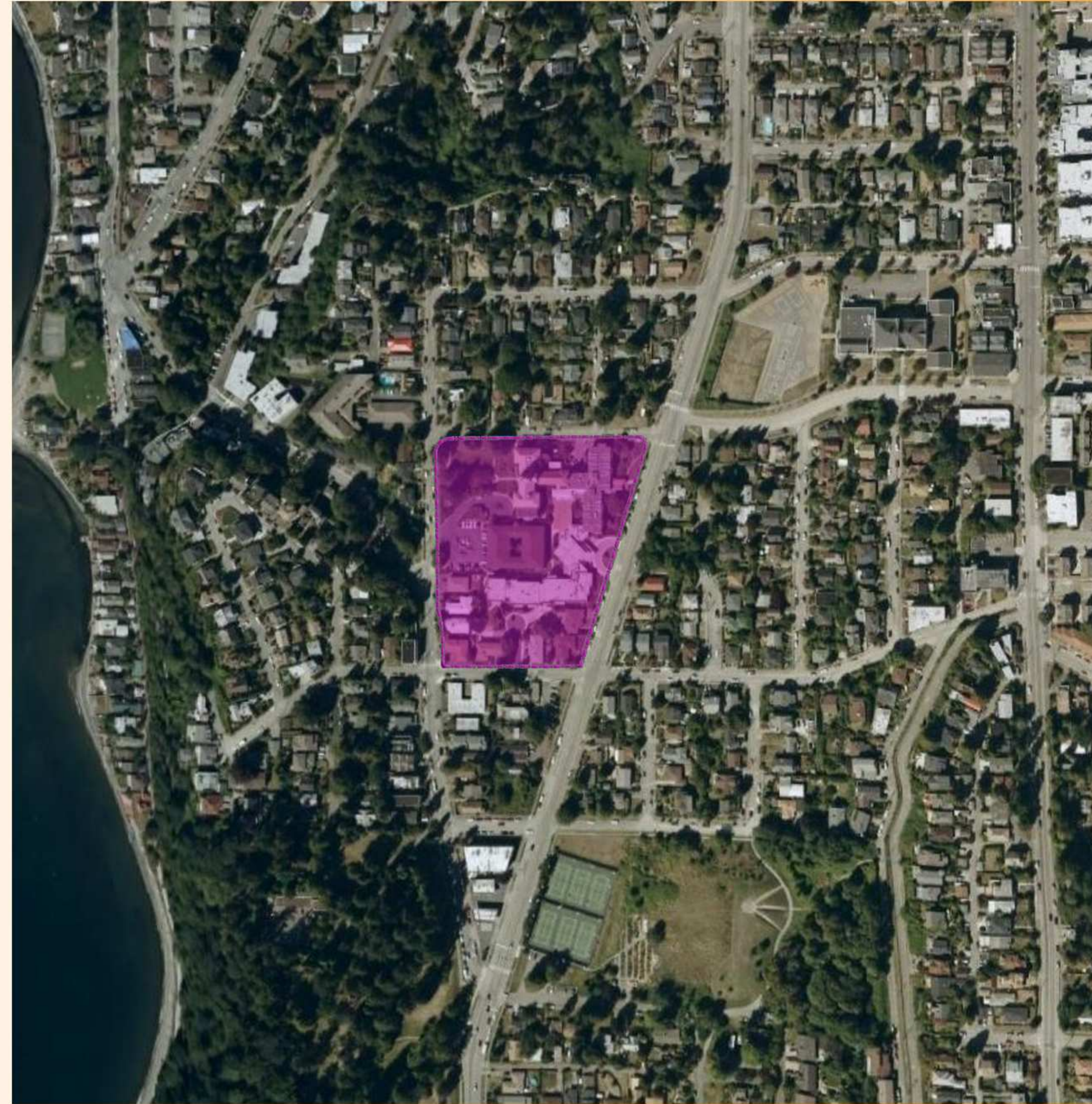


## Early Design Guidance - 7125 Fauntleroy Way SW Project # 3008453



### **Supplemental Plan Information**

- 5.4A 23 October 2008 Preferred Plan
- 5.4B Code Compliant Plan
- 5.4C Saving Seaview Alternative
- 5.4D Alternate 'A' 8 January 2009
- 5.4F Alternate 'B' 8 January 2009
- 5.4E Alternate 'C' 8 January 2009

18 DECEMBER 2008





Zoned Lot	Coverage allowed by code	Coverage by design	Height allowed by code	Height by design
LDT	Max 35%	53%	25' Max + 10' pitch	20' - 40'
L-3	Max 45%	44%	30' Max + 5' pitch	30' - 60'

## *Independent Living*

194 Units  
176 Enclosed Parking Spaces

## *Commons*

## *Lincoln Vista*

46 Existing Units

## *Assisted Living*

64 Units

## *Memory Care*

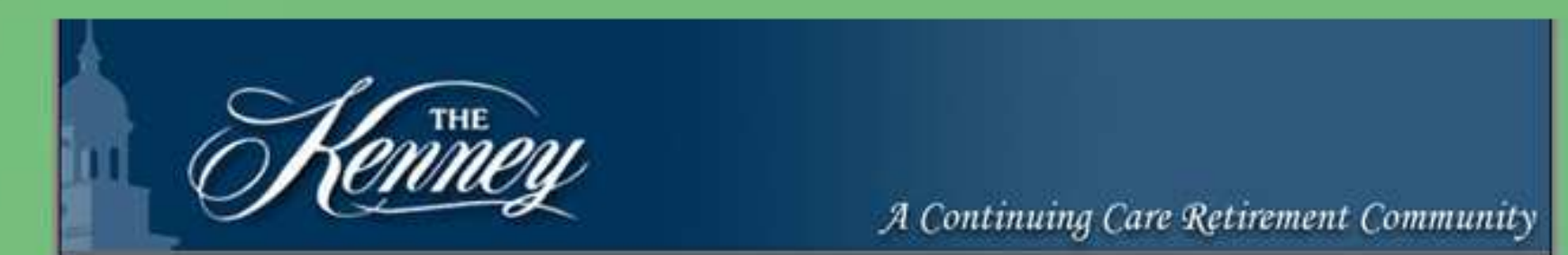
15 Units

## *Skilled Nursing*

20 Units

**23 October 2008 Preferred Plan**

*The Kenney*  
*Seattle, Washington*



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5.4A



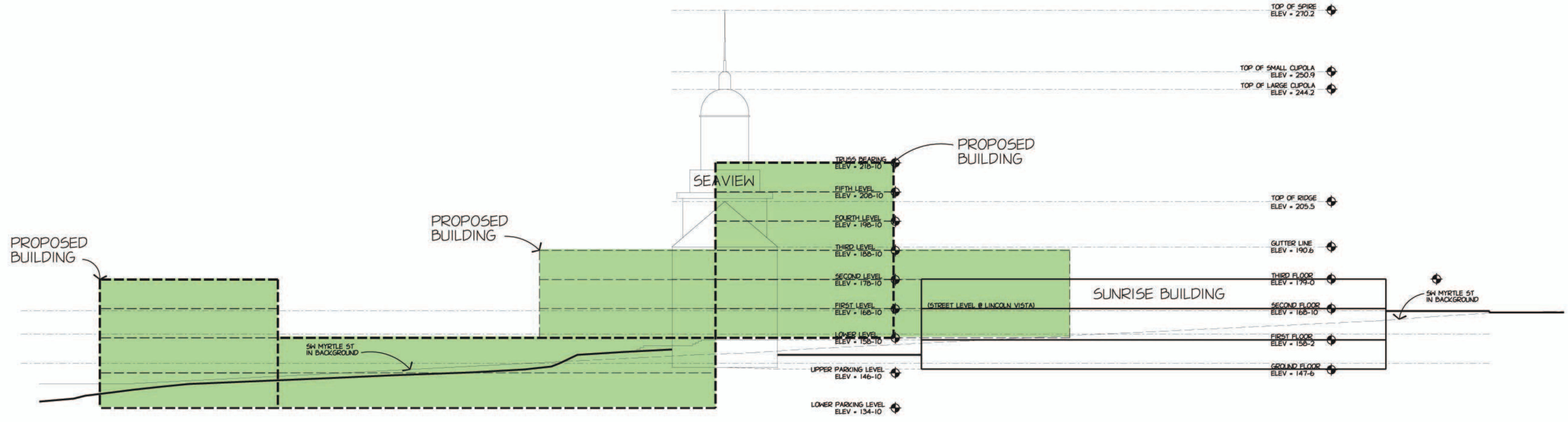
17 SEPT 2008



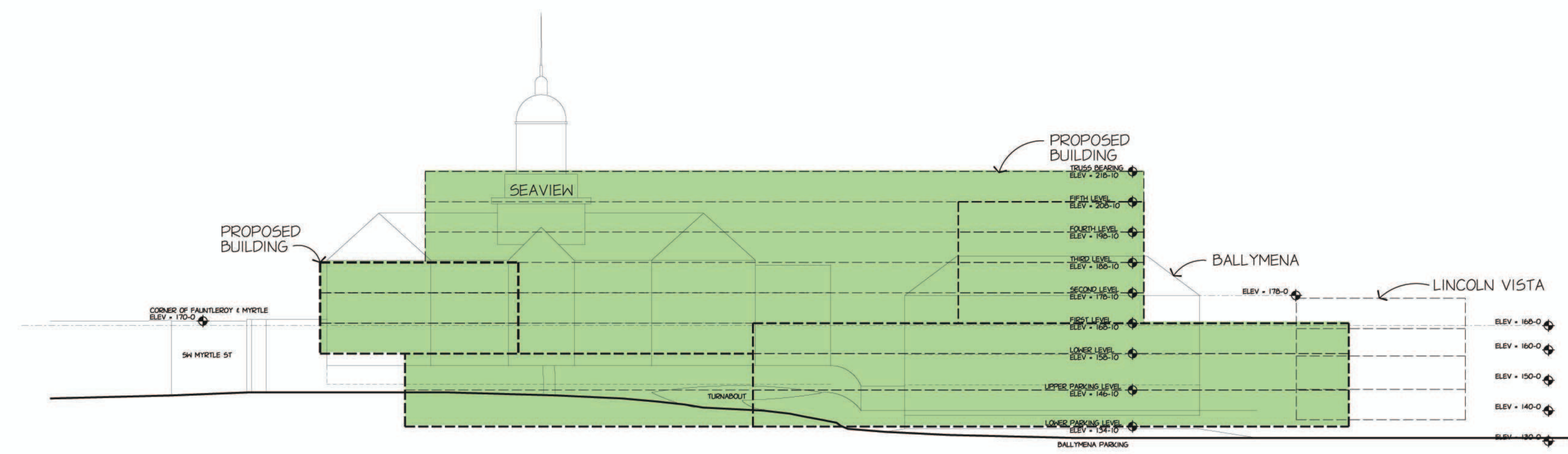
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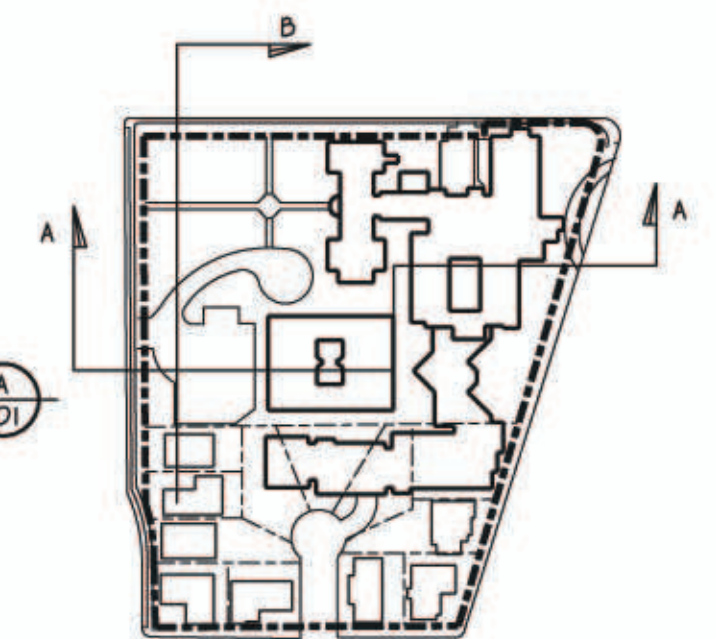




Site Section thru Seaview and Sunrise



Site Section (west end of site)



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Points of Departure

Zoned Lot	Coverage allowed by code	Coverage by design	Height allowed by code	Height by design
LDT	Max 35%	35%	25' Max + 10' pitch	25'
L-3	Max 45%	44%	30' Max + 5' pitch	30'

~ Interpretation of building "depth"



Code Compliant Plan

*Independent Living*  
140 Units (194 programmed)  
with enclosed parking stalls below

*Commons*  
Existing facilities with some  
lower level additions

*Lincoln Vista*  
46 Existing Units

*Assisted Living*  
14 Units (64 programmed)

*Memory Care*  
12 Units (15 programmed)

*Skilled Nursing*  
12 Units (20 programmed)




5.4B

18 DEC 2008

*The Kenney*  
Seattle, Washington



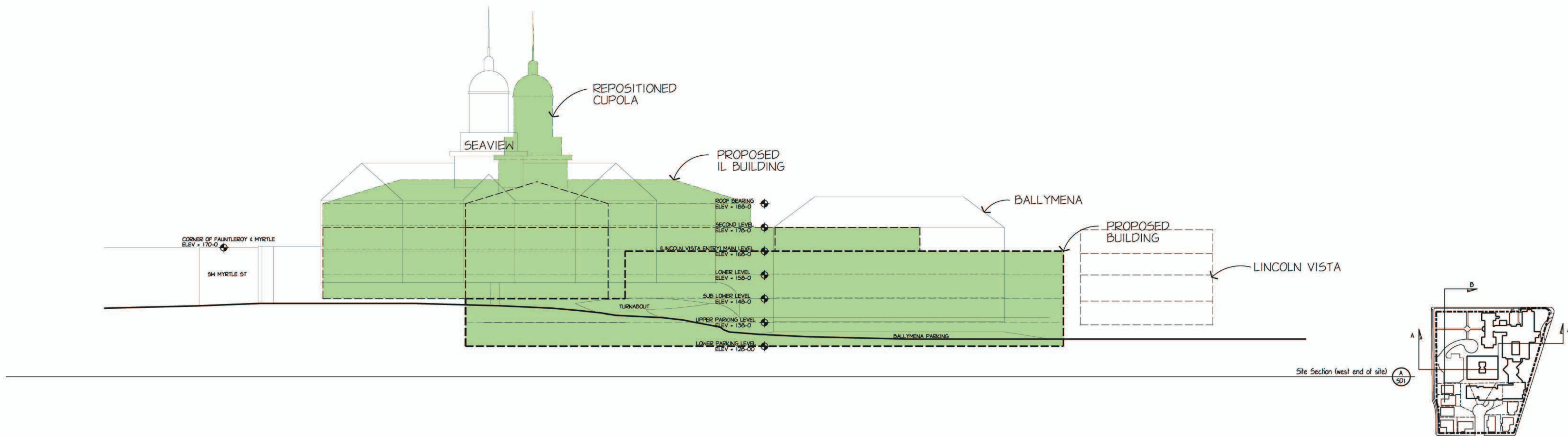
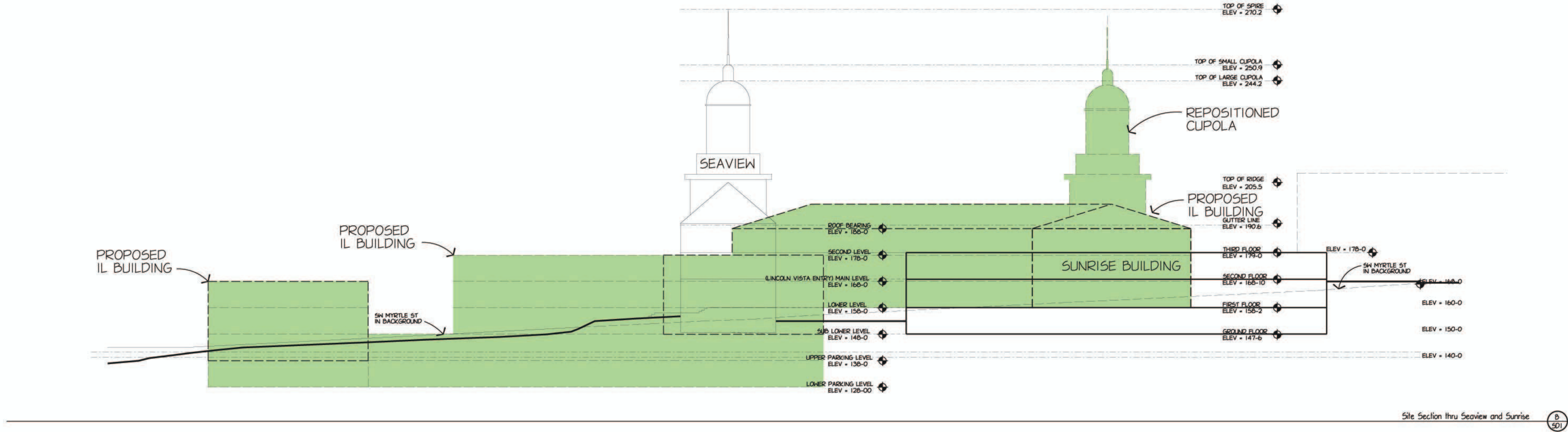
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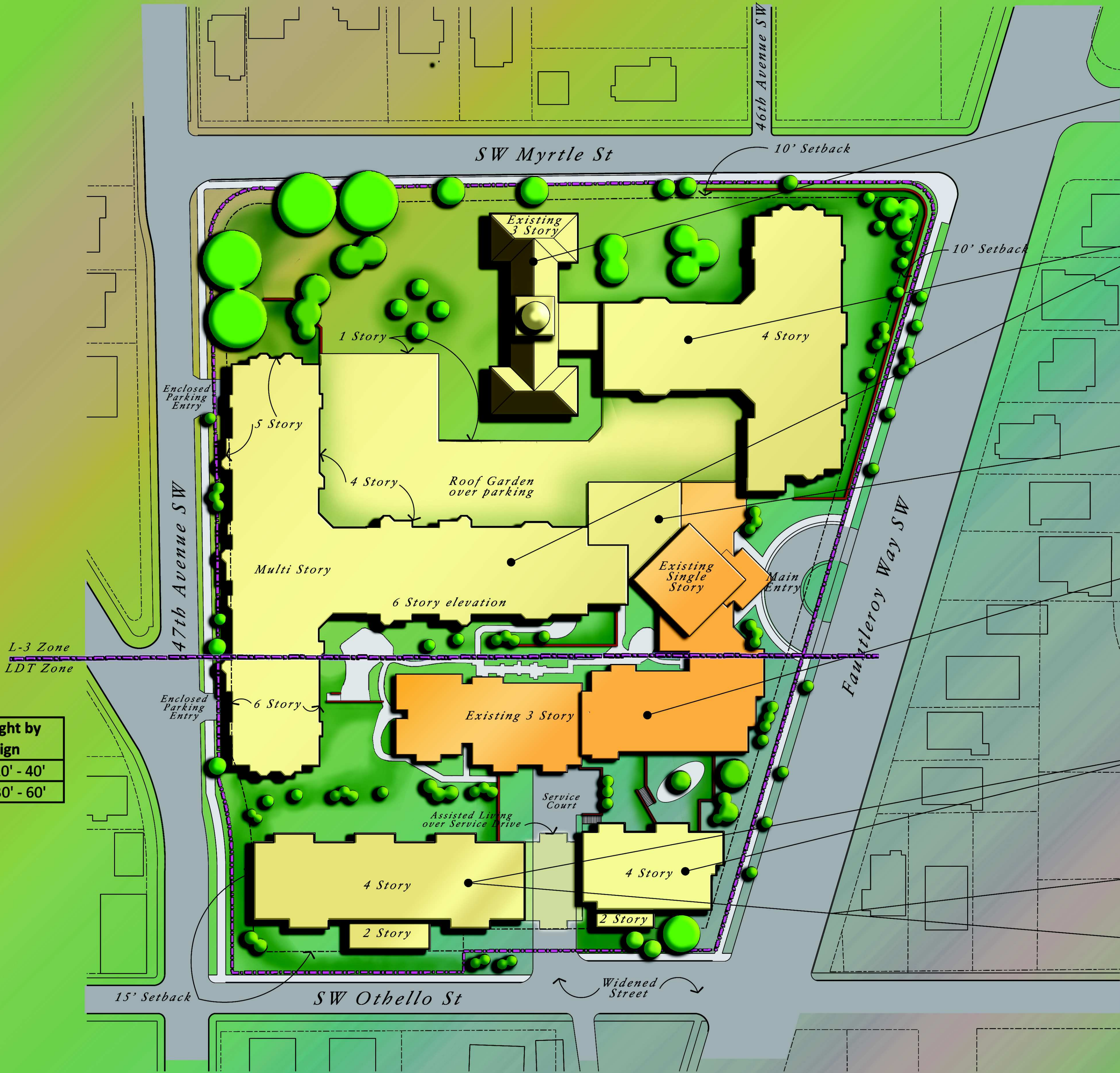




Points of Departure

Zoned Lot	Coverage allowed by code	Coverage by design	Height allowed by code	Height by design
LDT	Max 35%	42%	25' Max + 10' pitch	20' - 40'
L-3	Max 45%	56%	30' Max + 5' pitch	30' - 60'

- ~ Lot coverage exceeded in the LDT and L-3 zones
- ~ Height exceeded in the LDT and L-3 zones
- ~ Building width and depth exceeded in the LDT and L-3 zones
- ~ Density exceeded in the L-3 zone



*Seaview (Existing)*  
12 New Units

*Independent Living*  
182 Units  
with enclosed parking below

*Commons*

*Lincoln Vista*  
46 Existing Units

*Assisted Living*  
64 Units

*Memory Care*  
15 Units  
*Skilled Nursing*  
20 Units

Saving Seaview Alternative

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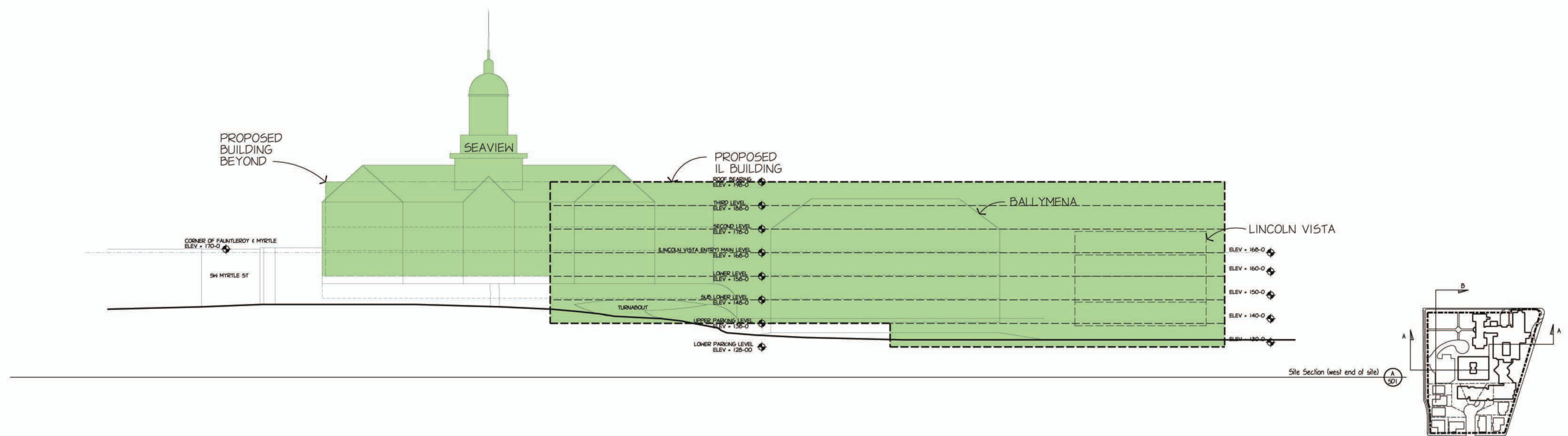
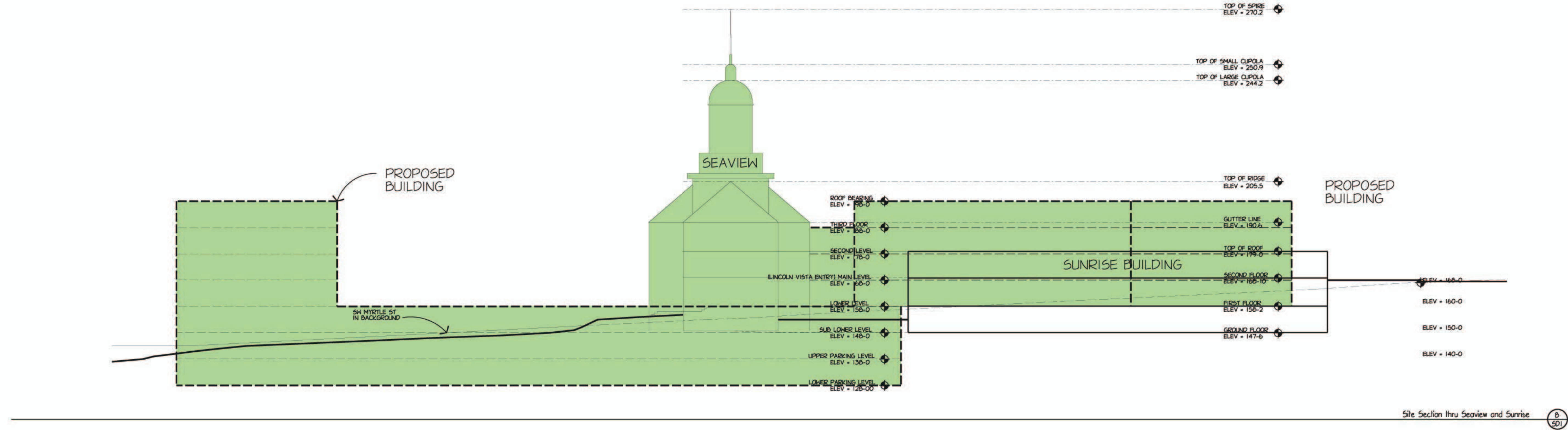
5.4C  
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PLOT PARAMETERS: FILE: K:\071201\CD\00\K\SEAVIEW.DGN MODEL: PLOT SHEET  
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Points of Departure

Zoned Lot	Coverage allowed by code	Coverage by design	Height allowed by code	Height by design
LDT	Max 35%	44%	25' Max + 10' pitch	20' - 40'
L-3	Max 45%	45%	30' Max + 5' pitch	30' - 60'

- ~ Lot coverage exceeded in the LDT zone
- ~ Height exceeded in the LDT and L-3 zones
- ~ Building width and depth exceeded in LDT and L-3 zones



*Independent Living*  
194 Units  
with enclosed parking below

*Commons*

*Lincoln Vista*

*Assisted Living*  
64 Units

*Memory Care*  
15 Units  
*Skilled Nursing*  
20 Units

5.4D  
18 DEC 2008

**Alternate 'A' 8 January 2009**  
Rezone entire site to L-3, spot zone interior to MR

*The Kenney*  
Seattle, Washington







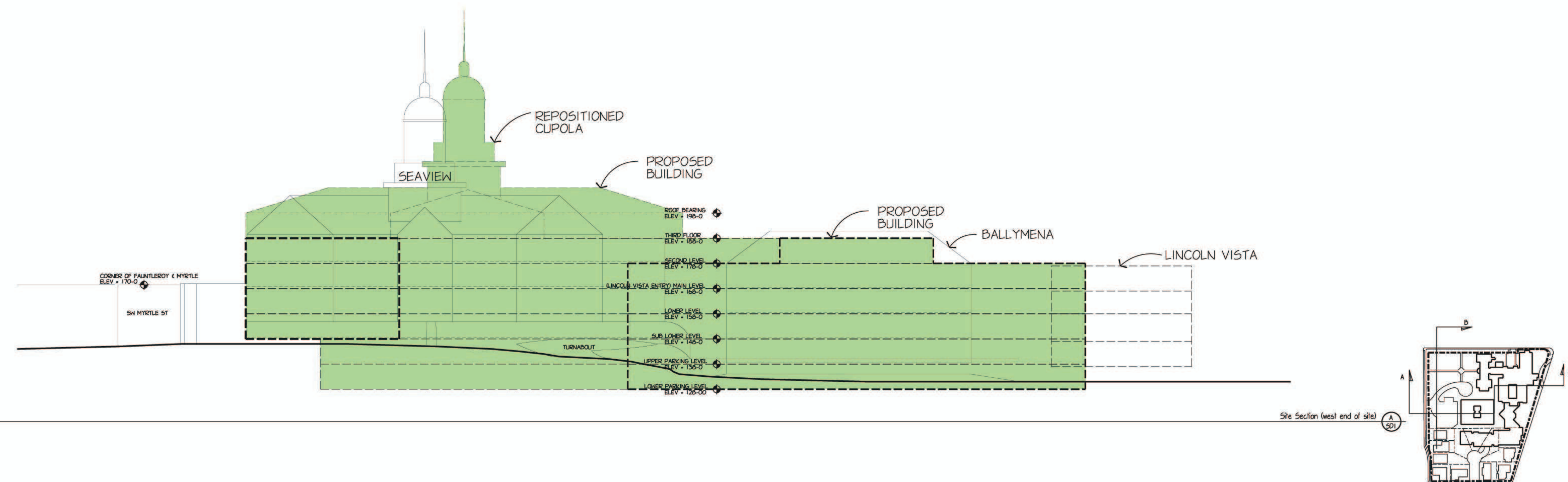
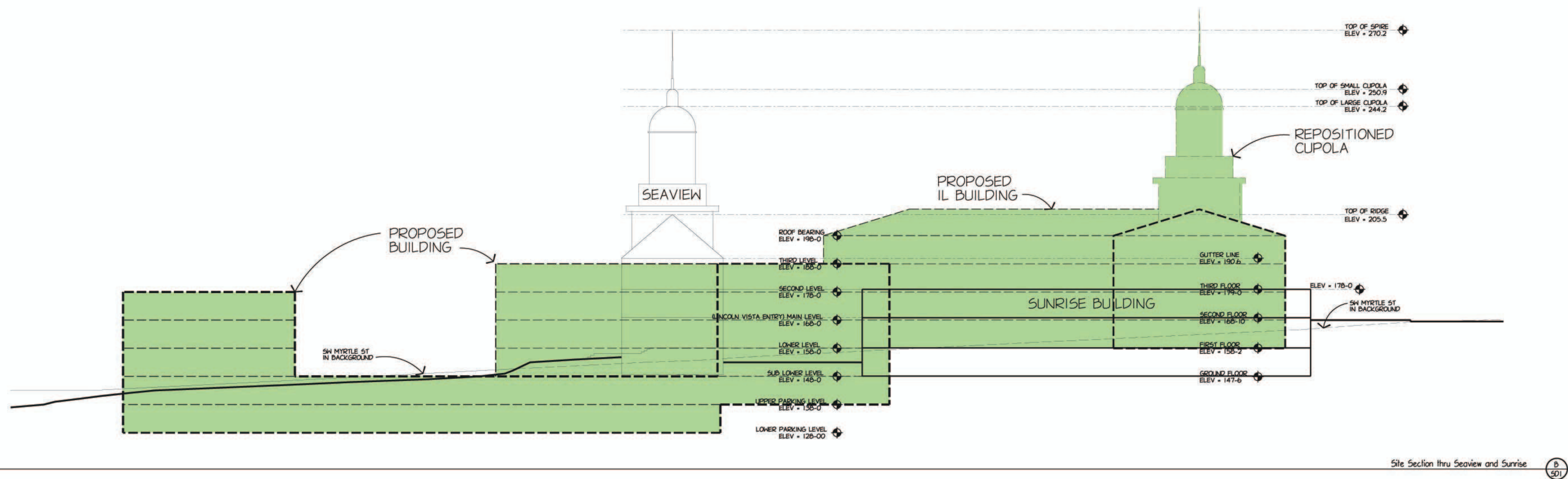
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Points of Departure

Zoned Lot	Coverage allowed by code	Coverage by design	Height allowed by code	Height by design
LDT	Max 35%	44%	25' Max + 10' pitch	25'
L-3	Max 45%	53%	30' Max + 5' pitch	30'

- ~ Allow more site coverage to provide additional 3 story construction
- ~ Allow additional story of height at interior courtyard

- ~ Rezone LDT to L-3  
Allows for more site coverage similar to northern portion of site



*Independent Living*  
194 programmed units  
with enclosed parking stalls below

*Commons*  
Existing facilities with some  
lower level additions

*Lincoln Vista*  
46 Existing Units

*Assisted Living*  
64 programmed units

*Memory Care*  
15 programmed units

*Skilled Nursing*  
20 programmed units

5.4F  
18 DEC 2008

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**Alternate 'B' 8 January 2009**  
Rezone entire site to L-3 allow site coverage deviations



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### Points of Departure

Zoned Lot	Coverage allowed by code	Coverage by design	Height allowed by code	Height by design
LDT	Max 35%	44%	25' Max + 10' pitch	40'
L-3	Max 45%	43%	30' Max + 5' pitch	40'-50'

- ~ Lot coverage exceeded in the LDT zone
- ~ Height exceeded in the LDT and L-3 zones
- ~ Building width and depth exceeded in the LDT and L-3 zones



*Independent Living*  
194 Units  
with enclosed parking below

*Commons*

*Lincoln Vista*

*Assisted Living*  
64 Units

*Memory Care*  
15 Units  
*Skilled Nursing*  
20 Units

5.4E  
18 DEC 2008

**Alternate 'C' 8 January 2009**  
Rezone entire site to MR Limit building height to L-4

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Seattle, Washington



THE  
*Kenney*

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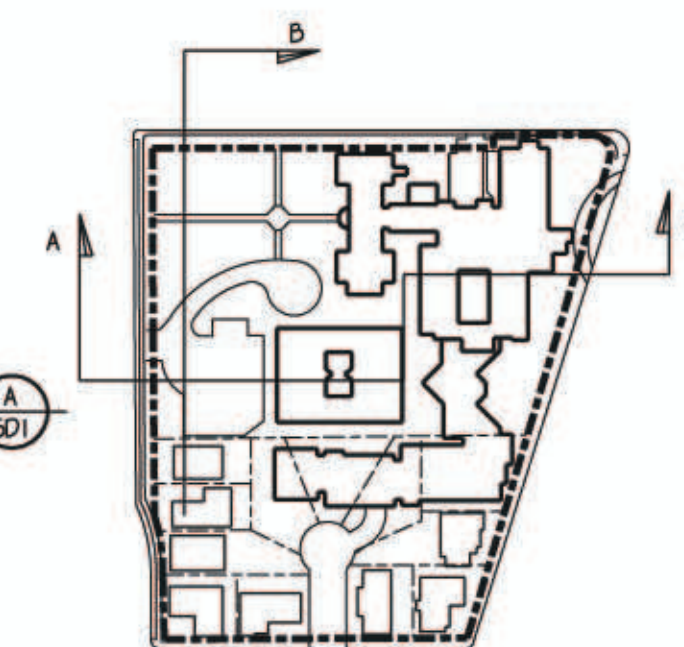
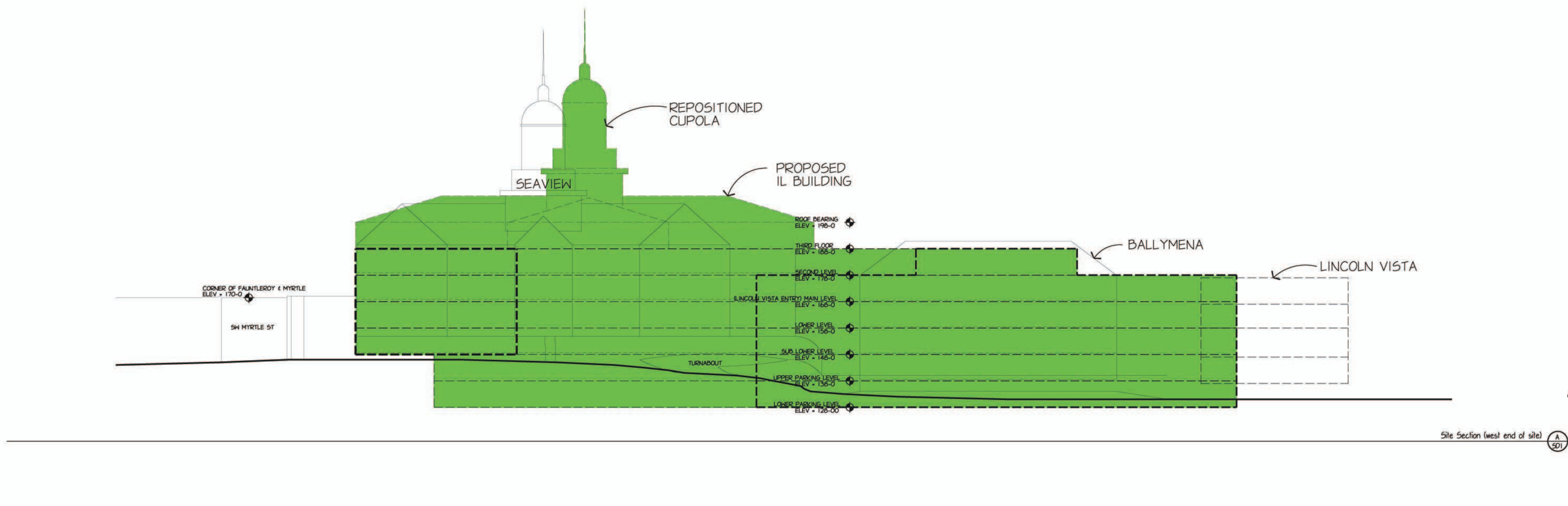
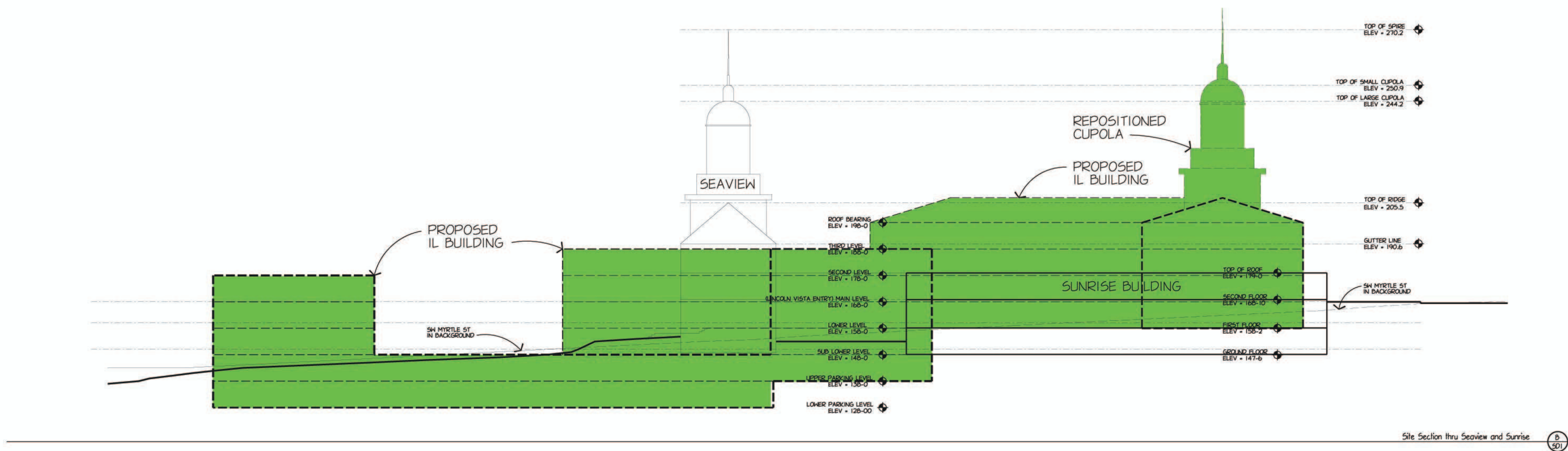




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