

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Thara Johnson, Associate Planner

SUBJECT: Emerald Heights Main Dining Room Expansion and Courtyard; LAND
2013-00494

DATE: April 4, 2013

BACKGROUND

Project Location

The project is located in the Education Hill neighborhood, within the Emerald Heights Retirement community, at the southeast corner of NE 111th Street and 172nd Avenue NE. The Emerald Heights Retirement community comprises of 38.00 acres and was approved in November 1988 as a Planned Unit Development. The proposal aims to add 850 square feet to the main dining room and courtyard design.

Surrounding Uses, Character and Comprehensive Plan Vision

Surrounding land uses consist of single family residential to the north, single family residential to the east and west (Abbey Road subdivisions), and Redmond High School located south.

The proposed project is consistent with the Comprehensive Plan Vision for the Education Hill Neighborhood. The Comprehensive Plan land use designation for this area is Single Family Urban and is located in the Education Hill neighborhood. Neighborhood planning for this area accounts for the Emerald Heights facility as an existing facility and provides for compatible uses surrounding the community.

ANALYSIS

Project Summary

The Emerald Height retirement community consists of 33 buildings on 38 acres. The approved Planned Unit Development comprised of 308 residential suites, 30 personal care suites and a 60-bed skilled nursing facility. However, there have been several changes to the facility since the original approval.

The proposal includes an expansion of the existing 7,900 square foot dining room. The expansion includes adding 850 square feet to the main dining room located in central building B which houses primarily resident common and administrative spaces, mail Center and the main kitchen. The dining room expansion also includes a major reorganization of the dining room into smaller venues which align with future food service styles. The applicant indicates that inclusive to the scope is central courtyard which abuts the fitness center, multi-purpose building and the dining room. The courtyard is split into the upper dining terrace and lower courtyard. The upper dining terrace is designed to accommodate fire truck access by providing clearance for one leg of a hammerhead configuration which is part of the existing service drive. The applicant indicates that there is a 30" difference in floor height between central building B and the Fitness Center with an associated exterior grade change. The upper and lower areas of the courtyard allow the grade change to be absorbed through the use of a dramatic waterfall feature central to the larger outdoor environment.

Design Summary

The exterior design strategy for the Dining Expansion is based on the strategies employed at the new Fitness Center and the Multi-Purpose Building (MPB) which is under construction. The applicant states that they are envisioning the dining space as a visual extension/expansion of the Fitness Center and the Multi-Purpose Building while allowing a transition to existing finishes which are to remain on the portions of the dining room exterior northeast of the new fireplace. Similar to the Fitness Center & Multi-Purpose Building, the exterior design of the dining expansion will take cues from the existing campus but translate them from the 1990's to today.

The single-story dining addition will use cementitious panel siding detailed similar to the adjacent connector in the same tan color which coordinates with the existing tan brick. The applicant indicates that they are creating a visual feature with an indoor/outdoor fireplace and chimney stack reminiscent of the Fitness Center and the Multi-Purpose Building facades finished in matching stone cladding and topped with a decorative chimney cap which matches adjacent flashing. The chimney form also acts a clean termination point for the patio roof line and panel siding. All new windows and doors will be a white storefront system to match existing but designed similar to the other building entries.

The applicant states that this project is very early in the design process and therefore, there are many aesthetic decisions remain to be made.

Staff Analyses and Recommendations

1. Context, Circulation, and Connections

Staff Analysis: RZC 21.60.020

Context:

The single-story building form as well as the proposed exterior materials will coordinate with the existing campus buildings but not mimic them. The proposed addition simply continues the façade vocabulary established with the Multi-Purpose Building connector corridor

Circulation and Connections

The site for the Dining Expansion is internal to the campus and is separated from 176th Circle NE by the new Fitness Center and Multi-Purpose Building. There is a service access drive opposite the Multi-Purpose Building and a fire lane to the north of the building. A landscape trellis and new exterior fireplace will support exterior dining, thereby activating the exterior public space at the south end of the common Courtyard.

Access to the Dining Expansion will be through the existing Dining Room, and is dependent upon the existing pedestrian infrastructure. As part of the remodel, the entry into the Dining is moving closer to the main entrance and common Living Room. There will also be doors opening out to the common courtyard

2. Design Concepts RZC 21.60.040

Building Orientation

The Dining Expansion is oriented north and creates the south face of the common courtyard. It is adjacent to the east connector corridor (currently under construction as part of the Multi-Purpose Building).

Architectural Composition

The Dining Expansion is minimal in scale and has been designed to be intentionally simple. A trellis feature in front of it is planned as part of the landscaping of the common courtyard. A new exterior fireplace creates a logical break point for transitioning between the existing exterior and the new vocabulary.

Building Scale

The scale of the Dining Expansion is consistent with the existing Dining Room and new connector corridor.

Rooflines

To work with the existing roof trusses and with the adjacent flat roof at the connector corridor, a flat roof will be employed at the Dining Expansion. A color will be selected to coordinate with the composition shingles at the existing Dining Room roof.

Colors and Materials

The building details, materials and colors have been selected to create a visually coherent aesthetic with the new Fitness Center and Multi-Purpose Building and to complement the existing buildings. The siding configuration and eave profile is carried around the corner from the connector corridor. A new exterior fireplace is being provided using faux stone to match the Fitness Center and Multi Purpose Building, along with a Slate-look tile inset to relate to finishes being used for the interior remodel.

IV. DESIGN REVIEW BACKGROUND ISSUES

The Design Review Board reviewed this project at its January 3rd, 2013 meeting as a Pre-Application request. At the January 3rd, 2013 meeting, the Board requested changes be made to the proposed design and additional details be provided at the next meeting. Individual comments from Board members are included below from the minutes of the January 3rd, 2013 meeting:

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the trellis and if it were a weather-protection structure or an open structure. The applicant asked if Mr. Meade was concerned about the lower trellis at the courtyard or the one at the upper dining terrace.
- Mr. Meade said it was the one in front of the dining expansion adjacent to the chimney. The applicant said it was an open trellis not intended for weather protection. It would provide shade. The pattern comes from a design used on a trellis near the front entry of Emerald Design, which is popular with the residents.

Mr. Sutton:

- Asked if there was a specific design around the trellis in the courtyard space which did not seem to match the other trellis.
- The applicant said that was intentional. The trellis by the dining terrace was meant to match the character of the front entrance of Emerald Heights. The courtyard trellis would have elements similar to the metal canopy on the multi-purpose room and would hopefully create a signature element by providing a new, different design vocabulary.

Mr. Meade:

- Said the terrace looked gorgeous, but said the fireplace did not seem to integrate with the plan. He suggested adding some weather protection. The applicant said he wants to have some furniture around the fireplace and some umbrellas. Due to the fire lane, nothing permanent can be put in this space.
- Mr. Meade asked if a mantle could be added to the fireplace, which appears to be a wall to him right now. The applicant agreed the fireplace was massive, but said the slate tile proposed to be used could present more of a pedestrian scale. He said a hearth-style step-out or a mantle would be a good idea.
- Mr. Meade said a hearth and a mantle would both be good ideas if they would not impact the fire lane in any way.

Mr. Waggoner:

- Asked if the fireplace had stone all around it, which is not clear in the renderings. The applicant said it would indeed have stone on all sides to provide a vertical break and hide a roof-supporting beam, as noted before. Several existing roof elements provide a challenge in this area.
- Mr. Waggoner said the exterior elements could provide a challenge, but he appreciated the work done to provide breaks between the different design elements.
- Mr. Meade noted that during the first phases of the remodel of Emerald Heights, several residents voiced their opinions about the project. At this point, those residents are not voicing any concerns. Mr. Meade concluded the applicant has been working hard to listen to the residents about this remodel.

Mr. Nichols:

- Asked about the separation fence between the fire lane and the outdoor seating area. The applicant said the material was a service screen wall, not a fence. He said the idea was to have something tall, possibly as high as eight feet, using a two-inch by six-inch tongue in groove boards.
- The applicant says the look of the screen wall would be similar to a sound wall and would potentially reduce the noise of delivery trucks. A trellis would be in this area, too. Some trees would be added as well to create a buffer.
- Mr. Nichols confirmed with the applicant that the emergency access gates would be steel-framed, clad with wood, to maintain a residential character.

Mr. Krueger:

- Said he liked the project and how all the elements have been woven together.
- He loved the courtyard element and what it would provide to the residents of Emerald Heights.
- Mr. Meade thanked the applicant and asked him to hurry back for an approval.

V. STAFF ANALYSIS

The applicant has made some changes to the elevations based on the Board's comments.

The City of Redmond Planning Staff prepared a design checklist which is derived from the Redmond Zoning Code design standards. Staff analysis is provided under the "Comments" column.

Staff finds the design of the proposed project meets the goals and intents for the neighborhood and complies with the City's site development requirements and design standards. The building materials, colors, and architectural detailing for the project reflect the residential character of the surrounding neighborhood. The proposed landscaping will provide adequate buffering over time for the adjacent residential uses, while also improving the overall appearance of the property.

VI. STAFF RECOMMENDATIONS

The City of Redmond Planning staff recommends approval of the Building Elevation, Colors, Materials, Landscape Plan, and Lighting Plan for the Emerald Heights Dining Expansion with the following conditions:

1. Presentation Materials Inconsistencies

- a. Where inconsistencies between the floor plans and elevations are found after the Design Review Board has approved the building addition, the elevations approved by the Design Review Board at this meeting will prevail.
- b. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11" x 17" submitted drawings, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for the proposed project.