

## MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: GARY LEE, SENIOR PLANNER

SUBJECT: 160<sup>th</sup> AVENUE SENIOR HOUSING  
LAND-2013-01332, Pre-App meeting No. 1

LOCATION: 160<sup>th</sup> Avenue, north of NE 85<sup>th</sup> Street, across from the Municipal Campus

DATE: October 3, 2013



This is the first Pre-Application meeting submittal for this project. The site is located on the east side of 160<sup>th</sup> Avenue NE, north of NE 85<sup>th</sup> Street, across from the Municipal campus.

The proposal is a 5-story mixed use building with 75 affordable senior apartments. Approximately one third of the ground floor will be occupied with the apartments common and administrative spaces, and the other remaining ground floor space will be a tenant lease space for Providence Elder Place. A written narrative for the project is provided in the DRB materials.

As the City of Redmond owns the property, the City has selected the developer and team through a review of proposals for the development of affordable senior housing on the site. Design Review Board member Craig Kruger and I were members on the review and selection team for the RFP (Request for Proposals) process.

The concept before you is very similar to the plan presented in the RFP process. A major difference with this version is that the driveway ramp to the underground garage is located outside, and in front, of the building. At the time of the writing of this memo, the City Technical review team has not had a chance to evaluate the new driveway ramp location. If this location and configuration is found to be acceptable by the Technical review team later, Planning Staff currently recommends the ground floor façade behind the ramp, the ramp wall, and the landscaping between the wall and street be designed to avoid blank wall expressions here.

Planning Staff is interested in hearing the Architect's presentation at the meeting, and interested in hearing the Boards comments and directions for the next Pre-Application meeting.