



PROPOSED WEST SEATTLE MEDICAL SERVICES DEVELOPMENT

4550 FAUNTLEROY WAY SW

FAUNTLEROY WAY PROPERTIES, LLC

Introductions

OWNER & DESIGNERS

Fautleroy Way Properties, LLC

- Alex Brewer – VP, Real Estate
- Anthony Lampasona – Development
- Catherine Ball – Planning, Design, & Construction
- Sam Smith – Development

Collins Engineering

- Kerry Hardin – Civil Engineer

ESa Architects

- Sam Burnette – Principal
- Jay Clemmons – Design Manager

Overview

AGENDA



Project Overview & Community Benefits



Location Specifics



Site Plans



Code Standard Matrix



Next Steps

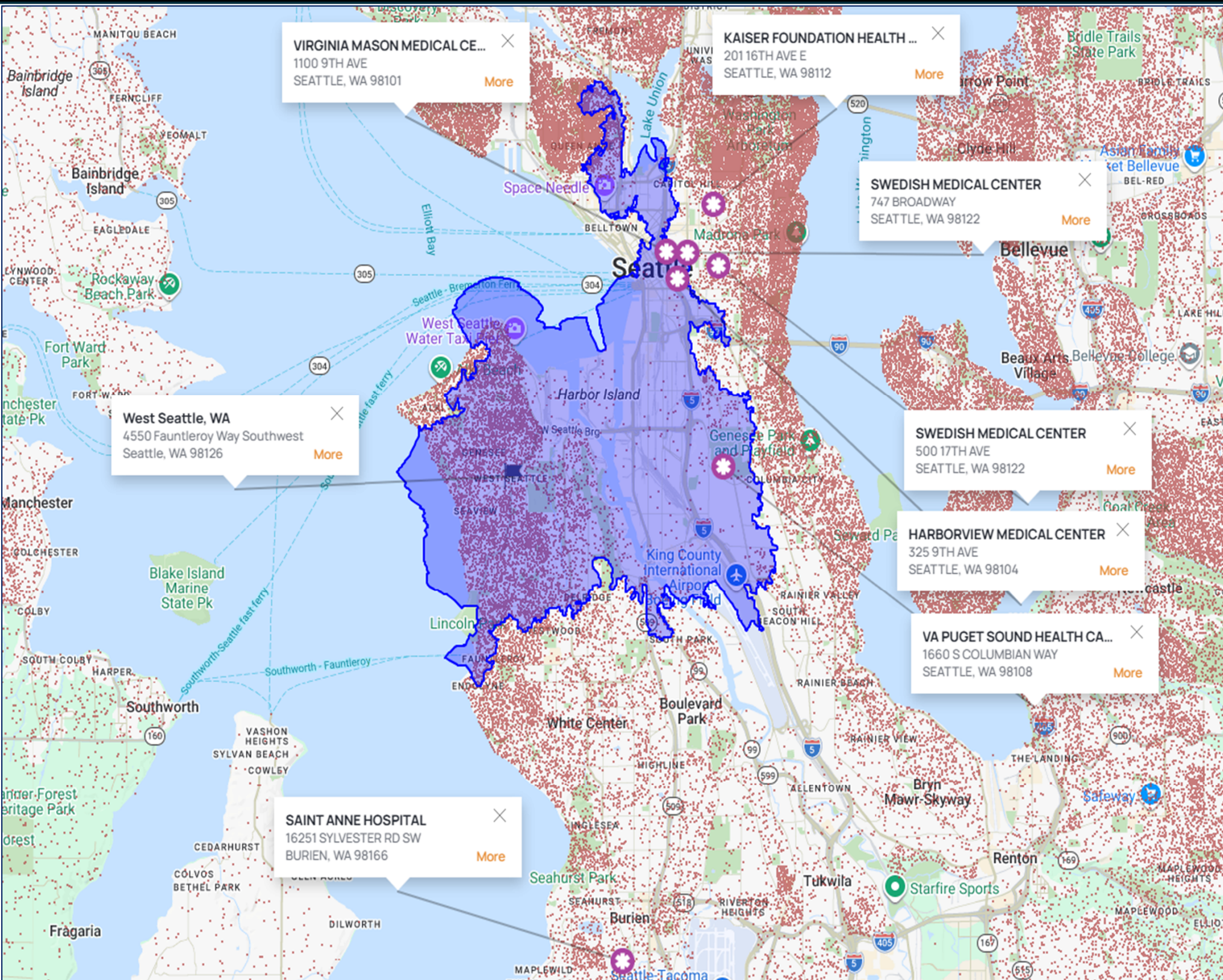
PROPOSED FACILITY

| | |
|--------------------------|---|
| Type of Facility: | Free-standing Emergency Department & Urgent Care |
| Square Footage: | ~12,800 SF |
| Permitted Use: | Medical Services (By-Right use for FSED at this site) |

Programming needs to prioritize patient safety, operational efficiency, and emergency response access:

- Separate ambulance access and segregated circulation is required
- Higher parking demand to accommodate staffing across shifts, patient companions, and peak emergency surges
- Life-safety requirements dictate the site to support fire apparatus access, emergency egress, exterior lighting, security, essential electrical systems, and redundant utilities (power, water, sanitary, telecom)
- Under federal EMTALA (enforced through Washington hospital licensing), emergency services must be clearly identifiable and immediately accessible to the public at all times
- Restricted public access points, controlled entry, and limited exterior glazing to protect patient privacy, maintain HIPAA compliance, and support security for vulnerable patients and staff

ACCESS BARRIERS



The proposed project is a medical and emergency services facility intended to address a documented gap in healthcare access within the West Seattle community. This gap is due to:

- Single-chokepoint geography – bridge & tunnel dependent
- All existing EDs require 18-38 minutes in normal traffic
- ~100,000 residents with no walk-to or close-drive ED option
- Fastest-growing 65+ population segment – highest ED utilization
- No Level I or II trauma in the peninsula – ambulance must bridge
- Public transit not viable for emergency situations

The 2020–22 West Seattle Bridge closure proved the peninsula can be completely cut off from the broader Seattle hospital network — a real-world proof point for FSED need.

Location Specifics

4550 Fauntleroy Way SW

Current Facility: Medical / Dental Office (Medical Services)
Lot Size: 0.69 acres
Zoning: Commercial (SMC 23.47A)
Neighbors: Fire station, Vet Clinic, Grocery Stores, YMCA, Gas Station

Site Challenges:

- Multi-street frontage
- Size
- Topography
- Shape
- Bus Stop

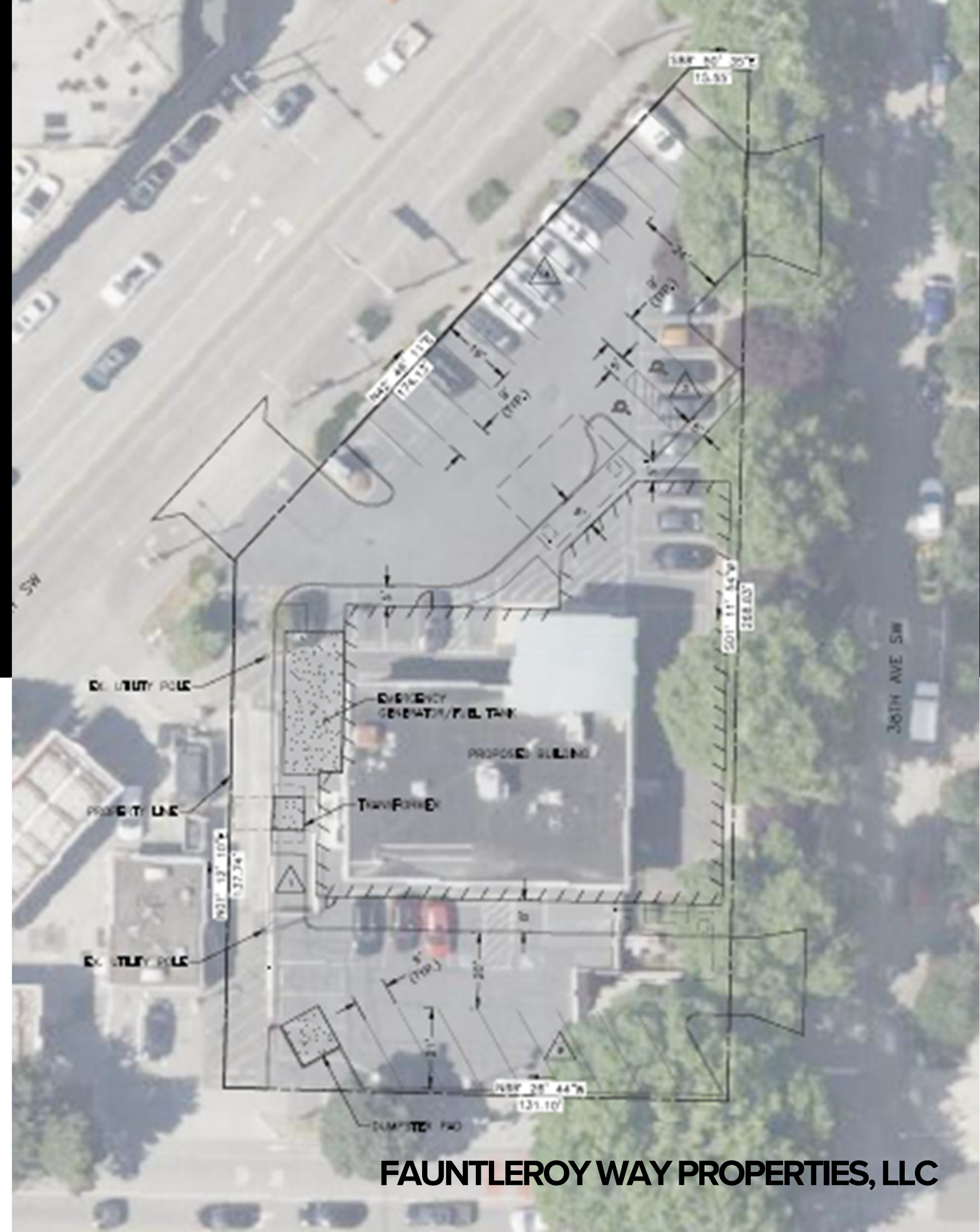


Site Plans

ORIGINALLY SUBMITTED

This site plan was designed to with the optimal operational flow for staff, patients, and emergency services to enter and exit the property.

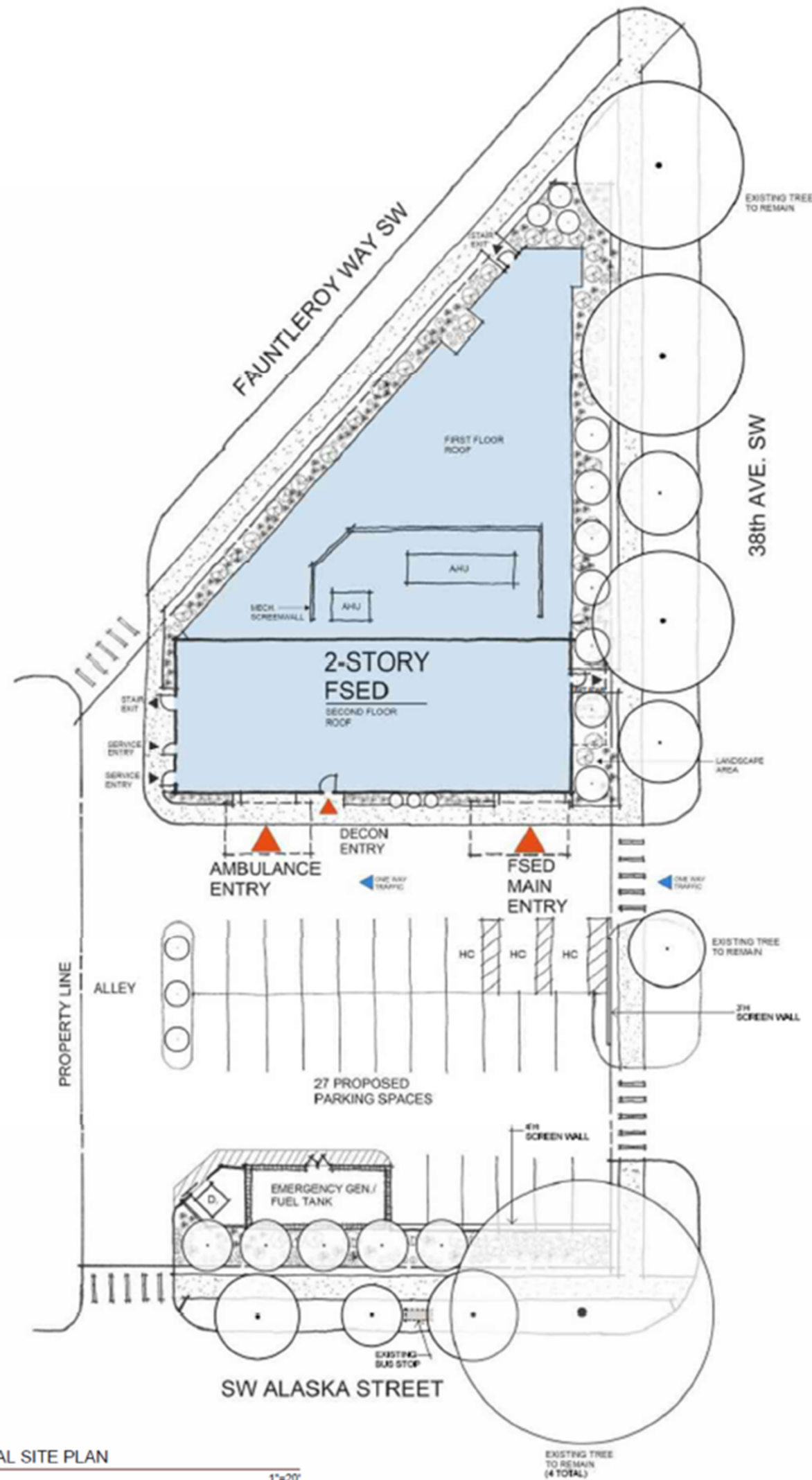
Through coordination with City Staff, we identified certain elements of the original site plan that did not fully align with the requirements listed in Land Use Chapter 23.47A. In support of both project success and the City of Seattle's broader vision for the area, our team has developed a revised site plan.



FAUNTLEROY WAY PROPERTIES, LLC

Site Plans

REVISED



The revised site plan meets many of the requirements listed in Land Use Chapter 23.47A:

- The city confirmed the location is not located within 2,500 ft of a Medical Institution using their major institution overlay, which confirmed this is permitted by right for medical services.
- Plan meets 80% street-level, street-facing façade on Fauntleroy Way SW and 38th Avenue.
- The first floor is 15'4" and the second is 13' so this meets the requirements.
- Rooftop AHUs will be screened with walls that are taller than equipment (approximately 11'-4").

INTERPRETATIONS

| SMC Code | Requirement Topic | Issue Triggering Clarification | Clarification Requested from City |
|--------------------------|---|---|--|
| SMC 23.47A.004 | Principal Pedestrian Street designation | Property fronts three streets; circulation, parking, and site constraints prevent compliance on all frontages | Can Fauntleroy Way SW be accepted as the sole Principal Pedestrian Street? |
| SMC 23.47A.008.C.1-3 | Street-level transparency (60%) | HIPAA, imaging, and building security limit transparent glazing | Is a medical facility exempt from minimum transparency requirements? |
| SMC 23.47A.008.A & B | Full street-level activation | Patient access and clinical operations limit active uses | Is exemption allowed due to facility type? |
| SMC 23.47A.004 – Table A | Small commercial space requirement | Limited lot size and medical programming restrict commercial tenant viability | Is exemption permitted for medical services use? |
| SMC 23.47A.012.B | Minimum FAR | Required FAR (2.0) exceeds achievable area for facility type | Is FAR relief or exemption allowed for medical use? |
| SMC 23.47A.014 | Setbacks | Fauntleroy Ave SW setback not met due to access and stormwater constraints | Is setback reduction allowed for a medical facility? |
| SMC 23.47A.016 | Landscaping & screening standards | Required ROW access and parking limit standard landscape placement | What is the process for removal/replacement of trees and alternative compliance? |
| SMC 23.47A.016.D | Parking lot landscaping | Screening approach relies on fencing/enclosures rather than planting | Does screening (vs. planting) satisfy pedestrian-oriented design intent? |
| SMC 23.47A.016.E | Screening breaks | Need for two access breaks for parking and circulation | Can additional screening breaks be approved due to site constraints? |
| SMC 23.47A.018 | Parking location & prominence | Parking must face a street due to three-street frontage | Can parking face Alaska St if Fauntleroy is the sole pedestrian street? |



NEXT STEPS

We respectfully request guidance on next steps for pursuing an administrative interpretation to allow this essential community facility to proceed.

THANK YOU