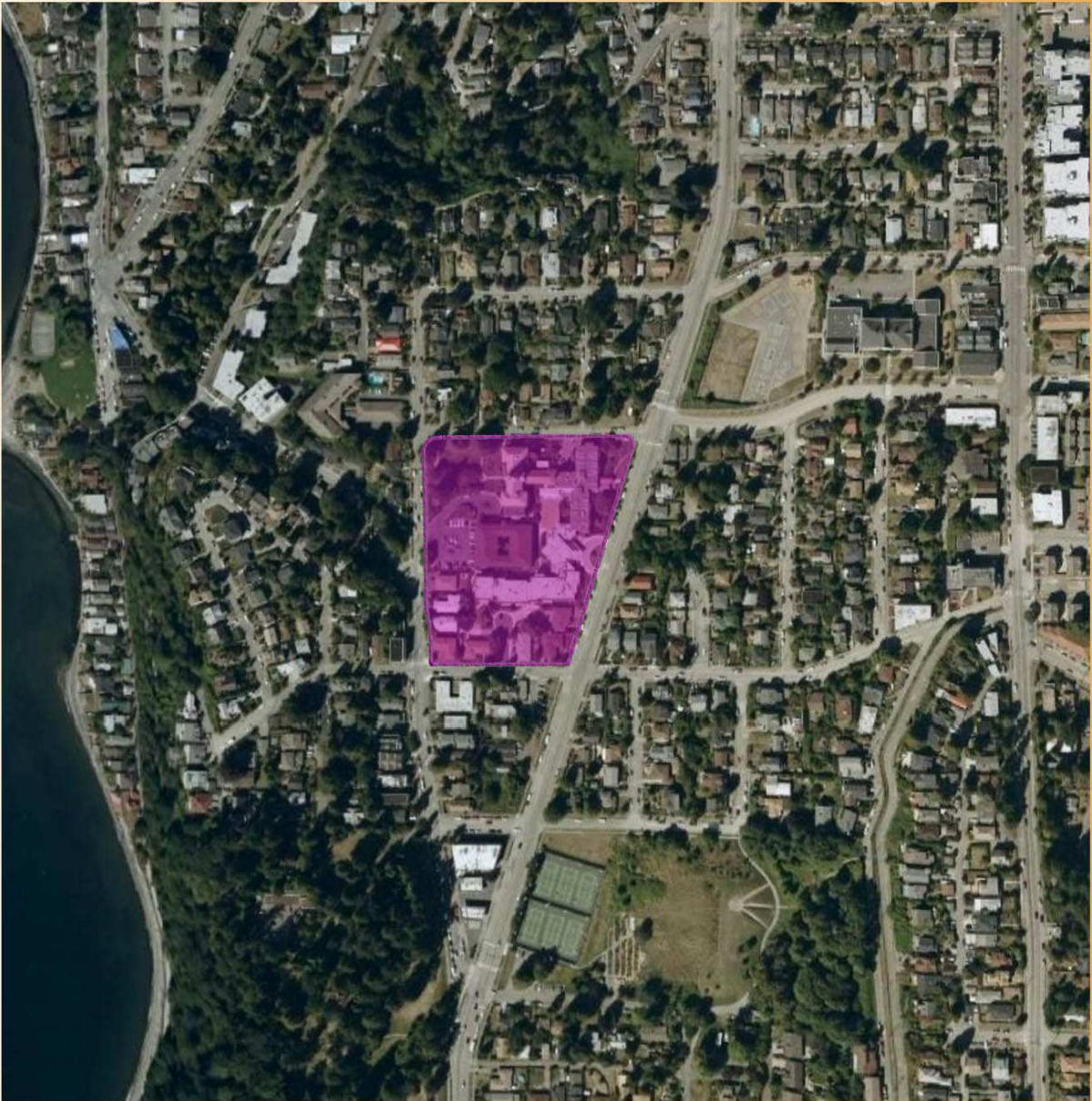


**Early Design Guidance - 7125 Fautleroy Way SW
Project # 3008453**



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

THE Kenney
A Continuing Care Retirement Community

Architecture
1616 UNDERWOOD AVE.
WASHINGTON, DC 20004
414.431.0101 TEL
414.431.0101 FAX
WWW.ASARCH.COM

Architecture
A Sense of
Community
WWW.ASARCH.COM



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

5.4A



17 SEPT 2008

23 October 2008 Preferred Plan

The Kenney
 Seattle, Washington



1414 UNDERWOOD AVE.
 WASHINGTON, WA 98119
 TEL: 206.431.3121 FAX: 206.431.0821
 WWW.GGARCH.COM



Architecture

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 Community

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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)

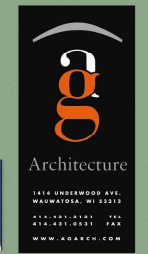
Memory Care
 12 Units (15 programmed)

Skilled Nursing
 12 Units (20 programmed)

The Kenney
 Seattle, Washington



18 DEC 2008



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



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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 Seattle, Washington

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





Independent Living
194 Units
with enclosed parking below

Commons

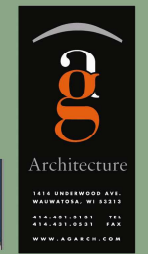
Lincoln Vista

Assisted Living
64 Units

Memory Care
15 Units
Skilled Nursing
20 Units

5.4E
18 DEC 2008

The Kenney
Seattle, Washington



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

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



Commentary from 8 January 2009 Meeting

- More visual penetration into the site from its entire perimeter might be preferable to a singular park in the northwest corridor.
- Find ways to mitigate the loss of any tall trees.
- Erode the scale of the development at the corners of the site.
- Build off of massing ideas explored in Alternate 'B' presented on 8 January 2009.
- Explore ways to get service traffic off of Othello.
- Consider moving the historic Seaview Building.
- Willingness to think outside the box if the edges of the box are handled sensitively.
- Enthusiasm for creative thinking in terms of height if the development is approached in a “holistic” fashion relative to the surrounding urban fabric.



CHALLENGES OF SAVING SEAVIEW

- Building Construction type not consistent with proposed adaptive reuse to modern independent senior living.
- Existing corridor location will result in inefficient floor plans.
- Existing floor heights do not line up with new floor heights and will result in additional vertical transportation challenges and costs.
- Inability to locate parking below existing building.
- Current location of structure on the site severely limits ability to plan efficient use of the L3 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

The Kenney
Seattle, Washington

5.4C
18 DEC 2008



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

Saving Seaview Alternative





Historic Seaview Building (Relocated)
 Commons and Admin space

Independent Living
 194 New Apartments
 193 enclosed parking stalls

Common Areas

Lincoln Vista
 46 Existing Assisted Living Apartments

Assisted Living
 64 New Apartments

Memory Care
 15 Beds
 Skilled Nursing
 20 Beds

Points of Departure:

Zoned Lot	Coverage allowed by code	Coverage by design	Height allowed by code	Height by design
LDT	Max 35%	52%	25' Max + 10" pitched roof	20' - 40'
L-3	Max 45%	48%	30' Max + 5' pitched roof	30' - 60'

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

Seaview Relocation Option
 14 May 2009

The Kenney
 Seattle, Washington



14 MAY 2009



Phase III
103 New IL Apartments

L-3 Zone
LDT Zone



**Seaview Relocation Option
(Phasing Implications)**

Phase II
Relocate Historic Seaview Bldg
91 New IL Apartments

Lincoln Vista

Phase I
64 Assisted Living Apts
15 Memory Care Beds
20 Skilled Nursing Beds



NORTH

14 MAY 2009

The Kenney
Seattle, Washington



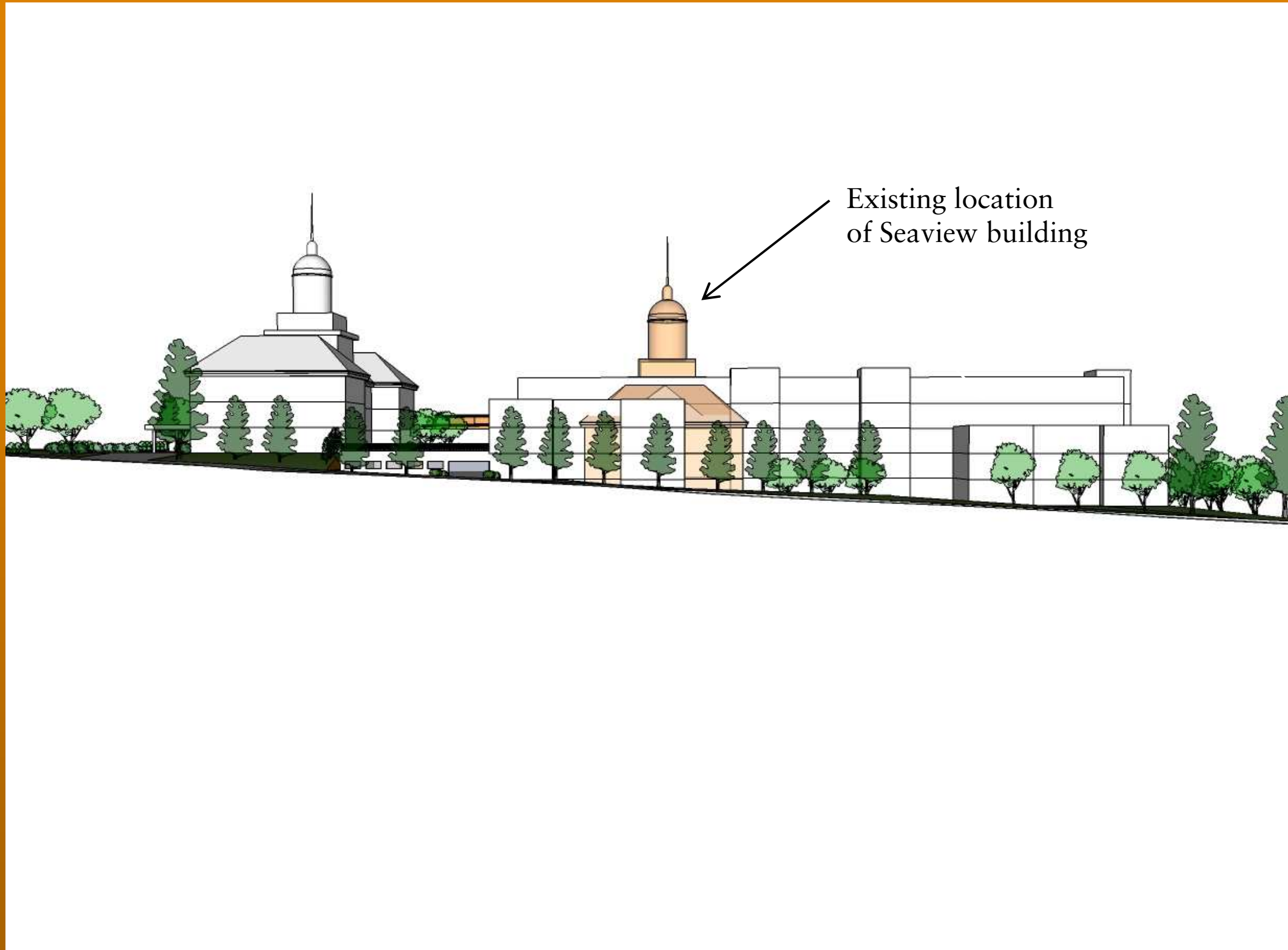
HIGH PRIORITY DESIGN GUIDELINES

- A-2 Streetscape Compatibility
- A-4 Human Activity
- A-5 Respect for Adjacent Sites
- A-7 Residential Open Space
- A-8 Parking and Vehicle Access

- B-1 Height Bulk and Scale Compatibility

HIGH PRIORITY DESIGN GUIDELINES

- C-1 Architectural Context
- D-1 Pedestrian Open Spaces and Entrances
- D-6 Screening of Service Areas
- D-7 Personal Safety and Security
- D-12 Residential Entries and Transitions
- E-3 Landscaping Design to Address Special Site Conditions



Existing location
of Seaview building





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