

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: BEN STICKA, PLANNER

SUBJECT: LAND-2018-00617; Emerald Heights Assisted Living Building; Pre-Application

LOCATION: 10901 176th Circle NE, Redmond, WA 98052

DATE: August 2, 2018



This is a pre-application request for a proposed 54-unit assisted living facility located within the Education Hill neighborhood. The subject proposal was previously before the Design Review

Board at your August 4, 2016 and October 20, 2016 meetings. Since the last meeting, City staff has recognized that a Conditional Use Permit is required to establish the Retirement Residence use on the subject site. Therefore, the City has asked the applicant to submit for both a new Conditional Use Permit (LAND-2018-00586) and a new Site Plan Entitlement (LAND-2018-00617), which includes both the Independent and Assisted Living Buildings. All prior land use applications related to both the Assisted and Independent living buildings have since been expired by the City. Both the Independent and Assisted living buildings will come back before the Design Review Board for its review again. The focus of tonight's meeting is a preapplication for the Assisted Living Building.

Redmond Zoning Code (RZC 21.76.070 (K)(4) Conditional Use Permit decision requires the City may approve or approve with modifications the conditional use only if the applicant demonstrates that:

- a. The conditional use is consistent with the RZC and the Comprehensive Plan;
- b. The conditional use is designed in a manner which is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity;
- c. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
- d. The type of use, hours of operation and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristic of the use that would have adverse impacts;
- e. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- f. The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area or conditions are established to mitigate adverse impacts on such facilities.

As a reminder, the purpose of the Board is to make decisions that will promote visual quality throughout the City in accordance with the purposes and design criteria set forth in Redmond Zoning Code (RZC) Article II, Design Standards (21.58 to 21.62). In addition, the Board should consider the project as it relates to the decision criteria as previously indicated for a Conditional Use Permit.

DESCRIPTION

The proposed project is located within the Education Hill neighborhood, in the Emerald Heights Retirement Community, which is located at 10901 176th Circle NE. The Emerald Heights community is located on 38.0 acres and was approved in November 1988 as a Planned Unit Development. The existing campus consists of 33 buildings, which includes 309 independent residential units, 24 independent living cottages, 36 assisted livings units and a 62-bed skilled nursing facility.

The proposal includes the construction of a 94,500 square-foot three-story assisted living facility with one level of underground parking and 54 new assisted living unit that would be located along the eastern portion of the subject site.

ANALYSIS

The applicant is proposing a 35-foot tall building, which is consistent with maximum height allowed within the R-6 (Single-Family Urban Residential) zone. The adjacent single-family neighborhood is zoned R-4 (Single-Family Urban Residential) zone. These homes built in the 1990’s are generally similar in appearance with gabled roofs, brick veneer and lap siding with “northwest colors”. The Emerald Heights campus was also built in the 1990’s and includes similar architectural elements as the residential homes such as; gabled roofs, lap siding and “northwest colors”. The proposed Assisted Living Building projects a more contemporary design. The applicant believes that their proposal is consistent with the adjacent residential character as follows:

- Residential-like panel and lap siding
- Significant modulation through bay windows
- Façade step-backs at various locations and elevations
- Significant landscaping by exceeding minimum planting sizes and tree heights whereas the Code requires deciduous trees to be a minimum of two-inch caliper and evergreen trees to be six-foot in height. All new trees will be three-inch in caliper and 15’ to 18’ in height.

Since the project was last before the Board the applicant has included several design refinements in response to neighborhood concerns that include the following:

| Design Element | May 2017 | April 2018 |
|---------------------------|--|--|
| Unit count | 56 | 54 |
| East setback | Range 15’-4” to 16’-9” | Range 15’-4” to 24’-9”, shifted southern portion of building 8 feet further from the property line |
| East façade design | | |
| Façade modulation | Three main building masses shifted forward and back; common core nodes (stairs/entries) provide subtle detailed modulation as focal points | In addition to previous modulation; (2) dwelling units deleted at north end for a significant step back at the top level (most visible from the public) ROW; Levels 2 & 3 stepped back 5 ft. at the north half of the east façade (where lesser setback occurs); Southern half of building shifted 8 ft. away from |

| | | |
|----------------------------|--|---|
| | | property line for increased setback and modulation; Bay windows added |
| Building articulation | Eyebrow awnings at material transitions; windows in lap siding area provided with shadow box trim and project forward | In addition to previous articulation; bay windows added; roof overhang extended |
| Windows | Windows in lap siding area provided with shadow box trim and project forward | In addition to previous window groupings, bay windows added |
| Rooflines | Stepped roof parapets broken with vertical elements at common core nodes; some sections provided with parapet overhangs | Stepped parapets replaced with extended roof overhangs to imitate residential style roof eaves; Height of eaves stepped high and low to emphasize roof articulation; required exhaust shaft articulated to appear as a residential style chimney |
| Finish materials | Mix of fiber cement panels with aluminum reveals at top level and common core nodes, slat bays at window groupings, plus lap siding at lower levels | All cladding changed to lap siding visible from public ROW for a more residential look. |
| Colors | Light color at top level contrasted with light brown at lower level with dark color accent at vertical elements at the common core nodes. | Top color revised to light brown for more muted visibility; lower level color revised to darker brown to better blend with landscape. |
| Blank walls | One-story wall at lower level (kitchen area) on north façade treated with eyebrow awnings plus elevated planter with shrubs and flowering plants; corner accentuated with fiber cement slat bays with contrasting color. | Bay window projections added at corner, with roof eave extension over bay window; faux windows added at a lower level of corners to align with window groupings elsewhere and reduce impact of blank wall; revised color to darker brown to better blend with increased landscape at north. |
| Landscape Screening | | |
| Existing trees saved | 13 | 21 |

| | | |
|----------------------|---|--|
| New trees – types | 50 Evergreen, 32 Deciduous | 78 Evergreen, 29 Deciduous |
| New trees - height | 6 ft. – 14 ft. at installation. The evergreen trees were all 6 ft. to 8 ft. in height | 6 ft. – 18 ft. at installation, 6 ft. for ornamentals, majority of evergreen trees are now 12 ft. – 18 ft. in height |
| New trees - quantity | 82 + 7 ROW Trees = 89 trees | 107 + 7 ROW Trees = 114 trees |

COMMENTS

To date, staff has received more than 200 comments related to the proposed buildings on the Emerald Heights campus. To better inform the Board, staff would like to highlight a few of those comments.

Concerns related to language found in the approval of Ordinance 1454 which approved the original Site Development Plan (SDP-87-9) and Planned Unit Development #48 which stated: *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 from the single-family uses on neighboring land.*

Response: Pursuant to a memo provided from the City Attorney dated July 26, 2018 the information contained within the approval document only pertained to the construction of the original building and does not apply to both the assisted and independent living buildings.

Concerns related to green belts and landscape screening based upon the following: *The plan calls for maintaining existing vegetation in areas throughout both the retirement center and the single-family subdivision.*

Response: The green belt was never put into an easement or protected from future development. Pursuant to a memo provided from the City Attorney dated July 26, 2018 the information contained within the approval document only pertained to the construction of the original building and does not apply to both the assisted and independent living buildings.

Concerns related to compatibility where RZC 21.08.C.5.a on Retirement Residences which indicates: *Developments shall be designed to project a residential, rather than institutional, appearance through architectural design, landscaping, the use of building materials, and surface length.*

Response: The submitted design is generally Code compliant, but staff believes that refinements could be made to various building elevations and landscaping that could address comments related compatibility.

CONCLUSION

While staff believes the applicant has submitted a generally Code compliant project, it also believes the additional refinements could be made to modulation, setbacks and building forms to

better address concerns heard from the adjacent residential homeowners. Staff would appreciate the Board's review and attention to the proposed building and how it complies with Design Standards, Zoning Code and the decision criteria for a Conditional Use Permit.

OCTOBER 20, 2016 - DRB MINUTES

PRE-APPLICATION

LAND-2016-01735, Emerald Heights – Assisted Living Building

Description: New building approximately 63,621 sf

Location: 10901 176th Circle NE

Contact: Julie Lawton with Lawton PMG

Prior Review Date: 08/04/16

Staff Contact: Benjamin Sticka, 425-556-2470 or bsticka@redmond.gov

Ms. Pyle introduced the project for Mr. Sticka. This is the second meeting on this building and the applicant will review the comments from the last meeting and show the changes made to address those items.

Mr. Kelly presented slides detailing the changes made to the building. They changed the paneling in the middle portion so that it connected with both ends of the building. Several of the cues for colors and materials for this building were taken from the Trailside Building to help blend with the overall campus. At the last meeting, the board wanted to see some changes to the stark north wall. The proposed solution is to bring some of the residential wood material and bring it around the corner. In addition, there will be three planters with green screens that will have plants growing up the screens to break up the wall and give some color to that façade. There will be two groupings of mechanicals on the roof that will be screened from view both inside and outside the campus. The bridge also has more of the wood siding to continue the theme and the windows will be glazed to protect from the sun in the warmer months. The renderings have been updated to show more of the landscaping.

Mr. Lyon said that most of the plant palate will be northwest native plants. Trees will be used as screening to incorporate the mechanicals on the roof. The north courtyard will have some green screens to separate it from the street. The north courtyard, which is connected to the living room, will have bench seating and is intended to be a quieter space. The south courtyard will be a more active and flexible space. There will be a putting green to the left and a space for lawn bowling. The plantings will be seasonal and provide a pop of color all year long.

COMMENTS FROM THE BOARD

Mr. Krueger:

- Is happy with the changes for the most part.
- Feels the darker color will be a nice contrast.
- Has an issue with the white wood separator on the windows in various places.
- Thinks that the green screens on the north side should be one continuous planter and not broken up into three.

Ms. Karagouni:

- Likes the newer renderings.
- Agrees with Mr. Krueger about the white dividers on the windows.
- Feels the green screen should mirror the windows instead of broken into three.
- Would like to see details about how the green screens will be attached to the building.

Mr. Meade:

- Feels this is a great addition to the campus
- Thinks the landscaping is extraordinary.
- Feels the project is ready to come back for approval.

AUGUST 4, 2016 DRB MINUTES

PRE-APPLICATION

LAND-2016-01288, Emerald Heights – Assisted Living Building

Description: Develop a 56 unit assisted living building over underground parking

Location: 10901 - 176th Circle NE

Contact: Julie Lawton *with* LPMG

Staff Contact: Benjamin Sticka, 425-556-2470 or bsticka@redmond.gov

Mr. Sticka stated this new building will be the thirty-fourth building on the campus. The applicant is proposing a new 56 unit building with one level of underground parking. The staff, upon reviewing the application, suggested a few areas for improvement including weather protection above all of the windows. Also, to look at the possibility of sustainable design opportunities.

Mr. Kelly showed the existing aerial picture of the campus and indicated where the new building would be built. There will also be a sky bridge that connects the new building with another building. The original campus has a residential feel and the new additions are trying to keep a cohesive campus while pushing forward a more contemporary look with sophistication. He showed several slides of existing buildings to acquaint the board with the campus. The Trailside building is the newest building and this project will take its cues from it in terms of a material palette. Close to the main entrance of the new building there will be common spaces for residences such as the living room. There is also a commercial kitchen included in this project. There will be a courtyard that allows residents to dine outside when weather permits. The courtyard at the other end of the building ties into some of the recreation areas on campus. In addition, there is a walking trail, which is a loop, and this building will connect with it. A raised garden area is also provided to the residents to grow vegetables. The covered trellis area will contain a fire feature or a water feature with seating. The concept of plantings is to provide color all year long.

The underground parking structure will hold thirty-six cars with the kitchen above. On the floor plans, there will be small break out lounges on each floor. The sky bridge is on the top floor and there is proposed bistro/coffee lounge area where the residents can take advantage of view of the campus. A slide showed the proposed materials that are to be used or are under consideration.

There was a view of the sky bridge. There will be a feature wall on the bridge that will match the entry way material on the south side that will provide shading from the sun. In addition, the north side of the bridge will be all glass to take advantage of the view as the residents walk across. The middle of the bridge would be all glass to give a 360° view.

He showed the view of the proposed building from the street with the trees that are currently there. Some trees will be lost with the construction. The view down 176th is the consistent row of street tree plantings, the landscaped plaza and the overall building massing as it steps back. Basically, there is one floor plan to ensure all residents have the same experience in their living quarters.

COMMENTS FROM THE BOARD MEMBERS:

Ms. Karagouni:

- Asked about the side of the building which contains the commercial kitchen. That side of the project looks blank and has no windows. Mr. Kelly stated that the corner is under review and they would like to put windows there, but currently that wall has refrigeration units on it.
- Asked about the gate next to that same corner and Mr. Miller stated that gate is a maintenance gate. The campus is a secure campus with fencing all around.

Mr. Sutton:

- Thinks the same corner as Ms. Karagouni talked about is an area of concern.
- Feels overall, the project has a good start.

Mr. Liu:

- Asked about curb side drop off for mobility access. Mr. Kelly said generally, the residents who will live in this building do not drive. So buses will be used and will stop in front of the building. There is only one access point into the campus.
- Feels the sky bridge could be a real interesting feature, but wondered why it is on the third level. Mr. Kelly said that they were limited by fire access and the connection to the existing building.
- Asked about making the bridge an open bridge instead enclosed. Mr. Kelly said that with the population that will be using that bridge, it needed to be useable year round.
- Feels the bridge could be open on both sides to get better views.

MEMORANDUM

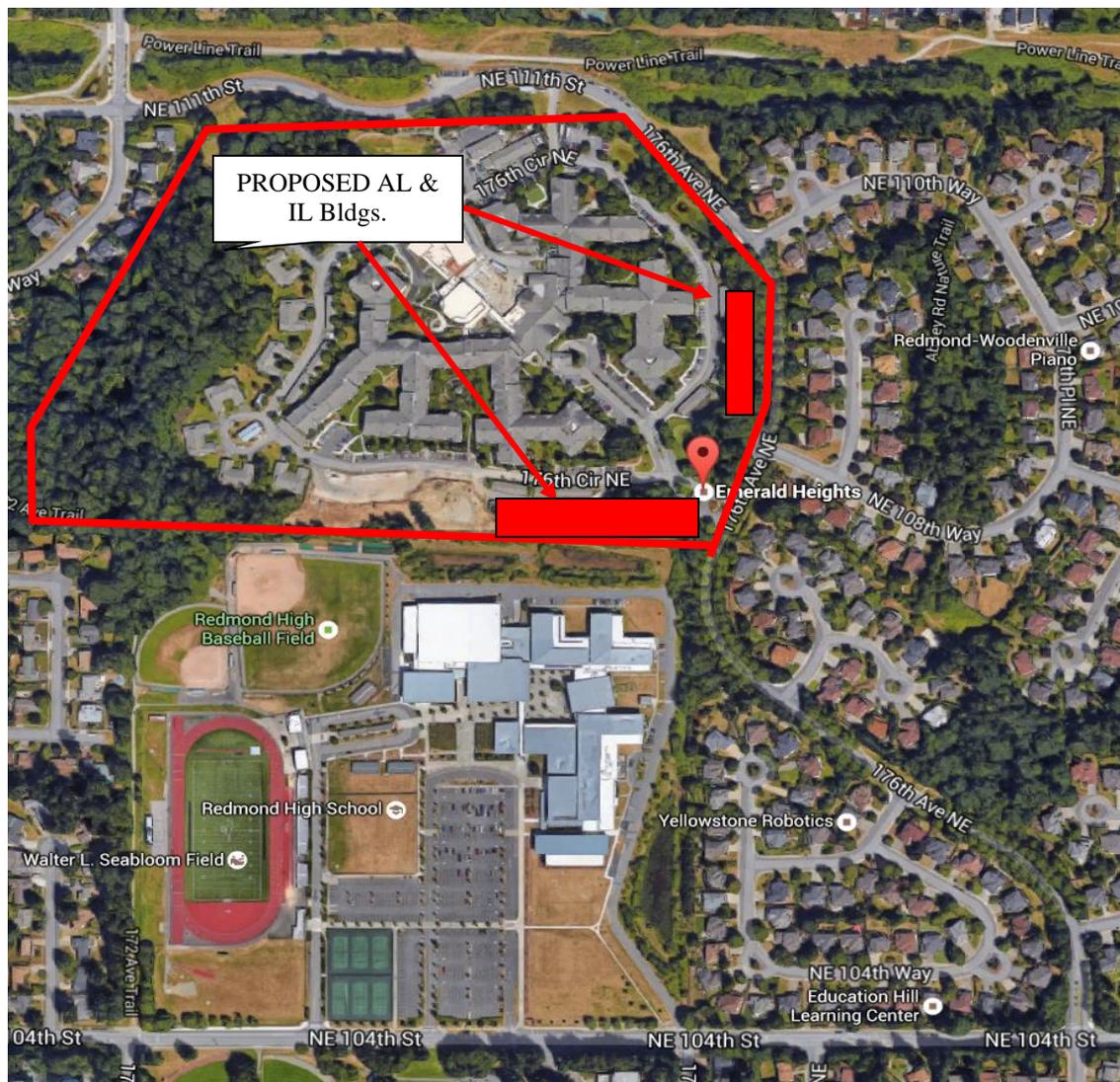
TO: DESIGN REVIEW BOARD

FROM: BEN STICKA, PLANNER

SUBJECT: LAND-2018-00586 & LAND-2018-00617; Emerald Heights Assisted and Independent Living Buildings; Pre-Application

LOCATION: 10901 176th Circle NE, Redmond, WA 98052

DATE: August 16, 2018



Redmond Zoning Code (RZC 21.76.070 (K)(4) Conditional Use Permit decision requires the City may approve or approve with modifications the conditional use only if the applicant demonstrates that:

- a. The conditional use is consistent with the RZC and the Comprehensive Plan;
- b. The conditional use is designed in a manner which is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity;
- c. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
- d. The type of use, hours of operation and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristic of the use that would have adverse impacts;
- e. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- f. The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area or conditions are established to mitigate adverse impacts on such facilities.

Please note, that the criteria identified above are different from the criteria identified for a Site Plan Entitlement, which are noted below for reference:

- a. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.
- b. The Landmarks and Heritage Commission will review all Certificates of Appropriateness for compliance with the RZC.

This is the second pre-application request for a proposed 54-unit assisted living facility and a 42-unit independent living facility located within the Education Hill neighborhood. The assisted living building was recently before the Design Review Board on August 2, 2018. The Design Review Board had previously reviewed the proposed building on both August 4, 2016 and October 20, 2016. However, at the last Board meeting, City staff has indicated that all prior permits were no longer valid, as a Conditional Use Permit is required to establish the Retirement Residence use, on the subject site. Therefore, the City asked the applicant to submit both a new Conditional Use Permit (LAND-2018-00586) and a new Site Plan Entitlement (LAND-2018-00617), which includes both the Independent and Assisted Living Buildings. All prior land use applications related to both the Assisted and Independent living buildings have since been expired by the City. Both the Independent and Assisted living buildings will require reviews of the Design Review Board again. The focus of tonight's meeting is a preapplication for both the Assisted and Independent Living Buildings.

As a reminder, the purpose of the Board is to make decisions that will promote visual quality throughout the City in accordance with the purposes and design criteria set forth in Redmond

Zoning Code (RZC) Article II, Design Standards (21.58 to 21.62). In addition, the Board should consider the project as it relates to the decision criteria as previously indicated for a Conditional Use Permit.

DESCRIPTION

The proposed project is located within the Education Hill neighborhood, in the Emerald Heights Retirement Community, which is located at 10901 176th Circle NE. The Emerald Heights community is located on 38.0 acres and was approved in November 1988 as a Planned Unit Development. The campus consists of 33 buildings, which includes 309 independent residential units, 24 independent living cottages, 36 assisted livings units and a 62-bed skilled nursing facility.

The proposal includes the construction of a three-story Assisted Living facility with one level of underground parking and 54 new units. Also, the proposal includes an Independent Living building consisting of two structures over a below grade parking structure. The west structure will have an additional subgrade parking level, plus three (3) levels of residential units. The east structure will have three (3) levels of residential units. The proposed project would add 42 new independent living units to the overall campus.

ANALYSIS

Since this project was last before the Design Review Board on August 2nd. The following is a list of updates:

- On August 3, 2018, staff emailed all members of the Design Review Board a link to the City Attorney email and all comments received during the neighborhood meeting held on July 26, 2018.
- Staff would like to make a correction to the previous memo, which cited that the memo from the City attorney was dated July 26, 2018. The date of the memo from the City Attorney is July 25, 2018.
- Staff has reviewed the design standards checklists for both the Assisted Living and Independent Living Buildings.
- The applicant has incorporated revisions, based upon comments heard at the August 2nd meeting. Specifically, adjustments have been made to the following: Window bays, Level 3 Lounge Area, Accent Material tones and Roof overhang. These items are outlined with additional information below.
- City staff recommends that 50% or 15 of the deciduous trees be replaced with evergreen trees in-order to soften the building appearance and provide better screening.

The applicant is proposing structures that are 35-feet tall, which is consistent with the maximum building height allowed within the R-6 (Single-Family Urban Residential) zone. The adjacent single-family neighborhood is zoned R-4 (Single-Family Urban Residential). These homes were also built in the 1990's and are generally similar in appearance with gabled roofs, brick veneer and lap siding with "northwest colors". The Emerald Heights campus was also built in the 1990's and includes similar architecture with the residential homes that include gabled roofs and

“northwest colors”. The proposed Assisted & Independent Living Buildings are a contemporary design that is found on new homes and buildings through Redmond and the Education Hill neighborhood. The applicant believes that their proposal is consistent with the adjacent residential character as follows:

- Residential-like panel and lap siding
- Significant modulation through bay windows
- Façade step-backs at various locations and elevations
- Significant landscaping that exceeds minimum planting sizes and tree heights whereas the Code requires deciduous trees to be a minimum of two-inch caliper and evergreen trees to be six-foot in height. All new trees will be three-inch in caliper and 15’ to 18’ in height.

Since the project was last before the Board the applicant has included several design refinements in response to questions/concerns that include the following:

- **Window Bays:** *Per DRB request, true window bays, matching those incorporated into the east façade were added to all areas where wood accents had been utilized to create the effect of a window bay. This results in a more consistent architectural language on all sides of the building and enhances façade articulation.*
- **Level 3 Lounge Area:** *In order to make this element less visible from the public right-of-way, the northern wall of the lounge was pushed an additional six feet from the second-floor parapet. This shift renders the lounge walls and roof almost imperceptible from street level site lines along 176th Ave, while retaining this programmatic asset for the users of the building. A goal of the project was to distribute a range of small, medium and large gathering spaces throughout the different levels to provide opportunities for informal social interaction among residents, family and friends. This reconfiguration keeps this space functionally intact, while reducing its public visibility.*
- **Accent Material Tones:** *The accent material FRCP-3, shown as a copper tone to match a wood composite used in the feature wall, received a subtle revision to a warm brown color. This will retain the design intent to create a wood-like, residential style, that relates to the traditional architecture of the surrounding neighborhood and existing campus. The revised tone will retain the contrast critical to the façade design, while allowing this element to recede behind the new and existing landscaping more seamlessly.*
- **Roof Overhang:** *DRB requested information and was added to the roof plan of the submittal.*

While staff believes the applicant has submitted a generally Code compliant project, it also believes the additional refinements based on Board suggestions and audience feedback could be made to the project including material and landscape refinements. Staff has highlighted the applicant’s responses to comments heard at the last meeting above. Additionally, staff has asked the applicant to provide 50% more evergreen trees to replace the deciduous trees, in an effort to provide better screening of the proposed assisted living building. Staff would appreciate the Board’s feedback, review and attention to the proposed building and how it complies with the

Comprehensive Plan, Design Standards and Redmond Zoning Code with an emphasis on the Conditional Use Permit decision criteria letters, b and c.

OCTOBER 20, 2016 - DRB MINUTES

PRE-APPLICATION

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Ms. Karagouni:

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Mr. Kelly showed the existing aerial picture of the campus and indicated where the new building would be built. There will also be a sky bridge that connects the new building with another building. The original campus has a residential feel and the new additions are trying to keep a cohesive campus while pushing forward a more contemporary look with sophistication. He showed several slides of existing buildings to acquaint the board with the campus. The Trailside building is the newest building and this project will take its cues from it in terms of a material palette. Close to the main entrance of the new building there will be common spaces for residences such as the living room. There is also a commercial kitchen included in this project. There will be a courtyard that allows residents to dine outside when weather permits. The courtyard at the other end of the building ties into some of the recreation areas on campus. In addition, there is a walking trail, which is a loop, and this building will connect with it. A raised garden area is also provided to the residents to grow vegetables. The covered trellis area will contain a fire feature or a water feature with seating. The concept of plantings is to provide color all year long.

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side of the bridge will be all glass to take advantage of the view as the residents walk across. The middle of the bridge would be all glass to give a 360° view.

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COMMENTS FROM THE BOARD MEMBERS:

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Mr. Sutton:

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- Feels overall, the project has a good start.

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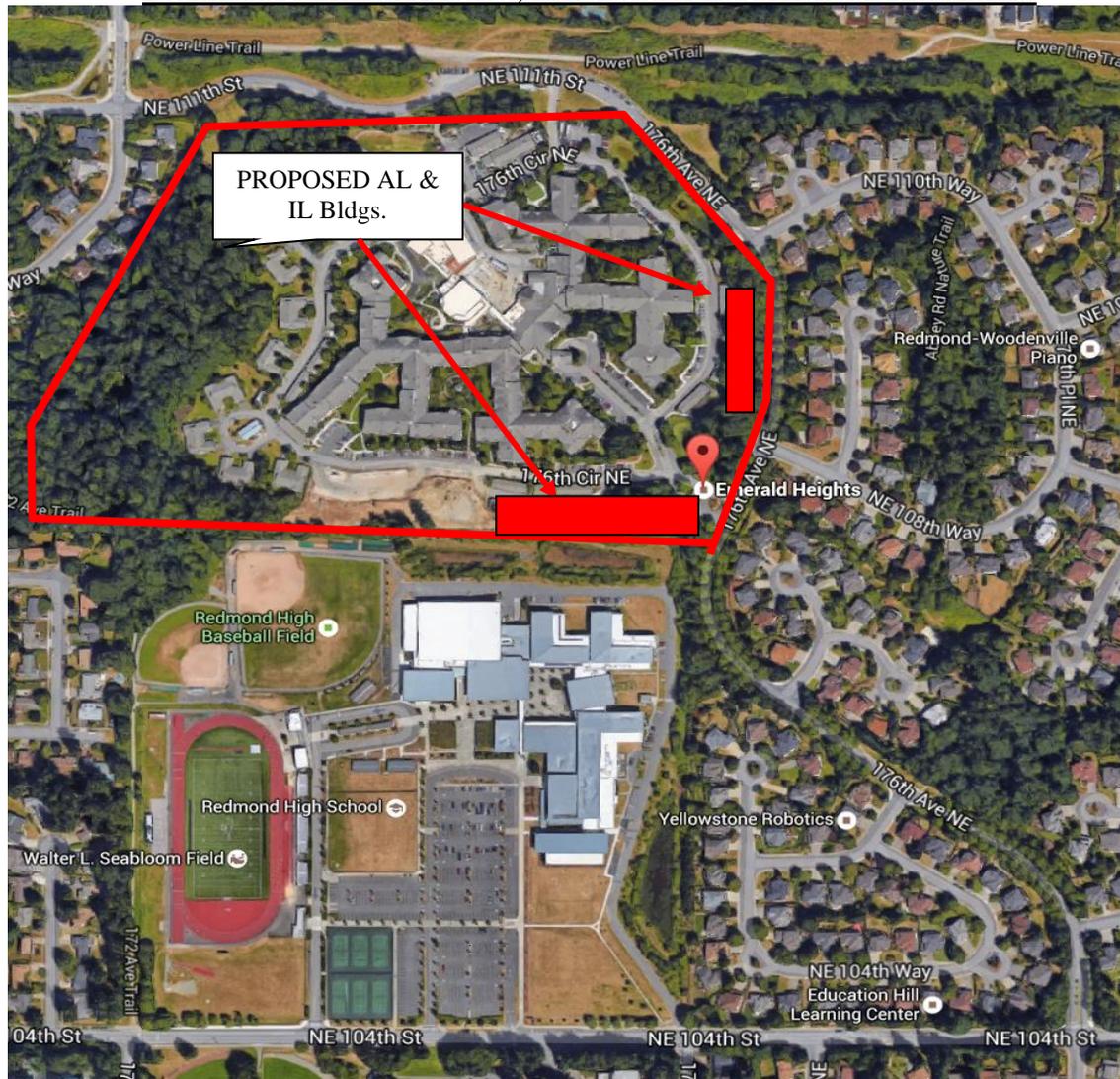
FROM: BEN STICKA, PLANNER

SUBJECT: LAND-2018-00586 & LAND-2018-00617; Emerald Heights Assisted and Independent Living Buildings; Approval

LOCATION: 10901 176th Circle NE, Redmond, WA 98052

DATE: September 6, 2018

REQUEST: APPROVAL OF MODIFICATIONS TO APPROVED SITE PLAN, BUILDING ELEVATIONS, LANDSCAPING AND MATERIALS



The role of the Design Review Board is outlined in the Redmond Municipal Code (RMC 4.23.010) which indicates the following: The Design Review Board is created independent from the legislative and staff functions of the City. The purpose of the Design Review Board is to review land use permit applications and to make urban design decisions that will promote visual quality throughout the City in accord with the purposes and design criteria set forth in Redmond Zoning Code (RZC) Article III, Design Standards.

Redmond Zoning Code [(RZC 21.76.070 (K)(4)] Conditional Use Permit decision criteria requires that the City may approve or approve with modifications the conditional use only if the applicant demonstrates that:

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- b. The conditional use is designed in a manner which is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity;
- c. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
- d. The type of use, hours of operation and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristic of the use that would have adverse impacts;
- e. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- f. The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area or conditions are established to mitigate adverse impacts on such facilities.

Please note, that the criteria identified above are different from the criteria identified for a Site Plan Entitlement, which are noted below for reference:

- a. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.
- b. The Landmarks and Heritage Commission will review all Certificates of Appropriateness for compliance with the RZC.

Tonight's meeting is a request for approval for a proposed 54-unit assisted living facility and a 42-unit independent living facility located within the Education Hill neighborhood. The assisted living building was recently before the Design Review Board on both August 2nd and 16th 2018. The Design Review Board had previously reviewed the proposed buildings in August 4, 2016 and again on October 20, 2016. However, City staff has since indicated that all prior permits were no longer valid, as a Conditional Use Permit is required to establish the Retirement Residence use, on the subject site. Therefore, the City asked the applicant to submit both a new Conditional Use Permit (LAND-2018-00586) and a new Site Plan Entitlement (LAND-2018-

00617), which includes both the independent and assisted Living Buildings. All prior land use applications related to both the assisted and independent living buildings have since been expired by the City. Both the independent and assisted living buildings will require reviews at the Design Review Board. The focus of tonight's meeting is a request for approval of both the assisted and independent living buildings.

As a reminder, the purpose of the Board is to make decisions that will promote visual quality throughout the City in accordance with the purposes and design criteria set forth in Redmond Zoning Code (RZC) Article II, Design Standards (21.58 to 21.62). In addition, the Board should consider the project as it relates to the decision criteria as previously indicated for a Conditional Use Permit.

DESCRIPTION

The proposed project is located within the Education Hill neighborhood within the Emerald Heights Retirement Community located at 10901 176th Circle NE. The Emerald Heights campus is located on 38.0 acres and was approved in November 1988 as a Planned Unit Development. The campus consists of 33 buildings, which includes 309 independent residential units, 24 independent living cottages, 36 assisted livings units and a 62-bed skilled nursing facility.

The proposal includes the construction of a three-story assisted Living facility with one level of underground parking and 54 new units. Also, the proposal includes an independent living building consisting of two structures over a below grade parking structure. The west structure will have an additional subgrade parking level, plus three (3) levels of residential units. The east structure will have three (3) levels of residential units. The proposed project would add 42 new independent living units to the overall campus.

ANALYSIS

Since this project was last before the Design Review Board on August 16th. The following is a list of updates:

- On August 17, 2018, City staff emailed all members of the Design Review Board and let them know the availability of all emails received and sent out related to the proposed project.
- On August 31, staff posted letters from both Abbey Road and Emerald Heights on the City's website for review of the Design Review Board.
- The number of existing trees has been increased from 21 to 22 trees
- The number of new trees has increased from (78) evergreen to (129) evergreen trees and reduced the number of deciduous trees from (29) to (19). The reduction in deciduous trees was required to accommodate the additional evergreen trees that will provide additional screening and will soften the appearance of the proposed assisted living building.
- Total tree count has increased from 114 to 155 trees.

- The trail along the east side of the building between the property line has been removed. This was removed to preserve one (1) additional tree and add 57 newly proposed evergreen trees.

The applicant is proposing structures that are 35-feet tall, which is consistent with the maximum building height allowed within the R-6 (Single-Family Urban Residential) zone. The adjacent single-family neighborhood is zoned R-4 (Single-Family Urban Residential). These homes were also built in the 1990's and are generally similar in appearance with gabled roofs, brick veneer and lap siding with "northwest colors". The Emerald Heights campus was also built in the 1990's and includes similar architecture with the residential homes that include gabled roofs and "northwest colors". The proposed assisted and independent living buildings are a contemporary design that is found on new homes and buildings throughout Redmond and the Education Hill neighborhood. The applicant believes that their proposal is consistent with the adjacent residential character as follows:

- Residential-like panel and lap siding
- Significant modulation through bay windows
- Façade step-backs at various locations and elevations
- Significant landscaping that exceeds minimum planting sizes and tree heights whereas the Code requires deciduous trees to be a minimum of two-inch caliper and evergreen trees to be six-foot in height. All new trees will be three-inch in caliper and 15' to 18' in height.

Since the project was first before the Board in May 2017 to tonight's meeting, the applicant has included several design refinements in response to questions/concerns that include the following:

- **Building distance from east property line increased** – Two thirds of the building were shifted an additional 8 feet from the eastern property line. The upper two floors of the remaining third of the building were shifted an additional five feet.
- **Existing trees retained** – The building shift allowed an additional nine large mature trees to be preserved. 22 total trees on the project site will be retained.
- **Trail removed to allow for deeper screening buffer** – The loop trail connection on the east side of the project was removed to create the space to add an additional layer of screening trees.
- **New tree plantings revised to enhance screening** – 66 new trees added to the proposal, increasing the total new on-site planting to 148 trees. New evergreen plantings were increased from 50 to 129 trees and the tree size was revised to the maximum recommended height (12-18 feet at install). An additional seven new street trees will be added to the public sidewalk as a result of this result.
- **Unit reduction** – The size of the project was reduced from 56 to 54 units, allowing the northern end of the building to step down from three to two stories.
- **Residential colors and materials** – The material pallet was revised to reflect the residential character of the surrounding neighborhood and existing buildings on the Emerald Heights campus, utilizing lap siding as the primary material and reducing panel siding to areas only visible from within the campus. A deeper color scheme is proposed

to allow the building to recede in to the landscape. The accent color was revised to be subdued.

- **Building scale and roofline** – Residential style window bays were added to reduce the building scale and further articulate façade of the building. Eave overhangs were added to the parapets with sloped roofs incorporated into vertical elements of the building design. The north lounge was revised to be less visible from the street.

Staff believes the applicant has submitted a Code compliant project and outlined the applicant's revisions based upon feedback heard from May 2017 to tonight's Design Review Board. These refinements are provided in more detail above. Staff would appreciate the Board's feedback, review and attention to the proposed buildings and improvements including; how it complies with the Comprehensive Plan, Design Standards and Redmond Zoning Code with an emphasis on the Conditional Use Permit decision criteria letters, b and c. Finally, staff would ask that if the Board is ready for a recommendation, that their recommendation include their perspective on the proposed project and a focus on compatibility with the surrounding neighborhood.