

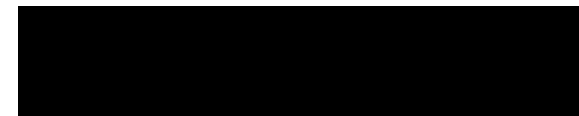


# Bayview – A Life Plan Community

11 West Aloha St. Seattle, WA 98119 | Renovation / Repositioning

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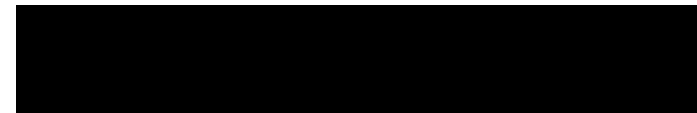
Company:



Job Title:



Email:



Phone:



**Community Website:** [www.bayviewseattle.org](http://www.bayviewseattle.org)

# Critical Details

|                                |   |
|--------------------------------|---|
| <b>Date of Completion:</b>     | 08/2019   |
| <b>Project Size</b>            | 10-story tower housing 164 IL units, AL, Skilled Nursing, 21-unit Memory Care |
| <b>Name of Owner(s):</b>       | Bayview – Life Plan Community   |
| <b>Operator:</b>               | Bayview – Life Plan Community   |
| <b>Architect:</b>              | Rice Fergus Miller  |
| <b>Interior Design Firm:</b>   | Rice Fergus Miller  |
| <b>Builder/Gen Contractor:</b> | Andersen Construction   |
| <b>Image Credit:</b>           | Lara Swimmer, Austin Flink  |

# Text for Consideration (500 words)

Built in 1960 and designed by Seattle's John Graham (the architect for the Space Needle), Bayview is a mid-century architectural gem with spectacular views of the city, Puget Sound, and the surrounding Cascade and Olympic mountains. As a non-profit, Bayview's mission is to ***transform the experience of aging by creating opportunities for healthy, spiritual, purposeful living.***

Originally a single 10-story tower, Bayview housed 134 independent living (IL) units, 59 assisted living (AL) units, and common areas for living and dining on the ground floor. An early 1990's addition added a 50-bed skilled nursing wing, childcare center, and roof terrace.

To meet changing demographic and market demands, in 2014 the Board of Directors enlisted Rice Fergus Miller (RFM) to create a master plan for repositioning the campus. The master plan added independent living units, a memory care wing, wellness center, revamped the dining and living areas for a more upscale experience, and refreshed the street presence and outdoor amenities.

For increased IL rooms, excess common space on each floor of the residential tower became seven one-bedroom units with stunning views. Twenty-three more units were reclaimed from an AL floor, for a total of 30 IL rooms with new common spaces. RFM developed three palettes with elevated aesthetics for these modern apartments. The new 21-unit memory care wing features shared living and dining spaces that open to a patio and a family visiting room. A new elevator and exit stair tower were added to serve the 10-story tower while respecting the building's original mid-century character. The design team used simple forms and neutral tones to highlight the existing architecture.

A new indoor pool was carefully positioned between existing columns and coordinated to avoid below-grade structural footings. The pool is directly connected to fitness rooms with exercise equipment and floor space for stretching and yoga to complete the wellness center. Across the wellness center's central circulation space is the new Monsieur Pickles Bistro that opens to a small grotto-like outdoor space, along with additional physical therapy space, and a new hair salon.

The main dining room's wood ceilings and doors ground the space, expansive windows bring in light, and transparent dressings and wall coverings soften the eating environment. Views of mature trees and the Terrace Garden bring in the outdoors. Common space amenities include a library with views, and an Arts Studio with fully outfitted kitchen space.

Originally, the main entrance was located partially below grade. Relocating the entrance up a floor freshened the street presence and lobby and controlled access to memory care and assisted living.

Outdoor spaces include the stunning Terrace Garden, patio gathering spaces, a pea patch garden, and a new dog park for residents' furry friends, all with beautiful views. The underutilized top floor greenhouse has been converted to penthouse dining space, a rooftop lounge and gathering space, and upgraded outdoor rooftop patio.

The environment at Bayview is welcoming and vibrant. Residents are taking part in the arts and intellectual pursuits, exercising, and helping to make the world a better place.





## Bayview – A Life Plan Community





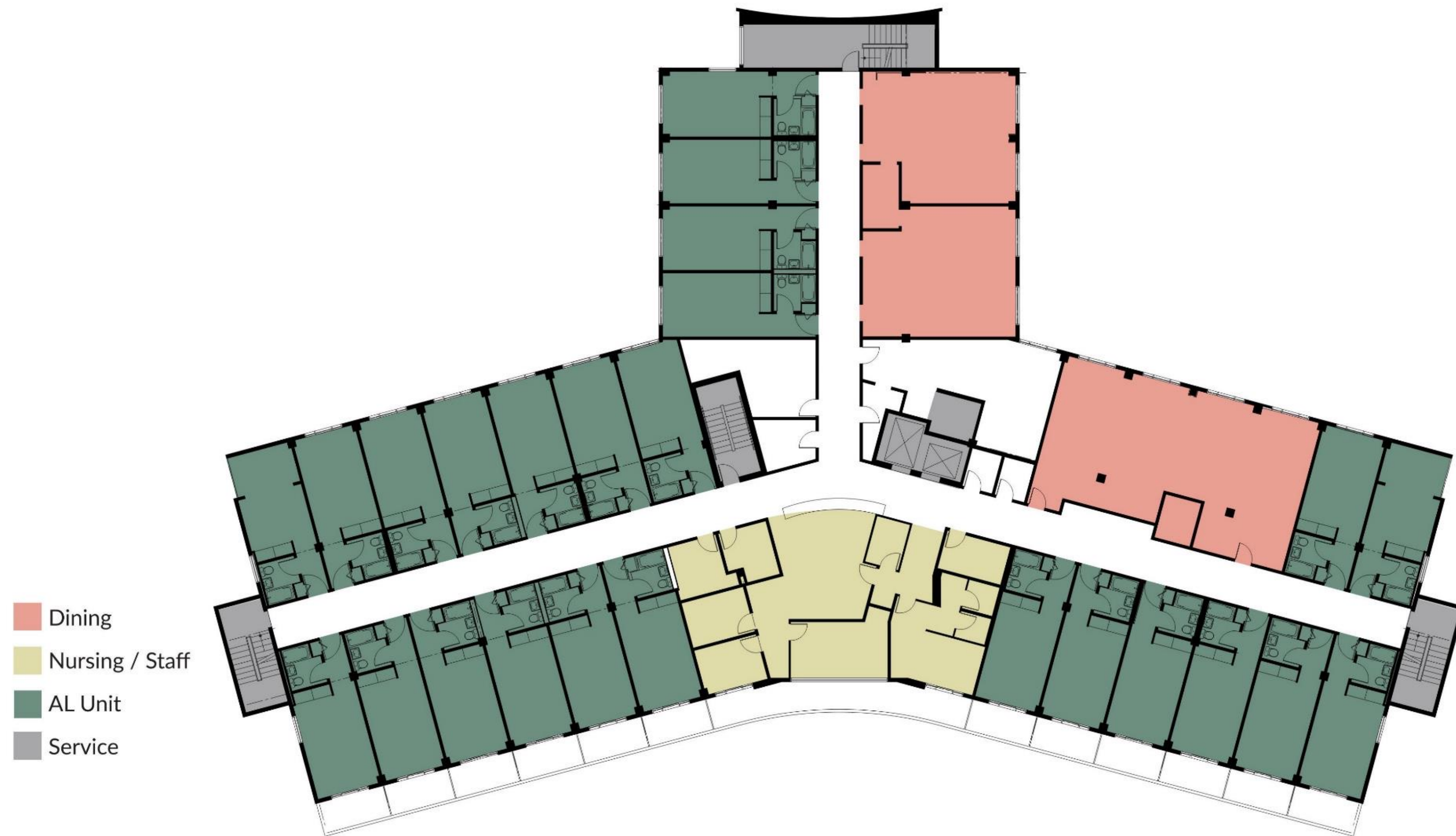
## Bayview Level 0 – Health & Wellness





## Bayview Level 1 – Dining, Living & Common Space





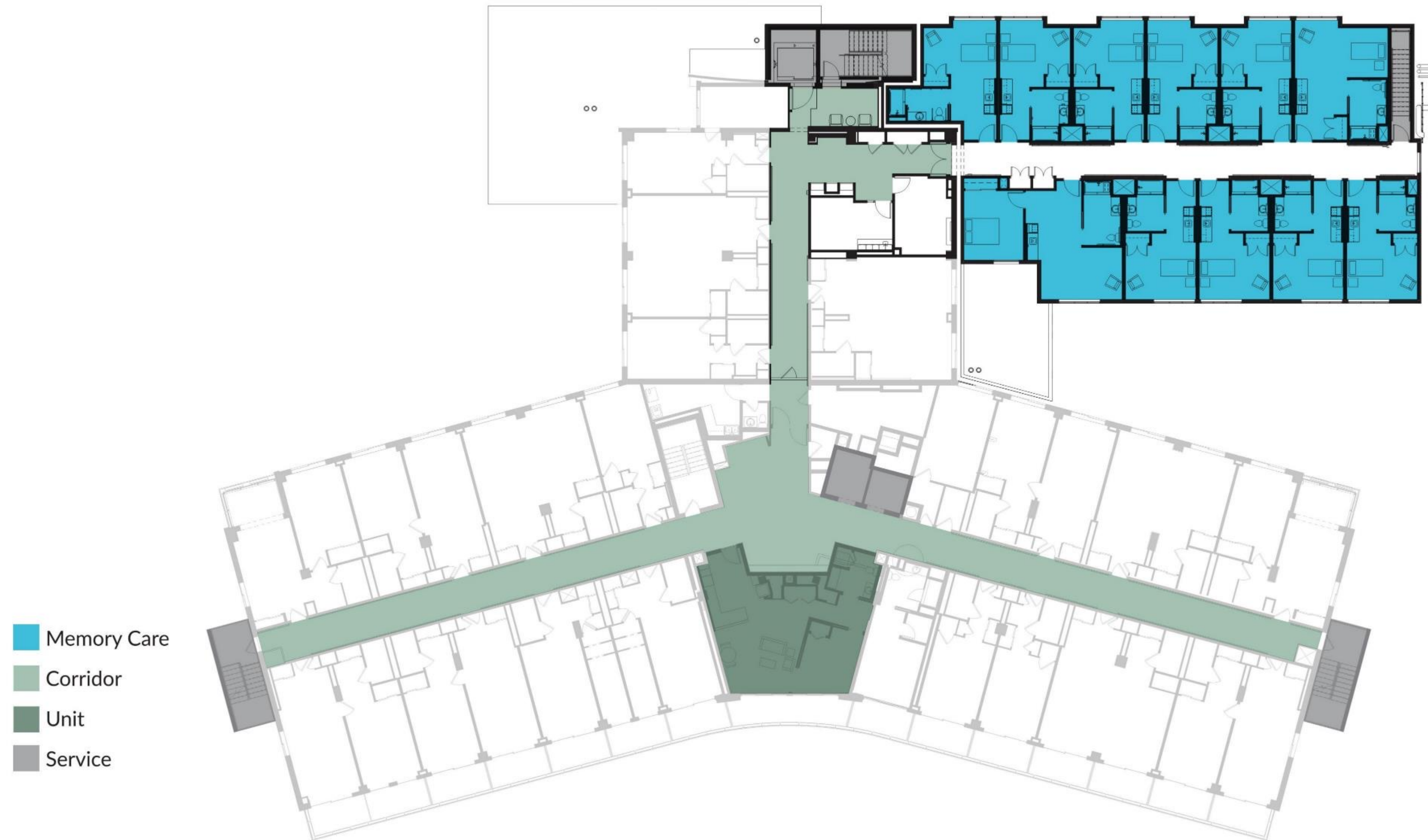
## Bayview Level 2 BEFORE





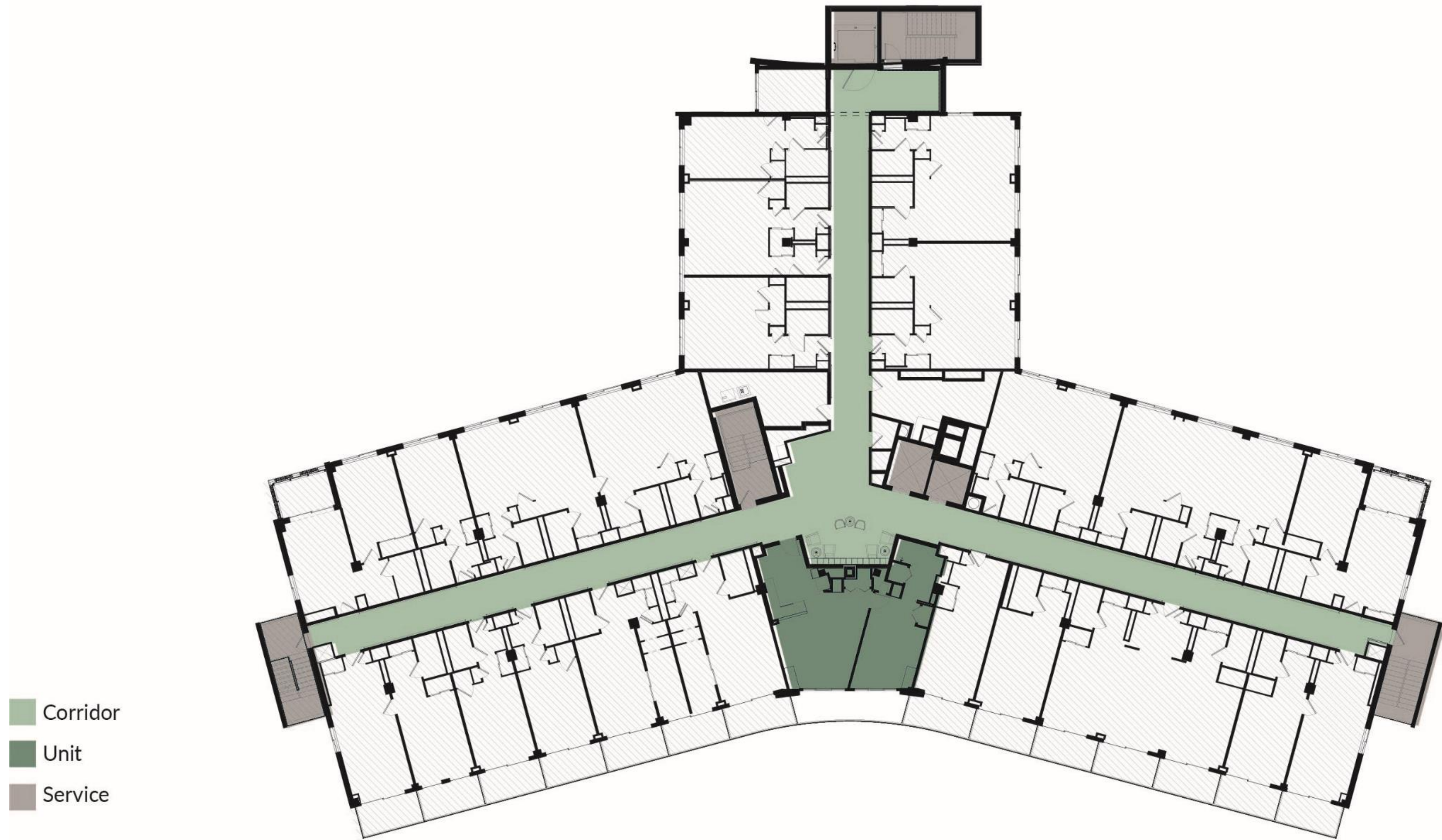
## Bayview Level 2 AFTER – New Entry, Memory Care and Patio





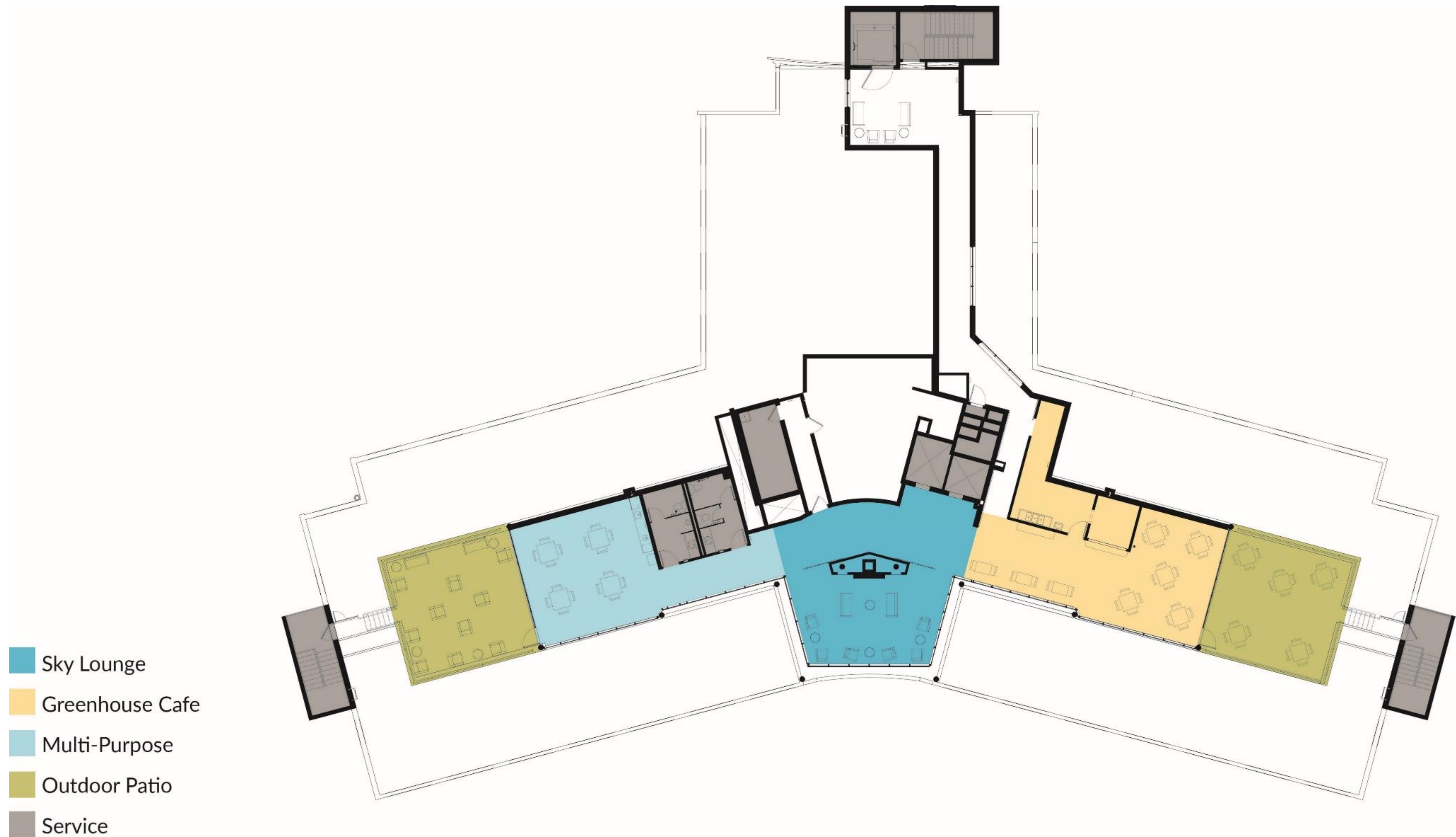
## Bayview Level 3 – Memory Care and New IL Unit(s)





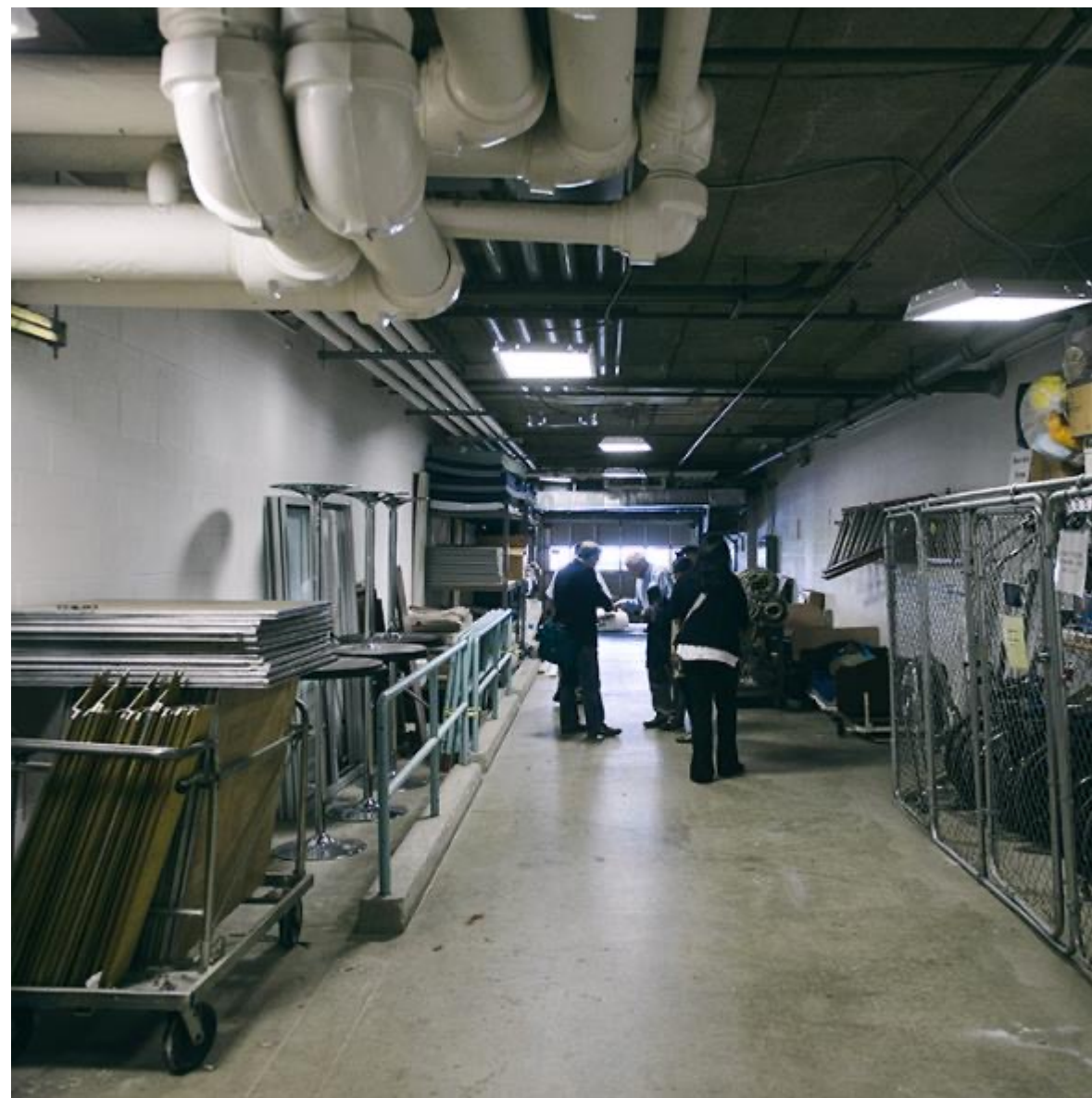
## Bayview Levels 4-9 – New Independent Living Units





## Bayview Level 10 - Sky Lounge and Cafe





**BEFORE**  
Wellness Area



**AFTER**  
Wellness Center & Therapy Pool





**BEFORE**

Bistro Area



**AFTER**

Monsieur Pickles' Grab & Go Bistro on Wellness Level





**BEFORE**

Main Dining Room



**AFTER**

Terrace View Dining Room





**BEFORE**

Main Dining Room



**AFTER**

Terrace View Dining Room





**BEFORE**

Main Dining Room



**AFTER**

Terrace View Dining Room





**BEFORE**

Living Room



**AFTER**

Living Room





**BEFORE**

Library & Arts Studio



**AFTER**

Library





## Arts Studio / Club Room

Multi-use space





## Community Room Cooking Studio

Club Room / Multi-use space





**Memory Care Private Patio**





## New Entry Lobby & Reception





**BEFORE**

AL Dining Room



**AFTER**

Assisted Living Dining





**BEFORE**

Corridor



**AFTER**

Corridor & Elevator Lobby





Corridor & Elevator Lobby





## Bayview Levels 4-9 – Independent Living Units





## Bayview Levels 4-9 – Independent Living Units





10<sup>th</sup> Floor Sky Lounge





**BEFORE**

10<sup>th</sup> floor sitting room



**AFTER**

10<sup>th</sup> floor Sky Lounge





## BEFORE

10<sup>th</sup> floor sitting room



## AFTER

10<sup>th</sup> floor Cloud Room Dining & Event Space





**BEFORE**

10<sup>th</sup> floor meeting room



**AFTER**

10<sup>th</sup> floor meeting room & roof deck





**10<sup>th</sup> Floor Roof Deck**





## 10<sup>th</sup> Floor Roof Deck