From: Vitaly Akulov <vitaly_akulov@yahoo.com>
Sent: Monday, April 30, 2018 10:56 PM
To: Benjamin Sticka; Mayor (Internet); Council; Erika Vandenbrande; City Clerk
Subject: SEPA DNS COMMENTS - LAND-2017-00951

SEPA FILE NUMBER: SEPA-2018-00093
PROJECT NAME: EMERALD HEIGHTS COURTYARD
PROJECT DESCRIPTION: SEPA for Emerald Heights Courtyard (LAND-2017-00951)
PROJECT LOCATION: 10901 176TH CIR NE
SITE ADDRESS: Not Provided
APPLICANT: Julie Lawton, Lorie Limson Cook

As Redmond resident I don't understand why Emerald Heights is about to proceed with their expansion plans for multi-story buildings when their 1988 Ordinance 1454 conditions said only single story buildings and carports allowed on perimeter. What I understand even less is why City of Redmond lets them do it anf gives them green light. Instead City of Redmond conduct an EIS before allowing any further development on this site without an City approved Master Plan for the site.

As long time Redmond resident I'm protesting against what I see with Emerald Heights and demand City of Redmond taking actions.

Sincerely,
Vitaly Akulov

17814 NE 109th ct.,
Redmond, WA 98052

Click here to report this email as spam.

To: Vitaly Akulov
Subject: RE: SEPA DNS COMMENTS - LAND-2017-00951

Dear Vitaly,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. I have also added a hyperlink, which will direct you to the City's website for updates on both Emerald Heights buildings. Thank you.

LAND USE ACTIONS PAGE
http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769

Ben Sticka
Planner | City of Redmond
☎: 425.556.2470 | ✉: bsticka@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vitaly Akulov [mailto:vitaly_akulov@yahoo.com]
Sent: Monday, April 30, 2018 10:56 PM
To: Benjamin Sticka <bsticka@redmond.gov>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; City Clerk <CityClerk@redmond.gov>
Subject: SEPA DNS COMMENTS - LAND-2017-00951

SEPA FILE NUMBER: SEPA-2018-00093
PROJECT NAME: EMERALD HEIGHTS COURTYARD
PROJECT DESCRIPTION: SEPA for Emerald Heights Courtyard (LAND-2017-00951)
PROJECT LOCATION: 10901 176TH CIR NE
SITE ADDRESS: Not Provided
APPLICANT: Julie Lawton, Lorie Limson Cook

As Redmond resident I don't understand why Emerald Heights is about to proceed with their expansion plans for multi-story buildings when their 1988 Ordinance 1454 conditions said only single story buildings and carports allowed on perimeter. What I

understand even less is why City of Redmond lets them do it anf gives them green light. Instead City of Redmond conduct an EIS before allowing any further development on this site without an City approved Master Plan for the site.

As long time Redmond resident I'm protesting against what I see with Emerald Heights and demand City of Redmond taking actions.

Sincerely,
Vitaly Akulov

17814 NE 109th ct.,
Redmond, WA 98052

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:25 PM
To: vitaly_akulov@yahoo.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: SEPA DNS COMMENTS - LAND-2017-00951

Vitaly,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

As Ben Sticka mentioned in his May 2 reply to you, project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vitaly Akulov [mailto:vitaly_akulov@yahoo.com]
Sent: Monday, April 30, 2018 10:56 PM
To: Benjamin Sticka <bsticka@redmond.gov>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; City Clerk <CityClerk@redmond.gov>
Subject: SEPA DNS COMMENTS - LAND-2017-00951

SEPA FILE NUMBER: SEPA-2018-00093
PROJECT NAME: EMERALD HEIGHTS COURTYARD
PROJECT DESCRIPTION: SEPA for Emerald Heights Courtyard (LAND-2017-00951)
PROJECT LOCATION: 10901 176TH CIR NE
SITE ADDRESS: Not Provided
APPLICANT: Julie Lawton, Lorie Limson Cook

As Redmond resident I don't understand why Emerald Heights is about to proceed with their expansion plans for multi-story buildings when their 1988 Ordinance 1454

conditions said only single story buildings and carports allowed on perimeter. What I understand even less is why City of Redmond lets them do it anf gives them green light. Instead City of Redmond conduct an EIS before allowing any further development on this site without an City approved Master Plan for the site.

As long time Redmond resident I'm protesting against what I see with Emerald Heights and demand City of Redmond taking actions.

Sincerely,
Vitaly Akulov

17814 NE 109th ct.,
Redmond, WA 98052

Click here to report this email as spam.

From: Marsha Allgeier <MarshaTen@hotmail.com>
Sent: Friday, March 2, 2018 2:59 PM
To: Benjamin Sticka
Subject: Land 2017-00915 Emerald Heights Courtyard

I want to be a party of record for Land 2017-00915 Emerald Heights Courtyard and any other future projects for this facility. I am not a person who has been involved with how all these processes work. I have owned a business in Redmond for the last 10 years and just recently retired. I have lived in my home for 26 years. My property line shares a walk path for connectivity through the neighborhoods. I have shared many lovely conversations with the Emerald Heights residents and shared many doggy treats. I have had no opinion about the project so I attended many of the design review board meetings. I know there was an agreement between Emerald Heights and Abby Road that Emerald Heights would not build any future development in the greenbelts. I know management teams change, but that doesn't mean you DO NOT honor the previous agreements. I am now looking at the integrity of what is happening with the new management trying to ignore or act like there is no "original" agreement. I sense a feeling of pitting the Abby Road homeowners against the Emerald Heights residents. This would not be happening if the plans to develop stay within the agreement. I asked the design review board how the new structure is similar to the Abby Road homes with no comment returned. It is clear it would be a great design near the newer buildings in downtown Redmond. Emerald Heights are very similar to the homes. None of the Abby Road home will be torn down or remodeled to be more "modern" as we have an HOA that prevents that from happening. I share a fence line with Redmond High School and have lived through that project. It seems Emerald Heights should be able to take some of the property where the cottages are located and better utilize placement of such large structures. I have been told they "can't build there, it's too steep". The Redmond High School land was very sloped down to my yard before it was built upon. They were able to build the high school on all fill dirt. I am sure some of the regulations have changed, but we steep hill sides being built on all the time. Just because you have new management or a change of vision or funds may have been misappropriated previously doesn't mean you make it someone else's problem. These buildings are very large and do not go away once they are there. My backyard view now includes the high school as my retirement skyline. A few trees DO NOT, as well I know, hide anything. A 6 foot ivy fence does not hide a 3 story building and most likely the first floor. I am not the person who can recite permits, zoning and codes to you, but I do know what it is like to live with one of these very large institutionalized buildings that won't go away. When you honor your commitments you honor your integrity. I look forward to see if Emerald Heights can stand behind their original agreement and what kind of integrity the current Emerald Heights owners and management have. My hope is that through every step our voices are heard. I appreciate the power point Sherry Stilin presented as it corrected so many inaccuracies brought forward by Emerald Heights and their architectural firm. In closing, I don't like the bad feelings being cultivated with Emerald Heights not honoring the original agreement with Abby Road not to build in green belts and to be more similar to the traditional style homes that is ALL of Abby Road.

Marsha Allgeier
10621 176th CT NE
Redmond, WA 98052
email: marshaten@hotmail.com

Click here to report this email as spam.

To: Marsha Allgeier
Cc: Julie Lawton
Subject: RE: Land 2017-00915 Emerald Heights Courtyard

Ms. Allgeier,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Marsha Allgeier [mailto:MarshaTen@hotmail.com]
Sent: Friday, March 02, 2018 2:59 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Land 2017-00915 Emerald Heights Courtyard

I want to be a party of record for Land 2017-00915 Emerald Heights Courtyard and any other future projects for this facility. I am not a person who has been involved with how all these processes work. I have owned a business in Redmond for the last 10 years and just recently retired. I have lived in my home for 26 years. My property line shares a walk path for connectivity through the neighborhoods. I have shared many lovely conversations with the Emerald Heights residents and shared many doggy treats. I have had no opinion about the project so I attended many of the design review board meetings. I know there was an agreement between Emerald Heights and Abby Road that Emerald Heights would not build any future development in the greenbelts. I know management teams change, but that doesn't mean you DO NOT honor the previous agreements. I am now looking at the integrity of what is happening with the new management trying to ignore or act like there is no "original" agreement. I sense a feeling of pitting the Abby Road homeowners against the Emerald Heights residents. This would not be happening if the plans to develop stay within the agreement. I asked the design review board how the new structure is similar to the Abby Road homes with no comment returned. It is clear it would be a great design near the newer buildings in downtown Redmond. Emerald Heights are very similar to the homes. None of the Abby Road home will be torn down or remodeled to be more "modern" as we have an HOA that prevents that from happening. I share a fence line with Redmond High School and have lived through that project. It seems Emerald Heights should be able to take some of the property where the cottages are located and better utilize placement of such large structures. I have been told they "can't build there, it's too steep". The Redmond High School land was very sloped down to my yard before it was built upon. They were able to build the high school on all fill dirt. I am sure some of the regulations have changed, but we steep hill sides being built on all the time. Just because you have new management or a change of vision or funds may have been misappropriated previously doesn't mean you make it someone else's problem. These buildings are very large and do not go away once they are there. My

backyard view now includes the high school as my retirement skyline. A few trees DO NOT, as well I know, hide anything. A 6 foot ivy fence does not hide a 3 story building and most likely the first floor. I am not the person who can recite permits, zoning and codes to you, but I do know what it is like to live with one of these very large institutionalized buildings that won't go away. When you honor your commitments you honor your integrity. I look forward to see if Emerald Heights can stand behind their original agreement and what kind of integrity the current Emerald Heights owners and management have. My hope is that through every step our voices are heard. I appreciate the power point Sherry Stilin presented as it corrected so many inaccuracies brought forward by Emerald Heights and their architectural firm. In closing, I don't like the bad feelings being cultivated with Emerald Heights not honoring the original agreement with Abby Road not to build in green belts and to be more similar to the traditional style homes that is ALL of Abby Road.

Marsha Allgeier
10621 176th CT NE
Redmond, WA 98052
email: marshaten@hotmail.com

Click here to report this email as spam.

From: Ronald Amen <amenrage@aol.com>
Sent: Tuesday, February 27, 2018 11:48 AM
To: MayorCouncil; Benjamin Sticka; City Clerk
Subject: Opposition to LAND-2017-00915 Emerald Heights Courtyard

Feb.27,2018

I am writing this in opposition to the design of the proposed Emerald Heights independent living building. I have been a resident of the Abbey Road neighborhood for 25 years and I'm upset that the city isn't doing more to make Emerald Heights comply with Redmond zoning codes.

Redmond Zoning Code 21.08C5(a) on Retirement Residences that receive a triple density housing bonus states:

Developments shall be designed to project a residential, rather than institutional, appearance through architectural design, landscaping, the use of building materials, and surface length. Multiple structures are encouraged instead of large single structures to promote compatibility with surrounding residential neighborhoods. Site design, building placement, and perimeter landscape treatments shall screen the portions of the development, which are different in appearance from single-family dwellings from abutting single-family dwellings.

Redmond Zoning Code 21.60.040 B2 on Citywide Design Standards states:

2(a)(i) Intent: To ensure new development is compatible with the goals for the neighborhood and with architectural scale [scale of the buildings] in relation to surrounding development and character of those surrounding developments that meet the intent of the City's design review criteria;
2(a)(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevation visible from streets or pedestrian routes.
2(b) Figure 21.60.040G – Shows a drawing of a façade modulation (building is stepped back) and pitched roofs to help reduce apparent bulk of the building. It shows that a flat (or straight up building) and a flat roof is to be avoided.

This building does not project a residential character, it looks more like the medical and office buildings in downtown Redmond. The flat roofline is out of character with the surrounding neighborhood.

This "northwest contemporary" architecture is not compatible with the neighborhood - Abbey Road has more traditional looking homes and always will because of our covenants. Emerald Heights has put in buildings that are of more contemporary design on their campus but *those are not visible from our neighborhood.*

The three-story size and straight up sides of the building also aren't compatible - in fact, a member of the Design Review Board had suggested at the January 18, 2018 meeting that the upper level of the corner be stepped back to lessen the visual impact from the street. Apparently Emerald Heights dismissed this as being too expensive yet at the meeting Emerald Heights held for Abbey Road residents to discuss the proposed Assisted Living Building, this was one of the changes they were willing to do to lessen the impact of *that* building.

Finally, the landscaping is supposed to screen the portions of the development that are different from the single-family homes it is next to yet, in the projected views of the building, the third floor is highly visible. Also there is no guarantee that Emerald Heights will retain that greenspace in the future.

Thank you for your consideration of these comments,

Gretchen Amen
17806 NE 109th Ct
Redmond, WA 98052

Click here to report this email as spam.

To: Ronald Amen
Cc: mayor@redmond.gov; Julie Lawton
Subject: RE: Opposition to LAND-2017-00915 Emerald Heights Courtyard

Mr. Amen,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with both the applicant and Mayor's office, in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Ronald Amen [mailto:amenrage@aol.com]
Sent: Tuesday, February 27, 2018 11:48 AM
To: MayorCouncil <MayorCouncil@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>; City Clerk <CityClerk@redmond.gov>
Subject: Opposition to LAND-2017-00915 Emerald Heights Courtyard

Feb.27,2018

I am writing this in opposition to the design of the proposed Emerald Heights independent living building. I have been a resident of the Abbey Road neighborhood for 25 years and I'm upset that the city isn't doing more to make Emerald Heights comply with Redmond zoning codes.

Redmond Zoning Code 21.08C5(a) on Retirement Residences that receive a triple density housing bonus states:

Developments shall be designed to project a residential, rather than institutional, appearance through architectural design, landscaping, the use of building materials, and surface length. Multiple structures are encouraged instead of large single structures to promote compatibility with surrounding residential neighborhoods. Site design, building placement, and perimeter landscape treatments shall screen the portions of the development, which are different in appearance from single-family dwellings from abutting single-family dwellings.

Redmond Zoning Code 21.60.040 B2 on Citywide Design Standards states:

2(a)(i) Intent: To ensure new development is compatible with the goals for the neighborhood and with architectural scale [scale of the buildings] in relation to surrounding development and character of those surrounding developments that meet the intent of the City's design review criteria;
2(a)(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevation visible from streets or pedestrian routes.
2(b) Figure 21.60.040G – Shows a drawing of a façade modulation (building is stepped back) and pitched roofs to help reduce apparent bulk of the building. It shows that a flat (or straight up building) and a flat roof is to be avoided.

This building does not project a residential character, it looks more like the medical and office buildings in downtown Redmond. The flat roofline is out of character with the surrounding neighborhood.

This "northwest contemporary" architecture is not compatible with the neighborhood - Abbey Road has more traditional looking homes and always will because of our covenants. Emerald Heights has put in buildings that are of more contemporary design on their campus but *those are not visible from our neighborhood.*

The three-story size and straight up sides of the building also aren't compatible - in fact, a member of the Design Review Board had suggested at the January 18, 2018 meeting that the upper level of the corner be stepped back to lessen the visual impact from the street. Apparently Emerald Heights dismissed this as being too expensive yet at the meeting Emerald Heights held for Abbey Road residents to discuss the proposed Assisted Living Building, this was one of the changes they were willing to do to lessen the impact of *that* building.

Finally, the landscaping is supposed to screen the portions of the development that are different from the single-family homes it is next to yet, in the projected views of the building, the third floor is highly visible. Also there is no guarantee that Emerald Heights will retain that greenspace in the future.

Thank you for your consideration of these comments,

Gretchen Amen
17806 NE 109th Ct
Redmond, WA 98052

Click here to report this email as spam.

From: neil barnett <neilbarnett62@hotmail.com>
Sent: Monday, April 30, 2018 9:20 PM
To: Erika Vandenbrande; Mayor (Internet); Council; City Clerk; Benjamin Sticka
Subject: LAND-2017-00951

Hi Redmond City Leaders,

My family, with 3 elementary school kids, are directly impacted by the proposed building(s) at Emerald Heights, that are as big as medical towers towering across from us.

We are asking that the City deny approval of the Courtyard – Independent Living Building because its placement on the campus conflicts with Ordinance 1454. This Ordinance approved the Special Development Permit received by Emerald Heights in 1988. In addition, it does not comply with various provisions of the Redmond Zoning Code and Comprehensive Plan. At a minimum, the City must delay the permit until it can produce the approved Master Landscape Plan. Finally, we are asking the City to delay any further expansion until there is a Master Planned Development Agreement to provide future certainty to both residents of Abbey Road and Emerald Heights.

- **Noncompliance with 1988 Land Use Approval (Ordinance 1454) Ordinance** 1454 – the ordinance that approved Emerald Heights in 1988 – is the document that still controls development on its property. Ordinance 1454 lays out a clear development vision: tall main building in the center surrounded by low level structures. Therefore, this three-story building cannot be located as proposed. We found this Ordinance document in the records department, which you all likely did not know existed.

- **Final Approved Master Landscape Plan must be produced.** As the result of a public records request, a 1987 version of the landscape master plan for Emerald Heights was recently discovered. It made clear reference to a permanent greenbelt. **The City MUST produce the final approved 1988 landscape plan that was referenced in Ordinance 1454 BEFORE it makes a decision**. The proposed building would replace a large section of greenbelt.

- **Deny until Master Planned Development Agreement signed**. We have learned that expanded skilled nursing has been promised to the residents of Emerald Heights for many years. It is one of their biggest concerns. It is our understanding that the management of Emerald Heights has told residents that it will not happen without the approval of this building as new healthy residents are needed to support expanded assisted living and private skilled nursing services. Why is there no plan to ensure residents get the services they have contracted for in a timely manner? The addition of this new Independent Living building will by contractual commitment create the need for future assisted living and skilled nursing services. The City needs to deny this permit until they negotiate a Master Planned Development Agreement. <u>This will benefit not only Abbey Road but the residents of Emerald Heights.</u>

- **Adverse impacts not adequately analyzed: Non-compliance with Redmond Zoning Code.** RZC 21.08.370 -Purpose states that "other uses" need to be protected from the adverse impacts which may otherwise occur as a result of traffic, a concentration of people and from <u>buildings that may otherwise be out-of-scale with the area</u> in which they are located. Our neighborhood of single-family housing constitutes an "other use."

- **No Guarantee that Landscaping Will Screen the Building Over Time.** RZC 21.08.370.C5(a) on retirement residences states that perimeter landscape treatments <u>shall</u> screen the portions of the development which are different in appearance from single-family dwellings from abutting single family dwellings. We maintain that the present location of the Courtyard building makes it impossible to meet this requirement**.** The narrow strip of land available on the east end of the building is completely insufficient to guarantee screening of the building over time. Therefore, anyone living across the street or walking, biking or running along 176th, will see

the corner of a contemporary, three-story building that is completely out of character with a single-family neighborhood.

I ask that the Mayor and City Council take a step back and once again listen to the home owners of Abbey Road and the community, who have valid concerns noted above. We are not against further buildings on their property, but they need to comply with the agreed upon Ordinances and good faith agreements in place by the land owner and city council previously.

Thanks Neil Barnett
10914 177th CT NE

Click here to report this email as spam.

To: neil barnett
Cc: Julie Lawton
Subject: RE: LAND-2017-00951

Mr. Barnett,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. I have also added a hyperlink, which will direct you to the City's website for updates on both Emerald Heights buildings. Thank you.

LAND USE ACTIONS PAGE
http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769

Ben Sticka
Planner | City of Redmond
☎: 425.556.2470 | ✉: bsticka@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: neil barnett [mailto:neilbarnett62@hotmail.com]
Sent: Monday, April 30, 2018 9:20 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND-2017-00951

Hi Redmond City Leaders,

My family, with 3 elementary school kids, are directly impacted by the proposed building(s) at Emerald Heights, that are as big as medical towers towering across from us.

We are asking that the City deny approval of the Courtyard – Independent Living Building because its placement on the campus conflicts with Ordinance 1454. This Ordinance approved the Special Development Permit received by Emerald Heights in 1988. In addition, it does not comply with various provisions of the Redmond Zoning Code and Comprehensive Plan. At a minimum, the City must delay the permit until it can produce the approved Master Landscape Plan. Finally, we are asking the City to delay any further

expansion until there is a Master Planned Development Agreement to provide future certainty to both residents of Abbey Road and Emerald Heights.

- **Noncompliance with 1988 Land Use Approval (Ordinance 1454) Ordinance** 1454 – the ordinance that approved Emerald Heights in 1988 – is the document that still controls development on its property. Ordinance 1454 lays out a clear development vision: tall main building in the center surrounded by low level structures. Therefore, this three-story building cannot be located as proposed. We found this Ordinance document in the records department, which you all likely did not know existed.

- **Final Approved Master Landscape Plan must be produced.** As the result of a public records request, a 1987 version of the landscape master plan for Emerald Heights was recently discovered. It made clear reference to a permanent greenbelt. **The City MUST produce the final approved 1988 landscape plan that was referenced in Ordinance 1454 BEFORE it makes a decision**. The proposed building would replace a large section of greenbelt.

- **Deny until Master Planned Development Agreement signed**. We have learned that expanded skilled nursing has been promised to the residents of Emerald Heights for many years. It is one of their biggest concerns. It is our understanding that the management of Emerald Heights has told residents that it will not happen without the approval of this building as new healthy residents are needed to support expanded assisted living and private skilled nursing services. Why is there no plan to ensure residents get the services they have contracted for in a timely manner? The addition of this new Independent Living building will by contractual commitment create the need for future assisted living and skilled nursing services. The City needs to deny this permit until they negotiate a Master Planned Development Agreement. <u>This will benefit not only Abbey Road but the residents of Emerald Heights.</u>

- **Adverse impacts not adequately analyzed: Non-compliance with Redmond Zoning Code.** RZC 21.08.370 -Purpose states that "other uses" need to be protected from the adverse impacts which may otherwise occur as a result of traffic, a concentration of people and from <u>buildings that may otherwise be out-of-scale with the area</u> in which they are located. Our neighborhood of single-family housing constitutes an "other use."

- **No Guarantee that Landscaping Will Screen the Building Over Time.** RZC 21.08.370.C5(a) on retirement residences states that perimeter landscape treatments <u>shall</u> screen the portions of the development which are different in appearance from single-family dwellings from abutting single family dwellings. We maintain that the present location of the Courtyard building makes it impossible to meet this requirement**.** The narrow strip of land available on the east end of the building is completely insufficient to guarantee screening of the building over time. Therefore, anyone living across the street or walking, biking or running along 176th, will see the corner of a contemporary, three-story building that is completely out of character with a single-family neighborhood.

I ask that the Mayor and City Council take a step back and once again listen to the home owners of Abbey Road and the community, who have valid concerns noted above. We <u>are not against</u> further buildings on their

property, but they need to comply with the agreed upon Ordinances and good faith agreements in place by the land owner and city council previously.

Thanks Neil Barnett

10914 177th CT NE

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:25 PM
To: neilbarnett62@hotmail.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: LAND-2017-00951

Mr. Barnett,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

As Ben Sticka mentioned in his May 2 reply to you, project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: neil barnett [mailto:neilbarnett62@hotmail.com]
Sent: Monday, April 30, 2018 9:20 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND-2017-00951

Hi Redmond City Leaders,

My family, with 3 elementary school kids, are directly impacted by the proposed building(s) at Emerald Heights, that are as big as medical towers towering across from us.

We are asking that the City deny approval of the Courtyard – Independent Living Building because its placement on the campus conflicts with Ordinance 1454. This Ordinance approved the Special Development Permit received by Emerald Heights in 1988. In

addition, it does not comply with various provisions of the Redmond Zoning Code and Comprehensive Plan. At a minimum, the City must delay the permit until it can produce the approved Master Landscape Plan. Finally, we are asking the City to delay any further expansion until there is a Master Planned Development Agreement to provide future certainty to both residents of Abbey Road and Emerald Heights.

- **Noncompliance with 1988 Land Use Approval (Ordinance 1454) Ordinance** 1454 – the ordinance that approved Emerald Heights in 1988 – is the document that still controls development on its property. Ordinance 1454 lays out a clear development vision: tall main building in the center surrounded by low level structures. Therefore, this three-story building cannot be located as proposed. We found this Ordinance document in the records department, which you all likely did not know existed.

- **Final Approved Master Landscape Plan must be produced.** As the result of a public records request, a 1987 version of the landscape master plan for Emerald Heights was recently discovered. It made clear reference to a permanent greenbelt. **The City MUST produce the final approved 1988 landscape plan that was referenced in Ordinance 1454 BEFORE it makes a decision**. The proposed building would replace a large section of greenbelt.

- **Deny until Master Planned Development Agreement signed**. We have learned that expanded skilled nursing has been promised to the residents of Emerald Heights for many years. It is one of their biggest concerns. It is our understanding that the management of Emerald Heights has told residents that it will not happen without the approval of this building as new healthy residents are needed to support expanded assisted living and private skilled nursing services. Why is there no plan to ensure residents get the services they have contracted for in a timely manner? The addition of this new Independent Living building will by contractual commitment create the need for future assisted living and skilled nursing services. The City needs to deny this permit until they negotiate a Master Planned Development Agreement. <u>This will benefit not only Abbey Road but the residents of Emerald Heights.</u>

- **Adverse impacts not adequately analyzed: Non-compliance with Redmond Zoning Code.** RZC 21.08.370 -Purpose states that "other uses" need to be protected from the adverse impacts which may otherwise occur as a result of traffic, a concentration of people and from <u>buildings that may otherwise be out-of-scale with the area</u> in which they are located. Our neighborhood of single-family housing constitutes an "other use."

- **No Guarantee that Landscaping Will Screen the Building Over Time.** RZC 21.08.370.C5(a) on retirement residences states that perimeter landscape treatments <u>shall</u> screen the portions of the development which are different in appearance from single-family dwellings from abutting single family dwellings. We maintain that the present location of the Courtyard building makes it impossible to meet this requirement**.** The narrow strip of land available on the east end of the building is completely insufficient to guarantee screening of the building over time. Therefore, anyone living across the street or walking, biking or running along 176th, will see the corner of a contemporary, three-story building that is completely out of character with a single-family neighborhood.

I ask that the Mayor and City Council take a step back and once again listen to the home owners of Abbey Road and the community, who have valid concerns noted above. We are not against further buildings on their property, but they need to comply with the agreed upon Ordinances and good faith agreements in place by the land owner and city council previously.

Thanks Neil Barnett

10914 177th CT NE

Click here to report this email as spam.

From: Kristina Bonadies <kristinabonadies@hotmail.com>
Sent: Wednesday, February 28, 2018 8:23 PM
To: Benjamin Sticka; City Clerk; MayorCouncil
Subject: Re: Opposition Emerald Heights Independent and Assisted Living Buildings

Dear City Officials,

I am writing to continue to address Abby Road's HOA opposition to the buildings proposed for the 2 Independent Living buildings and the Assisted Living building that will significantly alter the landscape along 176 th St NE.

As homeowners in the Abby Road HOA, we object on basis that the buildings are not in compliance with Redmond Zoning Code 21.08 C5(a):

- **The building does not project a residential character but looks more like an office or medical building.**

- **The architecture with flat roofline is completely out of character with the surrounding neighborhood.**
- **The three-story size of the building approaching 45 feet will not be adequately screened. This will impose light pollution, invasion of privacy and alteration of the views of a tree lined street which is the defining character of the neighborhood named "Abby Road".**
- **Finally, the amount of land dedicated to providing a year-round landscape screen is insufficient to accommodate this purpose. As there is no guarantee that the trees will be of adequate height or opacity year round to screen the building, there is also real risk of the need for pruning the vegetation thus decreasing canopy/privacy in efforts to be contained within the allotted insufficient space.**

In addition, Redmond Zone Code 21.60.040 B2 on Citywide Design Standards - Building scale: See http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?secid=3120&keywords=21.60.040#secid-3120

2(a)(i) Intent: To ensure new development is compatible with the goals for the neighborhood and with architectural scale [scale of the buildings] in relation to surrounding development and character of those surrounding developments that meet the intent of the City's design review criteria;
2(a)(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevation visible from streets or pedestrian routes.
2(b) Figure 21.60.040G – Shows a drawing of a façade modulation (building is stepped back) and pitched roofs to help reduce apparent bulk of the building. It shows that a flat (or straight up building) and a flat roof is to be avoided.

To this point:

- **A member of the Design Review Board suggested in the January 18, 2018 meeting that the upper level of the corner be stepped-back to lessen the visual impact from the street. At the February 15th meeting, Emerald Heights dismissed this idea as too expensive. However, RZC 21.60.040 on Design Concepts clearly indicates that the current design of the proposed Independent Living Building is in direct conflict with the intent of City zoning code and that stepping back the upper level is the preferred design.**

Thank you for your time. I have attended the majority of the City Council meeting and Design Review Board meetings in relation to this project. I would like to reiterate on behalf of the Abby Road HOA, that we are in full support of Emerald Heights developing Independent and Assisted Living facilities to fulfill their needs. With reciprocal respect, we ask for consideration for maintenance of the beauty of the 176th St. NE tree lined beauty and privacy by amending architecture, distance from the property line and landscaping. We continue to object building Assisted Living facilities at all in the greenbelt along 176th St based on commitments made in the 2010 Rezone document by EH and SEPA violations.

This has been a learning process for the residents of Abby Road. Discouraging to say the very least that residents of Redmond seem to have no voice, no advocates within the City System. That the crown jewel of neighborhoods in Redmond Education Hill enjoyed by so many...those living in the Abby Road HOA, surrounding neighborhoods and even within Emerald Heights ...will be destroyed.

Thank you again for your time,

Brett & Kristina Bonadies
18019 NE 109th CT.
Redmond, 98052

Click here to report this email as spam.

To: Kristina Bonadies
Cc: Julie Lawton
Subject: RE: Opposition Emerald Heights Independent and Assisted Living Buildings

Ms. Bonadies,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Kristina Bonadies [mailto:kristinabonadies@hotmail.com]
Sent: Wednesday, February 28, 2018 8:23 PM
To: Benjamin Sticka <bsticka@redmond.gov>; City Clerk <CityClerk@redmond.gov>; MayorCouncil <MayorCouncil@redmond.gov>
Subject: Re: Opposition Emerald Heights Independent and Assisted Living Buildings

Dear City Officials,

I am writing to continue to address Abby Road's HOA opposition to the buildings proposed for the 2 Independent Living buildings and the Assisted Living building that will significantly alter the landscape along 176 th St NE.

As homeowners in the Abby Road HOA, we object on basis that the buildings are not in compliance with Redmond Zoning Code 21.08 C5(a):

- **The building does not project a residential character but looks more like an office or medical building.**
- **The architecture with flat roofline is completely out of character with the surrounding neighborhood.**
- **The three-story size of the building approaching 45 feet will not be adequately screened. This will impose light pollution, invasion of privacy and alteration of the views of a tree lined street which is the defining character of the neighborhood named "Abby Road".**

- **Finally, the amount of land dedicated to providing a year-round landscape screen is insufficient to accommodate this purpose. As there is no guarantee that the trees will be of adequate height or opacity year round to screen the building, there is also real risk of the need for pruning the vegetation thus decreasing canopy/privacy in efforts to be contained within the allotted insufficient space.**

In addition, Redmond Zone Code 21.60.040 B2 on Citywide Design Standards - Building scale: See http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?secid=3120&keywords=21.60.040#secid-3120

2(a)(i) Intent: To ensure new development is compatible with the goals for the neighborhood and with architectural scale [scale of the buildings] in relation to surrounding development and character of those surrounding developments that meet the intent of the City's design review criteria;
2(a)(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevation visible from streets or pedestrian routes.
2(b) Figure 21.60.040G – Shows a drawing of a façade modulation (building is stepped back) and pitched roofs to help reduce apparent bulk of the building. It shows that a flat (or straight up building) and a flat roof is to be avoided.

To this point:

- **A member of the Design Review Board suggested in the January 18, 2018 meeting that the upper level of the corner be stepped-back to lessen the visual impact from the street. At the February 15th meeting, Emerald Heights dismissed this idea as too expensive. However, RZC 21.60.040 on Design Concepts clearly indicates that the current design of the proposed Independent Living Building is in direct conflict with the intent of City zoning code and that stepping back the upper level is the preferred design.**

Thank you for your time. I have attended the majority of the City Council meeting and Design Review Board meetings in relation to this project. I would like to reiterate on behalf of the Abby Road HOA, that we are in full support of Emerald Heights developing Independent and Assisted Living facilities to fulfill their needs. With reciprocal respect, we ask for consideration for maintenance of the beauty of the 176th St. NE tree lined beauty and privacy by amending architecture, distance from the property line and landscaping. We continue to object building Assisted Living facilities at all in the greenbelt along 176th St based on commitments made in the 2010 Rezone document by EH and SEPA violations.

This has been a learning process for the residents of Abby Road. Discouraging to say the very least that residents of Redmond seem to have no voice, no advocates within the City System. That the crown jewel of neighborhoods in Redmond Education Hill enjoyed by so many...those living in the Abby Road HOA, surrounding neighborhoods and even within Emerald Heights ...will be destroyed.

Thank you again for your time,

Brett & Kristina Bonadies
18019 NE 109th CT.
Redmond, 98052

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:24 PM
To: fhome@comcast.net
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: LAND-2017-00951

F. Camara,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: F. [mailto:fhome@comcast.net]
Sent: Tuesday, May 1, 2018 3:33 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Cc: fhome@comcast.net
Subject: LAND-2017-00951

May 1, 2018

Technical Review Committee
Planning Department, City of Redmond, WA

RE: **LAND-2017-00951**

My family and I moved to Redmond in 1993 when I was hired by Microsoft. At that time, we lived off 40th street - a short walking distance to the Microsoft main campus and, on the opposite direction, a short walk to Lake Sammamish. Within a couple of years of living there, we realized that, with all the construction and expansion taking place close to the Microsoft campus, it was not the right place for us.

The house that we lived in was NOT in a planned neighborhood. Since we had lived in one before moving to Redmond, we knew that we needed to find one in the area to move to.

When we found out about Abbey Road, we immediately fell in love with the area, the houses, and most of all the neighborhood. We knew that, ***because it was a planned community, radical changes in the neighborhood would not be allowed.***

After more than 20 years in Abbey Road, I recently found out that Emerald Heights wants to change the very essence of why I chose this neighborhood.

From what I've read, they plan to add 3-story, commercial looking buildings that would be visible from the street. I understand they have a supply and demand challenge, but **THEY CHOSE TO BE IN THE MIDDLE OF A RESIDENTIAL AREA**.

On the other hand, I know needs change as a city grows. I'm not opposed to Emerald Heights' expansion to accommodate the growth, but **why can't they abide to zone requirements for the zone they chose to be in? Why can't they build something that not only preserves the aesthetics of the neighborhood, but also protects the beautiful greenery we're proud of in Abbey Road?**

One of the requirements they need to abide to is that whatever they build needs to resemble the surrounding neighborhood or, at least, be hidden from the street. The current proposals don't even come close to that. On top of that, they need to preserve the greenbelts. Not only would that provide more privacy for their residents, but it would also make their property not stand out while someone is in the Abbey Road neighborhood.

Ironically, my understanding is that these issues were previously addressed about 30 years ago when Ordinance 1454 was enacted. Not only were details included on how Emerald Heights should approach the development of their property, but along with the Master Landscape plan, it detailed what the layout of the protected areas should be.

I urge you to DENY the current proposal until at least these two documents are made available, reviewed, and taken into consideration as the basis for how Emerald Heights is to move forward in their development.

Sincerely,

F. Camara
17620 NE 110th Way
Redmond, WA 98052

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:24 PM
To: fhome@comcast.net
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: LAND-2017-00951

F. Camara,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: F. [mailto:fhome@comcast.net]
Sent: Tuesday, May 1, 2018 3:33 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Cc: fhome@comcast.net
Subject: LAND-2017-00951

May 1, 2018

Technical Review Committee
Planning Department, City of Redmond, WA

RE: **LAND-2017-00951**

My family and I moved to Redmond in 1993 when I was hired by Microsoft. At that time, we lived off 40th street - a short walking distance to the Microsoft main campus and, on the opposite direction, a short walk to Lake Sammamish. Within a couple of years of living there, we realized that, with all the construction and expansion taking place close to the Microsoft campus, it was not the right place for us.

The house that we lived in was NOT in a planned neighborhood. Since we had lived in one before moving to Redmond, we knew that we needed to find one in the area to move to.

When we found out about Abbey Road, we immediately fell in love with the area, the houses, and most of all the neighborhood. We knew that, ***because it was a planned community, radical changes in the neighborhood would not be allowed.***

After more than 20 years in Abbey Road, I recently found out that Emerald Heights wants to change the very essence of why I chose this neighborhood.

From what I've read, they plan to add 3-story, commercial looking buildings that would be visible from the street. I understand they have a supply and demand challenge, but **THEY CHOSE TO BE IN THE MIDDLE OF A RESIDENTIAL AREA**.

On the other hand, I know needs change as a city grows. I'm not opposed to Emerald Heights' expansion to accommodate the growth, but **why can't they abide to zone requirements for the zone they chose to be in? Why can't they build something that not only preserves the aesthetics of the neighborhood, but also protects the beautiful greenery we're proud of in Abbey Road?**

One of the requirements they need to abide to is that whatever they build needs to resemble the surrounding neighborhood or, at least, be hidden from the street. The current proposals don't even come close to that. On top of that, they need to preserve the greenbelts. Not only would that provide more privacy for their residents, but it would also make their property not stand out while someone is in the Abbey Road neighborhood.

Ironically, my understanding is that these issues were previously addressed about 30 years ago when Ordinance 1454 was enacted. Not only were details included on how Emerald Heights should approach the development of their property, but along with the Master Landscape plan, it detailed what the layout of the protected areas should be.

I urge you to DENY the current proposal until at least these two documents are made available, reviewed, and taken into consideration as the basis for how Emerald Heights is to move forward in their development.

Sincerely,

F. Camara
17620 NE 110th Way
Redmond, WA 98052

Click here to report this email as spam.

From: Charlie Dougherty <cdougherty99@comcast.net>
Sent: Friday, March 2, 2018 3:32 PM
To: MayorCouncil; Benjamin Sticka; City Clerk
Subject: Opposition to DRB approval for LAND-2017-00915 Emerald Heights Courtyard

To the Mayor and City Council:

I would like to express my opposition to the new Independent Living Building (ILB) that was recently approved by the Design Review Board (DRB). Emerald Heights is attempting to dramatically change the residential character of the community in clear violation of the Redmond Zoning Code and the City's Comprehensive Plan. The new ILB, which will be visible from the street, is a large mass building, a clear violation of RZC 21.60.040 B2. The building has no residential character that is in keeping with the adjacent neighborhood, also a violation of the RZC.

Anyone who has taken the time to look at this proposal recognizes that Emerald Heights is only interested in furthering their agenda – and profit – at the expense of the City and the adjacent neighborhood.

Why does the City enable Emerald Heights? I reference the December 21, 2017 Design Review Board as an example. In that meeting, I showed photographs of the existing Abbey Road neighborhood as well as photos of new residential construction occurring in the area. It was abundantly clear that the proposed ILB is in no way compatible with the architecture in the surrounding neighborhood. To my surprise, the DRB Chairman responded by noting that the DRB had no authority over single family homes, but if given that responsibility, **"they would have a real problem"** with houses in the area. He then went on to praise housing developments that were more contemporary, but the closest reference he could cite is over a mile away.

Why does the City provide the DRB Chairman, who has such a clear disdain for the predominant architecture in the neighborhood, the freedom to disregard zoning laws and pursue an individual agenda? Why are we wasting City resources to hold DRB meetings if the definition of "compatibility" lies solely with the DRB?

I urge the City to reconsider the DRB approval for the new ILB building at Emerald Heights, reject the project as currently proposed, and engage in an unbiased dialogue with the community on future development.

Thank you for your consideration.
Charlie Dougherty

Click here to report this email as spam.

To: Charlie Dougherty
Cc: mayor@redmond.gov; Julie Lawton
Subject: RE: Opposition to DRB approval for LAND-2017-00915 Emerald Heights Courtyard

Mr. Dougherty,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Charlie Dougherty [mailto:cdougherty99@comcast.net]
Sent: Friday, March 02, 2018 3:32 PM
To: MayorCouncil <MayorCouncil@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>; City Clerk <CityClerk@redmond.gov>
Subject: Opposition to DRB approval for LAND-2017-00915 Emerald Heights Courtyard

To the Mayor and City Council:

I would like to express my opposition to the new Independent Living Building (ILB) that was recently approved by the Design Review Board (DRB). Emerald Heights is attempting to dramatically change the residential character of the community in clear violation of the Redmond Zoning Code and the City's Comprehensive Plan. The new ILB, which will be visible from the street, is a large mass building, a clear violation of RZC 21.60.040 B2. The building has no residential character that is in keeping with the adjacent neighborhood, also a violation of the RZC.

Anyone who has taken the time to look at this proposal recognizes that Emerald Heights is only interested in furthering their agenda – and profit – at the expense of the City and the adjacent neighborhood.

Why does the City enable Emerald Heights? I reference the December 21, 2017 Design Review Board as an example. In that meeting, I showed photographs of the existing Abbey Road neighborhood as well as photos of

new residential construction occurring in the area. It was abundantly clear that the proposed ILB is in no way compatible with the architecture in the surrounding neighborhood. To my surprise, the DRB Chairman responded by noting that the DRB had no authority over single family homes, but if given that responsibility, **"they would have a real problem"** with houses in the area. He then went on to praise housing developments that were more contemporary, but the closest reference he could cite is over a mile away.

Why does the City provide the DRB Chairman, who has such a clear disdain for the predominant architecture in the neighborhood, the freedom to disregard zoning laws and pursue an individual agenda? Why are we wasting City resources to hold DRB meetings if the definition of "compatibility" lies solely with the DRB?

I urge the City to reconsider the DRB approval for the new ILB building at Emerald Heights, reject the project as currently proposed, and engage in an unbiased dialogue with the community on future development.

Thank you for your consideration.
Charlie Dougherty

Click here to report this email as spam.

From: Anika Van Ry
Sent: Monday, February 26, 2018 9:20 AM
To: Benjamin Sticka
Subject: FW: Emerald Heights Independent and Assisted Living Building opposition

FYI

Anika Van Ry
Administrative Specialist, Mayor's Office | City of Redmond
☎: 425.556.2112 | ✉: avanry@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St. | Redmond, WA 98052
NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Elliott, Kirsten [mailto:Kirsten.Elliott@smwe.com]
Sent: Monday, February 26, 2018 9:14 AM
To: MayorCouncil <MayorCouncil@redmond.gov>
Cc: Mike Elliott (michael_a_elliott@yahoo.com) <michael_a_elliott@yahoo.com>
Subject: Emerald Heights Independent and Assisted Living Building opposition

Dear City Council,

Thank you for continuing to listen to the Abbey Road residents' concerns around the plans for Emerald Heights expansion. To be clear, we are not against them expanding to meet the needs of their residents. We are staunchly against Emerald Heights building in the green belt and with architecture design that is contrast to the established neighborhood.

We understand that the Independent Living Building has passed the Design Board Review. Our concern with this is it will feed the design of the Assisted Living Building which will greatly distract from the neighborhood character. That in addition to the proposal to build in the green belt along 176th Street NE, is in direct contrast to the plans and commitments Emerald Heights made to not only the community but the City Council when their rezone was granted. These were made in the 2010 Rezone document by Emerald Heights. The Assisted Living Building's proposed placement in the green belt along 176th Street NE not only reduces the beauty of the neighborhood, but directly impacts the privacy of the residents along 176th Street, and causes noise and light pollution.

Our ask is that Emerald Heights be required to re-evaluate their space use to maximize services for their residents but also uphold commitments they have made to the City Council and community. Below is additional data in support of our ask.

Redmond Zone Code 21.60.040 B2 on Citywide Design Standards - Building scale: See http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?secid=3120&keywords=21.60.040#secid-3120

> *2(a)(i) Intent: To ensure new development is compatible with the goals for the neighborhood and with architectural scale [scale of the buildings] in relation to surrounding development and character of those surrounding developments that meet the intent of the City's design review criteria;*
>
> *2(a)(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevation visible from streets or pedestrian routes.*

2(b) Figure 21.60.040G – Shows a drawing of a façade modulation (building is stepped back) and pitched roofs to help reduce apparent bulk of the building. It shows that a flat (or straight up building) and a flat roof is to be avoided.

Thank you for your time. I would like to reiterate on behalf of the Abbey Road residents, that we fully support Emerald Heights developing the services needed for their residents. With reciprocal respect, we ask for consideration for maintenance of the beauty of the 176th St. NE tree lined beauty and privacy by amending architecture, distance from the property line and landscaping, that would uphold their commitments made. We continue to object building Assisted Living facilities at all in the greenbelt along 176th St based on commitments made in the 2010 Rezone document by EH and SEPA violations.

We feel promise given that the new City Council members will take this matter seriously and will advocate for upholding the community character, while pressuring Emerald Heights to pursue other solutions for their needs.

I appreciate your time and attention.

Kirsten Elliott – NE 108th way, Redmond.

425-830-2285

Click here to report this email as spam.

To: Elliott, Kirsten
Cc: mayor@redmond.gov; Julie Lawton
Subject: RE: Emerald Heights Independent and Assisted Living Building opposition

Ms. Elliott,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with both the applicant and Mayor's office, in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Elliott, Kirsten [mailto:Kirsten.Elliott@smwe.com]
Sent: Monday, February 26, 2018 9:14 AM
To: MayorCouncil <MayorCouncil@redmond.gov>
Cc: Mike Elliott (michael_a_elliott@yahoo.com) <michael_a_elliott@yahoo.com>
Subject: Emerald Heights Independent and Assisted Living Building opposition

Dear City Council,

Thank you for continuing to listen to the Abbey Road residents' concerns around the plans for Emerald Heights expansion. To be clear, we are not against them expanding to meet the needs of their residents. We are staunchly against Emerald Heights building in the green belt and with architecture design that is contrast to the established neighborhood.

We understand that the Independent Living Building has passed the Design Board Review. Our concern with this is it will feed the design of the Assisted Living Building which will greatly distract from the neighborhood character. That in addition to the proposal to build in the green belt along 176th Street NE, is in direct contrast to the plans and commitments Emerald Heights made to not only the community but the City Council when their rezone was granted. These were made in the 2010 Rezone document by Emerald Heights. The Assisted Living Building's proposed placement in the green belt along 176th Street NE not only reduces the beauty of the neighborhood, but directly impacts the privacy of the residents along 176th Street, and causes noise and light pollution.

Our ask is that Emerald Heights be required to re-evaluate their space use to maximize services for their residents but also uphold commitments they have made to the City Council and community. Below is additional data in support of our ask.

Redmond Zone Code 21.60.040 B2 on Citywide Design Standards - Building scale: See http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?secid=3120&keywords=21.60.040#secid-3120

> *2(a)(i) Intent: To ensure new development is compatible with the goals for the neighborhood and with architectural scale [scale of the buildings] in relation to surrounding development and character of those surrounding developments that meet the intent of the City's design review criteria;*
>
> *2(a)(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevation visible from streets or pedestrian routes.*
>
> *2(b) Figure 21.60.040G – Shows a drawing of a façade modulation (building is stepped back) and pitched roofs to help reduce apparent bulk of the building. It shows that a flat (or straight up building) and a flat roof is to be avoided.*

Thank you for your time. I would like to reiterate on behalf of the Abbey Road residents, that we fully support Emerald Heights developing the services needed for their residents. With reciprocal respect, we ask for consideration for maintenance of the beauty of the 176th St. NE tree lined beauty and privacy by amending architecture, distance from the property line and landscaping, that would uphold their commitments made. We continue to object building Assisted Living facilities at all in the greenbelt along 176th St based on commitments made in the 2010 Rezone document by EH and SEPA violations.

We feel promise given that the new City Council members will take this matter seriously and will advocate for upholding the community character, while pressuring Emerald Heights to pursue other solutions for their needs.

I appreciate your time and attention.

Kirsten Elliott – NE 108th way, Redmond.

425-830-2285

Click here to report this email as spam.

From: Wendy Engquist <golfwendy@comcast.net>
Sent: Monday, April 30, 2018 4:02 PM
To: Erika Vandenbrande; Mayor (Internet); Council; cityclerk@redmond.com; Benjamin Sticka
Subject: Emerald Heights

To all involved:

28 years ago this June we were the second family to move into Abbey Road. It was a very exciting time in our life. Like most home purchasers we tried to be as familiar with the surrounding area as possible.
We previously lived a mere blocks away so that made our task a bit easier. In spite of the fact that our development was to be placed in a previous forested area and to be located adjacent to a higher density senior community, we choose to have faith in the powers to be at the City of Redmond. There were things that have happened, at the senior complex at that time, that we were not aware of when we purchased our yet to be built home, but all of the paper work we were privy to sent a message to us that the governing body of the city was most concerned about preserving the expected ambiance of a single family neighborhood while mixing in this higher density senior complex. What sent this message of confidence in our city? I will site some examples of what relieved our concerns about being able to co-exist with this out of place senior complex.

The City of Redmond final approval signed 11/18/1988 by then Mayor Doreen Marchione,

on pg. 2 item I "In addition to the requirements listed in this report, those mitigating measures applicable to the retirement residence listed in
Exhibit O) (attachment 1), that were identified in the Addendum to the Redmond Heights Environmental Impact Statement (pages 1 through 29), shall be incorporated as conditions of approval.

on pg. 4 section V. clearing and Grading. A. …Where feasible, site improvements should be moved or adjusted in order to preserve as many trees as possible. These concerns impacted the homes of Abbey Road as well.

Exhibit O
Attachment 1

Land Use * Clustering the retirement center in the central, flattest portion of the site results in a substantially increased amount of natural open space. **This clustering would also locate the retirement center as far as possible from the single family uses on the neighboring land.**

*Appropriate design and construction of the access northward from th site could minimize the potential **for that road to carry large volumes of potentially disruptive traffic through the proposed neighborhood.**

AESTHETICS

*** The main building is located near the center of the property, at least 650 feet from the nearest existing house. The one-story duplexes and carports, which are more in scale with the surrounding development, would be located on the perimeter of the retirement center, where they would be over 400 feet from the nearest existing house.**

*** By designing the central building of the retirement center with a pitched roof and with wood and brick siding it takes on a more residential appearance and seems visually appropriate in the existing neighborhood.**

*** Locating the central building of the retirement center as far from nearby houses as possible would reduce its visual impacts of the existing residents.**

It was clear to us when we bought our home that the people at the city understood the real possibility of this senior development to get out of control. It was comforting to us that these decision makers could see ahead and realize that every consideration be given to the correctly zoned residents of the area.
We are using this land as intended by original zoning. **The retirement community was the project that required special zoning to be built.**

I have no documentation at present to back this assumption, these documents can be very difficult to locate, but based on the above identified concerns, I believe that the city of Redmond saw no future expansion of this community. Without expansion this community and the single family residents have co-existed for a very long time.

It was explained to us by a representative of Emerald Heights at a city sponsored meeting that due to longer lives of residents, the is more demand on the more expensive assisted and end of life care promised to the residents. They tell their residents that they don't have enough assisted living and end of life care, Yet they want to expand independent living spaces that are the very people who create the demand they cannot meet. That is a business problem for them to solve. It is not the cities issue nor that of it's residents to help them out of a bad business plan, gether fo

I hope each and every one of you can think back to when you searched for a home. What were the things you were looking for? Most of us took our decision very seriously. We had a list of things we could not do without or with. How many of you would have purchased your current home knowing that a business would be built in your neighborhood that would generate hundreds or
car and truck tripos in and out of your area. It would have buildings totaling hundred of thousands of sq. ft. that look like commercial buildings in most city centers versus homes that you live in that look like, homes.

Codes and zoning laws of the city, which have been violated by these plans, have been cited over and over through all of the paper work generated by these proposed projects. This isn't my job, I have no one who can put this letter together for me or do the research to prove points already proven. The above statements by our city officials of the past are a clear indication that this community was never intended
to develop past its original approval, and that everything we have been fighting for is safeguarded by these requirementsl

Don't just think of the people who are mounting this opposition, think about every single family neighborhood in Redmond, who have entrusted city officials to do a fair and complete job to ensure no precedent would be set that threatens the peace, tranquility and aesthetics that have so far been preserved in our city.

I would like to mention I am a senior citizen and find old people quite charming! ;)

Sinerely and with hopes of deep consideration,

Wendy Engquist
Redmond Resident, party of record

Click here to report this email as spam.

Benjamin Sticka

From: Wendy Engquist <golfwendy@comcast.net>
Sent: Monday, March 05, 2018 5:05 PM
To: Benjamin Sticka
Subject: Fwd: Emerald Heights
Attachments: E H 001 -; E H 002; E H 3; E H 4; E H 5

Click here to report this email as spam.

Begin forwarded message:

From: Wendy Engquist <golfwendy@comcast.net>
Subject: Emerald Heights
Date: March 5, 2018 at 11:38:39 AM PST
To:

Project Name Emerald Heights Courtyard File Number LAND-2017-00951

Contact info, Wendy engquist 425-885-0570 email golfwendy@comcast.net

10622 176th ct ne Redmond,Wa. 98052

COMMENTS

The only constant in life is change. The downtown we knew 38 years ago is not the Redmond we see today. I don't like the choices made for our city's downtown but I accept it. I am glad the density living is in this core area. I have also had to accept that the wide open spaces of north Redmond are now filled with single family homes. I miss my peaceful walks through these more natural areas, but I accept this change. I will never accept the push to change our single family neighborhoods to any type of density living. No one will admit to E.H. having a plan for future development when they started this complex 30 yrs. ago. The original build out was accepted, and in the Nov. 1988 conditional approval they were given the go ahead based on the out of scale building being positioned out of easy view. Other considerations were given to the single family homes to be built, understanding the impact such a complex have on what other single family home neighborhoods can take for granted. A wise decision that has allowed for harmony between neighbors.

If the entire 38 acres that E.H. sits on was buildable, the only issue we would be dealing with would be increased traffic through our once quiet neighborhood. I do not understand why they cannot build on their hillsides. Many homes of Abbey Road are build into hills.

The neighbors of E.H. have NO negative thoughts towards the residents of E.H. I have met quite a few residents and have always enjoyed my conversations. The problem is with administrators. They seem to have convinced some of their residents that it is the neighbors trying to stop expansion and the city of Redmond not quickly approving these plans that are the cause of their problems. I am thrilled with the participation of city residents and the caution the city is
taking to have a process for all to express their views. A representative of E.H. who attended a meeting at city hall with neighbors and city representatives, when asked why they want to expand said that the independent living people pay expenses of the much more expensive assisted and to end of life care residents. So it isn't the neighbors fault nor the city's fault but the fault of a poor business plan. This representative admitted that people are living longer which has put more strain on their more expensive living facilities. The way to solve that problem is NOT to add more residents who will add more pressure again on facilities and finances. They want to create an unsolvable supply, demand, financial burden vicious circle. I suggest to residents that they review contracts and if E.H. is not providing them with the level of care they contracted for that a lawyer is the more appropriate curse of action.

The city has a responsibility to its single family neighborhoods to maintain the valued qualities of these zoned areas. The city was very generous to have given E.H, their special zoning to build this special facility, which was not allowed previous to this exemption.The neighbors of E.H. have responded, as allowed by law to the request to expand citing violation of codes and zoning. All of which are in place to protect our neighborhoods, the places that are our respite from the outside world. Over the past 30 years we have seen many changes happen to Redmond. Much undeveloped land has been developed, developed land has been redeveloped. E.H. had many many opportunities to place their facility in not only a more appropriate area but areas that would allow them to expand their vicious circle of suppy, demand and financial pressures. The city of Redmond and its citizens are not obligated to relieve E.H. of their poor planning skills. The residents however, as I said have legal recourse if their contracts are not being fulfilled.

I see the continued push to approve expansion as a sign that our city government is not concerned for the preservation of or single family neighborhoods. This would, after all, be a precedent to approve this **business** to expand beyond original plans and impact neighbors and allow for more commercial development in our neighborhoods. When i sit at my computer I see full sized semis with full sized trailers making deliveries of goods to E.H. How would you like that. Sitting in your backyard trying to enjoy the outdoors when these monster trucks come roaring by. As a **business** that offers its residents amenities, all of that requires maintenance and supplies which are delivered by, in most cases, trucks. Added capacity equals more cars. Cars of added shift workers, which they must have 24/7. Cars of visiting friends and family. E.H. has more impact on traffic through our neighborhood than all 200 plus homes in the Abbey Road community. We will have increased traffic, increased noise, increased dirt kicked up by said traffic and increased emissions, all a negative impact to the air we breath.

I am including copies of some of the conditional approval of this facility. If you take the time to read these, you will clearly see the concern and care the city took to safe guard the asthetics and impacts this facility would have as it was originally built. All of this should be of more importance now that E.H. wants to push beyond reasonable size than before when they were happy to comply with their agreement and give its residents what they contracted for.

This is not a reversible decision if approved. Please try to empathsize with the citizens of our city and turn all of this expansion down. Please decide for us not against us.

This is my comment and want to be considered a party of record.

Thank you,
Wendy

please acknowledge receipt

CITY OF REDMOND
FINAL APPROVAL ORDER

FOR

SPECIAL DEVELOPMENT AND PLANNED UNIT DEVELOPMENT PERMIT

EMERALD HEIGHTS SDP-87-9/PUD #48

1. Pursuant to Section 20F.20.030 and 20F.20.070(20) of the Community Development Guide, the Redmond Hearing Examiner has conducted a public hearing with regard to Emerald Heights, application for a Special Development Permit/Planned Unit Development and has forwarded written findings and recommendations to the City Coucil.

2. The City Council has considered the Hearing Examiner's findings and recommendations at a public meeting and has granted approval of the application for Special Development Permit/Planned Unit Development subject to the conditions of approval set forth in the Hearing Examiner's memorandum to the City Council dated June 22, 1988, revised Findings and Recommendations issued July 21, 1988, and revision added by the City Council (see Exhibit A).

3. Pursuant to Section 20F.20.110(05) of the Community Development Guide, final approval of a Special Development Permit is hereby granted, subject to the Applicant's signing this Final Approval Order acknowledging agreement to the conditions of approval set forth in the attachments.

Dated this 1st day of November, 1988.

Doreen Marchione
MAYOR, DOREEN MARCHIONE

Applicant hereby agrees to each of the conditions of this approval.

Richard R. Wilson, Attorney for Applicant — 11/18/'88

APPLICANT — DATE

NOTE: 20F.20.110(10) Termination of Final Approval

Final approval of an application shall remain in effect one (1) year from the date approval was granted unless significant action proposed in the application has been physically commenced or completed. The one-year period shall apply to special development permits and variances. The periods may be extended for one (1) additional year by the approval authority upon showing proper justification.

Ordinance No. 1454

* Public education regarding the proper use and disposal of potential pollutants could reduce the amount of pollutants entering surface waters on the site.

* Preserving and enhancing the shading of drainage ways and vegetative buffers along drainage ways would maintain the temperature of surface water and could filter out some pollutants before they enter the drainage.

* By following appropriate design techniques for the proposed drainage ways, the potential for erosion entering these drainage courses would be reduced.

Groundwater

* Including detention ponds as part of the storm water system in the site's northwest corner and in the northeast corner of the retirement center could enable storm water collected from paved areas of the site to percolate into the ground and enter the groundwater, minimizing the impact on the quantity of water available for the nearby wells.

WILDLIFE

* Measures described in the section on water quality could help maintain the quality of water leaving the site and entering Bear Creek.

LAND USE

* The proposal is for a total of 510 units, which is about 45 fewer than the maximum number of single-family units that could be permitted by the existing zoning designations.

* Clustering the retirement center in the central, flattest portion of the site results in a substantially increased amount of natural open space. This clustering would also locate the retirement center as far as possible from the single-family uses on neighboring land.

POPULATION

* The proponent of this project has initiated a discussion with Redmond High School regarding activities that would help integrate the elderly residents of the retirement center into activities of the school and the community at large.

Sanitary Sewer

* The City could require that the developer provide 20-foot wide easements over some of the lots -- or access tracts between lots -- to allow maintenance vehicles to reach and service sewer lines should there be a failure.

* The City will establish connection charges to ensure that areas served by the northward extension fo the 27-inch line in Avondale Road will contribute their fair share to the cost of that improvement.

AESTHETICS

* The plan calls for maintaining existing vegetation in areas throughout both the retirement center and the single-family subdivision.

* The main building is located near the center of the property, at least 650 feet from the nearest existing house. The one-story duplexes and carports, which are more in scale with the surrounding development, would be located on the perimeter of the retirement center, where they would be the more visible elements. The cottages would be over 400 feet from the nearest existing house

* By designing the central building of the retirement center with a pitched roof and with wood and brick siding it takes on a more residential appearance and seems visually appropriate in the existing neighborhood.

* Locating the central building of the retirement center as far from nearby houses as possible would reduce its visual impacts on the existing residents.

* The proposal includes a landscape plan that describes the locations and types of plants that would be used on the site. It would retain as much native vegetation as possible around the proposed buildings in the retirement center and would add new vegetation in areas cleared during construction to supplement those existing plants.

EXHIBIT O
ATTACHMENT 1

Mitigating Measures

Earth

* The proposal retains areas of "severe" and "very severe" development limitations as open space.

* The contractor will follow an approved erosion and sedimentation control plan to minimize the loss of soils through erosion during construction. Once construction is complete, vegetation will be planted in exposed areas where roads or buildings are not planned.

* The contractor will adhere to recommendations in the soils investigation regarding setbacks, foundation design and slope stability when working near areas of development limitations.

* Impacts could be further reduced by limiting the maximum lot coverage in areas of "severe" development limitations to 2.5% and to 12% in areas of "moderate" limitations.

WATER

Wetlands

* The development will comply with the City's development criteria for development in wetland areas.

Flooding

* The current proposal includes detention systems that would collect and store drainage and release it from the site at controlled rates.

* By providing adequate detention capacity on the site for water from adjacent existing developments, the proposal would reduce the rate of water leaving the site and would not increase the flooding potential in Equestrian Tracts.

Water Quality

* Grease traps, oil/water separators and infiltration/sedimentation ponds could reduce the amount of pollutants entering surface waters.

* Regular maintenance of drainage systems would allow them to continue removing pollutants from runoff.

TRANSPORTATION AND CIRCULATION

* Appropriate design and construction of the access northward from the site could minimize the potential for that road to carry large volumes of potentially disruptive traffic through the proposed neighborhood.

* A transportation management program for employees of the retirement center could reduce the number of peak hour trips those employees make.

* A mini-bus service for residents of the retirement center could reduce the number of vehicle trips produced by that portion of the development.

PUBLIC SERVICES

* A fence and its own security force around the retirement center could reduce the number of calls to the police department from the project below the projections described above.

* A sprinkler system and other fire safety features in the retirement center could lower the number of calls to the fire department from the completed development.

* The presence of skilled nursing care on the site could offset the potential increased demand for emergency medical aid that might result from the aged population.

UTILITIES

Water Supply

* The City could require that the developer provide 20-foot wide easements over some of the lots -- or access tracts between lots -- to allow maintenance vehicles to reach and service water lines should there be a failure.

* The proposal's water system could be oversized in order to accommodate the future connection between the Tolt Eastside Pipeline and the City's reservoir on NE 104th St.

To: Wendy Engquist
Subject: RE: Emerald Heights

Ms. Engquist,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Wendy Engquist [mailto:golfwendy@comcast.net]
Sent: Monday, March 05, 2018 5:05 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Fwd: Emerald Heights

Click here to report this email as spam.

Begin forwarded message:

From: Wendy Engquist <golfwendy@comcast.net>
Subject: Emerald Heights
Date: March 5, 2018 at 11:38:39 AM PST
To:

Project Name Emerald Heights Courtyard File Number LAND-2017-00951

Contact info, Wendy engquist 425-885-0570 email golfwendy@comcast.net

10622 176th ct ne Redmond,Wa. 98052

COMMENTS

The only constant in life is change. The downtown we knew 38 years ago is not the Redmond we see today. I don't like the choices made for our city's downtown but I accept it. I am glad

the density living is in this core area. I have also had to accept that the wide open spaces of north Redmond are now filled with single family homes. I miss my peaceful walks through these more natural areas, but I accept this change. I will never accept the push to change our single family neighborhoods to any type of density living. No one will admit to E.H. having a plan for future development when they started this complex 30 yrs. ago. The original build out was accepted, and in the Nov. 1988 conditional approval they were given the go ahead based on the out of scale building being positioned out of easy view. Other considerations were given to the single family homes to be built, understanding the impact such a complex have on what other single family home neighborhoods can take for granted. A wise decision that has allowed for harmony between neighbors.

If the entire 38 acres that E.H. sits on was buildable, the only issue we would be dealing with would be increased traffic through our once quiet neighborhood. I do not understand why they cannot build on their hillsides. Many homes of Abbey Road are build into hills.

The neighbors of E.H. have NO negative thoughts towards the residents of E.H. I have met quite a few residents and have always enjoyed my conversations. The problem is with administrators. They seem to have convinced some of their residents that it is the neighbors trying to stop expansion and the city of Redmond not quickly approving these plans that are the cause of their problems. I am thrilled with the participation of city residents and the caution the city is
taking to have a process for all to express their views. A representative of E.H. who attended a meeting at city hall with neighbors and city representatives, when asked why they want to expand said that the independent living people pay expenses of the much more expensive assisted and to end of life care residents. So it isn't the neighbors fault nor the city's fault but the fault of a poor business plan. This representative admitted that people are living longer which has put more strain on their more expensive living facilities. The way to solve that problem is NOT to add more residents who will add more pressure again on facilities and finances. They want to create an unsolvable supply, demand, financial burden vicious circle. I suggest to residents that they review contracts and if E.H. is not providing them with the level of care they contracted for that a lawyer is the more appropriate curse of action.

The city has a responsibility to its single family neighborhoods to maintain the valued qualities of these zoned areas. The city was very generous to have given E.H, their special zoning to build this special facility, which was not allowed previous to this exemption.The neighbors of E.H. have responded, as allowed by law to the request to expand citing violation of codes and zoning. All of which are in place to protect our neighborhoods, the places that are our respite from the outside world. Over the past 30 years we have seen many changes happen to Redmond. Much undeveloped land has been developed, developed land has been redeveloped. E.H. had many many opportunities to place their facility in not only a more appropriate area but areas that would allow them to expand their vicious circle of suppy, demand and financial pressures. The city of Redmond and its citizens are not obligated to relieve E.H. of their poor planning skills. The residents however, as I said have legal recourse if their contracts are not being fulfilled.

I see the continued push to approve expansion as a sign that our city government is not concerned for the preservation of or single family neighborhoods. This would, after all, be a precedent to approve this **business** to expand beyond original plans and impact neighbors and allow for more commercial development in our neighborhoods. When i sit at my computer I see full sized semis with full sized trailers making deliveries of goods to E.H. How would you like that. Sitting in your backyard trying to enjoy the outdoors when these monster trucks come

roaring by. As a **business** that offers its residents amenities, all of that requires maintenance and supplies which are delivered by, in most cases, trucks. Added capacity equals more cars. Cars of added shift workers, which they must have 24/7. Cars of visiting friends and family. E.H. has more impact on traffic through our neighborhood than all 200 plus homes in the Abbey Road community. We will have increased traffic, increased noise, increased dirt kicked up by said traffic and increased emissions, all a negative impact to the air we breath.

I am including copies of some of the conditional approval of this facility. If you take the time to read these, you will clearly see the concern and care the city took to safe guard the asthetics and impacts this facility would have as it was originally built. All of this should be of more importance now that E.H. wants to push beyond reasonable size than before when they were happy to comply with their agreement and give its residents what they contracted for.

This is not a reversible decision if approved. Please try to empathsize with the citizens of our city and turn all of this expansion down. Please decide for us not against us.

This is my comment and want to be considered a party of record.

Thank you,
Wendy

please acknowledge receipt

From: John Marchione
Sent: Friday, May 4, 2018 3:24 PM
To: golfwendy@comcast.net
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: Emerald Heights

Ms. Engquist,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Wendy Engquist [mailto:golfwendy@comcast.net]
Sent: Monday, April 30, 2018 4:02 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; cityclerk@redmond.com; Benjamin Sticka <bsticka@redmond.gov>
Subject: Emerald Heights

To all involved:

28 years ago this June we were the second family to move into Abbey Road. It was a very exciting time in our life. Like most home purchasers we tried to be as familiar with the surrounding area as possible.
We previously lived a mere blocks away so that made our task a bit easier. In spite of the fact that our development was to be placed in a previous forested area and to be located adjacent to a higher density senior community,
we choose to have faith in the powers to be at the City of Redmond. There were things that have happened, at the senior complex at that time, that we were not aware of when we purchased our yet to be built home, but

all of the paper work we were privy to sent a message to us that the governing body of the city was most concerned about preserving the expected ambiance of a single family neighborhood while mixing in this higher density senior complex. What sent this message of confidence in our city? I will site some examples of what relieved our concerns about being able to co-exist with this out of place senior complex.

The City of Redmond final approval signed 11/18/1988 by then Mayor Doreen Marchione,

on pg. 2 item I "In addition to the requirements listed in this report, those mitigating measures applicable to the retirement residence listed in
Exhibit O) (attachment 1), that were identified in the Addendum to the Redmond Heights Environmental Impact Statement (pages 1 through 29), shall be incorporated as conditions of approval.

on pg. 4 section V. clearing and Grading. A. …Where feasible, site improvements should be moved or adjusted in order to preserve as many trees as possible. These concerns impacted the homes of Abbey Road as well.

Exhibit O
Attachment 1

Land Use * Clustering the retirement center in the central, flattest portion of the site results in a substantially increased amount of natural open space. **This clustering would also locate the retirement center as far as possible from the single family uses on the neighboring land.**

*Appropriate design and construction of the access northward from th site could minimize the potential **for that road to carry large volumes of potentially disruptive traffic through the proposed neighborhood.**

AESTHETICS

*** The main building is located near the center of the property, at least 650 feet from the nearest existing house. The one-story duplexes and carports, which are more in scale with the surrounding development, would be located on the perimeter of the retirement center, where they would be over 400 feet from the nearest existing house.**

*** By designing the central building of the retirement center with a pitched roof and with wood and brick siding it takes on a more residential appearance and seems visually appropriate in the existing neighborhood.**

*** Locating the central building of the retirement center as far from nearby houses as possible would reduce its visual impacts of the existing residents.**

It was clear to us when we bought our home that the people at the city understood the real possibility of this senior development to get out of control. It was comforting to us that these decision makers could see ahead and realize that every consideration be given to the correctly zoned residents of the area.
We are using this land as intended by original zoning. **The retirement community was the project that required special zoning to be built.**

I have no documentation at present to back this assumption, these documents can be very difficult to locate, but based on the above identified concerns, I believe that the city of Redmond saw no future expansion of this community. Without expansion this community and the single family residents have co-existed for a very long time.

It was explained to us by a representative of Emerald Heights at a city sponsored meeting that due to longer lives of residents, the is more demand on the more expensive assisted and end of life care promised to the residents. They tell their residents that they don't have enough assisted living and end of life care, Yet they want to expand independent living spaces that are the very people who create the demand they cannot meet. That is a business problem for them to solve. It is not the cities issue nor that of it's residents to help them out of a bad business plan, gether fo

I hope each and every one of you can think back to when you searched for a home. What were the things you were looking for? Most of us took our decision very seriously. We had a list of things we could not do without or with. How many of you would have purchased your current home knowing that a business would be built in your neighborhood that would generate hundreds or
car and truck tripos in and out of your area. It would have buildings totaling hundred of thousands of sq. ft. that look like commercial buildings in most city centers versus homes that you live in that look like, homes.

Codes and zoning laws of the city, which have been violated by these plans, have been cited over and over through all of the paper work generated by these proposed projects. This isn't my job, I have no one who can put this letter together for me or do the research to prove points already proven. The above statements by our city officials of the past are a clear indication that this community was never intended
to develop past its original approval, and that everything we have been fighting for is safeguarded by these requirementsl

Don't just think of the people who are mounting this opposition, think about every single family neighborhood in Redmond, who have entrusted city officials to do a fair and complete job to ensure no precedent would be set that threatens the peace, tranquility and aesthetics that have so far been preserved in our city.

I would like to mention I am a senior citizen and find old people quite charming! ;)

Sinerely and with hopes of deep consideration,

Wendy Engquist
Redmond Resident, party of record

Click here to report this email as spam.

From: Mark Finocchio <mark.finocchio@live.com>
Sent: Friday, March 2, 2018 5:01 PM
To: MayorCouncil; Benjamin Sticka; City Clerk
Subject: I would just like a simple question answered, please.

I'm a long-time resident Redmond and of Abbey Road and the behavior of the city regarding the treatment of contracts and overall policy is incredibly concerning to me. It started with the Emerald Heights Assisted living project where per-condition of re-zone by the city (a contract), Emerald Heights promised not to build in the greenbelt bordering 176th. Yet, if the home owners of neighboring Abbey Road hadn't spoken up, the levelling of the greenbelt would have likely already been started and the re-zone conditions completely ignored.

Now, the Design Review Board approves another building for Emerald Heights (**LAND-2017-00915 Emerald Heights Courtyard**), this time under condition of rezoning for the benefit of Emerald Heights to receive a triple density bonus: "*Developments shall be designed to project a residential, rather than institutional, appearance through architectural design, landscaping, the use of building materials, and surface length*." This is what Emerald Height's neighbors will see:

I think you'd agree that this building isn't "residential" and completely looks institutional. It looks nothing like the neighboring Abbey Road homes.

My question for the City of Redmond is -- and I'm being completely sincere here in this question and I'd appreciate a reply to help me understand your rationale: Why does the City of Redmond ignore conditions in legally binding rezoning contracts?

I look forward to your reply,

Mark Finocchio
17718 NE 108TH Way

Click here to report this email as spam.

To: Mark Finocchio
Cc: mayor@redmond.gov; Julie Lawton
Subject: RE: I would just like a simple question answered, please.

Mr. Finocchio,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Mark Finocchio [mailto:mark.finocchio@live.com]
Sent: Friday, March 02, 2018 5:01 PM
To: MayorCouncil <MayorCouncil@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>; City Clerk <CityClerk@redmond.gov>
Subject: I would just like a simple question answered, please.

I'm a long-time resident Redmond and of Abbey Road and the behavior of the city regarding the treatment of contracts and overall policy is incredibly concerning to me. It started with the Emerald Heights Assisted living project where per-condition of re-zone by the city (a contract), Emerald Heights promised not to build in the greenbelt bordering 176th. Yet, if the home owners of neighboring Abbey Road hadn't spoken up, the levelling of the greenbelt would have likely already been started and the re-zone conditions completely ignored.

Now, the Design Review Board approves another building for Emerald Heights (**LAND-2017-00915 Emerald Heights Courtyard**), this time under condition of rezoning for the benefit of Emerald Heights to receive a triple density bonus: "*Developments shall be designed to project a residential, rather than institutional, appearance through architectural design, landscaping, the use of building materials, and surface length*." This is what Emerald Height's neighbors will see:

I think you'd agree that this building isn't "residential" and completely looks institutional. It looks nothing like the neighboring Abbey Road homes.

My question for the City of Redmond is -- and I'm being completely sincere here in this question and I'd appreciate a reply to help me understand your rationale: Why does the City of Redmond ignore conditions in legally binding rezoning contracts?

I look forward to your reply,

Mark Finocchio
17718 NE 108TH Way

Click here to report this email as spam.

From: Anthony Fischer <Anthony.Fischer@microsoft.com>
Sent: Tuesday, May 1, 2018 11:52 AM
To: Erika Vandenbrande; Mayor (Internet); Council; City Clerk; Benjamin Sticka
Cc: Anthony Fischer
Subject: Emerald Heights ILB proposal

To City of Redmond Technical Committee,

Here we go again!
After last year's outcry over Emerald Heights Assisted Living Building plans, we are again faced with another proposal for a **BIG HIDEOUS EYESORE** affronting our community.

I have lived in Abbey Road neighborhood for almost 10years now. And I am so frustrated with this city's lackadaisical approach to unconstrained growth.
The problems I have with the Independent Living Building proposal and the same problems I have with the Assisted Living Building Proposal last year.
My family and I are in strong objection to this proposal. And I am not alone - Abbey Road HOA has formed a strong Neighborhood Preservation Committee with active support from the 200+ homes in the area.
We will continue this fight this.

My technical objection starts with the fact that **this building violates specific terms of land use agreement (Ordinance 1454)**.
Our legal counsel and HOA board have separately uncovered many other discrepancies that I urge you to review.
I also encourage the Technical Committee to slow down and take time to study this case and each of our individual claims.
Here are some other facts that I came away with following review of our legal counsel's summary:

- The adverse impacts of proposed building have not properly analyzed. These include:
    - buildings that do not match size, scale, or design features of neighboring dwellings (both in Abbey Road and within the Emerald Heights Community)
    - increased traffic (no updated / relevant study)
    - increased light pollution
    - destruction of green belt that is protected by earlier claims for growth approval
    - replacement plants cannot effectively screen ILB structure. (consider how poorly their replacement plantings screen the building they put in in 2010.)
- Abbey Road HOA has not received the original Master Landscape plan for the area, and our HOA believes that is critical to understanding future legality of their continued destruction of the existing green belt.

In parallel with that, if you haven't already driven the 179th Ave NE corridor in front of Emerald Heights, please do so.
Drive it north-to-south and then again south-to-north. Walk the sidewalk. Walk the small shortcut through the trees off 179th into the back parking of the High School.
Try to envision a three-story structure there and how bad it will look. Consider how poorly their 2010 structure is currently screened.
This is a beautiful parkway – there is nothing else like it in Redmond any more. Do not make another uninformed decision here.
Your position on this will **permanently impact the surrounding community** – ascetically and practically (traffic, light pollution, loss of green belt).

In conclusion, my family and I have no issues with Emerald Heights growing to meet the needs of their residents.

I take issue with them forcing me to deal with the implications of their bad planning.
I take issue with the fact they believe that their past statements/documents/commitments about green-belt preservation can be ignored.
I take issue they are in clear defiance of city building code requirements.
And I take most issue with my elected and appointed city officials ignoring our repeated concerns. Who is protecting this neighborhood from profit-driven greed around here?

I BEG the Technical Committee - do not allow Emerald Heights to destroy the look and feel of my neighborhood. there is no place for them next to my home.
Please deny Emerald Heights' request!

Sincerely,
Anthony Fischer
17711 NE 110th Way
Redmond, WA 98052

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:24 PM
To: Anthony Fischer
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: Emerald Heights ILB proposal

Ms. Fischer,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Anthony Fischer [mailto:Anthony.Fischer@microsoft.com]
Sent: Tuesday, May 1, 2018 11:52 AM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Cc: Anthony Fischer <Anthony.Fischer@microsoft.com>
Subject: Emerald Heights ILB proposal

To City of Redmond Technical Committee,

Here we go again!
After last year's outcry over Emerald Heights Assisted Living Building plans, we are again faced with another proposal for a **BIG HIDEOUS EYESORE** affronting our community.

I have lived in Abbey Road neighborhood for almost 10years now. And I am so frustrated with this city's lackadaisical approach to unconstrained growth.

The problems I have with the Independent Living Building proposal and the same problems I have with the Assisted Living Building Proposal last year.
My family and I are in strong objection to this proposal. And I am not alone - Abbey Road HOA has formed a strong Neighborhood Preservation Committee with active support from the 200+ homes in the area.
We will continue this fight this.

My technical objection starts with the fact that **this building violates specific terms of land use agreement (Ordinance 1454)**.
Our legal counsel and HOA board have separately uncovered many other discrepancies that I urge you to review.
I also encourage the Technical Committee to slow down and take time to study this case and each of our individual claims.
Here are some other facts that I came away with following review of our legal counsel's summary:

- The adverse impacts of proposed building have not properly analyzed. These include:
    - buildings that do not match size, scale, or design features of neighboring dwellings (both in Abbey Road and within the Emerald Heights Community)
    - increased traffic (no updated / relevant study)
    - increased light pollution
    - destruction of green belt that is protected by earlier claims for growth approval
    - replacement plants cannot effectively screen ILB structure. (consider how poorly their replacement plantings screen the building they put in in 2010.)
- Abbey Road HOA has not received the original Master Landscape plan for the area, and our HOA believes that is critical to understanding future legality of their continued destruction of the existing green belt.

In parallel with that, if you haven't already driven the 179th Ave NE corridor in front of Emerald Heights, please do so. Drive it north-to-south and then again south-to-north. Walk the sidewalk. Walk the small shortcut through the trees off 179th into the back parking of the High School.
Try to envision a three-story structure there and how bad it will look. Consider how poorly their 2010 structure is currently screened.
This is a beautiful parkway – there is nothing else like it in Redmond any more. Do not make another uninformed decision here.
Your position on this will **permanently impact the surrounding community** – ascetically and practically (traffic, light pollution, loss of green belt).

In conclusion, my family and I have no issues with Emerald Heights growing to meet the needs of their residents.
I take issue with them forcing me to deal with the implications of their bad planning.
I take issue with the fact they believe that their past statements/documents/commitments about green-belt preservation can be ignored.
I take issue they are in clear defiance of city building code requirements.
And I take most issue with my elected and appointed city officials ignoring our repeated concerns. Who is protecting this neighborhood from profit-driven greed around here?

I BEG the Technical Committee - do not allow Emerald Heights to destroy the look and feel of my neighborhood. there is no place for them next to my home.
Please deny Emerald Heights' request!

Sincerely,
Anthony Fischer
17711 NE 110th Way
Redmond, WA 98052

Click here to report this email as spam.

CityofRedmond
WASHINGTON

March 1, 2018

Dear Ms. Griffith,

This letter is in reference to Site Plan Entitlement (LAND-2017-00951) for a proposed Independent Living Building located at 10901 176th Circle NE, Redmond, WA 98052.

Thank you for your letter regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

I can be contacted via e-mail at bsticka@redmond.gov and by phone at 425-556-2470 should you have any questions.

Ben Sticka
Planner
City of Redmond

Public Comment Form

Project Name: EMERALD HEIGHTS COURTYARD

File Number: LAND-2017-00951

Contact Information

Name: Dolores Griffith

Phone:

Email:

Address: 10901 176th Circle N.E. #2401

State: WA

Zip Code: 98052

Comments (Attach additional sheets if necessary)

I don't have a lot to say, but I want you to know that I really am against E.H. trying to build more in this limited space, because they can't handle all that are already here. The kitchen can't handle ~~all~~ any more + none of the departments can take care of more people. We are only having buffets for eating now + we didn't sign up for such deflinches as is happening more + more. I have lived here for 25 years and most of the changes are not good as it was promised us in the beginning. Very few people are happy here now.

March 1, 2018

Dear Ms. Griffith,

This letter is in reference to Site Plan Entitlement (LAND-2017-00951) for a proposed Independent Living Building located at 10901 176th Circle NE, Redmond, WA 98052.

Thank you for your letter regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

I can be contacted via e-mail at bsticka@redmond.gov and by phone at 425-556-2470 should you have any questions.

Ben Sticka
Planner
City of Redmond

From: Yu Guo <guoyu_kathy@hotmail.com>
Sent: Monday, April 30, 2018 11:28 PM
To: Erika Vandenbrande; Mayor (Internet); Council; City Clerk; Benjamin Sticka
Subject: Strongly against LAND-2017-00951

To whom it may concern:

My name is Yu Guo and we have lived in abbey road community for almost 6 years now. We really enjoy the place and would like to express our great concern regarding recently LAND-2017-00951 proposal. The proposal have so many places that not comply with current city zone code and HOA regulation. The whole review process is rush and not considering the neighborhood. it try to remove the green belt which will greatly endanger this lovely living area. As a residence here, we would like to show our great concern to this big impact project and sincerely pledge you to consider our voices. We want to keep the Abbey Road great for living as always.

Thanks
Yu Guo
10811 177th ct ne
Redmond, Wa

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:24 PM
To: guoyu_kathy@hotmail.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: Strongly against LAND-2017-00951

Yu,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Yu Guo [mailto:guoyu_kathy@hotmail.com]
Sent: Monday, April 30, 2018 11:28 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Subject: Strongly against LAND-2017-00951

To whom it may concern:

My name is Yu Guo and we have lived in abbey road community for almost 6 years now. We really enjoy the place and would like to express our great concern regarding recently LAND-2017-00951 proposal. The proposal have so many places that not comply with current city zone code and HOA regulation. The whole review process is rush and not considering the neighborhood. it try to remove the green belt which will greatly

endanger this lovely living area. As a residence here, we would like to show our great concern to this big impact project and sincerely pledge you to consider our voices. We want to keep the Abbey Road great for living as always.

Thanks

Yu Guo

10811 177th ct ne

Redmond, Wa

Click here to report this email as spam.

From: Niklas Gustafsson <niklas.gustafsson@outlook.com>
Sent: Sunday, May 6, 2018 7:49 PM
To: Erika Vandenbrande; Mayor (Internet); Benjamin Sticka; City Clerk; Council
Subject: Regarding LAND-2017-00951

Hello,

With this letter, we wish to once again offer our thoughts on the proposed Independent Living Building (ILB) proposed for erection on the Emerald Heights campus, adjacent to Redmond High School.

The ILB, if it is allowed to be built as proposed, will not impact us as seriously as the fundamentally ill-conceived Assisted Living Building (ALB) that has also been proposed, we firmly oppose the current proposal because a), if it is allowed to be built as proposed, Emerald Heights will view it as precedent-setting and later use that approval as leverage with the City of Redmond in the process to approve or deny the ALB, and b) it will still impact everybody in the neighborhood with its inadequate screening and non-conforming architecture.

We would like to raise a few questions around the ILB project:

1. We've heard that more younger, healthier, residents are needed in order to support the skilled nursing offerings at Emerald Heights. We hope that this is just hearsay, because such a business model seems to us, with no intent to imply malice, just about as sustainable as a pyramid scheme. Will Emerald Heights' business lead to ever-increasing demands for density in order to meet its contractual obligations? What is their long-term plan, and what role does the City of Redmond have in making sure, for the benefit of the overall community including EH residents and neighbors, that the neighborhood is not kept hostage to the needs of an ill-conceived business model that will continue to demand ever-increasing neighborhood resources?

2. Based on RZC 21.08.370, we note that there is a requirement that neighbors be protected from the impacts of increased traffic, density, and buildings that are constructed at a different scale. We feel that EH is disregarding this in their current plan. The same code requires that buildings that are of a different appearance must be screened. The ILB is too close to the street to guarantee year-round screening for the long term. In fact, the screening that is planned will only be partial, even during the summer months. That seems to us a clear violation of the zoning code. What have we misunderstood?

3. It is our understanding that ordinance 1454, the 1988 Land Use Approval that granted Emerald Heights the right to build its campus on Education Hill, describes the campus as a tall main building surrounded by lower structures. How can the current design be reconciled with that? What are the subsequent Land Use Approval(s) that modify the original one to the extent that the ILB can be approved?

4. The ordinance 1454 references a landscape master plan for Emerald Heights. It is our understanding that a preliminary plan exists and has been recovered, but where is the final plan that was used to approve the land use? The preliminary plan refers to the greenbelt as "permanent." Does the final one differ from the preliminary in that regard? If not, how can Emerald Heights even propose to build the ILB?

5. Is it true, as the rumor going around has it, that because EH is a non-profit, it does not pay B&O taxes to the City of Redmond? This question is relevant because at their information meetings with residents of Abbey Road, Emerald Heights have bragged about how much they and their residents economically contribute to the community.

6. The traffic impact -- 176th Ave continues to be hazardous to our children, with more people driving above the speed limit than below. Just this past week, a child walking home from school was struck by a speeding car in a hit-and-run accident. Adding residents means adding staff, which means adding traffic. We are very concerned about this increased density in a residential area. It's a 25 mph road, but people regularly drive well over 35 mph. Essentially, we have a big business in the midst of a very walkable neighborhood, which puts pedestrians at risk. At an absolute minimum, Emerald Heights should be required to pay for installing "school zone-style" (those blinking numbers) speed monitors on both sides along 176th Ave as part of their expansion plans.

Respectfully,

Niklas Gustafsson
Ingrid Rohdin

10826 177th Ct NE
Redmond, WA 98052

Sent from Mail for Windows 10

Click here to report this email as spam.

From: Niklas Gustafsson <niklas.gustafsson@outlook.com>
Sent: Sunday, February 25, 2018 3:40 PM
To: Benjamin Sticka
Cc: Mayor (Internet); Council
Subject: Regarding the Emerald Heights Independent Living Facility

Hello,

As residents of the Abbey Road neighborhood, we would like to voice our concerns about the current plans for the Emerald Heights Independent Living Facility, which now appears to be making its way through the City of Redmond bureaucracy as if on rails.

We attended the first design committee meeting in the fall, and were appalled by the total lack of concern for the integrity of the neighborhood displayed by the committee. Only one of the participants had visited the area to understand its context, and they all seemed utterly uninterested in maintaining the character of the area. Instead, they showed contempt toward the "outdated" architecture with gabled roofs and single-color siding that would make the building fit into the surrounding area.

It was pointed out that the nearest building was, in fact, the Redmond High School, and that it didn't have gabled roofs, either. It bears pointing out that RHS is not a residential building, unlike the EH IL facility, so its roof line seems entirely irrelevant as a comparison. The fact is, that outside the EH and nearby school campuses, no building within miles has the architecture that was proposed and has apparently been approved by the City of Redmond.

The Independent Living building will be visible from the street, and its design will, make no mistake, be used by Emerald Heights as precedent-setting for the Assisted Living building that they have also planned. That building will be fully visible from the street and neighboring residences, and will have even less adequate screening by trees.

We understand that Emerald Heights must cram as many units into the building as possible in order to maximize their revenue while staying within the height limits, but that is their business problem, not something that the City of Redmond has to accommodate if it means ruining the character of one of its residential neighborhoods. We deplore the recent transformation of downtown, too, but that is a mixed-use environment, and we understand that commercial pressure to ever-higher density is significant and hard to resist.

Emerald Heights, however, is a residential community that exists within the context of a larger residential neighborhood, and it must conform. If they wanted not to be constrained by their neighbors, they should have built it elsewhere to begin with, closer to downtown, for example.

This is how people lose faith in government.

Sincerely,

Niklas Gustafsson
Ingrid Rohdin

10826 177th Ct NE
Redmond

Click here to report this email as spam.

To: Niklas Gustafsson
Cc: Julie Lawton
Subject: RE: Regarding the Emerald Heights Independent Living Facility

Mr. Gustafsson,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will receive correspondence regarding decisions on the proposed building. If you have any additional questions or comments, please let me know. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Niklas Gustafsson [mailto:niklas.gustafsson@outlook.com]
Sent: Sunday, February 25, 2018 3:40 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>
Subject: Regarding the Emerald Heights Independent Living Facility

Hello,

As residents of the Abbey Road neighborhood, we would like to voice our concerns about the current plans for the Emerald Heights Independent Living Facility, which now appears to be making its way through the City of Redmond bureaucracy as if on rails.

We attended the first design committee meeting in the fall, and were appalled by the total lack of concern for the integrity of the neighborhood displayed by the committee. Only one of the participants had visited the area to understand its context, and they all seemed utterly uninterested in maintaining the character of the area. Instead, they showed contempt toward the "outdated" architecture with gabled roofs and single-color siding that would make the building fit into the surrounding area.

It was pointed out that the nearest building was, in fact, the Redmond High School, and that it didn't have gabled roofs, either. It bears pointing out that RHS is not a residential building, unlike the EH IL facility, so its roof line seems entirely irrelevant as a comparison. The fact is, that outside the EH and nearby school campuses, no building within miles has the architecture that was proposed and has apparently been approved by the City of Redmond.

The Independent Living building will be visible from the street, and its design will, make no mistake, be used by Emerald Heights as precedent-setting for the Assisted Living building that they have also planned. That building will be fully visible from the street and neighboring residences, and will have even less adequate screening by trees.

We understand that Emerald Heights must cram as many units into the building as possible in order to maximize their revenue while staying within the height limits, but that is their business problem, not something that the City of Redmond has to accommodate if it means ruining the character of one of its residential neighborhoods. We deplore the recent transformation of downtown, too, but that is a mixed-use environment, and we understand that commercial pressure to ever-higher density is significant and hard to resist.

Emerald Heights, however, is a residential community that exists within the context of a larger residential neighborhood, and it must conform. If they wanted not to be constrained by their neighbors, they should have built it elsewhere to begin with, closer to downtown, for example.

This is how people lose faith in government.

Sincerely,

Niklas Gustafsson
Ingrid Rohdin

10826 177th Ct NE
Redmond

Click here to report this email as spam.

From: John Marchione
Sent: Monday, May 7, 2018 10:57 AM
To: niklas.gustafsson@outlook.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: Regarding LAND-2017-00951

Niklas and Ingrid,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Niklas Gustafsson [mailto:niklas.gustafsson@outlook.com]
Sent: Sunday, May 6, 2018 7:49 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Council <Council@redmond.gov>
Subject: Regarding LAND-2017-00951

Hello,

With this letter, we wish to once again offer our thoughts on the proposed Independent Living Building (ILB) proposed for erection on the Emerald Heights campus, adjacent to Redmond High School.

The ILB, if it is allowed to be built as proposed, will not impact us as seriously as the fundamentally ill-conceived Assisted Living Building (ALB) that has also been proposed, we firmly oppose the current proposal because a), if it is allowed to be built as proposed, Emerald Heights will view it as precedent-setting and later use that approval as leverage with the City

of Redmond in the process to approve or deny the ALB, and b) it will still impact everybody in the neighborhood with its inadequate screening and non-conforming architecture.

We would like to raise a few questions around the ILB project:

1. We've heard that more younger, healthier, residents are needed in order to support the skilled nursing offerings at Emerald Heights. We hope that this is just hearsay, because such a business model seems to us, with no intent to imply malice, just about as sustainable as a pyramid scheme. Will Emerald Heights' business lead to ever-increasing demands for density in order to meet its contractual obligations? What is their long-term plan, and what role does the City of Redmond have in making sure, for the benefit of the overall community including EH residents and neighbors, that the neighborhood is not kept hostage to the needs of an ill-conceived business model that will continue to demand ever-increasing neighborhood resources?

2. Based on RZC 21.08.370, we note that there is a requirement that neighbors be protected from the impacts of increased traffic, density, and buildings that are constructed at a different scale. We feel that EH is disregarding this in their current plan. The same code requires that buildings that are of a different appearance must be screened. The ILB is too close to the street to guarantee year-round screening for the long term. In fact, the screening that is planned will only be partial, even during the summer months. That seems to us a clear violation of the zoning code. What have we misunderstood?

3. It is our understanding that ordinance 1454, the 1988 Land Use Approval that granted Emerald Heights the right to build its campus on Education Hill, describes the campus as a tall main building surrounded by lower structures. How can the current design be reconciled with that? What are the subsequent Land Use Approval(s) that modify the original one to the extent that the ILB can be approved?

4. The ordinance 1454 references a landscape master plan for Emerald Heights. It is our understanding that a preliminary plan exists and has been recovered, but where is the final plan that was used to approve the land use? The preliminary plan refers to the greenbelt as "permanent." Does the final one differ from the preliminary in that regard? If not, how can Emerald Heights even propose to build the ILB?

5. Is it true, as the rumor going around has it, that because EH is a non-profit, it does not pay B&O taxes to the City of Redmond? This question is relevant because at their information meetings with residents of Abbey Road, Emerald Heights have bragged about how much they and their residents economically contribute to the community.

6. The traffic impact -- 176th Ave continues to be hazardous to our children, with more people driving above the speed limit than below. Just this past week, a child walking home from school was struck by a speeding car in a hit-and-run accident. Adding residents means adding staff, which means adding traffic. We are very concerned about this increased density in a residential area. It's a 25 mph road, but people regularly drive well over 35 mph. Essentially, we have a big business in the midst of a very walkable neighborhood, which puts pedestrians at risk. At an absolute minimum, Emerald Heights should be required to pay for installing "school zone-style" (those blinking numbers) speed monitors on both sides along 176th Ave as part of their expansion plans.

Respectfully,

Niklas Gustafsson
Ingrid Rohdin

10826 177th Ct NE
Redmond, WA 98052

Sent from Mail for Windows 10

Click here to report this email as spam.

From: Aaron Halabe <edelbee@msn.com>
Sent: Monday, April 30, 2018 6:21 PM
To: Benjamin Sticka
Subject: RE: LAND-2017-0095

Dear Mr. Sticka,

I write to you to express my belief that the proposed Emerald Heights expansion should not be allowed because it will (illegally) encroach on the current greenbelt.

Their expansion proposal does not comply with Ordinance 1454 from 1988, which approved Emerald Heights that year. The ordinance outlines a development vision which clearly states that any tall structure would be located in the center of the property not at its outskirts where it would destroy the greenbelt and forever change the character of Abbey Road, one of Redmond's most iconic and bucolic neighborhoods.

Further, a 1987 version of the landscape master plan for Emerald Heights references a permanent greenbelt. The proposed building would replace a large section of that greenbelt.

Finally, RZC 21.08.370 states that "other uses" need to be protected from the adverse impacts which may otherwise occur as a result of traffic, a concentration of people and from buildings that may otherwise be out-of-scale with the area in which they are located. Our neighborhood of single-family homes constitutes an "other use."

We can't call ourselves a nation of laws, if they are not abided by. I urge you to not buckle to the development pressures of Emerald Heights. We've always been good neighbors to them, and they to us. But my fellow Abbey Road residents and I feel that their plans would negatively alter the look, feel, and character of our beloved neighborhood.

Please abide by previously agreed upon laws and do not allow that to happen.

Thank you for your consideration.

Aaron Halabe
10742 179th Ct. NE

Sent from Mail for Windows 10

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:25 PM
To: edelbee@msn.com
Cc: Benjamin Sticka
Subject: RE: LAND-2017-00951

Mr. Halabe,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

As Ben Sticka mentioned in his May 2 reply to you, project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Aaron Halabe [mailto:edelbee@msn.com]
Sent: Monday, April 30, 2018 6:13 PM
To: Mayor (Internet) <Mayor@redmond.gov>
Subject: LAND-2017-00951

Dear Mayor Marchione,

I write to you to express my belief that the proposed Emerald Heights expansion should not be allowed because it will (illegally) encroach on the current greenbelt.

Their expansion proposal does not comply with Ordinance 1454 from 1988, which approved Emerald Heights that year. The ordinance outlines a development vision which clearly states that any tall structure would be located in the center of the property not at its outskirts where it would destroy the greenbelt and forever change the character of Abbey Road, one of Redmond's most iconic and bucolic neighborhoods.

Further, a 1987 version of the landscape master plan for Emerald Heights references a permanent greenbelt. The proposed building would replace a large section of that greenbelt.

Finally, RZC 21.08.370 states that "other uses" need to be protected from the adverse impacts which may otherwise occur as a result of traffic, a concentration of people and from buildings that may otherwise be out-of-scale with the area in which they are located. Our neighborhood of single-family homes constitutes an "other use."

We can't call ourselves a nation of laws, if they are not abided by. I urge you to not buckle to the development pressures of Emerald Heights. We've always been good neighbors to them, and they to us. But my fellow Abbey Road residents and I feel that their plans would negatively alter the look, feel, and character of our beloved neighborhood.

Please abide by previously agreed upon laws and do not allow that to happen.

Thank you for your consideration.

Aaron Halabe
10742 179th Ct. NE

Sent from Mail for Windows 10

Click here to report this email as spam.

To: Aaron Halabe
Cc: Julie Lawton
Subject: RE: LAND-2017-0095

Mr. Halabe,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. I have also added a hyperlink, which will direct you to the City's website for updates on both Emerald Heights buildings. Thank you.

LAND USE ACTIONS PAGE

http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769

From: Aaron Halabe [mailto:edelbee@msn.com]
Sent: Monday, April 30, 2018 6:21 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: RE: LAND-2017-0095

Dear Mr. Sticka,

I write to you to express my belief that the proposed Emerald Heights expansion should not be allowed because it will (illegally) encroach on the current greenbelt.

Their expansion proposal does not comply with Ordinance 1454 from 1988, which approved Emerald Heights that year. The ordinance outlines a development vision which clearly states that any tall structure would be located in the center of the property not at its outskirts where it would destroy the greenbelt and forever change the character of Abbey Road, one of Redmond's most iconic and bucolic neighborhoods.

Further, a 1987 version of the landscape master plan for Emerald Heights references a permanent greenbelt. The proposed building would replace a large section of that greenbelt.

Finally, RZC 21.08.370 states that "other uses" need to be protected from the adverse impacts which may otherwise occur as a result of traffic, a concentration of people and from buildings that may otherwise be out-of-scale with the area in which they are located. Our neighborhood of single-family homes constitutes an "other use."

We can't call ourselves a nation of laws, if they are not abided by. I urge you to not buckle to the development pressures of Emerald Heights. We've always been good neighbors to them, and they to us. But my fellow Abbey Road residents and I feel that their plans would negatively alter the look, feel, and character of our beloved neighborhood.

Please abide by previously agreed upon laws and do not allow that to happen.

Thank you for your consideration.

Aaron Halabe
10742 179th Ct. NE

Sent from Mail for Windows 10

Click here to report this email as spam.

From: Higashi, Kerwin <Kerwin.Higashi@sodexo.com>
Sent: Friday, March 2, 2018 10:13 AM
To: MayorCouncil; Benjamin Sticka
Cc: City Clerk; 'Allyn Higashi'; kerwin.higashi@frontier.com
Subject: OPPOSED - LAND-2017-00915 Emerald Heights Courtyard

Importance: High

March 2, 2018

Mr. Marchione & Mr. Sticka,

I am writing to express my concern and opposition to LAND-2017-00915 Emerald Heights Courtyard. I was just made aware that the Emerald Heights Courtyard Independent Living Building design was approved on Feb 15th by the Design & Review board as proposed!

How can you and the design review board approve this given the Redmond Zoning codes referenced below…and by witnessing the overwhelming opposition you and the committee & council have received in person & in writing our community! And yes, both my wife & I have participated in the open forums and council meetings to express our concerns.

We are OPPOSED to the Design as proposed. The visual impact to the neighborhood, the strip of land for new trees is not sufficient. There is no guarantee that the trees will be dense enough since it just a single row and no guarantee Emerald Heights would not prune them over time to provide more light and views for their residents.

Most importantly, you are ignoring and in violation of the following zoning codes – which you should call for immediate Redesign or Rejection!

Redmond Zoning Code 21.08 C5(a) on Retirement Residences that receive a triple density housing bonus under which this building would be built:

- Developments shall be designed to project a residential, rather than institutional, appearance through architectural design, landscaping, the use of building materials, and surface length. Multiple structures are encouraged instead of large single structures to promote compatibility with surrounding residential neighborhoods. Site design, building placement, and perimeter landscape treatments shall screen the portions of the development, which are different in appearance from single-family dwellings from abutting single-family dwellings.

Redmond Zoning Code 21.08 C5(a):

- The building does not project a residential character but looks more like an office or medical building.
- The flat roofline is completely out of character with the surrounding neighborhood. It is only required because it allows Emerald Heights to maximize the number of people living in the building. Emerald Heights has tried to justify this design by saying that Northwest Contemporary architecture is popular and growing in the Education Hill neighborhood. This is obviously not true.
- The three-story size of the building does not allow for a gradual transition from our neighborhood. In fact, it is taller than many of the original buildings on the campus. Though only a corner will be visible, it is clearly attached to a much larger building.

- Finally, the amount of land dedicated to providing a year-round landscape screen is way too narrow. There is no guarantee that the trees will be dense enough to screen the building as required. More importantly, there is no guarantee that they will not eventually be pruned by Emerald Heights to provide more light and views for its residents on the east end of the building. Emerald Heights has broken multiple commitments it made in its 2010 Rezone application and therefore, cannot be trusted to keep its commitments over time.

Redmond Zone Code 21.60.040 B2 on Citywide Design Standards - Building scale: See http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?secid=3120&keywords=21.60.040#secid-3120

- 2(a)(i) Intent: To ensure new development is compatible with the goals for the neighborhood and with architectural scale [scale of the buildings] in relation to surrounding development and character of those surrounding developments that meet the intent of the City's design review criteria;
- 2(a)(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevation visible from streets or pedestrian routes.
- 2(b) Figure 21.60.040G – Shows a drawing of a façade modulation (building is stepped back) and pitched roofs to help reduce apparent bulk of the building. It shows that a flat (or straight up building) and a flat roof is to be avoided.

Redmond Zone Code 21.60.040 B2

- A member of the Design Review Board suggested in the January 18, 2018 meeting that the upper level of the corner be stepped-back to lessen the visual impact from the street. At the February 15th meeting, Emerald Heights dismissed this idea as too expensive. However, RZC 21.60.040 on Design Concepts clearly indicates that the current design of the proposed Independent Living Building is in direct conflict with the intent of City zoning code and that stepping back the upper level is the preferred design.

In closing, we are not opposed to Emerald Heights adding Independent or Assisted living (which they need NOW and more of vs. Independent living)…we are APPOSED to the DESIGN! It is about adhering to zoning codes that which protects our community, enhances our livability our environment, and public safety.

I would appreciate hearing back from the both of you – regarding your views and on this and why you are not asking for a redesign of the buildings in question. Thank you.

Sincerely,

Kerwin & Allyn Higashi
Resident – Abby Road
17703 NE 104th Way
Redmond, Washington 98052
425-869-1322
Kerwin.higashi@frontier.com

This e-mail, attachments included, is confidential. It is intended solely for the addressees. If you are not an intended recipient, any use, copy or diffusion, even partial of this message is prohibited. Please delete it and notify the sender immediately. Since the integrity of this message cannot be guaranteed on the Internet, SODEXO cannot therefore be considered liable for its content.

Ce message, pieces jointes incluses, est confidentiel. Il est etabli a l'attention exclusive de ses destinataires. Si vous n'etes pas un destinataire, toute utilisation, copie ou diffusion, meme partielle de ce message est interdite. Merci de le detruire et d'en avertir immediatement l'expediteur. L'integrite de ce message ne pouvant etre garantie sur Internet, SODEXO ne peut etre tenu responsable de son contenu.

Click here to report this email as spam.

To: Higashi, Kerwin
Cc: mayor@redmond.gov; Julie Lawton
Subject: RE: OPPOSED - LAND-2017-00915 Emerald Heights Courtyard

Mr. Higashi,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Higashi, Kerwin [mailto:Kerwin.Higashi@sodexo.com]
Sent: Friday, March 02, 2018 10:13 AM
To: MayorCouncil <MayorCouncil@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Cc: City Clerk <CityClerk@redmond.gov>; 'Allyn Higashi' <allyn.higashi@frontier.com>; kerwin.higashi@frontier.com
Subject: OPPOSED - LAND-2017-00915 Emerald Heights Courtyard
Importance: High

March 2, 2018

Mr. Marchione & Mr. Sticka,

I am writing to express my concern and opposition to LAND-2017-00915 Emerald Heights Courtyard. I was just made aware that the Emerald Heights Courtyard Independent Living Building design was approved on Feb 15th by the Design & Review board as proposed!

How can you and the design review board approve this given the Redmond Zoning codes referenced below…and by witnessing the overwhelming opposition you and the committee & council have received in person & in writing our community! And yes, both my wife & I have participated in the open forums and council meetings to express our concerns.

We are OPPOSED to the Design as proposed. The visual impact to the neighborhood, the strip of land for new trees is not sufficient. There is no guarantee that the trees will be dense enough since it just a single row and no guarantee Emerald Heights would not prune them over time to provide more light and views for their residents.

Most importantly, you are ignoring and in violation of the following zoning codes – which you should call for immediate Redesign or Rejection!

Redmond Zoning Code 21.08 C5(a) on Retirement Residences that receive a triple density housing bonus under which this building would be built:

- Developments shall be designed to project a residential, rather than institutional, appearance through architectural design, landscaping, the use of building materials, and surface length. Multiple structures are encouraged instead of large single structures to promote compatibility with surrounding residential neighborhoods. Site design, building placement, and perimeter landscape treatments shall screen the portions of the development, which are different in appearance from single-family dwellings from abutting single-family dwellings.

Redmond Zoning Code 21.08 C5(a):

- The building does not project a residential character but looks more like an office or medical building.
- The flat roofline is completely out of character with the surrounding neighborhood. It is only required because it allows Emerald Heights to maximize the number of people living in the building. Emerald Heights has tried to justify this design by saying that Northwest Contemporary architecture is popular and growing in the Education Hill neighborhood. This is obviously not true.
- The three-story size of the building does not allow for a gradual transition from our neighborhood. In fact, it is taller than many of the original buildings on the campus. Though only a corner will be visible, it is clearly attached to a much larger building.
- Finally, the amount of land dedicated to providing a year-round landscape screen is way too narrow. There is no guarantee that the trees will be dense enough to screen the building as required. More importantly, there is no guarantee that they will not eventually be pruned by Emerald Heights to provide more light and views for its residents on the east end of the building. Emerald Heights has broken multiple commitments it made in its 2010 Rezone application and therefore, cannot be trusted to keep its commitments over time.

Redmond Zone Code 21.60.040 B2 on Citywide Design Standards - Building scale: See http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?secid=3120&keywords=21.60.040#secid-3120

- 2(a)(i) Intent: To ensure new development is compatible with the goals for the neighborhood and with architectural scale [scale of the buildings] in relation to surrounding development and character of those surrounding developments that meet the intent of the City's design review criteria;
- 2(a)(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevation visible from streets or pedestrian routes.
- 2(b) Figure 21.60.040G – Shows a drawing of a façade modulation (building is stepped back) and pitched roofs to help reduce apparent bulk of the building. It shows that a flat (or straight up building) and a flat roof is to be avoided.

Redmond Zone Code 21.60.040 B2

- A member of the Design Review Board suggested in the January 18, 2018 meeting that the upper level of the corner be stepped-back to lessen the visual impact from the street. At the February 15th meeting, Emerald Heights dismissed this idea as too expensive. However, RZC 21.60.040 on Design Concepts clearly indicates that the current design of the proposed Independent Living Building is in direct conflict with the intent of City zoning code and that stepping back the upper level is the preferred design.

In closing, we are not opposed to Emerald Heights adding Independent or Assisted living (which they need NOW and more of vs. Independent living)…we are APPOSED to the DESIGN! It is about adhering to zoning codes that which protects our community, enhances our livability our environment, and public safety.

I would appreciate hearing back from the both of you – regarding your views and on this and why you are not asking for a redesign of the buildings in question. Thank you.

Sincerely,

Kerwin & Allyn Higashi
Resident – Abby Road
17703 NE 104th Way
Redmond, Washington 98052
425-869-1322
Kerwin.higashi@frontier.com

This e-mail, attachments included, is confidential. It is intended solely for the addressees. If you are not an intended recipient, any use, copy or diffusion, even partial of this message is prohibited. Please delete it and notify the sender immediately. Since the integrity of this message cannot be guaranteed on the Internet, SODEXO cannot therefore be considered liable for its content.

Ce message, pieces jointes incluses, est confidentiel. Il est etabli a l'attention exclusive de ses destinataires. Si vous n'etes pas un destinataire, toute utilisation, copie ou diffusion, meme partielle de ce message est interdite. Merci de le detruire et d'en avertir immediatement l'expediteur. L'integrite de ce message ne pouvant etre garantie sur Internet, SODEXO ne peut etre tenu responsable de son contenu.

Click here to report this email as spam.

From: Sue Hill <relmhill@yahoo.com>
Sent: Monday, February 19, 2018 11:17 AM
To: Benjamin Sticka
Subject: Emerald Heights: Stop Courtyard Bldg.--Approve Assisted Living Bldg.

February 19, 2018

Dear Mr. Sticka:

Before the Courtyard Independent Living building is approved (if ever), please, please approve the Assisted Living Building so desperately needed (and promised, ever since I moved to Emerald Heights six years ago).

Meanwhile, somehow the Administration finds the funds for new additions to main buildings and for the Trailside Independent Living building to be built. The Administration has said these changes were necessary to ensure that new residents would be attracted to Emerald Heights and would continue to move in, thus helping to ultimately fund the construction of a new Assisted Living Building. BUT THE ASSISTED LIVING BUILDING NEVER IS #1 PRIORITY.

Please, City of Redmond and Planning Commission, DO ALLOW the Assisted Living Building to proceed, but not Courtyard.
It is our understanding that changes have been made to the design plans for the Assisted Living Building to comply with the requests and concerns of the City and the Abby Road residents. We current residents also want to be reassured that trees remain, screenage is provided and that the building conforms to the residential area. Indeed, many of Emerald Heights current residents do not favor the modern look of the recently built Trailside building, and certainly welcome the architectural changes to the proposed Assisted Living building that the City has mandated so that it is not so different in appearance from the neighborhood.

It is simply completely unacceptable that Assisted Living and Skilled Nursing residents must live in the current conditions that are 25 years old. Please approve the Assisted Living Building BEFORE approval of the Courtyard Building.
(And frankly, we do not need another 60 new residents added to the population of Emerald Heights. We are bursting at the seams.)

Thank you,

Sue Hill

Click here to report this email as spam.

To: Sue Hill
Cc: Julie Lawton
Subject: RE: Emerald Heights: Stop Courtyard Bldg.--Approve Assisted Living Bldg.

Ms. Hill,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Sue Hill [mailto:relmhill@yahoo.com]
Sent: Monday, February 19, 2018 11:17 AM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Emerald Heights: Stop Courtyard Bldg.--Approve Assisted Living Bldg.

February 19, 2018

Dear Mr. Sticka:

Before the Courtyard Independent Living building is approved (if ever), please, please approve the Assisted Living Building so desperately needed (and promised, ever since I moved to Emerald Heights six years ago).

Meanwhile, somehow the Administration finds the funds for new additions to main buildings and for the Trailside Independent Living building to be built. The Administration has said these changes were necessary to ensure that new residents would be attracted to Emerald Heights and would continue to move in, thus helping to ultimately fund the construction of a new Assisted Living Building. BUT THE ASSISTED LIVING BUILDING NEVER IS #1 PRIORITY.

Please, City of Redmond and Planning Commission, DO ALLOW the Assisted Living Building to proceed, but not Courtyard.
It is our understanding that changes have been made to the design plans for the Assisted Living Building to comply with the requests and concerns of the City and the Abby Road residents. We current residents also want to be reassured that trees remain, screenage is provided and that the building conforms to the residential area. Indeed, many of Emerald Heights current residents do not favor the modern look of the recently built Trailside building, and certainly welcome the architectural changes to the proposed Assisted Living building that the City has mandated so that it is not so different in appearance from the neighborhood.

It is simply completely unacceptable that Assisted Living and Skilled Nursing residents must live in the current conditions that are 25 years old. Please approve the Assisted Living Building BEFORE approval of the Courtyard Building.
(And frankly, we do not need another 60 new residents added to the population of Emerald Heights. We are bursting at the seams.)

Thank you,

Sue Hill

Click here to report this email as spam.

From: yue huang <yue.huang920@gmail.com>
Sent: Monday, April 30, 2018 9:45 PM
To: Erika Vandenbrande; Mayor (Internet); Council; City Clerk; Benjamin Sticka
Subject: oppose LAND-2017-00951 Emerald Heights

Dear Technical Committee,

I'm Yue Huang and I'm a current resident in Abbey Road. I'm **strongly against** the proposal - the Emerald Heights Courtyard - Independent Living Building proposal (LAND-2017-00951)

Before I list my reasons, I want to state that I support building new affordable apartments for senior people. However, the builders should always choose the appropriate locations. In this case, Emerald Heights is destroying the view of the whole neighborhood and not following previous approved proposals, this is unacceptable.

Below are my main points:

1. This proposal does not follow the 1988 Land Use Approval. My HOA already helped to find the Ordinance 1454 – the ordinance that approved Emerald Heights in 1988. In this file it stated that the surrounding buildings in Emerald Heights should be LOW level structures, therefore, comparing with the existing buildings they have, a 3-level building is NOT low level and should not be built.

2. The design of this building does not fit into the neighborhood. Since this building is proposed along 176th Circle NE, people passing by can easily see this building. This 3 story modern apartment does not look consistent with the single family houses in Abbey Road at all. This new building would destroy the view.

3. Emerald Height is removing greenbelt to build this building.

4. As you may know, Emerald Heights is also proposing removing the greenbelt along 176th Ave NE and building a new assistant building. If they gets approval on this Independent Building, they would push even harder on the assistant building because there would not be enough medical resources. Approving this project would only lead to more problems in the future, such as removing more greenbelt, causing more traffic, and so on.

5. If this building gets approved, during the construction time, the people living nearby would need to live with construction noise in their daily life for at least several months. Does Emerald Height expect people to take a rest while listening to all kinds of construction noises ? Does Emerald Height care about residents' health ?

6. This building would bring 42 more living units, this has a bad impact on the traffic. In recent years, there are a lot of single family houses on the north of education hills and they use 176th Ave NE. My house is right on 176th Ave NE and I can hear vehicles passing by constantly. Emerald heights is going to make this worse.

Thanks for your time for reading my emails.

Yue Huang

17603 NE 110th way, Redmond, WA.

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:25 PM
To: yue.huang920@gmail.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: oppose LAND-2017-00951 Emerald Heights

Yue,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: yue huang [mailto:yue.huang920@gmail.com]
Sent: Monday, April 30, 2018 9:45 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Subject: oppose LAND-2017-00951 Emerald Heights

Dear Technical Committee,

I'm Yue Huang and I'm a current resident in Abbey Road. I'm **strongly against** the proposal - the Emerald Heights Courtyard - Independent Living Building proposal (LAND-2017-00951)

Before I list my reasons, I want to state that I support building new affordable apartments for senior people. However, the builders should always choose the appropriate locations. In this case, Emerald Heights is destroying the view of the whole neighborhood and not following previous approved proposals, this is unacceptable.

Below are my main points:

1. This proposal does not follow the 1988 Land Use Approval. My HOA already helped to find the Ordinance 1454 – the ordinance that approved Emerald Heights in 1988. In this file it stated that the surrounding buildings in Emerald Heights should be LOW level structures, therefore, comparing with the existing buildings they have, a 3-level building is NOT low level and should not be built.

2. The design of this building does not fit into the neighborhood. Since this building is proposed along 176th Circle NE, people passing by can easily see this building. This 3 story modern apartment does not look consistent with the single family houses in Abbey Road at all. This new building would destroy the view.

3. Emerald Height is removing greenbelt to build this building.

4. As you may know, Emerald Heights is also proposing removing the greenbelt along 176th Ave NE and building a new assistant building. If they gets approval on this Independent Building, they would push even harder on the assistant building because there would not be enough medical resources. Approving this project would only lead to more problems in the future, such as removing more greenbelt, causing more traffic, and so on.

5. If this building gets approved, during the construction time, the people living nearby would need to live with construction noise in their daily life for at least several months. Does Emerald Height expect people to take a rest while listening to all kinds of construction noises ? Does Emerald Height care about residents' health ?

6. This building would bring 42 more living units, this has a bad impact on the traffic. In recent years, there are a lot of single family houses on the north of education hills and they use 176th Ave NE. My house is right on 176th Ave NE and I can hear vehicles passing by constantly. Emerald heights is going to make this worse.

Thanks for your time for reading my emails.

Yue Huang

17603 NE 110th way, Redmond, WA.

Click here to report this email as spam.

From: Grant Johnson <grantjohnson@me.com>
Sent: Tuesday, May 1, 2018 11:55 PM
To: Benjamin Sticka
Cc: Erika Vandenbrande; Mayor (Internet); Council; City Clerk
Subject: Denial of Emerald Heights Courtyard (LAND-2017-00951) Proposal

Dear Mr. Sticka,

My name is Grant Johnson, and my wife Jeri and I have been residents of Abbey Road on Education Hill here in Redmond for over 22 years. When we first moved in, I remember fondly meeting many residents of Emerald Heights as they walked and maintained their trails, and appreciating the hospitality of Emerald Heights at our HOA meetings. Sadly, times have really changed, as I'll detail below. On May 31st, 2017, I wrote to you expressing my serious concerns about the proposed expansion at Emerald Heights of a new assisted living facility (ref. LAND-2016-01735). I am writing now to express concerns, some similar, yet many new, regarding the latest proposal by Emerald Heights for the Courtyard Independent Living Building, LAND-2017-00951, and to firmly request that the Technical Review Committee deny this application. If I am not already, I also hereby request that you add me as a Party of Record to this proposed project.

I am fully supportive of the letter sent by the Abbey Road Neighborhood Preservation Committee to you on April 23rd, 2018, and the points presented in that letter. Those include:

- **Multiple non-compliances with the original 1988 Land Use Approval (Ordinance 1454)**. This document lays out a clear, consistent vision of the development of the property: a tall main center building, surrounded by lower, single-level structures. Any three-level structure on the perimeter of the property, such as the proposed Courtyard building, is in violation with this.
- **A final Approved Landscape Master Plan for Emerald Heights must be produced and reviewed**. A 1987 revision of a landscape master plan made clear reference to a permanent greenbelt. However, the City has not been able to produce the final master plan approved in 1988 that is referenced in Ordinance 1454. Clearly, this must happen before the City of Redmond Technical Committee is even capable of rendering a decision on this proposal. Perhaps Emerald Heights could assist with locating a copy of this document?
- **Deny this application until a Master Planned Development Agreement is signed**. It seems clear that the management of Emerald Heights is not capable on their own of developing a responsible, sustainable and compliant growth plan that meets the long-term needs for skilled nursing of their residents, and meets their commitments to the City of Redmond and its residents and taxpayers. They have told their residents that they will not receive the skilled nursing facility they have been promised, without first getting approval for this Courtyard facility, and the income those healthy residents would bring. That degree of poor planning and mismanagement by Emerald Heights is shocking and very sad and unfortunate for their residents. However, their lack of responsible planning should not influence the pace, process or rigorous review of this proposal that the residents of Abbey Road and all of Redmond deserve. Clearly, the City needs to deny this proposal until they negotiate a sound Master Planned Development Agreement with Emerald Heights, which is in the best long-term interest of residents of both Abbey Road and Emerald Heights.

In addition, I would respectfully ask you to consider the following.

As stated in detail in the letter to you of April 23rd, 2018, we contend that all development on the Emerald Heights site is governed by the original 1988 Land Use Approval (Ordinance 1454). However, if for some reason the City finds that not to be the case, there **still** appears to be several glaring examples where this proposed project is in direct non-compliance with Section 21.08, Retirement Residences, of the current Redmond Zoning Code and the Comprehensive Plan of the City of Redmond. Examples (shown in **bold underlined text**), although not a complete list of non-compliances, include:

- RZC 21.08.C.3.b: Density.
    - v. Landscape Requirements. Setback areas…**shall be landscaped to sufficiently screen the development from surrounding residential uses**…Where possible,**existing mature vegetation shall be retained**.
        - The current proposal will remove nearly all trees at the site, and the thin strip of land remaining to the east of the building would not be enough to 'sufficiently screen' the development with new landscaping.
        - Even with the very optimistic renderings of the Applicant, showing growth of replanted trees years in the future, and always with full foliage, the corner of the Courtyard building would stick out and be visible by residents walking and biking by, and at all times by neighboring homes. In winter, the views would be much worse.
- RZC 21.08.D.2: Approval Criteria. **The design, scale, and appearance of the development is consistent with the character of the existing and planned neighborhood in which it may be located**.
    - A three-story, modern, monolithic building is completely, and jarringly, inconsistent with the character and feel of the Abbey Road neighborhood and the surrounding communities. The modern architecture of the proposed building is not in harmony with the traditional character and gabled roofs of homes in Abbey Road and other nearby communities, and nearly all the existing Emerald Heights buildings.
- FW-22 Make each neighborhood a better place to live or work by **preserving and fostering each neighborhood's unique character**…
    - For over 25 years, Abbey Road has been a wonderful place to live. Two of the main reasons for this are the consistent, traditional style homes, and the beautiful, tree-lined greenbelts in the neighborhoods that we walk, run and play along. The greenbelts surrounding Emerald Heights, and the screening they provide of Emerald Heights buildings from the view of the community, are a very important part of this unique character of Abbey Road, and a big reason why this character has been sustained over the years. **These greenbelts are renowned throughout Redmond, and once the landmark trees that they contain are gone, they are truly gone forever**. I certainly don't see how this makes our 'neighborhood a better place to live…'.

In summary, **the application LAND-2017-00951 is in non-compliance with both the original Ordinance 1454 and current RZC, and therefore must be denied**. At a bare minimum, the decision on the application must be delayed until all pertinent historical documents from the original 1988 Land Use Approval for Emerald Heights are found, thoroughly reviewed and assessed with respect to the legality of this proposal, or any further building or expansion proposal of the Emerald Heights site by the Applicant.

It has been very concerning and frustrating to see how many, seemingly obvious, violations of the RZC there have been with each of the last two proposals by Emerald Heights. My understanding of the review process by the City was that the Design Review Committee (DRC) was responsible for ensuring that any proposal meet RZC. So, if that is true, what happened? In actuality, did a rigorous and detailed evaluation of each of these proposals against each point of the RZC, and any and all other binding agreements and codes, ever really take place? As an interested party and citizen, I have to say it seems like it never happened, and if it did, it was a wholly inadequate review process at best. When I attended the last DRC for LAND-2017-00951, it seemed to be more reflective of a group of architects discussing aesthetic choices of a building that was assumed to be moving toward eventual acceptance in a rather casual way, than it was a thorough review process looking to see if a proposal was in very basic compliance with the law. To me it seemed the most important questions and review came from a large and motivated audience, not the DRC.

So, after living harmoniously for so many years in the same neighborhood, how have we arrived at this contentious situation? Let's be crystal clear on one point - the residents of Abbey Road have done nothing wrong, yet have been put in a very difficult situation not of our making. At this point, the more we as residents of Abbey Road learn about the long list of developments by Emerald Heights since 1988 (e.g. fitness center, multi-purpose building, rezone from R4 to R6 density and Trailside Independent Living building), and the review process used by the City, the more frustrating and untenable the current situation becomes. Emerald Heights is clearly not abiding by their agreements, starting with the Ordinance 1454. Our trust in the management of Emerald Heights to keep their word, and in the City of Redmond to enforce agreements and building codes, is at an all-time low.

At first, in the Ordinance 1454 negotiated by city officials with representatives of Emerald Heights, the provisions and restrictions on managing any future development were reasonable and necessary to ensure the character of the

neighborhood of single-family homes was not disrupted by a large, corporate retirement community. I will give all sides the benefit of the doubt that they had great intentions in the beginning. In the last decade, however, Emerald Heights management has grossly mismanaged and overextended the growth of their business. This is in direct conflict with the original Ordinance 1454, and to the detriment of their residents' health-care needs and now, to the surrounding neighborhood that has peacefully coexisted with them for 3 decades (cynically, Emerald Heights management is now using this harmonious coexistence against us, saying 'Abbey Road never complained before'…Wow, really??). Well, they've broken their commitments now, so we're complaining, loudly and clearly. They have 'written checks' for future expansions that they have no standing to make, and that this community cannot afford, and frankly is now unwilling, to continue to cash for them. They used to invite and welcome us to have our Abbey Road HOA meetings at their facility (Note: the last time was 2 weeks before they made the assisted living building proposal, yet they never even showed us the courtesy of telling us of their plans…), and now they've hired a PR firm to preach a divisive, and untrue, propaganda that Abbey Road residents want to deny their residents' healthcare needs to the residents of Emerald Heights. This is deplorable, completely false, devious and unfair, but shows the true nature of their plans, intent and their desperation to get these proposals approved at any cost, including their reputation for integrity in the neighborhood. They were good neighbors for years, and now they are not, as they have broken the trust of our community.

I also recently learned that Emerald Heights enjoys the benefit of a tax-exempt status. I was stunned and angered by this. It is unbelievable that Emerald Heights is not paying a dime in property taxes, despite the doubling in emergency service visits that they are responsible for over the last 7 years (growing to 300 visits in 2017 alone!). They are obviously determined to expand their business well-beyond their original agreements. The failing of Emerald Heights management to responsibly and effectively plan and control their own growth is what is impacting their residents…period. They've continued to push for the next 'inch' in deviating from their original agreement and commitment, with apparently, the eventual goal of taking a 'mile' of allowance to build and grow their business well beyond the original scope of the Ordinance 1454.

I really believe this is an example of a phenomenon called 'normalization of deviation'. If a review process, in this case for a proposed development, is not very thorough and disciplined, then seemingly small exceptions or deviations, pushed by Emerald Heights, get approved, even if they did not meet the letter or intent of agreements or RZC. Then, the applicant uses that exception as a wedge to push for more next time (e.g. R4 to R6 in 2010, or this Courtyard building after getting the Trailside building approved, even though the architecture of Trailside did not meet RZC or match the surrounding residences at that time…). After years of these deviations, errors and oversights, this ineffective proposal/review/approval process becomes tacitly accepted as 'normal', and is used to justify more and more egregious violations, exceptions and allowances. If this normalization of deviation becomes part of the culture of an organization, it can lead to major issues (Note: this was identified as one of the primary causes at NASA for the Challenger disaster).

When will the growth at Emerald Heights stop, if ever? When will the management of Emerald Heights come up with a sustainable, transparent and reasonable plan for growth, which would meet the needs of their residents, and that clearly should include a completely new piece of property in an area zoned for their industrial use (when I asked them about this at the last DRC meeting, they said they had no such plans), if ever? When will the City of Redmond enforce the agreements and RZC in place and finally say 'No' to Emerald Heights, if ever? Why are we, as homeowners, taxpayers and long-term residents, now forced to spend hour after hour reviewing proposals, plans and agreements that seem clearly in violation of local laws? This is what we entrust you as public officials to do on our behalf. Please do the right thing, stop the process of normalizing the requested deviations and demands of a corporate entity that is desperate and clearly no longer worthy of trust, is out of control and out of synch with this community, and reject the LAND-2017-00951 proposal outright.

Sincerely,
Grant Johnson
10817 178th PL NE, Redmond, WA 98052

Click here to report this email as spam.

To: Grant Johnson
Cc: MayorCouncil; Julie Lawton
Subject: RE: Denial of Emerald Heights Courtyard (LAND-2017-00951) Proposal

Mr. Johnson,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. I have also added a hyperlink, which will direct you to the City's website for updates on both Emerald Heights buildings. Thank you.

LAND USE ACTIONS PAGE
http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Grant Johnson [mailto:grantjohnson@me.com]
Sent: Tuesday, May 1, 2018 11:55 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>
Subject: Denial of Emerald Heights Courtyard (LAND-2017-00951) Proposal

Dear Mr. Sticka,

My name is Grant Johnson, and my wife Jeri and I have been residents of Abbey Road on Education Hill here in Redmond for over 22 years. When we first moved in, I remember fondly meeting many residents of Emerald Heights as they walked and maintained their trails, and appreciating the hospitality of Emerald Heights at our HOA meetings. Sadly, times have really changed, as I'll detail below. On May 31st, 2017, I wrote to you expressing my serious concerns about the proposed expansion at Emerald Heights of a new assisted living facility (ref. LAND-2016-01735). I am writing now to express concerns, some similar, yet many new, regarding the latest proposal by Emerald Heights for the Courtyard Independent Living Building, LAND-2017-00951, and to firmly request that the Technical Review Committee deny this application. If I am not already, I also hereby request that you add me as a Party of Record to this proposed project.

I am fully supportive of the letter sent by the Abbey Road Neighborhood Preservation Committee to you on April 23rd, 2018, and the points presented in that letter. Those include:

- **Multiple non-compliances with the original 1988 Land Use Approval (Ordinance 1454)**. This document lays out a clear, consistent vision of the development of the property: a tall main center building, surrounded by lower, single-

level structures. Any three-level structure on the perimeter of the property, such as the proposed Courtyard building, is in violation with this.

- **A final Approved Landscape Master Plan for Emerald Heights must be produced and reviewed**. A 1987 revision of a landscape master plan made clear reference to a permanent greenbelt. However, the City has not been able to produce the final master plan approved in 1988 that is referenced in Ordinance 1454. Clearly, this must happen before the City of Redmond Technical Committee is even capable of rendering a decision on this proposal. Perhaps Emerald Heights could assist with locating a copy of this document?
- **Deny this application until a Master Planned Development Agreement is signed**. It seems clear that the management of Emerald Heights is not capable on their own of developing a responsible, sustainable and compliant growth plan that meets the long-term needs for skilled nursing of their residents, and meets their commitments to the City of Redmond and its residents and taxpayers. They have told their residents that they will not receive the skilled nursing facility they have been promised, without first getting approval for this Courtyard facility, and the income those healthy residents would bring. That degree of poor planning and mismanagement by Emerald Heights is shocking and very sad and unfortunate for their residents. However, their lack of responsible planning should not influence the pace, process or rigorous review of this proposal that the residents of Abbey Road and all of Redmond deserve. Clearly, the City needs to deny this proposal until they negotiate a sound Master Planned Development Agreement with Emerald Heights, which is in the best long-term interest of residents of both Abbey Road and Emerald Heights.

In addition, I would respectfully ask you to consider the following.

As stated in detail in the letter to you of April 23rd, 2018, we contend that all development on the Emerald Heights site is governed by the original 1988 Land Use Approval (Ordinance 1454). However, if for some reason the City finds that not to be the case, there **still** appears to be several glaring examples where this proposed project is in direct non-compliance with Section 21.08, Retirement Residences, of the current Redmond Zoning Code and the Comprehensive Plan of the City of Redmond. Examples (shown in **bold underlined text**), although not a complete list of non-compliances, include:

- RZC 21.08.C.3.b: Density.
    - v. Landscape Requirements. Setback areas…**shall be landscaped to sufficiently screen the development from surrounding residential uses**…Where possible,**existing mature vegetation shall be retained**.
        - The current proposal will remove nearly all trees at the site, and the thin strip of land remaining to the east of the building would not be enough to 'sufficiently screen' the development with new landscaping.
        - Even with the very optimistic renderings of the Applicant, showing growth of replanted trees years in the future, and always with full foliage, the corner of the Courtyard building would stick out and be visible by residents walking and biking by, and at all times by neighboring homes. In winter, the views would be much worse.
- RZC 21.08.D.2: Approval Criteria. **The design, scale, and appearance of the development is consistent with the character of the existing and planned neighborhood in which it may be located**.
    - A three-story, modern, monolithic building is completely, and jarringly, inconsistent with the character and feel of the Abbey Road neighborhood and the surrounding communities. The modern architecture of the proposed building is not in harmony with the traditional character and gabled roofs of homes in Abbey Road and other nearby communities, and nearly all the existing Emerald Heights buildings.
- FW-22 Make each neighborhood a better place to live or work by **preserving and fostering each neighborhood's unique character**…
    - For over 25 years, Abbey Road has been a wonderful place to live. Two of the main reasons for this are the consistent, traditional style homes, and the beautiful, tree-lined greenbelts in the neighborhoods that we walk, run and play along. The greenbelts surrounding Emerald Heights, and the screening they provide of Emerald Heights buildings from the view of the community, are a very important part of this unique character of Abbey Road, and a big reason why this character has been sustained over the years. **These greenbelts are renowned throughout Redmond, and once the landmark trees that they contain are gone, they are truly gone forever**. I certainly don't see how this makes our 'neighborhood a better place to live…'.

In summary, **the application LAND-2017-00951 is in non-compliance with both the original Ordinance 1454 and current RZC, and therefore must be denied**. At a bare minimum, the decision on the application must be delayed until all pertinent historical documents from the original 1988 Land Use Approval for Emerald Heights are found, thoroughly reviewed and assessed with respect to the legality of this proposal, or any further building or expansion proposal of the Emerald Heights site by the Applicant.

It has been very concerning and frustrating to see how many, seemingly obvious, violations of the RZC there have been with each of the last two proposals by Emerald Heights. My understanding of the review process by the City was that the Design Review Committee (DRC) was responsible for ensuring that any proposal meet RZC. So, if that is true, what happened? In actuality, did a rigorous and detailed evaluation of each of these proposals against each point of the RZC, and any and all other binding agreements and codes, ever really take place? As an interested party and citizen, I have to say it seems like it never happened, and if it did, it was a wholly inadequate review process at best. When I attended the last DRC for LAND-2017-00951, it seemed to be more reflective of a group of architects discussing aesthetic choices of a building that was assumed to be moving toward eventual acceptance in a rather casual way, than it was a thorough review process looking to see if a proposal was in very basic compliance with the law. To me it seemed the most important questions and review came from a large and motivated audience, not the DRC.

So, after living harmoniously for so many years in the same neighborhood, how have we arrived at this contentious situation? Let's be crystal clear on one point - the residents of Abbey Road have done nothing wrong, yet have been put in a very difficult situation not of our making. At this point, the more we as residents of Abbey Road learn about the long list of developments by Emerald Heights since 1988 (e.g. fitness center, multi-purpose building, rezone from R4 to R6 density and Trailside Independent Living building), and the review process used by the City, the more frustrating and untenable the current situation becomes. Emerald Heights is clearly not abiding by their agreements, starting with the Ordinance 1454. Our trust in the management of Emerald Heights to keep their word, and in the City of Redmond to enforce agreements and building codes, is at an all-time low.

At first, in the Ordinance 1454 negotiated by city officials with representatives of Emerald Heights, the provisions and restrictions on managing any future development were reasonable and necessary to ensure the character of the neighborhood of single-family homes was not disrupted by a large, corporate retirement community. I will give all sides the benefit of the doubt that they had great intentions in the beginning. In the last decade, however, Emerald Heights management has grossly mismanaged and overextended the growth of their business. This is in direct conflict with the original Ordinance 1454, and to the detriment of their residents' health-care needs and now, to the surrounding neighborhood that has peacefully coexisted with them for 3 decades (cynically, Emerald Heights management is now using this harmonious coexistence against us, saying 'Abbey Road never complained before'…Wow, really??). Well, they've broken their commitments now, so we're complaining, loudly and clearly. They have 'written checks' for future expansions that they have no standing to make, and that this community cannot afford, and frankly is now unwilling, to continue to cash for them. They used to invite and welcome us to have our Abbey Road HOA meetings at their facility (Note: the last time was 2 weeks before they made the assisted living building proposal, yet they never even showed us the courtesy of telling us of their plans…), and now they've hired a PR firm to preach a divisive, and untrue, propaganda that Abbey Road residents want to deny their residents' healthcare needs to the residents of Emerald Heights. This is deplorable, completely false, devious and unfair, but shows the true nature of their plans, intent and their desperation to get these proposals approved at any cost, including their reputation for integrity in the neighborhood. They were good neighbors for years, and now they are not, as they have broken the trust of our community.

I also recently learned that Emerald Heights enjoys the benefit of a tax-exempt status. I was stunned and angered by this. It is unbelievable that Emerald Heights is not paying a dime in property taxes, despite the doubling in emergency service visits that they are responsible for over the last 7 years (growing to 300 visits in 2017 alone!). They are obviously determined to expand their business well-beyond their original agreements. The failing of Emerald Heights management to responsibly and effectively plan and control their own growth is what is impacting their residents…period. They've continued to push for the next 'inch' in deviating from their original agreement and commitment, with apparently, the eventual goal of taking a 'mile' of allowance to build and grow their business well beyond the original scope of the Ordinance 1454.

I really believe this is an example of a phenomenon called 'normalization of deviation'. If a review process, in this case for a proposed development, is not very thorough and disciplined, then seemingly small exceptions or deviations, pushed by Emerald Heights, get approved, even if they did not meet the letter or intent of agreements or RZC. Then, the applicant uses

that exception as a wedge to push for more next time (e.g. R4 to R6 in 2010, or this Courtyard building after getting the Trailside building approved, even though the architecture of Trailside did not meet RZC or match the surrounding residences at that time…). After years of these deviations, errors and oversights, this ineffective proposal/review/approval process becomes tacitly accepted as 'normal', and is used to justify more and more egregious violations, exceptions and allowances. If this normalization of deviation becomes part of the culture of an organization, it can lead to major issues (Note: this was identified as one of the primary causes at NASA for the Challenger disaster).

When will the growth at Emerald Heights stop, if ever? When will the management of Emerald Heights come up with a sustainable, transparent and reasonable plan for growth, which would meet the needs of their residents, and that clearly should include a completely new piece of property in an area zoned for their industrial use (when I asked them about this at the last DRC meeting, they said they had no such plans), if ever? When will the City of Redmond enforce the agreements and RZC in place and finally say 'No' to Emerald Heights, if ever? Why are we, as homeowners, taxpayers and long-term residents, now forced to spend hour after hour reviewing proposals, plans and agreements that seem clearly in violation of local laws? This is what we entrust you as public officials to do on our behalf. Please do the right thing, stop the process of normalizing the requested deviations and demands of a corporate entity that is desperate and clearly no longer worthy of trust, is out of control and out of synch with this community, and reject the LAND-2017-00951 proposal outright.

Sincerely,
Grant Johnson
10817 178th PL NE, Redmond, WA 98052

Click here to report this email as spam.

From: John Marchione
Sent: Tuesday, May 1, 2018 9:58 AM
To: the99nomad@yahoo.com
Cc: Benjamin Sticka
Subject: RE: Emerald Heights LAND-2017-00951

Bruce,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

On February 16, 2018, the City reinstated both building permits and the land use permit for the Assisted Living proposed project, giving Emerald Heights until August 16, 2018, to provide some additional information on its project. Emerald Heights is making adjustments based on community feedback, addressing aspects like the number of units, building design, and tree mitigation. Once the plans are resubmitted, the City can continue permit review.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Bruce Juntti [mailto:the99nomad@yahoo.com]
Sent: Monday, April 30, 2018 12:57 PM
To: Mayor (Internet) <Mayor@redmond.gov>
Subject: Emerald Heights LAND-2017-00951

Dear Mayor Marchione,

I want to voice my opposition to the proposed buildings at Emerald Heights (LAND-2017-00951) for the

following reasons:

1. According to the 1988 Land Use Approval, Ordinance 1454, said that any tall buildings MUST be placed in the center of the property, Because of this, the 3-story Assisted Living Building (ALB) CANNOT be located along 176th.

2. Also, a 1987 version of the landscape master plan made it clear that there is to be a PERMANENT greenbelt. The proposed ALB would replace most of the greenbelt. Apparently, NO final approved version of the plan was

found; the City MUST produce the final approved 1988 landscape plan that was referenced in the original Ordinance 1454 before any decision is made. Also, as was brought up in one of the meetings, there is no plan to guarantee that landscaping will hide these buildings from the street over time. These proposed 3-story "northwest modern" buildings DO NOT at all match the character of the Abbey Road neighborhood.

3. I believe the management of Emerald Heights hasn't been forthcoming or truthful to the residents of of Emerald Heights *OR* the Abbey Road residents. The management has told their residents that NO expanded skilled nursing will be added until the buildings are approved. This kind of rhetoric sets the Emerald Heights residents against those of us who live in Abbey Road. Why is there no plan to ensure residents get the services they have contracted for in a timely manner? The City needs to deny this permit until they negotiate a Master Planned Development Agreement.

I've seen letters to the editor in the Redmond Reporter from Emerald Heights residents and they seem to think that Abbey Road people are against them, that "we value trees" more than healthcare for them. Nothing could be further from the truth; we residents of Abbey Road are only asking that Emerald Heights live up to their original agreements with respect to any new buildings: that they blend in with the Abbey Road neighborhood and the greenbelts are preserved.

Thank you,

Bruce Juntti
17807 NE 109th Ct
Redmond, WA 98052

425-979-1011

---------- ""Imagination is more important than knowledge."" -- Albert Einstein

Click here to report this email as spam.

From: John Marchione
Sent: Tuesday, May 1, 2018 9:58 AM
To: fjuntti@mac.com
Cc: Benjamin Sticka; Council; Erika Vandenbrande
Subject: RE: LAND-2017-00951

Forest,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

On February 16, 2018, the City reinstated both building permits and the land use permit for the Assisted Living proposed project, giving Emerald Heights until August 16, 2018, to provide some additional information on its project. Emerald Heights is making adjustments based on community feedback, addressing aspects like the number of units, building design, and tree mitigation. Once the plans are resubmitted, the City can continue permit review.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Forest Juntti [mailto:fjuntti@mac.com]
Sent: Monday, April 30, 2018 11:05 AM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Council <Council@redmond.gov>
Subject: LAND-2017-00951

To whom it may concern:
I am writing regarding the Emerald Heights expansion.

We have been told that the development in Redmond was going to be kept in the downtown area. We live in a nice, established neighborhood in which further development is prohibited. With that in mind, I can't believe Redmond would allow Emerald Heights to do what we are prohibited doing. Their proposed expansion would impact our roads, sidewalks, cause

increased traffic and human congestion and strain our emergency services. I am totally against any development by Emerald Heights.

The impacts of their expansion have not been adequately analyzed. They are in non-compliance with Redmond Zoning Code RZC 21.08.370 -Purpose states that "other uses" need to be protected from the adverse impacts which may otherwise occur as a result of traffic, a concentration of people and from buildings that may otherwise be out-of-scale with the area in which they are located. Our neighborhood of single-family housing constitutes an "other use."

Further, they are in noncompliance with the 1988 Land Use Approval-Ordinance 1454. There is no way they should be allowed a 3 story building on the perimeter of their property.

Also, they should produce a final approved master landscape plan. The city should produce the final approved 1988 landscape plan that was referenced in Ordinance 1454 before it makes a final decision.

The City needs to deny this permit until they negotiate a Master Planned Development Agreement. This will benefit not only Abbey Road but the residents of Emerald Heights.

I'd like to add that the CEO of Emerald Heights has pitted his residents against our neighborhood in turning them against us. Long ago Emerald Heights acted as good neighbors now they won't allow us to have meetings there and no longer contribute financially to keeping up the green belt that leads into Emerald Heights. It seems to be an "all about us" and we don't care about the neighborhood that surround us approach. Why can't they work with our neighborhood for the best interests of all?

Forest Juntti 17807 NE 109th Court Redmond, Washington

Click here to report this email as spam.

From: Forest Juntti <fjuntti@mac.com>
Sent: Monday, April 30, 2018 11:05 AM
To: Erika Vandenbrande; Mayor (Internet); Benjamin Sticka; City Clerk; Council
Subject: LAND-2017-00951

To whom it may concern:
I am writing regarding the Emerald Heights expansion.

We have been told that the development in Redmond was going to be kept in the downtown area. We live in a nice, established neighborhood in which further development is prohibited. With that in mind, I can't believe Redmond would allow Emerald Heights to do what we are prohibited doing. Their proposed expansion would impact our roads, sidewalks, cause increased traffic and human congestion and strain our emergency services. I am totally against any development by Emerald Heights.

The impacts of their expansion have not been adequately analyzed. They are in non-compliance with Redmond Zoning Code RZC 21.08.370 -Purpose states that "other uses" need to be protected from the adverse impacts which may otherwise occur as a result of traffic, a concentration of people and from buildings that may otherwise be out-of-scale with the area in which they are located. Our neighborhood of single-family housing constitutes an "other use."

Further, they are in noncompliance with the 1988 Land Use Approval-Ordinance 1454. There is no way they should be allowed a 3 story building on the perimeter of their property.

Also, they should produce a final approved master landscape plan. The city should produce the final approved 1988 landscape plan that was referenced in Ordinance 1454 before it makes a final decision.

The City needs to deny this permit until they negotiate a Master Planned Development Agreement. This will benefit not only Abbey Road but the residents of Emerald Heights.

I'd like to add that the CEO of Emerald Heights has pitted his residents against our neighborhood in turning them against us. Long ago Emerald Heights acted as good neighbors now they won't allow us to have meetings there and no longer contribute financially to keeping up the green belt that leads into Emerald Heights. It seems to be an "all about us" and we don't care about the neighborhood that surround us approach. Why can't they work with our neighborhood for the best interests of all?

Forest Juntti 17807 NE 109th Court Redmond, Washington

Click here to report this email as spam.

From: Bruce Juntti <the99nomad@yahoo.com>
Sent: Monday, April 30, 2018 1:01 PM
To: Benjamin Sticka
Subject: Emerald Heights LAND-2017-00951

Dear Mr Sticka:

I want to voice my opposition to the proposed buildings at Emerald Heights (LAND-2017-00951) for the following reasons:

1. According to the 1988 Land Use Approval, Ordinance 1454, said that any tall buildings MUST be placed in the center of the property, Because of this, the 3-story Assisted Living Building (ALB) CANNOT be located along 176th.

2. Also, a 1987 version of the landscape master plan made it clear that there is to be a PERMANENT greenbelt. The proposed ALB would replace most of the greenbelt. Apparently, NO final approved version of the plan was found; the City MUST produce the final approved 1988 landscape plan that was referenced in the original Ordinance 1454 before any decision is made. Also, as was brought up in one of the meetings, there is no plan to guarantee that landscaping will hide these buildings from the street over time. These proposed 3-story "northwest modern" buildings DO NOT at all match the character of the Abbey Road neighborhood.

3. I believe the management of Emerald Heights hasn't been forthcoming or truthful to the residents of of Emerald Heights *OR* the Abbey Road residents. The management has told their residents that NO expanded skilled nursing will be added until the buildings are approved. This kind of rhetoric sets the Emerald Heights residents against those of us who live in Abbey Road. Why is there no plan to ensure residents get the services they have contracted for in a timely manner? The City needs to deny this permit until they negotiate a Master Planned Development Agreement.

   I've seen letters to the editor in the Redmond Reporter from Emerald Heights residents and they seem to think that Abbey Road people are against them, that "we value trees" more than healthcare for them. Nothing could be further from the truth; we residents of Abbey Road are only asking that Emerald Heights live up to their original agreements with respect to any new buildings: that they blend in with the Abbey Road neighborhood and the greenbelts are preserved.

Thank you,

Bruce Juntti
17807 NE 109th Ct
Redmond, WA 98052

425-979-1011

---------- ""Imagination is more important than knowledge."" -- Albert Einstein

Click here to report this email as spam.

From: Bruce Juntti <bruce.juntti@gmail.com>
Sent: Friday, March 2, 2018 12:30 PM
To: MayorCouncil; Benjamin Sticka; City Clerk
Subject: LAND-2017-00915 Emerald Heights Courtyard

To whom it may concern:

I want to voice my opposition to the proposed design of the Independent Living Building at Emerald Heights. As many of my neighbors said in the last Design Review Board meeting, while we have no opposition to residents of Emerald Heights to have the building, we just do not want the building design as proposed. First of all, that building does NOT match the residential character of Abbey Road; if that site along 176th is to be used, it SHOULD MATCH the adjacent neighborhood, with gabled roofs, etc. This building should be either redesigned or rejected because it is in violation of Redmond Zoning Code 21.08 C5(a); the flat roof line is completely out of character with the surrounding neighborhood. The three-story size of the building does not allow for a gradual transition from our neighborhood; Emerald Heights has tried to justify this design by saying that Northwest Contemporary architecture is popular and growing in the Education Hill neighborhood. This is not at all true - there are NO "northwest modern" homes in Abbey Road. If there's a height limitation, then it should only be two stories high, not three, to accommodate a gabled roof line. The management at Emerald Heights said it will plant trees to lessen the impact of this 3-story monstrosity by planting trees along 176th. But it would be a LONG time before those trees grow tall enough to hide the building. Also, as it was mentioned in one of the meetings, is Emerald Heights going to be true to their word that they will maintain the landscape screen since they have gone back on their promise that any new buildings would have a residential character, not something huge and institutional-looking? There is no guarantee that they will not eventually be pruned by Emerald Heights to provide more light and views for its residents on the east end of the building. Emerald Heights has broken multiple commitments it made in its 2010 Rezone application and therefore, cannot be trusted to keep its commitments over time.

Again, this building should be either redesigned (i.e. scaled down to accommodate gabled roofs) or rejected because it is in violation of Redmond Zoning Code 21.08 C5(a) because the building does not fit the character of the Abbey Road neighborhood. The Abbey Road community has had to put up with multiple Emerald Heights construction with noise and extra traffic. With the proposed expansions come more traffic, more responder vehicles and congestion. Enough is enough. Please keep me as a Party of Record.

Sincerely,

Bruce Juntti

17807 NE 109th CT

Redmond, WA 98052

425-979-1011

Click here to report this email as spam.

To: Bruce Juntti
Cc: Julie Lawton
Subject: RE: Emerald Heights LAND-2017-00951

Mr. Juntti,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner | City of Redmond
☎: 425.556.2470 | ✉: bsticka@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Bruce Juntti [mailto:the99nomad@yahoo.com]
Sent: Monday, April 30, 2018 1:01 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Emerald Heights LAND-2017-00951

Dear Mr Sticka:

I want to voice my opposition to the proposed buildings at Emerald Heights (LAND-2017-00951) for the following reasons:

1. According to the 1988 Land Use Approval, Ordinance 1454, said that any tall buildings MUST be placed in the center of the property, Because of this, the 3-story Assisted Living Building (ALB) CANNOT be located along 176th.

2. Also, a 1987 version of the landscape master plan made it clear that there is to be a PERMANENT greenbelt. The proposed ALB would replace most of the greenbelt. Apparently, NO final approved version of the plan was found; the City MUST produce the final approved 1988 landscape plan that was referenced in the original Ordinance 1454 before any decision is made. Also, as was brought up in one of the meetings, there is no plan to guarantee that landscaping will hide these buildings from the street over time. These proposed 3-story "northwest modern" buildings DO NOT at all match the character of the Abbey Road neighborhood.

3. I believe the management of Emerald Heights hasn't been forthcoming or truthful to the residents of of Emerald Heights *OR* the Abbey Road residents. The management has told their residents that NO expanded skilled nursing will be added until the buildings are approved. This kind of rhetoric sets the Emerald

Heights residents against those of us who live in Abbey Road. Why is there no plan to ensure residents get the services they have contracted for in a timely manner? The City needs to deny this permit until they negotiate a Master Planned Development Agreement.

I've seen letters to the editor in the Redmond Reporter from Emerald Heights residents and they seem to think that Abbey Road people are against them, that "we value trees" more than healthcare for them. Nothing could be further from the truth; we residents of Abbey Road are only asking that Emerald Heights live up to their original agreements with respect to any new buildings: that they blend in with the Abbey Road neighborhood and the greenbelts are preserved.

Thank you,

Bruce Juntti
17807 NE 109th Ct
Redmond, WA 98052

425-979-1011

---------- ""Imagination is more important than knowledge."" -- Albert Einstein

Click here to report this email as spam.

To: Bruce Juntti
Cc: mayor@redmond.gov; Julie Lawton
Subject: RE: LAND-2017-00915 Emerald Heights Courtyard

Mr. Juntti,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Bruce Juntti [mailto:bruce.juntti@gmail.com]
Sent: Friday, March 02, 2018 12:30 PM
To: MayorCouncil <MayorCouncil@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>; City Clerk <CityClerk@redmond.gov>
Subject: LAND-2017-00915 Emerald Heights Courtyard

To whom it may concern:

I want to voice my opposition to the proposed design of the Independent Living Building at Emerald Heights. As many of my neighbors said in the last Design Review Board meeting, while we have no opposition to residents of Emerald Heights to have the building, we just do not want the building design as proposed. First of all, that building does NOT match the residential character of Abbey Road; if that site along 176th is to be used, it SHOULD MATCH the adjacent neighborhood, with gabled roofs, etc. This building should be either redesigned or rejected because it is in violation of Redmond Zoning Code 21.08 C5(a); the flat roof line is completely out of character with the surrounding neighborhood. The three-story size of the building does not allow for a gradual transition from our neighborhood; Emerald Heights has tried to justify this design by saying that Northwest Contemporary architecture is popular and growing in the Education Hill neighborhood. This is not at all true - there are NO "northwest modern" homes in Abbey Road. If there's a height limitation, then it should only be two stories high, not three, to accommodate a gabled roof line. The management at Emerald Heights said it will plant trees to lessen the impact of this 3-story monstrosity by planting trees along 176th. But it would be a LONG time before those trees grow tall enough to hide the building. Also, as it was mentioned in one of the meetings, is Emerald Heights going to be true to their word that they will maintain the landscape screen since they have gone back on their promise that any new buildings would have a residential character, not something huge and institutional-looking? There is no guarantee that they will not eventually be pruned by Emerald Heights to provide more light and views for its residents on the east end of the building. Emerald Heights has broken multiple commitments it made in its 2010 Rezone application and therefore, cannot be trusted to keep its commitments over time.

Again, this building should be either redesigned (i.e. scaled down to accommodate gabled roofs) or rejected because it is in violation of Redmond Zoning Code 21.08 C5(a) because the building does not fit the character of the Abbey Road neighborhood. The Abbey Road community has had to put up with multiple Emerald Heights construction with noise and extra traffic. With the proposed expansions come more traffic, more responder vehicles and congestion. Enough is enough. Please keep me as a Party of Record.

Sincerely,

Bruce Juntti

17807 NE 109th CT

Redmond, WA 98052

425-979-1011

Click here to report this email as spam.

From: michaell@mkammer.com
Sent: Monday, April 30, 2018 9:40 AM
To: Benjamin Sticka
Subject: FW: Emerald Heights Courtyard - Independent Living Building proposal (LAND-2017-00951)

Dear Mr. Sticka,

I am a homeowner in the Redmond Education Hill area (10906 177th CT NE), and I am very concerned about the proposed Emerald Heights new building projects.
I am certainly not one to stand in the way of "Progress", however in my opinion, this planned projects by Emerald Heights (Emerald Heights Courtyard - Independent Living Building proposal (LAND-2017-00951) will significantly affect the Education Hill area.

Emerald Heights has been on a significant building program for some time, but until recently did not appear to affect the homeowners as the proposed property improvements were not observable by the homeowners. The new round of projects will cause visual disruption to our neighborhood and will significantly change the face of our area.

Emerald Heights was allowed to re-zone with the clear understanding and promise that they would keep the greenbelt on 179th Ave NE. The proposed actions will change the tone and atmosphere of our neighborhood.
Allowing multi-story buildings in a residential neighborhood will set a precedent that it will be possible to even expand higher and wider, and destroying one of the most highly sought out areas of the Redmond area.

As much as I like the new look of Cleveland Street, I do not desire to live downtown, and I am strongly against transforming Education Hill Into another Multi-Use high-rise area.

Please block this project!

Regards,

Michael Kammer
206-818-2654
10906 177th CT NE
Redmond WA 98052
michaell@mkammer.com

Click here to report this email as spam.

From: John Marchione
Sent: Tuesday, May 1, 2018 9:58 AM
To: michaell@mkammer.com
Cc: Benjamin Sticka
Subject: RE: RE: Emerald Heights Courtyard - Independent Living Building proposal (LAND-2017-00951)

Mr. Kammer,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

On February 16, 2018, the City reinstated both building permits and the land use permit for the Assisted Living proposed project, giving Emerald Heights until August 16, 2018, to provide some additional information on its project. Emerald Heights is making adjustments based on community feedback, addressing aspects like the number of units, building design, and tree mitigation. Once the plans are resubmitted, the City can continue permit review.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: michaell@mkammer.com [mailto:michaell@mkammer.com]
Sent: Monday, April 30, 2018 9:36 AM
To: Mayor (Internet) <Mayor@redmond.gov>
Subject: FW: RE: Emerald Heights Courtyard - Independent Living Building proposal (LAND-2017-00951)

Dear Mayor Marchione,

I am a homeowner in the Redmond Education Hill area (10906 177th CT NE), and I am very concerned about the proposed Emerald Heights new building projects.
I am certainly not one to stand in the way of "Progress", however in my opinion, this planned projects by Emerald Heights (Emerald Heights Courtyard - Independent Living Building proposal (LAND-2017-00951) will significantly affect the Education Hill area.

Emerald Heights has been on a significant building program for some time, but until recently did not appear to affect the homeowners as the proposed property improvements were not observable by the homeowners. The new round of projects will cause visual disruption to our neighborhood and will significantly change the face of our area.

Emerald Heights was allowed to re-zone with the clear understanding and promise that they would keep the greenbelt on 179th Ave NE. The proposed actions will change the tone and atmosphere of our neighborhood.
Multi-story buildings in a residential neighborhood will set a precedent that it will be possible to even expand higher and wider, and destroying one of the most highly sought out areas of the Redmond area.

As much as I like the new look of Cleveland Street, I do not desire to live downtown, and I am strongly against transforming Education Hill Into another Multi-Use high-rise area.

Please block this project!

Regards,

Michael Kammer
206-818-2654
10906 177th CT NE
Redmond WA 98052
michaell@mkammer.com

Click here to report this email as spam.

To: michaell@mkammer.com
Subject: RE: Emerald Heights Courtyard - Independent Living Building proposal (LAND-2017-00951)

Mr. Kammer,

Thank you for your email regarding the proposed Independent Living Building. Your comment will be shared with the Technical Committee who reviews and makes recommendations on new projects within the City. As a "party of record" you will receive all decisions related to this project as well as the Assisted Living Building. You can also obtain information on the City of Redmond website at the hyperlink provided below. If you have any additional questions, please let me know. Thank you.

Land Action Notices
http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769

Ben Sticka
Planner | City of Redmond
☎: 425.556.2470 | ✉: bsticka@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: michaell@mkammer.com [mailto:michaell@mkammer.com]
Sent: Monday, April 30, 2018 9:40 AM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: FW: Emerald Heights Courtyard - Independent Living Building proposal (LAND-2017-00951)

Dear Mr. Sticka,

I am a homeowner in the Redmond Education Hill area (10906 177th CT NE), and I am very concerned about the proposed Emerald Heights new building projects.
I am certainly not one to stand in the way of "Progress", however in my opinion, this planned projects by Emerald Heights (Emerald Heights Courtyard - Independent Living Building proposal (LAND-2017-00951) will significantly affect the Education Hill area.

Emerald Heights has been on a significant building program for some time, but until recently did not appear to affect the homeowners as the proposed property improvements were not observable by the homeowners. The new round of projects will cause visual disruption to our neighborhood and will significantly change the face of our area.

Emerald Heights was allowed to re-zone with the clear understanding and promise that they would keep the greenbelt on 179th Ave NE. The proposed actions will change the tone and atmosphere of our neighborhood.
Allowing multi-story buildings in a residential neighborhood will set a precedent that it will be possible to even expand higher and wider, and destroying one of the most highly sought out areas of the Redmond area.

As much as I like the new look of Cleveland Street, I do not desire to live downtown, and I am strongly against transforming Education Hill Into another Multi-Use high-rise area.

Please block this project!

Regards,

Michael Kammer
206-818-2654
10906 177th CT NE
Redmond WA 98052
michaell@mkammer.com

Click here to report this email as spam.

From: Jason Klinke <jasonklinke@gmail.com>
Sent: Monday, April 30, 2018 9:04 PM
To: Benjamin Sticka; Erika Vandenbrande
Cc: Mayor (Internet); Council; City Clerk
Subject: LAND-2017-00951

Dear Mr. Sticka et al,

I am writing to you as a Redmond City resident and Abbey Road homeowner, to voice my opposition to the proposal LAND-2017-00951 submitted by Emerald Heights.

I am also a party of record in this proposal and have attended several design review sessions as a concerned citizen representing my neighborhood and the City.

It has become obvious that this proposal should be rejected for a variety of reasons, some more obvious than others, but any one of these should have prevented this proposal from ever proceeding this far along the approval process. Nevertheless, here is my formal objection for the record and it is not too late for the City to do the right thing here.

This proposal is not compliant with the original 1988 Land Use Approval, and in the absence of any additional land use proposals submitted in full, this is the only plan that should be used as the basis for approving any additions to the Emerald Heights campus. A tall, main building located in the center of the property surrounded by low-level structures was the only documented and approved land use for this facility. Obviously, in this new proposal the construction of a large 3 story structure on the perimeter of the property goes completely against this.

The Abbey Road HOA has been requesting public documents pertaining to this new proposal (in terms of existing approved plans from the 1988 land use approval, and the associated Master Landscape Plan) which have not yet been located or provided. There has been evidence to indicate that these documents would demonstrate that the Master Landscape Plan for Emerald Heights referred to a permanent greenbelt - something that would no longer be possible should this new proposal be approved. At a minimum, no further action should be taken by the City on this matter until such public documents can be located and reviewed in their entirety by the impacted communities.

This proposal has numerous cases of non-compliance with Redmond Zoning Codes. Specifically, RZC 21.08.370.C5(c), RZC 21.08.370, RZC 21.60.020 B.1.b., D.1, 21.60.040 B1, and 21.60.040 B2. The zoning codes call for a retirement residence to be designed to project a residential, rather than institutional appearance. However, it's obvious that this proposal is in clear contrast to such zoning codes - the proposal indicates a much more institutional-style, large scale structure built without matching the character of the neighborhood single-family homes. There are other obvious zoning code violations as well, but honestly I will not detail them here because that is what our elected City officials and representatives are there for: to fairly define, interpret and administer the rules of our City.

I am also very concerned about the lack of a detailed Traffic impact assessment regarding this proposal. The street leading into Emerald Heights has only one gated entrance and a substantial increase in traffic would be apparent during and after the construction of such a facility. The impacts would be long-lasting (likely for the lifetime of most residents in Abbey Road), and with limited roads in the neighborhood this creates a possibility for a traffic-jam inside a single-family neighborhood.

There is no plan for this proposal that would guarantee screening of such a large structure on the perimeter of the property from being visible to anyone walking, biking, or running along 176th. This would greatly detract from the overall character of the neighborhood as a tree-lined boulevard with plenty of greenbelt and landscape screening

between properties. The applicant appears to be considering doing just the minimal amount of landscaping screening possible, with no guarantees that anything would actually have a positive impact. A single row of trees separating the property from the sidewalk would not provide nearly enough screening, on top of also taking decades to actually provide any meaningful potential screening.

Please consider the actions the City takes carefully in this matter and taking into account the concerns, violations, and uncertainty surrounding this proposal as identified above.

I know that many of my fellow neighbors in this neighborhood feel very strongly about this issue and we expect nothing less than the City to uphold its commitments to preexisting land use approvals and to the rule of law.

Sincerely,

Jason Klinke
10825 178th PL NE
Redmond WA 98052
206-270-0398

Click here to report this email as spam.

To: Jason Klinke
Cc: MayorCouncil; Julie Lawton
Subject: RE: LAND-2017-00951

Mr. Klinke,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Jason Klinke [mailto:jasonklinke@gmail.com]
Sent: Monday, April 30, 2018 9:04 PM
To: Benjamin Sticka <bsticka@redmond.gov>; Erika Vandenbrande <EVandenbrande@REDMOND.GOV>
Cc: Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>
Subject: LAND-2017-00951

Dear Mr. Sticka et al,

I am writing to you as a Redmond City resident and Abbey Road homeowner, to voice my opposition to the proposal LAND-2017-00951 submitted by Emerald Heights.

I am also a party of record in this proposal and have attended several design review sessions as a concerned citizen representing my neighborhood and the City.

It has become obvious that this proposal should be rejected for a variety of reasons, some more obvious than others, but any one of these should have prevented this proposal from ever proceeding this far along the approval process. Nevertheless, here is my formal objection for the record and it is not too late for the City to do the right thing here.

This proposal is not compliant with the original 1988 Land Use Approval, and in the absence of any additional land use proposals submitted in full, this is the only plan that should be used as the basis for approving any additions to the Emerald Heights campus. A tall, main building located in the center of the property surrounded by low-level structures was the only documented and approved land use for this facility. Obviously, in this new proposal the construction of a large 3 story structure on the perimeter of the property goes completely against this.

The Abbey Road HOA has been requesting public documents pertaining to this new proposal (in terms of existing approved plans from the 1988 land use approval, and the associated Master Landscape Plan) which have not yet been located or provided. There has been evidence to indicate that these documents would demonstrate that the Master Landscape Plan for Emerald Heights referred to a permanent greenbelt - something that would no longer be possible

should this new proposal be approved. At a minimum, no further action should be taken by the City on this matter until such public documents can be located and reviewed in their entirety by the impacted communities.

This proposal has numerous cases of non-compliance with Redmond Zoning Codes. Specifically, RZC 21.08.370.C5(c), RZC 21.08.370, RZC 21.60.020 B.1.b., D.1, 21.60.040 B1, and 21.60.040 B2. The zoning codes call for a retirement residence to be designed to project a residential, rather than institutional appearance. However, it's obvious that this proposal is in clear contrast to such zoning codes - the proposal indicates a much more institutional-style, large scale structure built without matching the character of the neighborhood single-family homes. There are other obvious zoning code violations as well, but honestly I will not detail them here because that is what our elected City officials and representatives are there for: to fairly define, interpret and administer the rules of our City.

I am also very concerned about the lack of a detailed Traffic impact assessment regarding this proposal. The street leading into Emerald Heights has only one gated entrance and a substantial increase in traffic would be apparent during and after the construction of such a facility. The impacts would be long-lasting (likely for the lifetime of most residents in Abbey Road), and with limited roads in the neighborhood this creates a possibility for a traffic-jam inside a single-family neighborhood.

There is no plan for this proposal that would guarantee screening of such a large structure on the perimeter of the property from being visible to anyone walking, biking, or running along 176th. This would greatly detract from the overall character of the neighborhood as a tree-lined boulevard with plenty of greenbelt and landscape screening between properties. The applicant appears to be considering doing just the minimal amount of landscaping screening possible, with no guarantees that anything would actually have a positive impact. A single row of trees separating the property from the sidewalk would not provide nearly enough screening, on top of also taking decades to actually provide any meaningful potential screening.

Please consider the actions the City takes carefully in this matter and taking into account the concerns, violations, and uncertainty surrounding this proposal as identified above.

I know that many of my fellow neighbors in this neighborhood feel very strongly about this issue and we expect nothing less than the City to uphold its commitments to preexisting land use approvals and to the rule of law.

Sincerely,

Jason Klinke
10825 178th PL NE
Redmond WA 98052
206-270-0398

Click here to report this email as spam.

From: Michelle Hart
Sent: Tuesday, May 1, 2018 9:53 AM
To: Benjamin Sticka
Subject: FW: LAND 2017-00951

Ben,

I do not see that you are copied on this one. Forwarding for your records.

Michelle

Michelle M. Hart, MMC
City Clerk|City of Redmond
425.556.2190 (ph)|www.redmond.gov
MS: 3NFN|15670 NE 85th St.|Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

HOW DID WE DO?: Click here to take survey

(Filling out the short survey will assist us in knowing how better to meet your needs)

From: Alli Gordon
Sent: Tuesday, May 01, 2018 8:41 AM
To: Michelle Hart <MHART@redmond.gov>; Cheryl D. Xanthos <cdxanthos@redmond.gov>
Subject: FW: LAND 2017-00951

FYI from cityclerk@redmond.gov

Alli Gordon
Administrative Specialist – City Clerk's Office | City of Redmond
☎: 425.556.2194 | ✉: agordon@redmond.gov | Redmond.gov
MS: 3NFN | 15670 NE 85th St | Redmond, WA 98052
NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

HOW DID WE DO?: Click here to take a short survey
(Filling out the short survey will assist us in knowing how better to meet your needs)

From: kudryashov@comcast.net <kudryashov@comcast.net>
Sent: Monday, April 30, 2018 10:38 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Steve Fischer <SFISCHER@REDMOND.GOV>
Subject: LAND 2017-00951

Attn:

•Ericka Vandenbrande, Acting Planning Director: Evandenbrande@redmond.gov

•John Marchione, Mayor: mayor@redmond.gov

•City Council Members: Anderson, Burney, Carson, Fields, Margeson, Myers, Padhye: Council@redmond.gov

•Michelle Hart, City Clerk: Cityclerk@redmond.gov

•Steven Fischer, Development Services Planning Manager: sfischer@redmond.gov

Dear City of Redmond Officials,

I am writing in opposition to LAND-2017-00951 as a homeowner/member of the Abbey Road Homeowners Association. We feel the Technical Committee should deny or at the very least delay decisions on this proposal on May 2nd, 2018 for these reasons:

1) Ordinance 1454 outlines the mitigating measures set as conditions of approval which this project violates.

2) Recently uncovered Master Landscape Plans from this ordinance in 1988 clearly designate the area where the ILB and ALB to be built be maintained as "permanent greenbelts". Until the other missing Landscape Plans are recovered, this should serve as the Master Landscape Plan for the intended development of this area and the City should delay decisions until further investigations are completed.

3) While projects of this size apparently are exempt from SEPA, this project failed to disclose critical information that would have environmental impact, clear violations of building codes, would disproportionately increase use of public services relative to that used by the community creating burden. The was falsely answered in the SEPA checklist and operational costs for this increase would be assumed by the revenue generated by taxes by the community and not by EH which is sheltered by their non-profit organization status. There are concerns for the density that these buildings will impose.

4) The architecture of the projects are not consistent that of the surrounding neighborhood of Abbey Road less than 100 feet from the proposed building site.

5) Decisions on the 2010 Rezone by the Hearing Examiner which were made on proposed plans with the ALB being placed in the back of the EH property have been taken advantage of for their gain. The 2010 Rezone documents concerns of planning officials to avoid adverse effects of concentration of such housing: "Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties". This proposal does none of this.

6) Traffic studies have been inadequate and even the 2017 Traffic Study was very superficial and based off of information from the 2010 study. Education Hill has had exponential growth since 2010 and LAND 2017-00951 will further add an additional 1500 trips per day to an already infrastructure taxed community.

Thank you for your time and consideration. This is a wonderful neighborhood filled with a "walking school" Horace Mann Elementary, children, families, and a vibrant engaged diverse community. We call this home. We are requesting the Technical Committee on May 2nd deny or delay the proposal on LAND 2017-00951 until further investigation and grave consideration placed on this project that would affect many now and in the future.

Sincerely,

Andrey Kudryashov and Snezhana Kudryashov

homeowners at Abbey Road HOA

Address: 10814 178th PL NE, Redmond, WA 98052

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:25 PM
To: kudryashov@comcast.net
Cc: Council; Benjamin Sticka; Steve Fischer; Erika Vandenbrande
Subject: RE: LAND 2017-00951

Andrey and Snezhana,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: kudryashov@comcast.net [mailto:kudryashov@comcast.net]
Sent: Monday, April 30, 2018 10:38 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Steve Fischer <SFISCHER@REDMOND.GOV>
Subject: LAND 2017-00951

Attn:

•Ericka Vandenbrande, Acting Planning Director: Evandenbrande@redmond.gov

•John Marchione, Mayor: mayor@redmond.gov

•City Council Members: Anderson, Burney, Carson, Fields, Margeson, Myers, Padhye: Council@redmond.gov

•Michelle Hart, City Clerk: Cityclerk@redmond.gov

•Steven Fischer, Development Services Planning Manager: sfischer@redmond.gov

Dear City of Redmond Officials,

I am writing in opposition to LAND-2017-00951 as a homeowner/member of the Abbey Road Homeowners Association. We feel the Technical Committee should deny or at the very least delay decisions on this proposal on May 2nd, 2018 for these reasons:

1) Ordinance 1454 outlines the mitigating measures set as conditions of approval which this project violates.

2) Recently uncovered Master Landscape Plans from this ordinance in 1988 clearly designate the area where the ILB and ALB to be built be maintained as "permanent greenbelts". Until the other missing Landscape Plans are recovered, this should serve as the Master Landscape Plan for the intended development of this area and the City should delay decisions until further investigations are completed.

3) While projects of this size apparently are exempt from SEPA, this project failed to disclose critical information that would have environmental impact, clear violations of building codes, would disproportionately increase use of public services relative to that used by the community creating burden. The was falsely answered in the SEPA checklist and operational costs for this increase would be assumed by the revenue generated by taxes by the community and not by EH which is sheltered by their non-profit organization status. There are concerns for the density that these buildings will impose.

4) The architecture of the projects are not consistent that of the surrounding neighborhood of Abbey Road less than 100 feet from the proposed building site.

5) Decisions on the 2010 Rezone by the Hearing Examiner which were made on proposed plans with the ALB being placed in the back of the EH property have been taken advantage of for their gain. The 2010 Rezone documents concerns of planning officials to avoid adverse effects of concentration of such housing: "Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties". This proposal does none of this.

6) Traffic studies have been inadequate and even the 2017 Traffic Study was very superficial and based off of information from the 2010 study. Education Hill has had exponential growth since 2010 and LAND 2017-00951 will further add an additional 1500 trips per day to an already infrastructure taxed community.

Thank you for your time and consideration. This is a wonderful neighborhood filled with a "walking school" Horace Mann Elementary, children, families, and a vibrant engaged diverse community. We call this home. We are requesting the Technical Committee on May 2nd deny or delay the proposal on LAND 2017-00951 until further investigation and grave consideration placed on this project that would affect many now and in the future.

Sincerely,

Andrey Kudryashov and Snezhana Kudryashov

homeowners at Abbey Road HOA

Address: 10814 178th PL NE, Redmond, WA 98052

Click here to report this email as spam.

From: akurz@anniekurz.com
Sent: Tuesday, May 1, 2018 5:02 PM
To: Erika Vandenbrande; Mayor (Internet); Council; City Clerk; Benjamin Sticka
Subject: LAND-2017-00951

To the Redmond City Council, Planner, Mayor, and Clerk:

My name is Annie Kurz, a resident of the Abbey Road HOA. I am writing to voice my concern over the proposed plans for the expansions at Emerald Heights Retirement Community. The plans are not in keeping with previous statements of being a good neighbor with anything built in subsequent years to be "like the neighborhood architecture." Plans were in the making for a couple years without any dialogue from EHRC.

Therefore, I ask along with the majority of my neighbors to deny approval of the Courtyard Independent Living facility which is not in accordance with Ordinance 1454 which addressed EHRC permit of 1988. The architecture of this proposed new building is not only not in keeping with our HOA architecture, it will loom high above our street and community, forever changing the feel of our lovely neighborhood. Please at least delay the permit until the Master Landscape Plan can be identified and referred to as a basis for establishing prior determinations of people before business in our neighborhood.

I sincerely appreciate your time and consideration of our community, 26 years strong and determined to maintain a sense of neighborhood first.

Sincerely,

Annie Kurz
17704 NE 107th Ct.
Redmond, WA 98052

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:24 PM
To: akurz@anniekurz.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: LAND-2017-00951

Ms. Kurz,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: akurz@anniekurz.com [mailto:akurz@anniekurz.com]
Sent: Tuesday, May 1, 2018 5:02 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND-2017-00951

To the Redmond City Council, Planner, Mayor, and Clerk:

My name is Annie Kurz, a resident of the Abbey Road HOA. I am writing to voice my concern over the proposed plans for the expansions at Emerald Heights Retirement Community. The plans are not in keeping with previous statements of being a good neighbor with anything built in subsequent years to be "like the neighborhood architecture." Plans were in the making for a couple years without any dialogue from EHRC.

Therefore, I ask along with the majority of my neighbors to deny approval of the Courtyard Independent Living facility which is not in accordance with Ordinance 1454 which addressed EHRC permit of 1988. The architecture of this proposed new building is not only not in keeping with our HOA architecture, it will loom high above our street and community, forever changing the feel of our lovely neighborhood. Please at least delay the permit until the Master Landscape Plan can be identified and referred to as a basis for establishing prior determinations of people before business in our neighborhood.

I sincerely appreciate your time and consideration of our community, 26 years strong and determined to maintain a sense of neighborhood first.

Sincerely,

Annie Kurz

17704 NE 107th Ct.

Redmond, WA 98052

Click here to report this email as spam.

From: Elena Kuznetsova <lena.kuzn@gmail.com>
Sent: Monday, April 30, 2018 10:57 PM
To: City Clerk; Erika Vandenbrande; Mayor (Internet); Council; Benjamin Sticka
Subject: SEPA DNS COMMENTS - LAND-2017-00951

April 30, 2018

RE: LAND-2017-00951

E**merald Heights Courtyard Building Expansion**

Attn:

•Ericka Vandenbrande, Acting Planning Director: Evandenbrande@redmond.gov

•John Marchione, Mayor: mayor@redmond.gov

•City Council Members: Anderson, Burney, Carson, Fields, Margeson, Myers, Padhye: Council@redmond.gov

•Michelle Hart, City Clerk: Cityclerk@redmond.gov

•Steven Fischer, Development Services Planning Manager: sfischer@redmond.gov

Dear City of Redmond Officials,

I am writing in opposition to LAND-2017-00951 as a homeowner/member of the Abbey Road Homeowners Association. We feel the Technical Committee should deny or at the very least delay decisions on this proposal on May 2nd, 2018 for these reasons:

1) Ordinance 1454 outlines the mitigating measures set as conditions of approval which this project violates.
2) Recently uncovered Master Landscape Plans from this ordinance in 1988 clearly designate the area where the ILB and ALB to be built be maintained as "permanent greenbelts". Until the other missing Landscape Plans are recovered, this should serve as the Master Landscape Plan for the intended development of this area and the City should delay decisions until further investigations are completed.
3) While projects of this size apparently are exempt from SEPA, this project failed to disclose critical information that would have environmental impact, clear violations of building codes, would disproportionately increase use of public services relative to that used by the community creating burden. The was falsely answered in the SEPA checklist and operational costs for this increase would be assumed by the revenue generated by taxes by the community and not by EH which is sheltered by their non-profit organization status. There are concerns for the density that these buildings will impose.
4) The architecture of the projects are not consistent that of the surrounding neighborhood of Abbey Road less than 100 feet from the proposed building site.
5) Decisions on the 2010 Rezone by the Hearing Examiner which were made on proposed plans with the ALB being placed in the back of the EH property have been taken advantage of for their gain. The 2010 Rezone documents concerns of planning officials to avoid adverse effects of concentration of such housing: "Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties". This proposal does none of this.
6) Traffic studies have been inadequate and even the 2017 Traffic Study was very superficial and based off of information from the 2010 study. Education Hill has had exponential growth since 2010 and LAND 2017-00951 will further add an additional 1500 trips per day to an already infrastructure taxed community.

Thank you for your time and consideration.

Sincerely,

Elena Kuznetsova

17628 NE 110th Way Redmond WA 98052 (206) 788-5284

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:25 PM
To: lena.kuzn@gmail.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: SEPA DNS COMMENTS - LAND-2017-00951

Elena,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Elena Kuznetsova [mailto:lena.kuzn@gmail.com]
Sent: Monday, April 30, 2018 10:57 PM
To: City Clerk <CityClerk@redmond.gov>; Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Subject: SEPA DNS COMMENTS - LAND-2017-00951

April 30, 2018

RE: LAND-2017-00951

E**merald Heights Courtyard Building Expansion**

Attn:

·Ericka Vandenbrande, Acting Planning Director: Evandenbrande@redmond.gov

·John Marchione, Mayor: mayor@redmond.gov

·City Council Members: Anderson, Burney, Carson, Fields, Margeson, Myers, Padhye: Council@redmond.gov

·Michelle Hart, City Clerk: Cityclerk@redmond.gov

·Steven Fischer, Development Services Planning Manager: sfischer@redmond.gov

Dear City of Redmond Officials,

I am writing in opposition to LAND-2017-00951 as a homeowner/member of the Abbey Road Homeowners Association. We feel the Technical Committee should deny or at the very least delay decisions on this proposal on May 2nd, 2018 for these reasons:

1) Ordinance 1454 outlines the mitigating measures set as conditions of approval which this project violates.
2) Recently uncovered Master Landscape Plans from this ordinance in 1988 clearly designate the area where the ILB and ALB to be built be maintained as "permanent greenbelts". Until the other missing Landscape Plans are recovered, this should serve as the Master Landscape Plan for the intended development of this area and the City should delay decisions until further investigations are completed.
3) While projects of this size apparently are exempt from SEPA, this project failed to disclose critical information that would have environmental impact, clear violations of building codes, would disproportionately increase use of public services relative to that used by the community creating burden. The was falsely answered in the SEPA checklist and operational costs for this increase would be assumed by the revenue generated by taxes by the community and not by EH which is sheltered by their non-profit organization status. There are concerns for the density that these buildings will impose.
4) The architecture of the projects are not consistent that of the surrounding neighborhood of Abbey Road less than 100 feet from the proposed building site.
5) Decisions on the 2010 Rezone by the Hearing Examiner which were made on proposed plans with the ALB being placed in the back of the EH property have been taken advantage of for their gain. The 2010 Rezone documents concerns of planning officials to avoid adverse effects of concentration of such housing: "Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties". This proposal does none of this.
6) Traffic studies have been inadequate and even the 2017 Traffic Study was very superficial and based off of information from the 2010 study. Education Hill has had exponential growth since 2010 and LAND 2017-00951 will further add an additional 1500 trips per day to an already infrastructure taxed community.

Thank you for your time and consideration.

Sincerely,

Elena Kuznetsova

17628 NE 110th Way Redmond WA 98052 (206) 788-5284

Click here to report this email as spam.

From: Kathleen Moore <kafemoore@gmail.com>
Sent: Monday, April 30, 2018 7:29 PM
To: Benjamin Sticka
Subject: Please look carefully at LAND-2017-00951

Dear Mr. Sticka,

As a 25-year resident of Redmond I have for the most part welcomed changes in the city as evidence of growth and prosperity. And I have trusted our democratic processes and rules of law to protect residents' rights in their property and to balance competing interests.

I am concerned, however, that **LAND-2017-00951** –Emerald Heights Courtyard-Independent Living Building does not comply with Redmond zoning code and, if approved in its current form, will degrade the environment and neighborhood and erode trust in our civic processes. While those of us who live in or pass through the Abbey Road neighborhood will be most badly affected by the city failing to enforce its codes, all citizens will suffer. When we see the city selectively applying rules, we lose faith in elected leaders and in the taxpayer-funded staff charged with enforcing those rules.

We residents of Abbey Road do understand that senior housing and care options in our community are important needs for our city to address. We are simply opposed to doing this in an illegal, haphazard, and deceptive way.

I urge you, in your role as planner, to examine the details of Emerald Heights development and to negotiate a Master Planned Development Agreement consistent with our city codes.

Thank you for taking my letter under consideration.

Kathleen Moore
10834 179th Ct NE
Redmond, WA 98052

Click here to report this email as spam.

To: Kathleen Moore
Cc: Julie Lawton
Subject: RE: Please look carefully at LAND-2017-00951

Ms. Moore,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. I have also added a hyperlink, which will direct you to the City's website for updates on both Emerald Heights buildings. Thank you.

LAND USE ACTIONS PAGE
http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769

Ben Sticka
Planner | City of Redmond
☎: 425.556.2470 | ✉: bsticka@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Kathleen Moore [mailto:kafemoore@gmail.com]
Sent: Monday, April 30, 2018 7:29 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Please look carefully at LAND-2017-00951

Dear Mr. Sticka,

As a 25-year resident of Redmond I have for the most part welcomed changes in the city as evidence of growth and prosperity. And I have trusted our democratic processes and rules of law to protect residents' rights in their property and to balance competing interests.

I am concerned, however, that **LAND-2017-00951** –Emerald Heights Courtyard-Independent Living Building does not comply with Redmond zoning code and, if approved in its current form, will degrade the environment and neighborhood and erode trust in our civic processes. While those of us who live in or pass through the Abbey Road neighborhood will be most badly affected by the city failing to enforce its codes, all citizens will suffer.

When we see the city selectively applying rules, we lose faith in elected leaders and in the taxpayer-funded staff charged with enforcing those rules.

We residents of Abbey Road do understand that senior housing and care options in our community are important needs for our city to address. We are simply opposed to doing this in an illegal, haphazard, and deceptive way.

I urge you, in your role as planner, to examine the details of Emerald Heights development and to negotiate a Master Planned Development Agreement consistent with our city codes.

Thank you for taking my letter under consideration.

Kathleen Moore
10834 179th Ct NE
Redmond, WA 98052

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:25 PM
To: kafemoore@gmail.com
Cc: Benjamin Sticka
Subject: RE: Please look carefully at LAND-2017-00951

Ms. Moore,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

As Ben Sticka mentioned in his May 1 reply to you, project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Kathleen Moore [mailto:kafemoore@gmail.com]
Sent: Monday, April 30, 2018 7:10 PM
To: Mayor (Internet) <Mayor@redmond.gov>
Subject: Please look carefully at LAND-2017-00951

Dear Mayor Marchione,

As a 25-year resident of Redmond I have for the most part welcomed changes in the city as evidence of growth and prosperity. And I have trusted our democratic processes and rules of law to protect property rights and to balance competing interests.

I am concerned, however, that **LAND-2017-00951** –Emerald Heights Courtyard-Independent Living Building does not comply with Redmond zoning code and, if approved in its current form, will degrade the environment and neighborhood and erode trust in our civic processes. While those of us who live in or pass through the Abbey Road neighborhood will be most badly affected by the city failing to enforce its codes, all citizens will suffer. When we see the city selectively applying rules, we lose faith in elected leaders and in the taxpayer-funded staff charged with enforcing those rules.

We residents of Abbey Road do understand that senior housing and care options in our community are important needs for our city to address. We are simply opposed to doing this in an illegal, haphazard, and deceptive way.

I urge you, as Mayor to set an example, examine the details of Emerald Heights development and negotiate a Master Planned Development Agreement consistent with our city codes.

Thank you for taking my letter under consideration.

Kathleen Moore
10834 179th Ct NE
Redmond WA 98052

Click here to report this email as spam.

From: Ronald Powell <backstageron@gmail.com>
Sent: Monday, April 30, 2018 10:06 PM
To: Erika Vandenbrande; Mayor (Internet); Council; City Clerk; Benjamin Sticka
Subject: LAND-2017-00951

Dear Ms. Vandenbrande, Mayor Marchione, Michelle Hart, Ben Sticka, and council members,

As a homeowners in Abbey Road, we are writing to state opposition to the expansion of the Emerald Heights Courtyard Independent Living Building without further review and consideration. We are aware that this development plan is not considered to be in compliance with Ordinance 1454 and does not comply with important provisions of the Redmond Zoning Code and Comprehensive Plan. We believe that an approved Mater Landscape Plan should be completed prior to the final sanctioning of this project as it will have so much impact on our neighborhood.

We are quite concerned with proposals that place multistory buildings on the periphery of the Emerald Heights property where their impact will maximally change the character of our neighborhood. But an even greater concern is the problem of the increased density proposed and the corresponding impact upon traffic in our neighborhood that will stem from additional residents and the staff, deliveries and service related trips that will so effect noise and traffic in our quiet neighborhood.

We hope you will see fit to delay further expansion until these factors can be mitigated to the fullest extent possible and that these Emerald Height Expansions are demonstrated to be in robust compliance with all relevant city ordinances.

Thank you for your consideration,

Ronald O. Powell and Susan Gatz-Powell
10810 177th Ct NE Redmond, WA 98052

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:25 PM
To: backstageron@gmail.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: LAND-2017-00951

Ronald and Susan,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Ronald Powell [mailto:backstageron@gmail.com]
Sent: Monday, April 30, 2018 10:06 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND-2017-00951

Dear Ms. Vandenbrande, Mayor Marchione, Michelle Hart, Ben Sticka, and council members,

As a homeowners in Abbey Road, we are writing to state opposition to the expansion of the Emerald Heights Courtyard Independent Living Building without further review and consideration. We are aware that this development plan is not considered to be in compliance with Ordinance 1454 and does not comply with important provisions of the Redmond Zoning Code and Comprehensive Plan. We believe that an approved Mater Landscape Plan should be completed prior to the final sanctioning of this project as it will have so much impact on our neighborhood.

We are quite concerned with proposals that place multistory buildings on the periphery of the Emerald Heights property where their impact will maximally change the character of our neighborhood. But an even greater concern is the problem of the increased density proposed and the corresponding impact upon traffic in our neighborhood that will stem from additional residents and the staff, deliveries and service related trips that will so effect noise and traffic in our quiet neighborhood.

We hope you will see fit to delay further expansion until these factors can be mitigated to the fullest extent possible and that these Emerald Height Expansions are demonstrated to be in robust compliance with all relevant city ordinances.

Thank you for your consideration,

Ronald O. Powell and Susan Gatz-Powell
10810 177th Ct NE Redmond, WA 98052

Click here to report this email as spam.

From: Chris Robison <chris@casarobison.com>
Sent: Tuesday, May 1, 2018 9:37 PM
To: MayorCouncil; Erika Vandenbrande; City Clerk; Benjamin Sticka
Subject: LAND-2017-00951

Hello City of Redmond officials. I am writing to state my opposition to further development at Emerald Heights along the perimeter of the property. Members of our neighborhood, through a public records request, discovered evidence that the governing Land Use documents for the Emerald Heights property limits the construction of tall buildings to the center of the property. Research also suggests that at one point a Master Landscape Plan for the property planned for a permanent greenbelt along the perimeter of the property. If the proper City officials have not had time to fully review these documents, I encourage them to take the time to do so.

I would also think that a three story block long building would be tremendously out of scale with the single-family residences in our Abbey Road Neighborhood. Luckily for us, the City of Redmond even has a Zoning code to ensure that *"The design, scale, and appearance of the development is consistent with the character of the existing and planned neighborhood in which it may be located." Redmond Zoning Code (RZC 21.08.370.D.2).* Though the Design Review Board suggested that the institutional buildings proposed at Emerald Heights are similar in scale as Redmond High School, I would have to rebut that you don't drive through the high school property to get to Emerald Heights, you drive through Abbey Road, a beautiful tree lined street of single family residences to get to Emerald Heights.

This has been an awful situation that has dragged on for about a year. No one in Abbey Road is happy about the conflict we find ourselves in. I would very much hope that the City of Redmond officials would do the right thing and hold Emerald Heights to their original intent of limiting any future building to the center of their property and maintaining the greenbelt along 176th Ave.

Thank you.

Chris Robison
11006 178th CT NE
Redmond, WA 98052

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:24 PM
To: chris@casarobison.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: LAND-2017-00951

Chris,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Chris Robison [mailto:chris@casarobison.com]
Sent: Tuesday, May 1, 2018 9:37 PM
To: MayorCouncil <MayorCouncil@redmond.gov>; Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND-2017-00951

Hello City of Redmond officials. I am writing to state my opposition to further development at Emerald Heights along the perimeter of the property. Members of our neighborhood, through a public records request, discovered evidence that the governing Land Use documents for the Emerald Heights property limits the construction of tall buildings to the center of the property. Research also suggests that at one point a Master Landscape Plan for the property planned for a permanent greenbelt along the perimeter of the property. If the proper City officials have not had time to fully review these documents, I encourage them to take the time to do so.

I would also think that a three story block long building would be tremendously out of scale with the single-family residences in our Abbey Road Neighborhood. Luckily for us, the City of Redmond even has a Zoning code to ensure that

"The design, scale, and appearance of the development is consistent with the character of the existing and planned neighborhood in which it may be located." Redmond Zoning Code (RZC 21.08.370.D.2). Though the Design Review Board suggested that the institutional buildings proposed at Emerald Heights are similar in scale as Redmond High School, I would have to rebut that you don't drive through the high school property to get to Emerald Heights, you drive through Abbey Road, a beautiful tree lined street of single family residences to get to Emerald Heights.

This has been an awful situation that has dragged on for about a year. No one in Abbey Road is happy about the conflict we find ourselves in. I would very much hope that the City of Redmond officials would do the right thing and hold Emerald Heights to their original intent of limiting any future building to the center of their property and maintaining the greenbelt along 176th Ave.

Thank you.

Chris Robison
11006 178th CT NE
Redmond, WA 98052

Click here to report this email as spam.

From: Claudia Schach <cschach@hotmail.com>
Sent: Monday, April 30, 2018 12:24 PM
To: Erika Vandenbrande; Mayor (Internet); Council; City Clerk; Benjamin Sticka
Subject: LAND-2017-00951

Hello,

I am writing in regards to upcoming decision regarding LAND-2017-00951 by the City of Redmond Technical Committee. I would like to voice my strong opposition to any approval of the Emerald Heights Courtyard development as it is planned right now.

The current plans are not complying with the original Land Use Approval of the Emerald Heights Development from 1988 (Ordinance 1454). In this ordinance it clearly states that tall buildings are to be put in the center of the property surrounded by low level structures. This decision was clearly made to assure that the development was blending in with the surrounding residential neighborhood. A three-story building at the perimeter of the property does not follow this requirement.

There is also no guarantee that the proposed landscaping will screen the building over time. There simply isn't a large enough setback to have enough landscape to screen this institutional looking building from the houses across the street or people walking along the Abbey Road boulevard (176th). This is especially a concern during the Winter months when the trees will be barren. If you look at other institutional building on Education Hill, they are set back a lot further (St. Jude's, RHS) to mitigate their visual impact on the neighborhood.

I know senior housing is needed in our area. But I am asking that Emerald Heights or any other developer adhere to previous agreements and current Redmond Zoning Codes (such as RZC 21.08.370).

As a resident of Abbey Road right across from Emerald Heights, my family will be directly affected by the new proposed building(s). When we moved to this neighborhood 16 years ago, we did so because of all the green spaces and beautiful trees. We enjoy walking and running along the "Boulevard" as we call it (aka 176th). It is peaceful and a gem in an area where more and more green spaces are being lost to development.

Sincerely,

Claudia Schach

10802 177th Ct NE
Redmond, WA 98052

Click here to report this email as spam.

From: Claudia Schach <cschach@hotmail.com>
Sent: Tuesday, February 27, 2018 8:29 PM
To: MayorCouncil; Benjamin Sticka; City Clerk
Subject: LAND-2017-00915 Emerald Heights Courtyard

Hello,

I am writing to you to express my strong concerns regarding the recent approval of the Emerald Heights Courtyard project by the City's Design Review Board. I live in the Abbey Road neighborhood within 500' of the proposed building.

Before I state my concerns with this project, I want to make it clear that I am not opposed to Emerald Heights expanding its facilities. Senior housing is clearly needed in our area and until now there has never been opposition by our neighborhood to any of Emerald Heights' previous expansions.

But I am very concerned about the way Emerald Heights is going about this expansion and in particular about the design of this planned project. This new building looks like a medical/ office building or one of the new apartment buildings in downtown Redmond. It does NOT look like it belongs in a single-family-home neighborhood like Abbey Road. The new modern design and three-story size do not allow for a gradual transition from our traditional neighborhood. And while I appreciate the effort by Emerald Heights to screen the building from view, it will take many years before those few newly planted trees will be mature enough to fulfill their purpose.

In fact, the design of this new building clearly seems in violation of the Redmond Zone Code 21.60.040 B2 on Citywide Design Standards - Building scale:

> *2(a)(i) Intent: To ensure new development is compatible with the goals for the neighborhood and with architectural scale [scale of the buildings] in relation to surrounding development and character of those surrounding developments that meet the intent of the City's design review criteria;*
> *2(a)(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevation visible from streets or pedestrian routes.*
> *2(b) Figure 21.60.040G – Shows a drawing of a façade modulation (building is stepped back) and pitched roofs to help reduce apparent bulk of the building. It shows that a flat (or straight up building) and a flat roof is to be avoided.*

There are several ways in which Emerald Heights could mitigate the visual impact of this building on the surrounding neighborhood.

- make the upper-level of the building facing Abbey Road stepped-back
- increase the size of the landscape area used to screen the buildings from the street and require Emerald Heights to plant already mature trees.

I am still hopeful that a design compromise can be found that will allow Emerald Heights to expand while maintaining the character of our neighborhood. I completely understand that our city is growing and changing but lets not destroy our existing neighborhoods in the process.

Sincerely,

Claudia Schach

cschach@hotmail.com

10802 177th Ct NE
Redmond, WA 98052

Click here to report this email as spam.

To: Claudia Schach
Cc: mayor@redmond.gov; Julie Lawton
Subject: RE: LAND-2017-00915 Emerald Heights Courtyard

Ms. Schach,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with both the applicant and Mayor's office, in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Claudia Schach [mailto:cschach@hotmail.com]
Sent: Tuesday, February 27, 2018 8:29 PM
To: MayorCouncil <MayorCouncil@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>; City Clerk <CityClerk@redmond.gov>
Subject: LAND-2017-00915 Emerald Heights Courtyard

Hello,

I am writing to you to express my strong concerns regarding the recent approval of the Emerald Heights Courtyard project by the City's Design Review Board. I live in the Abbey Road neighborhood within 500' of the proposed building.

Before I state my concerns with this project, I want to make it clear that I am not opposed to Emerald Heights expanding its facilities. Senior housing is clearly needed in our area and until now there has never been opposition by our neighborhood to any of Emerald Heights' previous expansions.

But I am very concerned about the way Emerald Heights is going about this expansion and in particular about the design of this planned project. This new building looks like a medical/ office building or one of the new apartment buildings in downtown Redmond. It does NOT look like it belongs in a single-family-home neighborhood like Abbey Road. The new modern design and three-story size do not allow for a gradual transition from our traditional neighborhood. And while I appreciate the effort by Emerald Heights to screen the building from view, it will take many years before those few newly planted trees will be mature enough to fulfill their purpose.

In fact, the design of this new building clearly seems in violation of the Redmond Zone Code 21.60.040 B2 on Citywide Design Standards - Building scale:

2(a)(i) Intent: To ensure new development is compatible with the goals for the neighborhood and with architectural scale [scale of the buildings] in relation to surrounding development and character of those surrounding developments that meet the intent of the City's design review criteria;
2(a)(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevation visible from streets or pedestrian routes.
2(b) Figure 21.60.040G – Shows a drawing of a façade modulation (building is stepped back) and pitched roofs to help reduce apparent bulk of the building. It shows that a flat (or straight up building) and a flat roof is to be avoided.

There are several ways in which Emerald Heights could mitigate the visual impact of this building on the surrounding neighborhood.

- make the upper-level of the building facing Abbey Road stepped-back
- increase the size of the landscape area used to screen the buildings from the street and require Emerald Heights to plant already mature trees.

I am still hopeful that a design compromise can be found that will allow Emerald Heights to expand while maintaining the character of our neighborhood. I completely understand that our city is growing and changing but lets not destroy our existing neighborhoods in the process.

Sincerely,

Claudia Schach

cschach@hotmail.com

10802 177th Ct NE
Redmond, WA 98052

Click here to report this email as spam.

From: John Marchione
Sent: Tuesday, May 1, 2018 9:58 AM
To: cschach@hotmail.com
Cc: Benjamin Sticka; Council; Erika Vandenbrande
Subject: RE: LAND-2017-00951

Ms. Schach,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

On February 16, 2018, the City reinstated both building permits and the land use permit for the Assisted Living proposed project, giving Emerald Heights until August 16, 2018, to provide some additional information on its project. Emerald Heights is making adjustments based on community feedback, addressing aspects like the number of units, building design, and tree mitigation. Once the plans are resubmitted, the City can continue permit review.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Claudia Schach [mailto:cschach@hotmail.com]
Sent: Monday, April 30, 2018 12:24 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND-2017-00951

Hello,

I am writing in regards to upcoming decision regarding LAND-2017-00951 by the City of Redmond Technical Committee. I would like to voice my strong opposition to any approval of the Emerald Heights Courtyard development as it is planned right now.

The current plans are not complying with the original Land Use Approval of the Emerald Heights Development from 1988 (Ordinance 1454). In this ordinance it clearly states that tall buildings are to be put in the center of the property surrounded by low level structures. This decision was clearly made to assure that the development was blending in with the surrounding residential neighborhood. A three-story building at the perimeter of the property does not follow this requirement.

There is also no guarantee that the proposed landscaping will screen the building over time. There simply isn't a large enough setback to have enough landscape to screen this institutional looking building from the houses across the street or people walking along the Abbey Road boulevard (176th). This is especially a concern during the Winter months when the trees will be barren. If you look at other institutional building on Education Hill, they are set back a lot further (St. Jude's, RHS) to mitigate their visual impact on the neighborhood.

I know senior housing is needed in our area. But I am asking that Emerald Heights or any other developer adhere to previous agreements and current Redmond Zoning Codes (such as RZC 21.08.370).

As a resident of Abbey Road right across from Emerald Heights, my family will be directly affected by the new proposed building(s). When we moved to this neighborhood 16 years ago, we did so because of all the green spaces and beautiful trees. We enjoy walking and running along the "Boulevard" as we call it (aka 176th). It is peaceful and a gem in an area where more and more green spaces are being lost to development.

Sincerely,

Claudia Schach

10802 177th Ct NE

Redmond, WA 98052

Click here to report this email as spam.

From: Lisa Sheffield <lisa@kellysheffield.com>
Sent: Saturday, February 24, 2018 11:22 AM
To: MayorCouncil; Benjamin Sticka; City Clerk
Subject: Project name: Emerald Heights Courtyard File number: LAND-2017-009

Hello, I am one of the Abbey Road homeowners who received the packet informing me that I'm within 500' of another Emerald Heights project in the works.

I am not in favor of this project nor any of the new Emerald Heights construction projects. I did not buy my house with the intent to have any 3 story medical type building basically in my backyard. This project, like the others, involve cutting down a significant number of trees and it does not appear to be any guarantee that there will be enough evergreen trees to screen the building.

I hope you understand our concern about building such a tall building which does not appear to keep the character of our neighborhood. These additional building permits also jeopardize our privacy and I do not want a three story building EVER along 176th.

Sincerely,

Lisa Sheffield at 10835 177th CT NE

Click here to report this email as spam.

From: Kelly Sheffield <sheffieldkelly@live.com>
Sent: Tuesday, May 1, 2018 10:06 PM
To: Mayor (Internet); City Clerk; Council; Benjamin Sticka; Erika Vandenbrande
Subject: Regarding LAND-2017-00951

Mayor Marchione, City Council members, Ericka Vandenbrande, Michelle Hart and Ben Sticka,

My name is Kelly Sheffield and I live with my family on 177th CT NE, directly across from the NE side of Emerald Heights. I would like to start off by stating that I am in no way against Emerald Heights expanding to accommodate the needs of their clients and the community. I am just in opposition of the plan to build the Courtyard - independent living building (and the future planned assisted living building). The proposed independent living building does not comply with the provisions of the Redmond Zoning Code and Comprehensive plan.

I am asking that you all consider denying approval of Emerald Heights' Courtyard - Independent Living Building or at the very least, please consider delaying the permit and any further expansion until there is a Master Planned Development Agreement. I feel strongly that this new building (and the future planned assisted living building will greatly impact the Abbey Road neighborhood in a significantly negative way.

I am sure a number of my neighbors have already sent emails detailing the many points of contention so I will not share the same list. I will simply state that we have lived in our home for 13 years and have considered Emerald Heights to be a fine component of our neighborhood. It has blended in very cohesively with the Abbey Road community for all these years and vice versa. If the ISL and ASL buildings are approved and ultimately end up being constructed in their proposed locations our neighborhood feel will dramatically change. I will personally be staring at a three story building from my bedroom window and will have my backyard consumed by a three story building that will be impossible to confuse with anything other than a commercial building. My neighborhood feel will be gone and I will have a constant daily reminder. There is absolutely no reason why these buildings cannot be located on other locations within the Emerald Heights property so that the impact to the neighborhood can be net zero.

I appreciate your time in reading my email and considering my viewpoint.

Respectfully,

Kelly Sheffield

10835 177th CT NE

Redmond

Click here to report this email as spam.

To: Lisa Sheffield
Subject: RE: Project name: Emerald Heights Courtyard File number: LAND-2017-009

Ms. Sheffield,

Thank you for your email regarding the proposed Independent Living Bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you are a part of record please note, you will receive any decisions related to this project. If you are not a party of record, please email me your full mailing address. If you have any additional questions or comments, please let me know. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Lisa Sheffield [mailto:lisa@kellysheffield.com]
Sent: Saturday, February 24, 2018 11:22 AM
To: MayorCouncil <MayorCouncil@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>; City Clerk <CityClerk@redmond.gov>
Subject: Project name: Emerald Heights Courtyard File number: LAND-2017-009

Hello, I am one of the Abbey Road homeowners who received the packet informing me that I'm within 500' of another Emerald Heights project in the works.

I am not in favor of this project nor any of the new Emerald Heights construction projects. I did not buy my house with the intent to have any 3 story medical type building basically in my backyard. This project, like the others, involve cutting down a significant number of trees and it does not appear to be any guarantee that there will be enough evergreen trees to screen the building.

I hope you understand our concern about building such a tall building which does not appear to keep the character of our neighborhood. These additional building permits also jeopardize our privacy and I do not want a three story building EVER along 176th.

Sincerely,

Lisa Sheffield at 10835 177th CT NE

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:24 PM
To: sheffieldkelly@live.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: Regarding LAND-2017-00951

Ms. Sheffield,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Kelly Sheffield [mailto:sheffieldkelly@live.com]
Sent: Tuesday, May 1, 2018 10:06 PM
To: Mayor (Internet) <Mayor@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Council <Council@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>; Erika Vandenbrande <EVandenbrande@REDMOND.GOV>
Subject: Regarding LAND-2017-00951

Mayor Marchione, City Council members, Ericka Vandenbrande, Michelle Hart and Ben Sticka,

My name is Kelly Sheffield and I live with my family on 177th CT NE, directly across from the NE side of Emerald Heights. I would like to start off by stating that I am in no way against Emerald Heights expanding to accommodate the needs of their clients and the community. I am just in opposition of the plan to build the Courtyard - independent living building (and the future planned assisted living building). The proposed independent living building does not comply with the provisions of the Redmond Zoning Code and Comprehensive plan.

I am asking that you all consider denying approval of Emerald Heights' Courtyard - Independent Living Building or at the very least, please consider delaying the permit and any further expansion until there is a Master Planned Development Agreement. I feel strongly that this new building (and the future planned assisted living building will greatly impact the Abbey Road neighborhood in a significantly negative way.

I am sure a number of my neighbors have already sent emails detailing the many points of contention so I will not share the same list. I will simply state that we have lived in our home for 13 years and have considered Emerald Heights to be a fine component of our neighborhood. It has blended in very cohesively with the Abbey Road community for all these years and vice versa. If the ISL and ASL buildings are approved and ultimately end up being constructed in their proposed locations our neighborhood feel will dramatically change. I will personally be staring at a three story building from my bedroom window and will have my backyard consumed by a three story building that will be impossible to confuse with anything other than a commercial building. My neighborhood feel will be gone and I will have a constant daily reminder. There is absolutely no reason why these buildings cannot be located on other locations within the Emerald Heights property so that the impact to the neighborhood can be net zero.

I appreciate your time in reading my email and considering my viewpoint.

Respectfully,

Kelly Sheffield

10835 177th CT NE

Redmond

Click here to report this email as spam.

From: Keven Smith <k5smith500@msn.com>
Sent: Monday, April 30, 2018 8:13 PM
To: Benjamin Sticka
Subject: FW: Reference: LAND-2017-00951
Attachments: LAND 2017-00951 Opposition - Abbey Road HOA.pdf; 2018 04 23 Newman to Technical Review Committee.pdf

Dear Ben,

A year ago, I sent an email raising concerns about Emerald Heights plans to construct a new building that would have a significant negative impact on the Abbey Road neighborhood. Now, I understand there is an alternative construction plan that continues to violate the underlying 1988 land use approval and the current zoning codes affecting Emerald Heights and the Abbey Road neighborhood. I am writing to voice my opposition to the LAND-2017-00951 proposal. The attached documents document more than adequate reasons to reject Emerald Heights proposal for the Courtyard Assisted Living Facility.

It is important that our city listen to the neighbors who are most affected by these plans.

Sincerely,

Keven D. Smith
Homeowner at
10807 179th CT NE
Redmond, WA 98052

Sent from Mail for Windows 10

Click here to report this email as spam.

BRICKLIN & NEWMAN LLP
lawyers working for the environment

Reply to: Seattle Office

April 23, 2018

VIA E-MAIL TO_____

Technical Review Committee
Planning Department
15670 NE 85th Street
PO Box 97010
Redmond, WA 98073-9710

Re: Emerald Heights Courtyard Site Plan Entitlement Application, File No. LAND-2017-00951

Dear Review Committee:

I am writing on behalf of the Abbey Road Homeowner's Association (Abbey Road HOA) to comment on the proposed Emerald Heights Courtyard Site Plan Entitlement Application, File No. LAND-2017-00951. With that project, Emerald Heights is proposing construction of an Independent Living Building within the existing Senior Living Campus at 10901 176th Circle NE.

The Courtyard Independent Living Building (Courtyard), as proposed, blatantly violates legal conditions that limit development on this property. Pursuant to the original, underlying decision that approved the retirement campus in 1988, large buildings must be constructed in the center of the site and cannot be built along the perimeter of the site. The perimeter of the site can be developed only with low-level, one-story buildings (such as carports). Furthermore, the site must be surrounded by a greenbelt of existing, preserved vegetation. In clear violation of these conditions, Emerald Heights is proposing to build a very large (100,345 square feet) three-story independent living building with 42 residential units along the south perimeter of the campus. Because the Courtyard proposal violates the conditions of development that were required with the original approval of the use of the site, the Technical Review Committee, as a matter of law, cannot approve this proposal.

The use of this site as a retirement community was originally approved in November 1988 with Ordinance 1454. With the passage of Ordinance 1454, the Redmond City Council granted approval of a Special Development Permit (SDP – 87-9)[1] and Planned Unit Development (PUD #48) for a 308-unit retirement residence, including a 60-bed skilled nursing care facility and 30 personal care rooms on the site. *See enclosed* Ordinance No. 1454. In order to construct and operate retirement residences on the site, the applicant was required to obtain a Special Development Permit. *See*

[1] The Special Development Permit (SDP) was renamed to the current Conditional Use permit and thus is the modern-day equivalent of the CUP. *See* Ordinance 2102 – Exhibit A, Attachment 3.

Ordinance 1334. The PUD was sought to allow the applicant to increase the height of its buildings over the 30' height limit (at the time) so that the main building could be three stories high. The intent of the PUD was to promote creativity in site layout and design and allow flexibility in the application of the standards for commercial, industrial, and residential development in order to protect and enhance environmental features and provide other public benefits. *See* Ordinance 1183 (20C.20.335(15)). The height limit waiver allowed the developer to build to an additional height of 7.5' with the main building and 4' taller with the wings than what was allowed by the code at the time. The flexibility in applying the regulations was meant to, among other things, ensure protection of the residential neighbors against adverse aesthetic and view impacts from the development.

The City Council approved the "development plan for Emerald Heights PUD No. 48 as contained in City file SDP-87-9" subject to several specific legal conditions in Ordinance 1454. The maps, surveys, plans, and documents that we have seen so far that are within the City file SDP-87-9 show, without question, that the large buildings were required to be built in the center of the site and only low-level buildings (such as carports and cottages) were allowed along the perimeter of the site. The site plans from the file that we have seen so far show that the overall plan for development of the site was to build single-story carports in the very spot that is now the subject location of the Courtyard building. A Landscape Master Plan from the 1987-88 file that the City has provided to us so far requires that the "perimeter of the site and the west side acreage will be maintained as a permanent greenbelt."[2]

The conditions of approval that were required by the City were meant to ensure that the project could be developed in a manner that would not be detrimental to any of the surrounding properties. Hearing Examiner Recommendation (Jun. 22, 1988) at 7. In addition, they were meant to mitigate the impacts of allowing a waiver of the height limits via the PUD approval in the center of the site. The applicant formally agreed to be bound by all of the conditions. *See* City of Redmond Final Approval Order for Special Development and Planned Unit Development Permit, Emerald Heights SDP-87-9/PUD No. 40A. The Final Approval Order, in which those conditions were attached, was required by law to be recorded as a covenant appearing on the deed to the property. *See* Ordinance 1334.

Among many other conditions, SEPA mitigating measures listed in Exhibit O (Attachment 1) were expressly incorporated as conditions of approval. *See* Ordinance 1454, Exhibit A at 2 (§ I). One of those conditions, as described in Exhibit O, includes:

> Clustering the retirement center in the central, flattest portion of the site results in a substantially increased amount of natural open space.

---

[2] As I describe below in more detail, Abbey Road HOA has been attempting to obtain documents on file from the City that are relevant to this proposal for long time. The document production is still in progress, but so far, in addition to other documents, the City has produced a landscape master plan from the 1987-88 application file. That landscape plan shows a development plan for the site that is slightly different from the development plan that was ultimately approved (cottages shown on that plan in the eastern portion of the site were moved to the western portion of the site). We are anticipating receiving a copy of an updated landscape plan (showing the configuration that was approved) from the City in the near future as is explained below.

> This clustering would also locate the retirement center as far as possible from the single-family uses on neighboring land. . .
>
> The main building is located near the center of the property, at least 650 feet from the nearest existing house. The one-story duplexes and carports, which are more in scale with the surrounding development, would be located on the perimeter of the retirement center, where they would be the more visible elements. The cottages would be over 400 feet from the nearest existing house. . . .

Ordinance No. 1454, Exhibit O (Attachment 1). The intent of this condition in the "aesthetics" section was to reduce the visual impact of the complex on surrounding neighborhoods. The mitigating measures in Exhibit O also referred explicitly to the landscape plan in the file and called for maintaining existing vegetation in areas throughout both the retirement center and the single-family subdivision.

Over the years, there have been additional enhancements made to the facility, such as a fitness center, a multi-purpose building, and Trailside Independent Living building. In 2010, the City approved a development guide amendment (DGA) changing the zoning of the 38 acre Emerald Heights property from R-4 to R-6 in order to allow for increased density on the site. With the R-4 zoning, the property could contain a maximum of 456 residential units, but with the R-6 zoning, the property could contain a maximum of 684 residential units.

Now, Emerald Heights is proposing to build a new 100,345 square feet, three-story independent living building with 42 residential units along the south perimeter of the campus instead of the requisite one-story carports that are shown in that location on the 1988 Master Plan. That is clearly inconsistent with the City Council approval and conditions set forth in Ordinance 1454. For this reason alone, the proposal should be denied. The height, bulk, and scale of this proposed building along the perimeter is not allowed by the development restrictions on the site. The original campus proposal as presented to and approved by the City in 1988 showed that there would be low level carports at the location where the Courtyard building is proposed. It also showed a preserved greenbelt along the perimeter to provide a clear protection from adverse impacts to the single-family homes in the Abbey Road HOA. The approval expressly required that the retirement center be clustered in the central, flattest portion of the site so that the retirement center would be as far as possible from the single-family uses on neighboring land. Ordinance No. 1454, Exhibit O (Attachment 1). The approval expressly required that the main building be located near the center of the property, at least 650 feet from the nearest existing house. *Id.* It said, in no uncertain terms that the one-story duplexes and carports, which are more in scale with the surrounding development, would be located on the perimeter of the retirement center, where they would be the more visible elements. *Id.*

There can be no dispute that the conditions that were placed on this campus development in 1988 apply to the Courtyard proposal and require denial of that proposal. Unless and until a new plan for development is approved by the City for this campus via the proper process, the 1988 plan and approval and conditions continue to apply to all proposals for development of this property.

Retirement residences are not an outright permitted use in this residential zone. According to the current Redmond Code, a developer must go through the subdivision or binding site plan process per RZC 21.08.370 when a developer is proposing retirement residences in a residential zone. If the developer does not plan to subdivide and/or does not plan to sell units as condominiums, then the developer must go through the conditional use process for approval of the retirement residence. *Id.*[3]

But Emerald Heights is not going through the site plan or conditional use process for the Courtyard proposal. Instead of requiring that Emerald Heights obtain a conditional use permit as required by code, the City is allowing Emerald Heights to utilize the Site Plan Entitlement process, which is required for a private proposal for new construction where the proposed use is a permitted use. RZC 21.76.070(Y). In fact, I have been told that all of the expansion projects on the property since the 1988 approval (such as the fitness center, multi-purpose building and Trailside Independent Living building) have been developed under the Site Plan Entitlement Process.

This means that there is an assumption being made, whether implicit or explicit, that the Council's original approval of the Special Development Permit (SDP – 87-9) and Planned Unit Development (PUD #48) in Ordinance 1454 is, to this day, the source of approval of the use of the site with retirement residences. The City has allowed Emerald Heights to utilize the Site Plan Entitlement process on the apparent grounds that the 1988 approval still stands today.

It is important to note here that the 2010 zoning amendment did not constitute an approval of the "use" of the site as a retirement community, rather it was a development guide amendment (DGA) that changed the zoning of the 38 acre Emerald Heights property from R-4 to R-6 in order to allow for increased density on the site. The 1988 decision is the underlying approval of the use and approval of the specific plan for development of the site. The 2010 decision increased the density of dwelling units that is allowed on the site. The conditions that were attached to both the 1988 decision and the 2010 decision both apply to restrict development of the site, but the 1988 decision addresses the uses that are allowed and the specific plan to be followed.

This leads to the indisputable conclusion that all of Emerald Heights' development proposals on this campus must be consistent with the conditions of the 1988 approval. Because this specific proposal is not consistent with those conditions, it should be denied. If the City or the Applicant takes the position that the 1988 conditions do not apply, then Emerald Heights must go through a master development agreement process and conditional use permit process instead of the Site Entitlement Process.

And on a final note, it is critical for the Technical Review Committee to be aware that the City has not produced all of the relevant documents regarding the 1988 approval to Abbey Road HOA yet. The HOA has put in both broad and specific record requests since July, 2017 seeking

---

[3] In this case, Emerald Heights has recorded a condominium sale prohibition covenant on the property, thereby confirming that no dwelling unit in or on the property may be sold as a condominium unit. As a result, the conditional use process would be required by the code.

documentation on the history of the Emerald Heights property. Initial requests were fulfilled with scanned documentation. However, it became apparent to the HOA that significant information was still missing from that original production. Subsequent efforts by the City have produced numerous batches of documents from their off-site storage facility which HOA members reviewed immediately upon receipt. The last batch of documentation was reviewed on Monday, April 16th and included only page one of a site plan that was received by the City on Aug 2, 1988 and referenced a master landscape plan on an index. The City is still searching for the remaining pages of this set and any other evidence of the approved landscape plan.

Ultimately, this means that the Abbey Road HOA has not had a meaningful opportunity to review and comment on all of the historic documents that are relevant to this proposal yet. There may be additional critical information about and restrictions on development of the Emerald Heights campus in the additional documents that are in City file SDP-87-9 that speak to the issues presented by this proposal.

We request that the Review Committee not make a decision on this proposal until Abbey Road HOA has had an opportunity to review the final approved master landscape plan, as well as the full set of attached drawings that were received by the City on Aug 2, 1988, is produced by the City. We request the right to submit additional comments to the extent that these materials provide important insight into the decision on the Courtyard proposal. As I believe it should be obvious, the City should not make a decision on this Proposal without being fully aware of all of the information that is relevant to and associated with the underlying 1988 approval.

Thank you for consideration of my comments.

Very truly yours,

BRICKLIN & NEWMAN, LLP

Claudia M. Newman

CMN:psc

cc: Abbey Road Homeowners Association

Attn: Ben Sticka, Planner
City of Redmond
15670 NE 85th Street
Redmond, WA 98073-9710

Cc: Erika Vandenbrande, Acting Planning Director
John Marchione, Mayor
City Council Members; Anderson, Birney, Carson, Fields, Margeson, Myers, Padhye
Michelle Hart, City Clerk

April 23, 2018

Re: Emerald Heights Courtyard (LAND-2017-00951)

Dear Mr. Sticka,

We are writing on behalf of the Abbey Road Homeowners Association to register our opposition to **LAND-2017-00951 –** Emerald Heights Courtyard – Independent Living Building. We are asking the City to deny this proposal for a variety of reasons that encompass non-compliance with the underlying 1988 land use approval, non-compliance with current zoning codes and our belief that the City has not adequately analyzed the long-term implications of this building. More importantly, there is no evidence that the Hearing Examiner and subsequently, the City Council, took into consideration the underlying 1988 land use approval, Ordinance 1454, in their decision process when they approved the 2010 Rezone. Therefore, we believe the City should not approve any additional expansion in the Emerald Heights complex until it has negotiated a Master Planned Development Agreement or similar agreement.

We want to reiterate that we do not seek to deny the current residents of Emerald Heights the services that they have contracted for and long sought. In fact, our neighborhood did not stand in the way when Emerald Heights sought to increase its density in 2010. As documented in its rezone application and verbalized in public testimony, Emerald Heights said all the right things to reassure City staff and our elected officials that it understood the special obligations placed on retirement residences under **RZC 21.08.370**. Today we do not understand what is driving Emerald Heights to push expansion in a way that jeopardizes its reputation for integrity.

Non-Compliance with 1988 land use approval

Based our analysis of Ordinance 1454, the Trailside Independent Living Building should never have been allowed to be built in its current location. Allowing the Courtyard Independent Living Building in the greenbelt is compounding the error. The Courtyard building should be relocated. When Emerald Heights sought a Special Development Permit and Planned Unit Development in 1988, as finalized in Ordinance 1454, there were numerous mitigating measures set as conditions of approval in Exhibit O, Attachment 1. The mitigating measures were the result of a special Addendum to an Environmental Impact Statement and were aimed at minimizing the visual impact of the development on surrounding neighborhoods and retaining natural vegetation. Since the mitigating measures were attached under SEPA, these are substantial requirements that set the general conditions for property development moving forward. Therefore, a three-story structure in the proposed location is not in compliance with Ordinance 1454.

These mitigating measures reflected the concerns in the community over the potential approval of a large facility in the middle of an area with existing and developing single-family housing. These concerns were also reflected in Ordinance 1334 that was passed six months before Emerald Heights was approved.

Please see the attached analysis, provided by our land use attorney, Claudia Newman, that establishes the 1988 approval as the foundational agreement and the mitigating measures as requirements that still apply today.

Delay decision until Master Landscape Plan located

The mitigating measures in Ordinance 1454 state "the proposal includes a landscape plan." We respectfully request the Technical Committee delay any decision on the project until the City finds and produces the approved Master Landscape Plan that was referenced in Ordinance 1454. We have evidence to believe that it contains wording that the perimeter of the property will remain a permanent greenbelt.

On November 6, 1987, the City of Redmond stamped as received a ten-page set of drawings that included a master landscape plan that referenced a permanent greenbelt. This set of drawings was referenced as exhibits in the Technical Committee Report to the Hearing Examiner on May 27, 1988. However, the site plan was revised when a road was added that circled Emerald Heights to the north to connect to 116th. Page one of a revised set of drawings that reflected the final configuration was received by the City on August 2, 1988. It listed a Master Landscape Plan on the index. Both sets of plans were drawn on the same day by the same person by the same company, but one was marked received months after the other.

We discovered the August 2, 1988 site plan on Monday, April 16th, while reviewing a newly arrived package of Emerald Heights related documentation from a public records request. We have put in a new record request to locate the missing remaining pages. These records contain critical information that the Technical Committee should review prior to scheduling a meeting to approve this permit.

No evidence that City made any effort to review the conditions set forth in Ordinance 1454

We have not found evidence that City staff or the City attorney made any effort to review compliance with Ordinance 1454 prior to approving the Trailside Independent Living Building and today, the proposed Courtyard Independent Living Building. Where does the City identify any restrictions that have been placed on the land? From the view of citizens new to land use decisions, this seems to be a serious flaw in the Site Pan Entitlement Process.

SEPA Categorical Exemption not properly applied

We submitted a detailed response to the SEPA DNS decision and were stunned to learn after the fact that the project was categorically exempt. We believe this exemption is in error. Singularly, the Courtyard Independent Living Build may be exempted from SEPA. However, the Applicant has two proposals on the SAME SITE currently under review by the City. These projects are interconnected and when viewed together, exceed the threshold for exemption.

Adverse impacts not adequately analyzed: Non-compliance with Redmond Zoning Code

RZC 21.08.370 -Purpose states that "other uses" need to be protected from the adverse impacts which may otherwise occur as a result of traffic, a concentration of people and from buildings that may otherwise be out-of-scale with the area in which they are located. Our neighborhood of single-family housing constitutes an "other use."

RZC 21.08.370.C5(c) states that in the R-4 through R-12 zones, no retirement residence shall be located adjacent to another retirement residence development to avoid the adverse effects of a concentration of such housing. Concern over too much concentration in one neighborhood goes back to 1986 when this piece of code was first passed as part of Ordinance 1334. At that time, private development of the forested DNR site was looming. The question is, did the City Council in 1988 envision a single retirement center that could soon have over 750,000 sq. feet and still growing? Did it envision a complex ringed by three-story buildings? Is the City allowing Emerald Heights to skirt the intent of this law when the City would not allow two small retirement residences to build next to one another?

In the Design Standards Checklist for this proposal, the Applicant likes to point out that there are several large institutional buildings on the top of Education Hill – schools and a church. This appears to be justification for adding one more. That makes our point: How many more large institutional buildings should one neighborhood be forced to bear?

When Emerald Heights received approval in 1988, it was for a 308-unit retirement residence that included a 60-bed skilled nursing unit and 30 personal care rooms including 24 units located in twelve single-story duplexes. There was no talk of expansion beyond this vision. In its 2010 Rezone application Emerald Heights dramatically altered that vision, with a projected 608 units at full build-out with the capacity to build to 684 units. If you estimate that 25% of the Independent Living units will have double occupancy, that is well over 700 people onsite not including staff. At full expansion, according to Emerald Heights analysis, it will responsible for over 1500 car trips per day through the neighborhood (*Source: Heffron Transportation, February 2010.).* including more delivery trucks, moving vans and other support vehicles. We now have a situation where the Applicant is pushing its concentration to the edges of its property.

The Applicant would have you believe that this is just a stand-alone project. However, the impact of this proposal is far greater than just this single building. Emerald Heights is a Continuing Care Retirement Community. <u>The addition of this new Independent Living building will by contractual commitment create the need for future assisted living and skilled nursing services.</u> The proposed building is not replacing an existing independent living facility but adding capacity that increases the number of healthy individuals residing at Emerald Heights today. Many of these residents will eventually need to relocate to the Assisted Living and Skilled Nursing facilities on the property as they age in place. In addition, we know this building is directly linked to the proposed Assisted Living Building. The Applicant has been vocal that the income generated by this building is needed to construct and/or support the proposed Assisted Living Building if it receives approval. The Applicant has told its residents that without this building, there will be no expanded Assisted Living and thus, no expanded private skilled nursing rooms that would occupy the old vacated assisted living wing. Therefore, the potential impact is a larger story than just this single building. This building is directly connected to the Assisted Living Building and should not be evaluated in isolation.

So, what are those adverse effects? And is there a tipping point? For example, Emerald Heights uses a single, gated, drive way in the middle of a single-family neighborhood to allow numerous residents, employees, guests, delivery trucks, moving vans access to a complex that already exceeds a half million square feet of gross building space.

Impact on Neighborhood Aesthetics

The Courtyard Independent Living building will have a negative aesthetic impact because for the first time a residential architectural style found in our dense urban centers will be in close range - directly visible from our homes and where we walk. Our elected officials have continuously told us that this type of residential density

will be focused in our urban centers in order to preserve our single-family neighborhoods. This building and its location are completely opposite from what our elected officials promised.

The residents of Abbey Road did not oppose Emerald Heights' effort to increase density on their property in 2010 because we assumed, based on their written statements and promises, that they would expand behind their existing greenbelt. It is now clear to us that their promises were hollow.

Therefore, until there is recognition of the underlying conditions as articulated in Ordinance 1454, we must also oppose this building for its non-compliance with current Redmond zoning code due to the scale, design and inability of landscape treatments to guarantee screening.

RZC 21.08.370.C.5(a) states that retirement residences shall be designed to project a residential, rather that institutional appearance. However, at three-stories tall, the proposed building is out of scale with the neighboring single-family homes located less than 200 feet from the structure. The modern urban center architecture used in the design is not harmonious with the gabled-roofed homes found in Abbey Road.

Although most of the building is out of direct view of people along 176th Street, the corner of the east end of the building, with its contemporary flat roof, will be highly visible for many years with no guarantee that it will ever be fully screened. It is the first time that the Applicant's new contemporary architecture will be directly visible close-up to the general public from the street. It looks like a tower and is clearly connected to a much larger structure. It is dramatically different from the gable-roofed buildings of Emerald Heights that are visible in the distance from the guard house entrance along the main parkway. Therefore, it looks very disconnected from both the Emerald Heights campus and our neighborhood. This is particularly worrisome because there is no guarantee over time that the building can be screened with landscaping.

As confirmed in a Design Review Board meeting on the Courtyard proposal, the flat roofline, while out of character with the surrounding neighborhood, is required because it allows Emerald Heights to maximize the number of people living in the building. Emerald Heights has tried to justify this design in its materials to the City by saying that Northwest Contemporary architecture is popular and growing in the Education Hill neighborhood. However, an analysis presented by an Abbey Resident shows that only 14 out of 1800 homes within a .6 miles radius reflect this style of architecture. [Design Review Board, February 15, 2018.]

In recommending the rezone from R4 to R6, the Hearing Examiner found that *Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties. The screening is so effective that it is possible to drive by Emerald Heights and not know it is there*. [Findings, Conclusions and Recommendation, Redmond Hearing Examiner, Emerald Heights DGA, No L100204]. The Hearing Examiner made her recommendations based on her Findings. This Finding will no longer be true because anyone passing by Emerald Heights will now see a large tower right behind the guard house at the entrance. As explained below, the building is pushed so far to the northeast, that it exceeds the natural greenbelt and will depend on a narrow strip of land to screen the tower. The building is much longer and farther to the east than was presented to the Hearing Examiner in a conceptual drawing upon which her recommendation was made and the City Council voted to approve. There is no reason the building had to be so long and so tall. One can only conclude that Emerald Heights is trying to maximize its revenues at the expense of its neighbors. The revenues from healthy independent living residents are a critical component of the business model.

This was particularly evident at the February 15th Design Review Board Meeting. A member of the Design Review Board had suggested in an earlier meeting that the upper level of the east corner be stepped-back to

lessen the visual impact from the street. At the February 15th meeting, Emerald Heights dismissed this idea as too expensive. However, **RZC 21.60.040.B2b.iv.F** on Design Concepts clearly indicates that the current design of the proposed Independent Living Building is in direct conflict with the intent of City zoning code and that stepping back the upper level is the preferred design.

The Courtyard Independent Living building is totally inconsistent with Redmond Comprehensive Plan and the community's vision for protecting neighborhoods from dense urban development. This building is in violation of additional Redmond zoning code that deals with building scale and neighborhood compatibility as identified below:

21.60.020 B.1.b Design Contexts – Intent

To create contexts that capture the community visions and values as reflected in the Comprehensive Plan, Redmond Zoning Code, and Design Review Handbook.

21.60.020 D.1 Relationship to Adjacent Properties – Intent

a. To promote the functional and visual compatibility between adjacent neighborhoods and different land uses
c. To use building design to create a transition between development and natural features;
and to promote a gradual transition between different uses.

21.60.040 B1. Buildings – Architectural Concept

(a)(iii) To ensure that new buildings are appropriately designed for the site, address human scale, and become a positive element in the architectural character of the neighborhood;
(c) Building design should support the vision for the area as defined in the Comprehensive Plan, and development regulations.
(c)(i) The architectural composition, scale, elements, and details of a building should relate to the site's natural features and the character of the surrounding area.

21.60.040 B2: Buildings – Building Scale

a. Intent.
i. To ensure new development is compatible with the goals for the neighborhood and with the architectural scale [the scale of the building(s) in relation to surrounding development] and character of those surrounding developments that meet the intent of the City's design review criteria;
iii. To ensure that large buildings reduce their apparent mass and bulk on the elevations visible from streets or pedestrian routes;
b. Design Criteria.
i. The apparent mass and scale of large buildings should be reduced through the use of modulation and articulation that provides a pedestrian scale and architectural interest.
ii. Integration. Large buildings should integrate features along their facades visible from the public right-of-way, and pedestrian routes and entries, to reduce the apparent building mass and achieve an architectural scale consistent with other nearby structures.
iv.F. Upper story setback. Setting back upper stories helps to reduce the apparent bulk of a building and promotes human scale.

Comprehensive Plan

LU-9 Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services. Through these regulations address features, including but not limited to:

- Impervious surface area and lot coverage;
- Building height, bulk, placement and separation;
- Development intensity;
- Access and connections for walking and bicycling; and
- Landscaping

LU-10 Consider using special site standards and design standards for residential development to:

- Minimize significant impacts, such as loss of light or privacy, from large residential infill buildings on adjacent residents;
- Promote compatibility with Redmond's residential neighborhoods and avoid an appearance of overcrowding when rezones will increase residential development capacity or when density bonuses or flexibility in site standards are utilized;
- Emphasize features typical of detached single-family dwellings, such as pitched roofs, single points of entry and window trim, as part of residential structures containing two or more dwelling units.

LU-11 Promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower intensity or more sensitive uses by:

- Ensuring that uses or structures meet performance standards that limit adverse impacts, such as noise, vibration, smoke and fumes; and
- Creating an effective transition between land uses through building and site design, use of buffers and landscaping, or other techniques.

LU-30 Allow some compatible nonresidential uses in Residential zones, such as appropriately scaled schools, religious facilities, home occupations, parks, open spaces, senior centers and day care centers. Maintain standards in the Redmond Zoning Code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.

N-EH-14 Encourage a mix of housing types, styles and a range of choices, while maintaining the overall single-family character of established neighborhoods in Education Hill.

FW-9 Make each neighborhood a better place to live or work by preserving and fostering each neighborhood's unique character, while providing for compatible growth in residences and other land uses, such as businesses, service, or parks.

Impact from On-going Construction

If Emerald Heights had been developed as an R4 or R6 single-family neighborhood, the construction would have been completed over a several-year period of time and then it would have been over. Living next to Emerald Heights has meant living next to on-going construction over the last twenty-five years:

- 2002 -Additions to Corwin Center
- 2011 Fitness Center/spa
- 2012 Multi-purpose Building
- 2014 Trailside Independent Living Building,

While the Applicant certainly takes steps to mitigate the consequences, you still see and hear the trucks, hear the back-up beepers, see the workers coming and going, and parking in our neighborhood, the pounding and hammering, deal with dirt and dust on our roofs. Now we are talking about another round of construction – only this time we get look at the buildings for as long as we live in the neighborhood.

Impact from Traffic: The traffic analysis that was submitted by Emerald Heights in 2010 for the Rezone [*Heffron Transportation, February 2010*] projected that the proposed expansion at full build-out generated an additional 600 trips per day through Abbey Road. That was deemed acceptable by City staff. However, the 2010 traffic study hardly looked beyond the site's driveways and did not evaluate conditions on 176th or at any area intersections. The analysis used a slight-of-hand when it said that *"the Emerald Heights development would not change the operating levels at any of the study area intersections"* — since none were studied, that's an unsupported claim.

We propose that the City again look at the traffic impact of a growing concentration people in our neighborhood but also from the vantage point of 'what if.' What if Emerald Heights property had been developed instead as a single-family neighborhood per the underlying zoning code? Generously speaking, that would have been between 120 and 140 homes. How would the traffic volumes and the type of traffic differ? Based on the 2010 traffic analysis provided by Emerald Heights, at full expansion, the Applicant would generate 1,550 trips in/out of the neighborhood per day. Is this the volume and type of vehicles that would be expected with single-family homes? How does this differ from the delivery trucks and other vehicles necessary to support a major retirement complex? We believe this type of comparison is the intent of **RZC 21.08.370.** City traffic engineers should provide this analysis. The community should not be expected to hire experts to enforce our City codes.

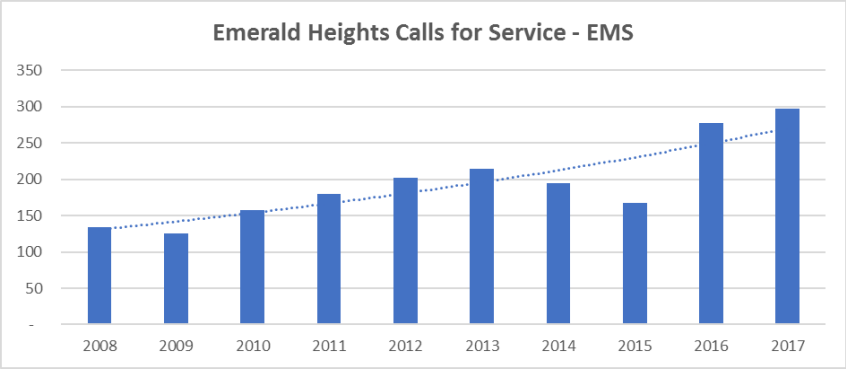
Impact on Public Services/EMS Budget

There are also impacts beyond our immediate neighborhood. Based on information provided by the Redmond Fire Department, Emerald Heights has a disproportionate impact on Emergency Medical Services in the City of Redmond. Less than 1% of the City's population generated 6.5% of the City's EMS calls in 2017.

In its 2010 Rezone SEPA checklist, Emerald Heights answered "no" in reference to any impact on public services such as fire, police or healthcare at full expansion. In the SEPA checklist for this proposal, the Applicant says once again there will be no impact on public services. Yet our inquiry to the Fire Department revealed that last year there were 300 EMS calls to their property – almost double the calls made in 2010.

As it is today, it seems the City of Redmond provides a disproportionate degree of service to this complex, with no compensation from property taxes. The Applicant working with the City and Fire Department, should be required to project the increased number of calls expected due to the addition of the proposed Courtyard Independent Living Building, and future planned expansion on the site. This information is crucial to the City's

budgeting and planning process to ensure sufficient capacity exist to serve the entire community's demand for emergency service.



No Guarantee that Landscaping Will Screen the Building Over Time

Now let's look more closely at this proposal**. RZC 21.08.370.C5(a)** on retirement residences states that perimeter landscape treatments shall screen the portions of the development which are different in appearance from single-family dwellings from abutting single family dwellings. The Applicant appeared to understand this ordinance when it presented its expansion plans to the Redmond City Council in 2010 while seeking approval for an increase in density. It shows a building situated farther to the interior of the property and clearly out of view from 176th Street.

We maintain that the present location of the Courtyard building makes it impossible to meet the intent of **RZC 21.08.370.C5(a).** The narrow strip of land available on the east end of the building is completely insufficient to guarantee screening of the building over time. Therefore, anyone living across the street or walking, biking or running along 176th, will see the corner of a contemporary, three-story building that is completely out of character with a single-family neighborhood.

On the east end of the Courtyard building, the Applicant is retaining the greenbelt in order to buffer the building from our neighborhood across the street. However, due to the Applicant's desire to maximize the size of the building, it is situated so far to the east that the natural greenbelt is insufficient. The proposed "enhanced" vegetation is on a narrow strip of land and will take years to grow. It will present itself as a single row of trees and therefore, there is no guarantee that it can fully screen this contemporary, institutional-sized building from view of neighboring homes and passersby. There is no guarantee that an individual tree will not fail. There is no guarantee that a particular tree will mature with enough thickness to provide sufficient screening. Only a greenbelt with depth enough to provide a random layering of trees can guarantee a sufficient screen over time. It should be noted that the Applicant has "upsized the trees" upon planting which decreases their chance of survival.

In the Applicant's SEPA response, their arborist report states "*There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long-term condition of any tree, but represent my opinion based on the observations made. Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury*."

Without proper care and maintenance many of the plantings could disappear over time. More importantly, as stated above, even with proper care, there is no guarantee that the vegetation will in fact screen this incompatible use.

From the very beginning of the efforts to sell and privatize the DNR property on the top of Education Hill in the early 1980's, the public and the City expressed concern over minimizing the visual impact of new uses in a single -family residential environment. In fact, in May 1988, the same month that the Technical Committee sent its report to the Hearing Examiner on the Emerald Heights proposal, the City passed Ordinance 1454 that stated: *Perimeter landscape treatment of retirement residences shall provide significant buffering of the facility from abutting single family areas.* The timing was not a coincidence. Six months later Emerald Heights was approved with a plan that had low carports and a substantial greenbelt on its perimeter.

Does not meet the conditions required to receive triple density bonus

RZC 21.08.370.C3 states that in order for a retirement residence located in the R-4 through R-6 zones to qualify for a triple density bonus, it <u>must meet certain conditions</u>. We contend that Emerald Heights does meet the following conditions:

> **RZC 21.08.370.C3.iii**: *Traffic generated by the retirement residence is not significantly greater that traffic generated in the surrounding residential neighborhoods*. A review of both the 2010 and 2017 traffic reports that are referenced do not provide any comparison of Emerald Heights projected traffic versus Abbey Road traffic. It only focuses on the additional traffic generated by Emerald Heights. The 2010 analysis is projecting 600 additional trips per day at full build-out. However, Abbey Road is not growing. Where is the analysis that Emerald Heights meets and will continue to meet this criterion?
>
> **RZC 21.08.370.C3.iv:** *The project shall comply with <u>all development standards</u> for the zone in which the development is located including height, setbacks, open space, lot coverage and impervious surface requirements.* See analysis above on non-compliance with development standards.
>
> **RZC 21.08.370.C3.v:** *Landscape Requirements. Setback areas located adjacent to the side, street side, and rear property lines shall be landscaped to sufficiently screen the develop from surrounding residential uses.* See analysis above on the inability to sufficiently screen the building.

A Difficult Situation Not of Our Making

As stated earlier, the Courtyard Independent Living Building is directly connected to the proposed Assisted Living Building. The Applicant has told its residents that without this building, and the income from the new healthy residents, there will be no expanded Assisted Living and thus, no expanded private skilled nursing rooms that would occupy the old vacated assisted living wing. Is this an admission by Emerald Heights' management that it cannot meet its contractual obligations without betting on the approval of more building on the site?

Over the last ten months, we have learned that Emerald Heights residents have been asking for expanded private skilled nursing since before the 2010 Rezone. It is one of their top concerns. We have been told that residents were promised expanded skilled nursing would occur after the Rezone, and then after the Trailside Building and now it is dependent on the Courtyard income. Today there is overwhelming pressure to cut the ribbon on the Courtyard Independent Living building as, according to Emerald Heights, the 42 units are almost sold out.

As a result, the residents of Abbey Road have been put in an extremely uncomfortable position we did not create. Therefore, we are asking the City to deny this building permit on several substantive grounds. We are asking for a halt on any additional building until the Applicant presents an updated long-term plan as to how and where it will meet the need for projected assisted living and skilled nursing of its current residents, the residents of the proposed Courtyard Independent Living Building and future new independent living residents. <u>This is not only fair to the residents of Abbey Road but also to our neighbors living at Emerald Heights who contracted for these services and deserve certainty that these services will be available as they age.</u>

This plan must lead to a Master Development Agreement that stipulates where this expansion can and cannot occur based on Ordinance 1454, Redmond zoning code and the commitments made by Emerald Heights to the citizens of Redmond in their 2010 Rezone application. This is important for all parties involved and would re-establish the harmonious relationship that existed for over 25 years.

Sincerely,

Abbey Road Neighborhood Preservation Committee

Charlie Dougherty
17612 NE 110th Way
Redmond WA 98052

Kirsten Elliott
17611 NE 108th Way
Redmond WA 98052

Howard Harrison
17719 NE 110th Way
Redmond WA 98052

Chris Robison
11006 178th CT NE
Redmond WA 98052

Sherry Stilin
17611 NE 110th Way
Redmond WA 98052

Manaji Suzuki
10914 177th CT NE
Redmond WA 98052

Abbey Road Home Owners Association Board

Marc Huey, President
17603 NE 108th Way
Redmond WA 98052

John Stilin, Vice President
17611 NE 110th Way
Redmond WA 98052

Jim Palmquist, Treasurer
18027 NE 109th CT
Redmond WA 98052

Art Pagnotta, Secretary
17720 NE 105th ST
Redmond WA 98052

To: Keven Smith
Cc: Julie Lawton
Subject: RE: Reference: LAND-2017-00951

Mr. Smith

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. I have also added a hyperlink, which will direct you to the City's website for updates on both Emerald Heights buildings. Thank you.

LAND USE ACTIONS PAGE
http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769

Ben Sticka
Planner | City of Redmond
☎: 425.556.2470 | ✉: bsticka@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Keven Smith [mailto:k5smith500@msn.com]
Sent: Monday, April 30, 2018 8:13 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: FW: Reference: LAND-2017-00951

Dear Ben,

A year ago, I sent an email raising concerns about Emerald Heights plans to construct a new building that would have a significant negative impact on the Abbey Road neighborhood. Now, I understand there is an alternative construction plan that continues to violate the underlying 1988 land use approval and the current zoning codes affecting Emerald Heights and the Abbey Road neighborhood. I am writing to voice my opposition to the LAND-2017-00951 proposal. The attached documents document more than adequate reasons to reject Emerald Heights proposal for the Courtyard Assisted Living Facility.

It is important that our city listen to the neighbors who are most affected by these plans.

Sincerely,

Keven D. Smith
Homeowner at
10807 179th CT NE
Redmond, WA 98052

Sent from Mail for Windows 10

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:24 PM
To: k5smith500@msn.com
Cc: Benjamin Sticka
Subject: RE: Reference: LAND-2017-00951
Attachments: LAND 2017-00951 Opposition - Abbey Road HOA.PDF; 2018 04 23 Newman to Technical Review Committee.pdf

Mr. Smith,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

As Ben Sticka mentioned in his May 1 reply to you, project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Keven Smith [mailto:k5smith500@msn.com]
Sent: Monday, April 30, 2018 7:58 PM
To: Mayor (Internet) <Mayor@redmond.gov>
Subject: FW: Reference: LAND-2017-00951

Dear Mayor Marchione,

A year ago, I sent an email raising concerns about Emerald Heights plans to construct a new building that would have a significant negative impact on the Abbey Road neighborhood. Now, I understand there is an alternative construction plan that continues to violate the underlying 1988 land use approval and the current zoning codes affecting Emerald Heights and the Abbey Road neighborhood. I am writing to voice my opposition to the LAND-2017-00951 proposal. The attached documents document more than adequate reasons to reject Emerald Heights proposal for the Courtyard Assisted Living Facility.

It is important that our city listen to the neighbors who are most affected by these plans.

Sincerely,

Keven D. Smith
Homeowner at
10807 179th CT NE
Redmond, WA 98052

Sent from Mail for Windows 10

Click here to report this email as spam.

BRICKLIN & NEWMAN LLP
lawyers working for the environment

Reply to: Seattle Office

April 23, 2018

VIA E-MAIL TO_____

Technical Review Committee
Planning Department
15670 NE 85th Street
PO Box 97010
Redmond, WA 98073-9710

Re: Emerald Heights Courtyard Site Plan Entitlement Application, File No. LAND-2017-00951

Dear Review Committee:

I am writing on behalf of the Abbey Road Homeowner's Association (Abbey Road HOA) to comment on the proposed Emerald Heights Courtyard Site Plan Entitlement Application, File No. LAND-2017-00951. With that project, Emerald Heights is proposing construction of an Independent Living Building within the existing Senior Living Campus at 10901 176th Circle NE.

The Courtyard Independent Living Building (Courtyard), as proposed, blatantly violates legal conditions that limit development on this property. Pursuant to the original, underlying decision that approved the retirement campus in 1988, large buildings must be constructed in the center of the site and cannot be built along the perimeter of the site. The perimeter of the site can be developed only with low-level, one-story buildings (such as carports). Furthermore, the site must be surrounded by a greenbelt of existing, preserved vegetation. In clear violation of these conditions, Emerald Heights is proposing to build a very large (100,345 square feet) three-story independent living building with 42 residential units along the south perimeter of the campus. Because the Courtyard proposal violates the conditions of development that were required with the original approval of the use of the site, the Technical Review Committee, as a matter of law, cannot approve this proposal.

The use of this site as a retirement community was originally approved in November 1988 with Ordinance 1454. With the passage of Ordinance 1454, the Redmond City Council granted approval of a Special Development Permit (SDP – 87-9)[1] and Planned Unit Development (PUD #48) for a 308-unit retirement residence, including a 60-bed skilled nursing care facility and 30 personal care rooms on the site. *See enclosed* Ordinance No. 1454. In order to construct and operate retirement residences on the site, the applicant was required to obtain a Special Development Permit. *See*

[1] The Special Development Permit (SDP) was renamed to the current Conditional Use permit and thus is the modern-day equivalent of the CUP. *See* Ordinance 2102 – Exhibit A, Attachment 3.

Ordinance 1334. The PUD was sought to allow the applicant to increase the height of its buildings over the 30' height limit (at the time) so that the main building could be three stories high. The intent of the PUD was to promote creativity in site layout and design and allow flexibility in the application of the standards for commercial, industrial, and residential development in order to protect and enhance environmental features and provide other public benefits. *See* Ordinance 1183 (20C.20.335(15)). The height limit waiver allowed the developer to build to an additional height of 7.5' with the main building and 4' taller with the wings than what was allowed by the code at the time. The flexibility in applying the regulations was meant to, among other things, ensure protection of the residential neighbors against adverse aesthetic and view impacts from the development.

The City Council approved the "development plan for Emerald Heights PUD No. 48 as contained in City file SDP-87-9" subject to several specific legal conditions in Ordinance 1454. The maps, surveys, plans, and documents that we have seen so far that are within the City file SDP-87-9 show, without question, that the large buildings were required to be built in the center of the site and only low-level buildings (such as carports and cottages) were allowed along the perimeter of the site. The site plans from the file that we have seen so far show that the overall plan for development of the site was to build single-story carports in the very spot that is now the subject location of the Courtyard building. A Landscape Master Plan from the 1987-88 file that the City has provided to us so far requires that the "perimeter of the site and the west side acreage will be maintained as a permanent greenbelt."[2]

The conditions of approval that were required by the City were meant to ensure that the project could be developed in a manner that would not be detrimental to any of the surrounding properties. Hearing Examiner Recommendation (Jun. 22, 1988) at 7. In addition, they were meant to mitigate the impacts of allowing a waiver of the height limits via the PUD approval in the center of the site. The applicant formally agreed to be bound by all of the conditions. *See* City of Redmond Final Approval Order for Special Development and Planned Unit Development Permit, Emerald Heights SDP-87-9/PUD No. 40A. The Final Approval Order, in which those conditions were attached, was required by law to be recorded as a covenant appearing on the deed to the property. *See* Ordinance 1334.

Among many other conditions, SEPA mitigating measures listed in Exhibit O (Attachment 1) were expressly incorporated as conditions of approval. *See* Ordinance 1454, Exhibit A at 2 (§ I). One of those conditions, as described in Exhibit O, includes:

> Clustering the retirement center in the central, flattest portion of the site results in a substantially increased amount of natural open space.

---

[2] As I describe below in more detail, Abbey Road HOA has been attempting to obtain documents on file from the City that are relevant to this proposal for long time. The document production is still in progress, but so far, in addition to other documents, the City has produced a landscape master plan from the 1987-88 application file. That landscape plan shows a development plan for the site that is slightly different from the development plan that was ultimately approved (cottages shown on that plan in the eastern portion of the site were moved to the western portion of the site). We are anticipating receiving a copy of an updated landscape plan (showing the configuration that was approved) from the City in the near future as is explained below.

> This clustering would also locate the retirement center as far as possible from the single-family uses on neighboring land. . .
>
> The main building is located near the center of the property, at least 650 feet from the nearest existing house. The one-story duplexes and carports, which are more in scale with the surrounding development, would be located on the perimeter of the retirement center, where they would be the more visible elements. The cottages would be over 400 feet from the nearest existing house. . . .

Ordinance No. 1454, Exhibit O (Attachment 1). The intent of this condition in the "aesthetics" section was to reduce the visual impact of the complex on surrounding neighborhoods. The mitigating measures in Exhibit O also referred explicitly to the landscape plan in the file and called for maintaining existing vegetation in areas throughout both the retirement center and the single-family subdivision.

Over the years, there have been additional enhancements made to the facility, such as a fitness center, a multi-purpose building, and Trailside Independent Living building. In 2010, the City approved a development guide amendment (DGA) changing the zoning of the 38 acre Emerald Heights property from R-4 to R-6 in order to allow for increased density on the site. With the R-4 zoning, the property could contain a maximum of 456 residential units, but with the R-6 zoning, the property could contain a maximum of 684 residential units.

Now, Emerald Heights is proposing to build a new 100,345 square feet, three-story independent living building with 42 residential units along the south perimeter of the campus instead of the requisite one-story carports that are shown in that location on the 1988 Master Plan. That is clearly inconsistent with the City Council approval and conditions set forth in Ordinance 1454. For this reason alone, the proposal should be denied. The height, bulk, and scale of this proposed building along the perimeter is not allowed by the development restrictions on the site. The original campus proposal as presented to and approved by the City in 1988 showed that there would be low level carports at the location where the Courtyard building is proposed. It also showed a preserved greenbelt along the perimeter to provide a clear protection from adverse impacts to the single-family homes in the Abbey Road HOA. The approval expressly required that the retirement center be clustered in the central, flattest portion of the site so that the retirement center would be as far as possible from the single-family uses on neighboring land. Ordinance No. 1454, Exhibit O (Attachment 1). The approval expressly required that the main building be located near the center of the property, at least 650 feet from the nearest existing house. *Id.* It said, in no uncertain terms that the one-story duplexes and carports, which are more in scale with the surrounding development, would be located on the perimeter of the retirement center, where they would be the more visible elements. *Id.*

There can be no dispute that the conditions that were placed on this campus development in 1988 apply to the Courtyard proposal and require denial of that proposal. Unless and until a new plan for development is approved by the City for this campus via the proper process, the 1988 plan and approval and conditions continue to apply to all proposals for development of this property.

Retirement residences are not an outright permitted use in this residential zone. According to the current Redmond Code, a developer must go through the subdivision or binding site plan process per RZC 21.08.370 when a developer is proposing retirement residences in a residential zone. If the developer does not plan to subdivide and/or does not plan to sell units as condominiums, then the developer must go through the conditional use process for approval of the retirement residence. *Id.*[3]

But Emerald Heights is not going through the site plan or conditional use process for the Courtyard proposal. Instead of requiring that Emerald Heights obtain a conditional use permit as required by code, the City is allowing Emerald Heights to utilize the Site Plan Entitlement process, which is required for a private proposal for new construction where the proposed use is a permitted use. RZC 21.76.070(Y). In fact, I have been told that all of the expansion projects on the property since the 1988 approval (such as the fitness center, multi-purpose building and Trailside Independent Living building) have been developed under the Site Plan Entitlement Process.

This means that there is an assumption being made, whether implicit or explicit, that the Council's original approval of the Special Development Permit (SDP – 87-9) and Planned Unit Development (PUD #48) in Ordinance 1454 is, to this day, the source of approval of the use of the site with retirement residences. The City has allowed Emerald Heights to utilize the Site Plan Entitlement process on the apparent grounds that the 1988 approval still stands today.

It is important to note here that the 2010 zoning amendment did not constitute an approval of the "use" of the site as a retirement community, rather it was a development guide amendment (DGA) that changed the zoning of the 38 acre Emerald Heights property from R-4 to R-6 in order to allow for increased density on the site. The 1988 decision is the underlying approval of the use and approval of the specific plan for development of the site. The 2010 decision increased the density of dwelling units that is allowed on the site. The conditions that were attached to both the 1988 decision and the 2010 decision both apply to restrict development of the site, but the 1988 decision addresses the uses that are allowed and the specific plan to be followed.

This leads to the indisputable conclusion that all of Emerald Heights' development proposals on this campus must be consistent with the conditions of the 1988 approval. Because this specific proposal is not consistent with those conditions, it should be denied. If the City or the Applicant takes the position that the 1988 conditions do not apply, then Emerald Heights must go through a master development agreement process and conditional use permit process instead of the Site Entitlement Process.

And on a final note, it is critical for the Technical Review Committee to be aware that the City has not produced all of the relevant documents regarding the 1988 approval to Abbey Road HOA yet. The HOA has put in both broad and specific record requests since July, 2017 seeking

---

[3] In this case, Emerald Heights has recorded a condominium sale prohibition covenant on the property, thereby confirming that no dwelling unit in or on the property may be sold as a condominium unit. As a result, the conditional use process would be required by the code.

documentation on the history of the Emerald Heights property. Initial requests were fulfilled with scanned documentation. However, it became apparent to the HOA that significant information was still missing from that original production. Subsequent efforts by the City have produced numerous batches of documents from their off-site storage facility which HOA members reviewed immediately upon receipt. The last batch of documentation was reviewed on Monday, April 16th and included only page one of a site plan that was received by the City on Aug 2, 1988 and referenced a master landscape plan on an index. The City is still searching for the remaining pages of this set and any other evidence of the approved landscape plan.

Ultimately, this means that the Abbey Road HOA has not had a meaningful opportunity to review and comment on all of the historic documents that are relevant to this proposal yet. There may be additional critical information about and restrictions on development of the Emerald Heights campus in the additional documents that are in City file SDP-87-9 that speak to the issues presented by this proposal.

We request that the Review Committee not make a decision on this proposal until Abbey Road HOA has had an opportunity to review the final approved master landscape plan, as well as the full set of attached drawings that were received by the City on Aug 2, 1988, is produced by the City. We request the right to submit additional comments to the extent that these materials provide important insight into the decision on the Courtyard proposal. As I believe it should be obvious, the City should not make a decision on this Proposal without being fully aware of all of the information that is relevant to and associated with the underlying 1988 approval.

Thank you for consideration of my comments.

Very truly yours,

BRICKLIN & NEWMAN, LLP

Claudia M. Newman

CMN:psc

cc: Abbey Road Homeowners Association

Attn: Ben Sticka, Planner
City of Redmond
15670 NE 85th Street
Redmond, WA 98073-9710

Cc: Erika Vandenbrande, Acting Planning Director
John Marchione, Mayor
City Council Members; Anderson, Birney, Carson, Fields, Margeson, Myers, Padhye
Michelle Hart, City Clerk

April 23, 2018

Re: Emerald Heights Courtyard (LAND-2017-00951)

Dear Mr. Sticka,

We are writing on behalf of the Abbey Road Homeowners Association to register our opposition to **LAND-2017-00951 –** Emerald Heights Courtyard – Independent Living Building. We are asking the City to deny this proposal for a variety of reasons that encompass non-compliance with the underlying 1988 land use approval, non-compliance with current zoning codes and our belief that the City has not adequately analyzed the long-term implications of this building. More importantly, there is no evidence that the Hearing Examiner and subsequently, the City Council, took into consideration the underlying 1988 land use approval, Ordinance 1454, in their decision process when they approved the 2010 Rezone. Therefore, we believe the City should not approve any additional expansion in the Emerald Heights complex until it has negotiated a Master Planned Development Agreement or similar agreement.

We want to reiterate that we do not seek to deny the current residents of Emerald Heights the services that they have contracted for and long sought. In fact, our neighborhood did not stand in the way when Emerald Heights sought to increase its density in 2010. As documented in its rezone application and verbalized in public testimony, Emerald Heights said all the right things to reassure City staff and our elected officials that it understood the special obligations placed on retirement residences under **RZC 21.08.370**. Today we do not understand what is driving Emerald Heights to push expansion in a way that jeopardizes its reputation for integrity.

Non-Compliance with 1988 land use approval

Based our analysis of Ordinance 1454, the Trailside Independent Living Building should never have been allowed to be built in its current location. Allowing the Courtyard Independent Living Building in the greenbelt is compounding the error. The Courtyard building should be relocated. When Emerald Heights sought a Special Development Permit and Planned Unit Development in 1988, as finalized in Ordinance 1454, there were numerous mitigating measures set as conditions of approval in Exhibit O, Attachment 1. The mitigating measures were the result of a special Addendum to an Environmental Impact Statement and were aimed at minimizing the visual impact of the development on surrounding neighborhoods and retaining natural vegetation. Since the mitigating measures were attached under SEPA, these are substantial requirements that set the general conditions for property development moving forward. Therefore, a three-story structure in the proposed location is not in compliance with Ordinance 1454.

These mitigating measures reflected the concerns in the community over the potential approval of a large facility in the middle of an area with existing and developing single-family housing. These concerns were also reflected in Ordinance 1334 that was passed six months before Emerald Heights was approved.

Please see the attached analysis, provided by our land use attorney, Claudia Newman, that establishes the 1988 approval as the foundational agreement and the mitigating measures as requirements that still apply today.

Delay decision until Master Landscape Plan located

The mitigating measures in Ordinance 1454 state "the proposal includes a landscape plan." We respectfully request the Technical Committee delay any decision on the project until the City finds and produces the approved Master Landscape Plan that was referenced in Ordinance 1454. We have evidence to believe that it contains wording that the perimeter of the property will remain a permanent greenbelt.

On November 6, 1987, the City of Redmond stamped as received a ten-page set of drawings that included a master landscape plan that referenced a permanent greenbelt. This set of drawings was referenced as exhibits in the Technical Committee Report to the Hearing Examiner on May 27, 1988. However, the site plan was revised when a road was added that circled Emerald Heights to the north to connect to 116th. Page one of a revised set of drawings that reflected the final configuration was received by the City on August 2, 1988. It listed a Master Landscape Plan on the index. Both sets of plans were drawn on the same day by the same person by the same company, but one was marked received months after the other.

We discovered the August 2, 1988 site plan on Monday, April 16th, while reviewing a newly arrived package of Emerald Heights related documentation from a public records request. We have put in a new record request to locate the missing remaining pages. These records contain critical information that the Technical Committee should review prior to scheduling a meeting to approve this permit.

No evidence that City made any effort to review the conditions set forth in Ordinance 1454

We have not found evidence that City staff or the City attorney made any effort to review compliance with Ordinance 1454 prior to approving the Trailside Independent Living Building and today, the proposed Courtyard Independent Living Building. Where does the City identify any restrictions that have been placed on the land? From the view of citizens new to land use decisions, this seems to be a serious flaw in the Site Pan Entitlement Process.

SEPA Categorical Exemption not properly applied

We submitted a detailed response to the SEPA DNS decision and were stunned to learn after the fact that the project was categorically exempt. We believe this exemption is in error. Singularly, the Courtyard Independent Living Build may be exempted from SEPA. However, the Applicant has two proposals on the SAME SITE currently under review by the City. These projects are interconnected and when viewed together, exceed the threshold for exemption.

Adverse impacts not adequately analyzed: Non-compliance with Redmond Zoning Code

RZC 21.08.370 -Purpose states that "other uses" need to be protected from the adverse impacts which may otherwise occur as a result of traffic, a concentration of people and from buildings that may otherwise be out-of-scale with the area in which they are located. Our neighborhood of single-family housing constitutes an "other use."

RZC 21.08.370.C5(c) states that in the R-4 through R-12 zones, no retirement residence shall be located adjacent to another retirement residence development to avoid the adverse effects of a concentration of such housing. Concern over too much concentration in one neighborhood goes back to 1986 when this piece of code was first passed as part of Ordinance 1334. At that time, private development of the forested DNR site was looming. The question is, did the City Council in 1988 envision a single retirement center that could soon have over 750,000 sq. feet and still growing? Did it envision a complex ringed by three-story buildings? Is the City allowing Emerald Heights to skirt the intent of this law when the City would not allow two small retirement residences to build next to one another?

In the Design Standards Checklist for this proposal, the Applicant likes to point out that there are several large institutional buildings on the top of Education Hill – schools and a church. This appears to be justification for adding one more. That makes our point: How many more large institutional buildings should one neighborhood be forced to bear?

When Emerald Heights received approval in 1988, it was for a 308-unit retirement residence that included a 60-bed skilled nursing unit and 30 personal care rooms including 24 units located in twelve single-story duplexes. There was no talk of expansion beyond this vision. In its 2010 Rezone application Emerald Heights dramatically altered that vision, with a projected 608 units at full build-out with the capacity to build to 684 units. If you estimate that 25% of the Independent Living units will have double occupancy, that is well over 700 people onsite not including staff. At full expansion, according to Emerald Heights analysis, it will responsible for over 1500 car trips per day through the neighborhood (*Source: Heffron Transportation, February 2010.).* including more delivery trucks, moving vans and other support vehicles. We now have a situation where the Applicant is pushing its concentration to the edges of its property.

The Applicant would have you believe that this is just a stand-alone project. However, the impact of this proposal is far greater than just this single building. Emerald Heights is a Continuing Care Retirement Community. <u>The addition of this new Independent Living building will by contractual commitment create the need for future assisted living and skilled nursing services.</u> The proposed building is not replacing an existing independent living facility but adding capacity that increases the number of healthy individuals residing at Emerald Heights today. Many of these residents will eventually need to relocate to the Assisted Living and Skilled Nursing facilities on the property as they age in place. In addition, we know this building is directly linked to the proposed Assisted Living Building. The Applicant has been vocal that the income generated by this building is needed to construct and/or support the proposed Assisted Living Building if it receives approval. The Applicant has told its residents that without this building, there will be no expanded Assisted Living and thus, no expanded private skilled nursing rooms that would occupy the old vacated assisted living wing. Therefore, the potential impact is a larger story than just this single building. This building is directly connected to the Assisted Living Building and should not be evaluated in isolation.

So, what are those adverse effects? And is there a tipping point? For example, Emerald Heights uses a single, gated, drive way in the middle of a single-family neighborhood to allow numerous residents, employees, guests, delivery trucks, moving vans access to a complex that already exceeds a half million square feet of gross building space.

Impact on Neighborhood Aesthetics

The Courtyard Independent Living building will have a negative aesthetic impact because for the first time a residential architectural style found in our dense urban centers will be in close range - directly visible from our homes and where we walk. Our elected officials have continuously told us that this type of residential density

will be focused in our urban centers in order to preserve our single-family neighborhoods. This building and its location are completely opposite from what our elected officials promised.

The residents of Abbey Road did not oppose Emerald Heights' effort to increase density on their property in 2010 because we assumed, based on their written statements and promises, that they would expand behind their existing greenbelt. It is now clear to us that their promises were hollow.

Therefore, until there is recognition of the underlying conditions as articulated in Ordinance 1454, we must also oppose this building for its non-compliance with current Redmond zoning code due to the scale, design and inability of landscape treatments to guarantee screening.

RZC 21.08.370.C.5(a) states that retirement residences shall be designed to project a residential, rather that institutional appearance. However, at three-stories tall, the proposed building is out of scale with the neighboring single-family homes located less than 200 feet from the structure. The modern urban center architecture used in the design is not harmonious with the gabled-roofed homes found in Abbey Road.

Although most of the building is out of direct view of people along 176th Street, the corner of the east end of the building, with its contemporary flat roof, will be highly visible for many years with no guarantee that it will ever be fully screened. It is the first time that the Applicant's new contemporary architecture will be directly visible close-up to the general public from the street. It looks like a tower and is clearly connected to a much larger structure. It is dramatically different from the gable-roofed buildings of Emerald Heights that are visible in the distance from the guard house entrance along the main parkway. Therefore, it looks very disconnected from both the Emerald Heights campus and our neighborhood. This is particularly worrisome because there is no guarantee over time that the building can be screened with landscaping.

As confirmed in a Design Review Board meeting on the Courtyard proposal, the flat roofline, while out of character with the surrounding neighborhood, is required because it allows Emerald Heights to maximize the number of people living in the building. Emerald Heights has tried to justify this design in its materials to the City by saying that Northwest Contemporary architecture is popular and growing in the Education Hill neighborhood. However, an analysis presented by an Abbey Resident shows that only 14 out of 1800 homes within a .6 miles radius reflect this style of architecture. [Design Review Board, February 15, 2018.]

In recommending the rezone from R4 to R6, the Hearing Examiner found that *Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties. The screening is so effective that it is possible to drive by Emerald Heights and not know it is there*. [Findings, Conclusions and Recommendation, Redmond Hearing Examiner, Emerald Heights DGA, No L100204]. The Hearing Examiner made her recommendations based on her Findings. This Finding will no longer be true because anyone passing by Emerald Heights will now see a large tower right behind the guard house at the entrance. As explained below, the building is pushed so far to the northeast, that it exceeds the natural greenbelt and will depend on a narrow strip of land to screen the tower. The building is much longer and farther to the east than was presented to the Hearing Examiner in a conceptual drawing upon which her recommendation was made and the City Council voted to approve. There is no reason the building had to be so long and so tall. One can only conclude that Emerald Heights is trying to maximize its revenues at the expense of its neighbors. The revenues from healthy independent living residents are a critical component of the business model.

This was particularly evident at the February 15th Design Review Board Meeting. A member of the Design Review Board had suggested in an earlier meeting that the upper level of the east corner be stepped-back to

lessen the visual impact from the street. At the February 15th meeting, Emerald Heights dismissed this idea as too expensive. However, **RZC 21.60.040.B2b.iv.F** on Design Concepts clearly indicates that the current design of the proposed Independent Living Building is in direct conflict with the intent of City zoning code and that stepping back the upper level is the preferred design.

The Courtyard Independent Living building is totally inconsistent with Redmond Comprehensive Plan and the community's vision for protecting neighborhoods from dense urban development. This building is in violation of additional Redmond zoning code that deals with building scale and neighborhood compatibility as identified below:

21.60.020 B.1.b Design Contexts – Intent

To create contexts that capture the community visions and values as reflected in the Comprehensive Plan, Redmond Zoning Code, and Design Review Handbook.

21.60.020 D.1 Relationship to Adjacent Properties – Intent

a. To promote the functional and visual compatibility between adjacent neighborhoods and different land uses
c. To use building design to create a transition between development and natural features;
and to promote a gradual transition between different uses.

21.60.040 B1. Buildings – Architectural Concept

(a)(iii) To ensure that new buildings are appropriately designed for the site, address human scale, and become a positive element in the architectural character of the neighborhood;
(c) Building design should support the vision for the area as defined in the Comprehensive Plan, and development regulations.
(c)(i) The architectural composition, scale, elements, and details of a building should relate to the site's natural features and the character of the surrounding area.

21.60.040 B2: Buildings – Building Scale

a. Intent.
i. To ensure new development is compatible with the goals for the neighborhood and with the architectural scale [the scale of the building(s) in relation to surrounding development] and character of those surrounding developments that meet the intent of the City's design review criteria;
iii. To ensure that large buildings reduce their apparent mass and bulk on the elevations visible from streets or pedestrian routes;
b. Design Criteria.
i. The apparent mass and scale of large buildings should be reduced through the use of modulation and articulation that provides a pedestrian scale and architectural interest.
ii. Integration. Large buildings should integrate features along their facades visible from the public right-of-way, and pedestrian routes and entries, to reduce the apparent building mass and achieve an architectural scale consistent with other nearby structures.
iv.F. Upper story setback. Setting back upper stories helps to reduce the apparent bulk of a building and promotes human scale.

Comprehensive Plan

LU-9 Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services. Through these regulations address features, including but not limited to:

- Impervious surface area and lot coverage;
- Building height, bulk, placement and separation;
- Development intensity;
- Access and connections for walking and bicycling; and
- Landscaping

LU-10 Consider using special site standards and design standards for residential development to:

- Minimize significant impacts, such as loss of light or privacy, from large residential infill buildings on adjacent residents;
- Promote compatibility with Redmond's residential neighborhoods and avoid an appearance of overcrowding when rezones will increase residential development capacity or when density bonuses or flexibility in site standards are utilized;
- Emphasize features typical of detached single-family dwellings, such as pitched roofs, single points of entry and window trim, as part of residential structures containing two or more dwelling units.

LU-11 Promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower intensity or more sensitive uses by:

- Ensuring that uses or structures meet performance standards that limit adverse impacts, such as noise, vibration, smoke and fumes; and
- Creating an effective transition between land uses through building and site design, use of buffers and landscaping, or other techniques.

LU-30 Allow some compatible nonresidential uses in Residential zones, such as appropriately scaled schools, religious facilities, home occupations, parks, open spaces, senior centers and day care centers. Maintain standards in the Redmond Zoning Code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.

N-EH-14 Encourage a mix of housing types, styles and a range of choices, while maintaining the overall single-family character of established neighborhoods in Education Hill.

FW-9 Make each neighborhood a better place to live or work by preserving and fostering each neighborhood's unique character, while providing for compatible growth in residences and other land uses, such as businesses, service, or parks.

Impact from On-going Construction

If Emerald Heights had been developed as an R4 or R6 single-family neighborhood, the construction would have been completed over a several-year period of time and then it would have been over. Living next to Emerald Heights has meant living next to on-going construction over the last twenty-five years:

- 2002 -Additions to Corwin Center
- 2011 Fitness Center/spa
- 2012 Multi-purpose Building
- 2014 Trailside Independent Living Building,

While the Applicant certainly takes steps to mitigate the consequences, you still see and hear the trucks, hear the back-up beepers, see the workers coming and going, and parking in our neighborhood, the pounding and hammering, deal with dirt and dust on our roofs. Now we are talking about another round of construction – only this time we get look at the buildings for as long as we live in the neighborhood.

Impact from Traffic: The traffic analysis that was submitted by Emerald Heights in 2010 for the Rezone [*Heffron Transportation, February 2010*] projected that the proposed expansion at full build-out generated an additional 600 trips per day through Abbey Road. That was deemed acceptable by City staff. However, the 2010 traffic study hardly looked beyond the site's driveways and did not evaluate conditions on 176th or at any area intersections. The analysis used a slight-of-hand when it said that *"the Emerald Heights development would not change the operating levels at any of the study area intersections"* — since none were studied, that's an unsupported claim.

We propose that the City again look at the traffic impact of a growing concentration people in our neighborhood but also from the vantage point of 'what if.' What if Emerald Heights property had been developed instead as a single-family neighborhood per the underlying zoning code? Generously speaking, that would have been between 120 and 140 homes. How would the traffic volumes and the type of traffic differ? Based on the 2010 traffic analysis provided by Emerald Heights, at full expansion, the Applicant would generate 1,550 trips in/out of the neighborhood per day. Is this the volume and type of vehicles that would be expected with single-family homes? How does this differ from the delivery trucks and other vehicles necessary to support a major retirement complex? We believe this type of comparison is the intent of **RZC 21.08.370.** City traffic engineers should provide this analysis. The community should not be expected to hire experts to enforce our City codes.

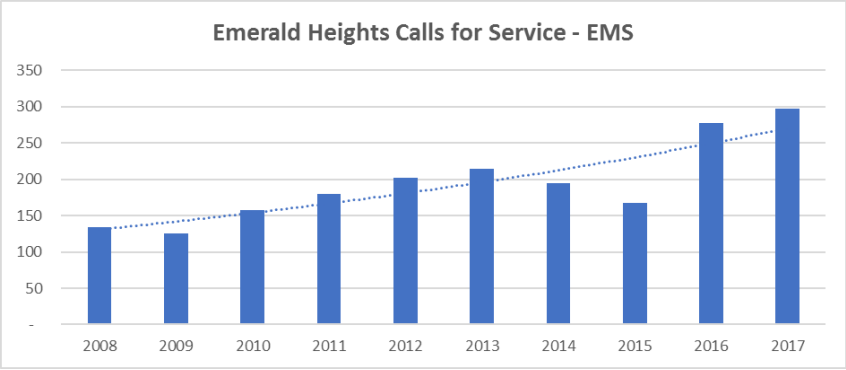
Impact on Public Services/EMS Budget

There are also impacts beyond our immediate neighborhood. Based on information provided by the Redmond Fire Department, Emerald Heights has a disproportionate impact on Emergency Medical Services in the City of Redmond. Less than 1% of the City's population generated 6.5% of the City's EMS calls in 2017.

In its 2010 Rezone SEPA checklist, Emerald Heights answered "no" in reference to any impact on public services such as fire, police or healthcare at full expansion. In the SEPA checklist for this proposal, the Applicant says once again there will be no impact on public services. Yet our inquiry to the Fire Department revealed that last year there were 300 EMS calls to their property – almost double the calls made in 2010.

As it is today, it seems the City of Redmond provides a disproportionate degree of service to this complex, with no compensation from property taxes. The Applicant working with the City and Fire Department, should be required to project the increased number of calls expected due to the addition of the proposed Courtyard Independent Living Building, and future planned expansion on the site. This information is crucial to the City's

budgeting and planning process to ensure sufficient capacity exist to serve the entire community's demand for emergency service.



No Guarantee that Landscaping Will Screen the Building Over Time

Now let's look more closely at this proposal**. RZC 21.08.370.C5(a)** on retirement residences states that perimeter landscape treatments shall screen the portions of the development which are different in appearance from single-family dwellings from abutting single family dwellings. The Applicant appeared to understand this ordinance when it presented its expansion plans to the Redmond City Council in 2010 while seeking approval for an increase in density. It shows a building situated farther to the interior of the property and clearly out of view from 176th Street.

We maintain that the present location of the Courtyard building makes it impossible to meet the intent of **RZC 21.08.370.C5(a).** The narrow strip of land available on the east end of the building is completely insufficient to guarantee screening of the building over time. Therefore, anyone living across the street or walking, biking or running along 176th, will see the corner of a contemporary, three-story building that is completely out of character with a single-family neighborhood.

On the east end of the Courtyard building, the Applicant is retaining the greenbelt in order to buffer the building from our neighborhood across the street. However, due to the Applicant's desire to maximize the size of the building, it is situated so far to the east that the natural greenbelt is insufficient. The proposed "enhanced" vegetation is on a narrow strip of land and will take years to grow. It will present itself as a single row of trees and therefore, there is no guarantee that it can fully screen this contemporary, institutional-sized building from view of neighboring homes and passersby. There is no guarantee that an individual tree will not fail. There is no guarantee that a particular tree will mature with enough thickness to provide sufficient screening. Only a greenbelt with depth enough to provide a random layering of trees can guarantee a sufficient screen over time. It should be noted that the Applicant has "upsized the trees" upon planting which decreases their chance of survival.

In the Applicant's SEPA response, their arborist report states "*There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long-term condition of any tree, but represent my opinion based on the observations made. Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury*."

Without proper care and maintenance many of the plantings could disappear over time. More importantly, as stated above, even with proper care, there is no guarantee that the vegetation will in fact screen this incompatible use.

From the very beginning of the efforts to sell and privatize the DNR property on the top of Education Hill in the early 1980's, the public and the City expressed concern over minimizing the visual impact of new uses in a single -family residential environment. In fact, in May 1988, the same month that the Technical Committee sent its report to the Hearing Examiner on the Emerald Heights proposal, the City passed Ordinance 1454 that stated: *Perimeter landscape treatment of retirement residences shall provide significant buffering of the facility from abutting single family areas.* The timing was not a coincidence. Six months later Emerald Heights was approved with a plan that had low carports and a substantial greenbelt on its perimeter.

Does not meet the conditions required to receive triple density bonus

RZC 21.08.370.C3 states that in order for a retirement residence located in the R-4 through R-6 zones to qualify for a triple density bonus, it <u>must meet certain conditions</u>. We contend that Emerald Heights does meet the following conditions:

> **RZC 21.08.370.C3.iii**: *Traffic generated by the retirement residence is not significantly greater that traffic generated in the surrounding residential neighborhoods*. A review of both the 2010 and 2017 traffic reports that are referenced do not provide any comparison of Emerald Heights projected traffic versus Abbey Road traffic. It only focuses on the additional traffic generated by Emerald Heights. The 2010 analysis is projecting 600 additional trips per day at full build-out. However, Abbey Road is not growing. Where is the analysis that Emerald Heights meets and will continue to meet this criterion?
>
> **RZC 21.08.370.C3.iv:** *The project shall comply with <u>all development standards</u> for the zone in which the development is located including height, setbacks, open space, lot coverage and impervious surface requirements.* See analysis above on non-compliance with development standards.
>
> **RZC 21.08.370.C3.v:** *Landscape Requirements. Setback areas located adjacent to the side, street side, and rear property lines shall be landscaped to sufficiently screen the develop from surrounding residential uses.* See analysis above on the inability to sufficiently screen the building.

A Difficult Situation Not of Our Making

As stated earlier, the Courtyard Independent Living Building is directly connected to the proposed Assisted Living Building. The Applicant has told its residents that without this building, and the income from the new healthy residents, there will be no expanded Assisted Living and thus, no expanded private skilled nursing rooms that would occupy the old vacated assisted living wing. Is this an admission by Emerald Heights' management that it cannot meet its contractual obligations without betting on the approval of more building on the site?

Over the last ten months, we have learned that Emerald Heights residents have been asking for expanded private skilled nursing since before the 2010 Rezone. It is one of their top concerns. We have been told that residents were promised expanded skilled nursing would occur after the Rezone, and then after the Trailside Building and now it is dependent on the Courtyard income. Today there is overwhelming pressure to cut the ribbon on the Courtyard Independent Living building as, according to Emerald Heights, the 42 units are almost sold out.

As a result, the residents of Abbey Road have been put in an extremely uncomfortable position we did not create. Therefore, we are asking the City to deny this building permit on several substantive grounds. We are asking for a halt on any additional building until the Applicant presents an updated long-term plan as to how and where it will meet the need for projected assisted living and skilled nursing of its current residents, the residents of the proposed Courtyard Independent Living Building and future new independent living residents. <u>This is not only fair to the residents of Abbey Road but also to our neighbors living at Emerald Heights who contracted for these services and deserve certainty that these services will be available as they age.</u>

This plan must lead to a Master Development Agreement that stipulates where this expansion can and cannot occur based on Ordinance 1454, Redmond zoning code and the commitments made by Emerald Heights to the citizens of Redmond in their 2010 Rezone application. This is important for all parties involved and would re-establish the harmonious relationship that existed for over 25 years.

Sincerely,

Abbey Road Neighborhood Preservation Committee

Charlie Dougherty
17612 NE 110th Way
Redmond WA 98052

Kirsten Elliott
17611 NE 108th Way
Redmond WA 98052

Howard Harrison
17719 NE 110th Way
Redmond WA 98052

Chris Robison
11006 178th CT NE
Redmond WA 98052

Sherry Stilin
17611 NE 110th Way
Redmond WA 98052

Manaji Suzuki
10914 177th CT NE
Redmond WA 98052

Abbey Road Home Owners Association Board

Marc Huey, President
17603 NE 108th Way
Redmond WA 98052

John Stilin, Vice President
17611 NE 110th Way
Redmond WA 98052

Jim Palmquist, Treasurer
18027 NE 109th CT
Redmond WA 98052

Art Pagnotta, Secretary
17720 NE 105th ST
Redmond WA 98052

From: karoly somogyvari <karolyso@msn.com>
Sent: Wednesday, February 28, 2018 8:11 PM
To: MayorCouncil; Benjamin Sticka; City Clerk
Subject: re: LAND-2017-00915 Emerald Heights Courtyard

Hi,

I'm a resident at 17619 NE 110th Way in Redmond. I'm writing to express my strong opposition to Emerald Height's the current expansion plans. The buildings planned by Emerald Heights do not match the character of the neighborhood at all, and destroy the pleasant green look of of 176th Ave. The current designs also break the promise Emerald Heights made in 2010 when they requested rezoning.

Sincerely,
Karoly and Erika Somogyvari

Click here to report this email as spam.

To: karoly somogyvari
Cc: Julie Lawton
Subject: RE: LAND-2017-00915 Emerald Heights Courtyard

Mr. Somogyvari,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: karoly somogyvari [mailto:karolyso@msn.com]
Sent: Wednesday, February 28, 2018 8:11 PM
To: MayorCouncil <MayorCouncil@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>; City Clerk <CityClerk@redmond.gov>
Subject: re: LAND-2017-00915 Emerald Heights Courtyard

Hi,

I'm a resident at 17619 NE 110th Way in Redmond. I'm writing to express my strong opposition to Emerald Height's the current expansion plans. The buildings planned by Emerald Heights do not match the character of the neighborhood at all, and destroy the pleasant green look of of 176th Ave. The current designs also break the promise Emerald Heights made in 2010 when they requested rezoning.

Sincerely,
Karoly and Erika Somogyvari

Click here to report this email as spam.

From: John Stilin <john@stilins.com>
Sent: Wednesday, February 28, 2018 6:28 PM
To: MayorCouncil
Cc: Benjamin Sticka; City Clerk
Subject: Design Review Board Decision on Emerald Heights Application LAND 2017-00951

I believe the Design Review Board errored in approving Emerald Heights Land Use Application 2017-00951 at their February 15, 2018 for the following reasons:

1. The plan presented by Emerald Height does not address the requirements raised in Section 21.60.020 Context, Circulation, and Connections - D. Relationship to Adjacent Properties. The code states the intent is:

   a. To promote the functional and visual compatibility between adjacent neighborhoods and different land uses;
   b. To encourage building designs which use natural, historical, traditional, or cultural context references to create elements which link the development to the neighborhood and community;
   c. To use building design to create a transition between development and natural features; and
   d. To promote a gradual transition between different uses.

   The plans presented by Emerald Heights are more focused on compatibility with the "institutional" design of the neighboring Redmond High School than the design of the homes in the Abbey Road Subdivision that must be traversed in order to access the Emerald Heights Campus. Emerald Heights should have used design queues from the neighboring 185+ homes that constitute the immediate neighborhood and are most impacted by this project.

2. The Design of the proposed building does not follow criteria set for Facades as shown in Figure 21.60.040G - Building Scale in the RZC. The Building facing the street has a flat facade, three stories tall. It should be stepped back. The applicants response to why this criteria was not followed at the Design Review Board meeting on February 15, 2018 was, "It's too expensive to change". Nowhere in the guidelines is expense an excuse to not comply with the code. The facade facing 176th street should be stepped back to reduce its massing and features should be added that make it transition better into the "Existing" neighborhood, such as a design element that picks up the predominant gabled roofs found on all neighboring homes.

3. The design of the building fails to meet 21.60.040 Design Concepts – Architectural Concepts Intent because the three story, institutional style building does not comply with the code that states "ensure that new buildings are appropriately designed for the site, address human, scale, and become a positive element in the architectural character of the neighborhood." The design of these buildings may be fine for the Emerald Height Campus if total obscured from the adjoining neighborhood, but they are located on the perimeter of the parcel and have a direct negative affect on the architectural character of the surround residential neighborhood.

4. Emerald Heights plan calls for "screening" by using landscaping elements. If the design of the Emerald Heights proposed building was in character and scale of the existing neighborhood, there would be no reason to screen the structures. The fact that these building needs to be hidden in an admission that they fail to meet the intent of the Redmond Design Standards.

5. The plan does not address the requirements raised in RZC 21.08.C.5.a on Retirement Residences – Design and Development Standards. Code states that: Developments shall be designed to project a residential, rather than institutional, appearance through architectural design, landscaping, the use of building materials, and surface length. Multiple structures are encouraged instead of large single structures to promote compatibility with surrounding residential neighborhoods. Site design, building placement, and perimeter landscape treatments shall screen the portions of the development, which are different in appearance from single-family dwellings from abutting single-family dwellings.

   Due to the size and design of the building, it does not project a residential appearance. Since the building is not compatible in scale and design with the surrounding neighborhood, it must be screened. However, the strip of land available to provide year round screening is insufficient in depth to guarantee that the building will be screened from the surrounding neighborhood over time. It looks to be a single row of trees. There is no guarantee that these individual trees will have enough density in maturity or will not be pruned by the applicant over time. What will happen if a mature tree dies?

Please contact me if you have any questions.

Regards,
John Stilin

John C. Stilin
john@stilins.com
17611 NE 110th Way
Redmond WA 98052
425.881.1632 tel
425.881.6173 fax
425.922.3435 cel

Click here to report this email as spam.

Attn: Ben Sticka
City of Redmond
15670 NE 85th Street
Redmond, WA 98073-9710

Cc: Michelle Hart, City Clerk

April 27, 2018

Re: Emerald Heights Courtyard (LAND-2017-00951)

Dear Mr. Sticka,

We are writing to register our opposition to **LAND 2017-00951** Emerald Heights Courtyard – Independent Living Building. We are asking the City to deny this proposal for the following reasons:

- It is not compliant with Ordinance 1454
- Ordinance 1454 mentions a landscape plan as a condition of approval. We have strong evidence to believe that the plan requires a "permanent greenbelt around the perimeter. However, we are still waiting for the City to locate it.
- It is not-compliant with current zoning codes and the Comprehensive Plan
- The City has not adequately analyzed the long-term implications of this building.

There is no evidence that the Hearing Examiner and subsequently, the City Council, took into consideration the underlying 1988 land use approval, Ordinance 1454, in their decision process when they approved the 2010 Rezone. Therefore, we believe the City should not approve any additional expansion in the Emerald Heights complex until it has negotiated a Master Planned Development Agreement or similar.

We are in full agreement with the arguments put forth by the Abbey Road Homeowners Association and therefore utilize much of their April 23, 2018 comment letter to express our concerns. We also want to reiterate that we do not seek to deny the current residents of Emerald Heights the services that they have contracted for and long sought. In fact, our neighborhood did not stand in the way when Emerald Heights sought to increase its density in 2010. As documented in its rezone application and verbalized in public testimony, Emerald Heights said all the right things to reassure City staff and our elected officials that it understood the special obligations placed on retirement residences under **RZC 21.08.370**. Today we do not understand what is driving Emerald Heights to push expansion in a way that jeopardizes its reputation for integrity.

Non-Compliance with 1988 land use approval

After becoming familiar with Ordinance 1454, we now believe that the Trailside Independent Living Building should never have been allowed to be built in its current location. Allowing the Courtyard Independent Living Building in the greenbelt is compounding the error. The Courtyard building should be relocated.

The Courtyard Independent Living Building proposal does not comply with the conditions that limit development on this property. When Emerald Heights sought a Special Development Permit SDP-87-9 and Planned Unit Development No.40A in 1988, as finalized in Ordinance 1454, there were numerous

SEPA mitigating measures set as conditions of approval in Exhibit O, Attachment 1. They lay out the principles that guide the development of the property, namely, the tall building is located in the center of the property and the buildings closer to the perimeter are limited to carports and one-story cottages. The site would retain as much native vegetation as possible around the proposed buildings. Several key mitigating measures in the Aesthetics section are as follows:

Clustering the retirement center in the central, flattest portion of the site results in a substantially increased amount of natural open space. This clustering would also locate the retirement center as far as possible from the single-family uses on the neighboring land.

The main building is located near the center of the property, at least 650 feet from the nearest existing house. The one-story duplexes and carports, which are more in scale with the surrounding development, would be located on the perimeter of the retirement center, where they would be the more visible elements. The cottages would be over 400 feet from the nearest existing house.

The conditions of approval were required by the City to ensure that the project could be developed in a manner that would not be detrimental to any of the surrounding properties. **Hearing Examiner Recommendation (June 22, 1988) at 7.** The final approval order to which those conditions were attached was required by law to be recorded as a covenant appearing on the deed of the property.

In addition, Emerald Heights sought and received approval for a Planned Unit Development(PUD). At the time, **Ordinance 1183** stated that the purpose of the PUD was to allow developers flexibility in order to preserve the natural characteristics of the site. Emerald Heights sought a PUD in order to increase the height of its buildings over the 30' height limit (at the time) so they could build to three stories in their main building. The PUD allowed them to go to 7.5' taller in the main building and 4' taller in the wings. Emerald Heights already had to contend with the steep slope and stream on the western half of their property. Without the PUD, they would have had to either scale back on the number of units in their retirement community or build to the edges of their property with a flatter complex of buildings. The Hearing Examiner states unequivocally the reason the PUD should be approved.

- *With the additional height of the structure, more open space can be created*. **Hearing Examiner Report, SDP 87-9/PUDS #48, June 22, 1988, Findings of Fact, p. 9.**

We believe Ordinance 1454 is the document that stills conditions the land today. As a retirement residence, Emerald Heights was required to obtain a SDP. *Ordinance 1334- Section 20F.20.160*. (The SDP was renamed Conditional Use Permit in Ordinance 2102 – Exhibit A, Attachment 3.) No Master Development Agreement was ever signed after the approval of Ordinance 1454. In addition, all subsequent building projects have been permitted under the Site Plan Entitlement process. Today, when a developer is proposing a retirement residence in a residential zone, the developer must go through the Conditional Use Permit process if they are not planning to subdivide and /or plan to sell condominiums. **RZC 21.08.370** But the City is letting the Independent Living Building is go through the Site Plan Entitlement Process which is required for new constructions where the use is permitted. **RZC 21.76.070(Y).** This can only mean that the City believes that SDP -87-9 is still the foundational conditional use permit.

Please see the legal analysis provided by Claudia Newman on behalf of Abbey Road HOA on April 23, 2018 for a more complete analysis of this concept.

Delay decision until Master Landscape Plan located

The mitigating measures in Ordinance 1454 state "the proposal includes a landscape plan." At a minimum, we respectfully request the Technical Committee delay any decision on the project until the City finds and produces the final approved Master Landscape Plan that was referenced in Ordinance 1454. As you are aware, there is evidence to believe that it contains wording that the perimeter of the property will remain a permanent greenbelt. The current proposal destroys the existing greenbelt that was set aside by Ordinance 1454 and, therefore, the Independent Living Building cannot be located as proposed.

On November 6, 1987, the City of Redmond stamped as received a ten-page set of drawings that included a master landscape plan that referenced a permanent greenbelt. This set of drawings was referenced as exhibits in the Technical Committee Report to the Hearing Examiner on May 27, 1988. However, the site plan was revised when a road was added that circled Emerald Heights to the north to connect to 116th. Page one of a revised set of drawings that reflected the final configuration was received by the City on August 2, 1988. It listed a Master Landscape Plan on the index. Both sets of plans were drawn on the same day by the same person by the same company, but one was marked received months after the other.

We discovered the August 2, 1988 site plan on Monday, April 16th, while reviewing a newly arrived package of Emerald Heights related documentation from a public records request. We have put in a new record request to locate the missing remaining pages. These records contain critical information that the Technical Committee should review prior to scheduling a meeting to approve this permit.

It should be noted that I, Sherry Stilin, have put in many public records requests since July 2017 in an effort to find and fully understand the documentation relevant to this proposal. The City fulfilled my initial requests with scanned documentation. However, it became apparent that there was significant information missing. The City has subsequently found batches of documents in its off-site storage. More recently, they located files in City Hall that had been relocated due to construction. In all situations, I personally made an effort to review the files as soon as City staff made them available.

No evidence that City made any effort to review the conditions set forth in Ordinance 1454

We have not found evidence that City staff or the City attorney made any effort to review compliance with Ordinance 1454 prior to approving the Trailside Independent Living Building and today, the proposed Courtyard Independent Living Building. Where does the City identify any restrictions that have been placed on the land? From the view of citizens new to land use decisions, this seems to be a serious flaw in the Site Pan Entitlement Process.

We now quote directly from the Abbey Road HOA comment letter:

Adverse impacts not adequately analyzed: Non-compliance with Redmond Zoning Code

RZC 21.08.370 -Purpose states that "other uses" need to be protected from the adverse impacts which may otherwise occur as a result of traffic, a concentration of people and from buildings that may otherwise be out-of-scale with the area in which they are located. Our neighborhood of single-family housing constitutes an "other use."

RZC 21.08.370.C5(c) states that in the R-4 through R-12 zones, no retirement residence shall be located adjacent to another retirement residence development to avoid the adverse effects of a concentration of such housing. Concern over too much concentration in one neighborhood goes back to 1986 when this piece of code was first passed as part of Ordinance 1334. At that time, private development of the forested DNR site was looming. The question is, did the City Council in 1988 envision a single retirement center that could soon have over 750,000 sq. feet and still growing? Did it envision a complex ringed by three-story buildings? Is the City allowing Emerald Heights to skirt the intent of this law when the City would not allow two small retirement residences to build next to one another?

In the Design Standards Checklist for this proposal, the Applicant likes to point out that there are several large institutional buildings on the top of Education Hill – schools and a church. This appears to be justification for adding one more. That makes our point: How many more large institutional buildings should one neighborhood be forced to bear?

When Emerald Heights received approval in 1988, it was for a 308-unit retirement residence that included a 60-bed skilled nursing unit and 30 personal care rooms including 24 units located in twelve single-story duplexes. There was no talk of expansion beyond this vision. In its 2010 Rezone application Emerald Heights dramatically altered that vision, with a projected 608 units at full build-out with the capacity to build to 684 units. If you estimate that 25% of the Independent Living units will have double occupancy, that is well over 700 people onsite not including staff. At full expansion, according to Emerald Heights analysis, it will responsible for over 1500 car trips per day through the neighborhood (*Source: Heffron Transportation, February 2010.).* including more delivery trucks, moving vans and other support vehicles. We now have a situation where the Applicant is pushing its concentration to the edges of its property.

The Applicant would have you believe that this is just a stand-alone project. However, the impact of this proposal is far greater than just this single building. Emerald Heights is a Continuing Care Retirement Community. <u>The addition of this new Independent Living building will by contractual commitment create the need for future assisted living and skilled nursing services.</u> The proposed building is not replacing an existing independent living facility but adding capacity that increases the number of healthy individuals residing at Emerald Heights today. Many of these residents will eventually need to relocate to the Assisted Living and Skilled Nursing facilities on the property as they age in place. In addition, we know this building is directly linked to the proposed Assisted Living Building. The Applicant has been vocal that the income generated by this building is needed to construct and/or support the proposed Assisted Living Building if it receives approval. The Applicant has told its residents that without this building, there will be no expanded Assisted Living and thus, no expanded private skilled nursing rooms that would occupy the old vacated assisted living wing. Therefore, the potential impact is a larger story than just this single building. This building is directly connected to the Assisted Living Building and should not be evaluated in isolation.

So, what are those adverse effects? And is there a tipping point? For example, Emerald Heights uses a single, gated, drive way in the middle of a single-family neighborhood to allow numerous residents, employees, guests, delivery trucks, moving vans access to a complex that already exceeds a half million square feet of gross building space.

Impact on Neighborhood Aesthetics

The Courtyard Independent Living building will have a negative aesthetic impact because for the first time a residential architectural style found in our dense urban centers will be in close range - directly visible from our homes and where we walk. Our elected officials have continuously told us that this type of residential density will be focused in our urban centers in order to preserve our single-family neighborhoods. This building and its location are completely opposite from what our elected officials promised.

The residents of Abbey Road did not oppose Emerald Heights' effort to increase density on their property in 2010 because we assumed, based on their written statements and promises, that they would expand behind their existing greenbelt. It is now clear to us that their promises were hollow.

Therefore, until there is recognition of the underlying conditions as articulated in Ordinance 1454, we must also oppose this building for its non-compliance with current Redmond zoning code due to the scale, design and inability of landscape treatments to guarantee screening.

RZC 21.08.370.C.5(a) states that retirement residences shall be designed to project a residential, rather that institutional appearance. However, at three-stories tall, the proposed building is out of scale with the neighboring single-family homes located less than 200 feet from the structure. The modern urban center architecture used in the design is not harmonious with the gabled-roofed homes found in Abbey Road.

Although most of the building is out of direct view of people along 176th Street, the corner of the east end of the building, with its contemporary flat roof, will be highly visible for many years with no guarantee that it will ever be fully screened. It is the first time that the Applicant's new contemporary architecture will be directly visible close-up to the general public from the street. It looks like a tower and is clearly connected to a much larger structure. It is dramatically different from the gable-roofed buildings of Emerald Heights that are visible in the distance from the guard house entrance along the main parkway. Therefore, it looks very disconnected from both the Emerald Heights campus and our neighborhood. This is particularly worrisome because there is no guarantee over time that the building can be screened with landscaping.

As confirmed in a Design Review Board meeting on the Courtyard proposal, the flat roofline, while out of character with the surrounding neighborhood, is required because it allows Emerald Heights to maximize the number of people living in the building. Emerald Heights has tried to justify this design in its materials to the City by saying that Northwest Contemporary architecture is popular and growing in the Education Hill neighborhood. However, an analysis presented by an Abbey Resident shows that only 14 out of 1800 homes within a .6 miles radius reflect this style of architecture. [Design Review Board, February 15, 2018.]

In recommending the rezone from R4 to R6, the Hearing Examiner found that *Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties. The screening is so effective that it is possible to drive by Emerald Heights and not know it is there*. [Findings, Conclusions and Recommendation, Redmond Hearing Examiner, Emerald Heights DGA, No L100204]. The Hearing Examiner made her recommendations based on her Findings. This Finding will no longer be true because anyone passing by Emerald Heights will now see a large tower right behind the guard house at the entrance. As explained below, the building is pushed so far to the northeast, that it exceeds the natural

greenbelt and will depend on a narrow strip of land to screen the tower. The building is much longer and farther to the east than was presented to the Hearing Examiner in a conceptual drawing upon which her recommendation was made and the City Council voted to approve. There is no reason the building had to be so long and so tall. One can only conclude that Emerald Heights is trying to maximize its revenues at the expense of its neighbors. The revenues from healthy independent living residents are a critical component of the business model.

This was particularly evident at the February 15th Design Review Board Meeting. A member of the Design Review Board had suggested in an earlier meeting that the upper level of the east corner be stepped-back to lessen the visual impact from the street. At the February 15th meeting, Emerald Heights dismissed this idea as too expensive. However, **RZC 21.60.040.B2b.iv.F** on Design Concepts clearly indicates that the current design of the proposed Independent Living Building is in direct conflict with the intent of City zoning code and that stepping back the upper level is the preferred design.

The Courtyard Independent Living building is totally inconsistent with Redmond Comprehensive Plan and the community's vision for protecting neighborhoods from dense urban development. This building is in violation of additional Redmond zoning code that deals with building scale and neighborhood compatibility as identified below:

21.60.020 B.1.b Design Contexts – Intent

To create contexts that capture the community visions and values as reflected in the Comprehensive Plan, Redmond Zoning Code, and Design Review Handbook.

21.60.020 D.1 Relationship to Adjacent Properties – Intent

a. To promote the functional and visual compatibility between adjacent neighborhoods and different land uses
c. To use building design to create a transition between development and natural features; and to promote a gradual transition between different uses.

21.60.040 B1. Buildings – Architectural Concept

(a)(iii) To ensure that new buildings are appropriately designed for the site, address human scale, and become a positive element in the architectural character of the neighborhood;
(c) Building design should support the vision for the area as defined in the Comprehensive Plan, and development regulations.
(c)(i) The architectural composition, scale, elements, and details of a building should relate to the site's natural features and the character of the surrounding area.

21.60.040 B2: Buildings – Building Scale

a. Intent.
i. To ensure new development is compatible with the goals for the neighborhood and with the architectural scale [the scale of the building(s) in relation to surrounding development] and character of those surrounding developments that meet the intent of the City's design review criteria;

iii. To ensure that large buildings reduce their apparent mass and bulk on the elevations visible from streets or pedestrian routes;
b. Design Criteria.
i. The apparent mass and scale of large buildings should be reduced through the use of modulation and articulation that provides a pedestrian scale and architectural interest.
ii. Integration. Large buildings should integrate features along their facades visible from the public right-of-way, and pedestrian routes and entries, to reduce the apparent building mass and achieve an architectural scale consistent with other nearby structures.
iv.F. Upper story setback. Setting back upper stories helps to reduce the apparent bulk of a building and promotes human scale.

Comprehensive Plan

LU-9 Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services. Through these regulations address features, including but not limited to:

- Impervious surface area and lot coverage;
- Building height, bulk, placement and separation;
- Development intensity;
- Access and connections for walking and bicycling; and
- Landscaping

LU-10 Consider using special site standards and design standards for residential development to:

- Minimize significant impacts, such as loss of light or privacy, from large residential infill buildings on adjacent residents;
- Promote compatibility with Redmond's residential neighborhoods and avoid an appearance of overcrowding when rezones will increase residential development capacity or when density bonuses or flexibility in site standards are utilized;
- Emphasize features typical of detached single-family dwellings, such as pitched roofs, single points of entry and window trim, as part of residential structures containing two or more dwelling units.

LU-11 Promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower intensity or more sensitive uses by:
- Ensuring that uses or structures meet performance standards that limit adverse impacts, such as noise, vibration, smoke and fumes; and
- Creating an effective transition between land uses through building and site design, use of buffers and landscaping, or other techniques.

LU-30 Allow some compatible nonresidential uses in Residential zones, such as appropriately scaled schools, religious facilities, home occupations, parks, open spaces, senior centers and

day care centers. Maintain standards in the Redmond Zoning Code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.

N-EH-14 Encourage a mix of housing types, styles and a range of choices, while maintaining the overall single-family character of established neighborhoods in Education Hill.

FW-9 Make each neighborhood a better place to live or work by preserving and fostering each neighborhood's unique character, while providing for compatible growth in residences and other land uses, such as businesses, service, or parks.

Impact from On-going Construction

If Emerald Heights had been developed as an R4 or R6 single-family neighborhood, the construction would have been completed over a several-year period of time and then it would have been over. Living next to Emerald Heights has meant living next to on-going construction over the last twenty-five years:

- 2002 -Additions to Corwin Center
- 2011 Fitness Center/spa
- 2012 Multi-purpose Building
- 2014 Trailside Independent Living Building,

While the Applicant certainly takes steps to mitigate the consequences, you still see and hear the trucks, hear the back-up beepers, see the workers coming and going, and parking in our neighborhood, the pounding and hammering, deal with dirt and dust on our roofs. Now we are talking about another round of construction – only this time we get look at the buildings for as long as we live in the neighborhood.

Impact from Traffic: The traffic analysis that was submitted by Emerald Heights in 2010 for the Rezone [*Heffron Transportation, February 2010*] projected that the proposed expansion at full build-out generated an additional 600 trips per day through Abbey Road. That was deemed acceptable by City staff. However, the 2010 traffic study hardly looked beyond the site's driveways and did not evaluate conditions on 176th or at any area intersections. The analysis used a slight-of-hand when it said that *"the Emerald Heights development would not change the operating levels at any of the study area intersections"* — since none were studied, that's an unsupported claim.

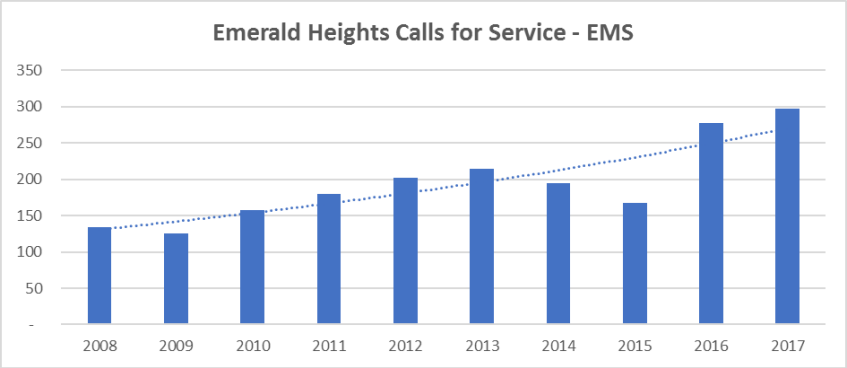
We propose that the City again look at the traffic impact of a growing concentration people in our neighborhood but also from the vantage point of 'what if.' What if Emerald Heights property had been developed instead as a single-family neighborhood per the underlying zoning code? Generously speaking, that would have been between 120 and 140 homes. How would the traffic volumes and the type of traffic differ? Based on the 2010 traffic analysis provided by Emerald Heights, at full expansion, the Applicant would generate 1,550 trips in/out of the neighborhood per day. Is this the volume and type of vehicles that would be expected with single-family homes? How does this differ from the delivery trucks and other vehicles necessary to support a major retirement complex? We believe this type of comparison is the intent of **RZC 21.08.370.** City traffic engineers should provide this analysis. The community should not be expected to hire experts to enforce our City codes.

Impact on Public Services/EMS Budget

There are also impacts beyond our immediate neighborhood. Based on information provided by the Redmond Fire Department, Emerald Heights has a disproportionate impact on Emergency Medical Services in the City of Redmond. Less than 1% of the City's population generated 6.5% of the City's EMS calls in 2017.

In its 2010 Rezone SEPA checklist, Emerald Heights answered "no" in reference to any impact on public services such as fire, police or healthcare at full expansion. In the SEPA checklist for this proposal, the Applicant says once again there will be no impact on public services. Yet our inquiry to the Fire Department revealed that last year there were 300 EMS calls to their property – almost double the calls made in 2010.

As it is today, it seems the City of Redmond provides a disproportionate degree of service to this complex, with no compensation from property taxes. The Applicant working with the City and Fire Department, should be required to project the increased number of calls expected due to the addition of the proposed Courtyard Independent Living Building, and future planned expansion on the site. This information is crucial to the City's budgeting and planning process to ensure sufficient capacity exist to serve the entire community's demand for emergency service.



No Guarantee that Landscaping Will Screen the Building Over Time

Now let's look more closely at this proposal**. RZC 21.08.370.C5(a)** on retirement residences states that perimeter landscape treatments shall screen the portions of the development which are different in appearance from single-family dwellings from abutting single family dwellings. The Applicant appeared to understand this ordinance when it presented its expansion plans to the Redmond City Council in 2010 while seeking approval for an increase in density. It shows a building situated farther to the interior of the property and clearly out of view from 176th Street.

We maintain that the present location of the Courtyard building makes it impossible to meet the intent of **RZC 21.08.370.C5(a).** The narrow strip of land available on the east end of the building is completely insufficient to guarantee screening of the building over time. Therefore, anyone living across the street or walking, biking or running along 176th, will see the corner of a contemporary, three-story building that is completely out of character with a single-family neighborhood.

On the east end of the Courtyard building, the Applicant is retaining the greenbelt in order to buffer the building from our neighborhood across the street. However, due to the Applicant's desire to maximize the size of the building, it is situated so far to the east that the natural greenbelt is insufficient. The proposed "enhanced" vegetation is on a narrow strip of land and will take years to grow. It will present itself as a single row of trees and therefore, there is no guarantee that it can fully screen this contemporary, institutional-sized building from view of neighboring homes and passersby. There is no guarantee that an individual tree will not fail. There is no guarantee that a particular tree will mature with enough thickness to provide sufficient screening. Only a greenbelt with depth enough to provide a random layering of trees can guarantee a sufficient screen over time. It should be noted that the Applicant has "upsized the trees" upon planting which decreases their chance of survival.

In the Applicant's SEPA response, their arborist report states "*There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long-term condition of any tree, but represent my opinion based on the observations made. Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury*."

Without proper care and maintenance many of the plantings could disappear over time. More importantly, as stated above, even with proper care, there is no guarantee that the vegetation will in fact screen this incompatible use.

From the very beginning of the efforts to sell and privatize the DNR property on the top of Education Hill in the early 1980's, the public and the City expressed concern over minimizing the visual impact of new uses in a single -family residential environment. In fact, in May 1988, the same month that the Technical Committee sent its report to the Hearing Examiner on the Emerald Heights proposal, the City passed Ordinance 1454 that stated: *Perimeter landscape treatment of retirement residences shall provide significant buffering of the facility from abutting single family areas.* The timing was not a coincidence. Six months later Emerald Heights was approved with a plan that had low carports and a substantial greenbelt on its perimeter.

Does not meet the conditions required to receive triple density bonus

RZC 21.08.370.C3 states that in order for a retirement residence located in the R-4 through R-6 zones to qualify for a triple density bonus, it <u>must meet certain conditions</u>. We contend that Emerald Heights does meet the following conditions:

> **RZC 21.08.370.C3.iii**: *Traffic generated by the retirement residence is not significantly greater that traffic generated in the surrounding residential neighborhoods*. A review of both the 2010 and 2017 traffic reports that are referenced do not provide any comparison of Emerald Heights projected traffic versus Abbey Road traffic. It only focuses on the additional traffic generated by Emerald Heights. The 2010 analysis is projecting 600 additional trips per day at full build-out. However, Abbey Road is not growing. Where is the analysis that Emerald Heights meets and will continue to meet this criterion?
>
> **RZC 21.08.370.C3.iv:** *The project shall comply with <u>all development standards</u> for the zone in which the development is located including height, setbacks, open space, lot coverage and impervious surface requirements.* See analysis above on non-compliance with development standards.
>
> **RZC 21.08.370.C3.v:** *Landscape Requirements. Setback areas located adjacent to the side, street side, and rear property lines shall be landscaped to sufficiently screen the develop from surrounding residential uses.* See analysis above on the inability to sufficiently screen the building.

A Difficult Situation Not of Our Making

As stated earlier, the Courtyard Independent Living Building is directly connected to the proposed Assisted Living Building. The Applicant has told its residents that without this building, and the income from the new healthy residents, there will be no expanded Assisted Living and thus, no expanded private skilled nursing rooms that would occupy the old vacated assisted living wing. Is this an admission by Emerald Heights' management that it cannot meet its contractual obligations without betting on the approval of more building on the site?

Over the last ten months, we have learned that Emerald Heights residents have been asking for expanded private skilled nursing since before the 2010 Rezone. It is one of their top concerns. We have been told that residents were promised expanded skilled nursing would occur after the Rezone, and then after the Trailside Building and now it is dependent on the Courtyard income. Today there is overwhelming pressure to cut the ribbon on the Courtyard Independent Living building as, according to Emerald Heights, the 42 units are almost sold out.

As a result, the residents of Abbey Road have been put in an extremely uncomfortable position we did not create. Therefore, we are asking the City to deny this building permit on several substantive grounds. We are asking for a halt on any additional building until the Applicant presents an updated long-term plan as to how and where it will meet the need for projected assisted living and skilled nursing of its current residents, the residents of the proposed Courtyard Independent Living Building and future new independent living residents. <u>This is not only fair to the residents of Abbey Road but also to our neighbors living at Emerald Heights who contracted for these services and deserve certainty that these services will be available as they age.</u>

This plan must lead to a Master Development Agreement that stipulates where this expansion can and cannot occur based on Ordinance 1454, Redmond zoning code and the commitments made by Emerald Heights to the citizens of Redmond in their 2010 Rezone application. This is important for all parties involved and would re-establish the harmonious relationship that existed for over 25 years.

Sincerely,

John and Sherry Stilin
17611 NE 110th Way
Redmond, Way 98052

To: Sherry B Stilin
Cc: Julie Lawton
Subject: RE: Comments in Opposition LAND-2017-00951

Hi Sherry,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. I have also added a hyperlink, which will direct you to the City's website for updates on both Emerald Heights buildings. Thank you.

LAND USE ACTIONS PAGE
http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769

Ben Sticka
Planner | City of Redmond
☎: 425.556.2470 | ✉: bsticka@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Sherry B Stilin [mailto:sherry@stilins.com]
Sent: Friday, April 27, 2018 5:19 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: Michelle Hart <MHART@redmond.gov>
Subject: Comments in Opposition LAND-2017-00951

Attached is our comment letter in opposition to LAND -2017 00951 Emerald Heights Courtyard Independent Living Building. We should already be listed as Parties of Record.

Thank you.

John and Sherry Stilin
17611 NE 110th Way
Redmond, WA 98052

Click here to report this email as spam.

To: John Stilin
Cc: Julie Lawton
Subject: RE: Design Review Board Decision on Emerald Heights Application LAND 2017-00951

Mr. Stilin,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: John Stilin [mailto:john@stilins.com]
Sent: Wednesday, February 28, 2018 6:28 PM
To: MayorCouncil <MayorCouncil@redmond.gov>
Cc: Benjamin Sticka <bsticka@redmond.gov>; City Clerk <CityClerk@redmond.gov>
Subject: Design Review Board Decision on Emerald Heights Application LAND 2017-00951

I believe the Design Review Board errored in approving Emerald Heights Land Use Application 2017-00951 at their February 15, 2018 for the following reasons:

1. The plan presented by Emerald Height does not address the requirements raised in Section 21.60.020 Context, Circulation, and Connections - D. Relationship to Adjacent Properties. The code states the intent is:

   a. To promote the functional and visual compatibility between adjacent neighborhoods and different land uses;
   b. To encourage building designs which use natural, historical, traditional, or cultural context references to create elements which link the development to the neighborhood and community;
   c. To use building design to create a transition between development and natural features; and
   d. To promote a gradual transition between different uses.

   The plans presented by Emerald Heights are more focused on compatibility with the "institutional" design of the neighboring Redmond High School than the design of the homes in the Abbey Road Subdivision that must be traversed in order to access the Emerald Heights Campus. Emerald Heights should have used design queues from the neighboring 185+ homes that constitute the immediate neighborhood and are most impacted by this project.

2. The Design of the proposed building does not follow criteria set for Facades as shown in Figure 21.60.040G - Building Scale in the RZC. The Building facing the street has a flat facade, three stories tall. It should be stepped back. The applicants response to why this criteria was not followed at the Design Review Board meeting on February 15, 2018 was, "It's too expensive to change". Nowhere in the guidelines is expense an excuse to not comply with the code. The facade facing 176th street should be stepped back to reduce its massing and features should be added that make it transition better into the "Existing" neighborhood, such as a design element that picks up the predominant gabled roofs found on all neighboring homes.

3. The design of the building fails to meet 21.60.040 Design Concepts – Architectural Concepts Intent because the three story, institutional style building does not comply with the code that states "ensure that new buildings are appropriately designed for the site, address human, scale, and become a positive element in the architectural character of the neighborhood." The design

of these buildings may be fine for the Emerald Height Campus if total obscured from the adjoining neighborhood, but they are located on the perimeter of the parcel and have a direct negative affect on the architectural character of the surround residential neighborhood.

4. Emerald Heights plan calls for "screening" by using landscaping elements. If the design of the Emerald Heights proposed building was in character and scale of the existing neighborhood, there would be no reason to screen the structures. The fact that these building needs to be hidden in an admission that they fail to meet the intent of the Redmond Design Standards.

5. The plan does not address the requirements raised in RZC 21.08.C.5.a on Retirement Residences – Design and Development Standards. Code states that: Developments shall be designed to project a residential, rather than institutional, appearance through architectural design, landscaping, the use of building materials, and surface length. Multiple structures are encouraged instead of large single structures to promote compatibility with surrounding residential neighborhoods. Site design, building placement, and perimeter landscape treatments shall screen the portions of the development, which are different in appearance from single-family dwellings from abutting single-family dwellings.

   Due to the size and design of the building, it does not project a residential appearance. Since the building is not compatible in scale and design with the surrounding neighborhood, it must be screened. However, the strip of land available to provide year round screening is insufficient in depth to guarantee that the building will be screened from the surrounding neighborhood over time. It looks to be a single row of trees. There is no guarantee that these individual trees will have enough density in maturity or will not be pruned by the applicant over time. What will happen if a mature tree dies?

Please contact me if you have any questions.

Regards,
John Stilin

John C. Stilin
john@stilins.com
17611 NE 110th Way
Redmond WA 98052
425.881.1632 tel
425.881.6173 fax
425.922.3435 cel

Click here to report this email as spam.

From: Michelle Hart
Sent: Tuesday, May 1, 2018 9:53 AM
To: Benjamin Sticka
Subject: FW: Opposition LAND 2017-00951

For your records.

Michelle M. Hart, MMC
City Clerk|City of Redmond
425.556.2190 (ph)|www.redmond.gov
MS: 3NFN|15670 NE 85th St.|Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

HOW DID WE DO?: Click here to take survey

(Filling out the short survey will assist us in knowing how better to meet your needs)

From: Alli Gordon
Sent: Tuesday, May 01, 2018 8:40 AM
To: Michelle Hart <MHART@redmond.gov>; Cheryl D. Xanthos <cdxanthos@redmond.gov>
Subject: FW: Opposition LAND 2017-00951

FYI from cityclerk@redmond.gov

Alli Gordon
Administrative Specialist – City Clerk's Office | City of Redmond
☎: 425.556.2194 | ✉: agordon@redmond.gov | Redmond.gov
MS: 3NFN | 15670 NE 85th St | Redmond, WA 98052
NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

HOW DID WE DO?: Click here to take a short survey
(Filling out the short survey will assist us in knowing how better to meet your needs)

From: MANAJI SUZUKI <MANAJI9@msn.com>
Sent: Monday, April 30, 2018 10:03 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; MayorCouncil <MayorCouncil@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Steve Fischer <SFISCHER@REDMOND.GOV>

Cc: Abbey Road <abbeyroadpreservationcmte@gmail.com>
Subject: Opposition LAND 2017-00951

Dear Redmond Officials,

I am writing as a homeowner of the Abbey Road HOA neighborhood to ask that the Technical Committee on May 2nd deny this current proposal or at the very least delay decision until more research and grave consideration is giving to new evidence found of the original Master Landscape Plan of 1988 submitted with this Land Use Approval (Ordinance 1454). We feel that the denial should be applied based on these reasons:

Noncompliance with 1988 Land Use Approval (Ordinance 1454)

- EH sought a Special Development Permit and Planned Unit Development in 1988, finalized in Ordinance 1454. Numerous mitigating measures were set as conditions of approval in Exhibit O, Attachment 1. These conditions were the result of a special Addendum to an several Environmental Impact Statements (EIS) submitted by residents of Redmond and the City of Redmond out of concern of the impact of large facilities on the surrounding community of single family homes. It was aimed at minimizing the visual impact of the development on surrounding neighborhoods and retaining natural vegetation. These mitigating measures were attached under SEPA (State Environmental Protection Agency), these are substantial requirements that set the general conditions for future property development. These concerns were also reflected in Ordinance 1334 that was passed 6 month before EH was approved.
- Please see the attached analysis by the land use attorney, Claudia Newman, that establishes the 1988 approval as the foundational agreement and it's mitigating measures as requirements that still apply today.
- Public Records requests to the HOA have recently provided evidence of master landscape drawings, stamped by the City of Redmond, from November 6, 1987 and August 2nd 1988 which both reference a permanent green belt of the periphery of EH property. These drawings were referenced as exhibits in the Technical Committee Report to the Hearing Examiner on May 27, 1988. It listed "Master Landscape Plan" on the Index. Both sets of plans were drawn on the same day by the same person by the same company. While we have put in a new records request to locate the missing remaining pages of these landscape drawings, we believe these drawings reflect the final configuration received by the City on August 2nd 1988 as serve as their Master Landscape Plans. We request the Technical Committee delay any decisions on the project until the City finds and produces the approved Master Landscape Plan that was referenced in 1454 as these records contain critical information.

SEPA Categorical Exemption Not Properly Applied:

- After submitting a detailed response to the SEPA DNS (Determination of Non Significance) outlining all of the violations/false or incomplete disclosure in EH completing the SEPA checklist, we were told "projects of this size are categorically exempt from SEPA". We believe this exemption is in error as the Applicant (EH) has TWO proposals on the SAME SITE currently under review by the City (This permit serves for BOTH Independent Living Buildings AND the Assisted Living Building). These projects are interconnected and when viewed together, exceed the threshold for exemption.

RZC 21.08.370: The 2010 Rezone:

- **C5(C):** States "in R4-R12 zones, no retirement residence shall be located adjacent to another retirement residence development to avoid the adverse effects of a concentration of such housing".
- Concerns over too much concentration in one neighborhood goes back to 1986 when code was first past as part of Ordinance 1334. The 25% of the projected Independent Living units will have double occupancy. The residents of the ILB will establish a sum of well over 700 residents for the EH complex NOT INCLUDING additional staff, support vehicles and delivery required. Traffic studies from 2010 (Source: Heffron Transportation) projected 1500 car trips per day through the neighborhood (176th ST NE/Abbey Road). However, there has been exponential growth of the surrounding neighborhoods in Education Hill and this projection is thus felt to be grossly under estimated.
- The addition of this new Independent Living Building will by CONTRACTURAL COMMITMENT create a need for additional future assisted living and skilled nursing services. EH cannot provide such services for the residents it CURRENTLY HAS. Adding more independent units will require additional expansion or their residents will be transferred to offsite facilities to fulfill their contractual commitment. A master plan by EH needs to be submitted outlining plans for the future accommodations allows in the 2010 rezone. This has not been adequately considered.
- **C5(A): "Retirement** residences shall be designed to project a residential, rather than institutional appearance". Their modern urban center architecture is not harmonious with the gabled-roofed homes of Abbey Road and are less than 200 feet from the homes.
- **Findings, Conclusions and Recommendation, Redmond Hearing Examiner, Emerald Heights DGA, NO L100204:** " Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties". - The Hearing Examiner made her recommendations based on these findings for the 2010 rezone where the ALB was to be placed in the back of EH property. This further shows consideration in trying to avoid adverse effects of concentration of such housing.

The Courtyard Independent Living Building and the Assisted Living Building are totally inconsistent with the Redmond Comprehensive Plan and the community's vision for protecting neighborhoods from dense urban development. Therefore, until there is recognition of the underlying conditions as articulated in Ordinance 1454, we must also oppose this building for its non-compliance with current Redmond zoning code due to the scale, design and inability of landscape treatments to guarantee screening.

Thank you for your time and consideration. This has been a community that has history of working hard since it's foundation to ensure maintaining the balance of increased density that a retirement facility brings and that of a single home community. We respectfully request grave due diligence in reviewing the Redmond Comprehensive Plan, the community's vision of protecting neighborhoods from dense urban development, and reviewing the code violations as stated above.

Sincerely,

Manaji Suzuki M.D.
10914 177th CT NE
Redmond, WA 98052
Cell: 425-241-6300

Click here to report this email as spam.

From: MANAJI SUZUKI <MANAJI9@msn.com>
Sent: Sunday, February 25, 2018 10:23 PM
To: Benjamin Sticka; MayorCouncil; City Clerk
Subject: Opposition Emerald Heights Independent and Assisted Living Buildings

Dear City Officials

I am writing to continue to address Abby Road's HOA opposition to the buildings proposed for the 2 Independent Living buildings and the Assisted Living building that will significantly alter the landscape along 176 th St NE.

As homeowners in the Abby Road HOA, we object on basis that the buildings are not in compliance with Redmond Zoning Code 21.08 C5(a):

- **The building does not project a residential character but looks more like an office or medical building.**

- **The architecture with flat roofline is completely out of character with the surrounding neighborhood.**
- **The three-story size of the building approaching 45 feet will not be adequately screened. This will impose light pollution, invasion of privacy and alteration of the views of a tree lined street which is the defining character of the neighborhood named "Abby Road".**
- **Finally, the amount of land dedicated to providing a year-round landscape screen is insufficient to accommodate this purpose. As there is no guarantee that the trees will be of adequate height or opacity year round to screen the building, there is also real risk of the need for pruning the vegetation thus decreasing canopy/privacy in efforts to be contained within the allotted insufficient space.**

In addition, Redmond Zone Code 21.60.040 B2 on Citywide Design Standards - Building scale: See http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?secid=3120&keywords=21.60.040#secid-3120

2(a)(i) Intent: To ensure new development is compatible with the goals for the neighborhood and with architectural scale [scale of the buildings] in relation to surrounding development and character of those surrounding developments that meet the intent of the City's design review criteria;
2(a)(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevation visible from streets or pedestrian routes.
2(b) Figure 21.60.040G – Shows a drawing of a façade modulation (building is stepped back) and pitched roofs to help reduce apparent bulk of the building. It shows that a flat (or straight up building) and a flat roof is to be avoided.

To this point:

- **A member of the Design Review Board suggested in the January 18, 2018 meeting that the upper level of the corner be stepped-back to lessen the visual impact from the street. At the February 15th meeting, Emerald Heights dismissed this idea as too expensive. However, RZC 21.60.040 on Design Concepts clearly indicates that the current design of the proposed Independent Living Building is in direct conflict with the intent of City zoning code and that stepping back the upper level is the preferred design.**

Thank you for your time. I have attended the majority of the City Council meeting and Design Review Board meetings in relation to this project. I would like to reiterate on behalf of the Abby Road HOA, that we are in full support of Emerald Heights developing Independent and Assisted Living facilities to fulfill their needs. With reciprocal respect, we ask for consideration for maintenance of the beauty of the 176th St. NE tree lined beauty and privacy by amending architecture, distance from the property line and landscaping. We continue to object building Assisted Living facilities at all in the greenbelt along 176th St based on commitments made in the 2010 Rezone document by EH and SEPA violations.

This has been a learning process for the residents of Abby Road. Discouraging to say the very least that residents of Redmond seem to have no voice, no advocates within the City System, and the crown jewel of neighborhoods in Redmond Education Hill enjoyed by so many...those living in the Abby Road HOA, surrounding neighborhoods and even within Emerald Heights ...will be destroyed.

Thank you again for your time,

Manaji Suzuki
Neil Barnett
10914 177th CT. NE
Redmond. 98052

Click here to report this email as spam.

To: MANAJI SUZUKI
Cc: Julie Lawton
Subject: RE: Opposition Emerald Heights Independent and Assisted Living Buildings

Dear Ms. Suzuki,

Thank you for your comment related to the proposed Emerald Heights Independent Living Building. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will receive all decision documents related to this project. I have also shared your comment with the applicant for Emerald Heights, Julie Lawton, who was also cc'd as a part of this email. If you have any additional comments or questions, please let me know. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: MANAJI SUZUKI [mailto:MANAJI9@msn.com]
Sent: Sunday, February 25, 2018 10:23 PM
To: Benjamin Sticka <bsticka@redmond.gov>; MayorCouncil <MayorCouncil@redmond.gov>; City Clerk <CityClerk@redmond.gov>
Subject: Opposition Emerald Heights Independent and Assisted Living Buildings

Dear City Officials

I am writing to continue to address Abby Road's HOA opposition to the buildings proposed for the 2 Independent Living buildings and the Assisted Living building that will significantly alter the landscape along 176 th St NE.

As homeowners in the Abby Road HOA, we object on basis that the buildings are not in compliance with Redmond Zoning Code 21.08 C5(a):

- **The building does not project a residential character but looks more like an office or medical building.**
- **The architecture with flat roofline is completely out of character with the surrounding neighborhood.**
- **The three-story size of the building approaching 45 feet will not be adequately screened. This will impose light pollution, invasion of privacy and alteration of the views of a tree lined street which is the defining character of the neighborhood named "Abby Road".**
- **Finally, the amount of land dedicated to providing a year-round landscape screen is insufficient to accommodate this purpose. As there is no guarantee that the trees will be of adequate height or opacity year round to screen the building, there is also real risk of the need for pruning the**

vegetation thus decreasing canopy/privacy in efforts to be contained within the allotted insufficient space.

In addition, Redmond Zone Code 21.60.040 B2 on Citywide Design Standards - Building scale: See http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?secid=3120&keywords=21.60.040#secid-3120

2(a)(i) Intent: To ensure new development is compatible with the goals for the neighborhood and with architectural scale [scale of the buildings] in relation to surrounding development and character of those surrounding developments that meet the intent of the City's design review criteria;
2(a)(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevation visible from streets or pedestrian routes.
2(b) Figure 21.60.040G – Shows a drawing of a façade modulation (building is stepped back) and pitched roofs to help reduce apparent bulk of the building. It shows that a flat (or straight up building) and a flat roof is to be avoided.

To this point:

- **A member of the Design Review Board suggested in the January 18, 2018 meeting that the upper level of the corner be stepped-back to lessen the visual impact from the street. At the February 15th meeting, Emerald Heights dismissed this idea as too expensive. However, RZC 21.60.040 on Design Concepts clearly indicates that the current design of the proposed Independent Living Building is in direct conflict with the intent of City zoning code and that stepping back the upper level is the preferred design.**

Thank you for your time. I have attended the majority of the City Council meeting and Design Review Board meetings in relation to this project. I would like to reiterate on behalf of the Abby Road HOA, that we are in full support of Emerald Heights developing Independent and Assisted Living facilities to fulfill their needs. With reciprocal respect, we ask for consideration for maintenance of the beauty of the 176th St. NE tree lined beauty and privacy by amending architecture, distance from the property line and landscaping. We continue to object building Assisted Living facilities at all in the greenbelt along 176th St based on commitments made in the 2010 Rezone document by EH and SEPA violations.

This has been a learning process for the residents of Abby Road. Discouraging to say the very least that residents of Redmond seem to have no voice, no advocates within the City System, and the crown jewel of neighborhoods in Redmond Education Hill enjoyed by so many...those living in the Abby Road HOA, surrounding neighborhoods and even within Emerald Heights ...will be destroyed.

Thank you again for your time,

Manaji Suzuki
Neil Barnett
10914 177th CT. NE
Redmond. 98052

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:25 PM
To: MANAJI9@msn.com
Cc: Council; Benjamin Sticka; Steve Fischer; Erika Vandenbrande
Subject: RE: Opposition LAND 2017-00951

Dr. Suzuki,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: MANAJI SUZUKI [mailto:MANAJI9@msn.com]
Sent: Monday, April 30, 2018 10:03 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; MayorCouncil <MayorCouncil@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Steve Fischer <SFISCHER@REDMOND.GOV>
Cc: Abbey Road <abbeyroadpreservationcmte@gmail.com>
Subject: Opposition LAND 2017-00951

Dear Redmond Officials,

I am writing as a homeowner of the Abbey Road HOA neighborhood to ask that the Technical Committee on May 2nd deny this current proposal or at the very least delay decision until more research and grave

consideration is giving to new evidence found of the original Master Landscape Plan of 1988 submitted with this Land Use Approval (Ordinance 1454). We feel that the denial should be applied based on these reasons:

Noncompliance with 1988 Land Use Approval (Ordinance 1454)

- EH sought a Special Development Permit and Planned Unit Development in 1988, finalized in Ordinance 1454. Numerous mitigating measures were set as conditions of approval in Exhibit O, Attachment 1. These conditions were the result of a special Addendum to an several Environmental Impact Statements (EIS) submitted by residents of Redmond and the City of Redmond out of concern of the impact of large facilities on the surrounding community of single family homes. It was aimed at minimizing the visual impact of the development on surrounding neighborhoods and retaining natural vegetation. These mitigating measures were attached under SEPA (State Environmental Protection Agency), these are substantial requirements that set the general conditions for future property development. These concerns were also reflected in Ordinance 1334 that was passed 6 month before EH was approved.
- Please see the attached analysis by the land use attorney, Claudia Newman, that establishes the 1988 approval as the foundational agreement and it's mitigating measures as requirements that still apply today.
- Public Records requests to the HOA have recently provided evidence of master landscape drawings, stamped by the City of Redmond, from November 6, 1987 and August 2nd 1988 which both reference a permanent green belt of the periphery of EH property. These drawings were referenced as exhibits in the Technical Committee Report to the Hearing Examiner on May 27, 1988. It listed "Master Landscape Plan" on the Index. Both sets of plans were drawn on the same day by the same person by the same company. While we have put in a new records request to locate the missing remaining pages of these landscape drawings, we believe these drawings reflect the final configuration received by the City on August 2nd 1988 as serve as their Master Landscape Plans. We request the Technical Committee delay any decisions on the project until the City finds and produces the approved Master Landscape Plan that was referenced in 1454 as these records contain critical information.

SEPA Categorical Exemption Not Properly Applied:

- After submitting a detailed response to the SEPA DNS (Determination of Non Significance) outlining all of the violations/false or incomplete disclosure in EH completing the SEPA checklist, we were told "projects of this size are categorically exempt from SEPA". We believe this exemption is in error as the Applicant (EH) has TWO proposals on the SAME SITE currently under review by the City (This permit serves for BOTH Independent Living Buildings AND the Assisted Living Building). These projects are interconnected and when viewed together, exceed the threshold for exemption.

RZC 21.08.370: The 2010 Rezone:

- **C5(C):** States "in R4-R12 zones, no retirement residence shall be located adjacent to another retirement residence development to avoid the adverse effects of a concentration of such housing".
- Concerns over too much concentration in one neighborhood goes back to 1986 when code was first past as part of Ordinance 1334. The 25% of the projected Independent Living units will have double

occupancy. The residents of the ILB will establish a sum of well over 700 residents for the EH complex NOT INCLUDING additional staff, support vehicles and delivery required. Traffic studies from 2010 (Source: Heffron Transportation) projected 1500 car trips per day through the neighborhood (176th ST NE/Abbey Road). However, there has been exponential growth of the surrounding neighborhoods in Education Hill and this projection is thus felt to be grossly under estimated.

- The addition of this new Independent Living Building will by CONTRACTURAL COMMITMENT create a need for additional future assisted living and skilled nursing services. EH cannot provide such services for the residents it CURRENTLY HAS. Adding more independent units will require additional expansion or their residents will be transferred to offsite facilities to fulfill their contractual commitment. A master plan by EH needs to be submitted outlining plans for the future accommodations allows in the 2010 rezone. This has not been adequately considered.
- **C5(A): "Retirement** residences shall be designed to project a residential, rather than institutional appearance". Their modern urban center architecture is not harmonious with the gabled-roofed homes of Abbey Road and are less than 200 feet from the homes.
- **Findings, Conclusions and Recommendation, Redmond Hearing Examiner, Emerald Heights DGA, NO L100204: "** Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties". - The Hearing Examiner made her recommendations based on these findings for the 2010 rezone where the ALB was to be placed in the back of EH property. This further shows consideration in trying to avoid adverse effects of concentration of such housing.

The Courtyard Independent Living Building and the Assisted Living Building are totally inconsistent with the Redmond Comprehensive Plan and the community's vision for protecting neighborhoods from dense urban development. Therefore, until there is recognition of the underlying conditions as articulated in Ordinance 1454, we must also oppose this building for its non-compliance with current Redmond zoning code due to the scale, design and inability of landscape treatments to guarantee screening.

Thank you for your time and consideration. This has been a community that has history of working hard since it's foundation to ensure maintaining the balance of increased density that a retirement facility brings and that of a single home community. We respectfully request grave due diligence in reviewing the Redmond Comprehensive Plan, the community's vision of protecting neighborhoods from dense urban development, and reviewing the code violations as stated above.

Sincerely,

Manaji Suzuki M.D.

10914 177th CT NE

Redmond, WA 98052

Cell: 425-241-6300

Click here to report this email as spam.

From: Alla Tikhonova <allatikh@gmail.com>
Sent: Monday, April 30, 2018 10:41 PM
To: Benjamin Sticka; MayorCouncil
Subject: Opposition to LAND 2017-00951

Apr 30th, 2018

RE: LAND-2017-00951

E**merald Heights Courtyard Building Expansion**

Attn:

•Ericka Vandenbrande, Acting Planning Director: Evandenbrande@redmond.gov

•John Marchione, Mayor: mayor@redmond.gov

•City Council Members: Anderson, Burney, Carson, Fields, Margeson, Myers, Padhye: Council@redmond.gov

•Michelle Hart, City Clerk: Cityclerk@redmond.gov

•Steven Fischer, Development Services Planning Manager: sfischer@redmond.gov

Dear City of Redmond Officials,

I would like to express my opposition to LAND-2017-00951 as a homeowner/member of the Abbey Road Homeowners Association. We feel the Technical Committee should deny or at the very least delay decisions on this proposal on May 2nd, 2018 for these reasons:

1) Ordinance 1454 outlines the mitigating measures set as conditions of approval which this project violates.
2) Recently uncovered Master Landscape Plans from this ordinance in 1988 clearly designate the area where the ILB and ALB to be built be maintained as "permanent greenbelts". Until the other missing Landscape Plans are recovered, this should serve as the Master Landscape Plan for the intended development of this area and the City should delay decisions until further investigations are completed.
3) While projects of this size apparently are exempt from SEPA, this project failed to disclose critical information that would have environmental impact, clear violations of building codes, would disproportionately increase use of public services relative to that used by the community creating burden. The was falsely answered in the SEPA checklist and operational costs for this increase would be assumed by the revenue generated by taxes by the community and not by EH which is sheltered by their non-profit organization status. There are concerns for the density that these buildings will impose.
4) The architecture of the projects are not consistent that of the surrounding neighborhood of Abbey Road less than 100 feet from the proposed building site.
5) Decisions on the 2010 Rezone by the Hearing Examiner which were made on proposed plans with the ALB being placed in the back of the EH property have been taken advantage of for their gain. The 2010 Rezone documents concerns of planning officials to avoid adverse effects of concentration of such housing: "Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property.

Building heights and setbacks were chosen to ensure compatibility with neighboring properties". This proposal does none of this.

6) Traffic studies have been inadequate and even the 2017 Traffic Study was very superficial and based off of information from the 2010 study. Education Hill has had exponential growth since 2010 and LAND 2017-00951 will further add an additional 1500 trips per day to an already infrastructure taxed community.

I really appreciate yout attention to this matter. This is a wonderful neighborhood. It would be great to keep it this way. We are requesting the Technical Committee on May 2nd deny or delay the proposal on LAND 2017-00951 until further investigation and grave consideration placed on this project that would affect many now and in the future.

Sincerely,

- Alla Tikhonova

10915 177th Ct NE, Redmond, WA 98052

Click here to report this email as spam.

To: Alla Tikhonova
Cc: Julie Lawton
Subject: RE: Opposition to LAND 2017-00951

Dear Alla,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. I have also added a hyperlink, which will direct you to the City's website for updates on both Emerald Heights buildings. Thank you.

LAND USE ACTIONS PAGE
http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769

From: Alla Tikhonova [mailto:allatikh@gmail.com]
Sent: Monday, April 30, 2018 10:41 PM
To: Benjamin Sticka <bsticka@redmond.gov>; MayorCouncil <MayorCouncil@redmond.gov>
Subject: Opposition to LAND 2017-00951

Apr 30th, 2018

RE: LAND-2017-00951

E**merald Heights Courtyard Building Expansion**

Attn:

•Ericka Vandenbrande, Acting Planning Director: Evandenbrande@redmond.gov

•John Marchione, Mayor: mayor@redmond.gov

•City Council Members: Anderson, Burney, Carson, Fields, Margeson, Myers, Padhye: Council@redmond.gov

•Michelle Hart, City Clerk: Cityclerk@redmond.gov

•Steven Fischer, Development Services Planning Manager: sfischer@redmond.gov

Dear City of Redmond Officials,

I would like to express my opposition to LAND-2017-00951 as a homeowner/member of the Abbey Road Homeowners Association. We feel the Technical Committee should deny or at the very least delay decisions on this proposal on May 2nd, 2018 for these reasons:

1) Ordinance 1454 outlines the mitigating measures set as conditions of approval which this project violates.
2) Recently uncovered Master Landscape Plans from this ordinance in 1988 clearly designate the area where the ILB and ALB to be built be maintained as "permanent greenbelts". Until the other missing Landscape Plans

are recovered, this should serve as the Master Landscape Plan for the intended development of this area and the City should delay decisions until further investigations are completed.

3) While projects of this size apparently are exempt from SEPA, this project failed to disclose critical information that would have environmental impact, clear violations of building codes, would disproportionately increase use of public services relative to that used by the community creating burden. The was falsely answered in the SEPA checklist and operational costs for this increase would be assumed by the revenue generated by taxes by the community and not by EH which is sheltered by their non-profit organization status. There are concerns for the density that these buildings will impose.

4) The architecture of the projects are not consistent that of the surrounding neighborhood of Abbey Road less than 100 feet from the proposed building site.

5) Decisions on the 2010 Rezone by the Hearing Examiner which were made on proposed plans with the ALB being placed in the back of the EH property have been taken advantage of for their gain. The 2010 Rezone documents concerns of planning officials to avoid adverse effects of concentration of such housing: "Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties". This proposal does none of this.

6) Traffic studies have been inadequate and even the 2017 Traffic Study was very superficial and based off of information from the 2010 study. Education Hill has had exponential growth since 2010 and LAND 2017-00951 will further add an additional 1500 trips per day to an already infrastructure taxed community.

I really appreciate yout attention to this matter. This is a wonderful neighborhood. It would be great to keep it this way. We are requesting the Technical Committee on May 2nd deny or delay the proposal on LAND 2017-00951 until further investigation and grave consideration placed on this project that would affect many now and in the future.

Sincerely,

- Alla Tikhonova

10915 177th Ct NE, Redmond, WA 98052

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:25 PM
To: allatikh@gmail.com
Cc: Council; Benjamin Sticka
Subject: RE: Opposition to LAND 2017-00951

Alla,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

As Ben Sticka mentioned in his May 2 reply to you, project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Alla Tikhonova [mailto:allatikh@gmail.com]
Sent: Monday, April 30, 2018 10:41 PM
To: Benjamin Sticka <bsticka@redmond.gov>; MayorCouncil <MayorCouncil@redmond.gov>
Subject: Opposition to LAND 2017-00951

Apr 30th, 2018

RE: LAND-2017-00951

E**merald Heights Courtyard Building Expansion**

Attn:

•Ericka Vandenbrande, Acting Planning Director: Evandenbrande@redmond.gov

•John Marchione, Mayor: mayor@redmond.gov

•City Council Members: Anderson, Burney, Carson, Fields, Margeson, Myers, Padhye: Council@redmond.gov

•Michelle Hart, City Clerk: Cityclerk@redmond.gov

•Steven Fischer, Development Services Planning Manager: sfischer@redmond.gov

Dear City of Redmond Officials,

I would like to express my opposition to LAND-2017-00951 as a homeowner/member of the Abbey Road Homeowners Association. We feel the Technical Committee should deny or at the very least delay decisions on this proposal on May 2nd, 2018 for these reasons:

1) Ordinance 1454 outlines the mitigating measures set as conditions of approval which this project violates.
2) Recently uncovered Master Landscape Plans from this ordinance in 1988 clearly designate the area where the ILB and ALB to be built be maintained as "permanent greenbelts". Until the other missing Landscape Plans are recovered, this should serve as the Master Landscape Plan for the intended development of this area and the City should delay decisions until further investigations are completed.
3) While projects of this size apparently are exempt from SEPA, this project failed to disclose critical information that would have environmental impact, clear violations of building codes, would disproportionately increase use of public services relative to that used by the community creating burden. The was falsely answered in the SEPA checklist and operational costs for this increase would be assumed by the revenue generated by taxes by the community and not by EH which is sheltered by their non-profit organization status. There are concerns for the density that these buildings will impose.
4) The architecture of the projects are not consistent that of the surrounding neighborhood of Abbey Road less than 100 feet from the proposed building site.
5) Decisions on the 2010 Rezone by the Hearing Examiner which were made on proposed plans with the ALB being placed in the back of the EH property have been taken advantage of for their gain. The 2010 Rezone documents concerns of planning officials to avoid adverse effects of concentration of such housing: "Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties". This proposal does none of this.
6) Traffic studies have been inadequate and even the 2017 Traffic Study was very superficial and based off of information from the 2010 study. Education Hill has had exponential growth since 2010 and LAND 2017-00951 will further add an additional 1500 trips per day to an already infrastructure taxed community.

I really appreciate yout attention to this matter. This is a wonderful neighborhood. It would be great to keep it this way. We are requesting the Technical Committee on May 2nd deny or delay the proposal on LAND 2017-00951 until further investigation and grave consideration placed on this project that would affect many now and in the future.

Sincerely,

- Alla Tikhonova

10915 177th Ct NE, Redmond, WA 98052

Click here to report this email as spam.

From: Oleg Tikhonov <kengaru@gmail.com>
Sent: Monday, April 30, 2018 10:58 PM
To: Benjamin Sticka; MayorCouncil; City Clerk; Mayor (Internet); Council; Erika Vandenbrande
Subject: LAND-2017-00951 opposition

Apr 30th, 2018

RE: LAND-2017-00951

E**merald Heights Courtyard Building Expansion**

Attn:

•Ericka Vandenbrande, Acting Planning Director: Evandenbrande@redmond.gov

•John Marchione, Mayor: mayor@redmond.gov

•City Council Members: Anderson, Burney, Carson, Fields, Margeson, Myers, Padhye: Council@redmond.gov

•Michelle Hart, City Clerk: Cityclerk@redmond.gov

•Steven Fischer, Development Services Planning Manager: sfischer@redmond.gov

Dear City of Redmond Officials,

I am really concerned regarding LAND-2017-00951 as a homeowner/member of the Abbey Road Homeowners Association. We feel the Technical Committee should deny or at the very least delay decisions on this proposal on May 2nd, 2018 for these reasons:

cityclerk@redmond.gov

1) Recently uncovered Master Landscape Plans from this ordinance in 1988 clearly designate the area where the ILB and ALB to be built be maintained as "permanent greenbelts". Until the other missing Landscape Plans are recovered, this should serve as the Master Landscape Plan for the intended development of this area and the City should delay decisions until further investigations are completed.
2) Ordinance 1454 outlines the mitigating measures set as conditions of approval which this project violates.
3) While projects of this size apparently are exempt from SEPA, this project failed to disclose critical information that would have environmental impact, clear violations of building codes, would disproportionately increase use of public services relative to that used by the community creating burden. The was falsely answered in the SEPA checklist and operational costs for this increase would be assumed by the revenue generated by taxes by the community and not by EH which is sheltered by their non-profit organization status. There are concerns for the density that these buildings will impose.
4) The architecture of the projects are not consistent that of the surrounding neighborhood of Abbey Road less than 100 feet from the proposed building site.
5) Decisions on the 2010 Rezone by the Hearing Examiner which were made on proposed plans with the ALB being placed in the back of the EH property have been taken advantage of for their gain. The 2010 Rezone documents concerns of planning officials to avoid adverse effects of concentration of such housing: "Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties". This proposal does none of this.

6) Traffic studies have been inadequate and even the 2017 Traffic Study was very superficial and based off of information from the 2010 study. Education Hill has had exponential growth since 2010 and LAND 2017-00951 will further add an additional 1500 trips per day to an already infrastructure taxed community.

Hoppfully youwill pay attension to this matter. We like our neighborhood. So we are requesting the Technical Committee on May 2nd deny or delay the proposal on LAND 2017-00951 until further investigation and grave consideration placed on this project that would affect many now and in the future.

Sincerely,

- Oleg Tikhonov

Mobile: (425)829-3881

10915 177th Ct NE, Redmond, WA 98052

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:25 PM
To: kengaru@gmail.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: LAND-2017-00951 opposition

Oleg,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Oleg Tikhonov [mailto:kengaru@gmail.com]
Sent: Monday, April 30, 2018 10:58 PM
To: Benjamin Sticka <bsticka@redmond.gov>; MayorCouncil <MayorCouncil@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; Erika Vandenbrande <EVandenbrande@REDMOND.GOV>
Subject: LAND-2017-00951 opposition

Apr 30th, 2018

RE: LAND-2017-00951

E**merald Heights Courtyard Building Expansion**

Attn:

•Ericka Vandenbrande, Acting Planning Director: Evandenbrande@redmond.gov

•John Marchione, Mayor: mayor@redmond.gov

•City Council Members: Anderson, Burney, Carson, Fields, Margeson, Myers, Padhye: Council@redmond.gov

•Michelle Hart, City Clerk: Cityclerk@redmond.gov

•Steven Fischer, Development Services Planning Manager: sfischer@redmond.gov

Dear City of Redmond Officials,

I am really concerned regarding LAND-2017-00951 as a homeowner/member of the Abbey Road Homeowners Association. We feel the Technical Committee should deny or at the very least delay decisions on this proposal on May 2nd, 2018 for these reasons:

cityclerk@redmond.gov

1) Recently uncovered Master Landscape Plans from this ordinance in 1988 clearly designate the area where the ILB and ALB to be built be maintained as "permanent greenbelts". Until the other missing Landscape Plans are recovered, this should serve as the Master Landscape Plan for the intended development of this area and the City should delay decisions until further investigations are completed.
2) Ordinance 1454 outlines the mitigating measures set as conditions of approval which this project violates.
3) While projects of this size apparently are exempt from SEPA, this project failed to disclose critical information that would have environmental impact, clear violations of building codes, would disproportionately increase use of public services relative to that used by the community creating burden. The was falsely answered in the SEPA checklist and operational costs for this increase would be assumed by the revenue generated by taxes by the community and not by EH which is sheltered by their non-profit organization status. There are concerns for the density that these buildings will impose.
4) The architecture of the projects are not consistent that of the surrounding neighborhood of Abbey Road less than 100 feet from the proposed building site.
5) Decisions on the 2010 Rezone by the Hearing Examiner which were made on proposed plans with the ALB being placed in the back of the EH property have been taken advantage of for their gain. The 2010 Rezone documents concerns of planning officials to avoid adverse effects of concentration of such housing: "Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties". This proposal does none of this.
6) Traffic studies have been inadequate and even the 2017 Traffic Study was very superficial and based off of information from the 2010 study. Education Hill has had exponential growth since 2010 and LAND 2017-00951 will further add an additional 1500 trips per day to an already infrastructure taxed community.

Hoppfully youwill pay attension to this matter. We like our neighborhood. So we are requesting the Technical Committee on May 2nd deny or delay the proposal on LAND 2017-00951 until further investigation and grave consideration placed on this project that would affect many now and in the future.

Sincerely,

- Oleg Tikhonov

Mobile: (425)829-3881

10915 177th Ct NE, Redmond, WA 98052

Click here to report this email as spam.

From: Julianna Yu <yu_julianna@hotmail.com>
Sent: Tuesday, May 1, 2018 10:12 AM
To: Erika Vandenbrande; Mayor (Internet); Council; City Clerk; Benjamin Sticka
Cc: Julianna Yu
Subject: RE: Emerald Heights ILB proposal

To the City of Redmond Technical Committee, Acting Planning Director, Mayor, City Council, City Clerk, and Emerald Heights Expansion City Planner,

I am writing to express my deep concerns about Emerald Heights latest proposal for expansion into the green belt surrounding its campus.

I am an Abbey Road homeowner of 10years. I have been repeatedly disappointed by the City's casual attitude towards unconstrained (and ugly!) growth at the expense of our broader community. The Abbey Road HOA has driven extensive investigation into the legality of the expansions over the last 1year. They have uncovered many discrepancies between Emerald Heights stated plans and original agreements that dictated growth on Education Hill.

I strongly urge the committee to step back and seriously investigate these claims before you make additional knee-jerk approvals for a new building that will permanently impact the surrounding community – ascetically and practically (via traffic).

Emerald Heights has NOT been a good neighbor in these discussions. their so-called "community outreach" meetings have been corporate monologs, wholly disinterested in neighbor's requests for alternate approaches.

Please consider the facts of the case:

They are in noncompliance with the original 1988 Land Use Approval (Ordinance 1454)They HOA has not received the original Master Landscape plan for the area, and we believe it is critical to understanding their ability to further remove surrounding greenbelt.The adverse impacts of proposed building have not been adequately fleshed out – increased traffic, out of scale buildings adjacent to neighboring homes, light pollution, destruction of green belt, discontinuity with neighboring structures.Replacement plantings proposed are grossly insufficient to screen this structure. consider how poorly their replacement plantings screen the building they put in in 2010.

Please! do not allow Emerald Heights to destroy the look and feel of our neighborhood.
I do not object to Emerald Heights providing adequate care for their residents.
But they have other options available to them for high density growth on the western edge of property currently incorporating multiple small cottage dwellings.

Sincerely,
Julianna Yu
425-223-2757

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:24 PM
To: yu_julianna@hotmail.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: Emerald Heights ILB proposal

Ms. Yu,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Julianna Yu [mailto:yu_julianna@hotmail.com]
Sent: Tuesday, May 1, 2018 10:12 AM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Cc: Julianna Yu <yu_julianna@hotmail.com>
Subject: RE: Emerald Heights ILB proposal

To the City of Redmond Technical Committee, Acting Planning Director, Mayor, City Council, City Clerk, and Emerald Heights Expansion City Planner,

I am writing to express my deep concerns about Emerald Heights latest proposal for expansion into the green belt surrounding its campus.

I am an Abbey Road homeowner of 10years. I have been repeatedly disappointed by the City's casual attitude towards unconstrained (and ugly!) growth at the expense of our broader community. The Abbey Road HOA has driven extensive investigation into the legality of the expansions over the last 1year. They have uncovered

many discrepancies between Emerald Heights stated plans and original agreements that dictated growth on Education Hill.

I strongly urge the committee to step back and seriously investigate these claims before you make additional knee-jerk approvals for a new building that will permanently impact the surrounding community – ascetically and practically (via traffic).

Emerald Heights has NOT been a good neighbor in these discussions. their so-called “community outreach” meetings have been corporate monologs, wholly disinterested in neighbor’s requests for alternate approaches.

Please consider the facts of the case:

They are in noncompliance with the original 1988 Land Use Approval (Ordinance 1454)They HOA has not received the original Master Landscape plan for the area, and we believe it is critical to understanding their ability to further remove surrounding greenbelt.The adverse impacts of proposed building have not been adequately fleshed out – increased traffic, out of scale buildings adjacent to neighboring homes, light pollution, destruction of green belt, discontinuity with neighboring structures.Replacement plantings proposed are grossly insufficient to screen this structure. consider how poorly their replacement plantings screen the building they put in in 2010.

Please! do not allow Emerald Heights to destroy the look and feel of our neighborhood.
I do not object to Emerald Heights providing adequate care for their residents.
But they have other options available to them for high density growth on the western edge of property currently incorporating multiple small cottage dwellings.

Sincerely,
Julianna Yu
425-223-2757

Click here to report this email as spam.

From: Anika Van Ry
Sent: Tuesday, May 8, 2018 3:53 PM
To: Benjamin Sticka
Subject: FW: LAND-2017-00951 Emerald Heights Courtyard Building Expansion

Anika Van Ry
Administrative Specialist, Mayor's Office | City of Redmond
☎: 425.556.2112 | ✉: avanry@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St. | Redmond, WA 98052
NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Olga Zak [mailto:olga.zak@live.com]
Sent: Tuesday, May 8, 2018 2:34 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Steve Fischer <SFISCHER@REDMOND.GOV>
Subject: LAND-2017-00951 Emerald Heights Courtyard Building Expansion

Olga and Yevgeniy Zak

17726 NE 104th Way,

Redmond, WA 98052

May 8, 2018

Dear City of Redmond Officials,

We would like to put on the record our opposition to LAND-2017-00951 as a homeowner/member of the Abbey Road Homeowners Association. We feel the Technical Committee should deny this proposal for these reasons:

1) Ordinance 1454 outlines the mitigating measures set as conditions of approval which this project violates.

2) Recently uncovered Master Landscape Plans from this ordinance in 1988 clearly designate the area where the ILB and ALB to be built be maintained as “permanent greenbelts”. Until the other missing Landscape Plans are recovered, this should serve as the Master Landscape Plan for the intended development of this area and the City should delay decisions until further investigations are completed.

3) While projects of this size apparently are exempt from SEPA, this project failed to disclose critical information that would have environmental impact, clear violations of building codes, would disproportionately increase use of public services relative to that used by the community creating burden. The was falsely answered in the SEPA checklist and operational costs for this increase would be assumed by the revenue generated by taxes by the community and not by EH which is sheltered by their non-profit organization status. There are concerns for the density that these buildings will impose.

4) The architecture of the projects are not consistent that of the surrounding neighborhood of Abbey Road less than 100 feet from the proposed building site.

5) Decisions on the 2010 Rezone by the Hearing Examiner which were made on proposed plans with the ALB being placed in the back of the EH property have been taken advantage of for their gain. The 2010 Rezone documents concerns of planning officials to avoid adverse effects of concentration of such housing: “Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties". This proposal does none of this.

6) Traffic studies have been inadequate and even the 2017 Traffic Study was very superficial and based off of information from the 2010 study. Education Hill has had exponential growth since 2010 and LAND 2017-00951 will further add an additional 1500 trips per day to an already infrastructure taxed community.

Thank you for your time and consideration. This is a wonderful neighborhood filled with a “walking school” Horace Mann Elementary, children, families, and a vibrant engaged diverse community. We call this home. We are requesting the Technical Committee deny or delay the proposal on LAND 2017-00951 until further investigation and grave consideration placed on this project that would affect many now and in the future.

Sincerely,

Olga and Yevgeniy Zak

Click here to report this email as spam.

From: John Marchione
Sent: Thursday, May 10, 2018 10:09 AM
To: olga.zak@live.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande; Steve Fischer
Subject: RE: LAND-2017-00951 Emerald Heights Courtyard Building Expansion

Olga and Yevgeniy,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769.
The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Olga Zak [mailto:olga.zak@live.com]
Sent: Tuesday, May 8, 2018 2:34 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Steve Fischer <SFISCHER@REDMOND.GOV>
Subject: LAND-2017-00951 Emerald Heights Courtyard Building Expansion

Olga and Yevgeniy Zak

17726 NE 104th Way,

Redmond, WA 98052

May 8, 2018

Dear City of Redmond Officials,

We would like to put on the record our opposition to LAND-2017-00951 as a homeowner/member of the Abbey Road Homeowners Association. We feel the Technical Committee should deny this proposal for these reasons:

1) Ordinance 1454 outlines the mitigating measures set as conditions of approval which this project violates.

2) Recently uncovered Master Landscape Plans from this ordinance in 1988 clearly designate the area where the ILB and ALB to be built be maintained as "permanent greenbelts". Until the other missing Landscape Plans are recovered, this should serve as the Master Landscape Plan for the intended development of this area and the City should delay decisions until further investigations are completed.

3) While projects of this size apparently are exempt from SEPA, this project failed to disclose critical information that would have environmental impact, clear violations of building codes, would disproportionately increase use of public services relative to that used by the community creating burden. The was falsely answered in the SEPA checklist and operational costs for this increase would be assumed by the revenue generated by taxes by the community and not by EH which is sheltered by their non-profit organization status. There are concerns for the density that these buildings will impose.

4) The architecture of the projects are not consistent that of the surrounding neighborhood of Abbey Road less than 100 feet from the proposed building site.

5) Decisions on the 2010 Rezone by the Hearing Examiner which were made on proposed plans with the ALB being placed in the back of the EH property have been taken advantage of for their gain. The 2010 Rezone documents concerns of planning officials to avoid adverse effects of concentration of such housing: "Emerald Heights is well screened from adjoining land uses by landscaped buffers on all four sides of the property. Building heights and setbacks were chosen to ensure compatibility with neighboring properties". This proposal does none of this.

6) Traffic studies have been inadequate and even the 2017 Traffic Study was very superficial and based off of information from the 2010 study. Education Hill has had exponential growth since 2010 and LAND 2017-00951 will further add an additional 1500 trips per day to an already infrastructure taxed community.

Thank you for your time and consideration. This is a wonderful neighborhood filled with a "walking school" Horace Mann Elementary, children, families, and a vibrant engaged diverse community. We call this home. We are requesting the Technical Committee deny or delay the

proposal on LAND 2017-00951 until further investigation and grave consideration placed on this project that would affect many now and in the future.

Sincerely,

Olga and Yevgeniy Zak

From: Kaiyu Z <kaiyu.zhao@gmail.com>
Sent: Monday, April 30, 2018 10:32 PM
To: Erika Vandenbrande; Mayor (Internet); Council; City Clerk; Benjamin Sticka
Subject: [LAND-2017-00951] Opposing the independent living building proposal

Dear Vandenbrande and other city officials,

My name is Kaiyu and I am a resident of Abbey Road.

Recently, my family learned that the city will be making a decision on the proposed independent living building tomorrow and we believe the most appropriate action for the city to make is to **deny** or **delay** the decision.

The proposed building violates several city codes as well as Emerald Heights' own development plan (ordinance 1454) as our attorney discovered.

Our concerns are also around the logical connections between the proposed independent living building and the previously proposed assisted living building (LAND-2016-01735). We don't think it is the appropriate time to approve any building that may affect the living quality of current Emerald Heights residents at the moment before the projects that in question get resolved. Let alone the proposed independent living building itself is in question according to our attorney.

To our best understanding, the current Emerald Heights management does not honor the applications submitted by their previous management. They stated in their last meeting with Abbey Road residents: "**things are changing, the previous applications are not bindings**". This statement and their actions make our family feel extremely uncomfortable. If the previous applications are not honored by them, what is the point of approving their current plan and having conversations to resolve the conflicts of interest? The probable outcome could be that they will deny the proposal today and make our neighborhood look worse in another couple of years? Is this a healthy environment to invest into our house with our whole life time saving and huge chunk of our future?

What is the responsibility of the city? To our best knowledge, it should always be the case that the city protects the weak from being overshadowed by the bigs. It is the exact reason why I am writing this email on behalf of myself and our kids who cannot raise their voice.

Best,
Kaiyu

Click here to report this email as spam.

From: John Marchione
Sent: Friday, May 4, 2018 3:25 PM
To: kaiyu.zhao@gmail.com
Cc: Council; Benjamin Sticka; Erika Vandenbrande
Subject: RE: [LAND-2017-00951] Opposing the independent living building proposal

Kaiyu,

The City has been working closely with Emerald Heights and the surrounding neighborhood on this project. Senior housing is very important to Redmond. As a city, it is important to ensure all projects meet code for the neighborhood and complement the area.

Project materials and information for the Emerald Heights proposed Independent Living Building and the proposed Assisted Living Facility are available on the city website at http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=222769. The project planner, Ben Sticka, can also answer any questions you may have. He can be contacted at bsticka@redmond.gov.

As the City is still studying this project proposal, your feedback is timely and helpful. Thank you for letting me know how important this is to you.

John

John Marchione
Mayor | City of Redmond
☎: 425.556.2101 | ✉: mayor@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Kaiyu Z [mailto:kaiyu.zhao@gmail.com]
Sent: Monday, April 30, 2018 10:32 PM
To: Erika Vandenbrande <EVandenbrande@REDMOND.GOV>; Mayor (Internet) <Mayor@redmond.gov>; Council <Council@redmond.gov>; City Clerk <CityClerk@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>
Subject: [LAND-2017-00951] Opposing the independent living building proposal

Dear Vandenbrande and other city officials,

My name is Kaiyu and I am a resident of Abbey Road.

Recently, my family learned that the city will be making a decision on the proposed independent living building tomorrow and we believe the most appropriate action for the city to make is to **deny** or **delay** the decision.

The proposed building violates several city codes as well as Emerald Heights' own development plan (ordinance 1454) as our attorney discovered.

Our concerns are also around the logical connections between the proposed independent living building and the previously proposed assisted living building (LAND-2016-01735). We don't think it is the appropriate time to approve any building that may affect the living quality of current Emerald Heights residents at the moment before the projects that in question get resolved. Let alone the proposed independent living building itself is in question according to our attorney.

To our best understanding, the current Emerald Heights management does not honor the applications submitted by their previous management. They stated in their last meeting with Abbey Road residents: "**things are changing, the previous applications are not bindings**". This statement and their actions make our family feel extremely uncomfortable. If the previous applications are not honored by them, what is the point of approving their current plan and having conversations to resolve the conflicts of interest? The probable outcome could be that they will deny the proposal today and make our neighborhood look worse in another couple of years? Is this a healthy environment to invest into our house with our whole life time saving and huge chunk of our future?

What is the responsibility of the city? To our best knowledge, it should always be the case that the city protects the weak from being overshadowed by the bigs. It is the exact reason why I am writing this email on behalf of myself and our kids who cannot raise their voice.

Best,
Kaiyu

Click here to report this email as spam.

From: Inez D. Allan <inezd@comcast.net>
Sent: Wednesday, February 28, 2018 11:50 AM
To: Benjamin Sticka
Cc: grantl@emeraldheights.com
Subject: Re: Emerald Heights

s

From: "Inez D. Allan" <inezd@comcast.net>
To: bsticka@redmond.gov
Sent: Wednesday, February 28, 2018 11:36:05 AM
Subject: Emerald Heights IL building

Dear Mr Sticka,
I am a resident of the above named institution and am writing to urge you to give favorable consideration to the request for approval of the plans for the new independent living building on this property. The architecture of the building matches the Trailside building already occupied .Both residences are intended to meet the needs of seniors on our campus and the greater community in the future. This new building is designed with forward thinking and will overtime prove to be an asset to the neighborhood.
Thank you for your consideration,
Respectfully,
Inez D. Allan

Inez D. Allan

10901 176th Circle NE, #3615

Redmond, WA 98052

Click here to report this email as spam.

To: Inez D. Allan
Subject: RE: Emerald Heights

Ms. Allan,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Inez D. Allan [mailto:inezd@comcast.net]
Sent: Wednesday, February 28, 2018 11:50 AM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: grantl@emeraldheights.com
Subject: Re: Emerald Heights

s

From: "Inez D. Allan" <inezd@comcast.net>
To: bsticka@redmond.gov
Sent: Wednesday, February 28, 2018 11:36:05 AM
Subject: Emerald Heights IL building

Dear Mr Sticka,
I am a resident of the above named institution and am writing to urge you to give favorable consideration to the request for approval of the plans for the new independent living building on this property. The architecture of the building matches the Trailside building already occupied .Both residences are intended to meet the needs of seniors on our campus and the greater community in the future. This new building is designed with forward thinking and will overtime prove to be an asset to the neighborhood.
Thank you for your consideration,
Respectfully,
Inez D. Allan

Inez D. Allan

10901 176th Circle NE, #3615

Redmond, WA 98052

Click here to report this email as spam.

From: John Bailey Sr <segelboater@gmail.com>
Sent: Friday, March 2, 2018 9:32 AM
To: Benjamin Sticka
Subject: Emerald Heights Independent Living Facility on Campus at 10901-176th Circle NE, Redmond, WA

Mr. Sticka, my wife Donna and I are eight-year residents of Emerald Heights retirement community on Education Hill. We moved from Maryland to the City of Redmond to be closer to our son and his family in Sammamish for the rest of our retirement years. In January 2009, we made a trip to this area after researching on the internet life plan retirement communities in the Pacific Northwest. We actually stayed overnight at four communities to experience first-hand each facility. Emerald Heights was our choice following careful analysis of facility location, city attributes, neighborhood, and design of the community. I grew up in Seattle, so I knew the weather conditions. I really like the overcast and many misty rain days.

Some of the attributes that were clinching factors in selecting Emerald Heights were the low rise design [3 stories only], the nature trail encircling the campus, the large forested area on the west side protected from development by the City zoning code, and the feel of community we sensed during our overnight visit that included meals in the dining room with residents.

One issue that we missed the boat on was the skilled nursing component of this Continuing Care Retirement Community. In 1992 when Emerald Heights was built, the standard of care was mostly double occupancy for the skilled nursing rooms. This standard has changed to a current standard of single occupancy for such facilities. My experience with a mild stroke in 2011 and hospitalization for a week at the very best Evergreen Health hospital was that sharing a bathroom or skilled nursing room with another stroke patient was not the quality of life that is acceptable to us. Without the expansion of Emerald Heights with the proposed Courtyard IL building and the associated assisted living building with the expansion of the skilled nursing facility, we would not have the care that we had expected for our final years in Redmond. Our kind of housing for the elderly Redmond residents does not impact the schools and traffic as a significant portion of residents don't drive, or drive very little. I drive less than 1,000 miles per year.

The Abbey Road neighborhood's opposition of the proposed building's transitional design is not valid as the expansion construction done during 2011-2013 with this transitional design for the Trailside independent living building, Fitness Center, and Emerald Room Auditorium set the Redmond approved transitional design style that is controlling the new construction's design. Also, the zoning height limitations for this campus at thirty-five feet is a severely limiting factor for these buildings not allowing traditional peaked roofs of the 1990 designs originally used. Much of Redmond City proper has already transitioned to this design for condos and apartment buildings comparable to this building. Even many individual single-family residential homes are being built with this transitional modern design.

Please include these comments in the record of public comments received. Thank you.

John G. Bailey Sr and Donna M. Bailey [425-301-3127], 10901 - 176th Circle NE #4603, Redmond, WA 98052-7218

Click here to report this email as spam.

To: John Bailey Sr
Cc: Julie Lawton
Subject: RE: Emerald Heights Independent Living Facility on Campus at 10901-176th Circle NE, Redmond, WA

Mr. Bailey,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: John Bailey Sr [mailto:segelboater@gmail.com]
Sent: Friday, March 02, 2018 9:32 AM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Emerald Heights Independent Living Facility on Campus at 10901-176th Circle NE, Redmond, WA

Mr. Sticka, my wife Donna and I are eight-year residents of Emerald Heights retirement community on Education Hill. We moved from Maryland to the City of Redmond to be closer to our son and his family in Sammamish for the rest of our retirement years. In January 2009, we made a trip to this area after researching on the internet life plan retirement communities in the Pacific Northwest. We actually stayed overnight at four communities to experience first-hand each facility. Emerald Heights was our choice following careful analysis of facility location, city attributes, neighborhood, and design of the community. I grew up in Seattle, so I knew the weather conditions. I really like the overcast and many misty rain days.

Some of the attributes that were clinching factors in selecting Emerald Heights were the low rise design [3 stories only], the nature trail encircling the campus, the large forested area on the west side protected from development by the City zoning code, and the feel of community we sensed during our overnight visit that included meals in the dining room with residents.

One issue that we missed the boat on was the skilled nursing component of this Continuing Care Retirement Community. In 1992 when Emerald Heights was built, the standard of care was mostly double occupancy for the skilled nursing rooms. This standard has changed to a current standard of single occupancy for such facilities. My experience with a mild stroke in 2011 and hospitalization for a week at the very best Evergreen Health hospital was that sharing a bathroom or skilled nursing room with another stroke patient was not the quality of life that is acceptable to us. Without the expansion of Emerald Heights with the proposed Courtyard IL building and the associated assisted living building with the expansion of the skilled nursing facility, we

would not have the care that we had expected for our final years in Redmond. Our kind of housing for the elderly Redmond residents does not impact the schools and traffic as a significant portion of residents don't drive, or drive very little. I drive less than 1,000 miles per year.

The Abbey Road neighborhood's opposition of the proposed building's transitional design is not valid as the expansion construction done during 2011-2013 with this transitional design for the Trailside independent living building, Fitness Center, and Emerald Room Auditorium set the Redmond approved transitional design style that is controlling the new construction's design. Also, the zoning height limitations for this campus at thirty-five feet is a severely limiting factor for these buildings not allowing traditional peaked roofs of the 1990 designs originally used. Much of Redmond City proper has already transitioned to this design for condos and apartment buildings comparable to this building. Even many individual single-family residential homes are being built with this transitional modern design.

Please include these comments in the record of public comments received. Thank you.

John G. Bailey Sr and Donna M. Bailey [425-301-3127], 10901 - 176th Circle NE #4603, Redmond, WA 98052-7218

Click here to report this email as spam.

From: Julianna&Carlos Caguiat <carjul1958@gmail.com>
Sent: Thursday, March 1, 2018 10:31 AM
To: Benjamin Sticka
Subject: Independent Living Building at Emerald Heights

Dear Mr. Sticka,

I am writing to support the Independent Living Building that was passed unanimously byt the City's Design Review Board.

This is a multi-family building on Emerald Height's property designed similar to the existing Trailside building. The design of the Independent Living building will house seniors who will live the rest of their lives there. I am a senior who will live out the rest of my life in Emerald Heights. This building will meet help meet the needs of the rising population of seniors Redmond and in the State of Washington.

Every effort has been made for the design to blend into the neighborhood, given its purpose. That is why the Design Review Board approved it.

Emerald Heights has been a good neighbor since 1992. Its residents volunteer in many different organizations of the City and the area. We all want to be good citizens and neighbors.

Thank you for your consideration.

Sincerely yours,

Carlos J. Caguiat

Click here to report this email as spam.

To: Julianna&Carlos Caguiat
Subject: RE: Independent Living Building at Emerald Heights

Mr. Caguiat,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Julianna&Carlos Caguiat [mailto:carjul1958@gmail.com]
Sent: Thursday, March 01, 2018 10:31 AM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Independent Living Building at Emerald Heights

Dear Mr. Sticka,

I am writing to support the Independent Living Building that was passed unanimously byt the City's Design Review Board.

This is a multi-family building on Emerald Height's property designed similar to the existing Trailside building. The design of the Independent Living building will house seniors who will live the rest of their lives there. I am a senior who will live out the rest of my life in Emerald Heights. This building will meet help meet the needs of the rising population of seniors Redmond and in the State of Washington.

Every effort has been made for the design to blend into the neighborhood, given its purpose. That is why the Design Review Board approved it.

Emerald Heights has been a good neighbor since 1992. Its residents volunteer in many different organizations of the City and the area. We all want to be good citizens and neighbors.

Thank you for your consideration.

Sincerely yours,

Carlos J. Caguiat

Click here to report this email as spam.

From: Michael Cahn <michaelhilda1@gmail.com>
Sent: Monday, March 5, 2018 4:22 PM
To: Benjamin Sticka
Subject: Fwd: Delivery Status Notification (Failure)

---------- Forwarded message ----------
From: **Mail Delivery Subsystem** <mailer-daemon@googlemail.com>
Date: Mon, Mar 5, 2018 at 3:52 PM
Subject: Delivery Status Notification (Failure)
To: michaelhilda1@gmail.com

Address not found

Your message wasn't delivered to **bsticka@gedmond.gov** because the domain gedmond.gov couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

```
DNS Error: 1704341 DNS type 'mx' lookup of gedmond.gov responded with code NXDOMAIN Domain
name not found: gedmond.gov
```

Final-Recipient: rfc822; bsticka@gedmond.gov
Action: failed
Status: 4.0.0
Diagnostic-Code: smtp; DNS Error: 1704341 DNS type 'mx' lookup of gedmond.gov responded with code NXDOMAIN Domain name not found: gedmond.gov
Last-Attempt-Date: Mon, 05 Mar 2018 15:52:16 -0800 (PST)

---------- Forwarded message ----------
From: Michael Cahn <michaelhilda1@gmail.com>
To: bsticka@gedmond.gov

Cc:
Bcc:
Date: Mon, 5 Mar 2018 15:52:15 -0800
Subject: Public Comment on LAND-2017-00951

Dear Sirs:

I and my wife live at Emerald Heights, and our apartment view faces exactly toward the site of the proposed new Emerald Heights' Courtyard building.

We are in favor of that structure being built.
There is adequate vegetation between our view and the new building to satisfy us, and the architecture is acceptable.

We feel that the increased population will be just right to maintain acceptable fees at Emerald Heights without overwhelming our facilities.

We hope that the Redmond governance will approve construction of this building.

Yours truly,

Michael and Hilda Cahn 10901 176th Circle NE; apt 3414
360-437-8223 michaelhilda1@gmail.com

Click here to report this email as spam.

To: Michael Cahn
Cc: Julie Lawton
Subject: RE: Delivery Status Notification (Failure)

Mr. Cahn,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Michael Cahn [mailto:michaelhilda1@gmail.com]
Sent: Monday, March 05, 2018 4:22 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Fwd: Delivery Status Notification (Failure)

---------- Forwarded message ----------
From: **Mail Delivery Subsystem** <mailer-daemon@googlemail.com>
Date: Mon, Mar 5, 2018 at 3:52 PM
Subject: Delivery Status Notification (Failure)
To: michaelhilda1@gmail.com

Address not found

Your message wasn't delivered to **bsticka@gedmond.gov** because the domain gedmond.gov couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

```
DNS Error: 1704341 DNS type 'mx' lookup of gedmond.gov responded with code NXDOMAIN Domain
name not found: gedmond.gov
```

Final-Recipient: rfc822; bsticka@gedmond.gov
Action: failed
Status: 4.0.0
Diagnostic-Code: smtp; DNS Error: 1704341 DNS type 'mx' lookup of gedmond.gov responded with code NXDOMAIN
Domain name not found: gedmond.gov
Last-Attempt-Date: Mon, 05 Mar 2018 15:52:16 -0800 (PST)

---------- Forwarded message ----------
From: Michael Cahn <michaelhilda1@gmail.com>
To: bsticka@gedmond.gov
Cc:
Bcc:
Date: Mon, 5 Mar 2018 15:52:15 -0800
Subject: Public Comment on LAND-2017-00951

Dear Sirs:

I and my wife live at Emerald Heights, and our apartment view faces exactly toward the site of the proposed new Emerald Heights' Courtyard building.

We are in favor of that structure being built.
There is adequate vegetation between our view and the new building to satisfy us, and the architecture is acceptable.

We feel that the increased population will be just right to maintain acceptable fees at Emerald Heights without overwhelming our facilities.

We hope that the Redmond governance will approve construction of this building.

Yours truly,

Michael and Hilda Cahn 10901 176th Circle NE; apt 3414
360-437-8223 michaelhilda1@gmail.com

Click here to report this email as spam.

From: Paul Calderon <paulrcalderon@gmail.com>
Sent: Thursday, March 1, 2018 8:31 PM
To: Benjamin Sticka
Subject: The Emerald Heights "Courtyard" project LAND 2017-00951

Dear Mr. Sticka:

We are writing to express our excitement at the prospect of becoming future Redmond residents, specifically as residents of the "Courtyard project," LAND 2017-00951, that is under consideration for the Emerald Heights community.

My wife and I have been familiar and impressed with EH for many years. The parents of my best friend since grade school, Carl and Ruth Hedreen, were there for many years until passing. My cousin's mother, Marjorie Hansen 95, has been there for over 10 years. Without reservation, all of them spoke so highly of Emerald Heights that my wife and I decided to seek to live there ourselves!

"Courtyard" is the way we chose to join that vibrant community. The design is conservative but very attractive, it blends well into existing campus architecture, it fits perfectly with the surrounding neighborhood, the position and space allocated is designed well for seniors, and we're thrilled to look forward to living there as active members of Emerald Heights, the neighborhood, and the senior community of Redmond.

Both Mary and I urge you to do everything you can to insure that the "Courtyard project" flows correctly to approval through the Redmond building permitting process.

Sincerely,

Paul R. Calderon
Mary Crawford
101-101st Ave SE, Unit 301B
Bellevue, Wa. 98004

Click here to report this email as spam.

To: Paul Calderon
Cc: Julie Lawton
Subject: RE: The Emerald Heights "Courtyard" project LAND 2017-00951

Mr. Calderon,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Paul Calderon [mailto:paulrcalderon@gmail.com]
Sent: Thursday, March 01, 2018 8:31 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: The Emerald Heights "Courtyard" project LAND 2017-00951

Dear Mr. Sticka:

We are writing to express our excitement at the prospect of becoming future Redmond residents, specifically as residents of the "Courtyard project," LAND 2017-00951, that is under consideration for the Emerald Heights community.

My wife and I have been familiar and impressed with EH for many years. The parents of my best friend since grade school, Carl and Ruth Hedreen, were there for many years until passing. My cousin's mother, Marjorie Hansen 95, has been there for over 10 years. Without reservation, all of them spoke so highly of Emerald Heights that my wife and I decided to seek to live there ourselves!

"Courtyard" is the way we chose to join that vibrant community. The design is conservative but very attractive, it blends well into existing campus architecture, it fits perfectly with the surrounding neighborhood, the position and space allocated is designed well for seniors, and we're thrilled to look forward to living there as active members of Emerald Heights, the neighborhood, and the senior community of Redmond.

Both Mary and I urge you to do everything you can to insure that the "Courtyard project" flows correctly to approval through the Redmond building permitting process.

Sincerely,

Paul R. Calderon
Mary Crawford
101-101st Ave SE, Unit 301B
Bellevue, Wa. 98004

Click here to report this email as spam.

From: Sandy Chivers <sscarlet100@gmail.com>
Sent: Thursday, March 1, 2018 5:56 PM
To: Benjamin Sticka
Subject: Reference LAND2017-00951 COURTYARD BUILDING

01 March 2018

Dear Mr. Sticka:

I am writing to voice my support of Emerald Heights' proposed new COURTYARD BUILDING.

I have visited several different retirement communities and my first choice ALWAYS comes up for Emerald Heights and especially the Courtyard Building.
It will be well situated on campus and in my opinion I feel the building's design is not only attractive but also helps meet the needs of the seniors who will inhabit it in future.

I am very much looking forward to being a part of the Emerald Heights community and frankly I am excited about this new building. ***I LOVE it's design!***

Sincerely yours,

Sandra B. Chivers
Redmond, WA

Virus-free. www.avast.com

Click here to report this email as spam.

To: Sandy Chivers
Cc: Julie Lawton
Subject: RE: Reference LAND2017-00951 COURTYARD BUILDING

Ms. Chivers,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Sandy Chivers [mailto:sscarlet100@gmail.com]
Sent: Thursday, March 01, 2018 5:56 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Reference LAND2017-00951 COURTYARD BUILDING

01 March 2018

Dear Mr. Sticka:

I am writing to voice my support of Emerald Heights' proposed new COURTYARD BUILDING.

I have visited several different retirement communities and my first choice ALWAYS comes up for Emerald Heights and especially the Courtyard Building.
It will be well situated on campus and in my opinion I feel the building's design is not only attractive but also helps meet the needs of the seniors who will inhabit it in future.

I am very much looking forward to being a part of the Emerald Heights community and frankly I am excited about this new building. ***I LOVE it's design!***

Sincerely yours,

Sandra B. Chivers
Redmond, WA

Virus-free. www.avast.com

Click here to report this email as spam.

From: Leonard <chun43@comcast.net>
Sent: Monday, March 5, 2018 12:46 PM
To: Benjamin Sticka
Cc: andrewk@emeraldheights.com
Subject: LAND 2017-00951

As the American public continue to age, the need for care becomes even more critical. Construction of the Courtyard Building and expansion of the Corwin Center will not only provide housing and care for the elderly but also provide much needed housing in the homes they vacate.

View of the Courtyard Building and the Corwin Center Expansion Building will not be any different than the sight of a Redmond High School building as you drive along 17th Avenue NE.

Construction of these two buildings will not only enhance the neighborhood but will be an attraction for future residents of Redmond and the surrounding communities.

Sincerely,
Leonard Chun

Sent from XFINITY Connect Application

To: Leonard
Cc: andrewk@emeraldheights.com; Julie Lawton
Subject: RE: LAND 2017-00951

Mr. Chun,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: Leonard [mailto:chun43@comcast.net]
Sent: Monday, March 05, 2018 12:46 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: andrewk@emeraldheights.com
Subject: LAND 2017-00951

As the American public continue to age, the need for care becomes even more critical. Construction of the Courtyard Building and expansion of the Corwin Center will not only provide housing and care for the elderly but also provide much needed housing in the homes they vacate.

View of the Courtyard Building and the Corwin Center Expansion Building will not be any different than the sight of a Redmond High School building as you drive along 17th Avenue NE.

Construction of these two buildings will not only enhance the neighborhood but will be an attraction for future residents of Redmond and the surrounding communities.

Sincerely,
Leonard Chun

Sent from XFINITY Connect Application

From: Dave Clancy <daveclancy64@gmail.com>
Sent: Thursday, March 1, 2018 12:02 PM
To: Benjamin Sticka
Subject: Emerald Heights Independent Living Facility (Courtyard building)

Mr. Sticka:

My name is David Clancy. My wife Nancy and I have been living at Emerald Heights for almost three years.
I testified at the recent DRB hearing which approved the Courtyard building.

I support the Courtyard building and am sending this message to again express my support of the Courtyard building. I have two kinds of comments for you to consider.

The first comment is a "living in a building" kind of comment.

Nancy and I live in the Trailside building at Emerald Heights. It is the newest residence building at Emerald Heights. Trailside, like the proposed Courtyard building, is an "independent living" facility. It is also right next to where the new Courtyard building will be built if it is finally approved.

As far as I can tell, ...Trailside, ... where we live, ...has a great deal in common, from a "look, feel and design" point of view with the proposed Courtyard building.

We like our apartment in the Trailside building a lot.

It has a lot of the amenities "Elderlies" are looking for when we look for a life-care kind of place to live in for the rest of our lives. It is attractive, comfortable, well-lit and easy to get around in, ...similar to the "look, feel and design" of what Courtyard is going to have.
The apartments in Trailside are designed to provide an excellent living experience for "Elderlies" and they do. I expect the apartments in Courtyard will do the same.

The best testimonial I can give for Trailside is the following: When Nancy and I moved into Trailside, we did so with the intention to move into a larger apartment in one of the other Emerald Heights buildings when space became available. After a week or so in Trailside, Nancy called up the marketing folks at Emerald Heights, and said, ...never mind, ...take us off the list of persons who are interested in moving to a larger apartment, ...we like it here just fine.

The second kind of comment I have, starts with a physical fact, ...which will also apply to some of the apartments in Courtyard if it is approved. The "physical fact" is that our apartment in Trailside is on the side of the building which is next to the Redmond high school facility.

The rest of this part of my comments is about something different, ...but something which I think is pretty important.

Nancy and I enjoy watching all the enthusiasm and energy going on at the high school.

We think the relationship between Redmond high school and Emerald Heights is important for both them and us, not only in terms of neighborhood proximity, but also because of all the engagement and contacts which occur among and between the high school students and the Emerald Heights residents.

Everything from the opportunities for many us to go to the high school to attend some of their music, sports and arts events, and the opportunities for many of them to visit Emerald Heights to perform at some of our events. In addition, over the years, many Redmond high school students have had the opportunity to get a "first job" as wait staff in our dining room. The first employment experience for them, in what will be a life-long experience in learning how to make their own way.

A fair amount of conversation takes place between us and the high school students in our dining room. Somebody, somewhere, ... once said something to the effect that ... energy and enthusiasm are wasted on the young ...because they don't know anything yet about how to use that energy and enthusiasm, and also that wisdom is wasted on the old, ...because we no longer have the energy and enthusiasm to do anything with our wisdom.

There is an element of accuracy in that statement, ...but I think there is more to be said about the interaction of the young and old.
The "more to be said" part of that story is that there is a great deal of value for those young folks and us old folks to have opportunities to get together and spend some time with each other. In fact, ...it is the best kind of value, because we all get something out of those conversations.

The Redmond high school-Emerald Heights experiences are a win-win for all of us, ...the students and the residents, ...and for the community as well. That is as it should be.

These two kinds of comments are the reasons why I am sending you this message in support of the Courtyard building.

Thanks for your interest.

Dave Clancy

To: Dave Clancy
Cc: Julie Lawton
Subject: RE: Emerald Heights Independent Living Facility (Courtyard building)

Mr. Clancy,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: Dave Clancy [mailto:daveclancy64@gmail.com]
Sent: Thursday, March 01, 2018 12:02 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Emerald Heights Independent Living Facility (Courtyard building)

Mr. Sticka:

My name is David Clancy. My wife Nancy and I have been living at Emerald Heights for almost three years.
I testified at the recent DRB hearing which approved the Courtyard building.

I support the Courtyard building and am sending this message to again express my support of the Courtyard building. I have two kinds of comments for you to consider.

The first comment is a "living in a building" kind of comment.

Nancy and I live in the Trailside building at Emerald Heights. It is the newest residence building at Emerald Heights. Trailside, like the proposed Courtyard building, is an "independent living" facility. It is also right next to where the new Courtyard building will be built if it is finally approved.

As far as I can tell, ...Trailside, ... where we live, ...has a great deal in common, from a "look, feel and design" point of view with the proposed Courtyard building.

We like our apartment in the Trailside building a lot.

It has a lot of the amenities "Elderlies" are looking for when we look for a life-care kind of place to live in for the rest of our lives. It is attractive, comfortable, well-lit and easy to get around in, ...similar to the "look, feel and design" of what Courtyard is going to have.
The apartments in Trailside are designed to provide an excellent living experience for "Elderlies" and they do. I expect the apartments in Courtyard will do the same.

The best testimonial I can give for Trailside is the following: When Nancy and I moved into Trailside, we did so with the intention to move into a larger apartment in one of the other Emerald Heights buildings when space became available. After a week or so in Trailside, Nancy called up the marketing folks at Emerald Heights, and said, ...never mind, ...take us off the list of persons who are interested in moving to a larger apartment, ...we like it here just fine.

The second kind of comment I have, starts with a physical fact, ...which will also apply to some of the apartments in Courtyard if it is approved. The "physical fact" is that our apartment in Trailside is on the side of the building which is next to the Redmond high school facility.

The rest of this part of my comments is about something different, ...but something which I think is pretty important.

Nancy and I enjoy watching all the enthusiasm and energy going on at the high school.

We think the relationship between Redmond high school and Emerald Heights is important for both them and us, not only in terms of neighborhood proximity, but also because of all the engagement and contacts which occur among and between the high school students and the Emerald Heights residents.

Everything from the opportunities for many us to go to the high school to attend some of their music, sports and arts events, and the opportunities for many of them to visit Emerald Heights to perform at some of our events. In addition, over the years, many Redmond high school students have had the opportunity to get a "first job" as wait staff in our dining room. The first employment experience for them, in what will be a life-long experience in learning how to make their own way.

A fair amount of conversation takes place between us and the high school students in our dining room. Somebody, somewhere, ... once said something to the effect that ... energy and enthusiasm are wasted on the young ...because they don't know anything yet about how to use that energy and enthusiasm, and also that wisdom is wasted on the old, ...because we no longer have the energy and enthusiasm to do anything with our wisdom.

There is an element of accuracy in that statement, ...but I think there is more to be said about the interaction of the young and old.
The "more to be said" part of that story is that there is a great deal of value for those young folks and us old folks to have opportunities to get together and spend some time with each other. In fact, ...it is the best kind of value, because we all get something out of those conversations.

The Redmond high school-Emerald Heights experiences are a win-win for all of us, ...the students and the residents, ...and for the community as well. That is as it should be.

These two kinds of comments are the reasons why I am sending you this message in support of the Courtyard building.

Thanks for your interest.

Dave Clancy

From: Janet Clark <dale-janetclark@comcast.net>
Sent: Wednesday, March 7, 2018 11:04 AM
To: Benjamin Sticka
Cc: grantl@emeraldheights.com; andrewk@emeraldheights.com
Subject: LAND 2017-00951

Dear Mr. Sticka,

I am writing in support of the current building project requests being made by the Emerald Heights community. It is my understanding that Emeralds Heights has been a very good neighbor in the Redmond area. I can easily see that the grounds are tastefully designed and maintained. The people we have met in our visits have been welcoming and caring. I am very sure that the high standard for building and preserving an outstanding facility for seniors will be honored.

There is a need for services being offered by Emerald Heights and that need is growing. I am impressed with the foresight of the Emerald Heights management team in planning for these growing needs. The effort to make this project fit into the community as a whole is evident. I am hopeful delays can be avoided.

I currently live in Trilogy at Redmond Ridge. As our needs change we are hoping we will be able to have the high quality of care and services that Emerald Heights is able to offer.

Thank you for your careful consideration of this request.

Janet L. Clark

Click here to report this email as spam.

To: Janet Clark
Cc: Julie Lawton
Subject: RE: LAND 2017-00951

Ms. Clark,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Janet Clark [mailto:dale-janetclark@comcast.net]
Sent: Wednesday, March 07, 2018 11:04 AM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: grantl@emeraldheights.com; andrewk@emeraldheights.com
Subject: LAND 2017-00951

Dear Mr. Sticka,

I am writing in support of the current building project requests being made by the Emerald Heights community. It is my understanding that Emeralds Heights has been a very good neighbor in the Redmond area. I can easily see that the grounds are tastefully designed and maintained. The people we have met in our visits have been welcoming and caring. I am very sure that the high standard for building and preserving an outstanding facility for seniors will be honored.

There is a need for services being offered by Emerald Heights and that need is growing. I am impressed with the foresight of the Emerald Heights management team in planning for these growing needs. The effort to make this project fit into the community as a whole is evident. I am hopeful delays can be avoided.

I currently live in Trilogy at Redmond Ridge. As our needs change we are hoping we will be able to have the high quality of care and services that Emerald Heights is able to offer.

Thank you for your careful consideration of this request.

Janet L. Clark

Click here to report this email as spam.

From: Patricia Curtis <pjcurtis81@gmail.com>
Sent: Friday, March 2, 2018 7:34 PM
To: Benjamin Sticka
Cc: jtcurtis@hotmail.com
Subject: LAND 2017-00951

Mr. Sticka, I write in support of the above-referenced Land Use Permit application of Emerald Heights. My husband and I are Courtyard Depositors in Emerald Heights' planned Courtyard building. As a young naval officer, my husband was stationed at Bremerton and has introduced me over the years to the Seattle area. As we have neared the end of our careers, which we have pursued in Southern Nevada, we made two decisions: first, we want to become part of a high quality life-care community, and second, we want to relocate to the Seattle area.

After much research and visits to a number of life-care communities in the Seattle area, we determined that Emerald Heights is exactly the high-quality community that we were looking for. We found Trailside very appealing as a future home, particularly with respect to its architectural design and environmentally responsible features, and were very excited when Emerald Heights announced that it was planning the Courtyard building. Courtyard will continue the forward looking vision of Emerald Heights to meet the housing needs of its residents in a manner that integrates extremely well with the existing campus and surrounding neighborhood.

My husband and I are very much looking forward to becoming members of the Emerald Heights community and residents of Redmond. We investigated a lot of retirement communities and developers and have great confidence that based on Emerald Heights' strong developmental and operational track record we have made the right choice.

We respectfully request that the City support the Courtyard building. Thank you.

Pat and John Curtis

Sent from my iPad

To: Patricia Curtis
Cc: jtcurtis@hotmail.com; Julie Lawton
Subject: RE: LAND 2017-00951

Mrs. Curtis,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: Patricia Curtis [mailto:pjcurtis81@gmail.com]
Sent: Friday, March 02, 2018 7:34 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: jtcurtis@hotmail.com
Subject: LAND 2017-00951

Mr. Sticka, I write in support of the above-referenced Land Use Permit application of Emerald Heights. My husband and I are Courtyard Depositors in Emerald Heights' planned Courtyard building. As a young naval officer, my husband was stationed at Bremerton and has introduced me over the years to the Seattle area. As we have neared the end of our careers, which we have pursued in Southern Nevada, we made two decisions: first, we want to become part of a high quality life-care community, and second, we want to relocate to the Seattle area.

After much research and visits to a number of life-care communities in the Seattle area, we determined that Emerald Heights is exactly the high-quality community that we were looking for. We found Trailside very appealing as a future home, particularly with respect to its architectural design and environmentally responsible features, and were very excited when Emerald Heights announced that it was planning the Courtyard building. Courtyard will continue the forward looking vision of Emerald Heights to meet the housing needs of its residents in a manner that integrates extremely well with the existing campus and surrounding neighborhood.

My husband and I are very much looking forward to becoming members of the Emerald Heights community and residents of Redmond. We investigated a lot of retirement communities and developers and have great confidence that based on Emerald Heights' strong developmental and operational track record we have made the right choice.

We respectfully request that the City support the Courtyard building. Thank you.

Pat and John Curtis

Sent from my iPad

CityofRedmond
WASHINGTON

March 1, 2018

Dear Ms. Debutts,

This letter is in reference to Site Plan Entitlement (LAND-2017-00951) for a proposed Independent Living Building located at 10901 176th Circle NE, Redmond, WA 98052.

Thank you for your letter regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

I can be contacted via e-mail at bsticka@redmond.gov and by phone at 425-556-2470 should you have any questions.

Ben Sticka
Planner
City of Redmond

February 20, 2018

Redmond City Council
David Carson
Position #7

David,

My name is L'louise De Butts. I live at Emerald Heights in the skilled nursing unit where I share a single room with another resident. I am here representing more than 100 residents who live in skilled nursing, assisted living, and memory care, the majority of who could not possibly make the trip to City Hall to speak.

Living in skilled nursing has shown me how important private rooms are, and why we need our new assisted living building to help make that happen. Being separated from a roommate by a curtain doesn't offer privacy when family, friends, doctors, financial advisors, Hospice, ministers or priests visit. I lived for many weeks with a lovely lady who was with Hospice. She told me during our nightly visits about her family and how she truly was ready to die. I became quite fond of her and began to appreciate her frankness. When she died her family was called. After they left, I was still there with her body beside me, until the mortuary came for her. I'm not the only person who has had this experience.

Patients admitted to skilled nursing with infections share a room, including the use of the bathroom and sinks. Special care is required to care for the infected resident. The roommate is compromised because of living in that atmosphere, but must stay there because no other space is available. The infected person must stay there because, there are no single rooms. I know this to be true because that is the situation for me right now.

Is it possible that needs of people have been overlooked by other issues? Trees, facades, colors, setbacks, redesign all these issues have received hours of intense deliberation. Never has any consideration been given for the care of our people who need it most.

I understand that one of your members came to visit skilled nursing. I would invite more of you to come so you could witness the realities of sharing a room at a time in your life when you are ill, frail and dependent upon others for assistance with your daily living.

Emerald Heights has proposed a new assisted living building that helps improve the care we receive in skilled nursing by bringing us privacy and dignity we deserve. Please help us make the new assisted living and skilled nursing our reality.

Sincerely,

L'Louise Debutts
10901 176th Circle NE
Apt. 301W
Redmond, WA 98052
425-605-3610

L'Louise Debutts
10901 176th Circle NE
Apt. 301W
Redmond, WA 98052

Redmond City Council
David Carson
Position #7

March 1, 2018

Dear Ms. Debutts,

This letter is in reference to Site Plan Entitlement (LAND-2017-00951) for a proposed Independent Living Building located at 10901 176th Circle NE, Redmond, WA 98052.

Thank you for your letter regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

I can be contacted via e-mail at bsticka@redmond.gov and by phone at 425-556-2470 should you have any questions.

Ben Sticka
Planner
City of Redmond

From: Rodney Dubois <rcdubois@comcast.net>
Sent: Friday, March 2, 2018 3:20 PM
To: Benjamin Sticka
Cc: grantl@emeraldheights.com
Subject: LAND2017-00951

Dear Mr Sticka:

We are writing in support of the proposed plan for the Courtyard Addition to the Emerald Heights Campus (LAND00951).

When we began our search for our next living situation, we did a fairly exhaustive search of the region. The choices spanned the urban high-rise situation, the suburban hi-rise, the urban 2-story multi-building campus and cottage style campus. We chose Emerald Heights because of its quiet surroundings which fit right in with the lovely residential community surrounding it. And of course we found that Redmond was a terrific town, having all the services and amenities we need while being located in one of the most beautiful and peaceful regions of the Northwest.

When Emerald Heights announced plans for the Courtyard Addition, we were very interested. We studied the plans very carefully. Our conclusion was that Courtyard would be ideal. Our thoughts included: the exterior fits nicely with the neighboring Trailside buildings and was one we really liked: the design seemed to fit in with the entire campus as well as the surrounding community; the design met all of our needs as seniors, knowing hat eventually our activity level will become more limited; and finally is was a place where we would enjoy living in and being a part of the Redmond community.

We are looking forward to becoming a part of your community in 2019 and sincerely hope this approval process proceeds smoothly so that construction can begin on time.

Respectfully:

Rodney and Carol Dubois

To: Rodney Dubois
Cc: Julie Lawton
Subject: RE: LAND2017-00951

Mr. Dubois,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: Rodney Dubois [mailto:rcdubois@comcast.net]
Sent: Friday, March 02, 2018 3:20 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: grantl@emeraldheights.com
Subject: LAND2017-00951

Dear Mr Sticka:

We are writing in support of the proposed plan for the Courtyard Addition to the Emerald Heights Campus (LAND00951).

When we began our search for our next living situation, we did a fairly exhaustive search of the region. The choices spanned the urban high-rise situation, the suburban hi-rise, the urban 2-story multi-building campus and cottage style campus. We chose Emerald Heights because of its quiet surroundings which fit right in with the lovely residential community surrounding it. And of course we found that Redmond was a terrific town, having all the services and amenities we need while being located in one of the most beautiful and peaceful regions of the Northwest.

When Emerald Heights announced plans for the Courtyard Addition, we were very interested. We studied the plans very carefully. Our conclusion was that Courtyard would be ideal. Our thoughts included: the exterior fits nicely with the neighboring Trailside buildings and was one we really liked: the design seemed to fit in with the entire campus as well as the surrounding community; the design met all of our needs as seniors, knowing hat eventually our activity level will become more limited; and finally is was a place where we would enjoy living in and being a part of the Redmond community.

We are looking forward to becoming a part of your community in 2019 and sincerely hope this approval process proceeds smoothly so that construction can begin on time.

Respectfully:

Rodney and Carol Dubois

From: Anne Foltz <annefoltz@comcast.net>
Sent: Thursday, March 1, 2018 8:15 PM
To: Benjamin Sticka
Subject: LAND 2017-00951

Dear Mr. Sticka,

I am a 77 year old single women and have reserved a small apartment in the future Courtyard building in Emerald Heights. I have been in my own home for 53 years and am finding it's maintenance now a burden. Emerald Heights will provide me a happy and safe senior retirement home that is close to my children, who live in Redmond and Woodinville. Since I am single, Emerald Heights will provide health support, transportation and daily living support as needed. Emerald Heights allows seniors to plan for their care in their senior years and that is a good thing.

I believe that the building has a pleasant design and conservative color palette that is consistent with the nearby Trailside building and blends well with the older buildings at EH. Appropriate landscaping will I am sure be addressed. When you approach the Emerald Heights campus, it is definitely a different community than the individual homes, but it is very pretty and well maintained. It will be a great addition the EH campus and the Redmond community.

I think that Redmond is very fortunate to offer such a lovely senior community for the future of it's citizens. The community is thriving and it takes time on a waiting list to find an apartment there. Redmond needs to offer seniors good places to live and I think this is an excellent one. Emerald Heights has been in this neighborhood for a long time and I hope you will continue to support the growth and maintenance of this needed senior living option.

Emerald Heights Future Resident,
Anne Foltz

Click here to report this email as spam.

To: Anne Foltz
Cc: Julie Lawton
Subject: RE: LAND 2017-00951

Dear Ms. Foltz,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Anne Foltz [mailto:annefoltz@comcast.net]
Sent: Thursday, March 01, 2018 8:15 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND 2017-00951

Dear Mr. Sticka,

I am a 77 year old single women and have reserved a small apartment in the future Courtyard building in Emerald Heights. I have been in my own home for 53 years and am finding it's maintenance now a burden. Emerald Heights will provide me a happy and safe senior retirement home that is close to my children, who live in Redmond and Woodinville. Since I am single, Emerald Heights will provide health support, transportation and daily living support as needed. Emerald Heights allows seniors to plan for their care in their senior years and that is a good thing.

I believe that the building has a pleasant design and conservative color palette that is consistent with the nearby Trailside building and blends well with the older buildings at EH. Appropriate landscaping will I am sure be addressed. When you approach the Emerald Heights campus, it is definitely a different community than the individual homes, but it is very pretty and well maintained. It will be a great addition the EH campus and the Redmond community.

I think that Redmond is very fortunate to offer such a lovely senior community for the future of it's citizens. The community is thriving and it takes time on a waiting list to find an apartment there. Redmond needs to offer seniors good places to live and I think this is an excellent one. Emerald Heights has been in this neighborhood for a long time and I hope you will continue to support the growth and maintenance of this needed senior living option.

Emerald Heights Future Resident,
Anne Foltz

Click here to report this email as spam.

From: CAROL GARING <garingwc@comcast.net>
Sent: Monday, March 5, 2018 4:34 PM
To: Benjamin Sticka
Subject: Emerald Heights Comment

Ben Sticka

City of Redmond

RE: LAND 2017-00951

Letter of Support for Emerald Heights.

We moved to Education Hill in Redmond in 1969 and found our decision to move here and raise a family to be a good one. Our daughter attended Horace Mann Elementary, Redmond Junior High and graduated from Redmond High School. As founding members, we watched our church, St Jude Catholic Church, being constructed nearby. Carol swam at the Redmond Pool on 104th Ave. NE for many years. We also watched Emerald Heights being built many years ago, never dreaming as a young family that this might be our choice for retirement living. We moved to Trilogy at Redmond Ridge in 2006 and last year realized it was time to start planning for the next stage of our lives. We visited many assisted living, continuing care, and life care facilities in the Puget Sound area. We concluded that Emerald Heights would meet our needs plus it was in our old neighborhood, Education Hill. When we were informed that a new building, the Courtyard Building, was being planned we were delighted to have an opportunity to live there and we became an early depositor.

Having moved to Education Hill in Redmond before Emerald Heights was built, we noted how well this retirement facility including the Trailside building fit into the surrounding area and neighborhood. Over the past few years we have talked to a number of Emerald Heights' residents who unanimously have expressed gratitude that such a facility was available to them. The design of the new Courtyard building was well thought out and is sited beautifully on the campus. We are looking forward to moving back to Education Hill and all that Emerald Heights has to offer seniors citizens.

Bill and Carol Garing

garingwc@comcast.net

425-868-2818

Click here to report this email as spam.

To: CAROL GARING
Subject: RE: Emerald Heights Comment

Ms. Garing,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: CAROL GARING [mailto:garingwc@comcast.net]
Sent: Monday, March 05, 2018 4:34 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Emerald Heights Comment

Ben Sticka

City of Redmond

RE: LAND 2017-00951

Letter of Support for Emerald Heights.

We moved to Education Hill in Redmond in 1969 and found our decision to move here and raise a family to be a good one. Our daughter attended Horace Mann Elementary, Redmond Junior High and graduated from Redmond High School. As founding members, we watched our church, St Jude Catholic Church, being constructed nearby. Carol swam at the Redmond Pool on 104th Ave. NE for many years. We also watched Emerald Heights being built many years ago, never dreaming as a young family that this might be our choice for retirement living. We moved to Trilogy at Redmond Ridge in 2006 and last year realized it was time to start planning for the next stage of our lives. We visited many assisted living, continuing care, and life care facilities in the Puget Sound area. We concluded that Emerald Heights would meet our needs plus it was in our old neighborhood, Education Hill. When we were informed that a new building, the Courtyard Building, was being planned we were delighted to have an opportunity to live there and we became an early depositor.

Having moved to Education Hill in Redmond before Emerald Heights was built, we noted how well this retirement facility including the Trailside building fit into the surrounding area and neighborhood. Over the past few years we have talked to a number of Emerald Heights' residents who unanimously have expressed gratitude that such a facility was available to them. The design of the new Courtyard building was well thought out and is sited beautifully on the campus. We are looking forward to moving back to Education Hill and all that Emerald Heights has to offer seniors citizens.

Bill and Carol Garing

garingwc@comcast.net

425-868-2818

Click here to report this email as spam.

From: Fremont Gault <fremontg@icloud.com>
Sent: Wednesday, March 7, 2018 3:07 PM
To: Benjamin Sticka
Subject: Emerald Heights Courtyard Building

Dear Sir
This e-mail is to express our support of the new Emerald Heights Courtyard Building.The new building will be a lovely construction and will be sheltered

and landscaped with shrubs and trees.Emerald Heights has been and will continue to be a contributing part of the community.Any change or building construction has always considered the effect on the surrounding community.
The same high standards have applied to the Courtyard Building.
We would not have signed up to be future residents if we didn't feel that way.
Sincerely

Fremont and Charlene Gault

To: Fremont Gault
Cc: Julie Lawton
Subject: RE: Emerald Heights Courtyard Building

Mr. Gault,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: Fremont Gault [mailto:fremontg@icloud.com]
Sent: Wednesday, March 07, 2018 3:07 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Emerald Heights Courtyard Building

Dear Sir
This e-mail is to express our support of the new Emerald Heights Courtyard Building.The new building will be a lovely construction and will be sheltered

and landscaped with shrubs and trees.Emerald Heights has been and will continue to be a contributing part of the community.Any change or building construction has always considered the effect on the surrounding community.
The same high standards have applied to the Courtyard Building.
We would not have signed up to be future residents if we didn't feel that way.
Sincerely

Fremont and Charlene Gault

From: sheila Hargis <syhargis@comcast.net>
Sent: Wednesday, March 7, 2018 3:41 PM
To: Benjamin Sticka
Subject: Land 2017-00951

My husband and I have been interested in Emerald Heights for several years. One of the reasons is the beautiful neighborhood surrounding the community. We tried to acquire a home at Trailside but were too late in applying. We were very happy to learn about the Courtyard. Emerald Heights is perfect for us and closer to our children and their families. The Courtyard (with more trees and plantings committed), will easily fit into the existing campus and the surrounding neighborhood. We hope you will give us a chance to call you Neighbor! Alexander and Sheila Hargis

Click here to report this email as spam.

To: sheila Hargis
Subject: RE: Land 2017-00951

Ms. Hargis,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: sheila Hargis [mailto:syhargis@comcast.net]
Sent: Wednesday, March 07, 2018 3:41 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Land 2017-00951

My husband and I have been interested in Emerald Heights for several years. One of the reasons is the beautiful neighborhood surrounding the community. We tried to acquire a home at Trailside but were too late in applying. We were very happy to learn about the Courtyard. Emerald Heights is perfect for us and closer to our children and their families. The Courtyard (with more trees and plantings committed), will easily fit into the existing campus and the surrounding neighborhood. We hope you will give us a chance to call you Neighbor! Alexander and Sheila Hargis

Click here to report this email as spam.

From: Dean Haugen <dphaugen1@comcast.net>
Sent: Thursday, March 1, 2018 3:48 PM
To: Benjamin Sticka
Subject: FW: Emerald Heights -- Courtyard Building and the Future

Dear Mr. Sticka,

This note is an encouragement for expeditious approval of Emerald Heights Courtyard project. But first, a little background on our reasons for supporting and wanting this project to be approved by the Redmond DRB.

My wife and I have lived in the Redmond area for almost 40-years, and have watched Redmond mature and grow over that period. About 10-years or so ago we learned of Emerald Heights (EH) and, after investigating the operation, we decided to eventually invest in our future as we age by taking advantage of the wonderful living conditions, care and security offered by that well-run operation. Not only would this provide for our future, but would allow us to continue living in this wonderful locality when we no longer cared to live in our private residence. We became EH residents about five years ago and since then have very satisfied and pleased with our situation.

Part of our decision to move into Emerald Heights was based on the plans EH had for continuing evolvement and improvement in the level of care and living environment for residents as they age and require more assistance in their final years. These plans included modernization and upgrading of the Assisted Living and Skilled Nursing facilities on campus. It was comforting to learn of the fine relationship that existed between the EH administration and the Redmond city government, and the acceptance by the city planners of the EH plans for the future. (As a side issue comment, it is now quite disturbing for us to learn that the city is delaying, and perhaps considering denial, of the EH petition to proceed with the development of the improved Assisted Living facilities on the campus, which we so much look forward to and upon which we partly based our decision to come to EH.)

Now, on to the specific reason for this memo. The overall plan for the improvements mentioned above, and which we so much look forward to, includes the addition of new Independent Living accommodations on campus (the Courtyard Building.) The petition for approval of the Courtyard project is now being reviewed by the Redmond City DRB. The Courtyard is integral to the plans mentioned above, which we so much look forward to enjoying in our last years. And, like the recently completed Trailside Building, will help meet the future needs of seniors on our campus and in the greater Redmond community. As seems evident in the plans, the design of the building is very consistent with our campus and the surrounding neighborhood. (Indeed, the building will hardly be visible from the surrounding neighborhood!)

I heartily encourage and hope for the approval of the Courtyard project. And I believe there are several hundred more of us at EH that would agree. Thank you for your time, and hopefully, for your support of the Courtyard project.

Sincerely,

Dean and Ruthie Haugen
10901 176th Circle NE, Apt. 1214
Redmond, WA 98052

Click here to report this email as spam.

To: Dean Haugen
Cc: Julie Lawton
Subject: RE: Emerald Heights -- Courtyard Building and the Future

Mr. & Mrs. Haugen,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Dean Haugen [mailto:dphaugen1@comcast.net]
Sent: Thursday, March 01, 2018 3:48 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: FW: Emerald Heights -- Courtyard Building and the Future

Dear Mr. Sticka,

This note is an encouragement for expeditious approval of Emerald Heights Courtyard project. But first, a little background on our reasons for supporting and wanting this project to be approved by the Redmond DRB.

My wife and I have lived in the Redmond area for almost 40-years, and have watched Redmond mature and grow over that period. About 10-years or so ago we learned of Emerald Heights (EH) and, after investigating the operation, we decided to eventually invest in our future as we age by taking advantage of the wonderful living conditions, care and security offered by that well-run operation. Not only would this provide for our future, but would allow us to continue living in this wonderful locality when we no longer cared to live in our private residence. We became EH residents about five years ago and since then have very satisfied and pleased with our situation.

Part of our decision to move into Emerald Heights was based on the plans EH had for continuing evolvement and improvement in the level of care and living environment for residents as they age and require more assistance in their final years. These plans included modernization and upgrading of the Assisted Living and Skilled Nursing facilities on campus. It was comforting to learn of the fine relationship that existed between the EH administration and the Redmond city government, and the acceptance by the city planners of the EH plans for the future. (As a side issue comment, it is now quite disturbing for us to learn that the city is delaying, and perhaps considering denial, of the EH petition to proceed with the development of the improved Assisted Living facilities on the campus, which we so much look forward to and upon which we partly based our decision to come to EH.)

Now, on to the specific reason for this memo. The overall plan for the improvements mentioned above, and which we so much look forward to, includes the addition of new Independent Living accommodations on campus (the Courtyard Building.) The petition for approval of the Courtyard project is now being reviewed by the Redmond City DRB. The Courtyard is integral to the plans mentioned above, which we so much look forward to enjoying in our last years. And, like the recently completed Trailside Building, will help meet the future needs of seniors on our campus and in the

greater Redmond community. As seems evident in the plans, the design of the building is very consistent with our campus and the surrounding neighborhood. (Indeed, the building will hardly be visible from the surrounding neighborhood!)

I heartily encourage and hope for the approval of the Courtyard project. And I believe there are several hundred more of us at EH that would agree. Thank you for your time, and hopefully, for your support of the Courtyard project.

Sincerely,

Dean and Ruthie Haugen
10901 176th Circle NE, Apt. 1214
Redmond, WA 98052

Click here to report this email as spam.

March 8, 2018

TO: Mr. Ben Sticka, Planning Department, City of Redmond, WA

FROM: Robert & Katherine Heeren, Emerald Heights Courtyard Depositors

SUBJECT: LAND 2017-00951, Land Use Permit

The design of the new Courtyard building at Emerald Heights, last month, has received the unanimous endorsement of the Design Review Board (DRB) of the City of Redmond. We are among the depositors in the Courtyard project as it will become our future home when it is finished. We live in Redmond and have lived here for many, many years. We have lived in Western Washington for over 4 decades and intend to remain here in our fair city for the full remainder of our lives.

The Courtyard Building at Emerald Heights is ideal for us. Our thinking as to why will evolve as we gain experience living there. But for now this much is very clear:

A) Emerald Heights is within the City of Redmond. We are a part of Redmond's lived history and want to remain so in the new Courtyard building of Emerald Heights for the rest of our days!

B) Emerald Heights meets our needs quite nicely now and we believe its unique layout and Life Care center will meet our needs well into the future as well.

C) As far as we are able to discern, the whole of Emerald Heights fits well into its surrounding neighborhood in Redmond. The new Courtyard building will follow that pattern as well!

D) The Courtyard's design is entirely compatible with our current thinking as to how it fits with the existing campus and how the floorplan layout fulfils our expectations.

We would like to point out, in closing, an obvious truth. Opportunities for high caliber (and not so high quality, too!) senior retirement living abound on the Eastside (Fairwinds, Trilogy, and Timber Ridge are obvious examples of the former; the latter …?...). The City of Redmond, being legally bound to make a comment period available to all interested parties, has fulfilled its obligation. The natural market competitiveness among executive managers of these establishments drives their participation. We seriously doubt they will be able to raise any disqualifying issues for the new Courtside addition to the Emerald Heights campus!

Copy: Andrew Kempler, Marketing, Emerald Heights, Redmond, WA

To: ROBERT/KATHERINE HEEREN
Cc: Julie Lawton
Subject: RE: LAND 2017-00951 Land Use Permit

Mr. & Mrs. Heeren,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: ROBERT/KATHERINE HEEREN [mailto:bobandkaty@comcast.net]
Sent: Thursday, March 08, 2018 3:05 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND 2017-00951 Land Use Permit

Dear Mr. Ben Sticka:

Planning Department

City of Redmond, WA

Attached as a WORD document, please find our response to your open comment period for the Courtyard building on the Emerald Heights campus. We are among the depositors for the construction of this new building.

Very truly yours,

Robert and Katherine Heeren

Redmond, WA

Click here to report this email as spam.

To: Barb Horrell
Cc: Julie Lawton
Subject: RE: LAND 2017-00951 -- EMERALD HEIGHTS COURTYARD BUILDING

Ms. Horrell,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Barb Horrell [mailto:miahorrell@aol.com]
Sent: Tuesday, March 06, 2018 2:15 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND 2017-00951 -- EMERALD HEIGHTS COURTYARD BUILDING

Dear Mr. Sticka:

I was very pleased to learn that the Courtyard building at Emerald Heights was approved by the Design Review Board. I, too, believe that this design is for an attractive structure that compliments the current Trailside building and adds to the beauty of the Emerald Heights campus and the surrounding community. It is one that serves as gentle transition incorporating future design.

After extensive research, Emerald Heights met all of the conditions of a desirable community in which my husband and I choose to spend the retired phase of our lives. We were impressed with their philosophy of meeting the needs of the increasing aging population; of maintaining the natural beauty of the campus and of being a good neighbor to both Redmond High School and nearby families.

We look forward to joining those at Emerald Heights and becoming a part of the adjoining community.

Sincerely,

Barbara Horrell

Click here to report this email as spam.

From: Barb Horrell <miahorrell@aol.com>
Sent: Tuesday, March 6, 2018 2:15 PM
To: Benjamin Sticka
Subject: LAND 2017-00951 -- EMERALD HEIGHTS COURTYARD BUILDING

Dear Mr. Sticka:

I was very pleased to learn that the Courtyard building at Emerald Heights was approved by the Design Review Board. I, too, believe that this design is for an attractive structure that compliments the current Trailside building and adds to the beauty of the Emerald Heights campus and the surrounding community. It is one that serves as gentle transition incorporating future design.

After extensive research, Emerald Heights met all of the conditions of a desirable community in which my husband and I choose to spend the retired phase of our lives. We were impressed with their philosophy of meeting the needs of the increasing aging population; of maintaining the natural beauty of the campus and of being a good neighbor to both Redmond High School and nearby families.

We look forward to joining those at Emerald Heights and becoming a part of the adjoining community.

Sincerely,

Barbara Horrell

Click here to report this email as spam.

From: JAMES HORRELL <jfhorrell@mac.com>
Sent: Tuesday, March 6, 2018 2:13 PM
To: Benjamin Sticka
Subject: LAND 2017-00951

Mr. Sticka, my wife and I have selected Emerald Heights' proposed Courtyard building as our next home and subsequently have made a 10% deposit. Our selection is based on our general impression of the Emerald Heights (EH) community. We believe the Courtyard building has several distinguishing features: (1) The isolated location, set back from 176th Avenue and shielded by a group of trees with the front of the building facing the core of EH and the back facing the rear of Redmond High with ponds and natural habitat in between. (2) The integrated design of the building with the rest of EH, yet with a stand-alone esthetic appeal. (3) The undercover parking will efficiently and unobtrusively accommodate the owner's cars.

These cars, incidentally, represent a lot less traffic than their number would suggest given the senior status of their owners and the EH programed transportation. EH represents an efficient housing concept that is very beneficial to the whole Redmond community and we hope that people who will eventually be seniors will recognize and embrace it. We look forward to joining the neighborhood. Thanks for your consideration.

James Horrell, Ph.D.
jfhorrell@mac.com
http://jfhorrell.com
405 205 5766
425 836 9533

Click here to report this email as spam.

To: JAMES HORRELL
Cc: Julie Lawton
Subject: RE: LAND 2017-00951

Mr. Horrell,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: JAMES HORRELL [mailto:jfhorrell@mac.com]
Sent: Tuesday, March 06, 2018 2:13 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND 2017-00951

Mr. Sticka, my wife and I have selected Emerald Heights' proposed Courtyard building as our next home and subsequently have made a 10% deposit. Our selection is based on our general impression of the Emerald Heights (EH) community. We believe the Courtyard building has several distinguishing features: (1) The isolated location, set back from 176th Avenue and shielded by a group of trees with the front of the building facing the core of EH and the back facing the rear of Redmond High with ponds and natural habitat in between. (2) The integrated design of the building with the rest of EH, yet with a stand-alone esthetic appeal. (3) The undercover parking will efficiently and unobtrusively accommodate the owner's cars.

These cars, incidentally, represent a lot less traffic than their number would suggest given the senior status of their owners and the EH programed transportation. EH represents an efficient housing concept that is very beneficial to the whole Redmond community and we hope that people who will eventually be seniors will recognize and embrace it. We look forward to joining the neighborhood. Thanks for your consideration.

James Horrell, Ph.D.
jfhorrell@mac.com
http://jfhorrell.com
405 205 5766
425 836 9533

Click here to report this email as spam.

From: Jeffrey Jones <jfosterjones44@gmail.com>
Sent: Monday, March 5, 2018 8:56 AM
To: Benjamin Sticka
Subject: LAND 2017-00951

Dear Mr. Sticka--my wife and I are residents of Massachusetts who are planning to move to Redmond this June in order to be closer to our daughter and her family, who live in Woodinville. We have chosen Emerald Heights as the best option for us (we're in our mid-70's), and have put a deposit down on a unit in the planned Courtyard building. We are very enthusiastic about the prospect of moving to Redmond, and the prospect of living in the Courtyard building is a major contributor to our enthusiasm. The Courtyard building is very similar in design and feel to the existing Trailside building, and from our admittedly biased point of view will be entirely compatible with the Emerald Heights community and with the immediate neighborhood. We understand that neighbors can have concerns with construction activity as well as traffic and visual impacts. The construction activity is, of course, temporary (and is something that Redmond is obviously very accustomed to dealing with, given the number of construction cranes scattered around town!), and the traffic and visual impacts of the Courtyard building should be minimal. On the other side of the equation are the significant benefits that will result from the expansion of Emerald Heights to accommodate people such as us, who are eager to find a comfortable and supportive community in which to spend our remaining years. Thank you for your consideration of our comments.
Yours truly, Jeffrey and Susan Jones
97 Lincoln Road, Lincoln, MA 01773
781-259-1472

Click here to report this email as spam.

To: Jeffrey Jones
Cc: Julie Lawton
Subject: RE: LAND 2017-00951

Mr. Jones,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Jeffrey Jones [mailto:jfosterjones44@gmail.com]
Sent: Monday, March 05, 2018 8:56 AM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND 2017-00951

Dear Mr. Sticka--my wife and I are residents of Massachusetts who are planning to move to Redmond this June in order to be closer to our daughter and her family, who live in Woodinville. We have chosen Emerald Heights as the best option for us (we're in our mid-70's), and have put a deposit down on a unit in the planned Courtyard building. We are very enthusiastic about the prospect of moving to Redmond, and the prospect of living in the Courtyard building is a major contributor to our enthusiasm. The Courtyard building is very similar in design and feel to the existing Trailside building, and from our admittedly biased point of view will be entirely compatible with the Emerald Heights community and with the immediate neighborhood. We understand that neighbors can have concerns with construction activity as well as traffic and visual impacts. The construction activity is, of course, temporary (and is something that Redmond is obviously very accustomed to dealing with, given the number of construction cranes scattered around town!), and the traffic and visual impacts of the Courtyard building should be minimal. On the other side of the equation are the significant benefits that will result from the expansion of Emerald Heights to accommodate people such as us, who are eager to find a comfortable and supportive community in which to spend our remaining years. Thank you for your consideration of our comments.
Yours truly, Jeffrey and Susan Jones
97 Lincoln Road, Lincoln, MA 01773
781-259-1472

Click here to report this email as spam.

From: Donna Kristaponis <donna.kristaponis@gmail.com>
Sent: Wednesday, February 28, 2018 8:51 PM
To: Benjamin Sticka
Subject: Technical Committee Consideration of The Courtyard Building at Emerald Heights

I am writing to support the proposed Courtyard Building at Emerald Heights. As a long-time planning director, now retired, I always focused on building design and how it suits the surroundings. The Courtyard Building succeeds in many ways. It is similar to the building adjacent to it and pays homage to the original construction; the Building is contextual. The scale and massing are consistent; there are no flat unbroken wall planes; the fenestration, the colors, the materials, etc. are consistent. The architecture is pleasing. Indeed, million dollar condos have similar designs.

Many times in my career, I have negotiated neighborhood disputes. In this instance, it appears that a few neighbors are not willing to budge from their position. Changes have been made to the design to accommodate their concerns. These changes were noted by the Design Review Board (DRB), so I won't repeat them here. Please note, however, that the DRB voted unanimously in support of the project. The neighborhood posits that just glimpsing the building is somehow detrimental to the neighborhood. This is the worst type of NIMBY-ism!

Abbey Road is a deed-restricted single-family development; it does not constitute a neighborhood. I know of no planner or planning publication that would recognize Abbey Road as such. Jane Jacobs would be turning over in her grave! The Redmond Comprehensive Plan rightly recognizes Education Hill with its mix of housing types and supporting uses such as churches and schools as the neighborhood.

Emerald Heights is an established member of the neighborhood. My husband and I have been visiting EH for over 25 years as my mother was one of the first residents. It was logical for us to retire here as we enjoy the area so much. Within the neighborhood, Emerald Heights actively supports the schools on Education Hill. Right now, for example, I'm working on an exhibit of artworks by Redmond High students here in the Emerald Heights Gallery. Their teacher and the kids are very excited. Emerald Heights residents also raise funds for the local Medic One, and many of our residents are active members of the neighborhood churches. On the whole, we enjoy synergy with our Education Hill neighbors and know that future residents of The Courtyard will be as happy as the current residents.

I do hope the members of the Technical Committee will support this worthy project.

Sincerely,

Donna Kristaponis
Emerald Heights Resident

Click here to report this email as spam.

To: Donna Kristaponis
Cc: Julie Lawton
Subject: RE: Technical Committee Consideration of The Courtyard Building at Emerald Heights

Ms. Kristaponis,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Donna Kristaponis [mailto:donna.kristaponis@gmail.com]
Sent: Wednesday, February 28, 2018 8:51 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Technical Committee Consideration of The Courtyard Building at Emerald Heights

I am writing to support the proposed Courtyard Building at Emerald Heights. As a long-time planning director, now retired, I always focused on building design and how it suits the surroundings. The Courtyard Building succeeds in many ways. It is similar to the building adjacent to it and pays homage to the original construction; the Building is contextual. The scale and massing are consistent; there are no flat unbroken wall planes; the fenestration, the colors, the materials, etc. are consistent. The architecture is pleasing. Indeed, million dollar condos have similar designs.

Many times in my career, I have negotiated neighborhood disputes. In this instance, it appears that a few neighbors are not willing to budge from their position. Changes have been made to the design to accommodate their concerns. These changes were noted by the Design Review Board (DRB), so I won't repeat them here. Please note, however, that the DRB voted unanimously in support of the project. The neighborhood posits that just glimpsing the building is somehow detrimental to the neighborhood. This is the worst type of NIMBY-ism!

Abbey Road is a deed-restricted single-family development; it does not constitute a neighborhood. I know of no planner or planning publication that would recognize Abbey Road as such. Jane Jacobs would be turning over in her grave! The Redmond Comprehensive Plan rightly recognizes Education Hill with its mix of housing types and supporting uses such as churches and schools as the neighborhood.

Emerald Heights is an established member of the neighborhood. My husband and I have been visiting EH for over 25 years as my mother was one of the first residents. It was logical for us to retire here as we enjoy the area so much. Within the neighborhood, Emerald Heights actively supports the schools on Education Hill. Right now, for example, I'm working on an exhibit of artworks by Redmond High students here in the Emerald Heights Gallery. Their teacher and the kids are very excited. Emerald Heights residents also raise funds for the local Medic One, and many of our residents are active members of the neighborhood churches. On the whole, we enjoy synergy with our Education Hill neighbors and know that future residents of The Courtyard will be as happy as the current residents.

I do hope the members of the Technical Committee will support this worthy project.

Sincerely,

Donna Kristaponis
Emerald Heights Resident

Click here to report this email as spam.

From: Kai Lee <kailee45@gmail.com>
Sent: Monday, March 5, 2018 1:23 PM
To: Benjamin Sticka
Cc: Dana J. Lee; Hank Margeson; Hank Myers; Angela Birney; David Carson; Steve Fields; Tanika Padhye; Jeralee Anderson; Andrew Kempler
Subject: LAND 2017-00951 (Emerald Heights)

Dear Mr. Sticka:

We are writing regarding the pending application to build a new independent-living building (known as Courtyard) at Emerald Heights on 176th Circle NE.

We are depositors (future residents) in the Courtyard project, and we look forward to joining the Emerald Heights community in late 2019. Our decision to invest in Courtyard concludes a long search for the right place for our retirement. Emerald Heights became the clear leader, as we learned about the character of the community's residents, the sound management of the community, and the excellent features of the Courtyard building. As with the existing Trailside building, the Courtyard design reflects the dignified and peaceful setting that forms an indispensable element of the community's mission and the quality of life that it offers, both to residents and to neighbors and passersby. We are grateful to the Design Review Board for its positive assessment so far of this project.

Our decision to spend our days at Emerald Heights relies on the security provided by this life-care community, including the availability of assisted living and skilled nursing facilities, should one or both of us require these. We are aware that some neighbors have raised concerns about the development of the Emerald Heights campus, including Courtyard and a new assisted living building. It is understandable that change and construction elicit questions, and we know that the community has reached out to the wider city around it to answer those questions in a constructive and positive fashion. We ask the City to bear in mind going forward that expansion of assisted living will be necessary to meet the predictable needs of the community.

We are counting on the City's continuing support for the mission of Emerald Heights and the important contributions it makes to the quality of life in the Puget Sound, and we are eager to become participants in the civic life of Redmond.

Respectfully yours,

Dana and Kai Lee

Piedmont, California

Click here to report this email as spam.

To: Kai Lee
Cc: mayor@redmond.gov; Julie Lawton
Subject: RE: LAND 2017-00951 (Emerald Heights)

Mr. Lee,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Kai Lee [mailto:kailee45@gmail.com]
Sent: Monday, March 05, 2018 1:23 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: Dana J. Lee <danajlee@gmail.com>; Hank Margeson <HMARGESON@redmond.gov>; Hank Myers <HMYERS@redmond.gov>; Angela Birney <abirney@redmond.gov>; David Carson <DCARSON@redmond.gov>; Steve Fields <sfields@redmond.gov>; Tanika Padhye <tpadhye@redmond.gov>; Jeralee Anderson <janderson@redmond.gov>; Andrew Kempler <andrewk@emeraldheights.com>
Subject: LAND 2017-00951 (Emerald Heights)

Dear Mr. Sticka:

We are writing regarding the pending application to build a new independent-living building (known as Courtyard) at Emerald Heights on 176th Circle NE.

We are depositors (future residents) in the Courtyard project, and we look forward to joining the Emerald Heights community in late 2019. Our decision to invest in Courtyard concludes a long search for the right place for our retirement. Emerald Heights became the clear leader, as we learned about the character of the community's residents, the sound management of the community, and the excellent features of the Courtyard building. As with the existing Trailside building, the Courtyard design reflects the dignified and peaceful setting that forms an indispensable element of the community's mission and the quality of life that it offers, both to residents and to neighbors and passersby. We are grateful to the Design Review Board for its positive assessment so far of this project.

Our decision to spend our days at Emerald Heights relies on the security provided by this life-care community, including the availability of assisted living and skilled nursing facilities, should one or both of us require these.

We are aware that some neighbors have raised concerns about the development of the Emerald Heights campus, including Courtyard and a new assisted living building. It is understandable that change and construction elicit questions, and we know that the community has reached out to the wider city around it to answer those questions in a constructive and positive fashion. We ask the City to bear in mind going forward that expansion of assisted living will be necessary to meet the predictable needs of the community.

We are counting on the City's continuing support for the mission of Emerald Heights and the important contributions it makes to the quality of life in the Puget Sound, and we are eager to become participants in the civic life of Redmond.

Respectfully yours,

Dana and Kai Lee

Piedmont, California

Click here to report this email as spam.

From: Douglas Macduff <kimmacduff@mac.com>
Sent: Friday, March 2, 2018 10:23 AM
To: Benjamin Sticka
Subject: Land 2017-00951

Greetings
My wife Karen and I are signed up for and are depositors on an apartment in the proposed Courtyard building in Emerald Heights. We have also been on the general waiting list for a cottage as well as a few of the existing apartments for about 20 months but prefer the new construction and location of the Courtyard. We are looking forward to spending the rest of our lives in this setting within this beautiful campus that has served senior citizens well for over 25 years.
Apparently, there some in the neighborhood who are opposed to the Courtyard. We find this difficult to understand. The building would be virtually invisible no matter where you were standing. It's entire length faces the back side of Redmond High School. We are aware of the other issues regarding the proposed assisted living structure, but see no rational reason for denying the building of the Courtyard.
Thank you for your consideration
Douglas and Karen Macduff

Sent from my iPad

To: Douglas Macduff
Cc: Julie Lawton
Subject: RE: Land 2017-00951

Mr. Macduff,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: Douglas Macduff [mailto:kimmacduff@mac.com]
Sent: Friday, March 02, 2018 10:23 AM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Land 2017-00951

Greetings
My wife Karen and I are signed up for and are depositors on an apartment in the proposed Courtyard building in Emerald Heights. We have also been on the general waiting list for a cottage as well as a few of the existing apartments for about 20 months but prefer the new construction and location of the Courtyard. We are looking forward to spending the rest of our lives in this setting within this beautiful campus that has served senior citizens well for over 25 years.
Apparently, there some in the neighborhood who are opposed to the Courtyard. We find this difficult to understand. The building would be virtually invisible no matter where you were standing. It's entire length faces the back side of Redmond High School. We are aware of the other issues regarding the proposed assisted living structure, but see no rational reason for denying the building of the Courtyard.
Thank you for your consideration
Douglas and Karen Macduff

Sent from my iPad

From: John Meisel <JLMeisel@hotmail.com>
Sent: Thursday, March 1, 2018 5:35 PM
To: Benjamin Sticka
Subject: Land 2017-00951

Dear Ben,

I am a resident of Redmond and of Emerald Heights and write in support of the proposed Courtyard Building, to be built contiguous with Redmond High School.

I have friends who live in the Abbey Road neighborhood, and I respect their desire keep their neighborhood as residential, but it appears that a small group of highly vocal residents have catastrophized the potential effects of any change on the Emerald Heights property upon their aesthetic and commercial values. I do not believe this to be the case, nor would I support it's construction if I felt that it would drag down the 'hood..

The proposed building will honor the neighborhood because of it's set backs, the existing and added landscaping, and it's coordination with existing structures on the Emerald Heights property. It's right next to Redmond High School which doesn't seem to be a big eyesore for the community.

The major reason for permit approval is that it will house of bunch of old people who will be an addition to the community.

Thank you for your positive consideration.

John L. Meisel, MD

To: John Meisel
Cc: Julie Lawton
Subject: RE: Land 2017-00951

Mr. Meisel,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: John Meisel [mailto:JLMeisel@hotmail.com]
Sent: Thursday, March 01, 2018 5:35 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Land 2017-00951

Dear Ben,

I am a resident of Redmond and of Emerald Heights and write in support of the proposed Courtyard Building, to be built contiguous with Redmond High School.

I have friends who live in the Abbey Road neighborhood, and I respect their desire keep their neighborhood as residential, but it appears that a small group of highly vocal residents have catastrophized the potential effects of any change on the Emerald Heights property upon their aesthetic and commercial values. I do not believe this to be the case, nor would I support it's construction if I felt that it would drag down the 'hood..

The proposed building will honor the neighborhood because of it's set backs, the existing and added landscaping, and it's coordination with existing structures on the Emerald Heights property. It's right next to Redmond High School which doesn't seem to be a big eyesore for the community.

The major reason for permit approval is that it will house of bunch of old people who will be an addition to the community.

Thank you for your positive consideration.

John L. Meisel, MD

From: meyersas <meyersas@comcast.net>
Sent: Tuesday, March 6, 2018 1:59 PM
To: Benjamin Sticka
Subject: LAND 2017-00951, EH Courtyard Land Use Permit Comment Period

TO: Ben Sticka

I am writing in support of the planned Emerald Heights Courtyard Building, scheduled to be ready for residents fall of 2019.

When Emerald Heights opened over 26 years ago, my husband and I attended the opening because a Somerset neighbor of ours was moving there as soon as it opened. He still lives there. When we asked him about it after he had lived there for some time, he said it was wonderful and all he had hoped with friendly active residents, a variety of activities and good food freeing them of home maintenance and becoming isolated in retirement as they aged. He is still enjoying it after all these years.

As you can imagine, those of us who signed up in 2017 to become residents of Courtyard and join the Emerald Heights family did so even though a 10% deposit was required. I chose a Courtyard apartment and signed up last May; within a short time almost all apartments were sold given the great need for seniors to have a safe and active life in retirement and care should they ever require it.

I have many friends who are happy living at Emerald Heights and enjoy all they have to offer. There is such a need for these type of communities! Please consider this as you make a decision regarding the building of Courtyard that is similar to Trailside, with garage parking and good-looking design. Friends who now reside in Trailside speak of in very positive terms. We look forward to joining the Redmond neighborhood and being a member of the community.

Thank you for your consideration.

Sue V. Meyers
Bellevue, WA. 98006
425 747-9831

Click here to report this email as spam.

To: meyersas
Cc: Julie Lawton
Subject: RE: LAND 2017-00951, EH Courtyard Land Use Permit Comment Period

Ms. Meyers,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: meyersas [mailto:meyersas@comcast.net]
Sent: Tuesday, March 06, 2018 1:59 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND 2017-00951, EH Courtyard Land Use Permit Comment Period

TO: Ben Sticka

I am writing in support of the planned Emerald Heights Courtyard Building, scheduled to be ready for residents fall of 2019.

When Emerald Heights opened over 26 years ago, my husband and I attended the opening because a Somerset neighbor of ours was moving there as soon as it opened. He still lives there. When we asked him about it after he had lived there for some time, he said it was wonderful and all he had hoped with friendly active residents, a variety of activities and good food freeing them of home maintenance and becoming isolated in retirement as they aged. He is still enjoying it after all these years.

As you can imagine, those of us who signed up in 2017 to become residents of Courtyard and join the Emerald Heights family did so even though a 10% deposit was required. I chose a Courtyard apartment and signed up last May; within a short time almost all apartments were sold given the great need for seniors to have a safe and active life in retirement and care should they ever require it.

I have many friends who are happy living at Emerald Heights and enjoy all they have to offer. There is such a need for these type of communities! Please consider this as you make a decision regarding the building of Courtyard that is similar to Trailside, with garage parking and good-looking design. Friends who now reside in Trailside speak of in very positive terms. We look forward to joining the Redmond neighborhood and being a member of the community.

Thank you for your consideration.

Sue V. Meyers

Bellevue, WA. 98006
425 747-9831

Click here to report this email as spam.

From: Dewey Millar <dewmillar@gmail.com>
Sent: Wednesday, March 7, 2018 8:38 PM
To: Benjamin Sticka
Subject: Emerald Heights

Dear Sirs:

I have put down a deposit on the planned Courtyard building at Emerald Heights. I understand that Emerald Heights is facing some opposition regarding the design of their new care facility and Courtyard building.

I want to give you my opinion that these structures are attractive and will greatly enhance the comfort and well-being of those of us seniors who will be living there.

I'm asking you to approve the new Courtyard building and care facility.

Dewey Millar

Click here to report this email as spam.

To: Dewey Millar
Cc: Julie Lawton
Subject: RE: Emerald Heights

Mr. Millar,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Dewey Millar [mailto:dewmillar@gmail.com]
Sent: Wednesday, March 07, 2018 8:38 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Emerald Heights

Dear Sirs:

I have put down a deposit on the planned Courtyard building at Emerald Heights. I understand that Emerald Heights is facing some opposition regarding the design of their new care facility and Courtyard building.

I want to give you my opinion that these structures are attractive and will greatly enhance the comfort and well-being of those of us seniors who will be living there.

I'm asking you to approve the new Courtyard building and care facility.

Dewey Millar

Click here to report this email as spam.

From: David Nelson <davidnelsondna@gmail.com>
Sent: Friday, March 2, 2018 8:00 AM
To: Benjamin Sticka
Subject: Letter of Support for Emerald Heights Courtyard Building Project

Good morning Ben-

I am a long time resident of Redmond living at 18659 NE 55th Way.

This is a letter of support of the Courtyard Building project at Emerald Heights in Redmond.

The thoughtful and pleasing transitional design of the Courtyard building is compatible with other Emerald Heights buildings and the surrounding neighborhood.

Its location on the Emerald Heights campus is ideal, situated next to the similarly designed Trailside apartment building which was completed about two years ago.

We are looking forward to being part of the neighborhood in the next several years.

Thank you.

David Nelson

Sent from my iPhone

From: maryjonelson@comcast.net
Sent: Tuesday, March 6, 2018 12:46 PM
To: Benjamin Sticka
Subject: Document1 - Compatibility Mode
Attachments: Document1 - Compatibility Mode.docx

Good morning Ben-
Attached is my letter of support for the Emerald Heights Courtyard building project. LAND 2017-00951.
Thanks for your service and assistance related to this important project.
Mary Jo Nelson

Click here to report this email as spam.

March 6, 2018

Dear Ben,

My husband and I are future residents of the Courtyard building at Emerald Heights.

We moved to Redmond from Bellevue 11 years ago. Over the past several years, having researched and looked at senior retirement communities in Issaquah, Bellevue, Mercer Island and Seattle, we have found Emerald Heights to be one of the premiere senior living organizations, not only on the Eastside but across the state of Washington. Because of that and the fact that we love living in Redmond, we chose to stay here.

Of course, it helped that Emerald Heights is a not for profit, Type A Continuing Care Retirement Community, one of very few such organizations with that important designation in Washington.

Emerald Heights has a 30-year history of service to residents, many of whom come from Redmond and the Eastside, but also from the Puget Sound region, Washington and folks from across the country. It enjoys a consistent history of local control, excellent board and administrative leadership, amazing staff and, very importantly, sound financial management. We remember when Emerald Heights was built!

Another reason for choosing Emerald Heights is we liked the fact that we could move into a new apartment in a lovely new building in a quiet family neighborhood and with Redmond High School as our neighbor too! We are aware of many ways Emerald Heights, its staff and residents go out of their way to be a good neighbor to the community, something that we value and also want to be part of when we move into Emerald Heights. We were delighted to learn that a number of Redmond High School students have part-time jobs at Emerald Heights, many of whom work in the dining room serving and interfacing with residents.

I am personally thrilled with the transitional design of the Courtyard building. It not only complements the design and “feel” of the adjacent Trailside apartment building, completed just a couple of years ago, but also the rest of Emerald Heights and the homes in the surrounding neighborhood.

We certainly support this project and trust the City will do so as well. We are eager to move in when the Courtyard is done!

Sincerely,

Mary Jo Nelson

18659 NE 55th Way, Redmond

To: maryjonelson@comcast.net
Cc: Julie Lawton
Subject: RE: Document1 - Compatibility Mode

Ms. Nelson,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: maryjonelson@comcast.net [mailto:maryjonelson@comcast.net]
Sent: Tuesday, March 06, 2018 12:46 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Document1 - Compatibility Mode

Good morning Ben-
Attached is my letter of support for the Emerald Heights Courtyard building project. LAND 2017-00951.
Thanks for your service and assistance related to this important project.
Mary Jo Nelson

Click here to report this email as spam.

To: David Nelson
Cc: Julie Lawton
Subject: RE: Letter of Support for Emerald Heights Courtyard Building Project

Mr. Nelson,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: David Nelson [mailto:davidnelsondna@gmail.com]
Sent: Friday, March 02, 2018 8:00 AM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Letter of Support for Emerald Heights Courtyard Building Project

Good morning Ben-

I am a long time resident of Redmond living at 18659 NE 55th Way.

This is a letter of support of the Courtyard Building project at Emerald Heights in Redmond.

The thoughtful and pleasing transitional design of the Courtyard building is compatible with other Emerald Heights buildings and the surrounding neighborhood.

Its location on the Emerald Heights campus is ideal, situated next to the similarly designed Trailside apartment building which was completed about two years ago.

We are looking forward to being part of the neighborhood in the next several years.

Thank you.

David Nelson

Sent from my iPhone

From: RICHARD D O'KEEFE <okeefeden@comcast.net>
Sent: Thursday, March 8, 2018 9:52 AM
To: Benjamin Sticka
Cc: Mayor (Internet)
Subject: Emerald Heights Development

March 8, 2019

Sir,

I built a home and raised a family at 10328 181st Ave. NE across 104th Street from the Abbey Roads development in spring of 1984. We were neighbors for decades. Our three sons graduated from Redmond High School in the 80' and 90"s. We were one of the early members of the evolving neighborhood. My wife was diagnosed December 28, 2010 with Alzheimer's. Alzheimer's is implacable in its progress and there is no cure. This immediately set off a frantic search for a care plan to provide for her until the end. Over the subsequent three years of constant attention, we were able to move into Emerald Heights as a suitable final living arrangement for my wife as well as me. The move took place June 19, 2013 after the sale of our home. I have resided in the Independent living status from then until now. My wife has progressed from independent living, to assisted living, and now skilled nursing. She is now totally dependent, wheelchair bound, and being cared-for commensurate with current medical standards. She is in the final leg of her journey. Presently, she requires constant surveillance or active physical care 24/7. Emerald Heights has functioned in our case exactly as advertised. and on an as required basis. Make no mistake, Emerald Heights is a Continuing Care Facility and its core function is based in the assisted living and skilled nursing capabilities of the co-located Corwin Center. For me, it provides a relatively stress free answer to the question of where do old people go when it is time to die?

Redmond has more than doubled in size since I and my family moved here in 1982. The changes and recasting of the city is evident all around us. The changes down town are inescapable. Town Center replaced the old municipal golf course. I watched the high school where my children went to school torn down and replaced with a more modern, revised architecture and upgraded facilities of twice the previous capacity. Emerald Heights was constructed on the north border of the high school more than 20 years ago. The facility as installed was adequate for the population and standards of care existent at the time of design. Emerald Heights has a well earned reputation locally, state wide and nationally for excellent community service. Now, inevitability the existing demographic pressure has driven us to roughly double the size of Emerald Heights. We are in the midst of the required expansion and at the same time upgrading and modernizing to accommodate more stringent medical, regulatory, and construction requirements. Redmond requires essential services, banks, first responders and medical facilities, library, entertainment facilities, repair shops, retail outlets, food distributers, and many more essential services of a healthy, growing, municipality. Emerald Heights has been part of locally provided essential services to the city directly serving old people. Emerald Heights provides an essential function for a growing, healthy city and is trying to keep pace with the demographic pressures we are all bound up with. In this regard, we are a subset of similar challenges facing King County and all of Western Washington.

Criticisms of the on going upgrade and modernization of Emerald Heights are well known to us, the residents. If one examines the criticisms closely, they are rapidly reduced to superficiality, ignorance, and muddled criticisms of architectural aesthetics. The organization is chartered as a 501 c (3) organization and is by definition non-profit. What was adequate demographically and business wise over twenty years ago is inescapably in need of upgrade. The up-grades and additional facilities share architectural conformance with the high school and its surrounds. Emerald Heights

is trying to catch up with the changes that have already taken place around it. Some of the criticisms allude to some sort of nefarious plot to slip in an expanded assisted living building into future plans. That is patient nonsense. The Corwin Center assisted living building is at the core of Emerald Heights and will be expanded commensurate with the roughly doubling of the resident population of of Emerald Heights. Increased population of the facility directly drives the size of Corwin Center. it is driven by arithmetic. This is open knowledge and driven by the rules, regulations and standards applicable to a Continuing Care Facility. It's a medical facility and should be recognized as such. There is some truth to the assertion that the currant intent on the management of Emerald Heights is to maximize revenues. When one considers the depth and medical complexity of what is provided on site, how could it be otherwise? As far as ruining the ambiance of the surrounding neighborhood that is a subjective opinion and can be interpreted in as many ways as the question is asked of individuals. The record of good faith mitigation meetings and changes incorporated in the on going design process here negates any assertion of disregard on the part of Emerald Heights management. All criticisms have been seriously addressed and answered with deletions, changes, or have engineering justification why a change can not be addressed. What remains can be interpreted as a classic expression of "Not in My Back Yard" (NIMBY). Redmond deserves better. I would hope that the responsible government environment within which Emerald Heights resides can expeditiously provide the required permits in accordance with required zoning, rules, and regulations.

In closing, I would ask the reader to consider what he or she will do when they join the ranks of the elderly and those with unfortunate medical diagnosis. Holding up long term planning and physical adjustments an the basis of an an existing instant snapshot of todays personal conditions is naive and shortsighted in the extreme for the long term. Some one or some agency must provide for each of us when crises of old age inevitably comes. Will an economically viable, up to date, modern Continuing Care Facility at the top of "education hill" be an option for you when that time comes?

Best regards,

Richard D. O'Keefe
Independent Living Resident
Emerald Heights

Click here to report this email as spam.

To: RICHARD D O'KEEFE
Cc: Julie Lawton
Subject: RE: Emerald Heights Development

Mr. O'Keefe,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: RICHARD D O'KEEFE [mailto:okeefeden@comcast.net]
Sent: Thursday, March 08, 2018 9:52 AM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: Mayor (Internet) <Mayor@redmond.gov>
Subject: Emerald Heights Development

March 8, 2019

Sir,

I built a home and raised a family at 10328 181st Ave. NE across 104th Street from the Abbey Roads development in spring of 1984. We were neighbors for decades. Our three sons graduated from Redmond High School in the 80' and 90"s. We were one of the early members of the evolving neighborhood. My wife was diagnosed December 28, 2010 with Alzheimer's. Alzheimer's is implacable in its progress and there is no cure. This immediately set off a frantic search for a care plan to provide for her until the end. Over the subsequent three years of constant attention, we were able to move into Emerald Heights as a suitable final living arrangement for my wife as well as me. The move took place June 19, 2013 after the sale of our home. I have resided in the Independent living status from then until now. My wife has progressed from independent living, to assisted living, and now skilled nursing. She is now totally dependent, wheelchair bound, and being cared-for commensurate with current medical standards. She is in the final leg of her journey. Presently, she requires constant surveillance or active physical care 24/7. Emerald Heights has functioned in our case exactly as advertised. and on an as required basis. Make no mistake, Emerald Heights is a Continuing Care Facility and its

core function is based in the assisted living and skilled nursing capabilities of the co-located Corwin Center. For me, it provides a relatively stress free answer to the question of where do old people go when it is time to die?

Redmond has more than doubled in size since I and my family moved here in 1982. The changes and recasting of the city is evident all around us. The changes down town are inescapable. Town Center replaced the old municipal golf course. I watched the high school where my children went to school torn down and replaced with a more modern, revised architecture and upgraded facilities of twice the previous capacity. Emerald Heights was constructed on the north border of the high school more than 20 years ago. The facility as installed was adequate for the population and standards of care existent at the time of design. Emerald Heights has a well earned reputation locally, state wide and nationally for excellent community service. Now, inevitability the existing demographic pressure has driven us to roughly double the size of Emerald Heights. We are in the midst of the required expansion and at the same time upgrading and modernizing to accommodate more stringent medical, regulatory, and construction requirements. Redmond requires essential services, banks, first responders and medical facilities, library, entertainment facilities, repair shops, retail outlets, food distributers, and many more essential services of a healthy, growing, municipality. Emerald Heights has been part of locally provided essential services to the city directly serving old people. Emerald Heights provides an essential function for a growing, healthy city and is trying to keep pace with the demographic pressures we are all bound up with. In this regard, we are a subset of similar challenges facing King County and all of Western Washington.

Criticisms of the on going upgrade and modernization of Emerald Heights are well known to us, the residents. If one examines the criticisms closely, they are rapidly reduced to superficiality, ignorance, and muddled criticisms of architectural aesthetics. The organization is chartered as a 501 c (3) organization and is by definition non-profit. What was adequate demographically and business wise over twenty years ago is inescapably in need of upgrade. The up-grades and additional facilities share architectural conformance with the high school and its surrounds. Emerald Heights is trying to catch up with the changes that have already taken place around it. Some of the criticisms allude to some sort of nefarious plot to slip in an expanded assisted living building into future plans. That is patient nonsense. The Corwin Center assisted living building is at the core of Emerald Heights and will be expanded commensurate with the roughly doubling of the resident population of of Emerald Heights. Increased population of the facility directly drives the size of Corwin Center. it is driven by arithmetic. This is open knowledge and driven by the rules, regulations and standards applicable to a Continuing Care Facility. It's a medical facility and should be recognized as such. There is some truth to the assertion that the currant intent on the management of Emerald Heights is to maximize revenues. When one considers the depth and medical complexity of what is provided on site, how could it be otherwise? As far as ruining the ambiance of the surrounding neighborhood that is a subjective opinion and can be interpreted in as many ways as the question is asked of individuals. The record of good faith mitigation meetings and changes incorporated in the on going design process here negates any assertion of disregard on the part of Emerald Heights management. All criticisms have been seriously addressed and answered with deletions, changes, or have engineering justification why a change can not be addressed. What remains can be interpreted as a classic expression of "Not in My Back Yard" (NIMBY). Redmond deserves better. I would hope that the responsible government environment within which Emerald Heights resides can expeditiously provide the required permits in accordance with required zoning, rules, and regulations.

In closing, I would ask the reader to consider what he or she will do when they join the ranks of the elderly and those with unfortunate medical diagnosis. Holding up long term planning and physical adjustments an the basis of an an existing instant snapshot of todays personal conditions is naive and shortsighted in the extreme for the long term. Some one or some agency must provide for each of us when crises of old age inevitably comes. Will

an economically viable, up to date, modern Continuing Care Facility at the top of "education hill" be an option for you when that time comes?

Best regards,

Richard D. O'Keefe
Independent Living Resident
Emerald Heights

Click here to report this email as spam.

From: Steve Pennak <stevep@spamarrest.com>
Sent: Monday, March 5, 2018 10:16 AM
To: Benjamin Sticka
Subject: CORRECTED-EMERALD HEIGHTS' COURTYARD--Reference LAND 2017-00951
Attachments: Emerald H Courtyard-City Redmond.docx

Ben
My apologies—I attached the wrong document to my earlier email. Please dispose of the previous attachment and use the current attachment for our comments.
Many thanks
Steve Pennak

Click here to report this email as spam.

1820 NE Upper Dr

Pullman, WA 99163

March 4, 2018

Reference Emerald Heights--LAND 2017-00951

Dear Mr. Sticka,

It has come to my attention that you are receiving some letters of opposition to our future home at Emerald Heights' Courtyard project.

Such opposition is a bit surprising given the unanimous approval of the Redmond Design Board. One of the reasons we choose Emerald Heights was the quality of the architecture and well thought-out design of the project and its campus. The fact that someone is upset that they can see buildings where they could not before shows up as being a bit of "NIMBYism" given the incredible growth going on throughout the area. If the Emerald Heights property had been developed as a single-family project, neighbors would certainly see a lot of houses and yards of varying degrees of quality. Driving by the Emerald Heights property now is more like driving by a city park than a housing development.

Frankly, I think there should be a great deal of delight by Emerald Heights' neighbors to have such a high-quality project with occupants unlikely to cause disruptions, create unsightly yards, or be a source of security concerns from misbehaving teens. or be a drain on the City's resources. Even at full occupancy of the new projects, it is likely Emerald Heights residents will generate significantly less street traffic and congestion than a similar number of families living in a conventional housing development. The residents are certainly not adding to the commuter rush hour!

We invested a fair amount of effort in evaluating senior living options in the Puget Sound area, and were impressed that such a park like, high quality option would be available. The modest expansions by Emerald Heights should be celebrated by Redmond as evidence of the City's support for its senior citizen populations as well as taking great pride in having such a vibrant high quality senior living center available.

Respectfully Submitted,

Steve and Pat Pennak

To: Steve Pennak
Cc: Julie Lawton
Subject: RE: CORRECTED-EMERALD HEIGHTS' COURTYARD--Reference LAND 2017-00951

Mr. Pennak,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Steve Pennak [mailto:stevep@spamarrest.com]
Sent: Monday, March 05, 2018 10:16 AM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: CORRECTED-EMERALD HEIGHTS' COURTYARD--Reference LAND 2017-00951

Ben
My apologies—I attached the wrong document to my earlier email. Please dispose of the previous attachment and use the current attachment for our comments.
Many thanks
Steve Pennak

Click here to report this email as spam.

From: Shelley Perkins <smperky@comcast.net>
Sent: Wednesday, March 7, 2018 1:12 PM
To: Benjamin Sticka
Subject: Emerald Heights

Dear Ben Sticka,

We are future residents of Emerald Heights and would like to give our input as to the new construction for the Courtyard building. We are delighted that this new building will meet the needs of more prospective seniors in this wonderful community. We have been familiar with Emerald Heights since its very beginning, because my mother lived there when it was brand new. We have decided to make it our home, because we continue to find it to be a warm, caring, and supportive place for us to spend our "golden years"! It is disappointing to learn that the neighboring community is not supportive of the proposed expansion.

We like the design of the new building. It has a traditional, yet forward thinking design that blends with the Trailside building. In fact, it will be a design that will enhance the entire neighboring community!

Please know that those of us who are in favor of the Courtyard expansion see it as our future HOME and would be very grateful if the neighbors could embrace it with welcoming grace! They will be old someday too!

Sincerely,

Ms. Shelley Perkins
Dr. Michael Perkins
smperky@comcast.net

To: Shelley Perkins
Cc: Julie Lawton
Subject: RE: Emerald Heights

Mr. & Mrs. Perkins,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: Shelley Perkins [mailto:smperky@comcast.net]
Sent: Wednesday, March 07, 2018 1:12 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Emerald Heights

Dear Ben Sticka,

We are future residents of Emerald Heights and would like to give our input as to the new construction for the Courtyard building. We are delighted that this new building will meet the needs of more prospective seniors in this wonderful community. We have been familiar with Emerald Heights since its very beginning, because my mother lived there when it was brand new. We have decided to make it our home, because we continue to find it to be a warm, caring, and supportive place for us to spend our "golden years"! It is disappointing to learn that the neighboring community is not supportive of the proposed expansion.

We like the design of the new building. It has a traditional, yet forward thinking design that blends with the Trailside building. In fact, it will be a design that will enhance the entire neighboring community!

Please know that those of us who are in favor of the Courtyard expansion see it as our future HOME and would be very grateful if the neighbors could embrace it with welcoming grace! They will be old someday too!

Sincerely,

Ms. Shelley Perkins
Dr. Michael Perkins

smperky@comcast.net

From: Alfred Ping <pingsari@msn.com>
Sent: Tuesday, March 6, 2018 3:16 PM
To: Benjamin Sticka
Subject: COURTYARD BUILDING IN EMERALD HEIGHTS

Dear Ben:

It is our pleasure to write this email to you on the subject matter.

First, a bit of personal information about us. Both Sarinna and I have been first generation immigrants from China. We have lived in US for more than 50 years and we are grateful to be a part of this country. We moved three and half years ago from Michigan to Redmond Trilogy community where we enjoy the people and surroundings overwhelmingly. Redmond is a great city.

As we plan our next phase of retirement life -- a place we can rely on and trust for our daily living and caregiver for health. We found the Emerald Heights meets our needs and expectations. You know this is a huge decision to make for older people.

After careful review, we really like the design of the Courtyard which not only blend in nicely with nearby buildings but also provide upmost indoor needs for the elderly. We feel safe and secure inside of Emerald Heights Campus.

We are looking forward to seeing the Courtyard construction taking place. Your effort in making this project happen is great appreciated.

Sincerely,
Sarinna and Alfred Ping

Click here to report this email as spam.

To: Alfred Ping
Cc: Julie Lawton
Subject: RE: COURTYARD BUILDING IN EMERALD HEIGHTS

Mr. Ping,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Alfred Ping [mailto:pingsari@msn.com]
Sent: Tuesday, March 06, 2018 3:16 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: COURTYARD BUILDING IN EMERALD HEIGHTS

Dear Ben:

It is our pleasure to write this email to you on the subject matter.

First, a bit of personal information about us. Both Sarinna and I have been first generation immigrants from China. We have lived in US for more than 50 years and we are grateful to be a part of this country. We moved three and half years ago from Michigan to Redmond Trilogy community where we enjoy the people and surroundings overwhelmingly. Redmond is a great city.

As we plan our next phase of retirement life -- a place we can rely on and trust for our daily living and caregiver for health. We found the Emerald Heights meets our needs and expectations. You know this is a huge decision to make for older people.

After careful review, we really like the design of the Courtyard which not only blend in nicely with nearby buildings but also provide upmost indoor needs for the elderly. We feel safe and secure inside of Emerald Heights Campus.

We are looking forward to seeing the Courtyard construction taking place. Your effort in making this project happen is great appreciated.

Sincerely,
Sarinna and Alfred Ping

Click here to report this email as spam.

From: Glenn & Glad Rimbey <grimbey@gmail.com>
Sent: Wednesday, February 28, 2018 8:59 PM
To: Benjamin Sticka
Subject: Emerald Heights Courtyard Building

Mr. Ben Sticka

This letter is in support of the Emerald Heights Courtyard Building.

I am a resident of Emerald Heights (EH) and find that most of the arguments against Courtyard are rather superficial and uninformed. One of the Abbey Road (AR) residents spent quite a long time at a Design Review Board meeting showing pictures of homes to prove that our design is inappropriate. She seemed unwilling to consider that a multi-family facility cannot possibly look like a house. Her argument could equally apply to the buildings already on our campus. None of them look like single-family homes, either. I don't recall any protest from AR folks about those buildings. She went on to state that Courtyard looked like an office building or hospital.

Clearly, the AR argument rests primarily on the appearance of the building regardless of the fact that only a very small piece of the east end of the building can be seen by anyone outside of the campus. It stretches credibility that a small piece of one end of the building somehow destroys the neighborhood. My personal experience in similar circumstances was that, although I did not like the look of a new office building that was 100% visible in my neighborhood, within a week or so of its construction I hardly even noticed it was there. And that was for a much larger and less attractive building than Courtyard. Nearly everyone in the AR neighborhood can't even see the building so what is it exactly that they are complaining about? I suspect that they, like I did, will completely ignore the existence of the building very soon after construction is complete.

During her long single-family home presentation she claimed that there are well over a hundred home owners who are on record opposing the construction. I think it is a bit disingenuous to imply that all of those folks are actually against it, regardless that they may have signed something. I believe that most of them were given false, emotional, or misleading information in order to get their signatures. My belief is based on the fact that in our attempts to reach out to them we get virtually no responses. We have been turned down by the AR leaders to enter into a dialog with EH management. We've invited them to join us in a joint discussion group to work out the differences and have, to my knowledge, received no participants from them. We've invited them to tour our facilities to see the issues involved and discuss all of the alternatives we've researched. Again, no response. They have publicly expressed mistrust in ER management but have not shown any evidence to support their mistrust. They clearly are unwilling to compromise or work on solutions.

Regarding the design. It compares quite favorably with all the recent construction on our campus. It has many features that are pleasant to look at. It does not look like an office building or hospital. It certainly cannot be compared with any building other than a multi-family residence. Thus, it seems that their concern is that a tiny visible portion of it will somehow destroy their sense of beauty in their neighborhood. I think any rational objective person would consider that argument to be rather superficial and difficult to support by any reasonable argument.

I applaud the Design Review Board for its approval of our design and strongly urge that all future discussions regarding the EH application process will focus on the important issues and precedents, not baseless rhetoric. In my opinion, "Not In My Back Yard" arguments, especially in this case, are inconsequential and little more than an emotional distraction.

Sincerely

Glenn Rimbey
10901 176th Circle NE
Redmond, WA 98052

425-636-8260
grimbey@gmail.com

To: Glenn & Glad Rimbey
Cc: Julie Lawton
Subject: RE: Emerald Heights Courtyard Building

Mr. Rimbey,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: Glenn & Glad Rimbey [mailto:grimbey@gmail.com]
Sent: Wednesday, February 28, 2018 8:59 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Emerald Heights Courtyard Building

Mr. Ben Sticka

This letter is in support of the Emerald Heights Courtyard Building.

I am a resident of Emerald Heights (EH) and find that most of the arguments against Courtyard are rather superficial and uninformed. One of the Abbey Road (AR) residents spent quite a long time at a Design Review Board meeting showing pictures of homes to prove that our design is inappropriate. She seemed unwilling to consider that a multi-family facility cannot possibly look like a house. Her argument could equally apply to the buildings already on our campus. None of them look like single-family homes, either. I don't recall any protest from AR folks about those buildings. She went on to state that Courtyard looked like an office building or hospital.

Clearly, the AR argument rests primarily on the appearance of the building regardless of the fact that only a very small piece of the east end of the building can be seen by anyone outside of the campus. It stretches credibility that a small piece of one end of the building somehow destroys the neighborhood. My personal experience in similar circumstances was that, although I did not like the look of a new office building that was 100% visible in my neighborhood, within a week or so of its construction I hardly even noticed it was there. And that was for a much larger and less attractive building than Courtyard. Nearly everyone in the AR neighborhood can't even see the building so what is it exactly that they are complaining about? I suspect that they, like I did, will completely ignore the existence of the building very soon after construction is complete.

During her long single-family home presentation she claimed that there are well over a hundred home owners who are on record opposing the construction. I think it is a bit disingenuous to imply that all of those folks are actually against it, regardless that they may have signed something. I believe that most of them were given false, emotional, or misleading information in order to get their signatures. My belief is based on the fact that in our attempts to reach out to them we

get virtually no responses. We have been turned down by the AR leaders to enter into a dialog with EH management. We've invited them to join us in a joint discussion group to work out the differences and have, to my knowledge, received no participants from them. We've invited them to tour our facilities to see the issues involved and discuss all of the alternatives we've researched. Again, no response. They have publicly expressed mistrust in ER management but have not shown any evidence to support their mistrust. They clearly are unwilling to compromise or work on solutions.

Regarding the design. It compares quite favorably with all the recent construction on our campus. It has many features that are pleasant to look at. It does not look like an office building or hospital. It certainly cannot be compared with any building other than a multi-family residence. Thus, it seems that their concern is that a tiny visible portion of it will somehow destroy their sense of beauty in their neighborhood. I think any rational objective person would consider that argument to be rather superficial and difficult to support by any reasonable argument.

I applaud the Design Review Board for its approval of our design and strongly urge that all future discussions regarding the EH application process will focus on the important issues and precedents, not baseless rhetoric. In my opinion, "Not In My Back Yard" arguments, especially in this case, are inconsequential and little more than an emotional distraction.

Sincerely

Glenn Rimbey
10901 176th Circle NE
Redmond, WA 98052

425-636-8260
grimbey@gmail.com

From: dorothy roth <dotsroth7@gmail.com>
Sent: Monday, March 5, 2018 6:48 PM
To: Benjamin Sticka
Cc: robertrroth
Subject: Reference LAND 2017-00951 In support of the Courtyard Bldg at Emerald Heights

Dear Mr. Sticka: I am writing on behalf of my husband and myself to cast a vote in favor of the Courtyard project at Emerald Heights. I believe that Emerald Heights has done an excellent job of keeping the neighborhood in mind in the construction of their existing buildings both visually in their architectural design as well as functionally in their care of the increasingly growing need of our elderly population. My husband and I have made a very thorough search of Retirement Living facilities in the Seattle area where we have two daughters living. For this reason, we have chosen Emerald Heights as our destination retirement home as soon as it has finished construction. We feel that Emerald Heights is by far the best retirement living facility in the Seattle area both for the way it presents itself in the neighborhood of Redmond, WA and for the needed services it will offer its residents. We hope your board will approve this much needed building project.

Sincerely,
Dottie and Bob roth

To: dorothy roth
Cc: robertrroth; Julie Lawton
Subject: RE: Reference LAND 2017-00951 In support of the Courtyard Bldg at Emerald Heights

Ms. Roth,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: dorothy roth [mailto:dotsroth7@gmail.com]
Sent: Monday, March 05, 2018 6:48 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: robertrroth <rrr@bendbroadband.com>
Subject: Reference LAND 2017-00951 In support of the Courtyard Bldg at Emerald Heights

Dear Mr. Sticka: I am writing on behalf of my husband and myself to cast a vote in favor of the Courtyard project at Emerald Heights. I believe that Emerald Heights has done an excellent job of keeping the neighborhood in mind in the construction of their existing buildings both visually in their architectural design as well as functionally in their care of the increasingly growing need of our elderly population. My husband and I have made a very thorough search of Retirement Living facilities in the Seattle area where we have two daughters living. For this reason, we have chosen Emerald Heights as our destination retirement home as soon as it has finished construction. We feel that Emerald Heights is by far the best retirement living facility in the Seattle area both for the way it presents itself in the neighborhood of Redmond, WA and for the needed services it will offer its residents. We hope your board will approve this much needed building project.

Sincerely,
Dottie and Bob roth

From: Myra Schliesing <myra@reagan.com>
Sent: Monday, March 5, 2018 12:27 PM
To: Benjamin Sticka
Cc: Andrew Kempler
Subject: LAND 2017-00951

Dear Mr Sticka - we are writing in support of the new proposed construction called Courtyard. We love the design and the planned landscaping and are excited to become a part of the Emerald Heights community. We currently call Alaska home but so need a lovely place such as Emerald Heights for our "golden years". We are so hoping no road blocks will stop the progress of this new construction. Thank you for your consideration. Respectfully, Herman and Myra Schliesing

Sent from my iPad

To: Myra Schliesing
Cc: Andrew Kempler; Julie Lawton
Subject: RE: LAND 2017-00951

Ms. Schliesing,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: Myra Schliesing [mailto:myra@reagan.com]
Sent: Monday, March 05, 2018 12:27 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: Andrew Kempler <andrewk@emeraldheights.com>
Subject: LAND 2017-00951

Dear Mr Sticka - we are writing in support of the new proposed construction called Courtyard. We love the design and the planned landscaping and are excited to become a part of the Emerald Heights community. We currently call Alaska home but so need a lovely place such as Emerald Heights for our "golden years". We are so hoping no road blocks will stop the progress of this new construction. Thank you for your consideration. Respectfully, Herman and Myra Schliesing

Sent from my iPad

CityofRedmond
WASHINGTON

March 5, 2018

Dear Mr. Stahlheber,

This letter is in reference to Site Plan Entitlement (LAND-2017-00951) for a proposed Independent Living Building located at 10901 176th Circle NE, Redmond, WA 98052.

Thank you for your letter. I note that your comment reflects the need for the assisted living building. However, the notice that you received was for the independent living facility. Your comment however, will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

I can be contacted via e-mail at bsticka@redmond.gov and by phone at 425-556-2470 should you have any additional questions.

Ben Sticka
Planner
City of Redmond

RECEIVED
FEB 20 2018
MAYOR'S OFFICE
CITY OF REDMOND

February 14, 2018

Dear Council Members,

I am Jack Stahlheber, almost 91 years old, now with stage IV cancer, an eight year resident of Emerald Heights with four of them being in Assisted Living. My wife, Elizabeth, nearly 90, had a number of chronic conditions and was placed in Assisted Living when I was diagnosed with cancer. I followed two months later. Each person there is in a single room apartment, approximately 11 x 14 feet. We lucked into two across the hall from each other.

We were 40-year homeowners in Redmond's Grasslawn Park area, and Liz taught math for 18½ years at Redmond Junior High, where she became aware of Emerald Heights as it was being constructed. We were preparing to retire then and started investigating all the retirement communities in the Puget Sound region. E.H. stood out in many ways, offering lifetime care on a very attractive campus, and we especially liked that it was a not-for-profit cooperative.

Now, we are an aging community, with the medical center having buildings over 25 years old, a growing population but having over a hundred in their 90's and several over 100 years old. We need that new Assisted Living Building, which several administrations have studied and planned for over 10 years. And then Skilled Nursing can be expanded to permit single occupancy rooms. The community will gain many permanent jobs and a lot of construction jobs.

Sincerely, Jack E. Stahlheber

S Jack Stahlheber
10901 176th Cir. NE, Apt. A123
Redmond, WA 98052

SEATTLE
WA 980
16 FEB '18
PM 4 L

Hasler
FIRST-CLASS MAIL
02/16/2018
US POSTAGE $000.47⁰
ZIP 98052
011E11678361

Mayor John Marchione
15670 NE 85th Street
PO Box 97010
Redmond, WA 98073

98073-971010

March 5, 2018

Dear Mr. Stahlheber,

This letter is in reference to Site Plan Entitlement (LAND-2017-00951) for a proposed Independent Living Building located at 10901 176th Circle NE, Redmond, WA 98052.

Thank you for your letter. I note that your comment reflects the need for the assisted living building. However, the notice that you received was for the independent living facility. Your comment however, will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant in an effort to inform all parties of your concerns. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

I can be contacted via e-mail at bsticka@redmond.gov and by phone at 425-556-2470 should you have any additional questions.

Ben Sticka
Planner
City of Redmond

From: Jim Suhr <jksuhr@comcast.net>
Sent: Thursday, March 1, 2018 3:36 PM
To: Benjamin Sticka
Subject: Land-2017-00951

Dear Mr. Sticka –

My wife and I are residents of Emerald Heights and have lived in its Trailside Building since moving to Redmond in the fall of 2014 from suburban Chicago specifically to take advantage of its multi-faceted neighborhood.

We were pleased to learn of the Design Review Board's recent approval of the proposed Courtyard building and feel that its design will complement both our campus and meet the needs of prospective senior citizens who will become its residents. This area, also including Redmond High School, the pool, and other athletic facilities is wholesome and will benefit from the addition as we embrace the 'neighborhood' concept. The structure's contemporary design is reflective of our campus and the surrounding area as well.

We would hope that this project can move forward to fruition.

Thankyou -- James K. and Mary S. Suhr

Click here to report this email as spam.

To: Jim Suhr
Cc: Julie Lawton
Subject: RE: Land-2017-00951

Mr. Suhr,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Jim Suhr [mailto:jksuhr@comcast.net]
Sent: Thursday, March 01, 2018 3:36 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Land-2017-00951

Dear Mr. Sticka –

My wife and I are residents of Emerald Heights and have lived in its Trailside Building since moving to Redmond in the fall of 2014 from suburban Chicago specifically to take advantage of its multi-faceted neighborhood.

We were pleased to learn of the Design Review Board's recent approval of the proposed Courtyard building and feel that its design will complement both our campus and meet the needs of prospective senior citizens who will become its residents. This area, also including Redmond High School, the pool, and other athletic facilities is wholesome and will benefit from the addition as we embrace the 'neighborhood' concept. The structure's contemporary design is reflective of our campus and the surrounding area as well.

We would hope that this project can move forward to fruition.

Thankyou -- James K. and Mary S. Suhr

Click here to report this email as spam.

From: Linda Sullam <lindasullam@yahoo.com>
Sent: Wednesday, March 7, 2018 12:01 PM
To: Benjamin Sticka
Subject: Emerald Heights

I am a depositor for the proprosed Courtyard building to be constructed at Emerald Heights. It is very disappointing to me that Emerald Heights is being held up in building their new care facility and the Courtyard building.

I like the design of both and the wonderful opportunity it gives seniors to have such a pleasant lifestyle and know they will be well taken care of in very comfortable accommodations for the rest of their lives.

I urge you to let these projects go forward.

Linda Sullam

Click here to report this email as spam.

To: Linda Sullam
Cc: Julie Lawton
Subject: RE: Emerald Heights

Ms. Sullam,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Linda Sullam [mailto:lindasullam@yahoo.com]
Sent: Wednesday, March 07, 2018 12:01 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Emerald Heights

I am a depositor for the proprosed Courtyard building to be constructed at Emerald Heights. It is very disappointing to me that Emerald Heights is being held up in building their new care facility and the Courtyard building.

I like the design of both and the wonderful opportunity it gives seniors to have such a pleasant lifestyle and know they will be well taken care of in very comfortable accommodations for the rest of their lives.

I urge you to let these projects go forward.

Linda Sullam

Click here to report this email as spam.

From: MATT THOMSON <mwst1804@comcast.net>
Sent: Monday, March 5, 2018 1:54 PM
To: Benjamin Sticka
Subject: LAND 2017-00951

Dear Sir;

I have investigated retirement offerings in the Seattle area over several years in Bellevue, Kirkland, Seattle, Issaquah and Puyallup and the Courtyard development in Emerald Hts., is by far the best. It's design both outside and inside suits me perfectly. The design looks to the future which it should,, the amenities provided are excellent.

The location is ideal for me in that in I can stay in Redmond where I have lived for 12 years since my wife and I moved from S.Carolina, my wife unfortunately is now deceased. I do quite a bit of walking and look forward to meeting the people who live in the area.

As you can see I am looking forward to living in Courtyard, Emerald Hts.

Sincerely

Matthew Thomson

Click here to report this email as spam.

To: MATT THOMSON
Cc: Julie Lawton
Subject: RE: LAND 2017-00951

Mr. Thomson,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: MATT THOMSON [mailto:mwst1804@comcast.net]
Sent: Monday, March 05, 2018 1:54 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: LAND 2017-00951

Dear Sir;

I have investigated retirement offerings in the Seattle area over several years in Bellevue, Kirkland, Seattle, Issaquah and Puyallup and the Courtyard development in Emerald Hts., is by far the best. It's design both outside and inside suits me perfectly. The design looks to the future which it should,, the amenities provided are excellent.

The location is ideal for me in that in I can stay in Redmond where I have lived for 12 years since my wife and I moved from S.Carolina, my wife unfortunately is now deceased. I do quite a bit of walking and look forward to meeting the people who live in the area.

As you can see I am looking forward to living in Courtyard, Emerald Hts.

Sincerely

Matthew Thomson

Click here to report this email as spam.

From: Noorali Velji <noorali_velji@hotmail.com>
Sent: Thursday, March 8, 2018 4:32 PM
To: Benjamin Sticka
Cc: Kempler Andrew
Subject: Courtyard Building - Reference Land 2017-00951

I am writing in support of the Courtyard building, specially it's design, like Trailside, that reflects the Emerald Heights campus. My wife and l are looking forward to being part of the neighborhood.
Sent from my iPhone

To: Noorali Velji
Cc: Julie Lawton
Subject: RE: Courtyard Building - Reference Land 2017-00951

Dear Noorali Velji,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. If you would like to be a "party of record" you will also receive correspondence, regarding decisions on the proposed building. Please email me back with your full mailing address, if you would like to be included. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

-----Original Message-----
From: Noorali Velji [mailto:noorali_velji@hotmail.com]
Sent: Thursday, March 08, 2018 4:32 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: Kempler Andrew <andrewk@emeraldheights.com>
Subject: Courtyard Building - Reference Land 2017-00951

I am writing in support of the Courtyard building, specially it's design, like Trailside, that reflects the Emerald Heights campus. My wife and l are looking forward to being part of the neighborhood.
Sent from my iPhone

From: Ted Watts <ctedwatts@gmail.com>
Sent: Friday, March 2, 2018 4:44 PM
To: Benjamin Sticka
Subject: Courtyard Project/Emerald Heights

Mr. Sticka, My wife and I have paid a substantial fully refundable deposit for a unit in the proposed new Courtyard building at Emerald Heights. We write to urge favorable treatment of the review of the project by the City of Redmond. Here are some reasons we offer for consideration by the City of Redmond:

1. The building is attractively designed and is very appropriate as a transition between the existing residential buildings and the public school buildings and land uses adjacent to it. Its low-rise design unobtrusively fits right into the surrounding landscape.

2. Additional multi-family residential structures will help Redmond meet its GMA obligations with high-quality, quiet, peaceable, and prosperous citizens.

3. The new residents will add to the tax base of Redmond in a positive way through limited road use but high retail activity. Retired folks do not overburden the streets with parking and traffic, but they do trade locally for retail and professional services.

4. The proposed project has minimal effect on the environment and does not change land uses in the area which are well-established.

5. The percentage demographic of seniors on the Eastside is growing and this project will help accommodate that growth.

6. Finally, we very much want to live in the Emerald heights community and join our many friends who already happily do so.

Thank you for considering these comments. No reply expected or necessary.

Charles E. Watts, 504 175th Pl. NE, Bellevue WA 98008 (206-276-8111)

Click here to report this email as spam.

To: Ted Watts
Cc: Julie Lawton
Subject: RE: Courtyard Project/Emerald Heights

Mr. Watts,

Thank you for your email regarding the proposed Independent Living bldg. Your comment will be shared with the members of the Technical Committee and will be considered as a part of their recommendation on the project. As a "party of record" you will also receive correspondence, regarding decisions on the proposed building. I have also shared this response with the applicant, in an effort to inform all parties of your comments. If you have any additional questions or comments, please do not hesitate to call or email. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Ted Watts [mailto:ctedwatts@gmail.com]
Sent: Friday, March 02, 2018 4:44 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: Courtyard Project/Emerald Heights

Mr. Sticka, My wife and I have paid a substantial fully refundable deposit for a unit in the proposed new Courtyard building at Emerald Heights. We write to urge favorable treatment of the review of the project by the City of Redmond. Here are some reasons we offer for consideration by the City of Redmond:

1. The building is attractively designed and is very appropriate as a transition between the existing residential buildings and the public school buildings and land uses adjacent to it. Its low-rise design unobtrusively fits right into the surrounding landscape.

2. Additional multi-family residential structures will help Redmond meet its GMA obligations with high-quality, quiet, peaceable, and prosperous citizens.

3. The new residents will add to the tax base of Redmond in a positive way through limited road use but high retail activity. Retired folks do not overburden the streets with parking and traffic, but they do trade locally for retail and professional services.

4. The proposed project has minimal effect on the environment and does not change land uses in the area which are well-established.

5. The percentage demographic of seniors on the Eastside is growing and this project will help accommodate that growth.

6. Finally, we very much want to live in the Emerald heights community and join our many friends who already happily do so.

Thank you for considering these comments. No reply expected or necessary.

Charles E. Watts, 504 175th Pl. NE, Bellevue WA 98008 (206-276-8111)

Click here to report this email as spam.