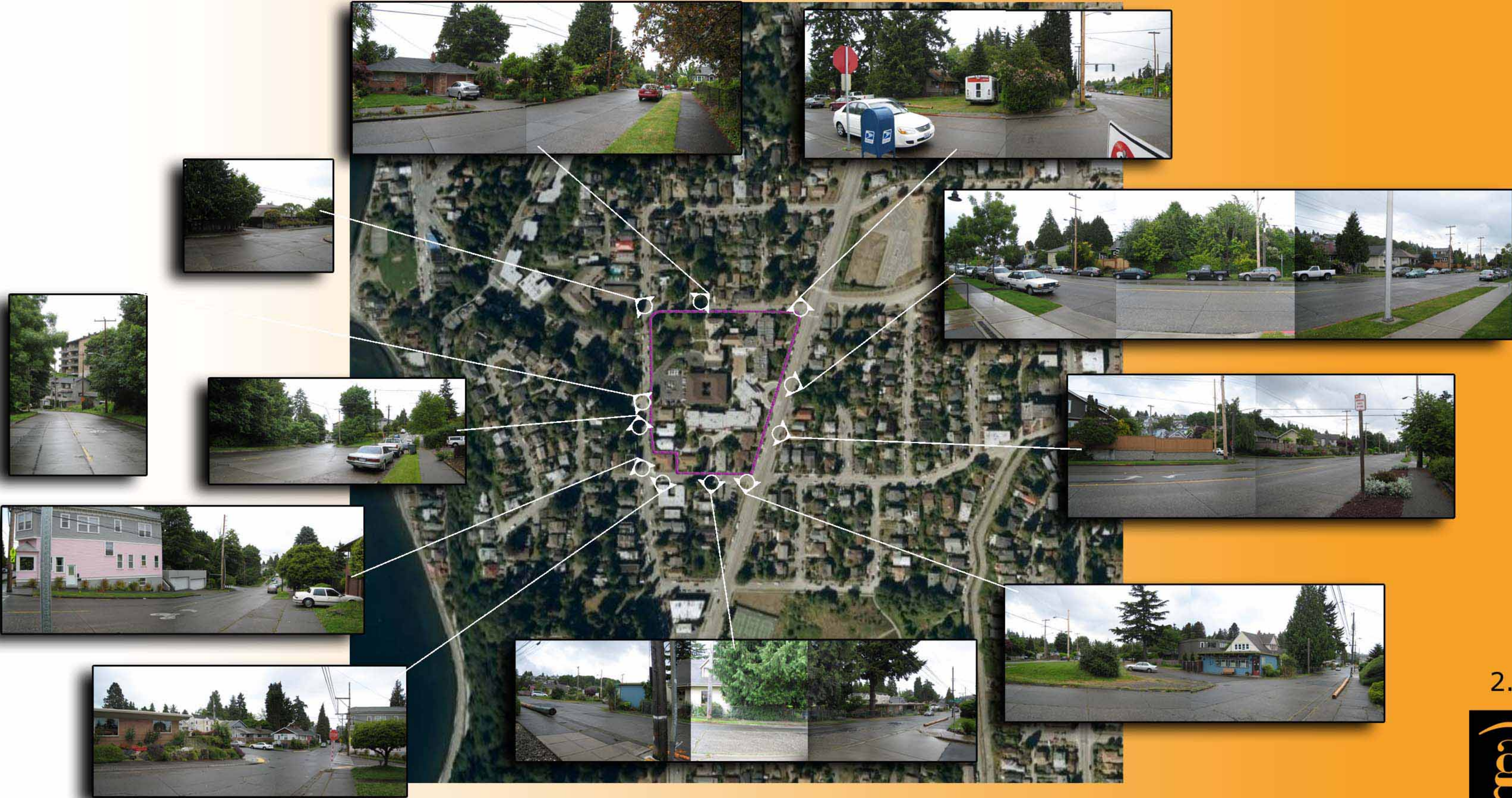
**Opportunity**  
Fronting development along Fauntleroy is consistent with the higher traffic nature of the street.

Urban Context

2.1

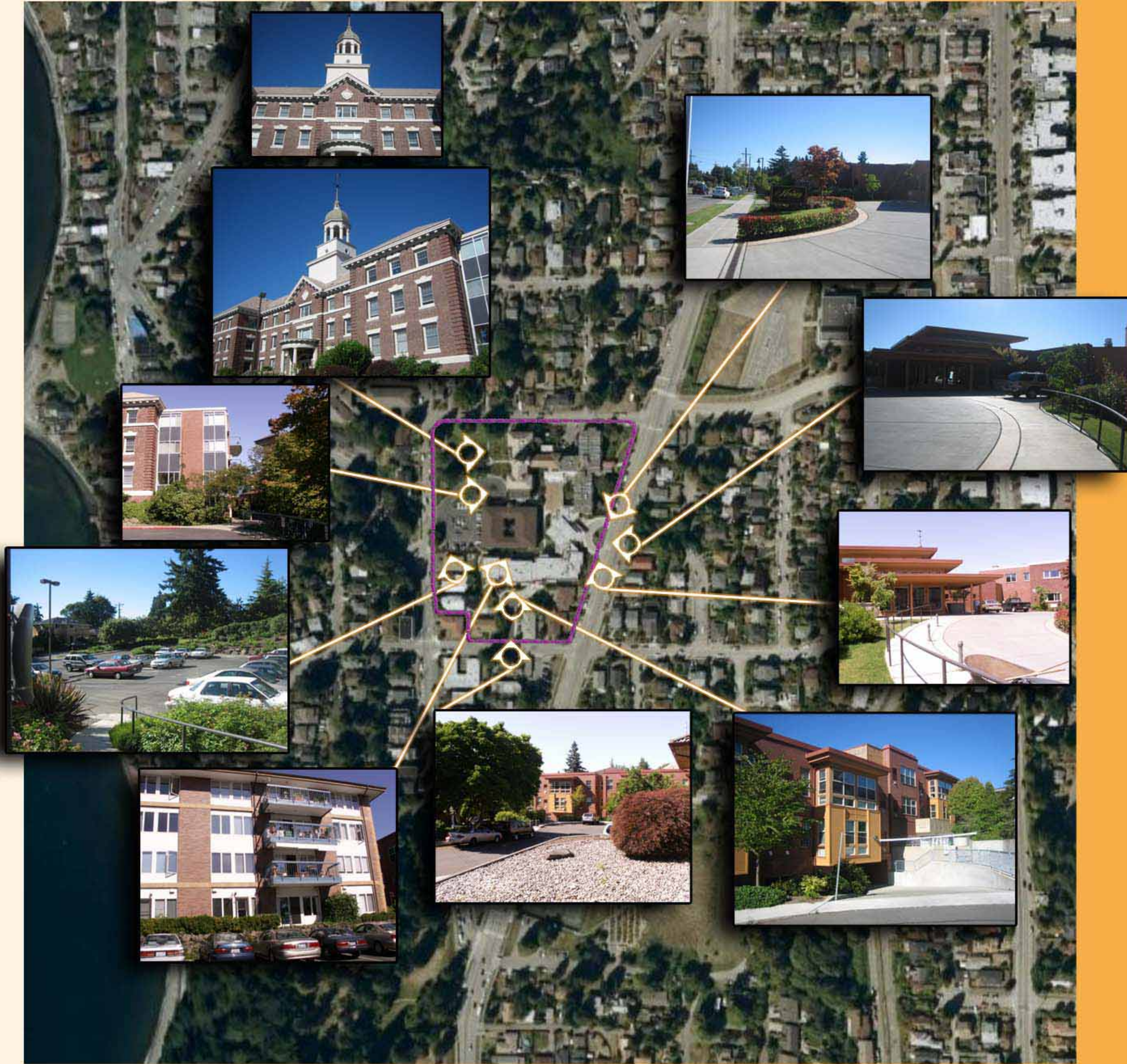
## Urban Design Opportunites & Constraints





Urban Design Opportunities & Constraints







## Early Design Guidance - 7125 Fauntleroy Way SW



*For many years, The Kenney has served as a landmark in the West Seattle area. Not only has this fine retirement community served as a home and resource to many seniors in the neighborhood, but it also has contributed to the diversity that makes any good urban neighborhood vital. The Kenney provides not only diversity in age, but also in building types and open spaces which have helped to create a rich urban fabric.*

*The challenge this long standing institution faces is maintaining its place as a viable alternative in Seattle's senior living marketplace. In order to do so, it will need to completely reconstruct the buildings on its existing campus while providing minimal impact on those that live there as well as the surrounding neighborhood. The strategy needed to accomplish this goal has multiple aspects to it.*

*First, additional land needs to be acquired. Then construction must be sequenced to minimize impact on the residents who will continue to live on campus. Newly acquired properties along Othello will be used to create new supportive living options for assisted living, memory care and skilled nursing. Following construction and relocation, existing buildings at the corner of Fauntleroy and Myrtle can then be razed in order to allow construction of 34 new Independent Living Apartments. This new building will be the new home for the current Ballymena building residents. Once this relocation takes place, the balance of the existing campus, with the exception of the recently completed Entry Pavilion and Lincoln Crest building, can be razed. Finally, new independent living apartments and common facilities will be completed during the final phase of construction.*

*On the following page, the Relevant Design Guidelines used are listed and the specific aspects of each that have been applied have been highlighted in yellow. An important one of these is "Responding to Site Characteristics." The natural topography of this complex site will allow the design team to "cascade" the new buildings down the site, closely following the existing topography. Using this strategy should also enhance the ability to "look over" newer buildings and reinforce "long views" toward Puget Sound.*

*Of equal importance is "Height, Bulk and Scale Compatibility." The true design challenge of this project is weaving a significant reshaping of The Kenney to fit into the surrounding low scale neighborhood. The economics of a successful new development as outlined in the opening narrative will require a design solution that will require many aspects of current Midrise Design Standards. We believe that the effect of this reality on the surrounding neighborhood can be neutralized by treating the edges of the site with a combination of lower scale development, strategically located open spaces and extensive use of enclosed parking. The following architectural concepts demonstrate strategies that show how this could be accomplished.*

*The balance of the highlighted design guidelines would be demonstrated in the details of a more refined solution.*

### Relevant Design Guidelines



# Early Design Guidance - 7125 Fauntleroy Way SW

## A. Site Planning

*A-1 Responding to Site Characteristics* – The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersection, **unusual topography**, significant vegetation **and views** or other natural features.

*A-2 Streetscape Compatibility* – The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

*A-3 Entrances Visible from the Street* – Entries should be clearly identifiable and visible from the street.

*A-5 Respect for Adjacent Sites* – Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent building.

*A-6 Transition Between Residence and Street* – **For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.**

*A-7 Residential Open Space* – Residential projects should be sited to **maximize opportunities for creating usable, attractive, well-integrated open space.**

*A-8 Parking and Vehicle Access* – **Siting should minimize the impact of automobile parking** and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

*A-10 Corner Lots* – Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

## B. Height, Bulk and Scale

*B-1 Height, Bulk and Scale Compatibility* – Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and **designed to provide a sensitive transition to near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.**

## C. Architectural Elements and Materials

*C-1 Architectural Context* – New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

*C-2 Architectural Concept and Consistency* – **Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.** Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

*C-3 Human Scale* – **The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.**

*C-4 Exterior Finish Materials* – Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

*C-5 Structured Parking Entrances* – **The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.**

## D. Pedestrian Environment

*D-2 Blank Walls* – **Buildings should avoid large blank walls facing the street, especially near sidewalks.** Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

*D-6 Screening of Dumpsters, Utilities and Service Areas* – **Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible.** When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

*D-12 Residential Entries and Transitions* – For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. **Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.**

## E. Landscaping

*E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites* – Where possible, and where there is not another overriding concern, **landscaping should reinforce the character of neighboring properties and abutting streetscape.**

*E-2 Landscaping to Enhance the Building and/or Site* – Landscaping including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

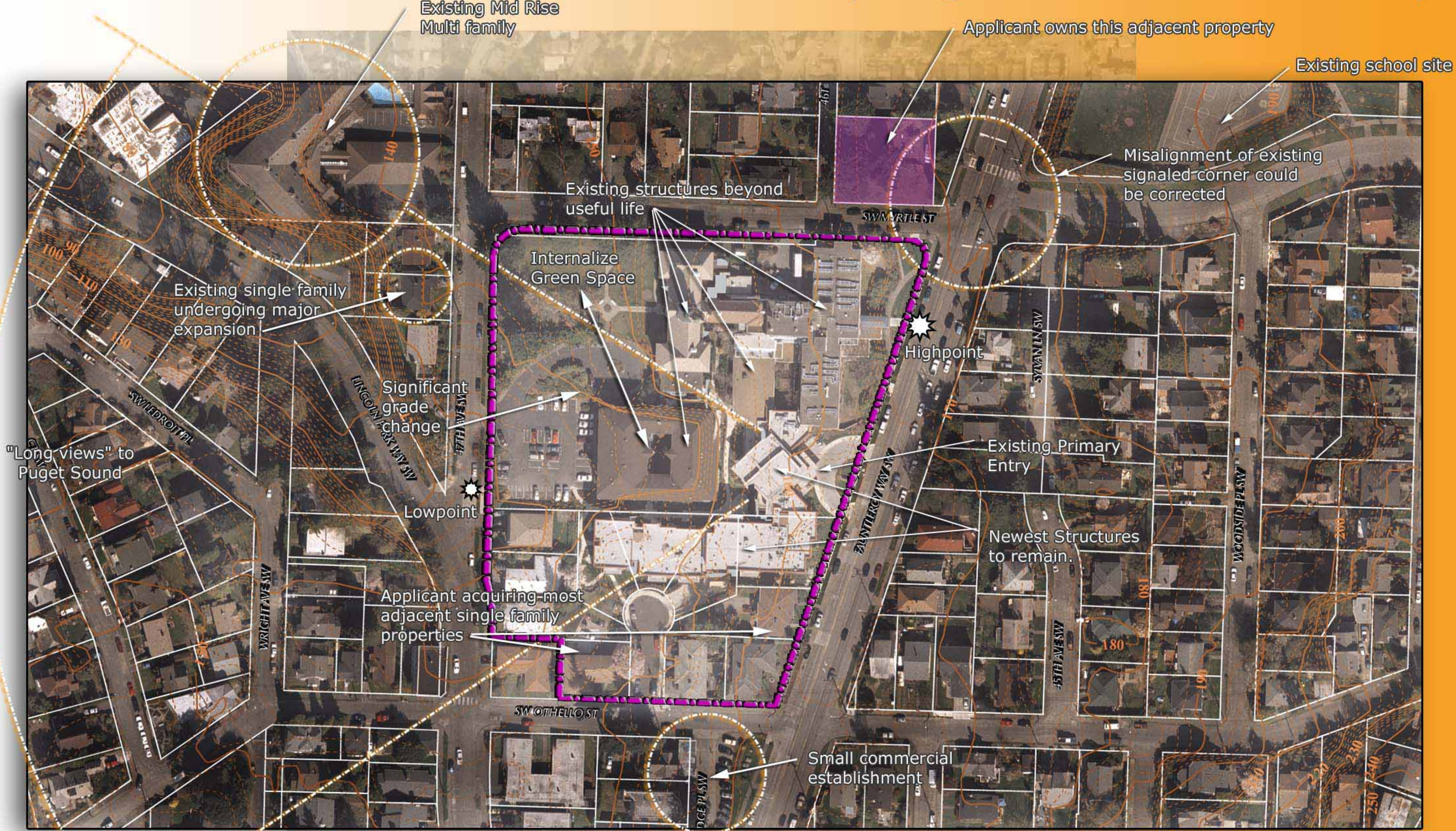
*E-3 Landscape Design to Address Special Site Conditions* – **The landscape design should take advantage of special on-site conditions** such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

3.2

## Relevant Design Guidelines



Early Design Guidance - 7125 Fauntleroy Way SW



4.1

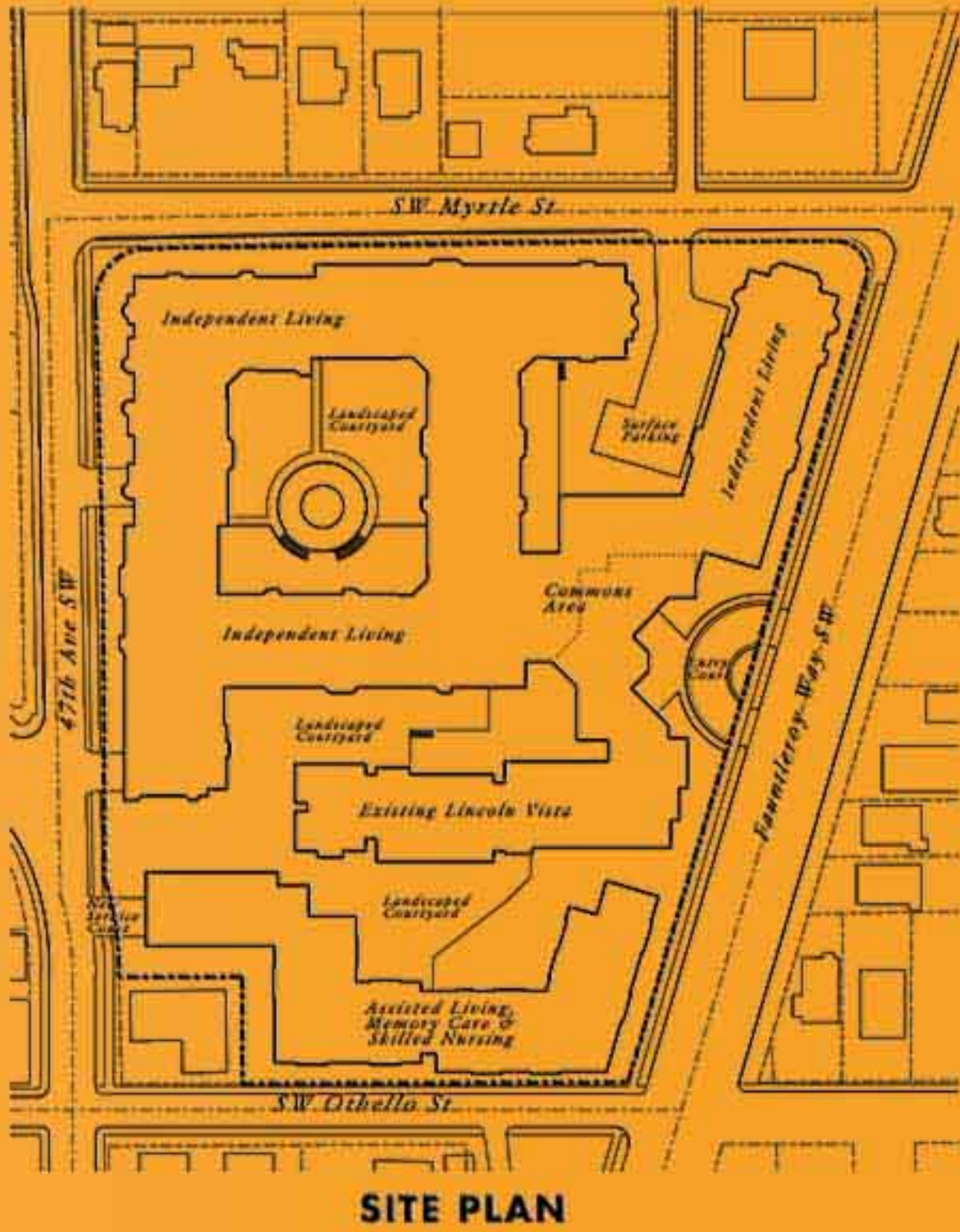
Site Analysis



Early Design Guidance - 7125 Fauntleroy Way SW



- Existing Building
- L-3 Compatible
- Departure from L-3



5.1A

Concept 1 3D Site

Architectural Design Concept 1



THE  
*Kenney*

A Continuing Care Retirement Community

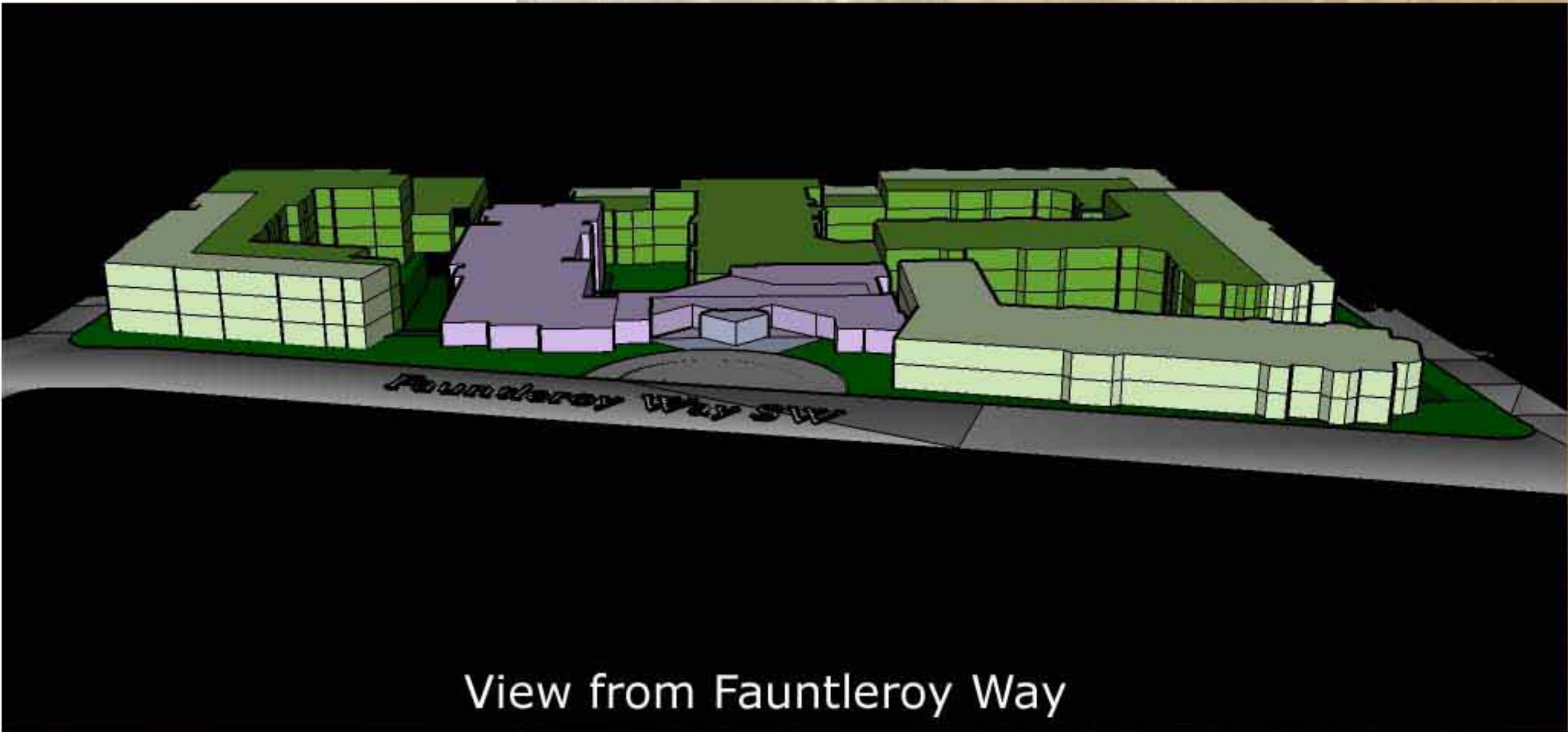


ag  
Architecture

1616 UNDERWOOD AVE.  
WAUMATOSA, WI 53113  
614.431.3131 TEL  
614.431.3231 FAX  
WWW.AGARCH.COM



Early Design Guidance - 7125 Fauntleroy Way SW



View from Fauntleroy Way



View from Myrtle St



View from 47th Street



View from Othello Street

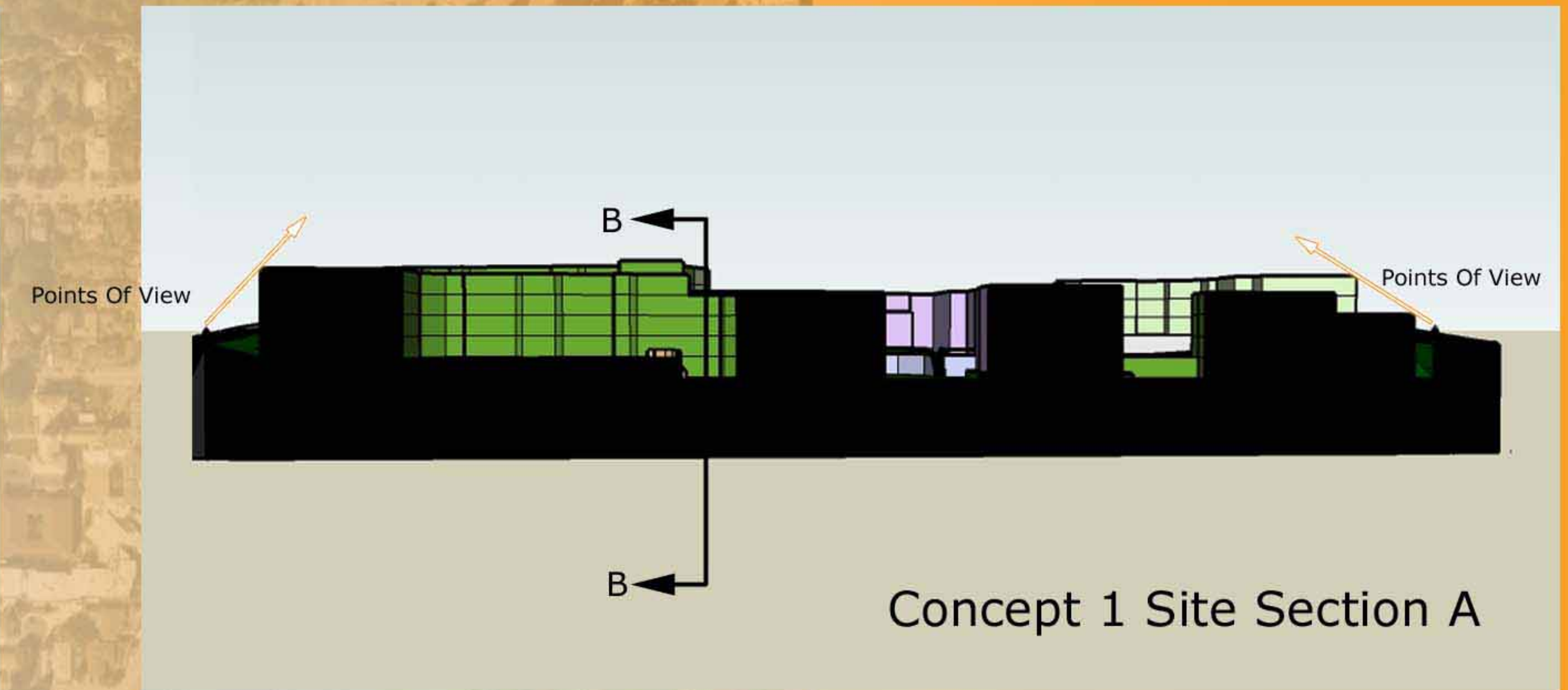
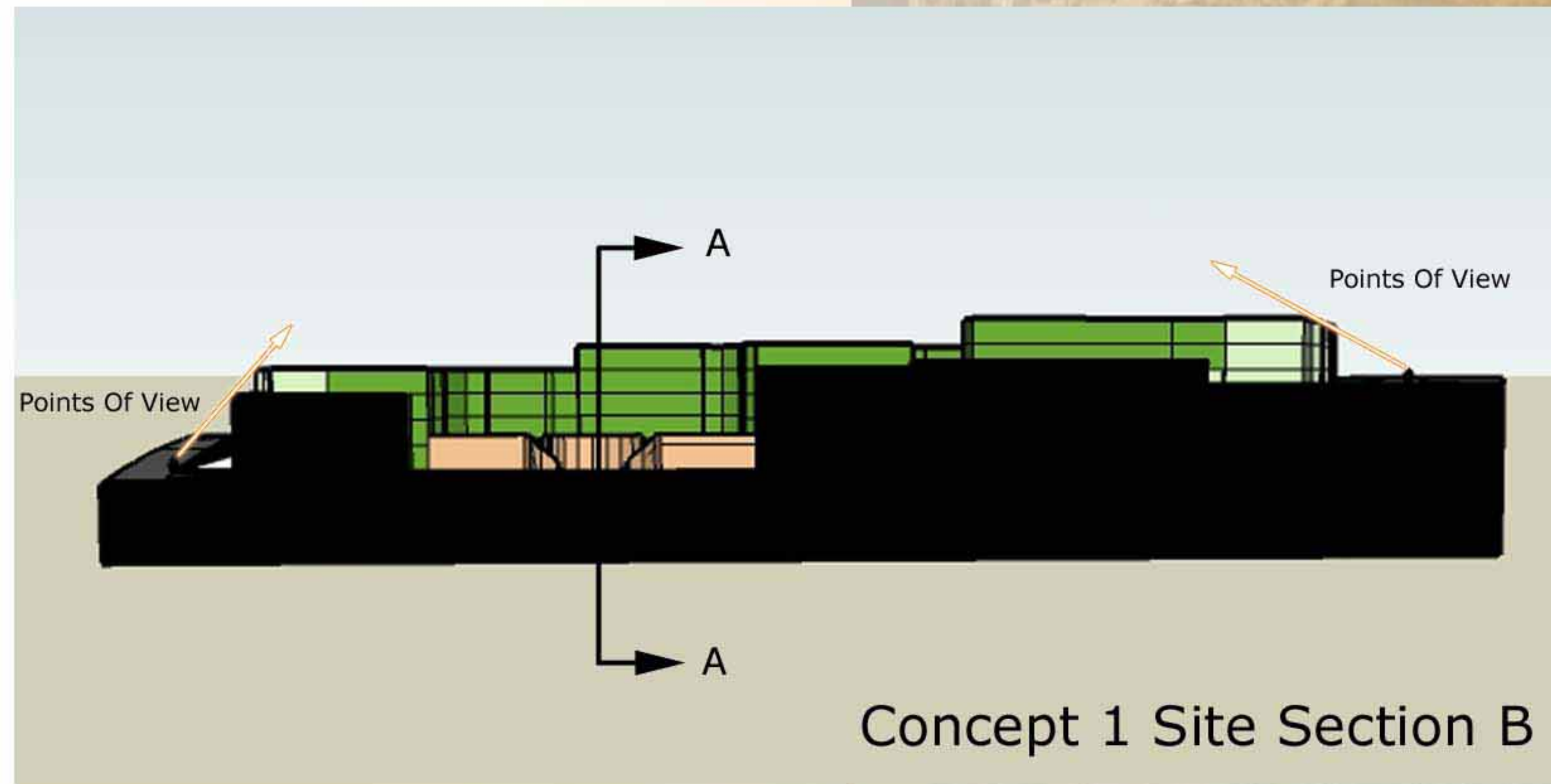
- Existing Building
- L-3 Compatible
- Departure from L-3

Architectural Design Concept 1

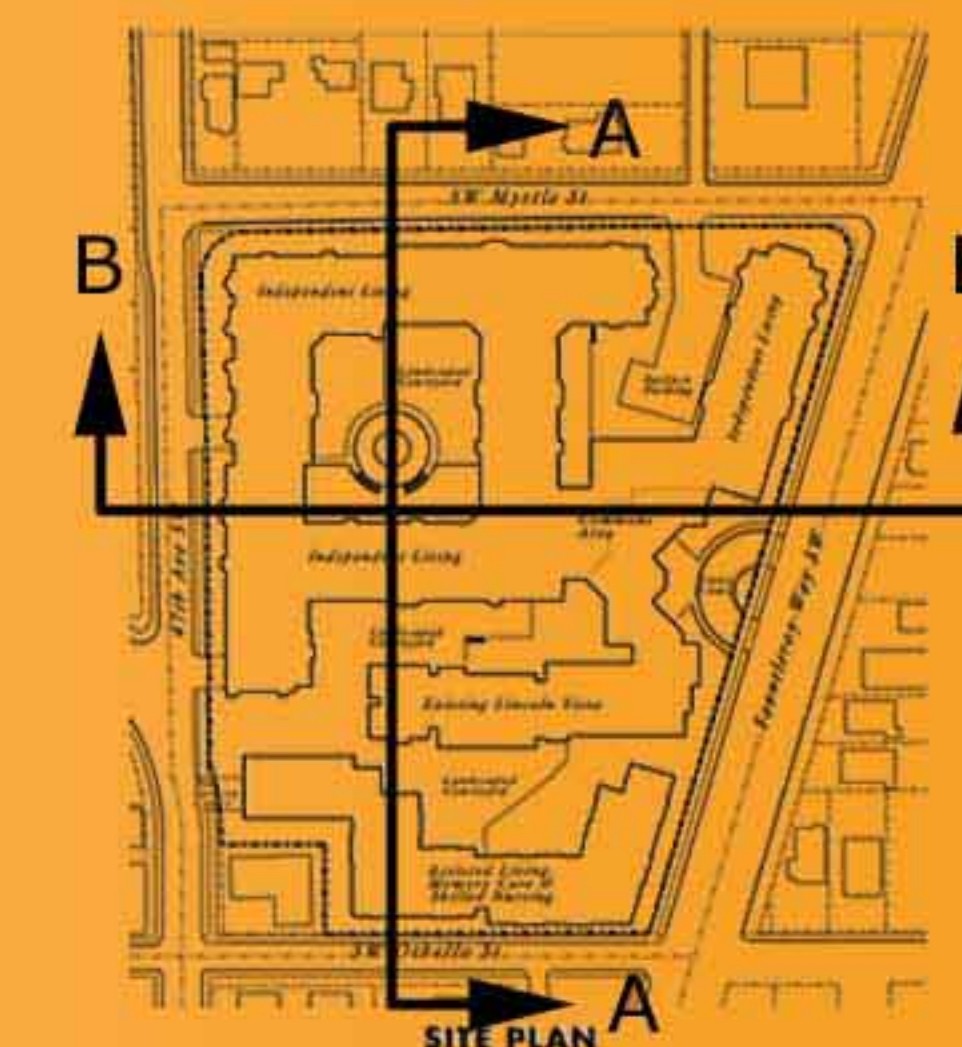
5.1B



## Early Design Guidance - 7125 Fauntleroy Way SW



- Existing Building
- L-3 Compatible
- Departure from L-3



5.1C

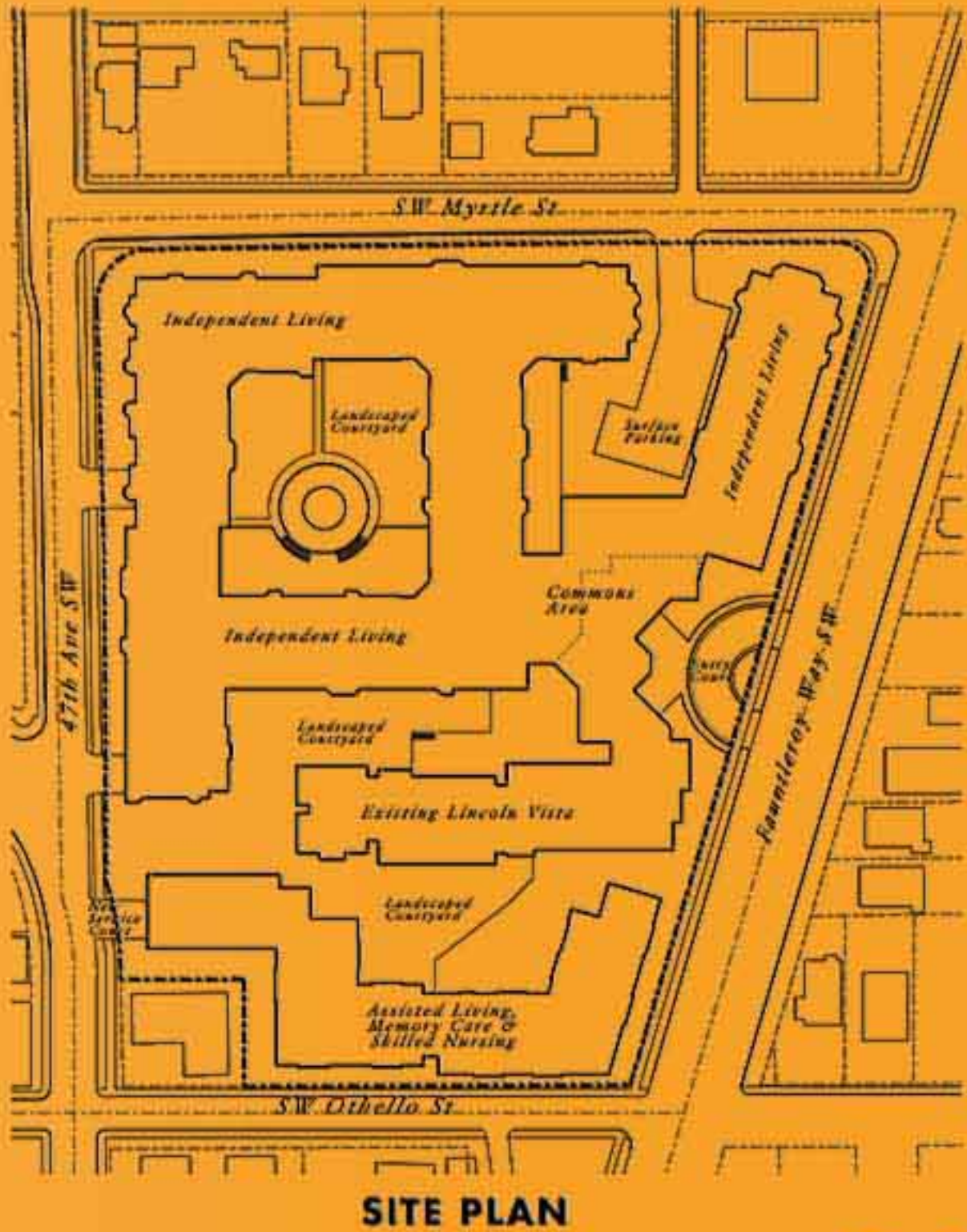
### Architectural Design Concept 1



Early Design Guidance - 7125 Fauntleroy Way SW



- Existing Building
- L-3 Compatible
- Departure from L-3



SITE PLAN

5.2A

Concept 2 3D Site

Architectural Design Concept 2



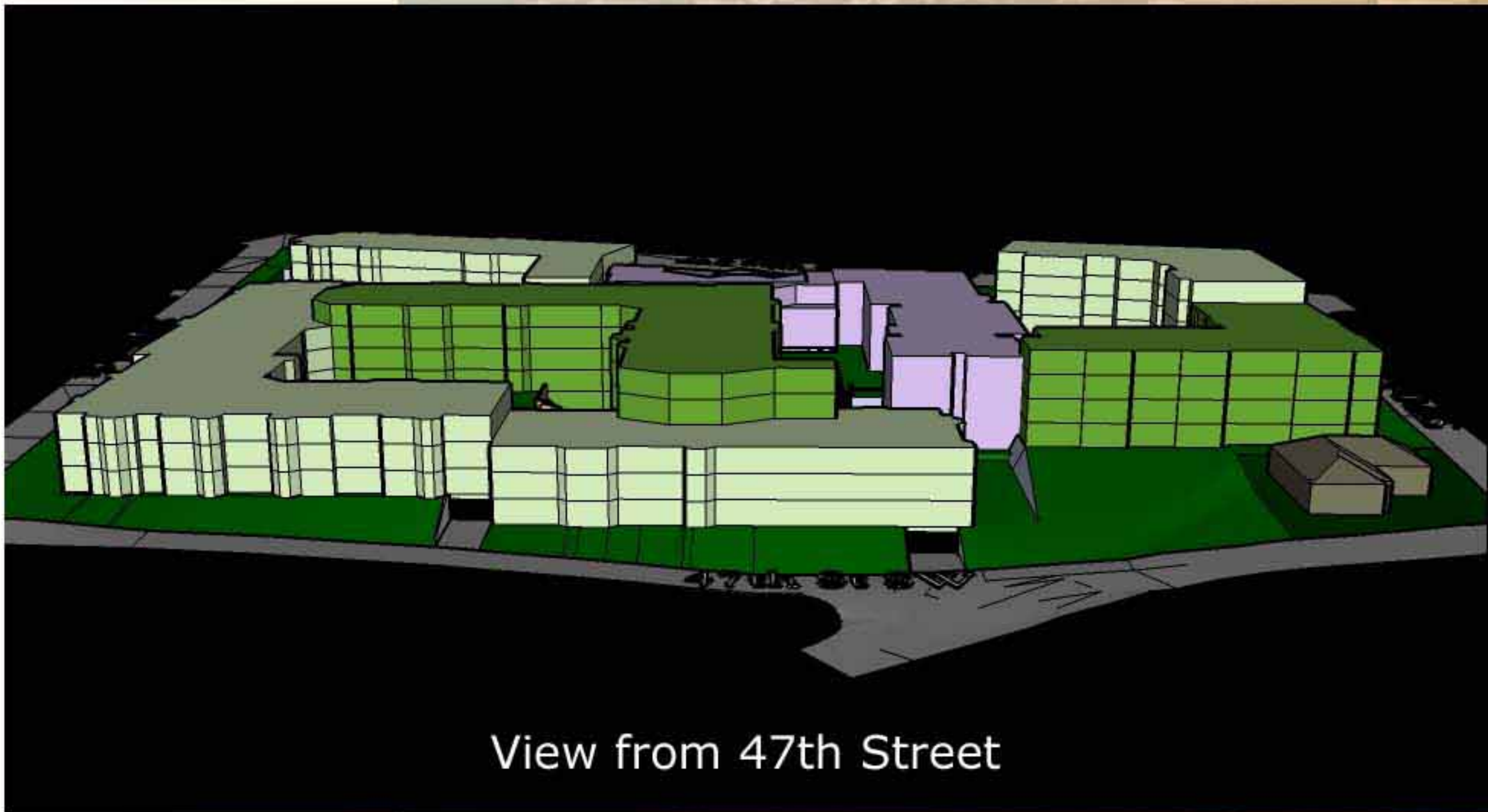
Early Design Guidance - 7125 Fauntleroy Way SW



View from Fauntleroy Way



View from Myrtle St



View from 47th Street



View from Othello Street

- Existing Building
- L-3 Compatible
- Departure from L-3

Architectural Design Concept 2



THE  
*Kenney*

A Continuing Care Retirement Community

5.2B

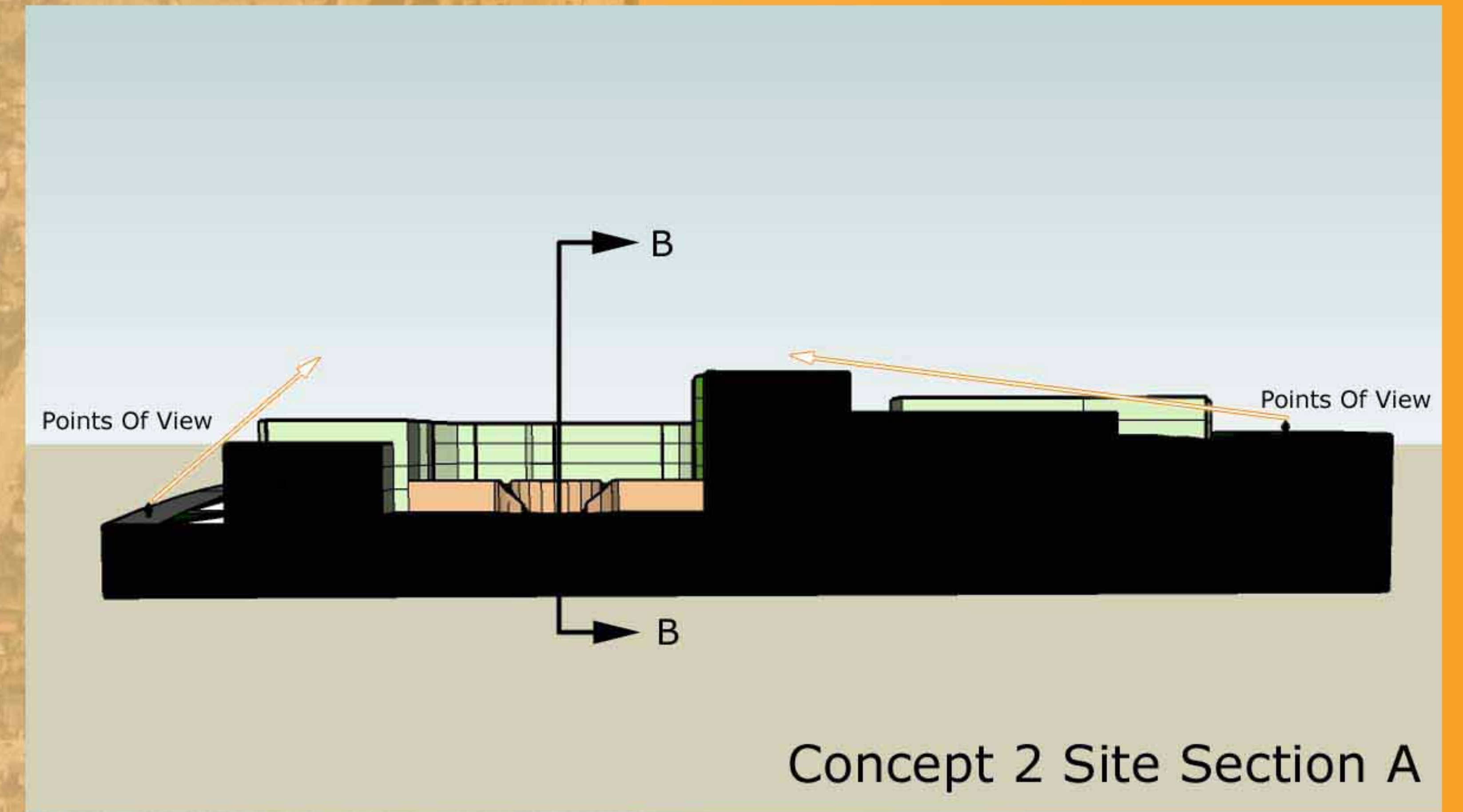
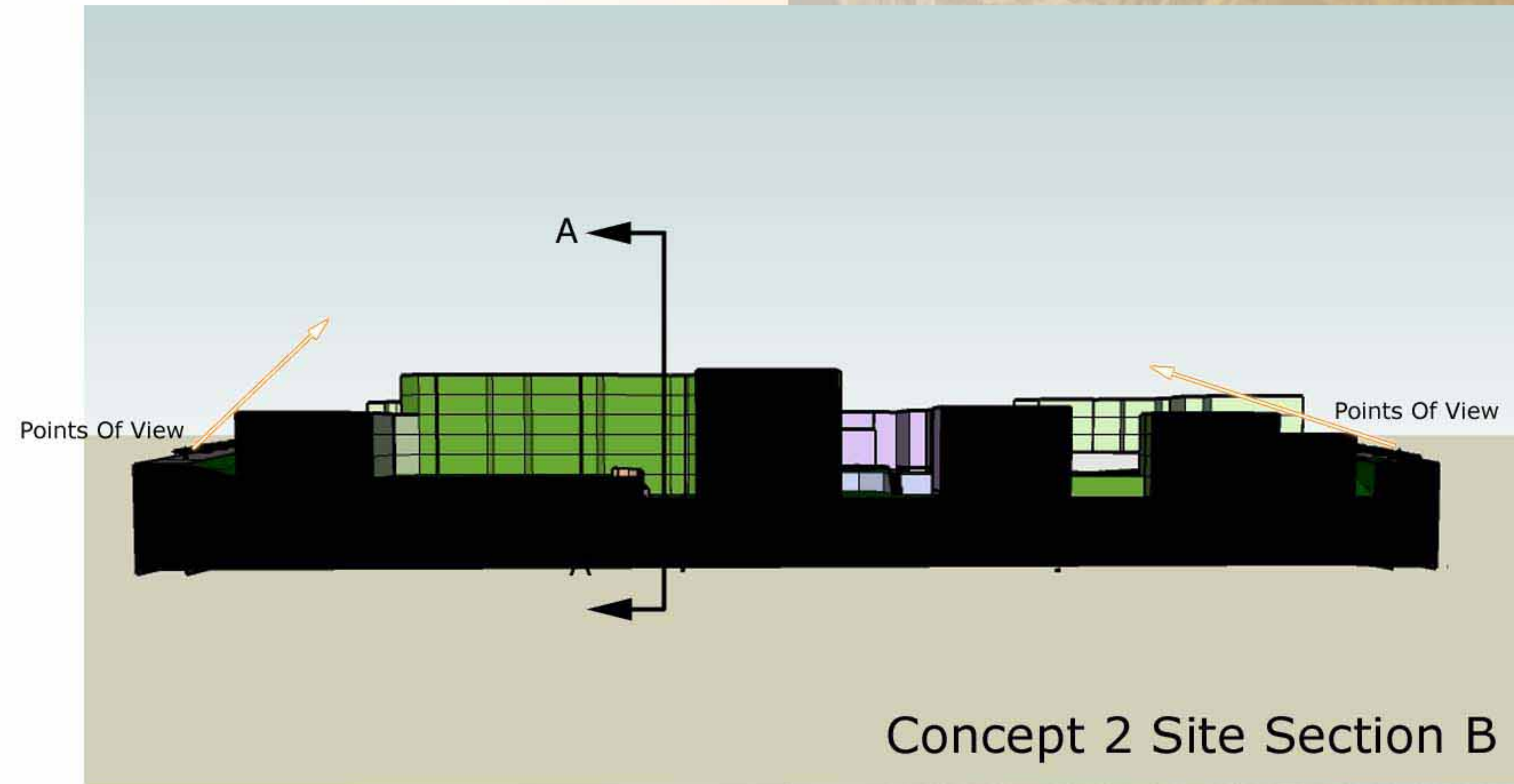


AG  
Architecture

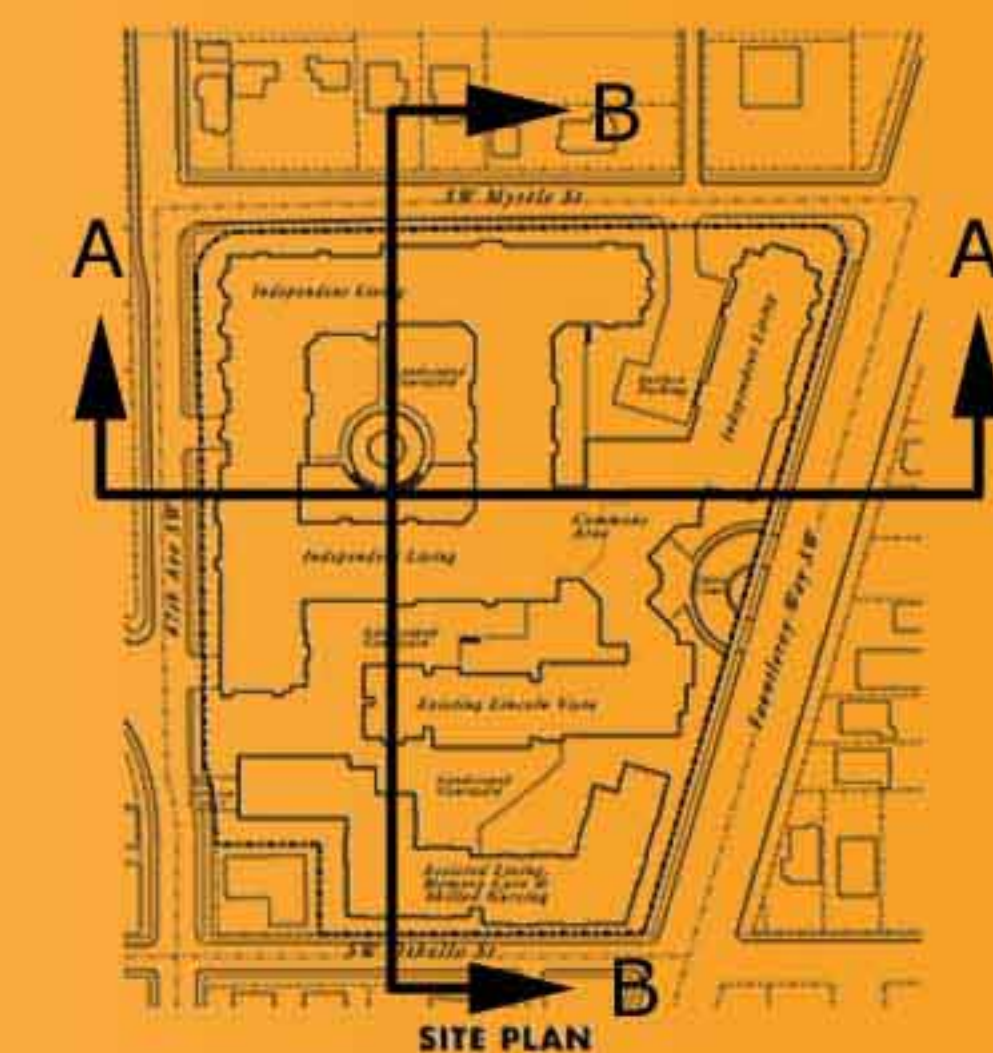
1414 UNDERWOOD AVE.  
WAUWATOSA, WI 53213  
414.431.3125 TEL  
414.431.3231 FAX  
WWW.AGARCH.COM



# Early Design Guidance - 7125 Fauntleroy Way SW



- Existing Building
- L-3 Compatible
- Departure from L-3



5.2C

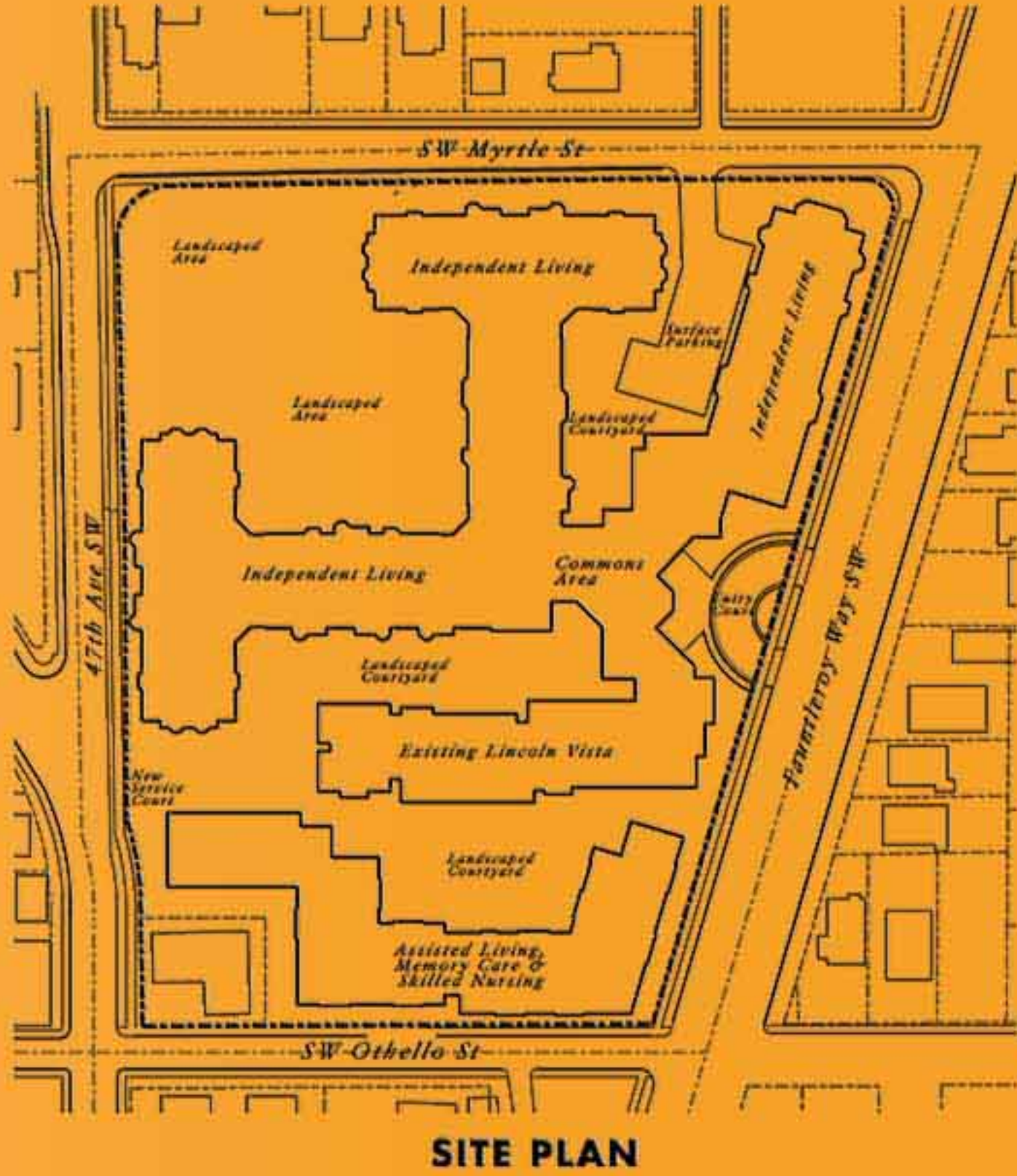
## Architectural Design Concept 2



Early Design Guidance - 7125 Fauntleroy Way SW



- Existing Building
- L-3 Compatible
- Departure from L-3

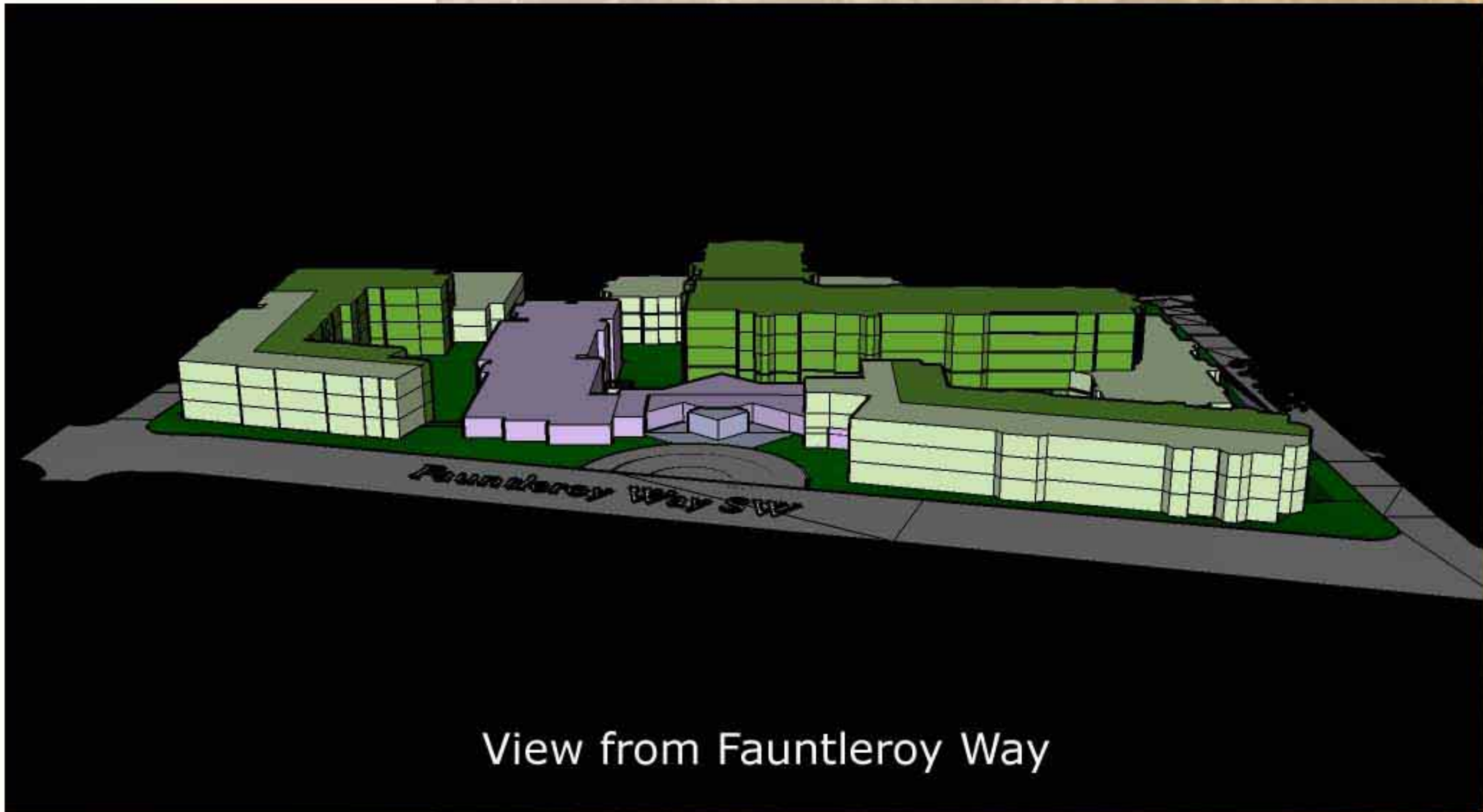


5.3A

Architectural Design Concept 3



Early Design Guidance - 7125 Fauntleroy Way SW



View from Fauntleroy Way



View from Myrtle St



View from 47th Street



View from Othello Street

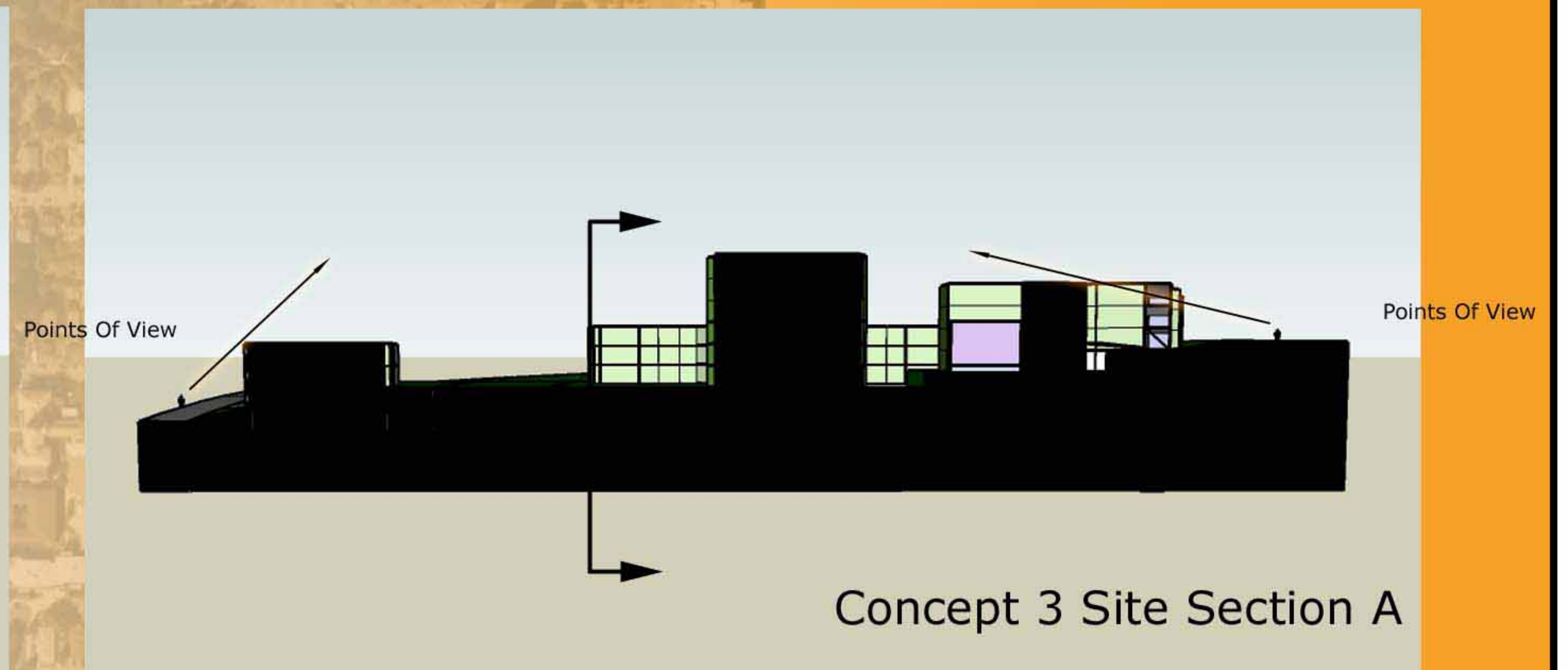
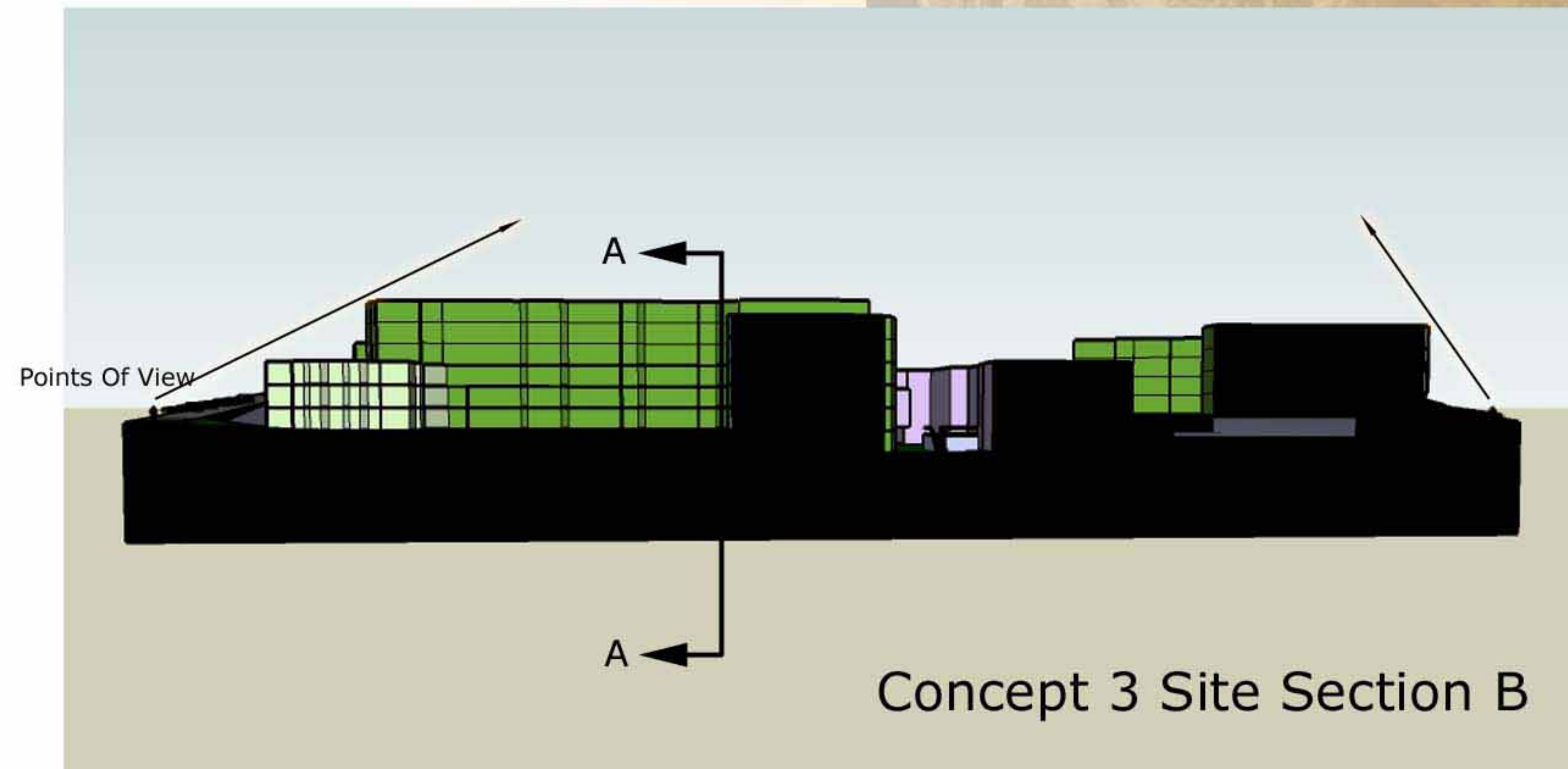
- Existing Building
- L-3 Compatible
- Departure from L-3

5.3B

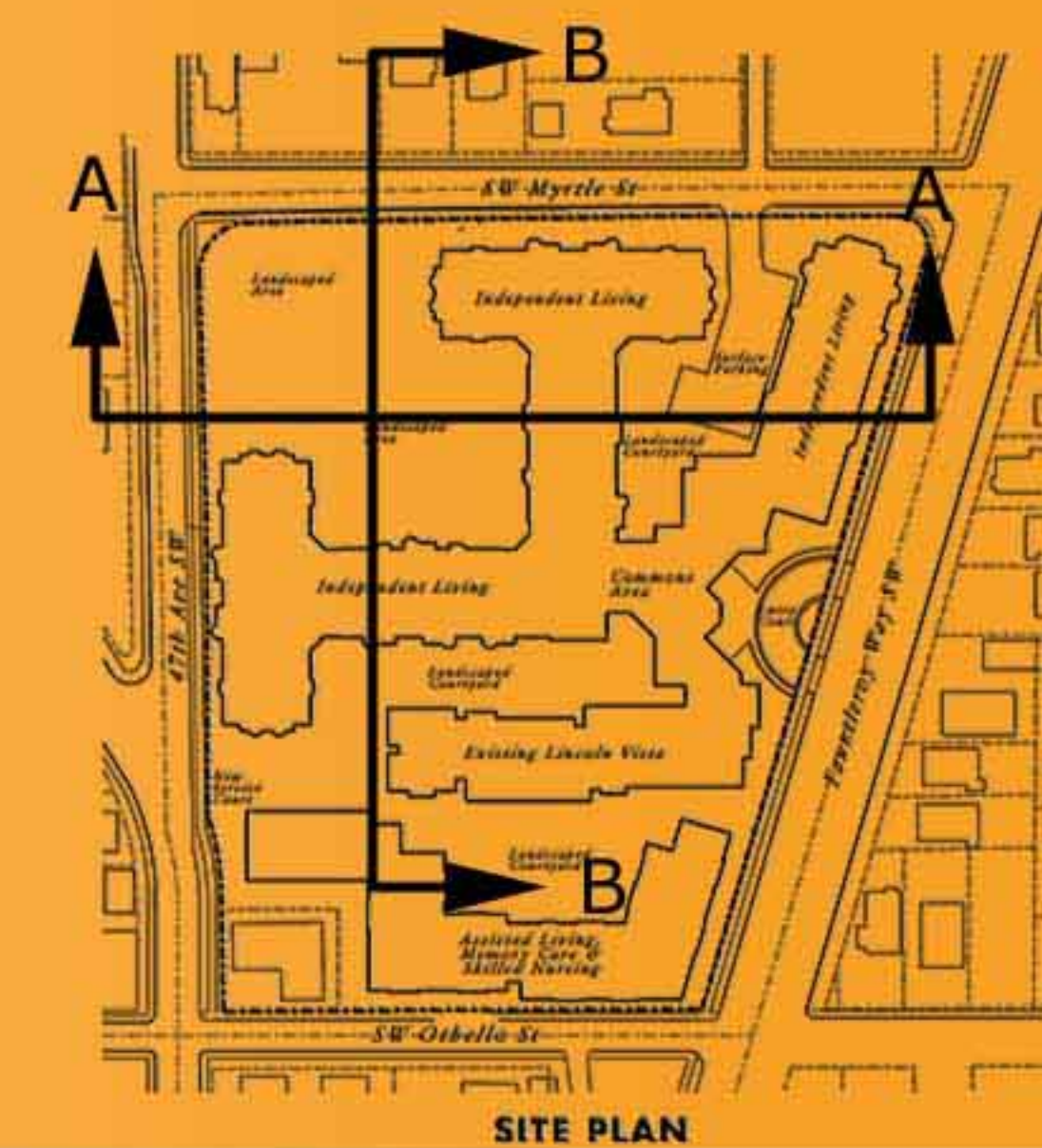
Architectural Design Concept 3



## Early Design Guidance - 7125 Fauntleroy Way SW



- Existing Building
- L-3 Compatible
- Departure from L-3



5.3C

## Architectural Design Concept 3





## *Independent Living*

194 Units  
176 Enclosed Parking Spaces

## *Commons*

## *Lincoln Vista*

46 Existing Units

## *Assisted Living*

62 Units

## *Memory Care*

15 Units

## *Skilled Nursing*

20 Units

**1"=40' SITE PLAN**

# *The Kenney* *Seattle, Washington*



17 SEPT 2008



1414 UNDERWOOD AVE.  
WAUWATOSA, WI 53213  
414.431.3131 TEL  
414.431.0831 FAX  
WWW.AGARCH.COM



Early Design Guidance - 7125 Fauntleroy Way SW



View from Fauntleroy Way



View from Myrtle St



View from 47th Street



View from Othello Street

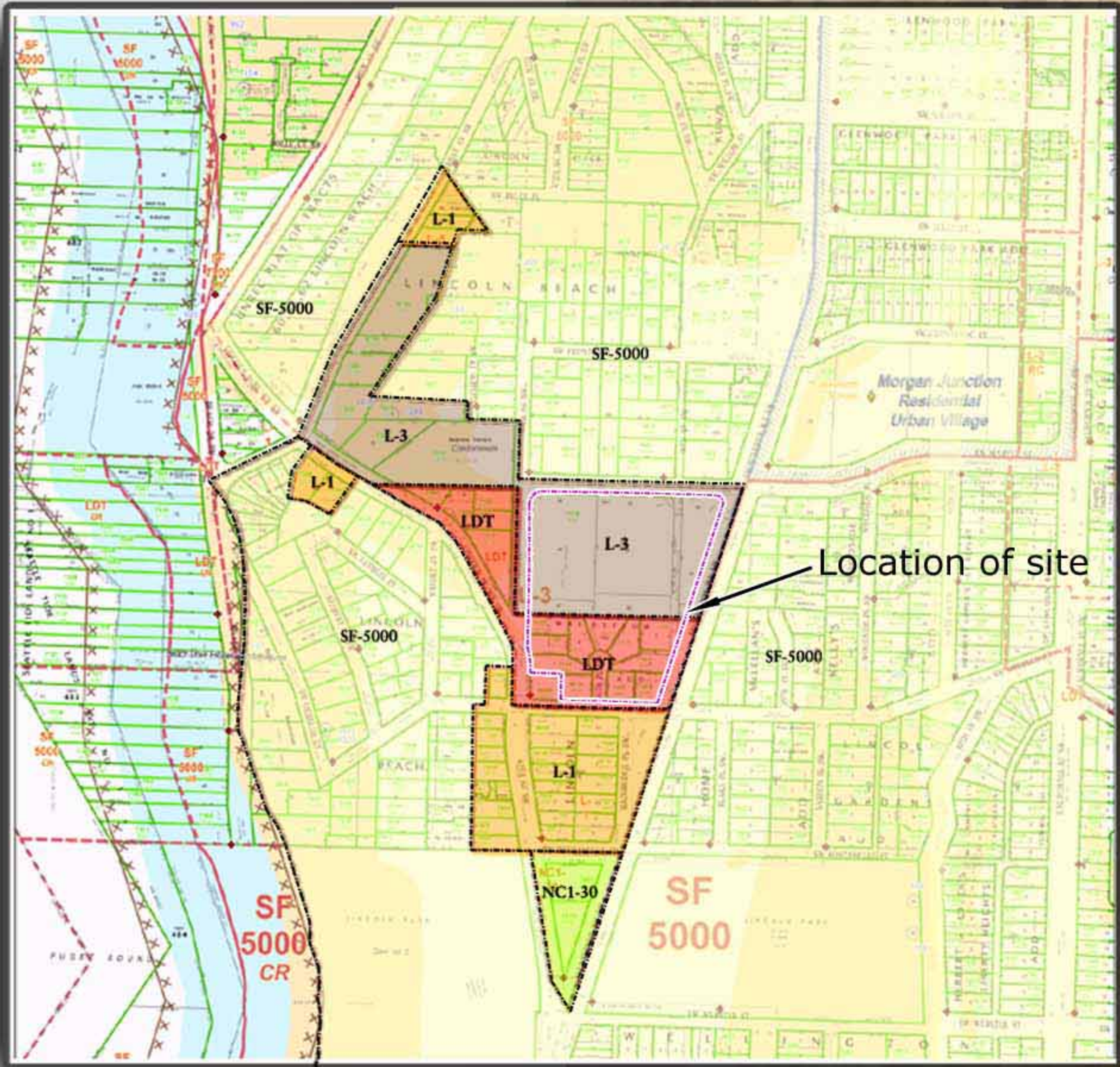
5.4B

Architectural Design Concept 4



Early Design Guidance - 7125 Fauntleroy Way SW

Existing Zoning Map



Zoning Code Matrix

	LDT	L-3	MR	Proposed Design Concept 3 (Preferred Alternative)
Building Type	Duplex or Triplex House	3 story lowrise	Midrise Apt Bldg	Mix of 3, 4, & 6 story structures
Density Limit	1/2000 (2 units/4,000 sq ft) 3 units/6,000 sq ft	1/800 (12 units/9,600 sq ft)	no limit	41 existing units 261 new units 1/760 (302/229,492 sq ft) +35 skilled & memory care units
Lot Coverage	Maximum 35%	Maximum 45%	no limit	104,670 sq ft = 47%
Open Space	400 sf of private space per unit (or one unit may have access to 600 sf of common space)	25% of lot space	25% of lot area for apartments	118,760 sq ft = 53% of lot space

Summary

In order to meet the development and design objectives stated earlier in this package, a rezone of the entire parcel will be needed following one of the following strategies.

Strategy A (Design Concept 1)

As stated on Sheet 2.1, one of the Design Opportunities that presents itself is the ability to redevelop the site in a way that is sympathetic to the “cascading” nature of the site as the grade falls from a high point at the northeast corner to a low point on the street right of ways. New living units would be constructed in a series of buildings designed to meet L3 Standards that would “step down” to follow the existing grade. (As illustrated in the massing models for Concept 1, the portions of the building that conform to L3 Standards are colored light green.) Because of the slope, some of the buildings will have a fourth story exposed in two rather abbreviated conditions. For all intents and purposes, the redevelopment would appear to be an L3 scaled project to those who drive or walk around the entire block. However, on the interior of the site (parts of the building illustrated by the dark green color), where significant grade change currently exists, a more intensive redevelopment can take place and this portion of the site would be established as a Contract Rezone to meet Midrise Standards.

Synopsis: Rezone the perimeter of the site up to a distance of 25’ from the property lines L3 Lowrise 3. Contract Rezone the interior (balance) of the site to MR Midrise.

Strategy B (Design Concept 2)

Using a strategy similar to Concept A, the primary variation would be to strictly conform the entire building depth exterior structure perimeter to L3 Standards. Because of the resulting reduction in density that could be achieved around the perimeter of the site, the interior of the site would be a Contract Rezone to meet MR Standards with the tallest structure reaching a height of 5 stories as measured from the grade within the interior of the site. But again, as the massing model and schematic sections indicate, because this large mass would be setback a significant distance from the R.O.W., a person walking or driving along the perimeter of the site would hardly be aware of the larger interior structure.

Synopsis: Rezone the perimeter of the site up to a distance of 40’ from the property lines L3 Lowrise 3. Contract Rezone the interior (balance) of the site to MR Midrise.

Strategy C (Design Concept 3)

Considering the notion that the existing green space located at the corner of SW Myrtle and 47th Avenue SW might be viewed as a community asset, Concept 3 explores a strategy that could recreate it in a slightly different form. In order to meet the development objectives outlined earlier, the central L-shaped residential structure would be maximized to a full 60’ height. The L-shaped residential structure shown on the corner of Myrtle and 47th in the other two design concepts could be eliminated completely; thereby opening the corner of 47th and Myrtle for redevelopment as a park-like setting that could continue to be enjoyed by the immediate neighborhood.

Synopsis 3: Rezone the site to MR Midrise, but carefully shape the construction of the perimeter of the site to conform to L-3 design standards.

Additional Considerations

Density

As illustrated in the Zoning Code Matrix, the proposed redevelopment does slightly exceed the density limitation if L3 standards are applied, but are within the guidelines of MR density requirements.

Open Space

Because of the extensive use of enclosed parking, all proposed concepts exceed the minimum open space requirements by almost 20%.

Building Width

The massing models for all the alternatives were quickly assembled to explore the various design concepts. The development team is aware that a more articulated design concept will require that the building width will need to conform to either L3 or MR Standards.

Potential Departures