

Our family moved to Abbey Road in 1995. During the last 23 years, a lot has changed for our family. Our daughters are in college now, but they grew up here. They attended Norman Rockwell Elementary, Redmond Middle and High schools. They learned to swim at the pool, played softball at Hartman Park and performed at music recitals at Emerald Heights. Throughout the years, we've seen a lot of changes in Redmond, but Abbey Road has been a constant, safe place for our kids to come home to. Even as downtown Redmond fills with new apartment buildings and urban parks, Abbey Road continues to be the epitome of an idyllic neighborhood. It is still a community where kids can play in their front yards and families can gather for block parties.

Today, I want you to imagine 300 more people in this room. These are 300 members of our Abbey Road community and each one of them opposes the Emerald Heights expansion as currently proposed. I am speaking here tonight on behalf of the Abbey Road Homeowners Association representing our members so their opinions and signatures will be counted. Their voices are every bit as equal as those present tonight. Every signature is a vote for preserving the existing greenbelt buffer surrounding Emerald Heights. We believe that the management of Emerald Heights should honor its commitments made in the 2010 Rezone Application and keep the proposed institutional building behind the substantial greenbelt buffer as it exists today. Despite 18 months of mitigation, Emerald Heights has yet to address Abbey Road residents' concerns.

Neither the Assisted Living Building nor the Independent Living Building is cited for compatibility with the adjacent neighborhood and for all those who walk, run, or bike through Abbey Road. The management of Emerald Heights will destroy over 180 significant trees and over an acre of tree canopy that would drastically alter Abbey Road's iconic parkway. Even though Emerald Heights' management has proposed to plant trees for screening, consultation with a certified arborist tells us that there is no guarantee that the trees will screen the building. There is no way to replace the buffer that has existed for over 25 years.

Our petition confirms that Abbey Road home owners continue to oppose the current building plans. There are 322 signatures on this petition from residents of Abbey Road and the greater neighborhood. 181 households are represented, showing that 90% of Abbey Road home owners oppose Emerald Heights' expansion as currently proposed. The remaining 10% abstained for various reasons, but not one person we spoke with supported Emerald Heights' current proposal. In addition, we were approached by several home owners outside of Abbey Road that also opposed the expansion. Many expressed concerns that our single-family neighborhood would lose its unique charm and become indistinguishable from the hyper-urban downtown scene.

We live here because we love the character of our neighborhood. We take pride in our traditional, two-story, gabled roofed homes, located on landscaped, tree-lined streets. Our HOA takes care to maintain the mature urban forest and trail network enjoyed by not just Abbey Road or Redmond residents, but Emerald Heights' residents as well.

We have lived harmoniously with Emerald Heights for 25 years, and have always respected Emerald Heights' residents as neighbors. We support the 2010 rezone application because they committed to maintaining our green belt and the character of our neighborhood. This petition is not against Emerald Heights expanding, rather, it is a petition for staying true to our residents and the commitments Emerald Heights management promised. We cannot condone Emerald Heights to blatantly disregard our residents and neighborhood character, compatibility, or previous agreements. We ask you to give appropriate weight to the opinions of more than 300 single-family home property owners, the permitted use in a residential zone, over those of a single property owner, who must secure a Conditional Use Permit to construct buildings that are NOT out-right allowed in a residential zone.

Emerald Heights Proposed Expansion
 is incompatible with the character of a single-family home neighborhood

Signature <i>A. Ham</i>	Printed Full Name Angus Cunningham	Date 11/29/2018
Address 10611 180th Court NE		Email Address (optional)

Signature <i>Cynthia Cunningham</i>	Printed Full Name Cynthia Cunningham	Date 11/25/2018
Address 10611 180th Court NE		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
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Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

11/29/18

Abbey Road Petition Signers

Emerald Heights Proposed Expansion is not compatible with the character of a single-family home neighborhood.

Owner Name	Home Address	City	State	Zip	Adult Home/ADU	Address	Zone
Jitka Brejlova	10701 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Marek Brejl	10701 179th CT NE	Redmond	WA	98052	X	Banbury lane	BL3
Melva Spinrad	10702 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Elena Petriuc	10709 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Susan Robertson	10710 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Kersti Nguyen	10725 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Toan Nguyen	10725 179th CT NE	Redmond	WA	98052	X	Banbury lane	BL3
Jung Kyung Park	10726 179th CT NE	Redmond	WA	98052	X	Banbury lane	BL3
Young Park	10726 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Gary Schare	10734 179th CT NE	Redmond	WA	98052	X	Banbury lane	BL3
Julie Schare	10734 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Aaron E. Halabe	10742 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Claudia Schach	10802 177th CT NE	Redmond	WA	98052	Y	Banbury lane	BL1
Kathleen Reynolds	10803 178th PL NE	Redmond	WA	98052	Y	Banbury lane	BL2
Robert D. Reynolds	10803 178th PL NE	Redmond	WA	98052	X	Banbury lane	BL2
Suzanne Ender	10805 177th CT NE	Redmond	WA	98052	Y	Banbury lane	BL1
Hyelim Kim	10806 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Minsuk Kang	10806 179th CT NE	Redmond	WA	98052	X	Banbury lane	BL3
Keven D. Smith	10807 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Sonia Turschmid	10809 178th PL NE	Redmond	WA	98052	Y	Banbury lane	BL2
Susan Powell	10810 177th CT NE	Redmond	WA	98052	Y	Banbury lane	BL1
Qingtao Geng	10811 177th CT NE	Redmond	WA	98052	Y	Banbury lane	BL1
Yu Guo	10811 177th CT NE	Redmond	WA	98052	X	Banbury lane	BL1
Aditya Kulkarni	10814 179th CT NE	Redmond	WA	98052	X	Banbury lane	BL3
Deesha Phalak	10814 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
John Gamble	10815 179th CT NE	Redmond	WA	98052	X	Banbury lane	BL3
Katherine Louise Kelley	10815 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Grant M. Johnson	10817 178th PL NE	Redmond	WA	98052	X	Banbury lane	BL2
Jeri L. H. Johnson	10817 178th PL NE	Redmond	WA	98052	Y	Banbury lane	BL2
Jacqueline Riddell	10818 177th CT NE	Redmond	WA	98052	Y	Banbury lane	BL1
Deb Aprajna	10819 177th CT NE	Redmond	WA	98052	Y	Banbury lane	BL1
Indraneel D Sikdar	10819 177th CT NE	Redmond	WA	98052	X	Banbury lane	BL1
Asif Jamil	10822 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Jing Ding	10823 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Zhen Zhang	10823 179th CT NE	Redmond	WA	98052	X	Banbury lane	BL3
Jason Klinke	10825 178th PL NE	Redmond	WA	98052	X	Banbury lane	BL2
Linh Ly	10825 178th PL NE	Redmond	WA	98052	Y	Banbury lane	BL2
Ingegard Rohdin	10826 177th CT NE	Redmond	WA	98052	X	Banbury lane	BL1
Niklas Gustafsson	10826 177th CT NE	Redmond	WA	98052	Y	Banbury lane	BL1
Debbie Skoglund	10827 177th CT NE	Redmond	WA	98052	Y	Banbury lane	BL1
Dorothy Klingensmith	10830 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Charles G. Moore	10834 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Kathleen Moore	10834 179th CT NE	Redmond	WA	98052	X	Banbury lane	BL3
Kelly Sheffield	10835 177th CT NE	Redmond	WA	98052	X	Banbury lane	BL1
Lisa Sheffield	10835 177th CT NE	Redmond	WA	98052	Y	Banbury lane	BL1
Robert Seifert	10842 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Judith Breed	10850 179th CT NE	Redmond	WA	98052	Y	Banbury lane	BL3
Georgette J. Kammer	10906 177th CT NE	Redmond	WA	98052	X	Banbury lane	BL1
Michael L. Kammer	10906 177th CT NE	Redmond	WA	98052	Y	Banbury lane	BL1
Binlong Li	10907 177th CT NE	Redmond	WA	98052	Y	Banbury lane	BL1
Minjie Pan	10907 177th CT NE	Redmond	WA	98052	X	Banbury lane	BL1
Manaji Suzuki	10914 177th CT NE	Redmond	WA	98052	Y	Banbury lane	BL1
Neil Barnett	10914 177th CT NE	Redmond	WA	98052	X	Banbury lane	BL1
Alla Tikhonova	10915 177th CT NE	Redmond	WA	98052	X	Banbury lane	BL1

Owners_Name	Home_Address	City	State	Zip	Block	Lot	Subdiv	Cont
Oleg Tikhonova	10915 177th CT NE	Redmond	WA	98052	Y		Banbury lane	BL1
Kirsten Elliott	17611 NE 108th WY	Redmond	WA	98052	Y		Banbury lane	BL2
Michael Elliott	17611 NE 108th WY	Redmond	WA	98052	X		Banbury lane	BL2
Hakan Soderbom	17701 NE 108th WY	Redmond	WA	98052	Y		Banbury lane	BL2
Kay Johnston	17701 NE 108th WY	Redmond	WA	98052	X		Banbury lane	BL2
Amy Eisenmann	17709 NE 108th WY	Redmond	WA	98052	Y		Banbury lane	BL2
Mark Eisenmann	17709 NE 108th WY	Redmond	WA	98052	X		Banbury lane	BL2
Martha Barron	17710 NE 108th WY	Redmond	WA	98052	Y		Banbury lane	BL1
Mark Ito	17717 NE 108th WY	Redmond	WA	98052	Y		Banbury lane	BL2
Mark J Finocchio	17718 NE 108th WY	Redmond	WA	98052	Y		Banbury lane	BL1
Adam Figurelle	17725 NE 108th WY	Redmond	WA	98052	Y		Banbury lane	BL2
Karen M. Figurelle	17725 NE 108th WY	Redmond	WA	98052	X		Banbury lane	BL2
Terry Figurelle	17725 NE 108th WY	Redmond	WA	98052	X		Banbury lane	BL2
Dan Song	17736 NE 108th WY	Redmond	WA	98052	Y		Banbury lane	BL2
Yue Jiang	17736 NE 108th WY	Redmond	WA	98052	X		Banbury lane	BL2
Brian Bilodeau	17744 NE 108th WY	Redmond	WA	98052	X		Banbury lane	BL2
Nancy Irwin	17744 NE 108th WY	Redmond	WA	98052	Y		Banbury lane	BL2
Librado O. Pineda	17815 NE 108th WY	Redmond	WA	98052	X		Banbury lane	BL2
Luisito Pineda	17815 NE 108th WY	Redmond	WA	98052	X		Banbury lane	BL2
Patricia Pineda	17815 NE 108th WY	Redmond	WA	98052	Y		Banbury lane	BL2
Zenkida Pineda	17815 NE 108th WY	Redmond	WA	98052	X		Banbury lane	BL2
Ashu Rawat	17823 NE 108th WY	Redmond	WA	98052	Y		Banbury lane	BL2
Manish Rawat	17823 NE 108th WY	Redmond	WA	98052	X		Banbury lane	BL2
Bin Qian	17831 NE 108th WY	Redmond	WA	98052	X		Banbury lane	BL2
Zhuolin Qian	17831 NE 108th WY	Redmond	WA	98052	Y		Banbury lane	BL2
Michelle Cereghino	10405 176th PL NE	Redmond	WA	98052	Y		Canterbury	C1
Yinghua Shi	10411 176th PL NE	Redmond	WA	98052	Y		Canterbury	C1
Yingwu Zhu	10411 176th PL NE	Redmond	WA	98052	X		Canterbury	C1
Angela Best	10412 176th PL NE	Redmond	WA	98052	Y		Canterbury	C1
Gary Best	10412 176th PL NE	Redmond	WA	98052	X		Canterbury	C1
Marcia Fleming	10419 176th PL NE	Redmond	WA	98052	Y		Canterbury	C1
Xiaohan Wang	10502 176th PL NE	Redmond	WA	98052	Y		Canterbury	C1
Zheping Huang	10502 176th PL NE	Redmond	WA	98052	X		Canterbury	C1
David Lam	10503 176th PL NE	Redmond	WA	98052	X		Canterbury	C1
Kumiko Lam	10503 176th PL NE	Redmond	WA	98052	Y		Canterbury	C1
Shlomi Yehuda	10508 176th PL NE	Redmond	WA	98052	Y		Canterbury	C1
Tali Yehuda	10508 176th PL NE	Redmond	WA	98052	X		Canterbury	C1
Xudong Wu	10509 176th PL NE	Redmond	WA	98052	Y		Canterbury	C1
Dion Yahoudy	10517 176th PL NE	Redmond	WA	98052	Y		Canterbury	C1
Peter Sadow	10520 176th CT NE	Redmond	WA	98052	Y		Canterbury	C1
Sima Vahidi	10520 176th CT NE	Redmond	WA	98052	X		Canterbury	C1
Brenda Ball	10525 176th CT NE	Redmond	WA	98052	X		Canterbury	C1
Jim Ball	10525 176th CT NE	Redmond	WA	98052	Y		Canterbury	C1
Tracey Gilman	10528 176th CT NE	Redmond	WA	98052	Y		Canterbury	C1
Jerome Jin	10601 176th CT NE	Redmond	WA	98052	Y		Canterbury	C1
Wendy Wang	10601 176th CT NE	Redmond	WA	98052	X		Canterbury	C1
Lauren Moynihan	10604 176th CT NE	Redmond	WA	98052	Y		Canterbury	C1
Cristi L Spurgeon	10611 176th CT NE	Redmond	WA	98052	Y		Canterbury	C1
Tim Spurgeon	10611 176th CT NE	Redmond	WA	98052	X		Canterbury	C1
Nishita Mohan	10618 176th CT NE	Redmond	WA	98052	Y		Canterbury	C1
Jennifer Allgeier	10621 176th CT NE	Redmond	WA	98052	Y		Canterbury	C1
Marsha Allgeier	10621 176th CT NE	Redmond	WA	98052	X		Canterbury	C1
Peter S. Engquist	10622 176th CT NE	Redmond	WA	98052	X		Canterbury	C1
Wendy Engquist	10622 176th CT NE	Redmond	WA	98052	Y		Canterbury	C1
Nguyet Pham	17601 NE 104th WY	Redmond	WA	98052	Y		Canterbury	C2
Tan Bao Nguyen	17601 NE 104th WY	Redmond	WA	98052	X		Canterbury	C2
Christian Bird	17609 NE 104th WY	Redmond	WA	98052	Y		Canterbury	C2
Erin Bird	17609 NE 104th WY	Redmond	WA	98052	X		Canterbury	C2
Mei Yang	17617 NE 104th WY	Redmond	WA	98052	Y		Canterbury	C2
Annushka Perkins	17702 NE 104th WY	Redmond	WA	98052	X		Canterbury	C2

Owners Name	Home Address	City	State	Zip	APN	Suburb	Zone
Daniel J. Perkins	17702 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Allyn Higashi	17703 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Kerwin Higashi	17703 NE 104th WY	Redmond	WA	98052	X	Canterbury	C2
Jan Kordel	17705 NE 105th ST	Redmond	WA	98052	Y	Canterbury	C3
Teanna Kordel	17705 NE 105th ST	Redmond	WA	98052	X	Canterbury	C3
Mathru Janakiraman	17708 NE 105th ST	Redmond	WA	98052	X	Canterbury	C3
Ranjini Mathruboomam	17708 NE 105th ST	Redmond	WA	98052	Y	Canterbury	C3
Eyal Tropen	17709 NE 105th ST	Redmond	WA	98052	Y	Canterbury	C3
Yael Tropen	17709 NE 105th ST	Redmond	WA	98052	X	Canterbury	C3
Adina Trufinescu	17710 NE 104th WY	Redmond	WA	98052	X	Canterbury	C2
Constantin Paraschiv	17710 NE 104th WY	Redmond	WA	98052	X	Canterbury	C2
Tudor Trufinescu	17710 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Veronica Paraschiv	17710 NE 104th WY	Redmond	WA	98052	X	Canterbury	C2
Laura Alexander	17711 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Bruce Broughton	17718 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Colleen Broughton	17718 NE 104th WY	Redmond	WA	98052	X	Canterbury	C2
Eunjung Yuk	17718 NE 105th WY	Redmond	WA	98052	Y	Canterbury	C3
Anthony Fernandez	17719 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Patricia Fernandez	17719 NE 104th WY	Redmond	WA	98052	X	Canterbury	C2
Art Pagnotta	17720 NE 105th ST	Redmond	WA	98052	Y	Canterbury	C3
Janet Pagnotta	17720 NE 105th ST	Redmond	WA	98052	X	Canterbury	C3
Olga Zak	17726 NE 104th WY	Redmond	WA	98052	X	Canterbury	C2
Yevgeniy Zak	17726 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Bing Xu	17727 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Anson Tsao	17731 NE 105th WY	Redmond	WA	98052	X	Canterbury	C3
Joyce Tsao	17731 NE 105th WY	Redmond	WA	98052	Y	Canterbury	C3
Faisal R. Jamil	17734 NE 104th WY	Redmond	WA	98052	X	Canterbury	C2
Mamoonia Zia	17734 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Feng Ming Tang	17735 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Ming Hong Pi	17735 NE 104th WY	Redmond	WA	98052	X	Canterbury	C2
Ola Ghazal	17804 NE 105th WY	Redmond	WA	98052	Y	Canterbury	C3
Bo Li	17805 NE 104th WY	Redmond	WA	98052	X	Canterbury	C2
Jinmei Li	17805 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Nirav Shah	17812 NE 105th WY	Redmond	WA	98052	X	Canterbury	C3
Yamini Shah	17812 NE 105th WY	Redmond	WA	98052	Y	Canterbury	C3
Lisa Haury	17815 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Robert A Haury	17815 NE 104th WY	Redmond	WA	98052	X	Canterbury	C2
Sapna Jeswani	17817 NE 105th WY	Redmond	WA	98052	Y	Canterbury	C3
Brent Samodien	17820 NE 105th WY	Redmond	WA	98052	Y	Canterbury	C3
Julea Leiter	17821 NE 104th WY	Redmond	WA	98052	Y	Canterbury	C2
Mark Leiter	17821 NE 104th WY	Redmond	WA	98052	X	Canterbury	C2
Dana Pelton	17828 NE 105th WY	Redmond	WA	98052	Y	Canterbury	C3
Bibha Pandey	17838 NE 105th WY	Redmond	WA	98052	Y	Canterbury	C3
Ganesh Pandey	17838 NE 105th WY	Redmond	WA	98052	X	Canterbury	C3
Mary Rose SurrIDGE	10706 177th CT NE	Redmond	WA	98052	X	Chatsworth	CH1
Russell SurrIDGE	10706 177th CT NE	Redmond	WA	98052	Y	Chatsworth	CH1
Laura Drover	10711 177th CT NE	Redmond	WA	98052	Y	Chatsworth	CH1
Ikuko Tsuchiya	10712 177th CT NE	Redmond	WA	98052	X	Chatsworth	CH1
Shusuke Sakai	10712 177th CT NE	Redmond	WA	98052	Y	Chatsworth	CH1
Qi Shen	10727 177th CT NE	Redmond	WA	98052	X	Chatsworth	CH1
Yi Miao	10727 177th CT NE	Redmond	WA	98052	Y	Chatsworth	CH1
Peter Petesch	10728 177th CT NE	Redmond	WA	98052	Y	Chatsworth	CH1
Tina Petesch	10728 177th CT NE	Redmond	WA	98052	X	Chatsworth	CH1
Tina Cook	10731 177th CT NE	Redmond	WA	98052	Y	Chatsworth	CH1
Kelli Egberg	10736 177th CT NE	Redmond	WA	98052	Y	Chatsworth	CH1
Annie Kurz	17704 NE 107th CT	Redmond	WA	98052	X	Chatsworth	CH1
Scott T. McKean	17704 NE 107th CT	Redmond	WA	98052	Y	Chatsworth	CH1
Bheemrao Zhade	17707 NE 107th CT	Redmond	WA	98052	Y	Chatsworth	CH1
Sushma Zhade	17707 NE 107th CT	Redmond	WA	98052	X	Chatsworth	CH1
Daniel Klein	17710 NE 107th CT	Redmond	WA	98052	X	Chatsworth	CH1

Travels Name	Home Address	City	State	Zip Code	Home Ownership	Neighborhood	Zone
Judith Klein	17710 NE 107th CT	Redmond	WA	98052	Y	Chatsworth	CH1
Brian Mars	17715 NE 107th CT	Redmond	WA	98052	X	Chatsworth	CH1
Claire E. Mars	17715 NE 107th CT	Redmond	WA	98052	Y	Chatsworth	CH1
David Mashburn	17716 NE 107th CT	Redmond	WA	98052	X	Chatsworth	CH1
Jill Mashburn	17716 NE 107th CT	Redmond	WA	98052	Y	Chatsworth	CH1
Joseph C. Hatch	17721 NE 107th CT	Redmond	WA	98052	X	Chatsworth	CH1
Stacy Hatch	17721 NE 107th CT	Redmond	WA	98052	Y	Chatsworth	CH1
Daniel R Schroeder	17722 NE 107th CT	Redmond	WA	98052	X	Chatsworth	CH1
Julia A Schroeder	17722 NE 107th CT	Redmond	WA	98052	Y	Chatsworth	CH1
David Bierman	17728 NE 107th CT	Redmond	WA	98052	Y	Chatsworth	CH1
Sujal Parikh	10804 180th CT NE	Redmond	WA	98052	Y	Fieldstone	F4
Jack S. Jacobson	10806 178th PL NE	Redmond	WA	98052	Y	Fieldstone	F4
Sherrill Jacobson	10806 178th PL NE	Redmond	WA	98052	X	Fieldstone	F4
Maureen Padilla	10812 180th CT NE	Redmond	WA	98052	Y	Fieldstone	F4
Snezhana Kudryashov	10814 178th PL NE	Redmond	WA	98052	Y	Fieldstone	F4
John Fujis Mandra	10815 180th CT NE	Redmond	WA	98052	Y	Fieldstone	F4
Amber Mancino	10820 180th CT NE	Redmond	WA	98052	Y	Fieldstone	F4
Richard Mancino	10820 180th CT NE	Redmond	WA	98052	X	Fieldstone	F4
Stuart Goodwin	10836 180th CT NE	Redmond	WA	98052	Y	Fieldstone	F4
Igor Shubin	10844 180th CT NE	Redmond	WA	98052	Y	Fieldstone	F4
Dmitry Belenko	10909 178th PL NE	Redmond	WA	98052	Y	Fieldstone	F2
Eleonora Belenko	10909 178th PL NE	Redmond	WA	98052	X	Fieldstone	F2
Melissa Knopp	10920 178th CT NE	Redmond	WA	98052	Y	Fieldstone	F2
Ryan Knopp	10920 178th CT NE	Redmond	WA	98052	X	Fieldstone	F2
Lori Rakonza	10925 178th PL NE	Redmond	WA	98052	Y	Fieldstone	F2
Stephen Rakonza	10925 178th PL NE	Redmond	WA	98052	X	Fieldstone	F2
Sandra Merhej	10928 178th CT NE	Redmond	WA	98052	Y	Fieldstone	F2
Badrish Chandramouli	10936 178th CT NE	Redmond	WA	98052	Y	Fieldstone	F2
Sita Iyer	10936 178th CT NE	Redmond	WA	98052	X	Fieldstone	F2
Christina Robison	11006 178th CT NE	Redmond	WA	98052	Y	Fieldstone	F2
Jeff Robison	11006 178th CT NE	Redmond	WA	98052	X	Fieldstone	F2
Brian Gray	11008 178th CT NE	Redmond	WA	98052	Y	Fieldstone	F2
Kristen Gray	11008 178th CT NE	Redmond	WA	98052	X	Fieldstone	F2
Irinel Susan	11009 178th CT NE	Redmond	WA	98052	Y	Fieldstone	F2
Mihaela R. Susan	11009 178th CT NE	Redmond	WA	98052	X	Fieldstone	F2
Kaiyu Zhao	17603 NE 110th WY	Redmond	WA	98052	X	Fieldstone	F1
Yue Huang	17603 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Alvin Wong	17604 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Wane Li	17604 NE 110th WY	Redmond	WA	98052	X	Fieldstone	F1
John Stilin	17611 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Sherry Stilin	17611 NE 110th WY	Redmond	WA	98052	X	Fieldstone	F1
Charles Dougherty	17612 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Mary A. Dougherty	17612 NE 110th WY	Redmond	WA	98052	X	Fieldstone	F1
Erika Somogyvari	17619 NE 110th WY	Redmond	WA	98052	X	Fieldstone	F1
Karoly Somogyvari	17619 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Timea Somogyvari	17619 NE 110th WY	Redmond	WA	98052	X	Fieldstone	F1
Franc Camara	17620 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Dmitri Leonov	17628 NE 110th WY	Redmond	WA	98052	X	Fieldstone	F1
Elena Kuznetsova	17628 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Weihe Zhang	17636 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Wilber Wong	17636 NE 110th WY	Redmond	WA	98052	X	Fieldstone	F1
Andrew R. Luty	17707 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Anh Luty	17707 NE 110th WY	Redmond	WA	98052	X	Fieldstone	F1
Carey Fujii	17708 NE 110th WY	Redmond	WA	98052	X	Fieldstone	F1
Josephine Fujii	17708 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Anthony Fischer	17711 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Julianna Yu	17711 NE 110th WY	Redmond	WA	98052	X	Fieldstone	F1
Barbara Harrison	17719 NE 110th WY	Redmond	WA	98052	X	Fieldstone	F1
Howard Harrison	17719 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Pavel Komlev	17724 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1

Owner Name	Home Address	City	State	Zip	Home	Business	Lot
Aeja Lin	17732 NE 110th WY	Redmond	WA	98052	Y	Fieldstone	F1
Gretchen Amen	17806 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F3
Ronald Amen	17806 NE 109th CT	Redmond	WA	98052	X	Fieldstone	F3
Bruce Juntti	17807 NE 109th CT	Redmond	WA	98052	X	Fieldstone	F4
Forest Juntti	17807 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F4
Olga Yakovenko	17814 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F3
Archana Allu	17815 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F4
Srilatha Sridharan	17822 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F3
Kirsten Moreno	17823 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F4
Wayne Rowton	18010 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F3
Rashmi Khanna	18011 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F3
Maria Semak	18016 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F3
William David Bragg	18016 NE 109th CT	Redmond	WA	98052	X	Fieldstone	F3
Brett T Bonadies	18019 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F3
Kristina Bonadies	18019 NE 109th CT	Redmond	WA	98052	X	Fieldstone	F3
Andre O. Alfred	18024 NE 109th CT	Redmond	WA	98052	X	Fieldstone	F3
Sally H. Alfred	18024 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F3
James F. Palmquist	18027 NE 109th CT	Redmond	WA	98052	X	Fieldstone	F3
Sandra J. Palmquist	18027 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F3
Gary Conklin	18035 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F3
Andi Comisioneru	18040 NE 109th CT	Redmond	WA	98052	Y	Fieldstone	F3
Michal Comisioneru	18040 NE 109th CT	Redmond	WA	98052	X	Fieldstone	F3
Elena Olekh	10401 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Slava Olekh	10401 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC1
Priscilla Kliem	10402 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Ralph Leonard Kliem	10402 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC1
Dan Yang	10408 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Feng Gao	10409 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Xubei Zhang	10409 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC1
Marguerite Ebert	10414 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
S Pintar	10420 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Matthew George	10426 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Sherin Sara Simon	10426 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC1
Balbir Shokeen	10432 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Kavita Shokeen	10432 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC1
Deepini Ramanathan	10438 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC1
Venkat Yalla	10438 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Lieh Han	10444 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Nancy Han	10444 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC1
Bonnie Ginsberg	10505 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC1
David Ginsberg	10505 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Maggie Xu	10506 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC1
Quan Liu	10506 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Jennifer Huang	10514 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC1
Matthew Huang	10514 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Lijun Shi	10517 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Ye Zhang	10517 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC1
Priti Amin	10522 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC1
Umesh Amin	10522 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC1
Sudeep S. Pradhan	10530 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC2
Edward Stemple	10603 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC2
Janet K. Stemple	10603 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC2
Jen-Lung Chiu	10604 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC2
Li-Fen Wu	10604 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC2
Agnus Cunningham	10611 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC2
Cynthia Cunningham	10611 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC2
Qiang Li	10612 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC2
Ting-Yao Huang	10612 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC2
Janalee C. Leavitt	10619 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC2
Kent G. Leavitt	10619 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC2

Wardens_Name	Home_Address	City	State	Zipcode	ARHOA Households*	Suburbs	Zone
Hoi Yee Leung	10620 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC2
Steve T. Huang	10620 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC2
Jennifer Jones	10628 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC2
Aakanksha Rathi	10704 180th CT NE	Redmond	WA	98052	Y	Windsor Court	WC2
Pritesh Patwa	10704 180th CT NE	Redmond	WA	98052	X	Windsor Court	WC2
Olesya Thayer	17901 NE 106th CT	Redmond	WA	98052	Y	Windsor Court	WC2
Karene Busby	17908 NE 106th CT	Redmond	WA	98052	Y	Windsor Court	WC2
Lance Hood	17909 NE 106th CT	Redmond	WA	98052	Y	Windsor Court	WC2
Sam Zhong	17916 NE 106th CT	Redmond	WA	98052	X	Windsor Court	WC2
Sheena Zhu	17916 NE 106th CT	Redmond	WA	98052	Y	Windsor Court	WC2
Kaisera Jamil Zubair	17917 NE 106th CT	Redmond	WA	98052	Y	Windsor Court	WC2
Amanda Ellis	10011 168th PL NE	Redmond	WA	98052	--	Non-ARHOA	NGH
Bryna S.A. Riley	10206 179th AVE NE	Redmond	WA	98052	--	Non-ARHOA	NGH
Kat Spottswood	10222 167th PL NE	Redmond	WA	98052	--	Non-ARHOA	NGH
Teresa Peters	12010 174th CT NE	Redmond	WA	98052	--	Non-ARHOA	NGH
Jill Stoddart	12040 157th CT NE	Redmond	WA	98052	--	Non-ARHOA	NGH
Shannon Yochum	15601 NE 107th CT	Redmond	WA	98052	--	Non-ARHOA	NGH
Caroline Cho	16090 NE 103rd ST	Redmond	WA	98052	--	Non-ARHOA	NGH
Devra Hunt	16646 NE 120th WY	Redmond	WA	98052	--	Non-ARHOA	NGH
Colleen Beirne	17126 NE 98th CT	Redmond	WA	98052	--	Non-ARHOA	NGH
Eva Sozosyne	17216 NE 133rd PL	Redmond	WA	98052	--	Non-ARHOA	NGH
Anna Bocson	17820 NE 101st CT	Redmond	WA	98052	--	Non-ARHOA	NGH
Hel-Bongo Malla	18211 NE 103rd CT	Redmond	WA	98052	--	Non-ARHOA	NGH
Kelley Briles	18211 NE 103rd CT	Redmond	WA	98052	--	Non-ARHOA	NGH
Amy Silverman	18334 NE 103rd CT	Redmond	WA	98052	--	Non-ARHOA	NGH
Eva Bertalan	22927 NE 81st ST	Redmond	WA	98053	--	Non-ARHOA	NGH
Krista McClain	9514 163rd PL NE	Redmond	WA	98052	--	Non-ARHOA	NGH
Lougena F Thome	9700 175th PL NE	Redmond	WA	98052	--	Non-ARHOA	NGH
Totals		322				181	

***ARHOA Household**

Y = 1st in household to sign

X = Additional household members.

Non-ARHOA Households not included in count

90% = 181/203 (205 AR households minus 3 AR households that abstained due to conflict of interest)

Emerald Heights Proposed Expansion

Is not compatible with the character of a single-family home neighborhood

Proposed Assisted Living Building Along 176th



EAST ELEVATION - CURRENT PROPOSAL



EAST ELEVATION - CURRENT PROPOSAL
EXISTING AND PROPOSED LANDSCAPING - WINTER

*NEW PLANTINGS SHOWN AT INSTALL HEIGHT

Proposed Independent Living Building

as viewed from main entrance



Location of the Proposed Buildings

at the edges of the complex



I am opposed to the Assisted Living Building and the Independent Living Building as they are currently sited under Conditional Use Permit LAND-2018-00586 and Site Plan Entitlement Permit LAND-2018-00617.

The Independent Living Building will appear prominently at the main entrance, while the Assisted Living Building will dominate the streetscape of 176th Ave NE.

I am aware that Emerald Heights made modifications to its original design proposal for the Assisted Living Building along 176th Ave NE. These changes include the following:

- Stepping down the north corner of the building;
- Moving 2/3 of the building back an additional 8' from the original 15' setback from the property line;
- Adding a second row of evergreen trees.

While I appreciate the attempt to mitigate the proposed plans for the Assisted Living Building, it remains incompatible with the surrounding neighborhood for many reasons including:

- The building is still almost 300' long – the length of a football field.
- The bulk, height, and square footage are out-of-scale for a single-family neighborhood. In one section, the building is over 40' tall.
- The setback from the property line is only 15 to 25' and is substantially less than the setbacks of other nearby large institutional buildings, such as Redmond High School, which have an average setback of 140'.
- During the day, the building will block out filtered light in a significant section of the parkway.
- In the evening, the light from many of the 100 windows will be visible for years to come, if not permanently.
- The proposed landscape plan is not a solution. It will take 10-15 years for the tips of the trees to reach the roofline; and as the trees mature, they will lose lower branches causing views of the building to emerge. The potential impacts of climate, pests, and human factors result in no guarantee that the trees will thrive as planned.

Additionally, I believe construction of these buildings will lead to the needless destruction of 180 significant trees and over an acre of tree canopy which could be avoided if they were placed in other locations on the Emerald Heights campus.

I believe Emerald Heights must honor the written commitments it made in its 2010 Rezone application and keep the proposed institutional buildings behind the substantial greenbelt buffer as it exists today. Neither the Assisted Living Building nor the Independent Living Building are sited for compatibility with the adjacent neighborhood and all those who walk, run or bike 176th Ave NE.

Preserve the existing greenbelt buffer surrounding Emerald Heights

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature <i>Rebbie Skoglund</i>	Printed Full Name Rebbie Skoglund	Date 11/3/2018
Address 10827 177TH AVE NE		Email Address (optional) SKog17@aol.com

Signature <i>Suzanne Embr</i>	Printed Full Name Suzanne Embr	Date
Address 10805 177th Ct NE Redmond WA 98052		Email Address (optional) Suzanne_endere@gmail.com

Signature <i>Lisa Sheffield</i>	Printed Full Name Lisa Sheffield	Date 11/4/2018
Address 10835 177th Ct NE		Email Address (optional) lisa@kellysheffield.com

Signature <i>Jacqueline Riddell</i>	Printed Full Name Jacqueline Riddell	Date 11/4/2018
Address 10818 177th Ct NE Redmond Wash. 98052		Email Address (optional) JACQUELE@LIVE.COM

Signature <i>Michael L Kammer</i>	Printed Full Name Michael L Kammer	Date 11/7/2018
Address 0906 177th Ct NE Redmond 98052		Email Address (optional) michael@mkammer.com

Signature <i>Georgette J. Kammer</i>	Printed Full Name Georgette J. Kammer	Date 11/7/2018
Address 10906 177th Ct NE Redm, WA 98052		Email Address (optional) gette@mkammer.com

Signature <i>Indraneel Deb Sirdar</i>	Printed Full Name INDRANEEL DEB SIRDAR	Date 11/10/2018
Address 10819 177th Ct NE REDMOND, WA 98052		Email Address (optional)

Signature <i>D. Bhattacharya</i>	Printed Full Name DEBAPRAJNA	Date 11/10/2018
Address 10819 177th Ct NE REDMOND, WA 98052		Email Address (optional) debaprajna@gmail.com

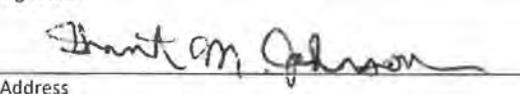
Signature <i>Martha Barron</i>	Printed Full Name Martha Barron	Date 11/11/2018
Address 17710 NE 108th Way Redmond WA 98052		Email Address (optional) barronma@comcast.net

Signature <i>Manasi Suzuki</i>	Printed Full Name MANASI SUZUKI	Date 11/18/18
Address 10914 177th Ct NE		Email Address (optional) manaji9@nfl.com

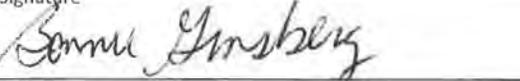
Signature <i>Neil Barnett</i>	Printed Full Name Neil Barnett	Date
Address 10914 177th Ct NE		Email Address (optional) Neilbarnett2@hotmail.com

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Jeri L.H. Johnson	Date 11/03/2018
Address 10817 178th Pl NE, Redmond, WA	Email Address (optional) jeri-johnson3@gmail.com	

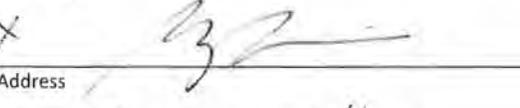
Signature 	Printed Full Name Grant M. Johnson	Date 11/03/2018
Address 10817 178th Pl. NE, Redmond, WA	Email Address (optional) grantandjerie@gmail.com	

Signature 	Printed Full Name Jason Klink	Date 11/3/2018
Address 10825 178th PL NE Redmond WA	Email Address (optional) jasonklink@gmail.com	

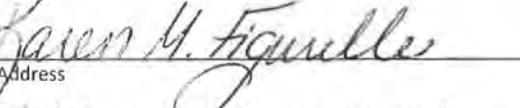
Signature 	Printed Full Name Bonnie Ginsberg	Date 11/9/18
Address 10505 180th Ct NE Redmond, WA	Email Address (optional) bonniejginsberg@gmail.com	

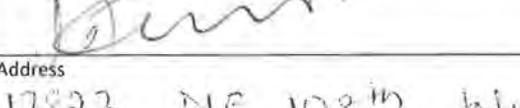
Signature 	Printed Full Name DAVID GINSBERG	Date 11-9-2018
Address 10505 180th Ct NE	Email Address (optional) DAGINSBERG@hotmail.com	

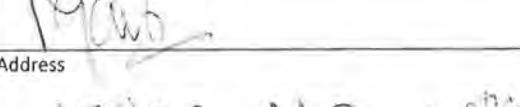
Signature 	Printed Full Name Bin Qian	Date 11-9-2018
Address 17831 NE 108th Way Redmond.	Email Address (optional) binmail@gmail.com	

Signature 	Printed Full Name Zhuolin Qian	Date 11-11/2018
Address 17831 NE 108th way	Email Address (optional) lizhuolin@gmail.com	

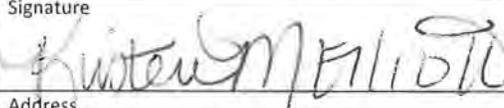
Signature 	Printed Full Name Linh Ly	Date 11/9/18
Address 10825 178th PL NE, Redmond WA	Email Address (optional) Ly-Linh@hotmail.com	

Signature 	Printed Full Name Karen M. Figurelle	Date 11.10.18
Address 17725 NE 108th Way	Email Address (optional) kfigurelle@hotmail.com	

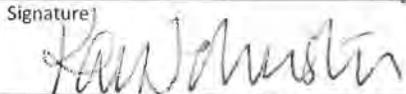
Signature 	Printed Full Name ASHU RAMIAT	Date 11/11/18
Address 17823 NE 108th way	Email Address (optional) ashusawat@hotmail.com	

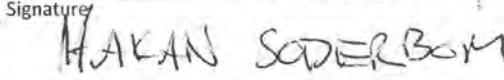
Signature 	Printed Full Name Manish Rawat	Date 11/11/18
Address 17823 NE 108th way	Email Address (optional) manishrawat@hotmail.com	

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Kirsten Elliott	Date 11/3/2018
Address 17611 NE 108th Way	Email Address (optional) kswieso@yahoo.com	

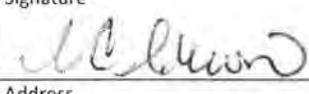
Signature 	Printed Full Name Michael Elliott	Date 11/3/2018
Address 17611 NE 108th Way	Email Address (optional) elliottma@hotmail.com	

Signature 	Printed Full Name KAY JOHNSTON	Date 11/2/2018
Address 17701 NE 108 WAY REDMOND, WA 98052	Email Address (optional) KAYMAJOHNSTON@HOTMAIL	

Signature 	Printed Full Name HAKAN SODERBOM	Date 11/11/2018
Address 17701 NE 108TH WAY	Email Address (optional) hakan.soderbom@live.com	

Signature 	Printed Full Name Amy Eisenmann	Date 11/2/18
Address 17709 NE 108th Way Redmond WA 98052	Email Address (optional) eisenmann4@comcast.net	

Signature 	Printed Full Name MARK EISENMANH	Date 11/3/18
Address 17709 NE 102TH WAY REDMOND WA 98052	Email Address (optional) MARK.EISENMANH@ABC SUPPLY.COM	

Signature 	Printed Full Name NANCY IRWIN	Date 11/3/18
Address 17744 NE 108th WAY REDMOND WA 98052	Email Address (optional) Smithmallow@gmail.com	

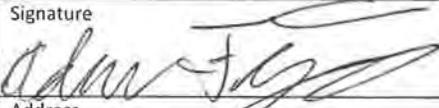
Signature 	Printed Full Name BRIAN BILDEAU	Date 11/3/18
Address 17744 NE 108th WAY, Redmond, WA 98052	Email Address (optional) brian_biledeau@hotmail.com	

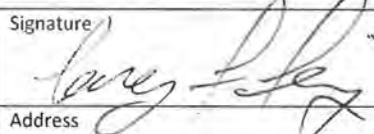
Signature 	Printed Full Name Kathleen Reynolds	Date 11/3/18
Address 10803 178th Pl. NE, Redmond WA	Email Address (optional) Kathleen@tribe.net	

Signature 	Printed Full Name ROBERT D. REYNOLDS	Date 11/7/18
Address 10803 178th PL NE, Redmond, WA	Email Address (optional)	

Signature 	Printed Full Name SONIA A. TURSCHMID	Date 11/3/18
Address 10809 178th Pl NE	Email Address (optional) sonia.turschmid@gmail.com	

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Adam Figurelle	Date 11/10/18
Address 17725 NE 108 th Way Redmond, WA 98052		Email Address (optional)

Signature 	Printed Full Name Terry F Figurelle	Date 11/16/18
Address 17725 NE 108 th Way Redmond, WA 98052		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

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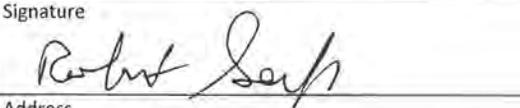
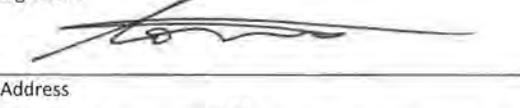
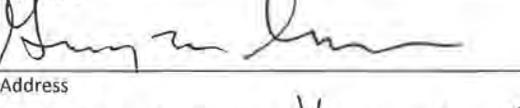
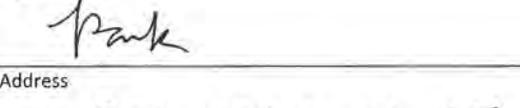
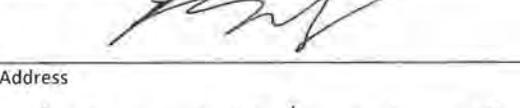
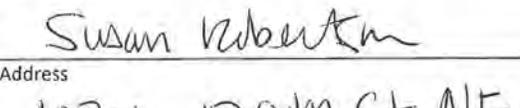
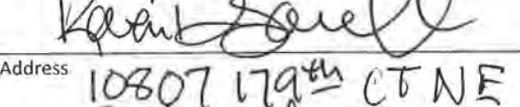
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Address		Email Address (optional)

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Address		Email Address (optional)

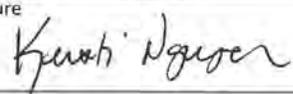
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Address		Email Address (optional)

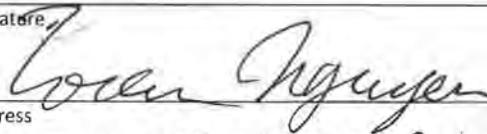
Signature	Printed Full Name	Date
Address		Email Address (optional)

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Robert Seifert	Date 11/3/18
Address 10842 179th Ct NE, Redmond 98052		Email Address (optional) robert.seifert@comcast.net
Signature 	Printed Full Name Dorothy Klingensmith	Date 11/3/18
Address 10830 179th Ct NE Redmond, WA 98052		Email Address (optional) dtklingensmith@gmail.com
Signature 	Printed Full Name Aditya Kulkarni	Date 11/3/18
Address 10814, 179th Ct NE, Redmond WA 98052		Email Address (optional) adityakulkarni@outlook.com
Signature 	Printed Full Name Deesha Phatak	Date 11/3/18
Address 10814, 179th Ct NE, Redmond, WA 98052		Email Address (optional) dish1989@gmail.com
Signature 	Printed Full Name HyeLim Kim	Date 11/3/18
Address 10806 179th Ct NE, Redmond, WA 98052		Email Address (optional) gpminsuk@gmail.com
Signature 	Printed Full Name Minsuk Kang	Date 11/3/18
Address 10806 179th Ct NE, Redmond, WA 98052		Email Address (optional)
Signature 	Printed Full Name Gary Schare	Date 11/3/18
Address 10734 179th Ct NE Redmond 98052		Email Address (optional)
Signature 	Printed Full Name Jungkyung Park	Date 11/3/2018
Address 10726 179th Ct NE Redmond, 98052		Email Address (optional) coffeeinla@gmail.com
Signature 	Printed Full Name Young Park	Date 11/3/18
Address 10726 179th Ct NE REDMOND, 98052		Email Address (optional) Coffeeinla@gmail.com
Signature 	Printed Full Name Susan Robertem	Date 11/3/18
Address 10710 179th Ct NE, Redmond, WA		Email Address (optional) Susan.robertem819@gmail.com
Signature 	Printed Full Name Keven D. Smith	Date 11/5/18
Address 10807 179th Ct NE Redmond WA 98052		Email Address (optional) k5smith500@msn.com

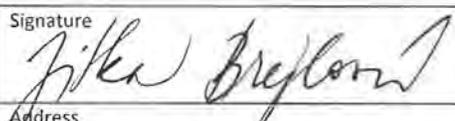
Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Kersti Nguyen	Date 11/5/18
Address 10725 179 TH CT. N.E. Redmond WA 98052	Email Address (optional) Hueydingh@gmail.com Kersti.dinh@gmail.com	

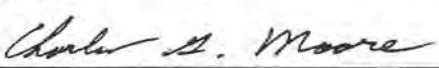
Signature 	Printed Full Name Toan Nguyen	Date 11/5/18
Address 10725 179 TH CT. N.E. Redmond, WA	Email Address (optional) Hueydingh@gmail.com	

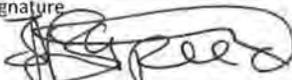
Signature 	Printed Full Name Elena Petrusic	Date 11/05/2018
Address 10709 179 TH CT NE, Redmond, WA	Email Address (optional) irina.ptr@hotmail.com	

Signature 	Printed Full Name MAREK BREJL	Date 11/05/2018
Address 10701 179 TH CT NE, REDMOND, WA	Email Address (optional) MAREK.BREJL@GMAIL.COM	

Signature 	Printed Full Name JITKA BREJLOVA	Date 11/5/18
Address 10701 179 th CT NE, Redmond WA, 98052	Email Address (optional) jitka.brejlova@gmail.com	

Signature 	Printed Full Name MEIVA SPIVORA	Date 11/5/18
Address 10202 179 th CT NE Redmond WA 98052	Email Address (optional) Elva_Spivora@hotmail.com	

Signature 	Printed Full Name Charles G. Moore	Date 11/5/18
Address 10834 179 th CT. NE, Redmond 98052	Email Address (optional) Moore.CG@hotmail.com	

Signature 	Printed Full Name Judith Breed	Date 11/5/18
Address 10850 179 th ct ne Redmond WA	Email Address (optional) jcgbreed@hotmail.com	

Signature	Printed Full Name	Date
Address	Email Address (optional)	

Signature	Printed Full Name	Date
Address	Email Address (optional)	

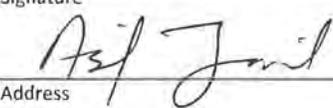
Signature	Printed Full Name	Date
Address	Email Address (optional)	

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name John Gamble	Date 11/07/2018
Address 10815 179th Ct. NE, Redmond	Email Address (optional) johnkgamble@gmail.com	

Signature 	Printed Full Name Katherine Louise Kelley	Date 11/7/18
Address 10815 179th Ct. NE, Redmond	Email Address (optional) KatherinelKelley@gmail.com	

Signature 	Printed Full Name Aaron E. Halabe	Date 11/7/18
Address 10742 179th Ct. NE Redmond	Email Address (optional) EDELBEE@MSN.COM	

Signature 	Printed Full Name ASIF JAMIL	Date 12/22/18
Address 10822 - 179th Ct NE Redmond	Email Address (optional) a-r-jamil@hotmail.com	

Signature	Printed Full Name	Date
Address	Email Address (optional)	

Signature	Printed Full Name	Date
Address	Email Address (optional)	

Signature	Printed Full Name	Date
Address	Email Address (optional)	

Signature	Printed Full Name	Date
Address	Email Address (optional)	

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Address	Email Address (optional)	

Signature	Printed Full Name	Date
Address	Email Address (optional)	

Signature	Printed Full Name	Date
Address	Email Address (optional)	

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature <i>Marsha Allgeier</i>	Printed Full Name MARSHA ALLGEIER	Date 11-8-18
Address 10621 176 th CT NE REDMOND, WA 98052		Email Address (optional)

Signature <i>Wendy E...</i>	Printed Full Name WENDY E...	Date 11-8-18
Address 10622 176 th CT NE Redmond		Email Address (optional)

Signature <i>Jennifer Allgeier</i>	Printed Full Name Jennifer Allgeier	Date 11-3-18
Address 10621 176 th CT NE Redmond, WA 98052		Email Address (optional)

Signature <i>Cristi L Spurgeon</i>	Printed Full Name Cristi L. Spurgeon	Date 11-8-18
Address 10611-176 th CT, NE Redmond 98052		Email Address (optional)

Signature <i>Peter F. Engquist</i>	Printed Full Name PETER F. ENGQUIST	Date 11-8-2018
Address 10622 176 th CT NE REDMOND 98052		Email Address (optional)

Signature <i>Tim Spurgin</i>	Printed Full Name Tim Spurgin	Date 11/16/18
Address 10611 176 th CT NE Redmond 98052		Email Address (optional)

Signature <i>Jerome Jin</i>	Printed Full Name Jerome Jin	Date 11/16/18
Address 10601 176 th CT NE, Redmond 98052		Email Address (optional)

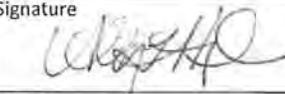
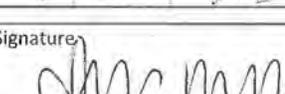
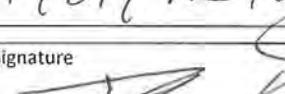
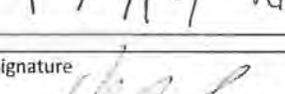
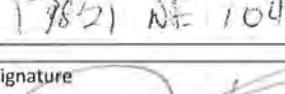
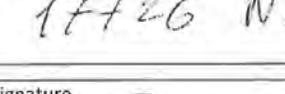
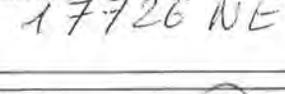
Signature <i>Wendy Wang</i>	Printed Full Name WENDY WANG	Date 11/16/18
Address 10601 176 th CT NE Redmond		Email Address (optional)

Signature <i>Mascia Fleming</i>	Printed Full Name Mascia Fleming	Date 11-16-18
Address M. Fleming		Email Address (optional)

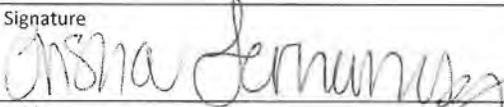
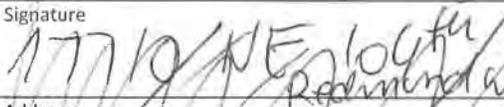
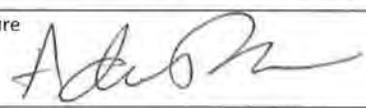
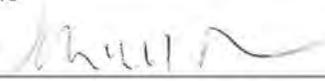
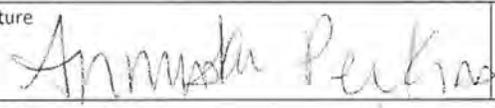
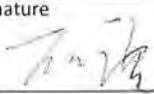
Signature <i>Tracey Gilman</i>	Printed Full Name Tracey Gilman	Date 11-16-18
Address 10528 176 th CT NE Redmond		Email Address (optional)

Signature <i>Lauren Moynihan</i>	Printed Full Name Lauren Moynihan	Date 11-16-18
Address 10604 176 th CT NE Redmond		Email Address (optional)

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Allyn Higashi	Date 11/3/2018
Address 17703 NE 104th Way		Email Address (optional) allyn.higashi@frontier.com
Signature 	Printed Full Name Kerwin Higashi	Date 11/3/2018
Address 17703 NE 104th Way		Email Address (optional) kerwin.higashi@frontier.com
Signature 	Printed Full Name Christina Althe Bird	Date 11/3/2018
Address 17609 NE 104th Way		Email Address (optional) cabird@gmail.com
Signature 	Printed Full Name Erin Marie Bird	Date 11/3/2018
Address 17609 NE 104th Way		Email Address (optional) embird@uw.edu
Signature 	Printed Full Name Mei Yang	Date 11/3/2018
Address 17617 NE 104th Way		Email Address (optional) meiyang@outlook.com
Signature 	Printed Full Name Tony Fernandez	Date 11/3/18
Address 17719 NE 104th Way Redmond WA 98052		Email Address (optional) tish_tony1@outlook.com
Signature 	Printed Full Name Mark Leiter	Date 11/3/18
Address 17821 NE 104 Way		Email Address (optional) mark.leiter@outlook.com
Signature 	Printed Full Name Julia Leiter	Date 11/3/18
Address 17821 NE 104th Way		Email Address (optional) julia.leiter@outlook.com
Signature 	Printed Full Name VOLGA ZAK	Date 11/3/2018
Address 17726 NE 104th Way		Email Address (optional) olga.zak@live.com live
Signature 	Printed Full Name Sergey ZAK	Date 11/3/2018
Address 17726 NE 104th Way		Email Address (optional)
Signature 	Printed Full Name Colleen Broughton	Date 11/03/2018
Address 17718 NE 104th Way Redmond		Email Address (optional)

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Bruce Broughton	Date 11-3-18
Address 17718 NE 104th Way Redmond WA 98052		Email Address (optional) brucedbroughton@yahoo.com
Signature 	Printed Full Name Patricia Fernandez	Date 11/3/18
Address 17719 NE 104th way Redmond WA 98052		Email Address (optional) trishfany1@hotmail.com
Signature 	Printed Full Name Adina Trufinescu	Date 11/3/18
Address 17710 NE 104th way Redmond WA		Email Address (optional) 11/3/18
Signature 	Printed Full Name Adina Trufinescu	Date 11/3/18
Address 17710 NE 104th way Redmond WA		Email Address (optional) adina.tru@live.com
Signature 	Printed Full Name Tudor Trufinescu	Date 11/3/18
Address 17710 NE 104th way Redmond WA		Email Address (optional) tudort@yahoo.com
Signature 	Printed Full Name Veronica Paraschiv	Date 11/3/18
Address 17710 NE 104th way Redmond WA		Email Address (optional) titiparaschiv@outlook.com
Signature 	Printed Full Name Constantin Paraschiv	Date 11/3/18
Address 17710 NE 104th way Redmond WA		Email Address (optional) titiparaschiv@outlook.com
Signature 	Printed Full Name Daniel Perkins	Date 11/5/18
Address 17702 NE 104th way Redmond WA		Email Address (optional) nueshop@nueshop.com
Signature 	Printed Full Name Annusta Perkins	Date 11/15/18
Address 17702 NE 104th way Redmond WA		Email Address (optional) nueshop@hotmail.com
Signature 	Printed Full Name MAMONA ZIA	Date 11-2-2018
Address 17734 NE 104th WAY REDMOND WA 98052		Email Address (optional) mamona_zia@hotmail.com
Signature 	Printed Full Name Fengming Tang	Date 11-5/2018
Address 17735 NE 104th way Redmond WA 98052		Email Address (optional) june188.tang@gmail.com

Parents of Homeowner

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature <i>mlps</i>	Printed Full Name Ming Hong Pi	Date 10/05/2018
Address 17735 NE 104th Way, Redmond, WA		Email Address (optional) minghong.pi@gmail.com

Signature <i>Faisal R Jamil</i>	Printed Full Name Faisal R Jamil	Date 10/5/2018
Address 17734 NE 104th Way Redmond, WA		Email Address (optional) f-r-jamil@hotmail.com

Signature <i>Anna Alexander</i>	Printed Full Name Anna Alexander	Date 12/2/18
Address 17711 NE 104th Way		Email Address (optional) wate_bradud@hotmail.com

Signature <i>Pavel Komlev</i>	Printed Full Name Pavel Komlev	Date 12/2/18
Address 17724 NE 110th Way		Email Address (optional) komlev@gmail.com

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

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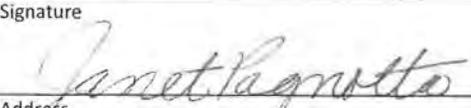
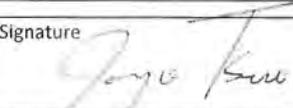
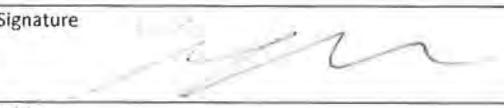
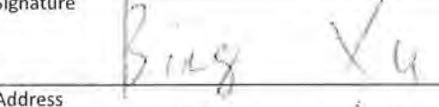
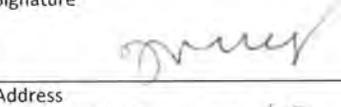
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Address		Email Address (optional)

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Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature <i>Lisa Haury</i>	Printed Full Name LISA HAURY	Date 12-17-18
Address 17815 NE 104 th WAY Redmond WA 98052		Email Address (optional) lhaury@msn.com
Signature <i>Robert A Haury</i>	Printed Full Name Robert A HAURY	Date 12-17-18
Address 17815 NE 104 th WAY Redmond WA 98052		Email Address (optional) bobhaury@msn.com
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
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Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Janet Pagnotta	Date 10-8-18
Address 17720 NE 105 th St. Redmond		Email Address (optional)
Signature 	Printed Full Name Ola Ghazal	Date 10-8-18
Address 17804 NE 105 th Way Redmond		Email Address (optional)
Signature 	Printed Full Name JOYCE TSAO	Date 10-8-2018
Address 17731 NE 105 TH Way		Email Address (optional) joyceellentso@hotmail.com
Signature 	Printed Full Name YAMINI SHAH	Date 10-8-18
Address 17812 NE 105 th WAY		Email Address (optional) Yamini_raman@hotmail.com
Signature 	Printed Full Name Dana Peltan	Date 10/8/18
Address 17828 NE 105 th Way		Email Address (optional)
Signature 	Printed Full Name Eunjung Yuk	Date 11/10/18
Address 17718 NE 105 th way		Email Address (optional)
Signature 	Printed Full Name ANSON TSAO	Date 11/10/18
Address 17731 NE 105 TH WAY		Email Address (optional)
Signature 	Printed Full Name Nirav Shah	Date 11/10/18
Address 17812 NE 105 th Way		Email Address (optional)
Signature 	Printed Full Name SAPNA JESWANI	Date 11/10/18
Address 17317 NE 105 th way		Email Address (optional)
Signature 	Printed Full Name BING XU	Date 11/10/18
Address 17727 NE 104 th Way		Email Address (optional)
Signature 	Printed Full Name MATHRU JAWAKIRAMAN	Date 11/11/18
Address 17708 NE 105 th REDMOND WA 98052		Email Address (optional) MATHRUJ@GMAIL.COM

C2

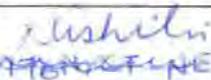
Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature <i>Ranjini M</i>	Printed Full Name RANJINI MATHRUBOOPAN	Date 11/11/18
Address 17708 NE 105th Redmond WA 98052		Email Address (optional) RANJINI.MATHRU@GMAIL.COM
Signature <i>[Signature]</i>	Printed Full Name Yael Tropen	Date 11/11/18
Address 17709 NE 105th Redmond, WA 98052		Email Address (optional) tropen@msn.com
Signature <i>Yael Tropen</i>	Printed Full Name Yael Tropen	Date 11/11/18
Address 13709 NE 105th, Redmond WA		Email Address (optional) tropen@msn.com
Signature <i>Jan Korder</i>	Printed Full Name JAN KORDER	Date 11/11/18
Address 17705 NE 105th St Redmond WA		Email Address (optional) jan-a-korder@bring.com
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
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Signature	Printed Full Name	Date
Address		Email Address (optional)
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Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)

See Bridge #

Emerald Heights Proposed Expansion
 Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name BRENT SAMODIEN	Date 14/12/2018
Address 17820 NE 105TH WAY REDMOND, WA, 98052		Email Address (optional) BRENTS@LIVE.CO.ZA

Signature 	Printed Full Name NISHITA MOHAN	Date 12/16/2018
Address 10618 176th CT NE, REDMOND WA 98052		Email Address (optional) nishitamohan@hotmail.com

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

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Address		Email Address (optional)

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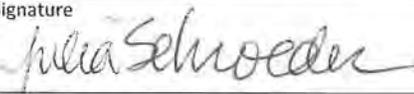
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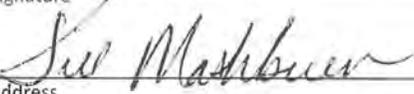
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Is not compatible with the character of a single-family home neighborhood

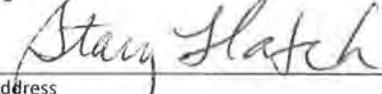
Signature 	Printed Full Name Julia Schroeder	Date 10/30/18
Address 17722 NE 107 th Ct.	Email Address (optional) jcandrews@gmail.com	

Signature 	Printed Full Name Judy Klein	Date 10/30/18
Address 17710 NE 107 th Ct.	Email Address (optional) judyklein@gmail.com	

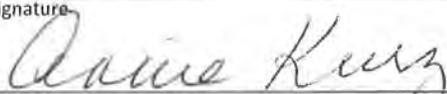
Signature 	Printed Full Name Claire E. Mars	Date 10/30/18
Address 17715 NE 107 th Ct	Email Address (optional) clairemars15@gmail.com	

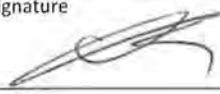
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Address 17707 NE 107 th Ct	Email Address (optional) Sushmazhade@yahoo.com	

Signature 	Printed Full Name Jill Mashburn	Date 10/30/18
Address 17716 NE 107 th Ct Red WA 98052	Email Address (optional) jlmashburn@msn.com	

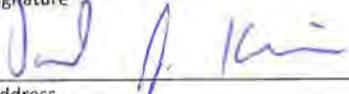
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Address 17721 NE 107 th Ct	Email Address (optional) Stacy.Hatch@comcast.net	

Signature 	Printed Full Name Joseph C Hatch	Date 10-30-18
Address 17721 NE 107 th Ct	Email Address (optional) joe.hatch@comcast.net	

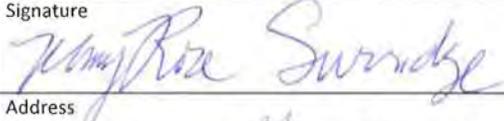
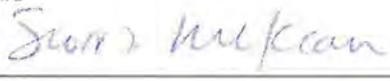
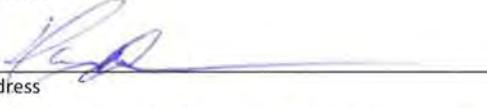
Signature 	Printed Full Name Annie Kurz	Date 10-30-18
Address 17704 NE 107 th Ct	Email Address (optional) akurz@anniekurz.com	

Signature 	Printed Full Name Laura Droyer	Date 10/30/18
Address 10711 177 th Ct NE	Email Address (optional) laura.droyer@hotmail.com	

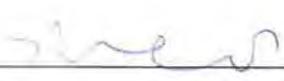
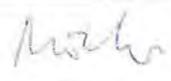
Signature 	Printed Full Name Tina Cook	Date 10/30/18
Address 10731 177 th Ct NE	Email Address (optional) tcookphone@gmail.com	

Signature 	Printed Full Name Daniel Klein	Date 10/1/18
Address 17710 NE 107 th Ct Redmond, WA 98052	Email Address (optional) DTKLEIN@GMAIL.COM	

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Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Shusuke Sakai	Date 11/04/2018
Address 10712 17th Ct NE Redmond, WA 98052		Email Address (optional) shusukes@gmail.com
Signature 	Printed Full Name Ikuko Tsuchiya	Date 11/4/18
Address 10712 17th Ct NE Redmond, WA 98052		Email Address (optional) heyikuko@gmail.com
Signature 	Printed Full Name Bheemrao Zhade	Date 11/11/2018
Address 17707 NE 107th Ct Redmond, WA 98052		Email Address (optional) bzhadr@yahoo.com
Signature 	Printed Full Name Russell Surridge	Date 11/11/2018
Address 10706 - 177th Ct NE Redmond, WA 98052		Email Address (optional) Russur@comcast.net
Signature 	Printed Full Name Mary Rose Surridge	Date 11/11/18
Address 10706 177th Ct NE, Redmond 98052		Email Address (optional) rsmgr@comcast.net
Signature 	Printed Full Name Scott T. McKean	Date 11/11/18
Address 17704 NE 107th Ct, Redmond, WA 98052		Email Address (optional) mckeanbiz@comcast.net
Signature 	Printed Full Name David Masubumi	Date 4-9-60
Address 17716 NE 107 Ct Redmond		Email Address (optional) dmasubumi@gmail.com
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Qi Shen	Date 11/11/2018
Address 10727 177 th CT NE Redmond		Email Address (optional) sbi@hotmail.com
Signature 	Printed Full Name YI MIAO	Date 11/11/2018
Address 10727 177 th CT NE Redmond		Email Address (optional) miaoyi@hotmail.com
Signature 	Printed Full Name Kelli Egberg 206-963-2060	Date 11/11/2018
Address 10136 177 th CT NE Redmond		Email Address (optional) jkegberg@live.com
Signature 	Printed Full Name Brian Mars	Date 11/17/18
Address 17715 NE 107 th CT Redmond WA 98052		Email Address (optional) bymars@gmail.com
Signature 	Printed Full Name David Bierman	Date 11/15/18
Address 17728 NE 107 th		Email Address (optional) david@biermanmediation.com
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)

Emerald Heights Proposed Expansion
 Is not compatible with the character of a single-family home neighborhood

Signature <i>[Handwritten Signature]</i>	Printed Full Name Daniel Schroeder	Date 11/11/18
Address 17722 NE 107 th Ct, Redmond, WA		Email Address (optional)

Signature <i>[Handwritten Signature]</i>	Printed Full Name Peter Petesch	Date 11/14/18
Address 10728 177 th Ct NE, Redmond, WA		Email Address (optional) PeterPetesch@hotmail.com

Signature <i>[Handwritten Signature]</i>	Printed Full Name Tina Petesch	Date 11/14/18
Address 10728 177 th Ct NE Redmond WA		Email Address (optional) tina.petesch@live.com

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

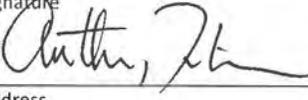
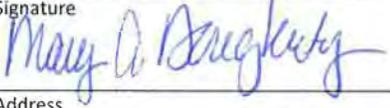
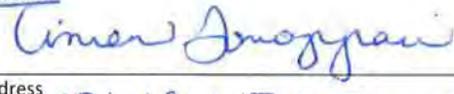
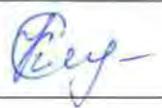
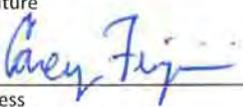
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Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name ANTHONY FISCHER	Date 11/3/18
Address 17711 NE 110TH WAY, REDMOND, WA		Email Address (optional) AAFISCHER@GMAIL.COM
Signature 	Printed Full Name Mary A. Daugherty	Date 11/3/18
Address 17612 NE 110th Way Redmond 98052		Email Address (optional) mary.daugherty@comcast.net
Signature 	Printed Full Name CHARLES DAUGHERTY	Date 11/3/2018
Address 17612 NE 110 th WAY, REDMOND, WA 98052		Email Address (optional) CDAUGHERTY99@COMCAST.NET
Signature 	Printed Full Name ERIKA SOMOGYVARI	Date 11/5/2018
Address 17619 NE 110 th Way Redmond WA 98052		Email Address (optional) eger22@msn.com
Signature 	Printed Full Name Karoly Somogyvari	Date 11/6/2018
Address 17619 NE 110TH Way Redmond WA 98052		Email Address (optional) karolyso@msn.com
Signature 	Printed Full Name Tímea Somogyvari	Date 11/6/2018
Address 17619 NE 110th way Redmond, WA 98052		Email Address (optional) kinga71@hotmail.com
Signature 	Printed Full Name Elena Kuznetsova	Date 11/6/2018
Address 17628 NE 110 th Way Redmond WA 98052		Email Address (optional) lena.kuzn@gmail.com
Signature 	Printed Full Name ANH LUTY	Date 11/6/2018
Address 17707 NE 110 th way Redmond WA		Email Address (optional) aluty@frontier.com
Signature 	Printed Full Name JOSEPHINE FUJII	Date 11-6-2018
Address 17708 NE 110 th WAY REDMOND, WA		Email Address (optional) JOFUJ@COMCAST.NET
Signature 	Printed Full Name Carey Fujii	Date 11/6/18
Address 17708 NE 110 Way Redmond, WA		Email Address (optional) carey.fujii@gmail.com
Signature 	Printed Full Name ANDREW R. LUTY	Date 11/6/18
Address 17707 NE 110 th Way Redmond, WA		Email Address (optional) aluty@hotmail.com

Emerald Heights Proposed Expansion
 Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Dmitri LEONOV	Date 11/6/2018
Address 17628 NE 110 th Way, Redmond	Email Address (optional) zonets@live.com	

Signature 	Printed Full Name FRANC CAMARA	Date 12/4/2018
Address 17620 NE 110 th Way, Redmond	Email Address (optional) FHOME@COMCAST.NET	

Signature 	Printed Full Name Aeja LIN	Date 12/8/2018
Address 17732 NE 110 th Way, Redmond	Email Address (optional) aejalin@gmail.com	

Signature	Printed Full Name	Date
Address	Email Address (optional)	

Signature	Printed Full Name	Date
Address	Email Address (optional)	

Signature	Printed Full Name	Date
Address	Email Address (optional)	

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Address	Email Address (optional)	

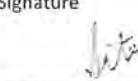
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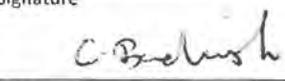
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Address	Email Address (optional)	

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Brian Gray	Date 11/3/18
Address 11008 178 th Ct NE Redmond, WA		Email Address (optional)

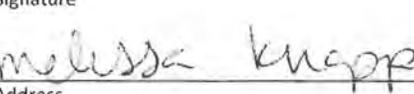
Signature 	Printed Full Name Kristen Gray	Date 11/3/18
Address 11008 178 th Ct NE		Email Address (optional)

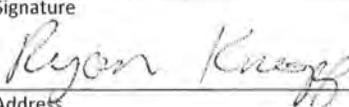
Signature 	Printed Full Name SITA BADRISH	Date 11/3/18
Address 10936 178 th Ct NE		Email Address (optional)

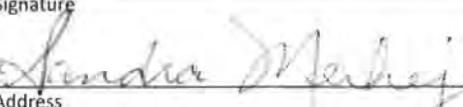
Signature 	Printed Full Name BADRISH CHANDRAMOULI	Date 11/3/18
Address 10936 178 th Ct NE		Email Address (optional) BADRISH@GMAIL.COM

Signature 	Printed Full Name Lori Rakonza	Date 11/3/18
Address 10925 178 th Pl NE Redmond		Email Address (optional) lorakonza@hotmail.com

Signature 	Printed Full Name Stephen Rakonza	Date 11/3/18
Address 10925 178 th Pl NE Redmond		Email Address (optional) stephen@rakonza.com

Signature 	Printed Full Name MELISSA KNOPP	Date 11/4/18
Address 10920 178 th Ct NE Redmond		Email Address (optional) melissaknopp@gmail.com

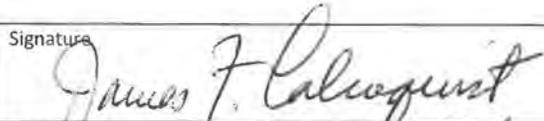
Signature 	Printed Full Name Ryan Knopp	Date 11/4/18
Address 10920 178 th Ct NE Redmond		Email Address (optional) ryan@theknopp.com

Signature 	Printed Full Name Sandra Merhej	Date 11-4-18
Address 10928 178 th Ct NE Redmond		Email Address (optional) smtexas@gmail.com

Signature 	Printed Full Name Christina Robison	Date 11/6/18
Address 11006 178 th Ct NE		Email Address (optional) casarobison.com chris@casarobison.com

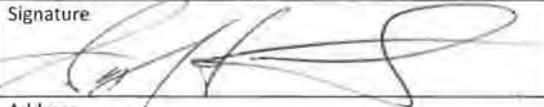
Signature 	Printed Full Name Jeff Robison	Date 11/6/18
Address 11006 178 th Ct NE		Email Address (optional) jeff@casarobison.com

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name James F. Palmquist	Date 11-03-2018
Address 18027 NE 109th Ct. Redmond, WA 98052		Email Address (optional)

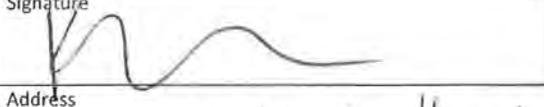
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Address 18027 NE 109th Ct. Redmond WA 98052		Email Address (optional)

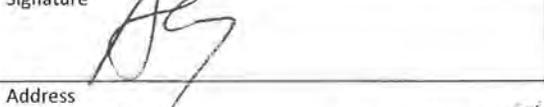
Signature 	Printed Full Name Andre O Alfred	Date 11-03-2018
Address 18024 NE 109th Ct Redmond WA 98052		Email Address (optional) aalfred@gmail.com

Signature 	Printed Full Name Sally H. Alfred	Date 11/03/2018
Address 18024 NE 109th Ct Redmond, WA 98052		Email Address (optional) shalfred123@gmail.com

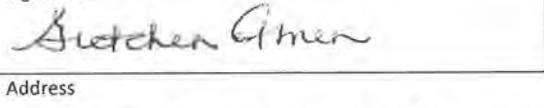
Signature 	Printed Full Name Gray Conklin	Date 11/3/18
Address 18035 NE 109th Ct, Redmond, WA 98052		Email Address (optional)

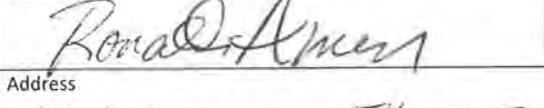
Signature 	Printed Full Name Brett Bonadies	Date 11/3/18
Address 18019 NE 109th Ct Redmond WA 98052		Email Address (optional)

Signature 	Printed Full Name Kristina Bonadies	Date 11/3/18
Address 18019 NE 109th Ct Redmond 98052		Email Address (optional) kristinabonadies@hotmail.com

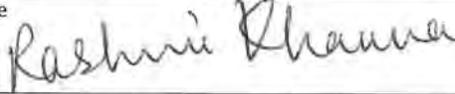
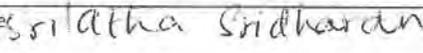
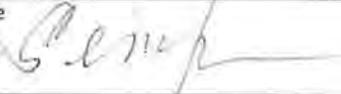
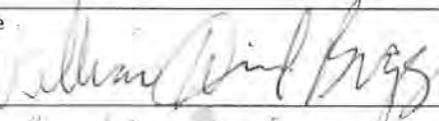
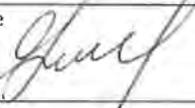
Signature 	Printed Full Name ANDI COMISIONERU	Date 11/4/18
Address 18040 NE 109th Ct Redmond, WA, 98052		Email Address (optional) andic11@hotmail.com

Signature 	Printed Full Name MICHAL COMISIONERU	Date 11/4/18
Address 18040 NE 109th Ct, Redmond, WA, 98052		Email Address (optional) michalcom@hotmail.com

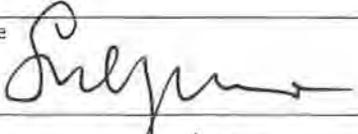
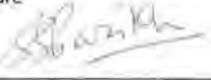
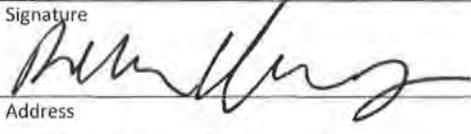
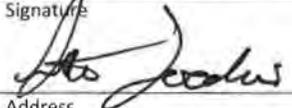
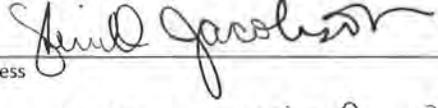
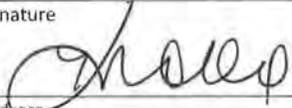
Signature 	Printed Full Name Gretchen Amen	Date 11-4-18
Address 17806 NE 105th Ct, Redmond, WA 98052		Email Address (optional) amenrage@aol.com

Signature 	Printed Full Name RONALD AMEN	Date 11-4-18
Address 17806 NE 109th Ct, REDMOND, WA 98052		Email Address (optional) RONALD-JOHN.AMEN@GMPAC.COM

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name RASHMI KHANNA	Date Nov 6, 2018
Address 18011 NE 109th Ct, Redmond, WA 98052		Email Address (optional) RASHMIKHANNA@SC@gmail.com
Signature 	Printed Full Name SRILATHA SRIDHARAN	Date Nov 6, 2018
Address 17822 NE 109th Ct, Redmond, WA-98052		Email Address (optional) SrilathaSridharan@gmail.com Sriramantr@gmail.com
Signature 	Printed Full Name Igor Shubin	Date 11/8/2018
Address 10844 180th Ct NE Redmond WA 98052		Email Address (optional) igorshubin@hotmail.com
Signature 	Printed Full Name MARIA SEMAK	Date 11/11/2018
Address 18000 NE 109th Ct, Redmond		Email Address (optional) maria.semak@gmail.com
Signature 	Printed Full Name William David Bragg	Date 11/10/18
Address 18016 NE 109th Ct		Email Address (optional) wdbbragg@gmail.com
Signature 	Printed Full Name Olga Yakovenko Vitaly AKULOV	Date 11/14/18
Address 17814 NE 109 Ct, Redmond WA		Email Address (optional) vitaly_akulov@yahoo.com
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Snezhana Kudryashov	Date 11.03.18
Address 10814 178 th Pl NE, Redmond 98052		Email Address (optional) kudryashov@comcast.net
Signature 	Printed Full Name Archana Allu	Date 11.03.18
Address 17815 NE 109 th Ct, Redmond, 98052		Email Address (optional) archana.allu@gmail.com
Signature 	Printed Full Name SUJAL PARIKH	Date 11.03.18
Address 10804 180 th Ct NE Redmond WA 98052		Email Address (optional) sujal@outlook.com
Signature 	Printed Full Name Amber Mancino	Date 11/3/18
Address 10820 180 th Ct NE Redmond WA		Email Address (optional) adammeier@yahoo.com
Signature 	Printed Full Name Richard Mancino	Date 11/3/18
Address 10820 180 th Ct NE		Email Address (optional) mancinojr@gmail.com
Signature 	Printed Full Name STUART GOODWIN	Date 11/3/18
Address 10836 180 th Ct NE		Email Address (optional) sgoodwin4@hotmail.com
Signature 	Printed Full Name JACK S. JACOBSON	Date 11/3/18
Address 10806 178 th PLACE NE		Email Address (optional) JACKJACOBSON100@GMAIL.COM
Signature 	Printed Full Name Sherrill Jacobson	Date 11/3/18
Address 10806 178 th Pl NE		Email Address (optional)
Signature Maureen C. Padilla	Printed Full Name Maureen C. Padilla	Date 11/5/18
Address 10812 180 th Ct NE		Email Address (optional) reenpadilla@hotmail.com
Signature 	Printed Full Name John Fujita Mandeville	Date 11/5/18
Address 10815 180 th Ct NE		Email Address (optional)
Signature 	Printed Full Name Kirsten Moreno	Date 11.5.18
Address 17823 NE 109 th Ct. Redmond, WA 98052		Email Address (optional) Kirstenmoreno@live.com

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature <i>Lien Han</i>	Printed Full Name Lien Han	Date 11/17/18
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Address 10944 180th Ct	Email Address (optional)
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Signature <i>Jennifer Heung</i>	Printed Full Name Jennifer Heung	Date 11/17/18
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Address 10514 180th Ct NE	Email Address (optional)
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Signature <i>Matthew Heung</i>	Printed Full Name Matthew Heung	Date 11/17/18
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Address 10514 180th Ct NE	Email Address (optional)
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Signature <i>[Signature]</i>	Printed Full Name LIMESHI ANAND	Date 11/17/18
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Address 10522 180th Ct SE	Email Address (optional)
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Signature <i>[Signature]</i> PRITI ANAND	Printed Full Name PRITI ANAND	Date 11/17/18
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Address 10522 180th Ct SE	Email Address (optional) priti_aa@yahoo.com
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Signature <i>[Signature]</i>	Printed Full Name KAREN BUSBY	Date 11/17/18
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Address 17908 NE 106th St	Email Address (optional) ebur61962@earthlink.net
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Signature <i>[Signature]</i>	Printed Full Name KELLY LEAVITT	Date 11/17/18
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Address 10619 180th Ct NE Redmond	Email Address (optional) KELG@bellevue-link.com
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Signature <i>[Signature]</i>	Printed Full Name Janalee C Leavitt	Date 11/17/18
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Address 10619 180th Ct NE Redmond	Email Address (optional) jc1111@hotmail.com
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Address	Email Address (optional)
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Signature	Printed Full Name	Date
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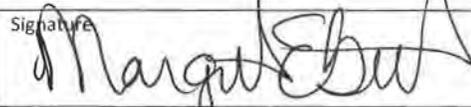
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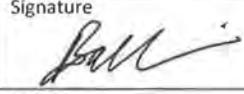
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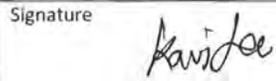
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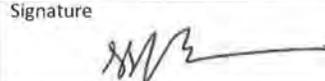
Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Ralph Leonard Kliem	Date 11/15/2018
Address 10402 180 th CT NE	Email Address (optional) ralph.kliem@frontier.com	

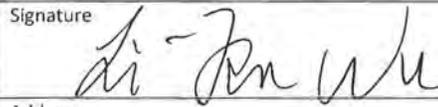
Signature 	Printed Full Name Marguerite Ebert	Date 11/15/18
Address 10414 180 th CT NE	Email Address (optional) margee@comcast.net	

Signature 	Printed Full Name Barb Shokeen	Date 11/15/18
Address 10432 180 th CT NE	Redmond WA 98052	Email Address (optional) bshokeen@gmail.com

Signature 	Printed Full Name Kavita Shokeen	Date 11/15/18
Address 10432 180 th CT NE	Redmond WA 98052	Email Address (optional) kavitashokeen@gmail.com

Signature 	Printed Full Name Sudeep Pradhan	Date 11/15/2018
Address 10536 180 th CT NE	Redmond WA 98052	Email Address (optional) sudeeppradhan@outlook.com

Signature 	Printed Full Name JEN-LUNG CHIU	Date 11/15/2018
Address 10604 180 th CT NE	Redmond WA 98052	Email Address (optional) chiujl@hotmail.com

Signature 	Printed Full Name LI-FEN WU	Date 11/15/2018
Address 10604 180 th CT NE	Redmond WA 98052	Email Address (optional) lifen_wu@hotmail.com

Signature 	Printed Full Name Priscilla Kliem	Date 11/15/2018
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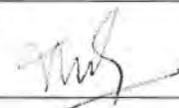
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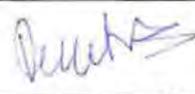
Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name S. Piintar	Date 11/7/18
Address 10420 NE 150th Ct NE	Email Address (optional) _____	

Signature 	Printed Full Name MATHEW GEORGE	Date 11/7/18
Address 10426 180th CT NE	Email Address (optional)	

Signature 	Printed Full Name SHERIN SARA SIMON	Date 11/7/18
Address 10426 180th CT NE	Email Address (optional)	

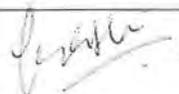
Signature 	Printed Full Name DEEPTHI RAMANATHAN	Date 11/07/2018
Address 10438 180th CT NE	Email Address (optional) Remove them - deepthi@gmail.com	

Signature 	Printed Full Name Venkat Yalla	Date 11/07/2018
Address 10438 180th CT NE	Email Address (optional)	

Signature 	Printed Full Name Elena Olekh	Date 11/07/2018
Address 10401 180th Ct NE	Email Address (optional) pravutiner@gmail.com	

Signature 	Printed Full Name Slava Olekh	Date 11/07/2018
Address 10401 180th Ct NE	Email Address (optional) slavao@gmail.com	

Signature 	Printed Full Name Jenn. for Jones	Date 11/07/18
Address 10628 180th Ct NE Redmond, WA 98052	Email Address (optional) j.lynnjones@hotira.com	

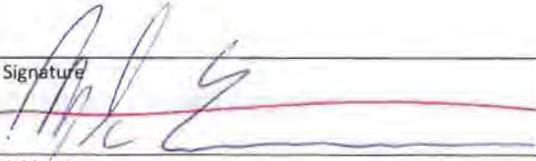
Signature 	Printed Full Name Aakanksha Rathi	Date 11/7/18
Address 10704 180th Ct NE Redmond WA 98052	Email Address (optional) aakanksharathi@gmail.com	

Signature 	Printed Full Name Pritesh Patwa	Date 11/7/18
Address 10706 180th Ct. NE Redmond WA 98052	Email Address (optional) mailpatwa@yahoo.com	

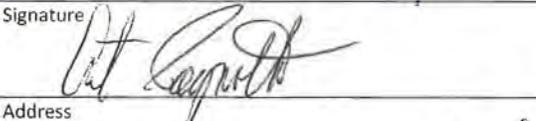
Signature	Printed Full Name	Date
Address	Email Address (optional)	

Emerald Heights Proposed Expansion
 Is not compatible with the character of a single-family home neighborhood

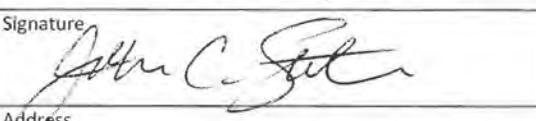
*DWP
BLZ*

Signature 	Printed Full Name MARK EISENMAN	Date 10/17/18
--	------------------------------------	------------------

Address 17709 NE 108 TH WAY REDMOND WA 98052	Email Address (optional) MARK.EISENMAN@ABL-SUPPLY.COM
--	--

Signature 	Printed Full Name ARTHUR PAGNOTTA	Date 10-17-18
--	--------------------------------------	------------------

Address 17720 NE 105 TH ST	Email Address (optional) ART.PAGNOTTA7@GMAIL.COM
--	---

Signature 	Printed Full Name JOHN C. STILIN	Date 10/17/18
--	-------------------------------------	------------------

Address 17611 NE 110 TH WAY REDMOND WA 98052	Email Address (optional) JOHN@STILINS.COM
--	--

Signature	Printed Full Name	Date
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Address	Email Address (optional)
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Signature	Printed Full Name	Date
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Address	Email Address (optional)
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Signature	Printed Full Name	Date
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Address	Email Address (optional)
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Signature	Printed Full Name	Date
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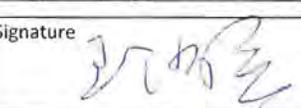
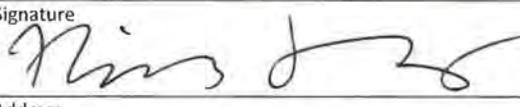
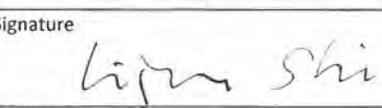
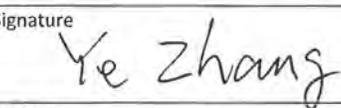
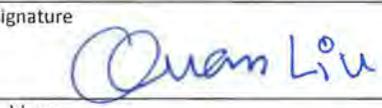
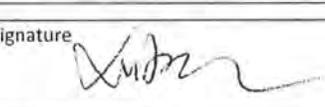
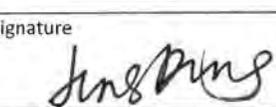
Signature	Printed Full Name	Date
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Address	Email Address (optional)
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Signature	Printed Full Name	Date
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Address	Email Address (optional)
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Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name WEIHE ZHANG	Date 10/29/2018
Address 17636 NE 110th Way, Redmond, WA		Email Address (optional) kimzhangwk@gmail.com
Signature 	Printed Full Name WILBUR J. WONG	Date 10/29/18
Address 17636 NE 110TH WAY, REDMOND, WA		Email Address (optional) WILBUR.J.WONG@BOEING.COM
Signature 	Printed Full Name Xiaohan Wang	Date 10/29/2018
Address 10502 176TH PL NE, Redmond WA		Email Address (optional) wangxiaohan@gmail.com
Signature 	Printed Full Name Zheping Huang	Date 10/29/18
Address 10502 176th PL NE Redmond WA		Email Address (optional) huangzheping@gmail.com
Signature 	Printed Full Name Lijun Shi	Date 10/29/18
Address 10517 180 CT NE, Redmond, WA		Email Address (optional) shi98052@gmail.com
Signature 	Printed Full Name Ye Zhang	Date 10/29/2018
Address 10517 180 CT NE Redmond WA		Email Address (optional) mr.yezhang@gmail.com
Signature 	Printed Full Name Quan Liu	Date 10/29/2018
Address 10506 180th CT NE Redmond WA		Email Address (optional) QUANLIU@MSN.COM
Signature 	Printed Full Name Troy Ny	Date 10/29/2018
Address 10409 180th Ct NE Redmond, WA		Email Address (optional) troyny@gmail.com
Signature 	Printed Full Name Xubei Zhang	Date
Address 10409 180th Ct NE, Redmond		Email Address (optional) zhang811@gmail.com
Signature 	Printed Full Name Zhen Zhang	Date 10/29/2018
Address 10823 179th CT NE. 98052		Email Address (optional) zhenzz@gmail.com
Signature 	Printed Full Name Jing Ding	Date 10/29/2018
Address 10823 179th CT NE, Redmond, WA		Email Address (optional)

KZI M1

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature <i>Sherry Stilin</i>	Printed Full Name Sherry Stilin	Date 10-17-18
Address 17611 NE 110th Way, Redmond WA		Email Address (optional) sherrystilin@msn.com

Signature <i>Kelly Sheffield</i>	Printed Full Name KELLY SHEFFIELD	Date 10-17-18
Address 10835 177th Ct NE Redmond WA		Email Address (optional) SHEFFIELDKELLY@LIVE.COM

Signature <i>Julie M. Schare</i>	Printed Full Name Julie M. Schare	Date 10-17-18
Address 10734 - 179th Ct NE, Redmond, WA		Email Address (optional) julieschare@gmail.com

Signature <i>Maggie Xu</i>	Printed Full Name Maggie Xu	Date 10/17/18
Address 10506 180th Ct. NE, Redmond - WA 98052		Email Address (optional) xuhong-usa@hotmail.com

Signature <i>Niklas Gustafsson</i>	Printed Full Name Niklas Gustafsson	Date 10/17/18
Address 10826 177th Ct NE, Redmond, WA 98052		Email Address (optional) niklasga@comcast.net

Signature <i>Ingrida Rindin</i>	Printed Full Name Ingrida Rindin	Date 10/18/18
Address 10826 177th Ct NE Redmond WA 98052		Email Address (optional) ingridra@comcast.net

Signature <i>Kathleen F. Moore</i>	Printed Full Name Kathleen F. Moore	Date 10/18/18
Address 10834 179th Ct. NE Redmond WA 98052		Email Address (optional) kafemoore@gmail.com

Signature <i>Alla Tikhonova</i>	Printed Full Name ALLA T. Tikhonova	Date 10/18/18
Address 10915 177th Ct NE Redmond		Email Address (optional) allatikh@gmail.com

Signature <i>Olya Tikland</i>	Printed Full Name Olya Tikland	Date 10/18/18
Address 10915 177th Ct NE Redmond WA 98052		Email Address (optional) olettik@gmail.com

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Emerald Heights Proposed Expansion

Is not compatible with the character of a single-family home neighborhood

Signature Gretchen Amen	Printed Full Name Gretchen Amen	Date 10-17-18
Address 17806 NE 109th Ct, Redmond, WA 98052		Email Address (optional) amenrage@aol.com

DWP
10-17-18

Signature <i>Claudia Schach</i>	Printed Full Name Claudia Schach	Date 10-17-18
Address 10802 177th Ct NE, Redmond WA 98052		Email Address (optional) cschach@hotmail.com

Signature Jim Palmquist	Printed Full Name Jim PALMQUIST	Date 10-17-18
Address 18027 NE 109th Ct., Redmond, WA 98052		Email Address (optional) jpalmquist425@gmail.com

DWP
10-17-18

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Emerald Heights Proposed Expansion
 Is not compatible with the character of a single-family home neighborhood

Signature Stacy Hatch	Printed Full Name Stacy Hatch	Date 10-17-18
Address 17721 NE 107th Ct		Email Address (optional)

DAP
CH1

Signature Forest Juntti	Printed Full Name Forest Juntti	Date 10-17-18
Address 17807 NE 109th Ct		Email Address (optional) juntti@mac.com

Signature Bruce Juntti	Printed Full Name BRUCE F JUNTTI	Date 10/17/18
Address 17807 NE 109th Ct		Email Address (optional) BRUCE.JUNTTI@GMAIL.COM

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

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Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

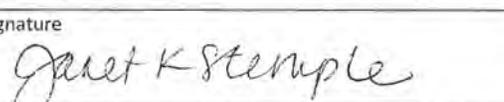
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Address		Email Address (optional)

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Address		Email Address (optional)

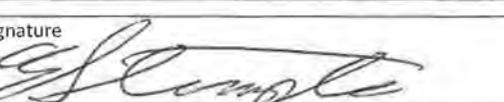
Emerald Heights Proposed Expansion
 Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Mark Finocchio	Date 10-17-18
--	-------------------------------------	------------------

Address 17718 NE 108TH Way, Redmond 98052	Email Address (optional) mark.Finocchio@Live.com
--	---

Signature 	Printed Full Name Janet K. Stemple	Date 10-17-2018
--	---------------------------------------	--------------------

Address 10603 180th Ct NE Redmond 98052	Email Address (optional) janstemple@comcast.net
--	--

Signature 	Printed Full Name EDWARD STEMPE	Date 10-17-2018
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Address 10603 180th Ct NE, Redmond, 98052	Email Address (optional) edstemple@comcast.net
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Signature	Printed Full Name	Date
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Address	Email Address (optional)
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Signature	Printed Full Name	Date
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Signature	Printed Full Name	Date
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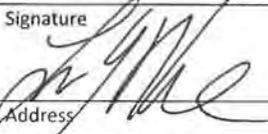
Signature	Printed Full Name	Date
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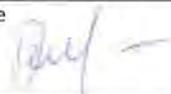
Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature <i>Peter S. Engquist</i>	Printed Full Name PETER S. ENGQUIST	Date 10/17/2018 <i>DUP</i>
Address 10622 176TH CT NE		Email Address (optional) gotfriendly@comcast.net <i>CK4</i>
Signature <i>Howard Harrison</i>	Printed Full Name HOWARD HARRISON	Date 10/17/2018
Address 17719 NE 110TH WAY, REDMOND, WA 98052		Email Address (optional) HOWARDHARRISON@GMAIL.COM <i>HOWARDHARRISON</i>
Signature <i>Barbara Harrison</i>	Printed Full Name Barbara Harrison	Date 10/17/2018
Address Redmond, WA 17719 NE 110th Way		Email Address (optional) babsharrison81@gmail.com
Signature <i>Juliana Yu</i>	Printed Full Name Juliana Yu	Date 10/17/2018
Address 17711 NE 110th Way Redmond, WA		Email Address (optional) yu_julianna@hotmail.com
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name KAISERA JAMIL ZUBAIR	Date 10-30-2018
Address 17917 NE 106th Ct, REDMOND, WA 98052		Email Address (optional)

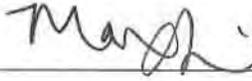
Signature 	Printed Full Name Lance Hood	Date 10-31-18
Address 17909 NE 106th Ct, Redmond WA		Email Address (optional) lance.hood@comcast.net

Signature 	Printed Full Name Olesya Thayer	Date 10-31-18
Address 17903 NE 106th Ct, Redmond, WA		Email Address (optional) olesya1@outlook.com

Signature 	Printed Full Name DAN YANG	Date 10-31-2018
Address 10408 180th Ct NE, Redmond 98052		Email Address (optional)

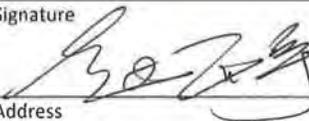
Signature 	Printed Full Name SAM ZHONG Sheena Zhu	Date 10-31-2018
Address 17916 NE 106th Ct, Redmond, WA 98052		Email Address (optional) sam.zhong@yahoo.com

Send by mail *Two Signatures*

Signature 	Printed Full Name Qiang Li	Date 11-1-2018
Address 10612 180th Ct NE Redmond		Email Address (optional)

Signature 	Printed Full Name STEVE HUANG	Date 11-1-2019
Address 10620 180th Ct NE Redmond, WA		Email Address (optional)

Signature 	Printed Full Name HOI YEE LEUNG	Date 11-1-2019
Address 10620 180th Ct NE REDMOND		Email Address (optional)

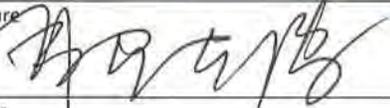
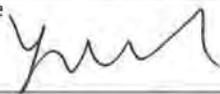
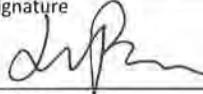
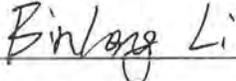
Signature 	Printed Full Name KAIYU ZHAO	Date 11-2-2019
Address 17603 NE 110th Way, Redmond, WA		Email Address (optional) kaiyu.zhao@gmail.com

Signature 	Printed Full Name YUE HUANG	Date 11-2-2018
Address 17603 NE 110th way, Redmond 98052		Email Address (optional) YUE.HUANG920@gmail.com

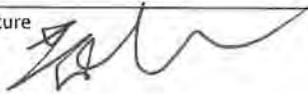
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Address		Email Address (optional)

KZ3 M1

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

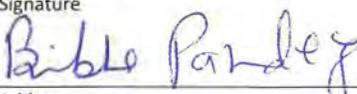
Signature 	Printed Full Name ALVIN Y. WONG	Date 10/29/18
Address 17604 NE 110TH WAY REDMOND, WA 98052		Email Address (optional) alvinwong@comcast.net
Signature 	Printed Full Name Ware Li	Date 10/29/18
Address 17604 NE 110th Way Redmond, WA 98052		Email Address (optional) ethanwendy@comcast.net
Signature 	Printed Full Name Jinmei Li	Date 10/30/18
Address 17805 NE 104th Way, Redmond, WA		Email Address (optional) Mayli2018@hotmail.com
Signature 	Printed Full Name Bo Li	Date 10/30/18
Address 17805 NE 104th Way, Redmond, WA		Email Address (optional) ^{hijmea} bobli@gmail.com
Signature 	Printed Full Name Yue Jiang	Date 10/30/18
Address 17736 NE 108TH WAY, Redmond, WA		Email Address (optional) jiangyue@hotmail.com
Signature 	Printed Full Name Dan Song	Date 10/30/18
Address 17736 NE 108TH WAY, Redmond, WA		Email Address (optional) songdan@hotmail.com
Signature 	Printed Full Name Qingtao Geng	Date 2018.10.30
Address 10811 177th CT NE, Redmond WA		Email Address (optional) whoami4312@hotmail.com
Signature 	Printed Full Name Yu Guo	Date 10/30/2018
Address 10811 177th CT NE, Redmond WA		Email Address (optional) guoyu.kathy@hotmail.com
Signature 	Printed Full Name Minjie Pan	Date 10/30/2018
Address 10907 177th CT NE, Redmond WA		Email Address (optional) minjie.pan@gmail.com
Signature 	Printed Full Name BINLONG LI	Date 10/30/2018
Address 10907 177th CT NE, Redmond WA		Email Address (optional) herbert19lee@gmail.com
Signature	Printed Full Name	Date
Address		Email Address (optional)

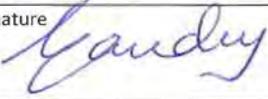
Emerald Heights Proposed Expansion
 Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Ting-Yao Huang	Date 10/31/2018
Address 10612 180th Ct NE Redmond		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
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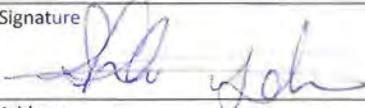
K22 M1

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood.

Signature 	Printed Full Name Bibha Pandey	Date 11/23/2018
Address 17838 NE 105th Way Redmond WA 98052	Email Address (optional) fbibha@hotmail.com	

Signature 	Printed Full Name Ganesh Pandey	Date 11/23/2018
Address 17838 NE 105th Way Redmond - 98052	Email Address (optional) ganeshp67@hotmail.com	

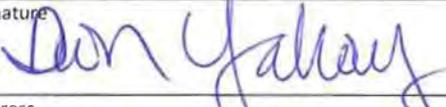
Signature 	Printed Full Name Angela Best	Date 11/24/18
Address 10412 176th Pl NE Redmond 98052	Email Address (optional) aebest3@gmail.com	

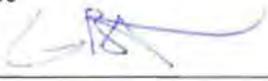
Signature 	Printed Full Name Shlomi Yehuda	Date 11/23/18
Address 10508 176th Pl NE Redmond 98052	Email Address (optional) Shlomi.Yehuda@yaho.com	

Signature 	Printed Full Name Kumiko Lam	Date 11/23/18
Address 10503 176th Pl NE Redmond	Email Address (optional) kumikolam@live.com	

Signature 	Printed Full Name David Lam	Date 11/23/2018
Address 10503 176th Pl NE Redmond	Email Address (optional) DLAM@LIVE.COM	

Signature 	Printed Full Name Xudong Wu	Date 11/23/2018
Address 10509 176th Pl NE, Redmond	Email Address (optional)	

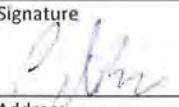
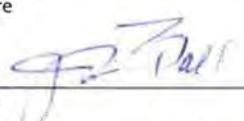
Signature 	Printed Full Name DION YAHOU DY	Date 11/23/18
Address 10517 176th Ct NE, Redmond	Email Address (optional) YAHOU DYD@B50405085	

Signature 	Printed Full Name CARY BEST	Date 11/25/18
Address 10412 176th Pl NE Redmond WA 98052	Email Address (optional) AEBEST3@GMAIL.COM	

Signature 	Printed Full Name TAN NGAY YEN	Date 11/25/18
Address 17601 NE 104th Way	Email Address (optional) nguyetpham@hotmail.com	

Signature 	Printed Full Name Michelle Cereskins	Date 11/25
Address 10405 176th Pl NE	Email Address (optional) mmcereskins@gmail.com	

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Yinghua Shi	Date 11/25/2018
Address 10411 176th PL NE, 98052		Email Address (optional) shi-yinghua@hotmail.com
Signature 	Printed Full Name Yingwu Zhu	Date 11/25/2018
Address 10411 176th PL NE, Redmond 98052		Email Address (optional) zhu-yingwu@hotmail.com
Signature 	Printed Full Name Tali Yehuda	Date 11/25/18
Address 10508 176th PL NE, Redmond WA 98052		Email Address (optional) taliyehuda@yahoo.com
Signature 	Printed Full Name Peter Saddow	Date 11/25/18
Address 10520 176th CT NE		Email Address (optional) petersaddow@hotmail.com
Signature 	Printed Full Name Sima Vahidi	Date 11/25/18
Address 10520 176th CT NE		Email Address (optional) Sima_Vahidi@yahoo.com
Signature 	Printed Full Name Jim Ball	Date 11/25/18
Address 10525 176th CT NE		Email Address (optional) jimball76@aol.com
Signature 	Printed Full Name Brenda Ball	Date 11/25/18
Address 10525 176th CT NE		Email Address (optional) brendaball@aol.com
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)
Signature	Printed Full Name	Date
Address		Email Address (optional)

Emerald Heights Proposed Expansion
 Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Wayde Roston	Date 11/28/18
Address 18010 NE 109th Ct		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

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Signature	Printed Full Name	Date
Address		Email Address (optional)

Abbey Rd

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

DUP
OK

Signature 	Printed Full Name Tracey Gilman	Date 11-2-18
Address 10528 176 th Ct NE Redmond		Email Address (optional) gilmantracey@gmail.com

Signature 	Printed Full Name Nguyet Pham	Date 11-2-18
Address 17601 NE 104 th Way, Redmond		Email Address (optional) nguyetpham@hotmail.com

Signature 	Printed Full Name Nancy Han	Date 11/2/18
Address 10444 180 th Ct NE Redmond		Email Address (optional) spicygumbo@hotmail.com

Signature 	Printed Full Name Susan Powell	Date 11-18-18
Address 10810 177 th Ct NE Redmond WA		Email Address (optional) secgpowell@gmail.com

Signature	Printed Full Name	Date
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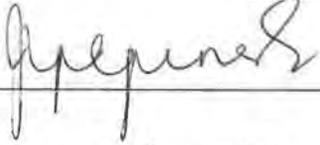
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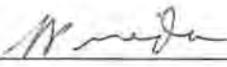
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Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name PATRICIA PINEDA	Date 11/17/2018
Address 17815 NE 108 TH WAY REDMOND		Email Address (optional)

Signature 	Printed Full Name LUISITO PINEDA	Date 11/17/2018
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Signature 	Printed Full Name ZENaida D. PINEDA	Date 11/17/2018
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Signature 	Printed Full Name LIBRADO O. PINEDA	Date 11/17/2018
Address 17815 NE 108 TH WAY		Email Address (optional)

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Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature <i>Jeanna KordeL</i>	Printed Full Name JEANNA KORDEL	Date 11/30/18
Address 17705 NE 105th St, Redmond		Email Address (optional)

Signature <i>Mark M. Ito</i>	Printed Full Name Mark M. Ito	Date 11/30 12/1/18
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Signature	Printed Full Name	Date
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Ed Hill

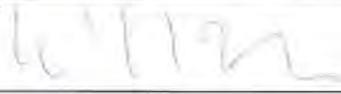
Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Lougena F. Thome	Date 11/10/18
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Signature	Printed Full Name	Date
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3/16/2019 MISC. NEW DRAFTING - 1

Emerald Heights Proposed Expansion
 Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name EVA SOSOSYNE	Date 11-16-18
Address 17216 NE 133 RD PL REDMOND		Email Address (optional)

Signature 	Printed Full Name Anna E. Oile	Date 11/16/18
Address 17820 NE 101st Ct Redmond		Email Address (optional)

Signature 	Printed Full Name EVA BERTALAN	Date 11/16/18
Address 22927 NE 81 st St. Redmond, WA, 98053		Email Address (optional)

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Address		Email Address (optional)

Signature	Printed Full Name	Date
Address		Email Address (optional)

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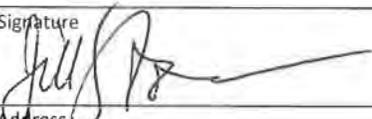
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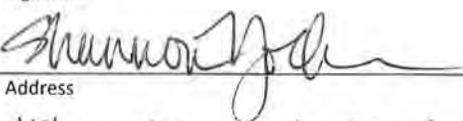
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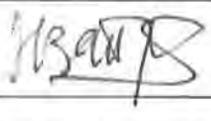
NON
ARHOA-1

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature 	Printed Full Name Jill Stoddart	Date 11-02-18
Address 12040 157 th Ct NE Redmond		Email Address (optional)

Signature 	Printed Full Name Derra Hunt	Date 11/2/18
Address 16646 NE 120 th Way Redmond		Email Address (optional)

Signature 	Printed Full Name Shannon Yochum	Date 11-2-18
Address 15601 NE 107 th Ct Redmond		Email Address (optional) syochum@live.com

Signature 	Printed Full Name Hel-Bongo Malla	Date 11/3/2018
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Signature 	Printed Full Name Kelley Bricles	Date 11-3-2018
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Address		Email Address (optional)




 NON ARHOA 2

Emerald Heights Proposed Expansion
Is not compatible with the character of a single-family home neighborhood

Signature <i>K. Mace</i>	Printed Full Name Krista McClain	Date 12/5/18
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Signature <i>Kat Spottswood</i>	Printed Full Name Kat Spottswood	Date 12/5/18
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Signature <i>Bryna S. Riley</i>	Printed Full Name Bryna S.A. Riley	Date 12/5/18
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Signature <i>Caroline Cho</i>	Printed Full Name Caroline Cho	Date 12/5/18
Address 16090 NE 103rd St Redmond 98052		Email Address (optional)

Signature <i>Amanda Ellis</i>	Printed Full Name Amanda Ellis	Date 12/5/18
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Signature <i>Colleen Beirne</i>	Printed Full Name Colleen Beirne	Date 12/5/18
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Signature <i>Teresa Peters</i>	Printed Full Name Teresa Peters	Date 12/5/18
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Good Evening Examiner Rice. My name is Anthony Fischer. I live at 17711 NE 110th Way and I have been a resident of Abbey Road for over 10 years. I volunteered to speak tonight on behalf of our HOA regarding code compliance.

First off – let me state clearly – we are NOT opposed to additional structures being built on the Emerald Heights Campus. We ARE, however, STRONGLY opposed to the applicant's proposed building location. It is my goal tonight to highlight to you **nine** separate instances the applicant's proposal violates existing Redmond Zoning Code. Egregious errors have been made to allow the process to proceed this far. The applicant has NOT demonstrated compliance, and it is our hope you will compel the applicant to relocate their plans to central areas of their campus and out of view from surrounding neighbors.

Non-compliance can be identified in two main sections of the Building Code. Four violations are identified in the City Design Standard Article III, Section 21.60 and five violations can be found in the Retirement Residences Section 21.08.370. For brevity, I will truncate some of the reference #s details tonight, but I encourage the examiner to review the full text of my discussion for additional evidence.

Let's start by highlighting language that is repetitively used in these sections. In the Redmond Zoning Code, subsection 20D1, a building's relationship to adjacent properties is to **"promote the functional and visual compatibility between adjacent neighborhoods and different land uses."**

In subsection 40B1a, the code states that new buildings must be **"appropriately design for the site, address human scale and become a positive element in the architectural character of the neighborhood."**

In subsection 40B1c and 40B2a, the code requires **"architectural scale that relate to the character of the surrounding area"** and separately, that new buildings must **"ensure compatibility with the goals of the neighborhood and the architectural scale in relation to the surrounding development"**.

Note the clear use of terms like appropriate scale, compatibility, and surrounding areas. The applicant's proposal is not in compliance with ANY of these four statutes.

During the Design Review deliberations, Emerald Heights chose to address compatibility by highlighting similarity with structures on its own property. These existing buildings are large, but completely out of view from the surrounding community. The applicant spent a scant few minutes considering compatibility with adjacent neighborhoods and the wider Education Hill community. Emerald Heights wants you to believe that the superficial addition of complimentary paint colors and similar looking lap siding are sufficient to achieve compatibility with Abbey Road architecture. However, NO modifications that can mitigate that fact that the proposed buildings add more than 160,000 square feet of living space total. Each building is **20-30x** the size of the homes that sit in direct line of view on 176th Ave NE! The applicant's buildings are clearly out of scale to the adjacent neighborhood. They employ a continuous wall of windows, a "Modern Pacific Northwest" design style, and rooftop mounted industrial equipment that have more in common with an office park building than single family residences. The juxtaposition of these massive institutional structures are grossly incompatible with Abbey Road. They are grossly out of scale. The proposal has NO relationship to the surrounding community; it will be an eyesore to everyone that uses and lives near 176th Ave NE. Furthermore, Emerald Heights justifies their design by comparing their proposal to nearby buildings such as Redmond High School. They neglect to mention that similar buildings on Education Hill use an average setback of 140ft to shield neighbors from direct view. The average Emerald Heights' setback is only 21 feet! Their proposal fails the design and compatibility statute outright. It fails the code statutes defining limits to scale and architectural character. Per current code regulations, it cannot and should not be allowed to proceed.

Emerald Heights proposal is also not-compliant with five statutes in the Redmond Retirement Residences Code.

The main text reads, **“the purpose of the retirement residences is to help meet the housing needs of an aging population while protecting other uses from potential 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.”**

Again we can find text highlighting scale, avoidance of adverse impacts, and protection of everyone... not just the applicant.

Section 370C3b of this code demands that the applicant prove that, **“the retirement residence does not produce greater traffic than in surrounding residential neighborhoods”**. In fact, the city has NEVER performed an actual count of traffic along 176th Ave NE. The most recent traffic study and the one used in this proposal is dated from 2009 and was based on industry-standard trip estimates. The study predates the obvious increase in thru-traffic coming from new home construction on NE 116th St. The applicant has not proven that new traffic from Emerald Heights will not impact Abbey Road.

In section 370Cb, the code requires that **“a minimum of 25% of new units shall be set aside for households earning less than 80% of the king county median income.”** The Applicant has previously claims compliance with state requirements, but they have not provided any evidence they have met the City of Redmond’s requirement which are different and more stringent than the state.

Section 370C3b identifies Landscaping requirements, which require **“setback areas that sufficiently screen the development from surrounding residential uses”**. It goes on to state that the use of **“existing mature vegetation shall be retained”**. The applicant *has* mature vegetation in place along the 176th Ave NE corridor that effectively screens our properties. It also has buildable land on its 30+ acre property that could be used to support this (equivalent) R56 structure. Instead they choose to eliminate the native growth transition buffer and push their high density structures immediately adjacent to our neighborhood. They are

clearly violating the setback area statutes Redmond has established for retirement communities.

In Section 370C5a, the code states that retirement residences **“shall be designed to project a residential, rather than institutional appearance... Multiple structures are encouraged instead of large single structures to promote compatibility with surrounding neighborhoods”**. The code is clear here. And Emerald Heights is also clearly in violation. This is a massive building that has no place in a residential neighborhood. Without the benefit of the triple density bonus, neither building could be built in a residential zone. The homeowners in Abbey road did not purchase in a neighborhood adjacent to high density housing.

In summary, the applicant is in violation nine zoning statutes and because of that cannot be permitted to proceed. The members of the Abbey Road HOA urge the examiner to reject the applicant’s proposal and compel the applicant to relocate their structures centrally on their property and retain the buffers that already exist.

I will close with some personal comments. Our community has spent the last 18months petitioning Emerald Heights, the planning department, the building department, the city council, and the Mayor directly for help. Behind closed doors we have received support. In one email exchange I had with Mayor Marchione dated Aug 18, 2017, the Mayor even went so far to agree in writing with our position that there were **“incongruences between what Emerald Heights showed the City and the public in 2011 and what they are requesting now”** and that **“if current rules don’t provide the outcome the community wants, then I will introduce legislation to the Council to change the rules.”** While waiting for that help to arrive, our community has mobilized, we have researched, we have argued the facts of this case. We were able to easily find discrepancies and outright violations with this proposal. These are not subjective claims. They are clear and obvious. Why was it so easy for a group of laypersons to find these violations? Where is my city government? Who is accountable for these oversights?

Building and Zoning code is written down to protect us ALL; not just my community, not Emerald Heights.... Everyone. If these rules can be picked and chosen or outright ignored or simply bullied through a system on the whim of a single property owner then what is the point of this process? Emerald Heights is in violation of not one but NINE zoning codes. They have not met the burden of proof needed to proceed. I ask you to strongly consider the opinions of hundreds of property owners in Abbey Road and the clear irrefutable facts put before you today. Thank you for your time and attention.

**Abbey Road Homeowners Association
Public Comment – January 7, 2018
Conditional Use Permit and Site Plan Entitlement
File Nos. LAND-2018-00586; LAND-2018-00617**

4b. Non-compliance with Redmond Zoning Code

Conditional Use Permit Decision Criteria 4a requires that the use be consistent with Redmond Zoning Code. This proposal is NOT consistent with two major sections of Redmond Zoning Code – the City Design Standards Article III and Retirement Residences 21.08.370

The City has extensive Design Standards in its code that apply to all buildings. In the first part of the Design Standards section, the Purpose and Intent of the standard is stated. 21.58.010(A)(5): Ensure that new buildings are of a character and scale that is appropriate to their use and to the site.

It is critical to note that this statement is not buried deep in the code but sits at the very top as a guiding principle and thus, reflects the importance that must be given to these issues. In this case, these buildings may be appropriate solely in their use as independent living and assisted living facilities. However, their character and scale are not appropriate on the proposed sites in the middle of a residential neighborhood.

There are other code requirements the applicant proposal has not met.

21.60.020(D)(1)(a) Relationship to Adjacent Properties – Intent – *To promote the functional and visual compatibility between adjacent neighborhoods and different land uses;*

During the Design Review Board deliberations on this project, the applicant focused on the large buildings in the neighborhood, but there was scant discussion of the projects relationship to the adjacent neighboring homes other than identifying some building materials the structures had in common with such as lap siding, bricks and paint colors. The applicant's proposal fails to achieve visual compatibility by the very fact that they are proposing a massive structure next to much smaller single-family homes, the building a large and square, the roofs are flat and have rooftop mounted equipment. And finally, there is no gradual transition between the uses.

21.60.040(B)(1)(a)(iii) Design Concepts – Buildings – Intent – *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.*

This section of the code addresses the design of the buildings with the intent of ensuring that new buildings are appropriately designed for the site, that they address human scale and become a positive element in the architectural character of the neighborhood.

Again, we see an intent to ensure that buildings fit in compatibly with their surroundings. But as just mentioned previously the applicant's proposed buildings are large and out scale with the existing neighborhood of smaller, detached, single family homes. The buildings introduce jarring new elements to the neighborhood that were not

plainly visible before, large structures that employ a different design vernacular, a wall of windows, these elements are not reflective of the existing surrounding neighborhood.

21.60.040(B)(1)(c)(i) Design Concepts – Buildings – Design – *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.*

The Applicant has added a few elements such as a chimney and bay windows in an attempt to link the structure to the neighboring homes. However, this does not compensate for the size and scale of the building. The roofline and the rooftop mounted equipment are a blunt contrast to the gabled roofs directly across from these buildings.

21.60.040(B)(2)(a)(i) Design Concepts – Buildings Scale – Intent – *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;*

Emerald Heights justifies their design concepts in the Design Standard Checklist by comparing their buildings to other institutional uses on the Education Hill. They are happy to point out the similar contemporary design interpretation. They conveniently neglect to point out that these same institutional buildings have setbacks on the property of an average of 140’ to mitigate their large scale in relation to the surrounding homes. In addition, schools are normal and expected part of the character of a single-family neighborhood. A private, gated retirement residence complex is not.

The buildings are placed at the edge of the property, a short distance from the sidewalk. They create a wall effect that cannot be softened by the planted buffer they have proposed. If this project is built, there will be a distinct contrast in a residential zone between the two incompatible uses. One side of the street will have human scale single-family homes setback on their lots, and the other side of the street will be a large institutional building rising 40’ from grade placed an average of 21’ from the sidewalk. This project creates a jarring relationship, not the gradual transition that is the intent of the code.

Finally, the Design Review Board did not decide on the appropriateness of the buildings for the site. The basis of the Technical Committee decision in this regard is unknown due to lack of analysis.

In addition to non-compliance with City Design Standards, the proposal is not consistent with the zoning code pertaining to Retirement Residences in section 21.08.370.

RZC 21.08.370(A) Purpose --*The purpose of retirement residences is to help meet the housing needs of an aging population while protecting other uses from potential 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.*

This section of the RZC makes it clear while the City wants to help meet the housing needs of an aging population, other uses must be protected from potential adverse impacts which may 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. As just outlined, our neighborhood has identified numerous adverse impacts directly caused by a buildings out-of-scale and a concentration of people that the Applicant claims have nowhere else to go.

21.08.370(C)(3)(b)(iii) – Traffic -- *Traffic generated by the retirement residence is not significantly greater than traffic generated in the surrounding residential neighborhoods. In addition, a traffic mitigation plan is required. The plan shall address traffic control, parking management (including the mitigation of overflow parking into the adjoining residential areas), and traffic movement to the arterial street system.*

The Applicant has not proven that traffic generated by their complex is not significantly greater than traffic generated by Abbey Road. The City has recommended approval based on industry standard trip generation rates, peak hour counts, and data collected in 2009. The City has never done an actual count of the traffic along 176th that is generated by Abbey Road.

RZC 21.08.370(C)(3)(b)(v) - Landscaping -- *Landscape Requirements. Setback areas located adjacent to the side, street side, and rear property lines shall be landscaped to sufficiently screen the development from surrounding residential uses. Similar landscaping shall also be provided within the front setback areas when needed to screen parking. Where possible, existing mature vegetation shall be retained.*

The proposed landscaping plans must sufficiently screen the buildings. This requirement does not provide the option to implement a screening plan over time. At planting, the trees in front of the Assisted Living Building will be between 12-18' tall trying to screen a building that easily averages 40 feet in height from grade, meaning the plantings won't even screen half the wall. In addition, the proposal does not meet the requirement to maintain existing mature vegetation, where possible. If the Applicant had chosen another site for this building, they could satisfy this requirement.

RZC 21.08.370(C)(b)(vii) Availability -- *A minimum of 25 percent of the new units increased above the underlying zone as a result of this section shall be set-aside for households earning less than 80 percent of the King County Median Income, adjusted for household size.*

While the Applicant has proven they meet State requirements for availability of affordable units, the Applicant has not provided actual evidence that they meet the City of Redmond's availability requirement - which is different and more stringent than the State's requirements.

RZC 21.08.370(C)(5)(a) – Design and Development Standards – *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.*

The code specifies 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.

The Retirement Residence Code has it set out the parameters that SHALL be met for constructing a code compliant Retirement Residence building. While Emerald Heights has made incremental improvements to the original design of the Assisted Living Building, it does not meet this standard. Despite efforts to add residential features, the size, scale, bulk and rooftop mounted equipment preclude a residential appearance. Period. Even you accept that the building has a residential appearance, it would be the equivalent of an R56 building-exceeding anything that could be constructed in a residential zone. **Without the benefit the Triple Density Bonus, neither building could be built in a residential zone. The homeowners in Abbey Road did not purchase in a neighborhood that was adjacent to high density housing. They purchased next to a conditional use that,**

by code, should be prevented from inflicting adverse impacts, such as buildings out of scale, on the surrounding neighborhood.

As we will state over and over, the character of our neighborhood is single-family homes that range in size from 2,500 to 4,000 SF. with gabled roofs and a consistent, mature-forested look. The proposed buildings at 61,363 SF and 106, 341SF are dramatically out-of-scale with our homes, they are 20 to 30 times larger, and therefore, dramatically out of character and scale on the site in our neighborhood. The Applicant has attempted to add a residential feeling via a variety of architectural elements. However, nothing can compensate for the fact that these are large institutional buildings. The Applicant's landscape plan is an admission that these buildings are inappropriate for the site. If the Assisted Living Building were in a different location on their property, there would be no need to screen the building with a double row of trees that exceed minimum requirement and yet still do not screen the building and won't for years to come. The fact that the buildings are inappropriate to the site introduce the following highly unnecessary and negative impacts on our neighborhood:

Based on the above key citations of the Redmond Zoning Code, we do not believe the proposed buildings are compliant as they will lead to the following adverse impacts on our neighborhood:

- Character of our neighborhood will be irrevocably changed due to the location of buildings out-of-scale with surrounding neighboring homes.

- Character of our neighborhood changed for decades due to 300' foot gap in the mature forest and the introduction of a wall of young trees

- View from homes in immediate vicinity will be changed for decades from mature forest to institutional buildings that are only partially screened

- Loss of privacy and sanctuary in yards of homes nearest buildings due to effective height of the buildings above grade and lack of screening for years to come

- Introduction of long-term uncertainty whether the proposed landscape plan will fully, appropriately, and permanently screen the buildings - with no recourse decades in the future if they do not

- Elimination of deep buffers that provided a gradual transition between dramatically different uses by obscuring views, muffling noises and dispersing odors emanating from site.

- Potential loss of natural light daylight with long shadows cast into yards of neighboring homes

- Potential fumes and exhaust from the institutional kitchen exhaust chimney and emergency power generators of the Assisted Living Building – with majority of homes without air- conditioning that rely on outside fresh air for cooling and ventilation.

- Loss of Native Vegetation and Tree Canopy – an important City-wide consideration

- Incremental new traffic. More residents, more guest, more employees, more bus and van trips, delivery truck and emergency vehicles

- Continual noise, dirt and loss of privacy due to projected 36 months of construction within extremely close proximity to our homes – with majority of home without air-conditioning.

Finally, Redmond zoning code has a specific set of criteria for the approval of retirement residences and the proposal does not meet approval criteria #2 which states: *The design, scale, and appearance of the development is consistent with the desirable character of the existing and planned neighborhood in which it may be located.* [RZC 21.08.370.D.2]

We hope the desires of the community factor heavily into your decision. In Ordinance 2115, regulating Retirement Residences, this criteria includes the word "desirable." While researching the code, we discovered the online version does not match the Ordinance language. An important word has

somehow gone missing -- "DESIRABLE". We have brought this to the attention of the City several times and yet we see this is still ignored in the Technical Committee Report.

"Desirable" is what attracted home owners to our neighborhood. Now with this proposal, we have one property owner, Emerald Heights, who wants to change the *desirable* character of our single-Family Home Neighborhood of traditional styled, two story homes with gabled roofs into a neighborhood of large institutional structures, that are totally out of scale with the surrounding homes. Emerald Heights wants to change the desirable character of the consistent, mature forest that characterizes our neighborhood and replace it rows of newly planted trees that will be in direct contrast to the existing 50-90' trees on both sides of the road. Finally, Emerald Heights wants to change the desirable character of our neighborhood from mature trees to watching new trees grow - while the Assisted Living Building, the equivalent of the Redmond Hampton Inn, is on full view.

We have submitted a petition to you earlier that makes it clear: The vast majority of Abbey Road homeowners find the current proposal "UNDESIRABLE."

We want to make sure you know that concerns about having such a massive private complex on Education Hill is not new. These concerns go all of the way back to the 1980's when Emerald Heights was first permitted. It was very controversial back then, too. What Emerald Heights is attempting to do today validates all of the fears people had back then - and still have- about allowing retirement residences to be permitted in residential areas.

I ask that you to strongly consider the opinions of hundreds of property owners not only in Abbey Road, but many in the broader surrounding area, over the opinion of one property owner with a conditional use.

While we do not want to dismiss the desires and needs of the residents of Emerald Heights, the management of Emerald Heights has other options for siting these buildings on their campus that are more desirable to the adjacent single-family neighborhood which is an outright permitted use. I hope your final decision on this project compels Emerald Heights to re-site these structures elsewhere on their campus. That's what the home owners in the Abbey Road subdivision- and many other neighbors - would find DESIRABLE.



Anthony Fischer <aafischer@gmail.com>

17711 NE 110TH WAY

FW: Emerald Heights Expansion

Anthony Fischer <Anthony.Fischer@microsoft.com>
To: "aafischer@gmail.com" <aafischer@gmail.com>

Fri, Aug 18, 2017 at 2:49 PM

From: John Marchione [mailto:jmarchione@redmond.gov]
Sent: Friday, August 18, 2017 12:42 PM
To: Anthony Fischer <Anthony.Fischer@microsoft.com>
Subject: RE: Emerald Heights Expansion

Dear Anthony,

Mr. Harrison gave a very good presentation the other night and represented your neighborhood's concerns very well. The meeting on August 21st was requested by the City so Emerald Heights can present its changes and then hear directly from its neighbors (you).

The Planning Department has not made any decision if this newest proposal meets our design standards. I don't expect us to make any decisions in the month of August.

I agree with Mr. Harrison that there are incongruences between what Emerald Heights showed the City and the public in 2011 and what they are requesting now. That will be a serious consideration when the Planning Department makes a final determination. If the current rules don't provide the outcome the community wants, then I will introduce legislation to the Council to change the rules.

John

From: Anthony Fischer [mailto:Anthony.Fischer@microsoft.com]
Sent: Wednesday, August 16, 2017 1:51 PM
To: Mayor (Internet) <Mayor@redmond.gov>
Cc: Anthony Fischer <Anthony.Fischer@microsoft.com>
Subject: Emerald Heights Expansion

Hello Mayor Marchione,

At the City Council meeting last night, you saw a large crowd attending from the Abbey Road Neighborhood.

That turnout was result of only 2days advanced notice; a difficult feat to coordinate for so many working families with children!

I hope that fact highlights the collective concern we share regarding Emerald Heights Expansion into the greenbelt on 176th Ave NE.

I don't claim to fully understand the inner workings of City government.

I do not know how various offices interact to "protect the community" from errant decisions or how the "voice of the people" is incorporated into decisions like these.

But I have to believe, as our Mayor, you have influence here.

Are you aware there is an ad-hoc meeting scheduled on Aug 21 at Emerald Heights with the City Planning department in attendance?

It has been highlighted as an opportunity to review modified design changes.

I am sure Abbey Road will again generate a large turnout. But where are we headed?

I get the impression that the Planning Department is on board with the latest (superficial) design changes.

We have many criticisms of their expansion, but Howard Harrison's summary last night of the 2010 zoning change drives home two key points:

- EH was granted the R6 change based on a promise not to modify the shared green belt and a claim that adjacent community views would not be altered.
- 7 years later, as they continue the growth (permitted by that zoning decision), they have chosen to ignore prior commitments.

It is incongruous.

Where do you the stand on this issue?

Thank you

Anthony Fischer

*Transcript and supporting documents
for my talk on 1/17/2019 - Bruce Juntti*

Hello. My name is Bruce Juntti and I live at 17807 NE 109th Ct in Abbey Road.

I want to go on record of my opposition to the proposed buildings at Emerald Heights for the following reasons.

In my opinion, the rezoning so the retirement facility could expand SHOULD NEVER have been approved, because the infrastructure for the Abbey Road neighborhood cannot handle more large buildings.

- The sewers on our street have **ALREADY** been problematic for the City to maintain. According to the sewer capacity study which was done in 2010ⁱ, the City concluded there was enough capacity. That study was done over **EIGHT** years ago and our neighborhood **AND** Emerald Heights sewers flow into the manhole (MH282) on our street. The 2010 study was based on a 2009 model that had NO surcharges and reverse flow issues and so I now maintain that that study is invalid. The Technical Committee Reportⁱⁱ and the original Hearing Examiner's Reportⁱⁱⁱ and the Draft Notice of Decision^{iv} confirm the City maintenance crews have continual challenges with reverse flow and grease problems at MH282. Adding these two buildings would exacerbate the problem and possibly cause sewer backups into our homes and streets. There were numerous mentions of more development exacerbating the problem; one email circulated among City planners in February of 2017^v voiced concern over these continuing problems with sewer flow from Emerald Heights causing a backup into BOTH pipes going to the manhole. Lastly, in an email

19

from the City to Emerald Heights management^{vi} said EH wanted to pay a onetime “donation” to the City for MH282 replacement that would absolve them from any other expense. Considering if the “fix” that is proposed might not work, I find that agreement very troubling.

- And lately we have had more power issues in our neighborhood; much more so than when we moved here in 1993. There are times when the weather is calm and the power goes out. I talked to a neighbor who said he was from Detroit and had fewer power problems there than he does now in Abbey Road. I feel adding more buildings will make the situation worse with our power grid.

I want to make it clear that I am against any more expansion at Emerald Heights for the above reasons, but if expansion is approved then the City must deny the location of the Independent Living Building (ILB) and the Assisted Living Building (ALB) in the current proposal based on the stipulations in the Conditional Use Permit.

Based on **Redmond Zoning Code [RZC 21.08.370]** , which in part states that **“The conditional use is designed in a manner which is COMPATIBLE WITH and responds to the EXISTING OR INTENDED character, appearance, quality of development, physical characteristics of the subject property and IMMEDIATE vicinity.”**

Also, **Redmond Zoning Code [RZC 21.08.370]** on retirement residences:

*The design, scale, and appearance of the development is consistent with the **desirable character** of the existing and planned neighborhood in which it may be located*

The football-field-length, institutional-looking three-story ALB with over 100 windows that overlook homes across the street is **not compatible** with and does **NOT** match the “desirable character” of the Abbey Road neighborhood.

If this proposal is approved, it would bring the feeling of downtown Redmond right to our doorstep. Our elected officials promised us this would NOT happen. To put this much development on Education Hill with the construction, traffic, and our roads being torn apart for sewer expansion, degraded electrical and general infrastructure, this will affect our lives here.

Based on the above approval criteria, I ask that you **DO NOT** approve the expansion proposal by Emerald Heights.

ⁱ Sewer Capacity Avondale Draft Tech Memo 2010-09-16

ⁱⁱ Technical Committee Report – Site Plan Entitlement Notice of Decision June 21, 2017

ⁱⁱⁱ 20110502 Hearing Examiners Report Final AA-TECH COMM REPORT TO HE - REZONE

^{iv} Draft NOD for Emerald Heights June 2017

^v RE_Emerald_Sewer_MH_Replacement – Scott Thomasson letter

^{vi} City of Redmond charitable donation letter 5.10.17

TECHNICAL COMMITTEE REPORT TO THE HEARING EXAMINER

Proposal Name: Emerald Heights Rezone Development Guide Amendment – Zoning Map

Proposal Location: 10901 176th Circle NE, Redmond, WA 98052

Description: The applicant proposes to amend the zoning from R-4 to R-6 for one parcel totaling approximately 38 acres by means of a Development Guide Amendment – Zoning Map.

File Number(s): L100204 – Development Guide Amendment – Zoning Map
L100205 – SEPA

Applicant: Emerald Heights
Lisa Hardy, CEO
10901 176th Circle NE,
Redmond, WA 98052

Applicant's Representative: Julie Lawton
7520 2nd Avenue NE
Seattle, WA 98115

Planner: Thara Johnson, Associate Planner

Decisions Included: Development Guide Amendment – Zoning Map

Public Hearing Date: May 2, 2011

Recommendation: Approval with Conditions

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Community Development Guide (RCDG), Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).

JAMES L. ROBERTS, Deputy Director
Department of Planning and Community
Development

DAVID ALMOND, Development Services Manager
Department of Public Works

Key Dates

Application/Completeness Date: June 7, 2010
Date SEPA Determination Issued: October 13, 2010
SEPA Appeal Deadline: November 11, 2010
Public Hearing Date: May 2, 2011

Project Review Authority and Procedures

The City of Redmond's **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, the Committee provides findings, conclusions, and recommendations (in the form of this report) to the **Hearing Examiner**. The **Hearing Examiner** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations and receive public testimony regarding the proposal. The Development Guide Amendment – Zoning Map review and approval process follows the procedures outlined in the RCDG 20F.30.45 Type IV Decisions, where the **Hearing Examiner** provides findings of fact and conclusions to form a recommendation of approval, approval with conditions, or denial of the proposal to the **City Council**. The **City Council** will make the final decision regarding the Development Guide Amendment – Zoning Map proposal.

Report Attachments

1. Vicinity Map
2. Zoning Map
3. General Application Form
4. Community Development Guide Amendment Application Form
5. SEPA Application Form
6. Notice of Application and Affidavit of Publishing
7. Notice of Application Public Comment Letters
8. SEPA DNS and Environmental Checklist
9. SEPA DNS Comment Letters
10. Notice of Public Hearing and Affidavits of Posting
11. Rezone Application Packet

Staff Analysis

I. Proposal Summary

The Emerald Heights Rezone is a Development Guide Amendment to the Zoning Map to rezone approximately 38 acres from R-4 to R-6 for the purpose of expanding the retirement facility.

II. Site Description and Context

The proposed Development Guide Amendment – Zoning Map is within the Education Hill Neighborhood and is located at 10901 176th Circle NE. It is located just north of Redmond High School, west of 176th Avenue NE, south and west of the Abbey Road Subdivision, and east of a residential community. The site currently has 401 living units that are a mix of independent units for seniors, as well as different types of assisted living and skilled nursing units for seniors who need continuing care. Emerald Heights proposes to expand the size of its facility to accommodate future growth.

The existing R-4 zoning allows for 456 residential units, since retirement residences are allowed three times the density of the underlying zone (currently R-4) if they provide skilled nursing care. The proposed facility would provide up to 608 units (R-6 zoning would allow up to 684 units). In addition, the proposal would include construction of a new auditorium, and wellness (fitness) center for the residents, along with remodeling existing facilities. The proposed expansion would occur in phases. Phase I would consist of construction of 84 independent living units, 16 assisted living units and 22 skilled nursing care units as well as construction of a fitness center and auditorium and associated parking; over a five year period. Phase II would consist of construction of 46 independent living units, 14 assisted living units and 25 skilled nursing care units, along with associated parking over a 15 year timeline.

III. Public Notice and Comment

Requirements for public notice are contained in RCDG 20F.30.

Notice of Application: The Notice of Application for this proposal was published on June 23, 2010. The notice was posted at City Hall, the Redmond Regional Library, and at three locations on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment 3, Notice of Application and Affidavit of Posting).

Public Input: During the public comment period for the Notice of Application, the City received two written comments. Comments raised were in regards to stormwater infrastructure and the timing for the public hearing. (Attachment 4, Notice of Application Public Comment Letters).

Notice of SEPA Threshold Determination: The Notice of Application for the Determination of Non-Significance (DNS) for this project was issued on October 13, 2010. This notice was posted at City Hall, the Redmond Regional Library, and at two locations on the property. The notice was also sent to state and local agencies, Parties of Record for the project, and residents within 500 feet of the site (Attachment 5, SEPA DNS). The City received a petition with several signatures from the residents of Emerald Heights indicating concern for the proposed Threshold Determination

following both the comment period and appeal period. The letters submitted expressed concerns relating to increased parking requirements, noise, and traffic associated with the proposed increase in density within the community. Additional comments were received from a few surrounding residents who requested to be placed on the City's parties of record list. A comment was also received from King County relating to sidewalk improvements along 179th Avenue NE; which would be addressed at the time when Site Plan Entitlement for Phase I of the project occurs along with the associated project level SEPA Threshold Determination.

Neighborhood and Citizen Meetings: The applicants held a total of two community meetings for the proposed rezone. One community meeting was held prior to the submittal of the application in March, 2010. Representatives from Emerald Heights, Lawton Project Management Group, Triad Engineering, Heffron Transportation Inc., Rice Fergus & Miller Architecture and staff from the Department of Planning and Community Development attended the meeting. A total of 5 citizens attended the meeting which included both residents from Emerald Heights and adjacent property owners. There were no significant concerns expressed related to the proposed zone change.

The applicant scheduled a second community meeting following the petition that was submitted by residents of Emerald Heights. Representatives from Emerald Heights, Lawton PMG, Triad Engineering, Heffron Transportation Inc., Rice Fergus & Miller Architecture and staff from the Department of Planning and Community Development attended the meeting. There was no attendance at the second community meeting from either residents of Emerald Heights or neighboring citizens. A series of internal meetings with residents were also held prior to the community meeting.

Notice of Public Hearing: The Notice of Public Hearing for this project was posted at three locations on the site, at City Hall, and at the Redmond Regional Library by April 8, 2011. The notice was also mailed to property owners within 500 feet of the site and to individuals who provided written correspondence to the City on the same date. The notice was included in a one-time newspaper publication (Attachment 6, Notice of Public Hearing and Affidavits of Posting).

IV. State Environmental Policy Act (SEPA)

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project (Attachment 8, Environmental Checklist). City of Redmond codes and regulations; including those contained within the Community Development Guide, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) was issued for this project.

V. Consistency with Community Development Guide Regulations

A. Education Hill Neighborhood Plan

The Emerald Heights Rezone is located within the Education Hill Redmond neighborhood, as identified in the Redmond Comprehensive Plan, Map N-1. The Redmond Community

Development Guide, Section 20C.70.20, establishes specific neighborhood regulations for the Education Hill neighborhood.

1. RCDG 20C.70.20-030 Requirements for Determination of Sewer Capacity requires that the Technical Committee reviews the sewer capacity for proposed developments that exceed the underlying density of the proposed zone.

Conclusion: The Technical Committee required analysis relating to the sewer capacity and had sewer modeling for the proposed density increase evaluated by a third party consultant, prior to issuing a Threshold Determination.

B. City-Wide Regulations

The purpose of the City Wide Regulations in RCDG 20D is to describe requirements, restrictions and standards of general application to all development within the zoning districts unless otherwise provided.

1. RCDG Section 20D.30 Affordable Housing regulates requirements for provision of affordable housing as applicable to all new residential development within the City. All new senior housing proposed within the City shall be required to provide a minimum of 25 percent of the new units increased above the underlying zone as affordable.

Conclusion: Emerald Heights has set aside 25 percent of all units for lower-income households as a condition of financing through bonds with the Washington State Housing Finance Commission. A condition has also been placed on the rezone that would require compliance with this regulation.

2. Section 20D.140 of the Redmond Community Development Guide contains standards, guidelines, criteria, and requirements intended to identify, analyze, preserve, and mitigate potential impacts to the City's critical areas and to enhance and restore degraded resources such as wetlands, riparian stream corridors or habitat, where possible.

Conclusion: The site has an existing Class III Stream with a 100' buffer and steep slopes, greater than 40% are located along the western portion of the property, as disclosed in the Environmental Checklist (See Attachment 8, Environmental Checklist). These critical areas are preserved within an existing Native Growth Protection Area (NGPE) which is densely vegetated and the proposed expansion does not propose any impact to the Native Growth Protection Area. The phased development may result in some tree removal and associated loss of habitat for tree- and ground-dwelling species within the site and outside the NGPE.

C. Compliance with Criteria for Development Guide Amendments -Zoning Map

The following is an analysis of how this proposal complies with the requirements for zoning map amendments.

1. The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions.

Conclusion: The proposal, as conditioned, is consistent with the Comprehensive Plan Land Use Map, Plans and Policies. The Comprehensive Plan policies applicable to this development are:

Framework Policies

FW-9 Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land and provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond's sense of community and character.

The Emerald Heights Rezone would expand the existing retirement community and provide for additional senior housing needs within the City over a 20 year time period within the existing facility. The proposed rezone would concentrate additional housing with adequate services.

FW-13 Create opportunities for the market to provide a diversity of housing types, sizes, densities and prices in Redmond to serve all economic segments and household types, including those with special needs related to age, health, or disability.

The Emerald Heights Rezone provides for a variety of senior housing types within the Education Hill Neighborhood. The proposed expansion is a response to market demands for an increase in the number of units needed to serve the needs of the community.

FW-19 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, services, or parks.

The Emerald Heights community has been an integral part of the Education Hill neighborhood since 1992 and has contributed to the community by providing for the needs of senior residents.

Land Use Policies

LU-3: Allow new development only where adequate public facilities and services can be provided.

The site is currently served with adequate facilities that provides the existing 401 unit retirement community with electricity, water, sewer, and stormwater services that are provided to the site. The site is served by several bus routes and the community currently has buses that provide residents with transportation.

LU-8: Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air, and open space; protect 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.
- Pedestrian access.
- Landscaping.

The Redmond Community Development Guide contains regulations that address standards for all of the above.

Building heights are limited to 35 feet in both the R-4 and R-6 zones, and majority of other development standards are identical, in both zones. Development intensity is regulated by lot coverage, and impervious surface area limits. Impervious surface coverage can be increased to 65% in the R-6 zone, from 60% in the R-4 zone; and lot coverage of structures can also be increased to 45% in the R-6 zone from 35% in the R-4 zone. The Emerald Heights community is buffered from adjoining land uses by landscape buffers on all four sides of the property, and heights and setbacks were chosen with compatibility with neighboring properties and zones in mind.

LU-27: Designate allowed residential densities and housing types to provide for a housing stock that includes a range of choices to meet all economic segments and household types, including those with special needs related to age, health, or disability.

The Emerald Heights community consists of units that provide a mix of independent living units for seniors, different categories of assisted living, and skilled nursing units that require continuing care. The proposed expansion to the facility includes an increase of 130 independent living units, 30 assisted living units, and 47 skilled nursing units.

Housing Policies

HO-21: Work with agencies, private developers and non-profit organizations to locate housing in Redmond intended to serve Redmond's special needs populations, particularly those with challenges related to age, health, or disability.

The Emerald Heights community is a non-profit life care community that provides a diversity of housing needs for seniors that require different levels of care. Some of the residents require skilled nursing care, others require only assisted living care and the remainder are able to live independently. The community also provides supportive and recreational services as well as health care.

HO-35: Require a portion of units added as part of any rezone that increases residential capacity to be affordable to low- and moderate-income households.

If the Emerald Heights Rezone was approved, residential capacity within the retirement residence would be increased on the site. The project would be required to have at least 25% of the new units increased above the underlying zone affordable to household earning less than 80 percent of King County median income as conditioned herein.

Neighborhood Plan

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.

The Emerald Heights community consists of units that provide a mix of independent living units for seniors, different categories of assisted living and skilled nursing units that require continuing care.

N-EH-15: Promote a variety of housing choices that are accessible to persons of all income levels.

Emerald Heights has set aside 25 percent of all units for lower-income households affordable to household earning less than 80 percent of King County median income as conditioned herein and as required by the Washington State Housing Finance Commission (WSHFC).

2. The amendment bears a substantial relation to the public health and safety.

Conclusion: The proposed rezone would not alter the uses allowed on the site but would increase density. Design of the expansion to the retirement community would be consistent with the Redmond Community Development Guide.

3. The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.

Conclusion: The proposed rezone would provide additional senior housing capacity in the Education Hill Neighborhood. The proposed expansion is a response to market demands for an increase in the number of senior housing units needed to serve the needs of the community in an area that is consistent with the Comprehensive Plan, is already zoned residential, and has access to alternative forms of transportation, and utilities available to the site.

4. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.

Conclusion:

Zoning Standards. Site requirements for R-4 and R-6 are shown in the table below.

General Suitability. The R-4 and R-6 zone are residential districts and similar in terms of allowed uses. The R-4 and R-6 zone are both consistent with the Comprehensive Plan designation of Single-Family Urban. The R-6 zone is primarily residential and allows single-family dwellings, multi-family houses, retirement residences, and home businesses. Other uses, such as religious facilities, utilities, fire and police services, and schools are allowed with a special use or a conditional use permit.

Residential Zones Site Requirements Chart

Site Requirement	Zoning Districts	
	R-4	R-6
Allowed Density (dwelling units per gross acre)*	4	6
Minimum Required Density (percent of net acres)	80%	80%
Average Lot Size	7,000 sq. ft.	4,000 sq. ft.
Minimum Lot Width Circle (in feet)	40'	35'
Minimum Lot Frontage (in feet)	20'	20'
Front Setback (in feet)	15'5	15'5
Side/Interior Setback (each side) (in feet)	5'/10'	5'/10'
Side Street Setback (in feet)	15'	15'
Rear Setback (in feet)	10'	10'
Minimum Building Separation (in feet)	10'	10'
Maximum Lot Coverage for Structures	35%	45%
Maximum Impervious Surface Area	60%	65%
Minimum Open Space	20%	20%
Maximum Height of Structures	35'	35'

Retirement Residence Requirements

Retirement residences located in the R-4 through R-6 zones that provide some component of assisted living or skilled nursing care may be allowed an increase in density by up to three times the number of units permitted by the underlying zone, provided each of the following conditions exists:

- (i) A minimum of 10 percent of the units are licensed for assisted living or skilled nursing care programs; however, no more than 25 percent of the units may be licensed for skilled nursing care.

Conclusion: The community currently provides 28% of units as assisted living and skilled nursing care programs and 13% of the units solely for skilled nursing care. After the proposed expansion, a total of 31% of the units will provide for assisted living and skilled nursing care programs and 17% of the units will be set aside as skilled nursing care.

- (ii) There is adequate water and sewer capacity to serve the proposed development, together with the water and sewer capacity existing to accommodate the planned growth for the service area(s) in which the property is located.

Conclusion: The proposal included water and sewer capacity evaluation and which concluded that upgrades to the water and sewer systems would be required as part of the phased development. The City of Redmond's Capital Facilities Division confirmed that

the downstream sewer system has adequate capacity to receive addition flows anticipated from future density proposed by this rezone. However, two downstream manholes have been identified as having some history of maintenance problems. Prior to the addition of sewage flows resulting from the increased density, Emerald Heights will be required to work with the City to establish an equitable contribution to help address the maintenance problems.

- (iii) Traffic generated by the retirement residence is not significantly greater than traffic generated in the surrounding residential neighborhoods. In addition, the applicant shall provide to the City a transportation management plan (TMP). The TMP shall address the following: traffic control, parking management (including the mitigation of overflow parking into the adjoining residential neighborhood), and traffic movement to the arterial street system. In addition to on-site parking requirements, parking in excess of the maximum may be permitted on existing off-site satellite parking lots, subject to City approval of a joint use agreement. Off-site parking in a residential zone shall be limited to lots shared with existing institutional uses, such as schools.

Conclusion: The Traffic Impact Analysis submitted evaluates the traffic impacts caused by the increase in the number of units, traffic control, and parking management (See Attachment 9, Rezone packet)

- (iv) The project shall comply with all development standards for the zone in which the development is located, including height, setbacks, open space, lot coverage, and impervious surface requirements.

Conclusion: Each phase of development shall be required to submit a Site Plan Entitlement application. Compliance with development standards for each phase shall be required.

- (v) Landscape Requirements. Setback areas located adjacent to the side, street side, and rear property lines shall be landscaped to sufficiently screen the development from surrounding residential uses. Similar landscaping shall also be provided within the front setback areas when needed to screen parking. Where possible, existing mature vegetation shall be retained. The Design Review Board may allow reduced landscaping requirements for projects that exhibit exceptional site and architectural design qualities that reflect nearby neighborhood character. Such projects shall be well integrated with the surrounding neighborhood, including linkages to surrounding uses through pedestrian and vehicular connections. Alternative linkages may be proposed by those facilities where an enclosed facility is mandated by licensing requirements for the type of care offered at the Retirement Residence (such as Alzheimer's or other dementia care facilities).

Conclusion: The current facility is buffered with landscaping on all sides and a Native Growth Protection Area is located along the west boundary of the site, which is densely vegetated. Additionally, the facility has been designed to mimic a residential development.

- (vi) Retirement residence facilities developed under these provisions shall not be entitled to any other senior housing density bonuses, including those described in Section 20D.30.10 (Affordable Housing) or Section 20D.30.15 (Affordable Senior Housing Bonus) of the Redmond Community Development Guide.

Conclusion: The proposal does not include any additional bonus under the City's senior housing density bonus program.

- (vii) Availability. A minimum of 25 percent of the new units increased above the underlying zone as a result of this section shall be set-aside for households earning less than 80 percent of the King County Median Income, adjusted for household size.

Conclusion: The Emerald Heights community currently complies with this requirement as a condition required by the Washington State Housing Finance Commission and a condition of this rezone also requires compliance with this requirement.

- (viii) For existing developments that are expanding under these provisions, the set-aside units may be located either in the existing or new units, but shall be in addition to any set-aside units already provided in the existing facility.

Conclusion: A condition requiring compliance with this regulation has been included.

- (ix) The operator of the facility shall provide an annual report to the City providing information documenting compliance with the set-aside requirement. Facilities financed under Washington State Housing Finance Commission (WSHFC) programs may submit a copy of the annual report to WSHFC to satisfy this requirement.

Conclusion: Emerald Heights is financed under the Washington State Housing Finance Commission (WSHFC) program and therefore, submits an annual report to the WSHFC.

- (x) Set-aside units required by these regulations shall be administered according to the same requirements as used by the Washington State Housing Finance Commission (WSHFC) for similar type facilities, regardless of how a retirement residence developed under these provisions is financed.

Conclusion: A condition requiring compliance with this regulation has been included.

- 5. The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

Conclusion: The site is currently developed with the existing retirement facility which houses 401 existing units. The proposal includes an expansion of the facility to meet market demands and serve the community. Surrounding land use and zoning are as follows:

	<u>Zoning</u>	<u>Land Uses</u>
Northwest	R-4	Single-Family Residential
North:	R-4	Single-Family Residential
Northeast	R-4	Single-Family Residential
East:	R-4	Single-Family Residential
Southeast	R-5	Single-Family Residential
South:	R-6	Redmond High School
Southwest	R-6	Single-Family Residential
West:	R-4	Single-Family Residential

The site is zoned residential and the proposed amendment will not alter the uses allowed on site. However, it would increase the density. At present, no uses exist adjacent to the site that are wholly incompatible with development resulting from this proposal.

6. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zoning.

Conclusion:

Sewer, Water, Stormwater: R-4 and R-6 uses would generate demand for sewer, water, and stormwater facilities. The R-4 density would allow up to 456 units on the site (including the retirement residence bonus) and the R-6 density would allow up to 684 units on the site (including the retirement residence bonus). Existing sewer and water utilities are currently provided to the site. Upgrades to the water and sewer systems would be required as part of the phased development. The City of Redmond's Capital Facilities Division confirmed that the downstream sewer system has adequate capacity to receive addition flows anticipated from future density proposed by this rezone. However, two downstream manholes have been identified as having some history of maintenance problems. Prior to the addition of sewage flows resulting from the increased density, Emerald Heights will be required to work with the City to establish an equitable contribution to help address the maintenance problems. The applicant would have to upgrade and extend utilities through the site as appropriate.

Transportation:

- A. Parking. Retirement Residence uses require one parking space be provided per independent residential unit (applied to apartment style unit), two spaces for each duplex, and about 1.25 parking spaces be provided for each Health Center staff member. Based on these requirements, the existing site would need to provide a minimum of 363 spaces. The on-site supply of 503 parking spaces exceeds this requirement, and adequately meets the everyday parking demand. During special events when additional parking supply is required, Emerald Heights provides shuttle

service to off-site parking. These locations can include parking lots at Redmond High School and local churches.

- B. Access.** There is one main access to and from the Emerald Heights community, off of 176th Avenue NE on the east side of the property. This driveway is manned 24-hours a day by a security guard, and visitors are required to sign in and out at this location. There is an emergency-only gated access driveway located on the north side of the property along NE 111th Street. The existing driveway along 176th Avenue NE would be retained as the main access where the guard booth is located for visitor registration. The existing emergency-only driveway on NE 111th Street would be relocated southeast and improved to provide a secondary access for residents and employees of Emerald Heights.
- C. Trip Generation:** The number of potential trips generated by a land-use re-designation, followed by a project proposal, depends upon the type of project proposed. Generally multi-family residential projects generate 2.81 trips per occupied unit (per the International Trip Generation Manual). Trip generation is equal to the number of net new one-way PM peak-hour trips per unit.

The following table compares development potential and trip generation based upon site requirements and trip generation rates.

Land Use	Size	Daily Trips ¹	PM Peak Hour Trips ²		
			In	Out	Total
Proposed Residential Units	608 units	1,560	67	91	158
Proposed Fitness Center ³	12,500 sqft	80	4	—	8
Existing Residential Units	401 units	1,030	44	60	104
Net: Change in trips to site.	207 units	610	27	35	62

The proposed project’s expansion of 207 additional residential units would generate about 610 additional trips per day with 62 trips during the weekday PM peak hour. This includes trips by residents, staff, visitors, as well as any off-site traffic that the fitness center may generate with the change to R-6 zoning.

7. The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated taking into account all applicable regulations or the unmitigated impacts are acceptable.

Conclusion: The proposal is not expected to result in significant adverse environmental impacts. No portions of the proposed expansion are within any critical areas and as such, are not expected to have any direct impact on critical areas. The site has an existing Class III Stream with a 100’ buffer and steep slopes, greater than 40% are located along the west portion of the property. These critical areas are preserved within an existing Native Growth Protection Area (NGPE) which is densely vegetated and the proposed expansion does not propose any impact to the Native Growth Protection Area. The phased development may result in some tree removal and associated loss of habitat for tree- and ground-dwelling species within the site and outside the NGPE.

8. The amendment complies with all other applicable criteria and standards in the Redmond Community Development Guide.

Conclusion: The proposal, as conditioned, is consistent with the Redmond Community Development Guide. The site is already zoned residential and the proposed rezone is consistent with the Comprehensive Plan. Also see Section V. Consistency with Community Development Guide Regulations of this report.

VI. Conclusions and Recommendation

The Technical committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Community Development Guide, Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act. The Technical Committee is requesting that the Hearing Examiner **approve the Emerald Heights Rezone Development Guide Amendment – Zoning Map subject to the conditions** listed below.

VII. Recommended Conditions of Approval

This approval is subject to all general criteria of all applicable City of Redmond codes and regulations, including the following:

Redmond Community Development Guide
Redmond Municipal Code, Title 12 – Street and Sidewalks
Redmond Municipal Code, Title 13 – Water and Sewers
Redmond Municipal Code, Title 15 – Building and Construction
Stormwater Technical Notebook, Issue No. 4 (2007)
Record Drawing Requirements, Version 10-2005 (2005)

The following table identifies those materials that are approved with conditions a part of this decision. The “Date Received” is the date that is stamped as “Received” by the Development Services Center.

Item	Date Received	Notes
Rezone Application Packet	06/07/2010	
SEPA Checklist	09/21/2010	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 10/13/2010</i>

1. Planning Department

Reviewer: Thara Johnson, Associate Planner
Phone: 425-556-2470
Email: tmjohnson@redmond.gov

1. A minimum of 25 percent of the new units increased above the underlying zone as a result of the Retirement Residence bonus shall be set-aside for households earning less than 80 percent of the King County Median Income, adjusted for household.

2. For existing developments that are expanding under the Retirement Residence provisions, the set-aside units may be located either in the existing or new units, but shall be in addition to any set-aside units already provided in the existing facility.
3. The operator of the facility shall provide an annual report to the City providing information documenting compliance with the set-aside requirement. Facilities financed under Washington State Housing Finance Commission (WSHFC) programs may submit a copy of the annual report to WSHFC to satisfy this requirement.
4. Set-aside units required by these regulations shall be administered according to the same requirements as used by the Washington State Housing Finance Commission (WSHFC) for similar type facilities, regardless of how a retirement residence developed under these provisions is financed.
5. The Emerald Heights Retirement community shall not be entitled to any other senior housing density bonuses, including those described in RCDG Section 20D.30.10 (Affordable Housing) or RCDG Section 20D.30.15 (Affordable Senior Housing Bonus) of the Redmond Community Development Guide.
6. Prior to the addition of sewage flows resulting from the increased density, Emerald Heights Retirement Facility will be required to work with the City to establish an equitable contribution to help address the maintenance problems with the two identified downstream manholes.



City of Redmond

WASHINGTON

PLANNING DEPARTMENT
Development Engineering
(425) 556-2876

May 10, 2017

Julie Lawton
Lawton PMG
2020 N 75th St
Seattle, WA 98103

Via Email: julie@lawtonpmg.com

Subject: Meeting Summary on Emerald Heights Assisted Living & Independent Living Bldg (LAND-2016-01735), and MH improvements

Dear Ms. Lawton:

Thank you for taking the opportunity to meet with me and Rob Odle to discuss the sewer manhole issue experienced by the City of Redmond. I appreciate your generosity in offering to help us reach a solution with this issue.

The purpose of this letter is to memorialize our discussion and confirm the agreed-upon approach, as follows:

Emerald Heights will replace Manhole 282 (ID 4D1SM282) to improve the functionality of the system and correct the surcharging/backflow problem that currently exists. The city will work with Emerald Heights to ensure that the restoration of the pavement and other impacted areas are within reason and reflects the impacts caused by the construction.

By replacing the manhole, Emerald Heights will have improved the downstream system such that it is adequate to allow other buildings to move forward in compliance with zoning adopted in 2010 for the site.

Emerald Heights wishes to treat this improvement as a donation. Planning Director Rob Odle has agreed that this is a workable option and will work with Emerald Heights to prepare any paperwork needed to allow this.

Separately, we have agreed that this replacement resolves any future sewer issues for Emerald Heights Assisted Living & Independent Living buildings that are developed under the current zoning. The Assisted Living building has completed the PREP process and is approved to submit for permit.

Do not agree with this



City of Redmond
WASHINGTON

PLANNING DEPARTMENT
Development Engineering
(425) 556-2876

Please do not hesitate to contact me if you have any questions, or if I have not captured the outcome of the meeting accurately.

Sincerely,

Lisa Rigg, P.E.
Development Engineering Manager
Development Services, Planning Department
City of Redmond

Cc:

Lisa Hardy CEO, Emerald Communities
Rob Odle, Director, Planning & Community Development
Steven Fischer, Manager, Planning & Community Development
Zheng Lu, Senior Engineer, Development Services
Benjamin Sticka, Planner, Planning & Community Development

Bruce Juntti

From: Zheng Lu
Sent: Monday, June 12, 2017 5:19 PM
To: 'Lorie Limson Cook'
Cc: Benjamin Sticka
Subject: RE: Draft NOD for Emerald Heights
Attachments: Notice of Decision_Emerald_Heights_EH-Comments-170606 (002) Zheng.doc

Hi Lorie,

I did some modification under water and sewer utilities. Attached is the copy of the modified Word Doc. I also attach the utilities section in this email. Thanks!

Zheng

2. Development Engineering – Water and Sewer

Reviewer: Zheng Lu, Senior Engineer

Phone: 425-556-2844

Email: zlu@redmond.gov

- a. **Water Service.** Water service will require a developer extension of the City of Redmond water system as follows: A new 3" water service and a 6" fire line shall be connected to the existing 12" city water main on 176th Circle NE. One new fire hydrants shall be connected to the existing 8" city water main on 176th Ave NE. The other fire hydrant shall be connected to the existing 8" water main at northwest corner of the new building. All water services, hydrant, fire line shall be designed in accordance with City of Redmond Design Requirements, Water and Wastewater Extensions.
(Code Authority: RZC 21.74.020(D), RZC 21.17.010)

- b. **Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows: There will be two side sewers from the new building. One side sewer from 1500 gallon grease interceptor shall connect to the existing city 8" sewer main on 176th Circle NE; the other side sewer will connect the existing city 8" sewer main onsite. All side sewer, manholes shall be designed in accordance with City of Redmond Design Requirements, Water and Wastewater Extensions.

A sewer system capacity study was conducted in 2010. The report concluded that the downstream sewer collection system has adequate capacity to receive additional flows anticipated to result from future development. However, the report also recognized that City maintenance crew had challenges historically associated with reverse flow surcharge and grease problems at existing manhole 4DISMH282. Additional flow generated from Emerald Heights facility will worsen this back flow problem. The City requires the developer to replace the existing manhole or provide an alternate solution acceptable the City that will correct the existing problem, such as rerouting the flow to better distribute it.

(Code Authority: RZC 21.74.020(D), RZC 21.17.010)

- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System

Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing review. All easements must be recorded prior to construction drawing approval.

(Code Authority: RZC Appendix 3)

- d. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement fees shall be paid prior to sale of water and side sewer permits.

(Code Authority: RMC 13.08)

Resolve the problem as part of construction, prior to construction closeout.

From: Lorie Limson Cook [mailto:Llimsoncook@rfmarch.com]

Sent: Wednesday, June 07, 2017 10:01 AM

To: Benjamin Sticka <bsticka@redmond.gov>; Min Luo <mluo@redmond.gov>; Zheng Lu <zlu@redmond.gov>; Jeff Dendy <JDENDY@REDMOND.GOV>; Scott Turner <STURNER@REDMOND.GOV>; Paul Cho <PCHO@REDMOND.GOV>

Cc: Bryan Haakenson <bryan.haakenson@gly.com>; Terren Buchan <terren.buchan@gly.com>; Moghan Lyon <moghan@lyonla.com>; Bart Balko <BartB@cplinc.com>; Julie Lawton <julie@lawtonpmg.com>; Adita Nelson <ANelson@rfmarch.com>; Dean Kelly <DKelly@rfmarch.com>; Mike Miller <MMiller@rfmarch.com>

Subject: RE: Draft NOD for Emerald Heights

To the City of Redmond,

Attached are our corrections and comments to the Draft Notice of Decision for Emerald Heights AL building. Please review and let us know if you agree and/or if you have questions.

Thanks.

LORIE LIMSON COOK, Architect, LEED AP

(Please update your records with my new name and email. Thanks!)

Project Manager

Associate Principal

Building Community for 30 Years

RICE FERGUS MILLER

275 Fifth Street, Suite 100, Bremerton WA 98337

rfmarch.com

O 360-377-8773

D 360-850-4567

C 253-988-3702

[Click Here for Confidentiality Notice & Full Copyright Disclosure](#)

From: Benjamin Sticka <bsticka@redmond.gov>

Date: Friday, May 26, 2017 at 12:55 PM

To: Julie Lawton <julie@lawtonpmg.com>

Subject: Draft NOD for Emerald Heights

Julie,

Please find the draft NOD for Emerald Heights. Thank you.

Ben Sticka

Planner – City of Redmond

(425) 556-2470 – bsticka@redmond.gov

This message has been scanned for malware by Websense. www.websense.com

Click [here](#) to report this email as spam.

Bruce Juntti

From: Lisa Rigg <LRIGG@REDMOND.GOV>
Sent: Tuesday, April 18, 2017 2:35 PM
To: Rob Odle
Cc: Jason Lynch; Steve Fischer
Subject: RE: Molly Lawrence Letter for Emerald Heights

Hi Rob,

I reviewed the information and we met with Jim Haney regarding the need to upgrade the manhole or provide other improvements to correct the issue. It is an existing problem that was brought to the attention of Emerald Heights during the rezoning. The materials they submitted showed that their engineer estimated the work to replace the manhole would be roughly \$30,000. The City did not agree to that being their fair contribution based on what was submitted by Emerald Heights. By adding the new units they are making an existing problem worse, and Jim agreed that the impact warrants the needed fix. The issue is both flow rate and FOG (fats, oils and grease). We have given a couple different options to mitigate the problem, and would be open to other engineering solutions. Hope this helps.

Lisa

From: Rob Odle
Sent: Tuesday, April 18, 2017 1:17 PM
To: Lisa Rigg <LRIGG@REDMOND.GOV>
Cc: Jason Lynch <JLYNCH@REDMOND.GOV>; Steve Fischer <SFISCHER@REDMOND.GOV>
Subject: Molly Lawrence Letter for Emerald Heights

Did you have a chance to look at the attachments to the letter of March 17 particularly on their contentions about our previous acceptance of the sewer manhole study?

Thanks

Rob

Bruce Juntti

From: Scott Thomasson <STHOMASSON@REDMOND.GOV>
Sent: Monday, February 13, 2017 12:14 PM
To: Paulette M. Norman; Zheng Lu
Cc: Lynn Arakaki; Jon A. McKinnon; Lisa Rigg; Steven S. Moore; Mike Paul
Subject: RE: Emerald Sewer MH Replacement

The cause of the trouble spot that has been requested to be fixed does not seem to be understood by the Emerald Height's design team. My understanding of the situation (as described by operations) is the problem does not start as a grease problem but instead is a hydraulic problem caused by the quantity of flow coming from Emerald Heights. The sewage coming from Emerald Height's enters a manhole (possibly at supercritical flow) through an outside drop and then turns to the right inside the manhole. There is also a pipe that enters the manhole from the opposite side of the drop. The flows from Emerald Height's flows through the manhole and backs up in the incoming pipe essentially causing a hydraulic jump that stops the flow entering from the other side. Because the flows are stopped grease then starts to build up in the blocked pipe.

Each time Emerald Heights expands the situation has gotten worse. We are asking that Emerald Height's retrofit the manhole so that the energy from their sewer flows are mitigated. The drop manhole is a 20 foot deep 48 inch manhole. The top of the drop is 10 feet down and the outside drop is 10 feet. The manhole retrofit would need to include rechanneling and possible a steel plate deflector to prevent the dropped flows from shooting across the manhole. Another alternative would be to construct a new sewer of about 150 feet in 178th Court NE and divert some of the flows from Emerald Heights to balance the flows entering the drop manhole. Another alternative would be to put in a larger manhole so the channeling can be improved. The designer will need to develop some design alternatives for the city to review and select.

From: Paulette M. Norman
Sent: Monday, February 13, 2017 11:50 AM
To: Zheng Lu <zlu@redmond.gov>; Lynn Arakaki <LARAKAKI@REDMOND.GOV>; Scott Thomasson <STHOMASSON@REDMOND.GOV>; Jon A. McKinnon <jamckinnon@redmond.gov>; Steven S. Moore <SSMOORE@redmond.gov>; Lisa Rigg <LRIGG@REDMOND.GOV>
Subject: RE: Emerald Sewer MH Replacement

FYI – I just received the attached letter from Emerald Heights concerning this issue. I will add this item to our Pre Tech meeting tomorrow morning.

Paulette

From: Zheng Lu
Sent: Monday, February 13, 2017 9:12 AM
To: Lynn Arakaki <LARAKAKI@REDMOND.GOV>; Scott Thomasson <STHOMASSON@REDMOND.GOV>; Jon A. McKinnon <jamckinnon@redmond.gov>; Steven S. Moore <SSMOORE@redmond.gov>; Lisa Rigg <LRIGG@REDMOND.GOV>
Cc: Paulette M. Norman <pmnorman@redmond.gov>
Subject: RE: Emerald Sewer MH Replacement

Hi Team,

I have not heard from anyone for Emerald sewer manhole issue. The project is in 90% of prep. The planner will requires us to write condition of the approval letter soon. Any good suggestions for solution on this are welcome. I wonder Jon and/or Steven can provide recent video for this section the pipe, so I can show the problem to the applicant precisely. Thanks!

Zheng

From: Zheng Lu

Sent: Monday, January 30, 2017 5:16 PM

To: Lynn Arakaki <LARAKAKI@REDMOND.GOV>; Scott Thomasson <STHOMASSON@REDMOND.GOV>; Jon A. McKinnon <jamckinnon@redmond.gov>; Steven S. Moore <SSMOORE@redmond.gov>; Lisa Rigg <LRIGG@REDMOND.GOV>

Cc: Paulette M. Norman <pmnorman@redmond.gov>

Subject: Emerald Sewer MH Replacement

Hi Team,

I had asked the Emerald development (Add one new building) to replace the manhole (4D1SMH282), since there has been surcharge and grease problem per your request.

The Developer met the review team last Thursday. They have tested the grease level at target manhole, the grease level is very low (see attachment). They declare that Emerald did not cause grease problem and it is the city's responsibility to take care of the existing manhole. The City should not put extra burden to the developer to fix the problem.

I suggest letting the developer to re-channel the existing manhole eliminate or reduce the surcharge. It seems pushing them too hard in this case for them to replace a larger sized manhole with all bypass work associated. Any good ideas and suggestions?

Zheng

DRAFT TECHNICAL MEMORANDUM



An SAIC Company

To: Lynn Arakaki
From: Margaret Ales and Diane Robertson
Subject: Analysis of Proposed Emerald Heights and Redmond High School developments in the Avondale Sewer Basin
Date: September 16, 2010

Introduction

Expansion of the Emerald Heights development and Redmond High School in the Avondale basin were evaluated based on the proposed increase in density. The Emerald Heights Expansion will increase to a density of R12/R18 from R4/R6. Growth at the high school is projected to increase by a student population of 250. The City's collection system model for the Avondale basin was updated with increased wastewater loads based on the increase in number of housing units, students, and parcel information provided by the City.

The Avondale basin model was developed for the City of Redmond 2009 General Sewer Plan (2009 Plan) and was created in the DHI's MIKE URBAN collection system modeling program. The model represents the basin's dry weather flow, wet weather loading, and the system's current infrastructure. For the expansion analysis the model is run over four scenarios:

1. (Existing) existing dry and wet weather flows with existing infrastructure
2. (Existing with expansion flows) existing dry and wet weather flows with existing infrastructure with additional wastewater loading from the proposed expansion
3. (Future) future dry weather flows, wet weather flows with existing infrastructure
4. (Future with expansion flows) future dry weather flows, wet weather flows with existing infrastructure and additional wastewater loading from the proposed expansion

The analysis for the increase in wastewater loads as well as model analysis runs for existing and future flows evaluated in the updated model are summarized below.

Update to Wastewater Loads

Wastewater loads were estimated for the expansion of the Emerald Heights development and Redmond High School by increasing the wastewater loads based on estimated existing and future development. For the Emerald Heights development the proposed increase in units is from 407 units to 684 units, which results in an increase of 68 percent. The wastewater flow associated with this development increased from the current estimate of 1,964 gpd to 3,300 gpd. For the Redmond High School the proposed increase in population of students and staff is from 1600 to 1850, which results in an increase of 16 percent. The wastewater load associated with this expansion increased the current estimate of 2,718 gpd to 3,143 gpd.

Table 1 presents the wastewater loads for the Emerald Heights development and the Redmond High School for existing and future scenarios as represented in the 2009 Plan and for existing

MEMORANDUM

September 16, 2010

Page 2

and future scenarios with the additional flow from the proposed expansion of the development and the school.

Table 1
Expansion of Emerald Heights Development
and Redmond High School Wastewater Load Information

Project Name/ PIN/Modeled Discharge Manhole	2009 Plan Existing and Future Units	Proposed Expansion Units	Percent Increase for Expansion	Existing and Future Wastewater Load, gpd	Proposed Expansion Wastewater Load, gpd
Emerald Heights/ 362605-9003/4D1SMH268	407 housing units	684 housing units	68%	1,964	3,301
Redmond High School/ 1362605-9014/ 4D2SMH364	1600 people	1850 people	16%	2,718	3,143

Note: 1) PIN is the assigned King County Parcel Identification Number

Model Analysis Results

The existing and future scenario analyses included in the 2009 Plan demonstrated the modeled Avondale system does not experience surcharging or overflows. The additional flows from the expansion of Emerald Heights and the Redmond High School cause a slight increase the percent pipe full or d/D. Table 2 lists the d/D for the pipes downstream of where the increased flows enter the system. Table 2 compares the scenarios "Without Expansion" and "With Expansion" and shows the slight increase in d/D in the "With Expansion" scenarios.

MEMORANDUM

September 16, 2010

Page 3

Table 2
Maximum d/D for Existing and Future Modeling Scenarios

Project Contributing Wastewater Load	Pipe ID	Existing Modeling Scenario		Future Modeling Scenario	
		Without Expansion	With Expansion	Without Expansion	With Expansion
Redmond High School	37203	0.513	0.515	0.572	0.574
Redmond High School	5D3SSP484	0.840	0.843	0.957	0.961
Redmond High School	5D3SSP486	0.467	0.467	0.473	0.473
Redmond High School	5D3SSP488	0.699	0.702	0.785	0.788
Redmond High School	5D3SSP494	0.699	0.702	0.785	0.788
Emerald Heights	5D3SSP555	0.718	0.720	0.810	0.812
Emerald Heights	5D3SSP566	0.567	0.570	0.651	0.653
Emerald Heights	5D3SSP568	0.733	0.735	0.826	0.828
Emerald Heights	5D3SSP584	0.751	0.753	0.841	0.843
Emerald Heights	5D3SSP586	0.638	0.640	0.705	0.707
Emerald Heights	5D4SSP553	0.653	0.655	0.734	0.736

MEMORANDUM

September 16, 2010

Page 4

Figure 1 shows the d/D (labeled “Pipe filling” in the model) for the pipes within the modeled Avondale sewer basin for the Future scenario with the additional redevelopment flows. The figure also shows the location of where flows are entered into the system and the location of the pipes listed in Table 2.

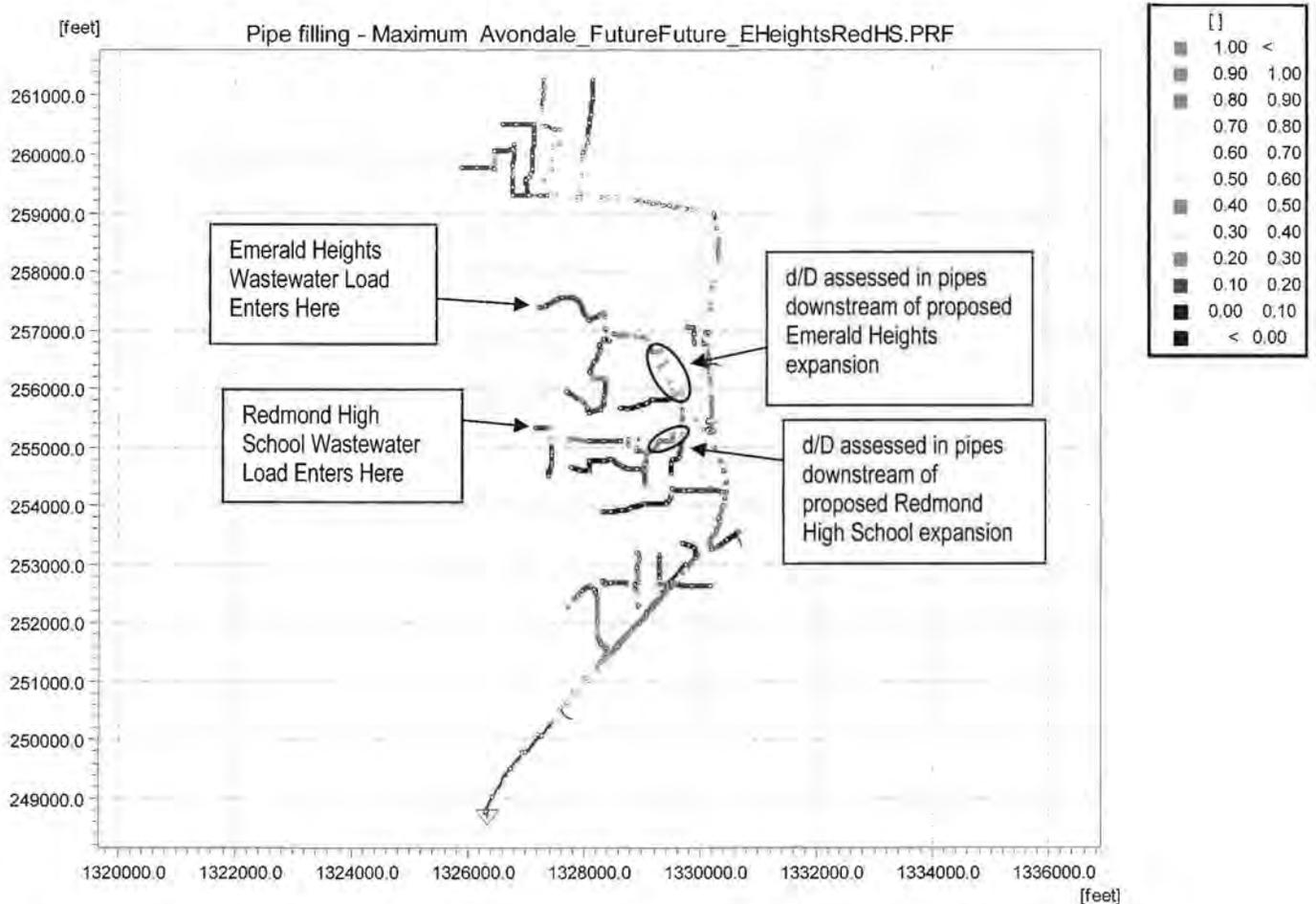


Figure 1 - d/D (Pipe filling) for Avondale Basin under Future Scenario with Expansion Loads.

Conclusion

The modeled Avondale basin did not demonstrate capacity issues in the existing and future scenarios. The additional wastewater loads associated with the expansion of the development and the school did cause a slight decrease in capacity, but did not cause surcharging or overflows.

MA/sm

Emerald Heights Public Hearing before the Redmond Hearing Examiner
1/7/2019

Good evening. My name is Howard Harrison. Each of us brings a different background and perspective with us. In order to understand my perspective, I want to list some of my background experience:

- I'm 71 years old.
- I have lived in Redmond for 42 years.
- I'm a former member and chair of the Redmond Planning Commission and member of the Redmond City Council from 1990–93, which gives me knowledge of the city's governance process, and a **respect for the rule of law**.
- I am a 25-year resident of Abbey Road.
- As a former City Councilman, I think in terms of how the rule of law is being applied here and what is in the best interests of the 65,000 citizens of Redmond. The precedence that is set here will affect all of those citizens.
- I'm also a Vietnam combat veteran. I don't mention that often, but I bring it up here to emphasize the importance I put on the rule of law. It's part of the constitution – for which many of my friends have died.

Today, I would like to focus on two aspects of this Emerald Heights Application process, the Design Review Board (DRB) process and the Technical Committee decision.

I won't have enough time in my 15 minutes to cover every aspect of the problems that have occurred in these processes. I will cover some key issues. I will submit additional testimony and backup documentation before this hearing is over.

Some statements made here may be confusing to the listener because of the context they are presented in. I encourage the Hearing Examiner to check the backup references for more clarity.

To set the stage for this talk, I'd like to briefly summarize the history of the Emerald Heights development:

- In 1988, the Emerald Heights development was approved with restrictions, documented in Ordinance 1454.
- Special Development Permit, SPD-87-9 referred to in this ordinance, restricted buildings to the central portion of the property. A greenbelt buffer was to be maintained around the perimeter of the property.
- Emerald Heights's current proposal is to build two new buildings along the perimeter of their property, eliminating large sections of the greenbelt buffer.
- Abbey Road Homeowners Association (HOA) and many other citizens of Redmond are opposed to building an almost 300-foot-long, 35-foot-high, institutional style building an average of 21 feet from their property line, along 176th Ave. NE, that is not compatible in a residential neighborhood.
- In a memo dated July 25th, City Attorney Jim Haney clarified that the SDP restrictions still bind the property unless and until it is changed in this process.
- Planner Ben Sticka incorrectly interpreted the Haney memo, telling DRB members that the restrictions no longer applied.
- Planner Gary Lee incorrectly told DRB members that it was not in their purview to consider the siting of the buildings in their decision. They voted 4:1 to approve the development based on that direction from the Planning Department.
- The Technical Committee (which includes the Planning Director) relied on the DRB to address the building siting in their decision and pretended that they had done so. They therefore approved the proposed project.

We now need to look more closely at how these proceedings were conducted.

Our HOA believes the Design Review Board (DRB) process was fatally flawed.

How do we know it was flawed? There are several points in the process that show mistakes in documentation, inconsistencies between what the Planning director stated the process to be, and how the City planners instructed the DRB members. Let's take a look at these points.

Point #1: For this current process, there was a serious error in the Notice of Application sent out to the public on June 21st, 2018.

- Nowhere in the notice does it mention the DRB.
- This process is a combination of a Conditional Use Permit (CUP) which is a Type III process and a Site Plan Entitlement (SPE) which is a type II process.
- There is no mention of a Type II process in this notice packet.
- In my files I found an example of a Type II process. In the February 9th Notice of Application for the Courtyard Building, a Site Plan Entitlement, Type II process, the Type II flow chart included a box for the DRB process. In that box it states, "If DRB approval is required, there is typically at least one consultation meeting and one decision meeting to review and issue a decision on **architectural, site and landscape design**. The DRB decision is required prior to Technical Committee issuing a decision on [the] project. The DRB decision is included in the decision issued by the Technical Committee."
- If that flow chart had been included in this packet it would have been clearer to all involved that consideration of the building siting was an essential part of the DRB process.
- **The mailed and posted process has not been followed.**

Point #2: City Planner Ben Sticka erroneously influenced the thinking of Design Review Board members by giving an inaccurate interpretation of the legal analysis stated in a memo by City Attorney Jim Haney, dated July 25th concerning Emerald Heights.

- Mr. Sticka's interpretation appeared in the staff memo he prepared for the August 2nd Design Review Board meeting that gave background information on the proposed project.
- In the comments section of that memo on page 5, Mr. Sticka responded to comments that had been brought up by numerous people regarding clustering the buildings at EH in the central part of the property surrounded by natural open space, by saying, "Pursuant to a memo provided by the City Attorney dated July 25th, the information contained within the approval document only pertained to the construction on the original building(s) and does not apply to both the assisted and independent buildings."
- That is **not** what the City Attorney had determined.

- In that memo, the City Attorney stated: “The Special Development Permit continues to govern the development after the rezone. Conditions of the SDP thus continue to bind the property **unless and until** changed through the new CUP process. To the extent that the applicant now wants to deviate from the SDP conditions by constructing buildings outside the central portion of the property, this will have to be addressed in the proceedings related to the CUP.”
- As we have seen, those proceedings have been flawed. They are therefore invalid.

Point #3: The issue of compatibility is key to the approval of this project.

- Our HOA Committee requested a meeting with the Planning Department to discuss how the City approaches the issue of compatibility. We met on August 31, prior to the DRB decision.
 - Those attending were John and Sherry Stilin, Neil Barnett, Manaji Suzuki, and myself from the HOA and Planning Director Erika Vandenbrande, and planners Ben Sticka and Jae Hill from the City of Redmond.
 - It was stated that the City has no definition of compatibility.
 - Ms. Vandenbrande said she would be relying on the best professional judgment of the Design Review Board to determine whether the proposed buildings were **compatible** with the surrounding neighborhood and that taking into account the **siting of the buildings** would be part of their decision process. We specifically asked if the DRB would make a decision on the locations of the buildings because it is the main source of our opposition.
- Merriam-Webster defines compatible as, “Capable of existing or operating together in harmony.”

Point #4: Most critical, the Design Review Board did NOT vote on the siting of the buildings.

- On September 6th, just prior to the DRB vote, the Board was told by Gary Lee, City Planning Staff Liaison to the DRB, that siting of the buildings was not in their purview. When asked by a Board member to confirm whether siting of the building is part of their purview, Gary Lee responded:
 - “It is not. You have all the setback requirements we have.”
 - He then went on to answer a question from an unknown individual in the audience, “The siting of the building is not their purview. If it falls within setback requirements and impervious surface requirements, things like that, it would meet the standards. The purview of siting the building is not the Design Review Board’s responsibility.”
- This is made very clear in the City DRB minutes on page 6.
- The DRB approved the project with a 4-1 vote with Mr. White voting Nay.
- This is EXTREMELY PROBLEMATIC in that the Technical Committee repeatedly justified compliance with Redmond Zoning Code, and ultimately with the CUP, based on the decision of the Design Review Board.

I have many comments regarding the Technical Committee’s report that I will submit later in writing. Suffice it to say that the Technical Committee relied on the DRB decision and the planning staff’s saying that it met City codes – to approve the project. This is greatly flawed. A close reading of that report will make this clear.

Because of the multitude of process errors, non-compliance with Redmond codes and other non-compliance with the rule of law, this project should be denied.

We wish the best for the residents of Emerald Heights and hope that they will be able to have an ALS building located within the central part of the EH campus, consistent with the previous commitment made by EH administration and the rule of law.

Thank you for your time.

Emerald Heights Public Hearing before the Redmond Hearing Examiner
(Expanded submittal to my 1/7/2019 talk) 2/28/2019

My name is Howard Harrison. Each of us brings a different background and perspective with us. In order to understand my perspective, I want to list some of my background experience:

- I'm 71 years old.
- I have lived in Redmond for 42 years.
- I'm a former member and chair of the Redmond Planning Commission and member of the Redmond City Council from 1990–93, which gives me knowledge of the city's governance process, and a **respect for the rule of law**.
- I am a 25-year resident of Abbey Road.
- As a former City Councilman, I think in terms of how the rule of law is being applied here and what is in the best interests of the 65,000 citizens of Redmond. The precedence that is set here will affect all of those citizens.
- I'm also a Vietnam combat veteran. I don't mention that often, but I bring it up here to emphasize the importance I put on the rule of law. It's part of the constitution – for which many of my friends died.

Today, I would like to focus on two aspects of this Emerald Heights Application process, the Design Review Board (DRB) process that directly influenced the Technical Committee decision.

This is the additional testimony and backup documentation to augment my 1/7/2019 talk.

Some statements made here may be confusing to the listener because of the context they are presented in. I encourage the Hearing Examiner to check the backup references for more clarity.

To set the stage for this talk, I'd like to briefly summarize the history of the Emerald Heights development:

- In 1988, the Emerald Heights development was approved with restrictions, documented in Ordinance 1454.

- Special Development Permit, SPD-87-9 referred to in this ordinance, restricted buildings to the central portion of the property. A greenbelt buffer was to be maintained around the perimeter of the property.
- Emerald Heights's current proposal is to build two new buildings along the perimeter of their property, eliminating large sections of the greenbelt buffer.
- Abbey Road Homeowners Association (HOA) and many other citizens of Redmond are opposed to building an almost 300-foot-long, 35-foot-high, institutional style building an average of 21 feet from their property line, along 176th Ave. NE, that is not compatible in a residential neighborhood.
- In a memo dated July 25th, City Attorney Jim Haney clarified that the SDP restrictions still bind the property unless and until it is changed in this process.
- Planner Ben Sticka incorrectly interpreted the Haney memo, telling DRB members that the restrictions no longer applied.
- Planner Gary Lee incorrectly told DRB members that it was not in their purview to consider the siting of the buildings in their decision. They voted 4:1 to approve the development based on that direction from the Planning Department.
- The Technical Committee (Planning Director and Public Work Director) relied on the DRB to address the building siting in their decision and pretended that they had done so. They therefore approved the proposed project.

Given the City attorney's statement that the only way that the restrictions on this property can no longer be binding is that it be addressed in these proceedings, we need to look at the way these proceedings have been conducted.

Our HOA believes the Design Review Board (DRB) process was fatally flawed. This is of particular concern because the Technical Committee relied on the DRB to determine whether the location of the proposed buildings was compatible with the neighborhood. The flawed DRB process led to a flawed Technical Committee decision.

How do we know it was flawed? There are several points in the process that show mistakes in documentation, inconsistencies between what the Planning director stated the process to be, and how the City planners instructed the DRB members. Let's take a look at these points.

Point #1: For this current process, there was a serious error in the Notice of Application sent out to the public on June 21st, 2018. (Exhibit #1)

- Nowhere in the notice does it mention the DRB.
- This process is a combination of a Conditional Use Permit (CUP) which is a Type III process and a Site Plan Entitlement (SPE) which is a type II process.
- There is no mention of a Type II process in this notice packet.
- In my files I found an example of a Type II process. In the February 9th Notice of Application for the Courtyard Building, a Site Plan Entitlement, Type II process, the Type II flow chart included a box for the DRB process. (Exhibit #2) In that box it states, "If DRB approval is required, there is typically at least one consultation meeting and one decision meeting to review and issue a decision on **architectural, site and landscape design**. The DRB decision is required prior to Technical Committee issuing a decision on [the] project. The DRB decision is included in the decision issued by the Technical Committee."
- If that flow chart had been included in this packet it would have been clearer to all involved that consideration of the building siting was an essential part of the DRB process.
- **The mailed and posted process has not been followed.**

Point #2: City Planner Ben Sticka erroneously influenced the thinking of Design Review Board members by giving an inaccurate interpretation of the legal analysis stated in a memo by City Attorney Jim Haney, dated July 25th concerning Emerald Heights.

- Mr. Sticka's interpretation appeared in the staff memo he prepared for the August 2nd Design Review Board meeting (Exhibit #3) that gave background information on the proposed project.
- In the comments section of that memo on page 5, Mr. Sticka responded to comments that had been brought up by numerous people regarding clustering the buildings at EH in the central part of the property surrounded

by natural open space, by saying, "Pursuant to a memo provided by the City Attorney dated July 25th, the information contained within the approval document only pertained to the construction on the original building(s) and does not apply to both the assisted and independent buildings."

- That is **not** what the City Attorney had determined.
- In that memo (Exhibit #8), the City Attorney stated: "The Special Development Permit continues to govern the development after the rezone. Conditions of the SDP thus continue to bind the property **unless and until** changed through the new CUP process. To the extent that the applicant now wants to deviate from the SDP conditions by constructing buildings outside the central portion of the property, this will have to be addressed in the proceedings related to the CUP."
- As we have seen, those proceedings have been flawed. They are therefore invalid.

Point #3: The issue of compatibility is key to the approval of this project.

- Our HOA Committee requested a meeting with the Planning Department to discuss how the City approaches the issue of compatibility. We met on August 31, prior to the DRB decision.
 - Those attending were John and Sherry Stilin, Neil Barnett, Manaji Suzuki, and myself from the HOA and Planning Director Erika Vandenbrande, and planners Ben Sticka and Jae Hill from the City of Redmond.
 - It was stated that the City has no definition of compatibility.
 - Ms. Vandenbrande said she would be relying on the best professional judgment of the Design Review Board to determine whether the proposed buildings were **compatible** with the surrounding neighborhood and that taking into account the **siting of the buildings** would be part of their decision process. We specifically asked if the DRB would make a decision on the locations of the buildings because it is the main source of our opposition.
- Merriam-Webster defines compatible as, "Capable of existing or operating together in harmony."
- Compatibility, as depicted in the Emerald Heights conceptual plan, it is to keep the view of all institutional buildings in the distance, set back behind a substantial greenbelt as exists today

Point #4: Most critical, the Design Review Board did NOT vote on the siting of the buildings.

- On September 6th, just prior to the DRB vote, the Board was told by Gary Lee, City Planning Staff Liaison to the DRB, that siting of the buildings was not in their purview. When asked by a Board member to confirm whether siting of the building is part of their purview, Gary Lee responded:
 - “It is not. You have all the setback requirements we have.”
 - He then went on to answer a question from an unknown individual in the audience, “The siting of the building is not their purview. If it falls within setback requirements and impervious surface requirements, things like that, it would meet the standards. The purview of siting the building is not the Design Review Board’s responsibility.”
- This is made very clear in the City DRB minutes on page 6 (Exhibit #4).
- The DRB approved the project with a 4-1 vote with Mr. White voting Nay.
- Transcripts of the three DRB meeting are included in Exhibit #5.
- This is EXTREMELY PROBLEMATIC in that the Technical Committee repeatedly justified compliance with Redmond Zoning Code, and ultimately with the CUP, based on the decision of the Design Review Board

Note: There was no Landscape Architect on the DRB.

The Technical Committee relied on the DRB decision and the planning staff’s saying that it met City codes – to approve the project. This is greatly flawed. John Stillin is submitting an extensive review of the Technical Committee’s report to the Hearing Examiner.

Exhibit #6 is Ordinance #1454 with attachments.

Exhibit #7 is Hearing Examiner’s Memorandum SDP-87-9/PUD #48, dated June 22, 1988 and an addendum dated July 21, 1988.

Exhibit #8 is the Haney Memo dated July 25th.

Exhibit #9 is the DRB Design Standards Checklist.

Exhibit #10 is an email from John Stillin dated January 27th.

Because of the multitude of process errors, non-compliance with Redmond codes and other non-compliance with the rule of law, this project should be denied.

We wish the best for the residents of Emerald Heights and hope that they will be able to have an ALS building located within the central part of the EH campus, consistent with the previous commitment made by EH administration and the rule of law.

Thank you for your time.

Howard Harrison

Abbey Road Neighborhood Preservation Committee

howardhrrsn@gmail.com

425-598-6183

EXHIBIT 1



Date: June 21, 2018

SUBJECT: Emerald Heights AL & IL Bldg
LAND-2018-00586, Conditional Use Permit & LAND-2018-00640, Site Plan Entitlement

Dear City of Redmond Property Owner:

The City of Redmond has received an application to develop land that is within 500' of your property. Since the proposal is close to your property and the proposal might affect you, your property, or your neighborhood, the City is sending you this letter and the enclosed materials for you to review. With this letter, you will find the following:

1. A vicinity map showing the proposal's location.
2. A public notice describing the proposal, and the methods and deadlines for you to provide comments to City staff.
3. A preliminary site layout illustrating the proposal's design.
4. A process flow chart illustrating where, when, and how you can submit comments.
5. A preliminary tree preservation plan (only if tree removal is proposed).

The City invites you to comment on this proposal. You may submit your written comments to the City (see the enclosed public notice for contact information). Comments may be mailed, e-mailed, or faxed. If you wish to be informed of future actions or would like to become a party of record on this proposal you must provide your name and mailing address to the project planner.

You should feel free to share this with neighbors. Some neighbors may not have received this packet. People not receiving notices are often those neighbors who recently purchased their property or whose property is over 500' from the proposal. Although not officially notified, these neighbors may provide comments also. To receive future notices, they may also request to be a "party of record". To become a party of record an interested person should call, write, or e-mail the contact person, and request to be a party of record.

The City of Redmond looks forward to receiving your comments or answering your questions. Finally, on behalf of the City, I thank you for your interest and participation in your community, the City of Redmond.

Sincerely,

Erika Vandenbrande
Interim Director of Planning and Community Development



City of Redmond Notice of Application

For more information about this project visit www.redmond.gov/landuseapps

Project Information

Application Type: Conditional Use Permit and Site Plan Entitlement

Project Name: Emerald Heights AL & IL Bldg

File Numbers: LAND-2018-00586 Conditional Use Permit

LAND-2018-00617 Site Plan Entitlement

Project Description: Construction of a new 42-unit Independent Living Building (also referred to as the Courtyard Building), and a new 54-unit Assisted Living building within the existing Emerald Heights retirement

Project Location: 10901 176TH CIRCLE NE

Site Address, If Applicable: 10901 176TH CIR NE

Size of Subject Area in Acres: 38 Sq. Ft. 0

Applicant: Adita Nelson

Process Type: III (see attached flow chart)

A Public Hearing is required, however a date has yet to be determined. A Public Hearing notice will be sent in the future.

Required Permits, not a part of this application:

Building Permits, Conditional Use Permit, Fire Permits, Public Works Permits, Site Plan Entitlement

Required Studies:

Critical Aquifer Recharge Area Report, Parking Analysis, Stormwater Report, Stream Reconnaissance Report, Traffic Study, Tree Health Assessment, Wetland Report, Wildlife Report

Existing Environmental Documents, relevant to this application:

SEPA Checklist

Important Dates

Application & Completeness Date: June 14, 2018

Notice of Application Date: June 21, 2018

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to **July 13, 2018**. If date ends on a weekend or holiday comments are due on the next business day.

Regulatory Information

Zoning: Residential

Comprehensive Plan Designation: Single-Family Urban

Consistent with Comprehensive Plan: Yes

Applicable Development Regulations: Redmond Municipal Code & Zoning Code

Public Comment

Although comments are accepted up until close of public hearing, submittal of comments during the comment period required in the RZC will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible. The Technical Committee shall not issue a recommendation until the end of the minimum comment period. In addition, persons who want to be informed of future actions or would like to become a party of record on this proposal must provide their name and mailing address to the project planner. Submit written comments or name and address to be added as a party of record to the City of Redmond Planning Department, Development Services Center 15670 NE 85th Street, P.O. Box 97010, Mail Stop 2SPL, Redmond, WA 98073-9710, or fax to 425-556-2400. The final decision on this proposal may be appealed according to the City appeal provision specified in RZC Chapter 21.76, Review Procedures.

City Contact Information

Project Planner Name: Benjamin Sticka

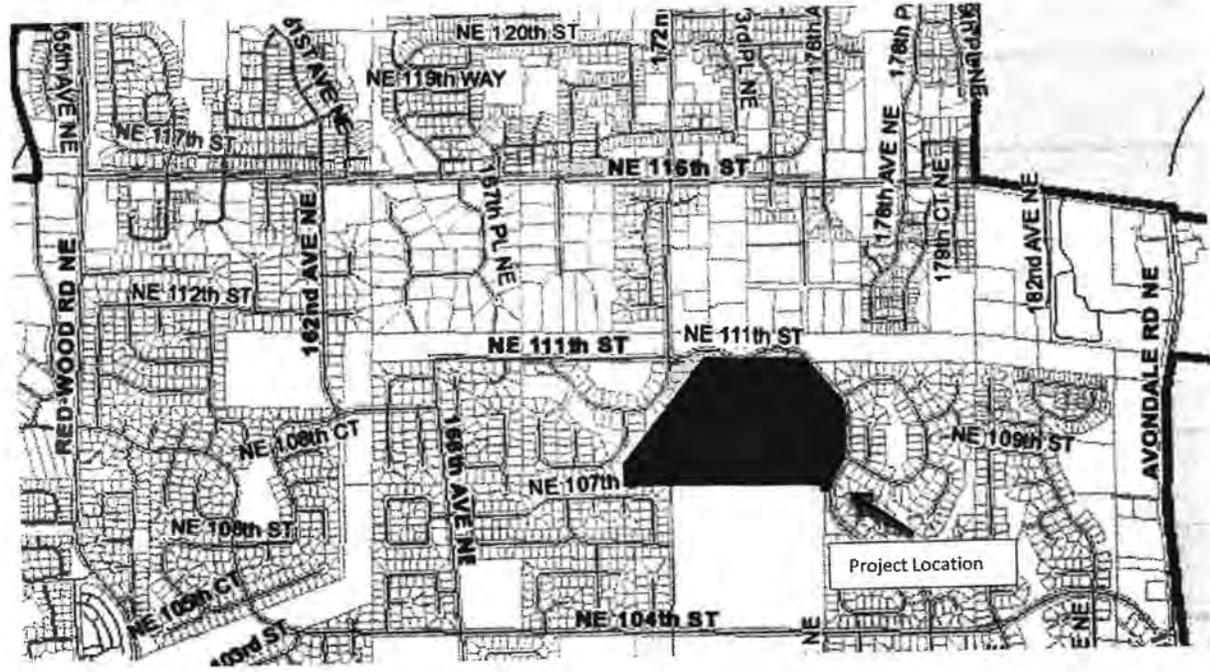
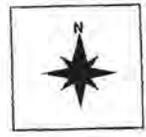
Phone Number: 425-556-2470

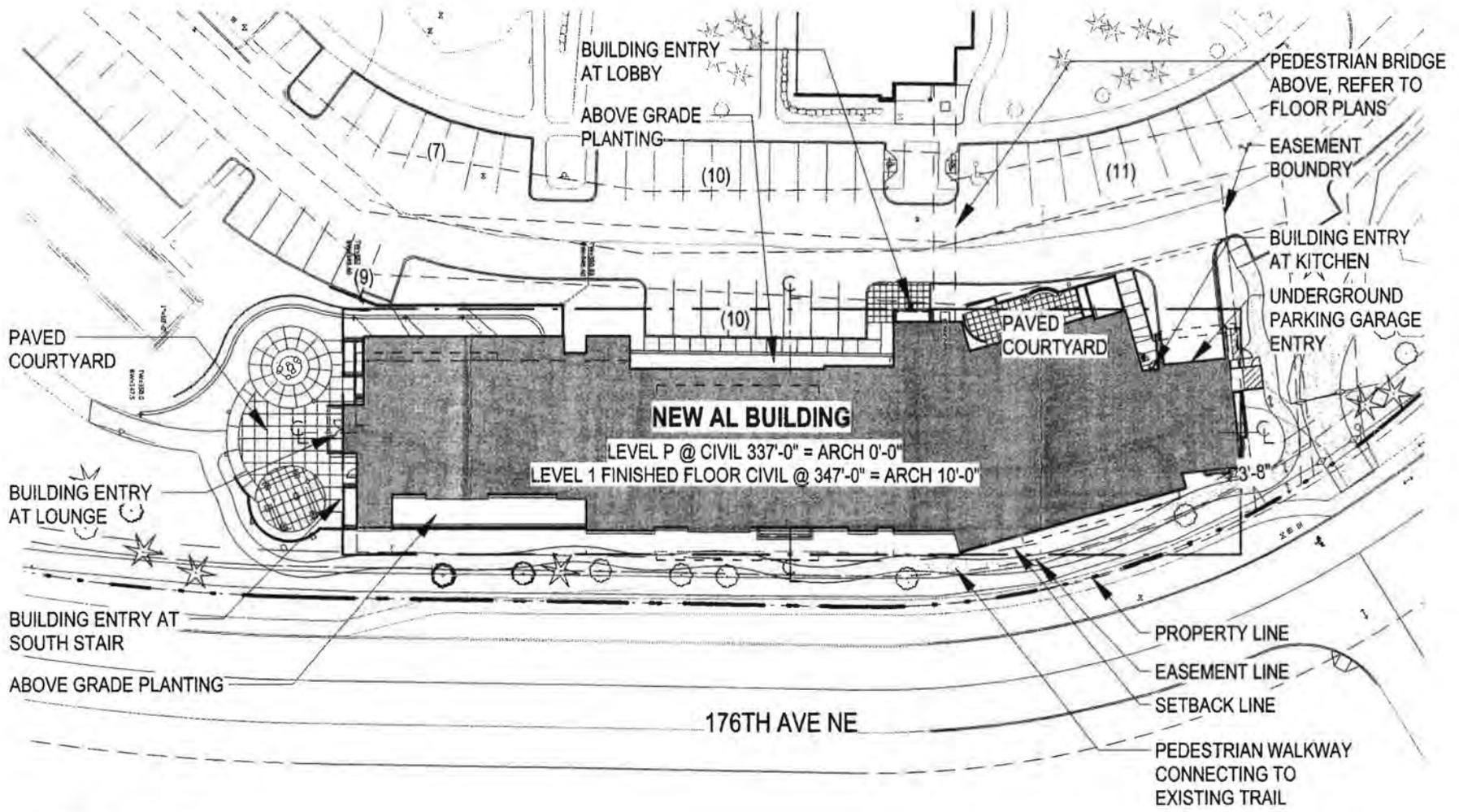
Email: bsticka@redmond.gov

VICINITY MAP

Emerald Heights Assisted Living Building
Conditional Use Permit, LAND-2016-00586 &
Site Plan Entitlement, LAND-2018-00617

Parcel Number(s): 3626059003

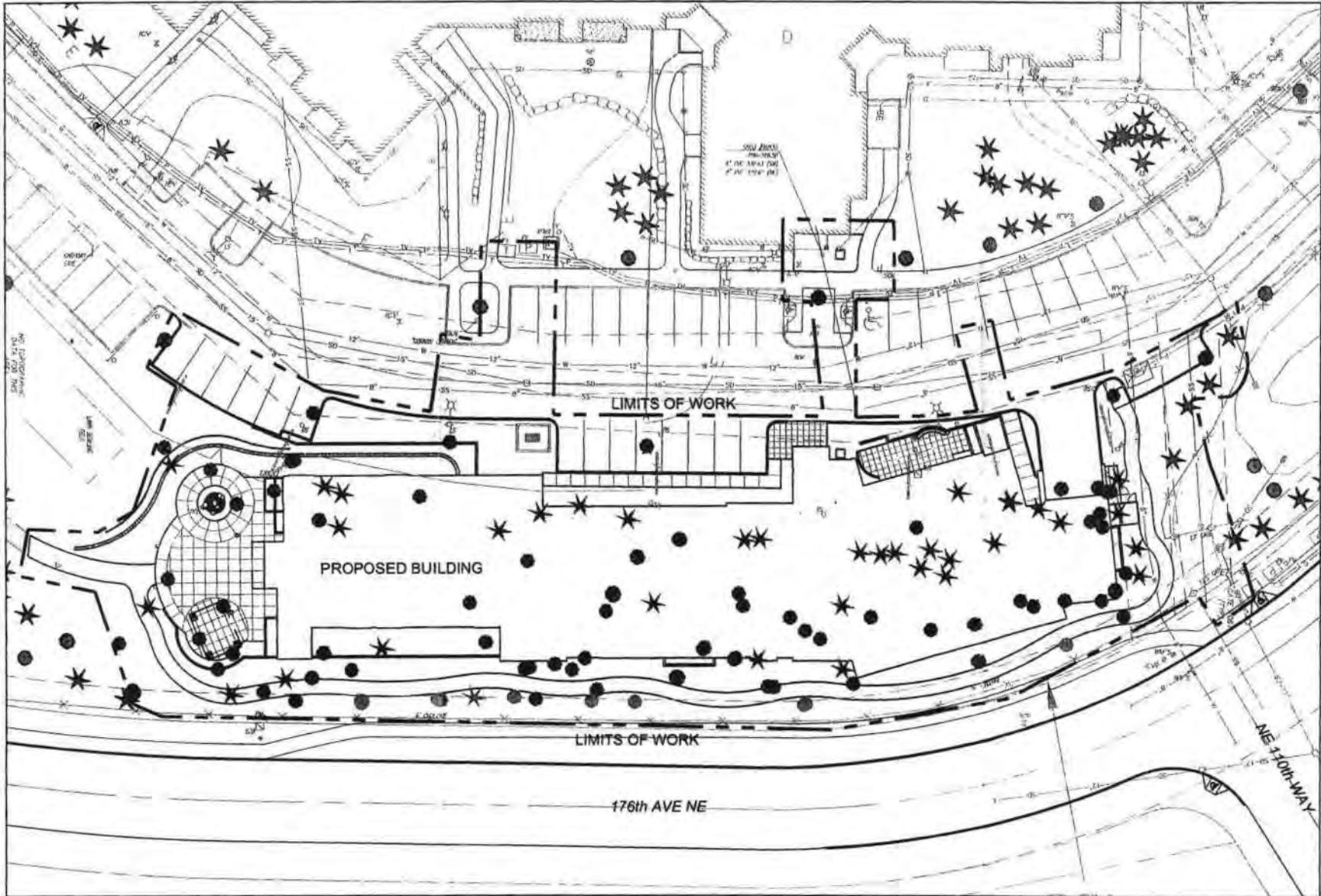




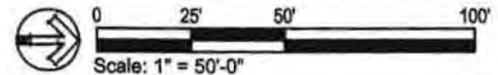
1 SITE PLAN
 1" = 50'-0"

PUBLIC NOTICE

Emerald Heights Assisted Living Building Tree Preservation Plan

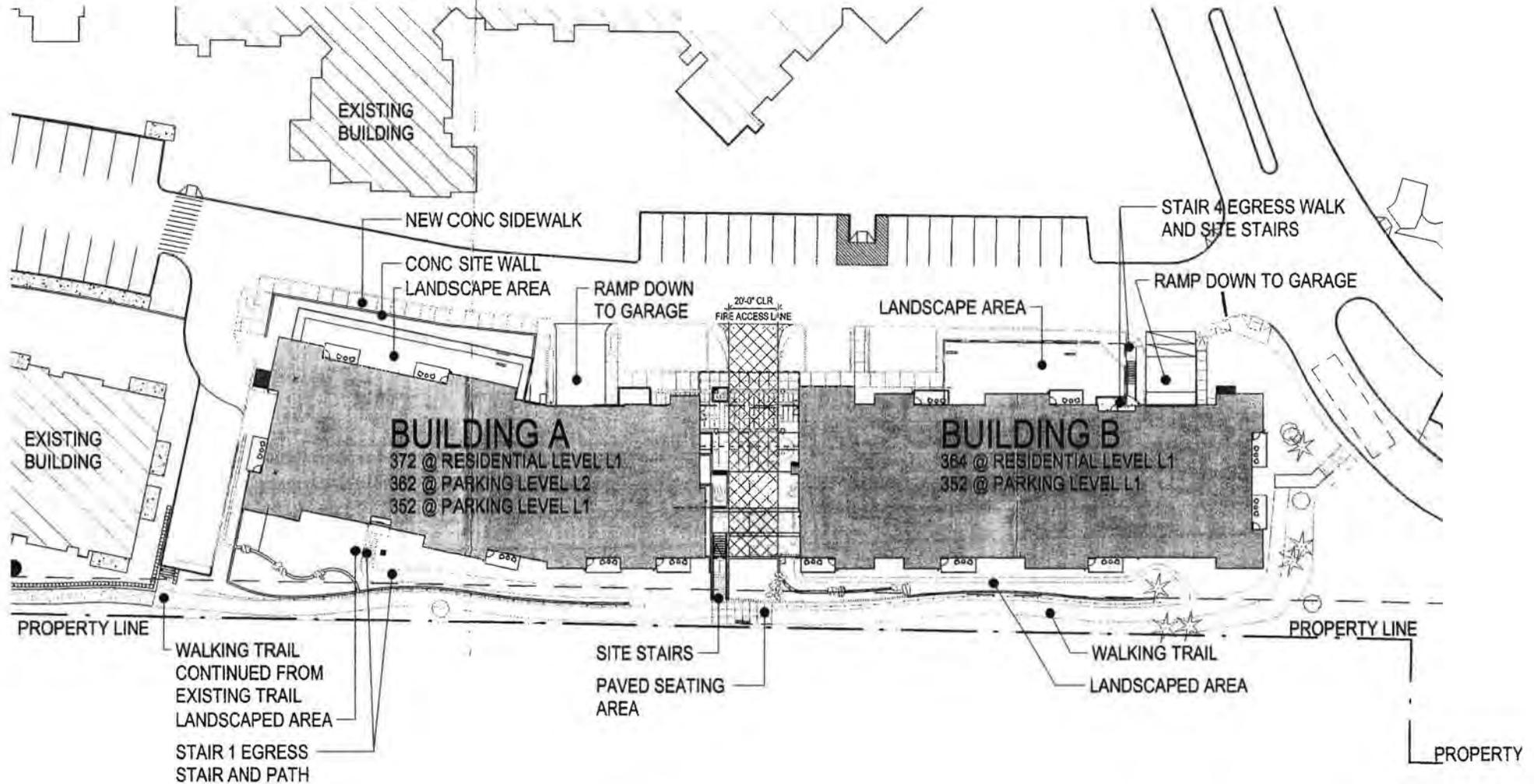


KEY
X - TREE TO BE REMOVED



Lyon Landscape Architects
11237 NE 85th St
Kirkland, WA 98033
206-209-4053
www.LyonLA.com
Meghan@LyonLA.com

CUP Submittal
June 1, 2018

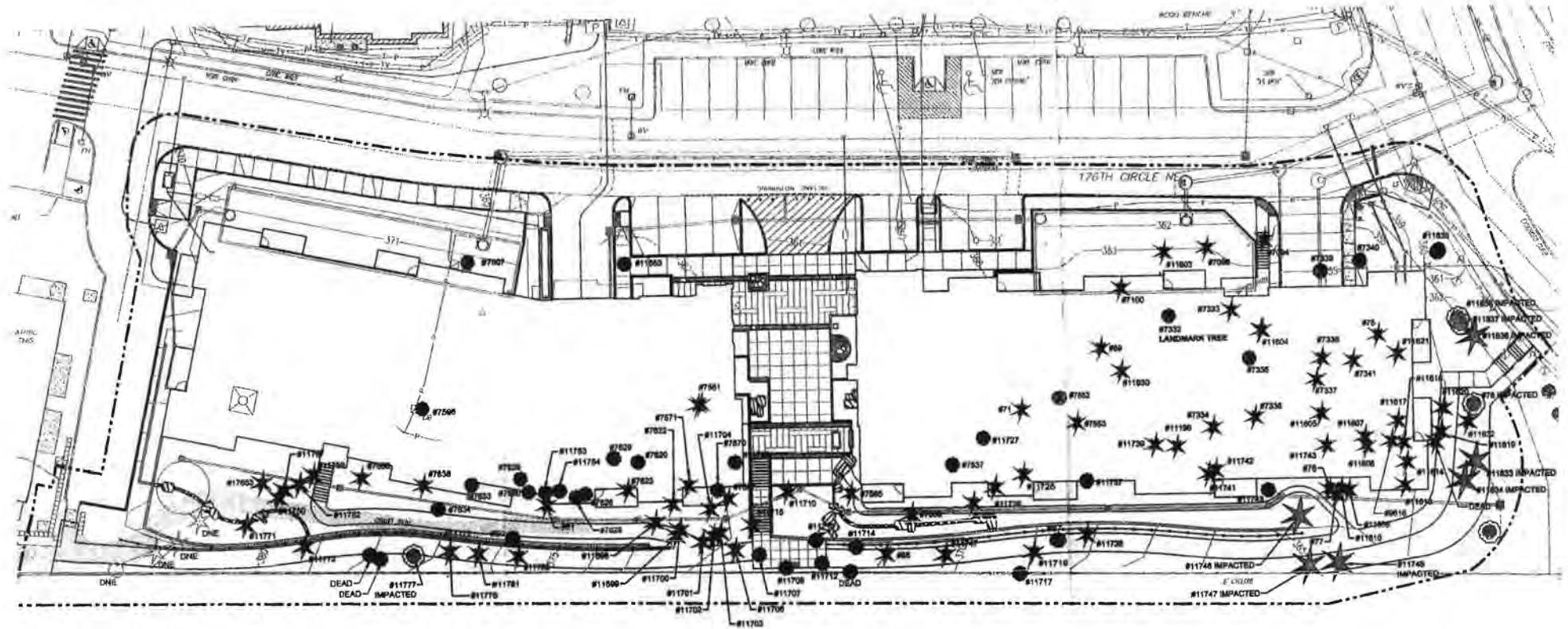


1 **SITE PLAN**
 1" = 60'-0"

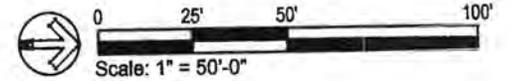
PUBLIC NOTICE

Emerald Heights - Courtyard-Independent Living Building

Tree Preservation Plan



KEY
 X - TREE TO BE REMOVED



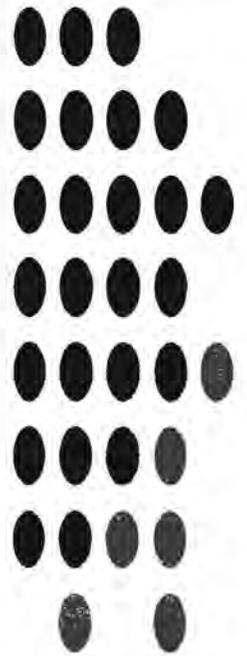
CUP Submittal
 June 1, 2018

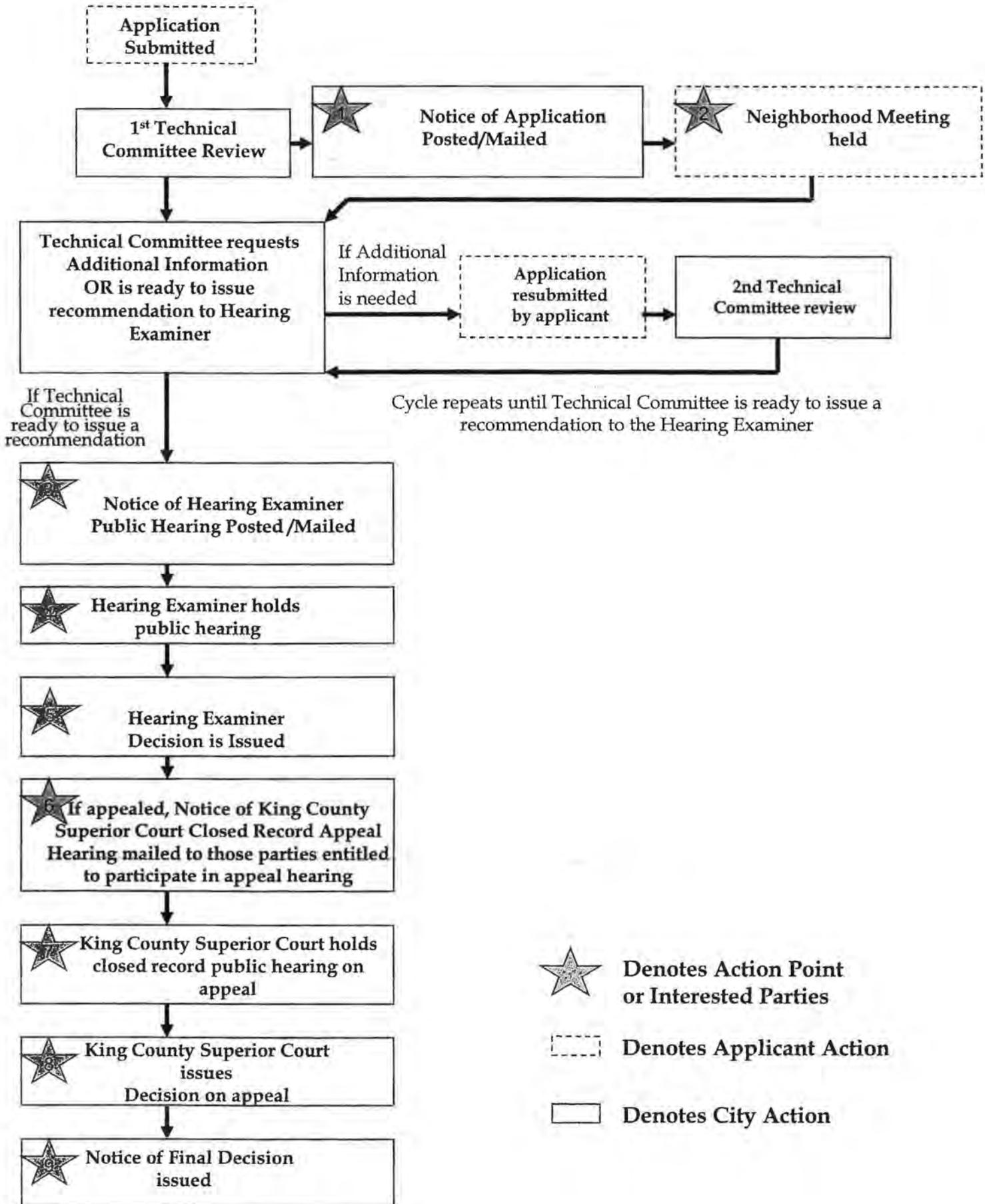


Lyon Landscape Architects
 11237 NE 96th St
 Kirkland, WA 98033
 206-209-4053
 www.LyonLA.com
 Meghan@LyonLA.com

Process Flow Chart for: Conditional Use Permit Applications

Conditional Use Permit follow the Type III process which requires a public hearing before the Hearing Examiner. The Hearing Examiner is the final decision maker.





-  Denotes Action Point or Interested Parties
-  Denotes Applicant Action
-  Denotes City Action



Notes on Participation Points 1-9

#1- Notice of Application (completed within 14 days of application):

Sent to: Applicant, property owners and residents within 500 feet

Posted: On site, City Hall, Library, Internet.

Who May Participate? Any interested party may submit comments prior to or at hearing to establish themselves as Party of Record. You must become a Party of Record to reserve right to request reconsideration or appeal the Hearing Examiner's Decision Although comments are accepted up until close of public hearing, submittal of comments during the 21 day comment period is encouraged to allow staff and/or the applicant to incorporate changes as early in the design process as possible.

#2-Neighborhood Meeting (notice sent 21 days in advance of meeting):

Sent to: Applicant, property owners and residents within 500 feet, as well as Parties of Record.

Posted: On site, City Hall, Library

Who May Participate? Any interested party may participate. Those who participate establish themselves as a Party of Record, but meeting attendance is not required to become a Party of Record if comments are submitted prior to or at public hearing.

#3-Notice of Public Hearing (sent 21 days in advance of hearing):

Sent to: Applicant, property owners/residents within 500 feet and any Parties of Record

Posted: On site (large white sign), City Hall, Library, Internet, published in paper.

Who May Participate? Any person may participate. Any person who has already submitted comments up until this point are established as a Party of Record and are considered participants of the hearing. Others who have not submitted comments, must submit comments prior to or at hearing in order to establish themselves as a Party of Record. Only Parties of Record have the right to request reconsideration or appeal the Hearing Examiner's decision

#4-Public Hearing:

Who May Participate? Any person may participate and establish themselves as a Party of Record by submitting written comments prior to hearing, submitting written comments at hearing or making oral comments at hearing. Interested parties must have submitted comments prior to or at hearing in order to establish themselves as a Party of Record and reserve their right to request reconsideration or appeal the Hearing Examiner's decision.

#5-Hearing Examiner Decision is issued:

When: The Decision is issued within 14 days after hearing

Who receives the decision? Applicant and Parties of Record.

Who can request reconsideration or appeal? Parties of record may request reconsideration or appeal within 10 business days

What if a Party of Record requests reconsideration? The Hearing Examiner, shall, within 14 days either deny the request, issue a revised decision, or call for an additional public hearing. A final decision on the Preliminary Plat will be sent to all Parties of Record. This final decision on the Plat may be appealed to the City Council.

#6-Notice of City Council Closed Record Appeal Hearing:

Sent to: Applicant and Appellant or their representatives

When Mailed: A minimum of 14 days prior to hearing

#7-City Council Closed Record Appeal Hearing:

Who May Participate? The applicant, the appellant, the applicable department director, or representatives of these parties.

#8-City Council Makes Decision on Appeal:

When? The Council typically takes action on the appeal the same night as the closed record appeal hearing.

Can the Council Decision be appealed? Yes, the decision of the City Council may be appealed to Superior Court after the Notice of Decision has been issued

#9-Notice of Final Decision (typically sent within 14 days of City Council action):

Sent to: Applicant and those who participated in the closed record appeal hearing

Appeal Provision: The final decision is appealable to King County Superior Court within 21 days from issuance of Notice. To have standing to appeal, one must meet the criteria under the Land Use Petition Act (L.U.P.A.).

EXHIBIT 2



Date: February 9, 2018

SUBJECT: EMERALD HEIGHTS COURTYARD

Dear City of Redmond Property Owner:

The City of Redmond has received an application to develop land that is within 500' of your property. Since the proposal is close to your property and the proposal might affect you, your property, or your neighborhood, the City is sending you this letter and the enclosed materials for you to review. With this letter, you will find the following:

1. A vicinity map showing the proposal's location.
2. A public notice describing the proposal, and the methods and deadlines for you to provide comments to City staff.
3. A preliminary site layout illustrating the proposal's design.
4. A process flow chart illustrating where, when, and how you can submit comments.
5. A preliminary tree preservation plan (only if tree removal is proposed).

The City invites you to comment on this proposal. You may submit your written comments to the City (see the enclosed public notice for contact information). Comments may be mailed, e-mailed, or faxed.

You should feel free to share this with neighbors. Some neighbors may not have received this packet. People not receiving notices are often those neighbors who recently purchased their property or whose property is over 500' from the proposal. Although not officially notified, these neighbors may provide comments also. To receive future notices, they may also request to be a "party of record". To become a party of record an interested person should call, write, or e-mail the contact person, and request to be a party of record.

The City of Redmond looks forward to receiving your comments or answering your questions. Finally, on behalf of the City, I thank you for your interest and participation in your community, the City of Redmond.

Sincerely,

Karen Anderson
Director of Planning and Community Development



City of Redmond Notice of Application

For more information about this project visit www.redmond.gov/landuseapps

Project Information

Project Name: EMERALD HEIGHTS COURTYARD

Application Type: Site Plan Entitlement PREP

File Number: LAND-2017-00951

Project Description: NEW CONSTRUCTION OF INDEPENDENT LIVING BUILDING WITHIN AN EXISTING SENIOR LIVING CAMPUS ("EMERALD HEIGHTS")

Project Location: 10901 176th Cir NE

Site Address, If Applicable:

Size of Subject Area in Acres: 38 Sq.Ft. 0

Applicant: Julie Lawton

Process Type: II (see attached flow chart)

A Public Hearing is not required for this application type.

Required Permits, not a part of this application:

Building Permits, Fire Permits, Public Works Permits, Site Plan Entitlement

Required Studies:

Parking Analysis, Stormwater Report, Stream Reconnaissance Report, Traffic Study, Tree Health Assessment, Wetland Report, Wildlife Report
Existing Environmental Documents, relevant to this application:

SEPA Checklist

City Contact Information

Project Planner Name: Benjamin Sticka

Phone Number: 425-556-2470

Email: bsticka@redmond.gov

Important Dates

Application & Completeness Date: February 2, 2018
Notice of Application Date: February 9, 2018

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to Mar 2, 2018. If date ends on a weekend or holiday comments are due on the next business day.

Regulatory Information

Zoning: Residential

Comprehensive Plan Designation: Single-Family Urban

Consistent with Comprehensive Plan: Yes

Applicable Development Regulations:
Redmond Municipal Code & Zoning Code

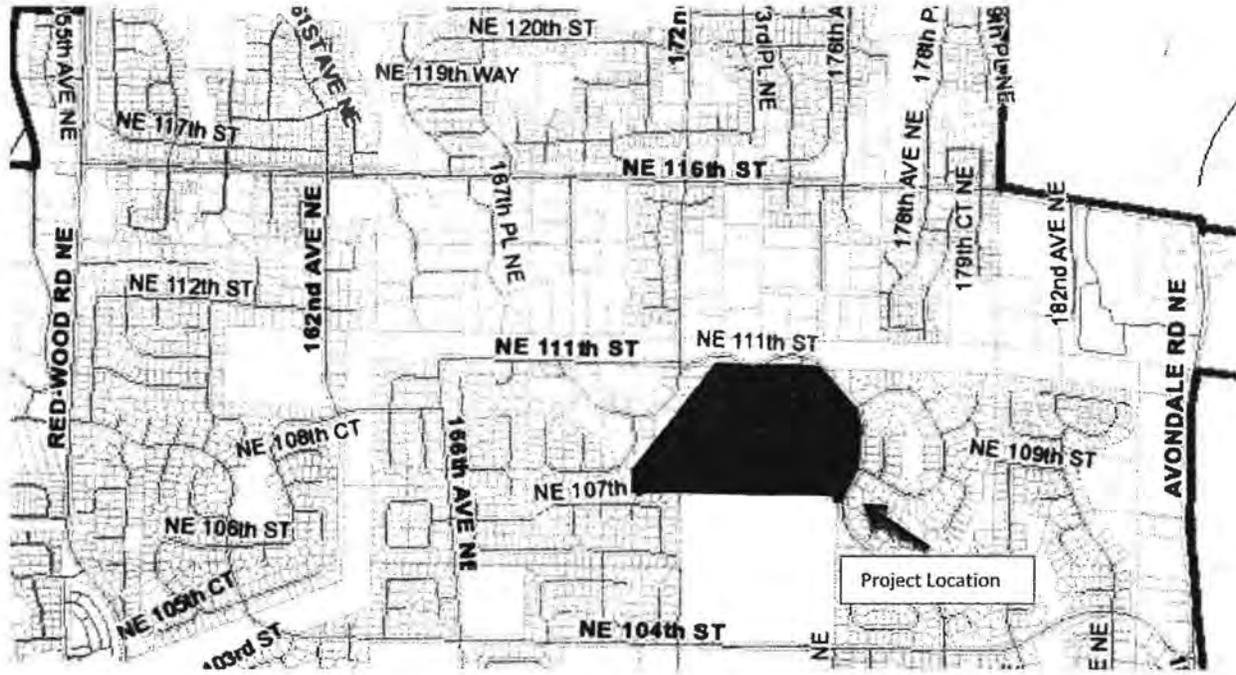
Public Comment

Although comments are accepted up until the decision is issued, submittal of comments during the comment period required in RZC, will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible. In addition, persons who want to be informed of future actions or would like to become a party of record on this proposal must provide their name and mailing address to the project planner. Submit written comments or name and address to be added as a party of record to the City of Redmond Planning Department, Development Services Center 15670 NE 85th Street, P.O. Box 97010, Mail Stop 25PL, Redmond, WA 98073-9710, or fax to 425-556-2400. The final decision on this proposal may be appealed according to the City appeal provision specified in RZC Chapter 21.76, Review Procedures.

VICINITY MAP

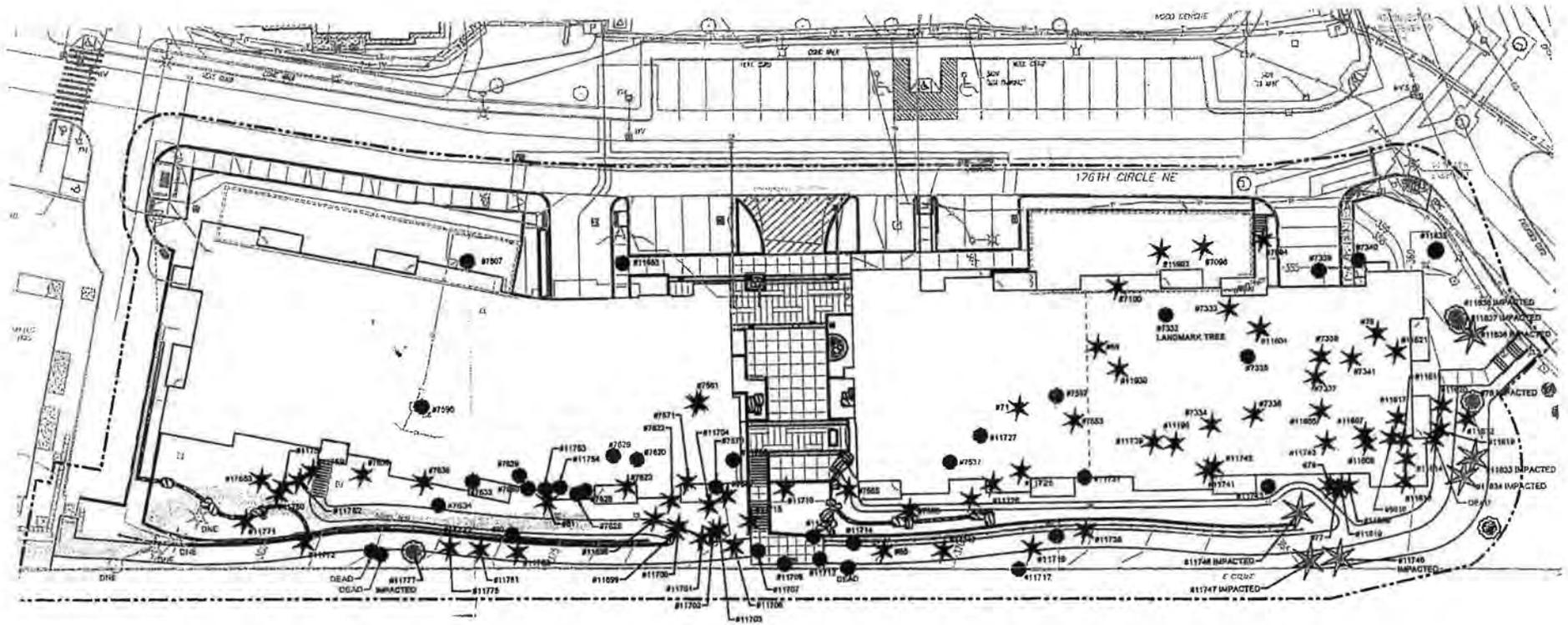


Emerald Heights Courtyard Independent Living Building
LAND-2017-00951 / Parcel Number(s): 3626059003

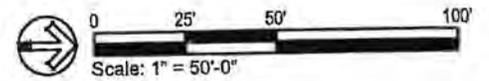


PUBLIC NOTICE

Emerald Heights - Courtyard-Independent Living Building Tree Preservation Plan

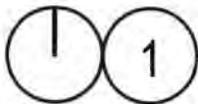
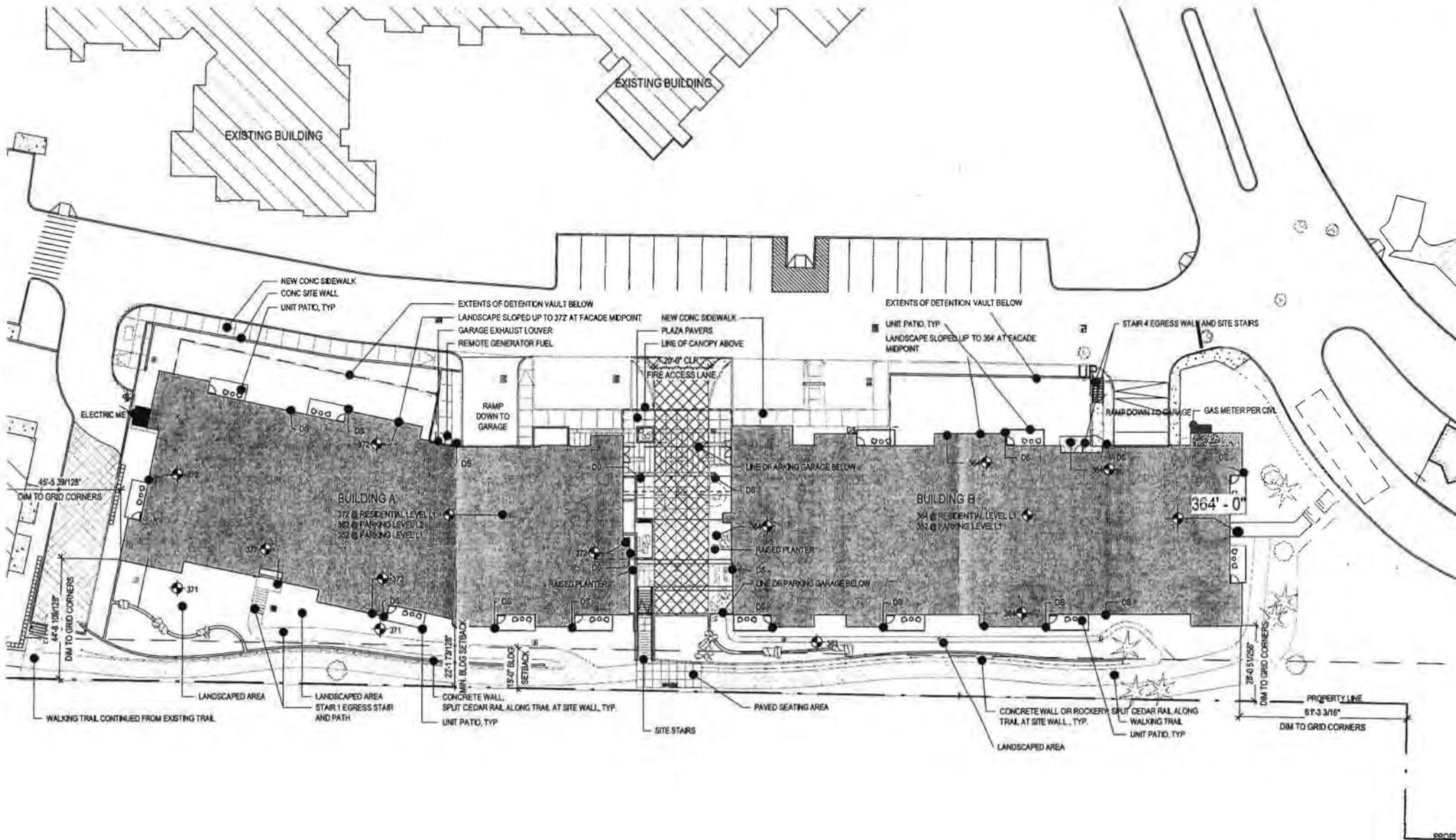


KEY
X - TREE TO BE REMOVED



**Lyon landscape
Architects**
11237 NE 98th St
Kirkland, WA 98033
206-828-4053
www.LyonLA.com
Meghan@LyonLA.com

January 21, 2018



SITE PLAN - PREP

1" = 50'-0"

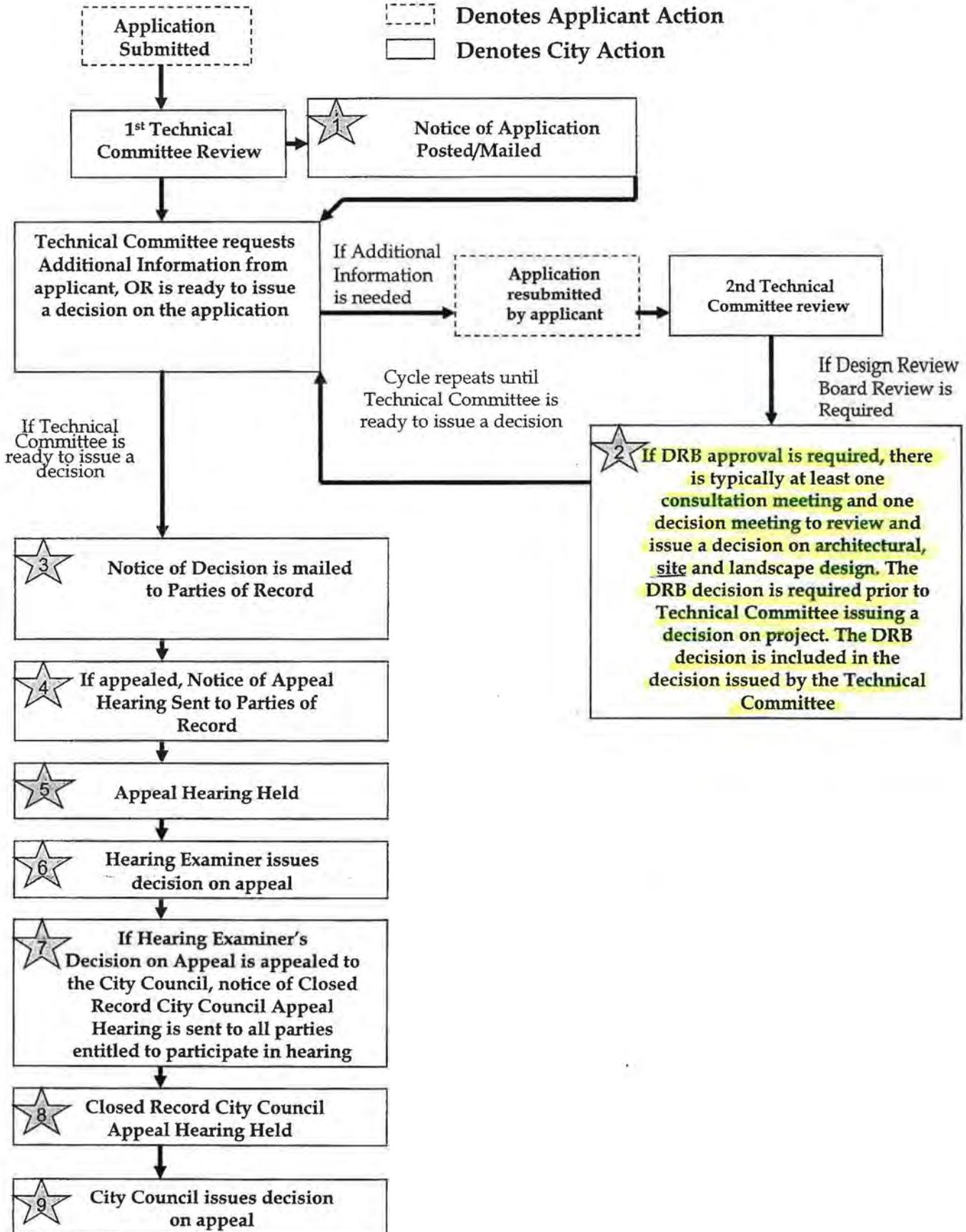
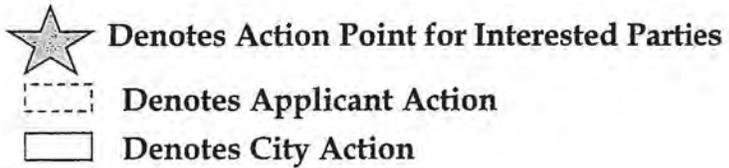
EMERALD HEIGHTS - COURTYARD INDEPENDENT LIVING BUILDING

12.07.2017

Process Flow Chart for: Site Plan Entitlement Applications

Site Plan Entitlement applications follow the Type II process. The Type II process includes review by the Technical Committee, with the Technical Committee as the decision maker. Design Review Board approval is typically required. There is no public hearing requirement.







Notes on Participation Points 1-9

#1- Notice of Application for (completed within 14 days of application):

Sent to: Applicant, property owners and residents within 500 feet

Posted: On site, City Hall, Library, Internet.

Who May Participate? Any interested party may submit comments prior to decision to establish themselves as Party of Record. You must become a Party of Record to reserve right to appeal the Technical Committee's Decision. Although comments are accepted up until the decision is issued, submittal of comments during the 21 day comment period is encouraged to allow staff and/or the applicant to incorporate changes as early in the design process as possible.

#2-Design Review Board Review (if required):

Notice: Notices of DRB meetings are not provided on a project specific basis. However DRB meetings are held regularly on the 1st and 3rd Thursday evenings of each month (with some exceptions).

Who May Participate? Any interested party may attend the Design Review Board meetings and may submit comments at the meetings.

Can I appeal the Design Review Board's Decision? The DRB decision and associated conditions are incorporated into the Technical Committee decision for the project. Therefore, if one wishes to appeal a DRB condition, one must wait until the Technical Committee issues the final decision on the project and follow the appeal procedures noted therein.

#3-Notice of Decision (sent the day of decision issuance):

Sent to: Applicant and Parties of Record

Posted: No posting on site

Can the decision be appealed? Yes, the Technical Committee decision may be appealed to the Hearing Examiner. However only the applicant and Parties of Record can appeal.

When must an appeal be submitted? Appeals must be submitted by 5:00 p.m. on the 14th day following the issuance of the decision.

#4-Notice of Hearing Examiner Appeal Hearing:

Sent to: Applicant and Parties of Record

Posted: No posting on site

#5- Hearing Examiner Appeal Hearing Held:

Who can participate? The appellant, the applicant and the City shall be designated parties to the appeal. Each party may participate in the appeal hearing by presenting testimony or calling witnesses to present testimony. Interested persons, groups, associations, or other entities who have not appealed may participate only if called by one of the parties to present information; provided, that the Examiner may allow non-parties to present relevant testimony if allowed under the Examiner's rules of procedure.

#6-Hearing Examiner issues decision on appeal:

When: The decision is issued within 14 days after hearing

Who receives the decision? Applicant, appellant and anyone who participated in the hearing

Who can request reconsideration? Any person who participated in the hearing may file a request for reconsideration with the Hearing Examiner within 10 business days of the date of the Hearing Examiner's decision.

What if a Party of Record requests reconsideration? The Hearing Examiner shall act within 14 days after the filing of the request by either denying the request, issuing a revised decision, or calling for an additional public hearing.

Can the Hearing Examiner Decision on the appeal be appealed to City Council? Yes, the decision on the appeal may be appealed within 14 days following the expiration of the reconsideration period. Only the City, project applicant or any person who participated in the appeal hearing may appeal.

#7-Notice of City Council Closed Record Appeal Hearing:

Sent to: The applicant, appellant and/or representatives of these parties

Posted: No posting on site

#8-City Council Closed Record Appeal Hearing Held:

Who May Participate? The applicant, the appellant, the applicable department Director or representatives of these parties.

#9-City Council issues decision:

When: Typically within two weeks following the Closed Record Appeal Hearing.

Notice Sent To: Applicant, Appellant and/or their representatives

Appeal Provision: The final decision on the appeal is appealable to King County Superior Court within 21 days from issuance of Notice. To have standing to appeal, one must meet the criteria under the Land Use Petition Act (L.U.P.A.).

EXHIBIT 3

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

NOT CORRECT!

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

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; 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:

- 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.

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.

EXHIBIT 4

**CITY OF REDMOND
DESIGN REVIEW BOARD**

August 2, 2018

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Chairman Craig Krueger, Co-Chairman Kevin Sutton, Board members: Diana Atvars and Ralph Martin.

EXCUSED ABSENCES: Shaffer White, Stephani Monk, and Henry Liu

STAFF PRESENT: Gary Lee and Benjamin Sticka

RECORDING SECRETARY: Susan Trapp, Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Mr. Krueger at 7:08 p.m.

MINUTES

MOTIONED BY MR. SUTTON TO APPROVE THE MINUTES FOR JUNE 21, 2018, SECONDED BY MR. KRIEGER. MOTION PASSED (4-1).

MOTIONED BY MR. MARTIN TO APPROVE THE MINUTES FOR JULY 5, 2018, SECONDED BY MR. KRUEGER. MOTION PASSED (4-1)

PRE-APPLICATION

LAND-2018-0000617, Emerald Heights

Neighborhood: Education Hill

Description: Construct a new 54-unit assisted living building within an existing retirement community

Location: 10901 – 176th Circle NE

Applicant: Julie Lawton with Lawton PMG

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

Mr. Sticka asked that any party of record that is speaking on behalf of this project sign the sign-up sheet to be included in the minutes. He also stated that the application for the two buildings and the site plan has been consolidated and submitted which required the review of staff and the Technical Committee. The project will also go to the Hearing

Examiner. That means that although the Design Review Board has seen this project before, due to the nature of the application and conditional use permit, this is actually the first meeting of this project under the new application. The focus of this meeting is to update everyone of the design of the building, this is not the final decision meeting. Mr. Sticka stated that staff feels this project has met the conditional permit use, Redmond Zoning Code (RZC 21.76.070 (K)(4). Conditional use permit conditions are as follows:

- 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 minimizes 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.

Mr. Sticka says this project has approximately 304 parties of record and they have been properly notified. Staff believes that 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.

Mr. Kelly, *with* Rice Ferguson Miller, showed slides depicting the proposed assisted living building which included aerial views of the site. It is in the Education Hill neighborhood. Some context slides were shown of the overall Education Hill area. Redmond High School is to the south of the Emerald Heights campus and there are more modern building forms. There is the Redeemer Church and a few other larger scale buildings as well as several single family residences. Over time, updated building designs have been added to the campus in an effort to take a fresh look and integrate new forms and materials into the overall fabric of the campus. Slides were shown of the newer buildings added in the last eight years.

This project was last seen by the Review Board in October of 2016. The slides showed how the proposed building looked at that time, then more slides showed the updated building design and changes that have been made. The upgrades include lap siding, which creates contrasting elements to the buildings, and flat roof designs with

overhangs. The reviews were very positive from the board when this design was presented in October 2016; however, listening to the concerns and feedback from neighborhood, the decision was to made change certain elements of the building to make it integrate better into the neighborhood.

Mr. Kelly highlighted the changes by showing the previous design and the new proposed building design. The building was moved from the eastern property line by eight feet as well as other portions of the building. This allowed more trees to be preserved and 114 new trees will be added. The trees to be added will be more than eight-feet tall on install. Most of the trees will be evergreen to provide more screening in all seasons. There will be other trees and shrubs planted to produce a pleasing palette of color year-round. The unit count was reduced from 56 units to 54 units to allow for building set back. The crème color was removed and replaced with a more wood like texture to bring a more residential look and feel. Parapet overhangs on the flat roofs were added as well as shed roofs with overhangs. To scale down the massing the corner design was lowered to two stories inside of the three original proposed.

Mr. Lyon, the landscape architect, presented the courtyard areas. On the north side of the building is a smaller outdoor dining area. The southern courtyard will be larger and have a covered gazebo, a water feature, and a small garden area. The existing street trees will stay and there will be more screening from 176th Street. Upon installation the trees will be at a higher height and mostly evergreen. The plantings will be mixed with more native plants. The deciduous trees will be mostly planted on the inside of the property so that screening will be present year-around.

Mr. Kelly gave updates on the garage which is underground off the north plaza. More slides were shown depicting how the building will look after it is finished with the trees faded out and then the trees fully grown in both winter and summer seasons. There will be two elevators for the project and lounge areas throughout each floor of each building for residents to gather. A salon will also be incorporated in the east wing. Slides of the sky bridge were shown as well as slides depicting the roof line and the screening. The kitchen exhaust vent was treated like a chimney to resemble a residential feel. The proposed feature wall slide was shown as featuring two types of composite wood.

COMMENTS FROM THE AUDIENCE:

Ms. Kristaponis, a resident of Emerald Heights, thinks this building could be built in a number of different sites on the campus, but still feels the building should be approved and is very impressed with the way the project is heading. She feels the sky bridge is critical to the residents of this building in-order to be as independent as possible to do things for themselves and keep up their morale.

Mr. Gilvert, who has been a resident of Emerald Heights for nine years, thinks that Emerald Heights has been a wonderful part of Educational Hill. He feels the proposed project has been well planned and likes the revisions.

Several other residents from Emerald Heights also expressed the desire to have this project completed as it is needed for elder housing.

Ms. Debuttas, who lives in the skilled nursing area of Emerald Heights, came out to represent all the folks that live in skilled nursing and assisted living. She says they have monthly meetings to keep up-to-date on the progress of the campus. She feels the building should be completed and move forward.

Ms. Engquist, an Abby Road resident, expressed her concerns about the processes and the possible impact to the infrastructure of the area.

Another Abby road resident wanted to know what information the board has seen from all the comments the community has sent in on this project. Mr. Sticka said all comments and emails are posted for the board to see including the ones that were gathered at the Thursday evening meeting on this project from the Abbey Road residents. They are also posted on City's website. An audience member asked that the board please put some time in to read everything that has been submitted from the public on this project.

Mr. Krueger asked if staff had reviewed the comments and if the Technical Committee has seen them as well. Mr. Sticka said comments are sent to the Technical Committee, the Mayor, and staff reviewing these projects. Then those comments are sent to the Technical Committee and the Hearing Examiner.

Mr. Sticka said the site plan and conditional use permits will be consolidated. The SEPA comment period ends on the August 9, 2018. This is the first of several meetings and the City sends out courtesy notices to all parties of record. The Technical Committee reviews the project next and then the Hearing Examiner will have the final review, unless appealed to Superior Court.

Another Abby Road resident stated that she has been to all the meetings and has not heard anything about the infrastructure and the possible degradation of the electrical system. She has heard that the roads will be torn up for the sewer improvements and there is no additional parking for workers. Mr. Sticka asked this resident to call him or email him and he will send her question onto people that can assist her with her questions. The questions asked by this resident are not in the purview of this body.

COMMENTS FROM THE BOARD

Mr. Martin:

- Feels that the architect and landscape architect have done a tremendous job of listening and incorporating comments.
- Thanked the audience for getting involved in their community.
- Is happy with the direction the project is heading.

Ms. Atvars:

- Feels all the concerns have been addressed.
- Will look for the Abbey Road meetings and attend or research the minutes of those meetings.
- Wondered if the bay window in front in the pop out formation, was that considered in the back of the building. Mr. Kelly said that could be explored and could be added.

Mr. Sutton:

- Asked if the overhangs are flat on the east side. Mr. Kelly said the parapets are flat, the shed roofs are sloping.
- Asked how big are the overhangs. Mr. Kelly said they are one to two feet depending on the area. These are a four-foot overhang at the entry way
- Would like to have more details on the overhangs at the next meeting.
- Thinks the shift in the building is well done.

Mr. Krueger:

- Felt the applicant did a great job listening and incorporating the feedback.
- Would like to see more focus on the south and north end impact. Mr. Kelly showed the proposed planting plan, which meets the code for screening, and more mature trees will remain. The north end of the project was a bit more difficult to do due to the utility lines, access easement, and the rebuilding of the trail. The landscape was sloped up to plant more trees.
- Feels the third-floor lounge appears to be stuck there and wondered if it can be removed. Mr. Kelly said it is not critical to the project and could be removed and he will explore that in the next iteration.

Mr. Sticka mentioned that the memo to the Design Review Board highlights the staff concerns and comments.

PRE-APPLICATION

LAND-2018-00376, Modera Rivera Trail

Neighborhood: Downtown

Description: New 6-Story mixed-use development with approximately 247 apartment units and 4,100 square feet of retail space

Location: 15801 NE 85th Street

Applicant: Hans Fagerlund with GGLO

Prior Review Date: 05/17/18

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee stated this is the second pre-application for this project. Staff feels the applicant has incorporated the suggestions made by staff and the board from the last meeting. There are some details to work out like the façade material. Also, there is an administrative design flexibility request on the different open area spaces as it provides more interest in the design. Staff is fine with those requests; however, staff is not ready

to approve the overhangs and canopies as outlined in the package. Staff feels the proposed awnings will not provide needed protection from the weather as at nearly 75 feet above the sidewalk. Staff recommends that awnings be required approximately 15 feet above the sidewalk, with a minimum width of 4 feet over the sidewalk (excluding planters).

Mr. Yoon, *with* Mill Creek Residential, stated the team incorporated the feedback from the last design meeting and are ready to show the changes that have been made. The awnings will be discussed. This project is in the prep process and some of details of the design are still in the works such as compensatory flood storage.

Mr. Panton stated that this presentation includes a lot of context information. The design of the building has been simplified and strengthened. The leasing area will be on the NE corner. The trailhead will start in this location for the pedestrian path. The building will have contrast and warm tones with wood which will provide a strong, graphic presence for the façade. The south side will have a green screen.

Mr. Benenati spoke about the landscape design and the green roof amenity space. The courtyard level is a flexible space in the central area with small setting pods. The roof will have trees in mounds and fire pits. The ground floor patios step back off the street with railings. The bike room has a ramp up to it for ease of parking and retrieving bikes. The decking wraps around the residential edge of the building and provides more sitting area.

Mr. Panton showed the warm materials and wood type textures to be used in the project. The retail edges will be more active because some of the amenities have been moved to allow more retail space. The bike room is set back because of the flood storage. The project will play up the stairs.

Mr. Benenati showed that on the south side there will be a pedestrian connection to the Allez building across the street.

Mr. Panton talked about the stairwell feature, which is much like the Allez building, with the green screen and tectonic elements.

Mr. Benenati said the lighting on the stairs will be soffits, sconces, and post lights. Some of the trees will have up lights also. The proposed planting layout was shown. The green roof is referred to as the Alpine Meadow.

Mr. Panton showed slides of the elevations with more details on the materials. The north side will have light tones and the corners will have a wood like texture to them. More material slides were shown. The west façade will be similar to the north side. The street front will have cedar materials. The south side will have a beveled product with a darker painted, hardy panel product to add contrast. The east side will have metal paneling with hardy panel. The courtyard elevation is similar to the south side. The requested deviations for the north side would be shallow balconies facing 85th. On the

south side there will be more conventional step out decks. Some of the decks will be glass.

Protection from the awning deviation is something that the building already provides. Adding more awnings would make even more shadows along the frontage, but this is something that can be discussed. The retail space has nice protection from the weather as the building set back provides that without awnings. The last deviation is to project over the right-of-way by five feet which creates more weather protection.

COMMENTS FROM THE BOARD

Ms. Atvars:

- Likes the project.
- Is in favor of the deviations.
- Asked how open are the paths to the public. Mr. Panton said they are very open to the public.
- Unsure of how the artificial turf will look next to the natural turf.

Mr. Martin:

- Thinks the project is headed in a good direction.
- Has no problem with the deviations.
- Likes the corner and entry, but wondered about the slab of concrete shown in the elevations. Mr. Panton said that is in error and should not be shown there.
- Is concerned that no railings are shown on the plans.
- Wondered if the roof garden is visible from the ground.

Mr. Sutton:

- Asked what that wood element is to be used for on the east side. Mr. Panton said that it would be used for future signage and is a counter balance ribbon of the building.
- Thinks the roof element needs more height.
- Feels the awnings shown seem to cover the plantings instead of people. Mr. Panton said the plantings could be reduced so more people could use the covering.

Mr. Yoon said that working out the awnings to can be done. Mr. Lee said it has to have more walkability around the whole building under cover. Mr. Panton said there are ways to make more weather protection for pedestrians.

Mr. Krueger:

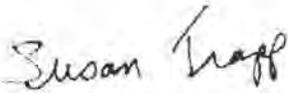
- Supports the modifications and deviations.
- Has concerns about using real cedar wood. Mr. Panton said the cedar will have an appropriate stain and will be in an area where it will weather evenly.

There was more discussion on the trailhead and the connection to the Allez to give the board a better understanding of how that will work and where it is located.

The board agreed that this project could come back for approval at the next meeting.

MS SUTTON. MOTIONED TO ADJOURN THE MEETING AT 9:33 P.M. SECONDED BY MR ATVAR. MOTION PASSED (4-0)

**SEPTEMBER 6, 2018
MINUTES APPROVED ON**


RECORDING SECRETARY

**CITY OF REDMOND
DESIGN REVIEW BOARD**

August 16, 2018

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Chairman Craig Krueger, Co-Chairmen Kevin Sutton
Board members: Ralph Martin, Stephani Monk,
Shaffer White, and Diana Atvars

EXCUSED ABESENCES: Henry Liu

STAFF PRESENT: David Lee, Gary Lee, Benjamin Sticka and Scott Reynolds

RECORDING SECRETARY: Susan Trapp with Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting, and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Mr. Krueger at 7:04 p.m.

MINUTES

MOTIONED BY MS. ATVARIS TO APPROVE MEETING MINUTES FOR JULY 19, 2018, SECONDED BY MR. KRUEGER MOTION CARRIED (2 YEA VOTES AND 4 ABSTENTIONS)

PRE-APPLICATION

LAND-2018-00617 & LAND-2018-00586, Emerald Heights

Neighborhood: Education Hill

Description: Construct a new 54-unit assisted living building and a 42 unit independent living building within an existing retirement community

Location: 10901 – 176th Circle NE

Applicant: Julie Lawton with Lawton PMG

Prior Review Date: 08/02/18

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

Mr. Sticka stated this is the second pre-app meeting for this project, which includes a 54 unit assisted living building and 42-unit independent living facility, which are both located on the Emerald Heights campus. On August 3rd, staff emailed the members of

the DRB a link to the City Attorney's email and all the comments that were received during the neighborhood meeting held on July 26, 2018. Staff would like to correct an error in the memo that stated the City Attorney's memo was dated July 26th, the memo was actually dated July 25th.

THIS CHECK LIST WAS NOT DISCUSSED DRB

Staff has reviewed the design standards check list for completeness and this is also available on the City's website for both buildings. The applicant has incorporated revisions based on the comments heard at the last DRB meeting. Adjustments have been made to the window bays, the level three lounge area, accent materials, color tones, and roof overhangs as outlined in the staff memo. Staff recommends that fifteen deciduous trees that are along street right-of-way to the east of the assisted living building be replaced with evergreen trees to soften the building appearance and provide additional screening.

Mr. Kelly, with Rice Fergus Miller, presented both the independent living building and the assisted living building. Numerous context slides were shown depicting the Emerald Heights campus including the two proposed buildings and the general neighborhood. On the assisted living building, slides of the previous iterations done in October 2016 were shown along with updated versions to exhibit all the updates and changes made. In this newest version of the project, the building has been moved from the east property line, reducing the overall size of the project, revising the planting strategy to include more trees, the bay windows, which now go around the building and the lounge, has been pulled back six feet. In addition, there are seven new street trees to be added as part of this project.

Mr. Kelly showed the landscape plans from May 2017 and the revised plans showing more mature trees that will be retained, the enhanced screening, and the ivy-covered fence that will remain. Several view slides from different angles were shown of what the proposed landscape would look like. The plant palette includes native plants and the colors of the plants will provide year-round color. The plan was shown highlighting the roof overhangs, which will be about two foot and the six-foot overhangs, covering the entryway. Several slides were shown depicting how much area there will be between the project and the street scape in the neighborhood. There are no exterior lights on the east side of the project to avoid the neighborhood's concerns about having too much light.

There was a material board present and it included the toned down orange type color to a more muted tone while still staying in the same color family.

On the independent living building, there are no major changes to this building since it was approved in February. To recap, this part of the project has a courtyard in the middle of the two buildings and is where the entry is to the buildings. There is flexible seating, a fire pit, and two water features. The planting palette is similar to the assisted living building.

The applicant is requesting approval at the next meeting.

COMMENTS FROM THE AUDIENCE

Ms. Stilin, an Abbey Road resident, asked about the gate on the north end, in particular, what is that used for and what would be the reason for it being opened? Secondly, what is the covered area in the south plaza being used for? Mr. Kelly stated that the south plaza is an area for residents to interact with each other and the structure in the plaza is a covered area for protection from sun or rain. The gate is existing and is a rarely used access gate for utilities that are on the easement.

Mr. Barnett, Abbey Road Home Owners Association president stated that the home owners support Emerald Heights building the assisted living building; however, they do not support building over the greenbelt. The residents feel that Emerald Heights is breaking its word to the home owner's association that was a written agreement stating the greenbelts would be retained and the views would not change. The association feels the assisted living building is out of place in the neighborhood. This building will not fit the character of Abby Road and the building will look down onto Abby Road residents' homes. Emerald Heights contends this is the only place to put these buildings on their campus. The association asks that Emerald Heights not build in the buffer zone, but rather build elsewhere on the campus. As this project moves out of committee, the homeowner's association requests that words like "this building cannot be built in the zone" as a condition or reject the proposal outright.

Mr. Stilin, an Abbey Road resident, feels it is the Design Review Board's responsibility to make decisions and values in determining visual quality. He hopes the desires of the community weigh heavily into the board's decisions. In ordinance 21-15 pertaining to retirement residences, there is an approval criterion that includes the word *desirable*. He feels the word *desirable* has gone missing from the approval process.

Ms. Engue, also an Abby Road resident, said the neighborhood is not resisting Emerald Heights growth, just protesting the location of this building. As far as screening, trees cannot be counted to screen as trees die and then the screening does not exist.

Ms. Tuatti, an Abby Road resident, read a portion of zone code as it relates to retirement residences. According to the code, this does not mean a three-story building with contemporary design and ultra-modern roof lines. She thinks that the elected officials promised this would not happen. She feels the people are not being looked at or represented at this meeting. This project will rip apart the lives of the Abby Road residents.

Ms. Haung, also an Abby Road homeowner voiced concerns including the views from her home and the impact and lack of privacy these building will have on her home. A single row of trees will not block the mass. The mass of this proposed building will be unattractive. This Emerald Heights proposed project is not desirable. The homeowners were promised that the greenbelt would be retrained and that is in written agreement.

Mr. Wong bought his home in Abby Road for the quiet and peaceful living it could provide. Emerald Heights is disregarding the commitment that it made to the neighborhood. The scale of this building is completely incompatible with neighborhood. Trees can fail and then there is no screening. The City should promote compatibility between land use and minimize land use conflicts with use of buffers and landscaping. He asks to please reject this proposal.

Ms. Stilin has extensive comments and has been fighting this since the proposed building was sited. She feels these buildings could be built in different areas of the campus. Design standards were justification for the high school, but Emerald Heights is huge. The homeowners are happy for them to expand, just not in the area that they are siting. One of the questions is, can the building can be screened over the life of the building? The building will be highly visible for many, many years. A single row of trees will not do an effective job of screening. If just one tree fails, it will create a hole in the screening.

Mr. Krueger asked Mr. Kelly to show the landscape plan on the screen again. Mr. Kelly stated that the screening will be a layered design. He said more street trees will be added, the ivy fence will be retained and more mature trees will be retained by virtue of the revisions that have been made. There will be new evergreen trees installed at 12 - 18 feet tall when planted.

COMMENTS FROM THE BOARD

Mr. Martin:

- Asked about the setbacks and the size of those setbacks. Mr. Kelly showed the slides with those setbacks and said that code requires 15 ft. set back. All setbacks exceed this, one set back is 18 ft, one is 15.4 ft and the other one is 25 ft.
- Asked if there is a requirement to have the vegetation checked to be sure the screening is working. Mr. Sticka said the trees require a bond of five years and failed trees would be would subject to code enforcement. After the five years, it then becomes an code enforcement issue should there be any other problems.
- Thought all the trees were evergreen. Mr. Kelly said was only 50% of the trees would be evergreen trees, which amounts to fifteen more evergreen trees.

Ms. Monk:

- Asked how the tree count decision was made. Mr. Kelly said when the comments came back concerning the trees and screening, the thinking shifted from worrying less about texture and more about the screening element. Mr. Lyon, project landscape architect, said in terms of numbers and types of trees in the beginning the thinking was about the internal mix for the residents, but with the screening feedback, the focus will be strictly evergreen trees.
- Asked if the ivy will choke the trees. Mr. Logan said that is unknown, but it appears landscape maintenance on Emerald Heights has done a good job of not letting that happen.

- Feels the colors have been well addressed.
- Thinks the lighting is good.

Mr. Sutton:

- Thinks the building is nice and many moves have been made to make it work.

Ms. Atvars:

- Asked about the logic for siting these buildings. Mr. Kelly said several areas are not fit to build on in the campus. The campus is very well developed with utilities and detention ponds which cannot be disturbed. The master plan constraints were found when this building was going to actually be built. The vital connection of the assisted living building is ease of access to the central campus and its amenities like the dining room, fitness room, etc. One other constraint was not to remove residents by destroying buildings.
- Stated that the board's job is to judge the building design and other concerns, but not where the building is built.
- Feels the design of these buildings is done well.

Mr. White:

- Asked staff to clarify the roles of the review board and who reviews the conditional permit. What are the further steps in the approval process for this project? Mr. Sticka said the project has been submitted as both a conditional use permit and a site plan entitlement. The conditional use permit establishes the retirement residency use and the site plan entitlement allows the buildings in their current configuration. The conditional use permit is a type 3 which means that it goes through the Design Review Board and then on to the Tech Committee, then the Hearing Examiner. The Tech Committee reviews all the comments, they look at the zoning code, the Design Review Board's recommendation, the comprehensive plan, and design standards. Then they will make their recommendation to the Hearing Examiner.
- Thinks as far as the design of the building, it is going the right direction.
- Would like to have the setback average at the next meeting.
- Would like to see if re-routing the path away from the east side would allow for additional trees.
- Wonders if the bond for the trees can be longer than five years. Mr. Sticka said that is the code, after the five years is over, it becomes a code enforcement issue.

Mr. Krueger:

- Feels the trail could be re-routed to plant more trees.
- Would like to see all the way around the buildings to see the pinch points.
- Suggests more landscape plans that focus on the buffer.
- Would like to see the drip line for the trees to see what they actually cover.

RECESS: MR. KRUEGER CALLED A RECESS AT 8:52 P.M. AND RECONVENED THE MEETING AT 8:59 P.M.

APPROVAL

LAND-2018-00559, Overlake Retail Building

Neighborhood: Overlake

Description: The proposed development will include a tenant improvement of the existing Sears Auto Center

Location: Northeast corner of 148th Ave NE and NE 20th Street

Applicant: David Morse with Regency Centers

Prior Review Date: 06/21/18

Staff Contact: David Lee, 425-556-2462 or dlee@redmond.gov

Mr. Lee said this is the second meeting and the applicant is looking for approval. This is a remodel for the Sears Tire Center. The applicant has address most of the concerns, but would like feedback on the roof and the cornice. The materials have changed; the corrugated metal has been changed to a flat metal paneling system.

Mr. Jorden gave an overview of the site and the project for the members that were not at the last meeting. The building has limited openings in the exterior walls. The building is surrounded by parking. The goal is to re-develop the building into a mix of retail and restaurants use and re-orient the building to face the street. Large overhanging canopies will be provided. A large cornice has also been added for roof modification. The seconded floor will not be occupied due to limited parking. The east side of the building has a blank wall where all the service functions like the loading dock, trash enclosure, and utilities. The corner is emphasized by pulling the walls out a couple of feet to create a more modulated façade. The siding will be flat metal panel siding with a ½ inch recessed reveals. Stucco wraps around the building. Some horizontal composition wood siding will be added as accent and bring some warmth. The unpainted brick will be painted a warmer color. There is an outdoor patio space that is surrounded by landscape. The landscaping on the corner is to address the "gateway" character of the site. Landscape islands have been added to help with the pedestrian connections. On the back wall landscaping and green screen have been added to minimize the blankness of that wall. The applicant feels that there is enough modulation to the roof.

COMMENTS FROM THE BOARD

Mr. White:

- Asked for clarification on stories, are they double height spaces? Mr. Jorden said it is 16 feet floor to floor and about 16 feet or so on the second floor, but there are not double height spaces due to the concrete ceiling.
- Asked if that second floor will be unoccupied. Mr. Jorden said part of it will be occupied by a tenant; however, because of parking restrictions, most of the second floor can not be occupied.

**CITY OF REDMOND
DESIGN REVIEW BOARD**

September 6, 2018

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Chairman Craig Krueger, Co-Chairman Kevin Sutton, Board Members: Stephani Monk, Shaffer White, and Diana Atvars

EXCUSED ABSENCES: Henry Liu, Ralph Martin

STAFF PRESENT: Steven Fischer, Gary Lee, David Lee, Cameron Zapata and Benjamin Sticka

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Mr. Krueger at 7:07 p.m.

MINUTES

MOVED BY MR. SUTTON TO APPROVE THE MINUTES OF THE AUGUST 2, 2018 MEETING, SECONDED BY MS. MONK. MOTION PASSED (5-0).

APPROVAL

LAND-2018-00617 & LAND-2018-00586, Emerald Heights

Neighborhood: Education Hill

Description: Proposed 54-unit assisted living and 42-unit independent living buildings within the existing Emerald Heights campus

Location: 10901 – 176th Circle NE

Applicant: Julie Lawton with Lawton PMG

Prior Review Date: 08/02/18 & 08/16/18

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

Mr. Sticka stated this is a request for approval of modifications to the approved site plan and building elevations for both the Assisted Living and Independent Living buildings to be constructed on the Emerald Heights campus. On August 17, 2018, staff emailed the

Design Review Board with all emails that were submitted by residents of Abbey Road. Also, these comments and letters were posted on the City's website for review. The applicant has since increased the number of existing trees from twenty-one to twenty-two. The new trees have increased from 79 evergreen to 129 evergreen trees and reduced the number of deciduous trees from twenty-nine to fourteen based on discussion from the last board meeting. The total tree count has increased from 114 to 159 trees. Additional modifications include some material changes that are more residential in feel and look, some significant modulation on bay windows, and façade step backs at different locations. The other change is significant landscaping which exceeds the minimum planting size and heights. Mr. Sticka walked through some other design elements such as the increased step back, the trail removal that allows for additional trees, the unit count decrease, and colors and materials that were displayed on the material board. Staff believes the applicant has submitted a code complainant project and outlined the applicant's revisions based upon feedback since the project was originally submitted to the board. Staff would appreciate the board's feedback and asks for recommendation for approval. If the board feels ready for approval, Mr. Sticka asks the board to please include their perceptions on the project, focusing on compatibility with the surrounding neighborhood.

Mr. Kelly, with Fergus Rice Miller, started with the CUP cover sheet for the Assisted Living building and showed aerial slides how the campus looks at this point, pointing out the existing sidewalk and the loop trail. As part of the response to feedback from the last meeting, part of the loop trail will be removed which was located to the east of the new Assisted Living building. The connection back to that trail will be through the south courtyard which will still provide the connectivity to that activity and would also provide a connection to the putting green and lawn bowling area. Context photos of the greater Education Hill area were shown depicting other streetscapes adjacent to the building. The original design of this project from 2,016 slides were shown and compared with the current design. No real changes have been made to the actual buildings since the last board meeting two weeks ago. An updated view of the north corner of the project was shown with the improvements. A more dense buffer of trees has been added to complete the screening of the building.

Mr. Lyon is the landscape architect for the project and stated the request of removing the trail allowed a second layer of trees consisting of Cedar, Douglas Fir, and Serbian Spruce to be planted. Those trees are planted eight feet on center with an install height of twelve to eighteen feet. In removing the trail, not only were more trees allowed, but a more native plant palette was added to give more of a forested look. A number of deciduous trees were removed from the east side and more evergreen trees were added. More street trees are also included in this project.

Mr. Kelly showed a slide with the added trees and the sidewalk. The existing ivy fence will also help to screen the new building. At the last meeting it was requested that an average of the setbacks be provided which is twenty-one feet. There is a pinch point of about 15.4 feet at the furthest north corner. There will be no exterior light fixtures on the east side of the Assisted Living building to avoid light spillage. The physical material

board was the same as last time with the exception of the orange color, which was toned down a bit. More elevation slides were shown of the entire project showing where the trail would be reconnected. More renderings of the buildings were shown with the screening trees faded out to show the building.

Mr. Kelly then put the Independent Living building slides up commenting that were no real changes to this building other than the updated CUP cover sheet. He showed more slides of this building and the context within the internal Emerald Heights campus. The loop trail is still part of this project as it works its way south of the project. The planting palette is very similar to the one used on the Assisted Living building project. This is will be a forty-two unit building with subgrade parking. Some different perspectives of this building were also shown. The material board for this project was shown with similar colors to the other building, but with the addition of the Corten material for the feature wall.

Mr. Sticka asked Mr. Kelly to put up the site plan slide. Mr. Sticka informed the board that he has received many emails from the residents of Emerald Heights expressing concerns about the removal of the loop trail and asked the applicant to speak to this element.

Mr. Kelly feels this is a significant concession for the Emerald Heights community as it allows the residents to circulate around the community. Connections were able to be made; however, they are not ideal, but residents can still use this walking trail. The thought was breaking the trail at this point was the best possible solution to the screening issue.

COMMENTS FROM THE AUDIENCE

Mr. Krueger asked each audience member to please sign in and state their name for the record and limit their comments to no more than four (4) minutes.

Ms. Engque, an Abbey Road resident, thanked all the volunteers for all the time they have put into this. She feels she is participating in a democratic process in speaking out against this proposed building and thanked the City of Redmond for allowing this process. She feels zoning is to protect people within the zones on what expectations they can have. She stated that the code says neighborhood planning has the following benefits: neighborhood specific policies can help residents retain or strengthen a sense of place that is a combination of character and setting land uses and environment that makes a neighborhood unique and sustainable for the long-term. She stated that because the project has CUPs does not mean buildings can go up wherever it is wanted. These buildings are huge and not like homes at all. This fight is not about trees, this is about buildings that will be in the neighborhood forever. Evergreen trees are conical, their width is at the bottom, not at the top, therefore they will not hide the buildings.

Mr. Gilbert, a resident of Emerald Heights, has lived there for nine years. In his career as a planner, he wishes he would have had more clients like Emerald Heights. The management has been very diligent in accessing a wide variety of alternatives for siting buildings on the campus. Emerald Heights has been very good about replying to suggestions, the recommendations of the City, and the interest of the neighborhood. Losing the trail is a very large concession as that trail appears on the logo of Emerald Heights. He asks that this project be approved so it can be started at last.

Ms. McEwen, a resident of Emerald Heights, loves the trail. She feels Emerald Heights has gone way above what is required to get this approved. Losing the trail is a big disappointment and would like it to see this project approved without the loss of the trail.

Ms. DeBuths, who lives in the skilled nursing building in Emerald Heights, feels that this building is needed urgently. She asks that the project be approved and get it moving. She has friends that ask her, when is the new building coming? She hopes that after tonight, she can tell them that it is all set and moving forward.

Mr. Soderbom, an Abbey Road resident, has his houses three down from the entrance to Emerald Heights. He feels this will change the whole feeling of the neighborhood.

Mr. Barnett, Abbey Road Home Owners Association president, stated that the residents of Abbey Road are not against the Emerald Heights buildings, but firmly against them building in the greenbelt buffers that have separated the communities for many years. This is not compatible with our neighborhood. These will be large, institutional buildings with hundreds of windows looking down at all the other homes. What is at issue here is an institutional building co-existing with a residential neighborhood. He further stated that Emerald Heights made written statements in their 2010 rezoning application which stated that they would not impact existing greenbelts and buffers around the campus. The residents, banking on that statement, readily agreed to the re-zone. The City has received over one hundred letters from Education Hill residents stating this is not reasonable or compatible with the neighborhood, nor does it align with the City's comprehensive plan.

Mr. Carlos, a resident of Emerald Heights, appreciates the opportunity to speak in support of the buildings as proposed. Concept of design oftentimes does not work in reality. In his understanding, and according to what he has heard, siting is not within the purview of the Design Review Board, but only the design and codes. There is no definition of greenbelt. The only concern here is whether or not this design meets what is necessary. He urges the board to approve this project.

Mr. Harrison, an Abbey Road homeowner, had their home built there because they knew what the surrounding neighborhood would look like. He has been on the Planning Committee and was a member of the City Council. During his time on the council, the Redmond Town Center Development was approved. There was much controversy about this development as well, but the Council assured the citizens that the large green spaces would remain along the rivers. Both Abbey Road and Emerald Heights

developments were required to maintain green spaces to maintain compatibility with their surroundings. He urges the board to deny this project and demand that Emerald Heights maintain the entire greenbelt. He feels the trees planted as proposed will fail as they will be planted too close together.

Ms. Suzuki, 177 Ct NE, says her street is the street that will be most visually impacted by the proposed building. She has learned a lot from this disagreement with the placement of these buildings. She appreciates the exhaustive detail the City requires of an applicant for approval of permits. She feels strongly that this project will destroy the character of the neighborhood and that it has not complied with zoning codes and design criteria. She hopes that the board has reviewed all the comments and concerns and was able to drive through the neighborhood. She showed pictures of the homes in the area and said that 176th is the defining road for Emerald Heights and Abbey Road. It is a narrow road and is a unique to the City. She showed other pictures of buildings in the area that had green space around them to be compatible with the neighborhoods. The Design Review Board must follow the City's design standards check list. She then read some of the standards. She ran over her allotted time; however, continued on with her disagreement with the proposed project.

Mr. Stilin, an Abbey Road resident, felt no proof was given of alternate building placements on the campus. No engineering statements or other documents were provided to substantiate the claims that there was no other site on which to build these buildings. Emerald Heights is running out of pervious surface to build on. He feels that there are alternatives to this placement of these buildings by demolishing the cottages in the back of the property in order to place these larger buildings. If that had been done, these buildings would probably be already constructed. With this proposal, 28% of the trees on this site will be removed. He stated the City has committed errors in permitting previous building in the past.

Ms. Stilin, a member of the Abbey Road Preservation Committee, feels the board is tasked with a major responsibility to make a recommendation on two buildings in the context of a Conditional Use Permit. The broader issue of compatibility with the immediate vicinity must take precedence over creative architectural design and asks for denial of this project. The City requires retirement developments to get a special development permit to build in R-4, R-5, or R-6 zones and to be embraced by the surrounding community. She feels the residents are being forced to accept the adverse impacts these buildings will have on their community. She feels that Emerald Heights is using the cheapest and fastest way to solve a problem of their own making. Other solutions do exist, the management may not like them, but there are other solutions. She again asks that this project be denied.

Mr. Brody, an Emerald Heights resident, said he has listened to both sides and if he were to come up Abbey Road, these building would not be seen because Abbey Road tilts down and away from Emerald Heights. He ask for approval of this project, it is not hurting anyone's view, in his opinion.

COMMENTS FROM THE BOARD

Ms. Monk:

- THIS WAS REPEATED MANY TIMES IN THE TECH COMMITTEE REPORT.*
- Has spent time driving and walking around the neighborhood and cannot see why the character would change with these buildings being built where proposed.
 - Feels the building style has been done well and likes the changes in materials to make it fit in better with the neighborhood.
 - Stated she has read all the comments from both sides.
 - Feels traffic will be impacted slightly.
 - Appreciates the concession from Emerald Heights of installing more evergreen trees.
 - Thinks that taking out that trail was a big concession to the Abbey Road residents. *TRAIL LATER RE ADDED TO PROJECT*
 - ✧ Agrees that the Design Review Board has no say on where the building is placed.

Mr. White:

- Asked about the boundaries of Abbey Road. Mr. Barnett stated they are 104th past the entrance of Emerald Heights.
- Appreciates the comments from all.
- Thinks that this project will be affecting people.
- Feels the proposed project is in keeping with Redmond Design Code.
- Thinks the design is compatible.
- ✧ Stated that the siting is not in the purview of the board.

Ms. Atvars:

- Feels that if the suggestion of removing the trail is not enough of improvement for the neighborhood, then the trail should not be removed.

Mr. Sutton:

- Feels removal of the trail is a small concession to make.
- Thinks that if Emerald Heights residence are concerned, they should speak to the management.
- Feels it is a nice job with this design.

✧ Mr. Lee confirmed that siting of the building is not in the purview of the Design Review Board.

Mr. Krueger:

- Asked Mr. Sticka if both buildings meet codes. Mr. Sticka said that both buildings do meet all codes.
- What we have before tonight is a code compliant site plan for both the independent and the assisted care buildings. Retirement housing is an allowed use within all residential neighborhoods in the City.

- There are certain requirements that some of the higher density might have but that the code lays out setbacks, side setbacks, rear setbacks, street setbacks all of those. When I looked at the code today, I didn't see anything that required buffers per se. It did require that those setbacks that are setup next to the street as part of the code, that they be planted to screen the development from the adjacent uses. It doesn't talk about the buffer, but it does talk about for certain higher density buildings that they are to be used not like as a rear yard of a house in Abbey Road, but to be used for landscaping to screen the building. So, in my mind in looking at this, as we have looked at it for over the last year and a half, both buildings, is that we have worked with them on the architecture to make it more compatible from the height standpoint and of course as regulated by the code, from the modulation, from the materials, from the colors, and the different aspects that go into the building as far as creating the form.
- I think what they have done here over time, to drop one floor from the north end of the building and that corresponds with the small setback. That is where the 15 feet 4 inches is, where they have dropped it down to two stories. That's the place where the utility corridor is; where there is limitation on what they can do to from a landscaping standpoint. The rest of the building has been shifted further towards the west away from the street. I think losing the trail was a great suggestion. I'm glad they incorporated this, because it really does give the opportunity to add a lot more landscaping and create the screening that will mitigate the visual look of the building. When I look at the slides both from the drone and then from the street I am impressed and when I look at the street section on the Abbey Road side, we have a planter strip with some street trees, a sidewalk and then a six-foot wood fence. In some cases, you have some landscaping in the backyards that are higher than the fence and overhang the fence. They have got a detached sidewalk. Then they have the right away line and they have an ivy fence that looks like a solid green screen that's below the lower branches of the street trees. So, as you drive along that street you can see the street trees up above and you are going to see this green ivy screen that is going to stay. Then it is going to be supplemented by the large number of trees that have been placed in that set back area and changed from that deciduous to evergreen.
- My inclination is that I would support a motion to approve this again recognizing that this is a recommendation to the Hearing Examiner as part of the Conditional Use Permit.

MOTION TO APPROVE LAND-2018-00617 & LAND-2018-00586, EMERALD HEIGHTS AS A RECOMMENDATION TO THE HEARING EXAMINER WITH THE COMPATIBILITY BASED ON NUMBER OF FEATURES THAT WERE MENTIONED IN THIS MEETING BY MR. SUTTON, SECONDED BY MS. MONK, MOTION PASSED (4-1 WITH MR. WHITE VOTING NAY)

MR. KRUEGER CALLED FOR A RECESS AT 8:38 P.M. MEETING WAS RECOVENED AT 8:42 P.M.

EXHIBIT 5

VERBATIM REPORT
OF PROCEEDINGS BEFORE THE

IN RE:

FILE NO. _____

HEARING ON APPEAL

8-2-2018
Date

CERTIFICATION OF TRANSCRIBER

I, Penny L Miller prepared the attached transcript from tape recordings of the above-identified proceedings, and I certify under penalty of perjury under the laws of the State of Washington that the attached is a true, correct and complete transcript of those proceedings to the best of my ability.

DATED this 22 day of January, 2019.

Penny L. Miller

Address: 22117 SE 40th Lane, Issaquah
Phone No.: 425-468-8225 WA-98029

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 2, 2018
Partial Transcript (Audio Difficulties)

BEGIN PART 1 OF 2 [Begin 00:00:01]

KRUEGER: Okay, I'm going to call to order the August 2, 2018 session of the Design Review Board. I'm Craig Krueger, chairperson of the Design Review Board and will be conducting the meeting tonight.

The Board consists of seven members, of which four are here this evening. They are Diana Atvars, myself, Kevin Sutton, Ralph Martin. Staff members present: Benjamin Sticka and Gary Lee. Recording secretary is Susan Trapp.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Zoning Code.

Our procedures are as follows:

Staff will give a presentation of the project to the Board.

The applicant then has an opportunity to comment on the project.

The speaker should give their name for the record, and sign the sign-up sheet.

After the applicant, others in the audience may comment either in favor or in opposition to the proposal.

After all comments are heard, the Board will discuss the project openly, and may request comments or have questions of the applicant.

The Board members then vote to approve, approve with conditions or deny the project.

If the applicant does not agree with the Design Review Board's decisions, they have the right to appeal and should contact the technical staff member.

The meetings are recorded and the recording will be part of the official record of each case.

It's important to identify yourself prior to speaking so that you may be included in the recording. And also, any speakers please sign in on the signup sheet that's available at the podium.

So, moving to the agenda, first thing is minutes, review and approval of meeting minutes for June 21 and July 5, 2018.

MAN: I move that the minutes be approved for June 21, 2018.

KRUEGER: All right. I'll second that. All those in favor say aye.

BOARD: Aye.

KRUEGER: Right. And then July 5? [Unintelligible 00:02:05].

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 2, 2018
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MAN: I'll move to approve the minutes for July 5, 2018.

KRUEGER: I'll second that as well. All those in favor say aye.

BOARD: Aye.

KUREGER: Moving on to agenda item number one, pre-application LAND-2018-00617 Emerald Heights. Staff contact Benjamin Sticka.

STICKA: Good evening, everyone. Staff member Ben Sticka with the City and [unintelligible 00:02:44] of the Design Review Board. For anyone that's going to speak tonight, there's a sign-up sheet next to the podium, so please make sure that you do sign in [unintelligible 00:02:56].

The Board and many of the residents have seen this project in some variation before the Design Review Board. However, to update everyone, after additional research and confirmation to the City Attorney, there was a determination made that a new conditional use permit, which has since established with the retirement residents' use, is needed in addition to a site plan [unintelligible 00:03:30] for the two buildings, the Independent Living and the Assisted Living Building on subject's [unintelligible 00:03:36] and those have been submitted as a consolidated application, which requires the review staff to be included. Then it will go before the Technical Committee and then also the Hearing Examiner [before them? 00:03:55] and the Design Review Board meeting, as it is tonight. So, we anticipate several meetings before the Design Review Board meeting. I also want everyone to know that tonight is the first meeting before the Design Review Board [unintelligible 00:04:11] it's a new application.

Tonight the focus is on the Assisted Living Building. The next meeting could be a combination of both of those buildings when we have a little bit more information at that time. We also want everyone to know that this is not a decision meeting. This is, in fact, a pre-application meeting, so the purpose tonight is to inform everyone and update everyone on the design of the building.

With that said, [unintelligible 00:04:52] who has seen this building or other buildings on subject's site and [unintelligible 00:04:55], the Assisted Living Building is a three-story building [unintelligible 00:05:02] and includes 54 units. As you can see on the aerial photo of the subject's site, the Assisted Living Building is the red structure. It's not purple, but is located adjacent to 176th Avenue towards the center [unintelligible 00:05:23] aerial photo there.

The applicant will speak and [unintelligible 00:05:30] at the end of the presentation, but [will provide a little bit more information? 00:05:35]. So, again, the purpose of tonight's meeting is a pre-application meeting and an opportunity for the Board and the community to see the new application. Staff would like the [unintelligible 00:05:48] should be to review the proposal and see [safety design standards? 00:05:53] and ultimately the decision criteria for a conditional use permit [unintelligible 00:06:00] I want to state for the record whether a conditional use [unintelligible 00:06:06] the conditional use is consistent with the Redmond zoning code and the Comprehensive Plan, whether [unintelligible 00:06:11] conditional use is decided in a manner which is compatible with and response to the existing

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 2, 2018
Partial Transcript (Audio Difficulties)

or intended character, appearance, quality of the development and physical characteristics of the subject's property and immediate vicinity. [Unintelligible 00:06:23] location, size and height of the buildings, structure of walls and citizens' screening vegetation for the conditional use shall not hinder the current circulation or discourage permitted development or use of [unintelligible 00:06:36] properties; whether the type of use, hours of operation are appropriate of the use in relationship to the [unintelligible 00:06:45] hazards or characteristics of the use or have adverse impacts or [unintelligible 00:06:52] conditional uses as treating them with [00:06:53] associate with use and not be hazardous or [unintelligible 00:06:58] the existing and anticipated traffic [unintelligible 00:06:59] conditional use will be supported by the [unintelligible 00:07:06] facilities or services and will not adversely affect other services in the surrounding area, or conditions are established and mitigated adverse impacts on such facilities.

In conclusion, staff will [unintelligible 00:07:22]. However, staff [unintelligible 00:07:28] some additional refinements that could be made [unintelligible 00:07:32] in respect to modulations [unintelligible 00:07:33] to really better address some of the concerns that we've heard from neighboring residents. To date, there are approximately 312 comments of record on that subject for the applications. At this time, staff would like to turn it over to the applicants for their presentation. Thanks.

KELLY: Thank you, Ben, and thank you to the Board for your time this evening. My name is Dean Kelly with the [unintelligible 00:08:12] Architects. I'll be making this presentation on behalf of Emerald Heights specific to the Assisted Living Building on Emerald Height's campus.

This is the aerial we were just looking at showing the Emerald Heights campus and [unintelligible 00:08:30] the project in question is [unintelligible 00:08:34] the Assisted Living Building. There is a sky bridge [as far as? 00:08:40] the Emerald Heights campus. As far as the conditional use, also included the Independent Living Building, which the Board reviewed earlier this year.

Zooming out a little bit from the Emerald Heights campus into the greater Education Hill neighborhood so you can look at some context of the overall Education Hill neighborhood and getting into a little more specifics about the building [sign? 00:09:08].

Just starting here directly south of the Emerald Heights campus, we have the Redmond High School with kind of some more modern interpretation of building forms and materials, including the [unintelligible 00:09:28]. There's also the Redeemer Church and a few other kind of larger-scale buildings within the overall neighborhood. Of course, we have a lot of single-family residential kinds of forms. Some of the key components that make up the greater neighborhood. So, these are a few images looking at different areas on the street, more of the Emerald Heights campus these blue areas indicate [unintelligible 00:09:58]. So, as you're making your way to the edge of the Emerald Heights campus.

And then another series of photos, now looking along the east side of the proposed project site on 176th Avenue. Again, a tree-lined street with sidewalks, kind of broad avenue with single-family residential on

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 2, 2018
Partial Transcript (Audio Difficulties)

one side of the street, and then the Emerald Heights campus, which is just on the other side of this existing ivy-covered fence.

Then internal to the campus, these were the original buildings on the Emerald Heights campus, original to the early '90s, consisting of material palate of brick siding, gable roofs, kind of a traditional aesthetic. Then over time, as buildings have been added onto the campus, there's been an effort to take a fresh look and integrate more contemporary forms and materials into the overall fabric of the campus. These are a couple of buildings that were added over the last eight years, including a Fitness Building, the Auditorium Building, central courtyard. This is a view of the Independent Living Building. It's next to the proposed Trailside Building.

So, it's been a while. This project was last before the Design Review Board in October 2016. This is what the building looked like at that time, taking a lot of hues from the Trailside Building, utilizing [unintelligible 00:11:41] and lap siding that create kind of contrasting elements to break up the overall sections of the building. We think [unintelligible 00:11:51] with almost exclusively flat-roof design with a few select overhangs to essentially [unintelligible 00:11:58] areas of the building.

This is the main entry. The sky bridge is shown here on the western side as internal to the Emerald Heights campus. On the east façade, the building that faces out toward 176th Avenue. We got very positive comments regarding this design at that meeting in October 2016, where the Board was essentially ready to approve the project. At that point, we received a lot of feedback from the neighborhood, the Emerald neighborhood and the Abbey Road development.

Listening to those concerns, we made a good amount of significant changes to the overall design of the building. We're going to highlight some of those changes and show you [unintelligible 00:12:47] as well. So, just to highlight some of the big changes that have happened since that submission to where we are today.

The building was moved from that eastern property line. Essentially two-thirds of the building were moved eight feet. Another third of the building, the upper [two floors were moved? 00:13:04] five feet. This building shift allowed several existing mature trees to be saved, including eight large trees, bringing the total trees preserved on site to 21.

The overall [unintelligible 00:13:19] design was revised to include 25 [unintelligible 00:13:24] trees, bringing the total new trees on site to 114. And the amount of evergreens to deciduous was increased, and the planting size was revised from the standard six to eight foot evergreen tree at install to a 12 to 8 foot tree. [Question: Did he mean 8 to 12 or 12 to 18? 00:13:45]. The project also saw proposed units from 56 to 54 units, allowing one part to go into stepdown from the three-story [unintelligible 00:13:56] two stories.

We also took a look at the material and color palate, trying to [unintelligible 00:14:03] used from the greater neighborhood into the project design. And then looking at additional residential [unintelligible

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 2, 2018
Partial Transcript (Audio Difficulties)

00:14:11] used for scale, and again, bring forward [unintelligible 00:14:15] from the greater neighborhood. This chart goes through that in more detail and that's for reading at your leisure.

Proactively looking at what these changes look like, the drawing at the top is that original proposal. This was a slight revision for that October DRB presentation as we got ready for what would have been our final DRB review presentation in May 2017 to where we are today.

Some of the various changes. This is this portion of the building right here that was pushed an additional eight feet away from the eastern property line. These top two floors [unintelligible 00:14:59] but the lower level could not be pushed back by virtue of how the parking garage into the building needed to work to retain access.

Here on the [unintelligible 00:15:06] end of the building, this is where we removed two units away from a three-story [unintelligible 00:15:13] at one end of the building, stepping down to a two-story [plane? 00:15:17] on the end.

Overall change in the color palate. Essentially, removing the cream-colored panel siding from the entirety of the project. [Unintelligible 00:15:34] are now done with lap siding and kind of a wood-look siding at these bay windows. The bay windows, which were included here as kind of a side treatment, now have some real depth. It's [been brought?] forward a foot and a half with their own [shed roofs?] to apply some residential elements that serve to break down some of the larger volumes on the project.

Then bringing kind of an overall darker color scheme so a lot of buildings recede back into the landscape and not have such a high-level contrast. Then where we had just a flat roof and parapet design on the original proposal, we've now introduced parapet overhangs that give the appearance of kind of a slope through from the pedestrian level that you're on on the sidewalk and the car driving by the project, and bringing in some shed roofs, again with overhangs, at these vertical elements that kind of articulate key pieces of the building design.

That's kind of a brief summary of some of the changes that were made in terms of the building design. So this is what the revised design looks like. Buildings are essentially organized into three pieces, which are kind of shifted on site, and they are punctuated by these programmatic nodes.

Starting here with the main entry. We have the main entry, lobby and several couch spaces that link up with the sky bridge that goes across and in front of [unintelligible 00:17:15] Emerald Heights campus. The sky bridge is really key in the overall design of the project. It's going to retain access for Emerald Heights residents in the Assisted Living Building, providing opportunities for residents to connect back into the central core amenities on the campus. Also bringing in kind of these darker elements to kind of break up the overall horizontal nature of the building. As you can see, the material palate of kind of tan lap siding and the darker lap siding with a rich wood accent at key [unintelligible 00:17:55].

Here on the south elevation, you can see the sky bridge. On the south side of the sky bridge is a mix of glass and the steel super-structure with these wood-look panels to give additional contrast and interest

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 2, 2018
Partial Transcript (Audio Difficulties)

to the project, but also to provide [sort of a screen? 00:18:17] for that sky bridge. Here you see the south elevation with that glassy lounge that will be accessed from each level of the project to provide access to some of the corridors that we're going to talk about once we get to the site design.

On the east side of the project we just looked at. You might note right here that in pushing back this section of the building five feet, it allowed us to introduce kind of an additional roofline to help break down some of those building scale elements.

You can see the north side of the sky bridge [unintelligible 00:18:59] all kind of glass and steel on both sides of this.

Then we're going to talk in a little bit more detail about the [unintelligible 00:19:07] elevation, kind of how that's evolved over the design process.

At our last Design Review Board meeting, this image in the upper left is what this corner looked like. This was kind of the piece that we had the most discussion about and we were in the process of revising in preparation for that DRB meeting. So, in terms of the overall building redesign, those elements apply to this side of the building. It's prominently reducing the [10? 00:19:46] units in the upper floor, bringing in kind of a two-story [unintelligible 00:19:49] building. This is been a particular area of interest throughout the project's life by virtue of this utility access gate, which prevents one kind of mature trees that you can see here on the right side of the image, some of the existing mature trees, but also what we were able to do in terms of planting at this specific corner. So, it really became a point of emphasis how we kind of broke down the scale of this corner of the building and how to add interest.

Kind of the first pass in revising this corner involved removing these top two units. We had an exhaust shaft for the kitchen for the main dining room of the Assisted Living Building, so treating that as a residential-style change instead of a kind of [unintelligible 00:20:42] you have within the overall mass, accentuating that as kind of an element. And then adding in additional trees that were not part of the original proposal.

Then earlier today, we've taken kind of this design and incorporated some of those additional elements that we just talked about. So, taking the bays as more of a soft treatment with [unintelligible 00:21:03] kind of minimal depth, bringing in kind of true bays with 1 ½ to 2 feet of projection, bringing in an additional roof lines and introducing [more ways? 00:21:16] into this corner. In addition, additional trees were added.

So, we not only revised the design of the building, we also listened to the feedback we received to kind of look at the site design. I think the biggest element of our revisions is by virtue of the [unintelligible 00:21:38] shift away from this existing property line on the east side. We use trees right here, the green circles around it and this [unintelligible 00:21:47] right in the center represent the eight significant trees that were retained by virtue of the [unintelligible 00:21:53] revision.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 2, 2018
Partial Transcript (Audio Difficulties)

In addition we added 25 trees to the proposal, and as I mentioned, those were essentially all new evergreen trees. So the overall planting design is revised to introduce as many evergreen trees that would provide that year-round screening as possible. In this graphic, the green trees are evergreens and the yellow trees represent deciduous trees. You can see on the eastern side there is much more of an emphasis on evergreens. We bring in kind of selected deciduous trees to add in some color and some texture to the overall treescape, but much more deciduous trees focused on the internal side of Emerald Heights.

Then also as part of this project, just north of the project would be some permanent improvements, including these [unintelligible 00:22:46] street trees. And these kind of circles right here represent the two layers of existing trees that [have overhang? 00:22:55].

This is what the original landscape design of the eastern side of the project looked like and that whole [unintelligible 00:23:08] presentation. You can see existing street trees there are not any new significant existing trees that we will see on the next slide, and these are some of the new plantings shown here on the bottom.

This is the revised planting design, so some of these significant trees you can see in the background, and then additional evergreens installed at a higher height. This shows the proposed planting design as installed during the summer, and what that screen would look like during the winter. We provide this graphic to kind of show how this layering system works. Basically, in this view, we call out heights of the existing trees from, I believe, 50 feet to 90 feet being the tallest. All the trees and vegetation shown. The green and yellow are existing in both the plan and the elevation diagram. The new plantings are shown in orange and red with red being the evergreen plantings. [Unintelligible 00:24:18] existing ivy fence, a 6-foot tall fence that will remain as part of the project. You can see the two rows here of existing street trees [unintelligible 00:24:30] the elevation that will remain.

Here are a few kind of perfected views along 176th, again, showing these plantings at install height primarily. This is kind of from the south end of 176th looking north, where we have that lounge area I was speaking about earlier and the gazebo structure that was seen on our site design.

This is looking from the north end of the project looking south. You can see the building poking through the trees here where we had the two-story section of the project. This is that view we looked at earlier showing the proposed plantings and existing landscape at install when the project moving under construction. This simply shows what those new plantings would look like projected 10 years of growth. It's kind of seeing the new plantings given a little at a time to kind of [unintelligible 00:25:32] up.

I'm going to turn this over to Moghan Lyon, our landscape architect. He'll get into a little bit more detail about the site design.

LYON: I am Moghan Lyon, landscape architect for the project. Dean covered a lot of the site but I'm going to go over it in a little bit greater detail. On site we have two main outdoor courtyard areas. Here

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 2, 2018
Partial Transcript (Audio Difficulties)

In the middle is a north courtyard, which sits off the dining area. It's a smaller [unintelligible 00:26:12] courtyard for eating and it's surrounded by a mix of ornamental garden plant material, including a [unintelligible 00:26:22] screen which help will act as a buffer from the internal [unintelligible 00:26:26].

The second courtyard is the southern courtyard which is a little bit more of an active space, which includes a covered gazebo structure for [shade? 00:26:39] as well as a small water feature to help with noise and act as an area for relaxation. This courtyard also has a small vegetable garden area as well as [unintelligible 00:26:59] pathway that runs throughout the Emerald Heights campus.

In terms of the planting [unintelligible 00:27:07], much of the plan is with the idea of yearlong and seasonal color, whether it's the fall color of the trees to the spring and summer flowering of the smaller plants or [unintelligible 00:27:26]. It is a mix of native and native-adapted plants that are common in the area.

As Dean mentioned, one of the shifts we looked at making was to address more of a screening of 176th than initially. And so that was the increase of tree heights from a more standard 6-8 feet to tree heights of 12 to 18 feet. And the trees are predominantly evergreen with a mix of fir, cedar and spruce, as well as mixed in were deciduous trees that add texture, color and provide a little bit of applejack or local natural habitat [unintelligible 00:28:24].

[Stopped due to difficulties understanding the audio. 12-4-18]

END

VERBATIM REPORT
OF PROCEEDINGS BEFORE THE

IN RE:

FILE NO. _____

HEARING ON APPEAL

8-16-2018
Date

CERTIFICATION OF TRANSCRIBER

I, Renny L. Miller prepared the attached transcript from tape recordings of the above-identified proceedings, and I certify under penalty of perjury under the laws of the State of Washington that the attached is a true, correct and complete transcript of those proceedings to the best of my ability.

DATED this 22 day of January, 2019.

Renny L. Miller
Address: 22117 SE 40th Lane,
Phone No.: 425 466 8225

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EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

BEGIN PART 1 OF 2 [Begin 00:00:01]

KRUEGER: This is the August 16, 2018 session of the Design Review Board. I'm Craig Krueger, chairperson of the Design Review Board and will be conducting the meeting tonight.

The Board consists of seven members, of which five are here so far. They are Diana Atvars, myself, Kevin Sutton, Ralph Martin and Shaffer White. Staff members present: Benjamin Sticka, David White, David Lee, Gary Lee and Scott Reynolds. Recording secretary is Susan Trapp.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Zoning Code.

Our procedures are as follows:

Staff will give a presentation of the project to the Board.

The applicant then has an opportunity to comment on the project.

The speaker should give their name for the record, and sign the sign-up sheet—in a legible manner, please.

After the applicant, others in the audience may comment either in favor or in opposition to the proposal.

After all comments are heard, the Board will discuss the project openly, and may request comments or have questions of the applicant.

The Board members then vote to approve, approve with conditions or deny the project.

If the applicant does not agree with the Design Review Board's decisions, they have the right to appeal and should contact the technical staff member.

The meetings are recorded and the recording will be part of the official record of each case.

It's important to identify yourself prior to speaking so that you may be included in the recording. And please speak clearly and then sign in clearly on the sign-up sheet when we get to that point.

The first thing on the agenda is review and approval of minutes from July 19, 2018. Oh, we now have six members. Stephanie Monk is here. Anybody want to take action on the minutes?

WOMAN: I move we approve the minutes from July 19.

KRUEGER: Okay, and I'll second them because you and I and Henry were the only three that were here. All those in favor say aye. Aye? All those opposed? Okay, I guess we have two ayes and four abstentions.

Moving on to pre-application LAND-2018-00617 and LAND-2018-00586 Emerald Heights. Staff contact is Benjamin Sticka.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

STICKA: Thank you, Chair. This is the second pre-application request for a proposed 54-unit assisted living facility and a 42-unit independent living facility, which is located in the Education Hill neighborhood in the city of Redmond. The proposed project, is, again, located on the existing Emerald Heights campus, which is located at 10901 176th Circle NE.

The focus of tonight's meeting is the pre-application, again, for both the assisted and the independent living buildings. At the meeting two weeks ago, the DRB heard an update, or the first introduction of the new application for the assisted living building. And 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 the Redmond Zoning Code. In addition, the Board should consider the project as it relates to the decision criteria as previously indicated at the last meeting for a conditional use permit.

Since the project was last before the Design Review Board on August 2, the following is a list of updates.

On August 3, staff e-mailed all the members of the DRB a link to the City Attorney's e-mail and all of the comments that were received during the neighborhood meeting held on July 26, 2018. Hopefully the Board had a chance to review all of that material.

Staff would also like to make a correction to the previous memo, which cited that the memo from the City Attorney was dated July 26. The memo was actually dated July 25. Just to keep the record clear on that.

Staff has also reviewed the design standards checklists for completeness. They are both, again, on the Web site for both the assisted living and the independent living buildings.

The applicant has incorporated revisions based upon comments heard at the August 2 meeting. Specifically, adjustments have been made to the following: window bays, the level three lounge area, accent material tones and roof overhang. These items were outlined in the memo with some additional detail. And, of course, the applicant will be speaking to that tonight.

Finally, City staff is recommending that at least 50 percent, or approximately 15, of the deciduous trees that are shown along the street right-of-way, which would be to the east of the assisted living building be replaced with evergreen trees in order to soften the building appearance and provide additional screening.

Again, the applicant will be going over the update from the last update from the meeting with improvements heard from both the Board and the community for the AL Building, and then again reintroducing the Independent Living Building.

Staff would, of course, appreciate the Board's feedback, review and attention to the proposed buildings, and how it does comply with the comp plan, the design standards, the zoning code, with an emphasis, again, on the conditional use permit. At this time staff would like to hand it over to Dean Kelly with Rice Fergus Miller with the applicant. Thank you.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

DEAN KELLY: Thank you, Ben, and thank you to the Board for your time and everyone for coming out tonight. My name is Dean Kelly with Rice Fergus Miller. I'll be presenting both the Assisted Living Building and Independent Living on behalf of Emerald Heights.

First, we're going to go through a presentation with some updates on the Assisted Living Building. Since this is the same project that we looked at two weeks ago, I'm going to focus on what the changes were.

Again, here's the Emerald Heights campus. The buildings we're going to be talking about tonight are this one right here, which is the Assisted Living Building, and these two buildings right here, which are the Courtyard Building, which is the independent living building.

Again, Emerald Heights campus is part of the Education Hill neighborhoods. This is showing the campus and its relation to single-family neighborhoods and Redmond High School. Some context photos. Redmond High School. Some of the larger buildings in the Education Hill neighborhood. Some of the streetscape as you work your way around the perimeter of the campus. Some views along the public right-of-way on the perimeter of the campus. And some views of existing architecture within the Emerald Heights campus, this being the original buildings that were built when the campus was established, and some of the newer additions that have come along over the last 10 years. These are a fitness building, a central courtyard and multipurpose performance building, and the Trailside independent living building, which was the last building completed on the campus.

We went over this in the last meeting. This was the original design that was presented back in October 2016. Since that time, we heard a bunch of comments, which we responded to in this design revision, including moving the building from the east property line; working to preserve as many existing trees as possible; revising our planting strategy to include more trees and a higher ratio of evergreen trees; reducing the overall project size from 56 to 54 units, which allowed it to step down on one end; looking at the colors and materials to try to pull more cues from the broader neighborhood and incorporate them into the design; and looking at residential elements, such as bay windows and roof overhangs that could be incorporated to break down scale and draw more connections to the surrounding context.

Again, kind of a more detailed chart of what those changes were, and a little graphic showing kind of what the updates were over that period. So, seeing the change in material palate; the addition of window bays; the section of the building that was pushed back eight feet; and the upper two floors that were pushed back five feet; the introduction of roof overhangs.

So, this is the revised design. I want to highlight some of the changes that we made since the last meeting. One thing that we did do based on a Board comment is we added the window bays that are utilized here when we redesigned the building on the eastern façade. We have these kind of projected window bays coming off of the first- and second-floor bedrooms. We incorporated that into the west and south elevations, so now those work their way all around the building, creating kind of more cohesion in the overall design.

In addition, we looked at this lounge on the north end. We'll see this some more in the plans and perspectives. We reduced the size of this lounge area six feet from the northern end, to pull that as far

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

back as we could from kind of the prime views from the street where you would actually be seeing that piece of the building, while still allowing the ability to retain that space for the residents. This shows that the lounge revisions, I think, pretty well. Again, we presented this at our last meeting, but where we were back in 2016 with this corner of the building, the revisions to drop down those two units to kind of bring that scale down right here on the north end.

Then this is the most recent iteration. You can see where this piece was kind of sticking out slightly more prominently in the previous design, pushing that back so there's just barely a glimpse of that.

Here's the landscape plan showing these trees with kind of the green bubbles around them, being the existing trees that were retained. All of the trees along the eastern frontage were right here were retained by moving the building that eight feet from the property line. And, as has been mentioned, we have received some comments from staff to look at revising these deciduous trees along the eastern frontage—I believe there are 15 of them—to create essentially a continuous wall of evergreen trees, which would maximize screening, so we'll be looking at that. And based on the comments from the Board, considering incorporating that into our revised design.

In addition, there are seven new street trees. These are the existing street trees that line 176th Avenue on both sides of the street. These are new street trees that will be provided just as you continue north along the existing sidewalk as part of this project.

Here are some elevations showing the revised landscape design. This was the original proposal back in May 2017. And then the revised proposal showing these larger mature trees that were retained, enhanced screening by virtue of the additional evergreen plantings, and then the existing elements that will remain, including the ivy-covered fence and the street trees. Then kind of a view of this on the lower level of what this would look like in winter. A little diagram breaking down what all the layers are in this screening strategy, showing all the existing vegetation to remain, in green or yellow, and then showing the new trees in red and orange.

Here's some views along the streetscape. This is from the south looking north. This is from north of the project site looking south. These red trees here would be some of those new street trees. We have a view again on the north end, but this is a version of that view projecting the tree growth at 10 years to allow those evergreens to come in and grow to maturity.

Here's our landscape plan. No real changes since the last meeting, but we will be looking at that staff comment to revise plantings on the east side. Again, main entry to kind of small courtyards, one off of the dining space, one off of the south of the project connecting towards some active campus amenities, like a putting green and a lawn bowling area, bringing those in with a water feature and a covered outdoor structure. Some zoom-in views on those areas.

Planting list. Native plant palate to provide year-round color with groundcover, shrubs, and all the trees that we've been talking about.

Here's the roof plan. This was a comment at the last meeting, a question that I didn't have an answer for regarding the roof overhangs. So, the typical roof overhang we're providing is two feet, so that

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

would be all of these eave extensions coming off of the main body of the building. The larger kind of vertical elements at the different nodes have a three-foot overhang. And then our main entry has a six-foot overhang off of that front piece, so a little bit of a dramatic effect right here at the main entry.

Here's our floor plan. Really the only changes since we last spoke was incorporating these bay window bays on the east side of the project into kind of the west and south ends of the project, creating a more complete design in that respect.

Here is the third floor. So, where this mechanical screen is coming around right here—and this is fairly low, we're able to conceal the majority of that with this existing small parapet and overhang. But here is the lounge that we talked about in the last meeting. Previously it was aligned here with this edge here of the mechanical screen, and there's that six-foot offset pulling that back, to still provide a usable sitting area for residents and families to enjoy, but trying to minimize the impact on the streetscape as much as possible.

Here are the site sections that we looked at in the last meeting. Just looking at this building's relationship to the streetscape taken from publicly available GIS data that we were able to gather. So, we're going to start section AA through B through C, working our way north to south across the building. The section through area A showing an 18-foot separation from the property line and the existing streetscape with street trees, the roadway and then the property lines for the single-family residential on the other side of the street.

As you work your way south, this is kind of through the middle third of the building, 25-feet now separation from the property line. Again, that same separation of the sidewalks, roadway, existing street trees and new plantings.

Finally, when you get to the south end of the building, we're now 33 feet from the property line with the same separation of sidewalk, plantings, ivy fence and roadway and street trees.

Here's kind of an updated look at the main entry to the project. Again, seeing that more generous overhang at the main entry, and the sky bridge component of the project coming through.

This is from the south end of the project, and you can see where these new window bays were added in this view, working their way around the building.

A view from the street looking north. The landscape is intentionally faded to be able to see the massing of the building from this view. You can see that covered outdoor structure here as well.

Similarly, a view from the north looking south, with the trees intentionally faded to be able to see the massing of the building.

We have some photometric data. There are no exterior lights on the east side of the project, all internal lighting. All the external lighting is either on the south or the west sides of the project. Some of the data of that. Typical fixtures.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

Last we have our material board. The last comment from the DRB meeting last time was to look at the accent colors and see if we would consider toning that back. So we pulled an alternate color chip that is just kind of a slight modification of that brighter orange that we had. I think it provides the necessary contrast. We looked at a few tones of brown and it was just feeling too muddy and not getting quite enough contrast to the main body colors with kind of this khaki-colored lap siding and this darker-colored lap siding. It felt a little bit too close to either one of those in different colors we were looking at, so we selected an alternate that's similar to what we had but just tones that back a little bit; a little more earthy, a little less red and a little more of some of those brown tones. We like this color and we'd love to get some feedback from the Board on that.

I'm going to switch gears and pull up Independent Living Building. This was a building that was last before the Board in, I believe, February of this year. No real changes to the project since it was approved at that meeting, so I'll get through this quick. Our overall site plan. Same location and context. I have a few more views of the immediate vicinity of this proposed building, showing Trailside and its relationship to the existing architecture on the Emerald Heights campus and also the existing carports that are currently on the project site. Some more of those Emerald Heights views.

This was the original DRB submission when we did our pre-application for this project back in November 2017. So, we did a few revisions to this building as well, including working to retain some existing trees by removing portions of sidewalk that were originally proposed; increased landscape screening on the eastern side of this project, which is the closest to the main entry to the Emerald Heights campus; bringing in new street trees outside of the actual project site along the public sidewalk—16 new trees will be provided as a result of this project. We revised the color scheme and looked to pull in more building elements similarly to what we did on the AL Building.

This is just a quick graphic to summarize what those changes were. Again, this all happened during our last DRB meeting, but revising the overall color scheme to bring in some of these darker tones; bring in kind of a stronger horizontal language that relates to the adjacent Trailside Building by revising the color scheme at the ends of the building. These elements that were originally conceived as kind of a play on the bay windows on the Trailside Building, allowing kind of the single versions of those to retain that quality. But where it was a double and really just wasn't the right scale to replicate that feature, kind of going in a different direction.

Then here's the design of that building, the overall elevations from the north and the south showing the courtyard in the middle and the ends of the building.

This is the overall site plan showing some of the existing mature vegetation that will remain on the east side of the project, and then the new plantings going around. The courtyard in the center, which is really the focal point of the project. Both the entries to the buildings are oriented off the courtyard. We have a stairway that connects to the loop trail that goes around to try to take any opportunity we could to bring people into this courtyard. It has a range of flexible seats, including benches, a fire pit and movable seating that could allow for maximum flexibility for Emerald Heights. A zoomed-in view of the courtyard showing some of the revisions we made throughout the design review process to bring some

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

of the language and materiality of the feature walls on the project into the groundscape of the courtyard, highlighting significant areas such as this main entry piece and the piece adjacent to the stairway and the fire pit. We do have some water features as well. There are two water features included in the project.

Planting list. A very similar plant palate in concept is what was provided for the Assisted Living Building—native plantings, year-round color and lots of trees.

A view showing the existing condition with the new project superimposed to show the areas unaffected by this project—the mature trees to remain and kind of that adjacency to the main campus entry along 176th.

These are some views we were asked to provide showing what that projected view may look like from the main entry. This would be at install and this would be once the new trees are given some time for additional growth. Then the same view shown kind of in a winter condition, again, with the upper view showing the trees at install height and the lower view showing what those trees may look like with 10 years of growth.

This is a view from just south of the project looking towards the project site. You can see some of the roof line of the proposed project.

Here are the floor plans, showing underground parking. We have the two buildings above grade. Building A has an extra level of now storage. It was previously parking. And Building B starts with the residential at the ground level, whereas Building A has an entry lobby, resident storage areas, and then the elevators to get you up to the residential floors. As you work your way up, residential units on both sides of the building, with residential lobbies at each floor with balconies overlooking that courtyard. Again, to get as many eyes and people engaging and experiencing that courtyard as possible.

Quick little shot of the roof showing the screening structure, and how we worked to incorporate that into the overall architectural massing, pulling some cues from—the way the accent color is integrated and tying that into the adjacent Trailside Building.

Some landscape sections. Looking at the conditions on the south side of the project, as you go from this upper area where the loop trail is down to the lower area where the unit patios are. Then some exterior views of the project. This is on the internal side on the Emerald Heights campus looking west. This is showing the courtyard area and the main entries, and seeing these feature walls as they work their way up, kind of glass and steel canopy, providing covered entry to both the buildings.

Looking at the north end of the building, looking at the east end of the project. This is from the south end of the project, so this is the Trailside Building over here and the loop trail working its way around. Again, this is showing the south entry where that stairway takes you down into the courtyard and Building B, the second building, as it works its way towards the east. A zoomed-in view of that courtyard entry and the canopy structure. One of the last things at the last DRB meeting was we were talking about materials here at the column. Those will be kind of an integral color concrete base and then the

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

steel coming out of that and the color will be matching this darker body color on the building. Also that color will be used for the framing of the canopy structure.

Then some views of some of the exterior lighting on the north end of the project, and some views of the south showing lighting contained in the courtyard area, and internal unit lights and no exterior lighting on this end of the building. And photometrics. Lighting fixtures, typical standard lighting fixtures. Then our materials.

That concludes my presentation. Seeing the Board comments are responses, we would like to ask for approval at the next meeting for both of these projects. I'll turn this over to public comment.

KRUEGER: All right. We're going to go ahead and turn it into time for public comment. What I would like to suggest is since there's so many people in the audience tonight that we try to limit our comments to three minutes, and maybe try not to be too repetitive. But we look forward to any comments from the audience. Would you like to start? They'll be happy to answer your question. Why don't you come up and we'll get it on the record. Absolutely.

WOMAN: I have comments but I actually have just a couple real specific questions. My name is Sherry Stilin 17611 NE 110th Way. Two quick questions. On the Assisted Living Building, the gate that's on the north end, I'm unclear as to how that gate is going to be used. When would that gate be opened and for what purpose? Because we live very close to that gate now, and I've never once in the 25 years that I've lived there seen anybody ever access that gate.

My second question is regarding the south plaza. Could you just tell us a little bit about what you envision that plaza being used for? I see there's kind of a pergola there for people to sit under. What kind of activities are being envisioned? Thank you.

KELLY: Sure. The south plaza right here. This is really just a space for enjoyment of the residents. When you look at the overall campus plan—let me pull that up—Emerald Heights currently has a putting green and lawn bowling, some of their outdoor activities right on the southern end of the project and directly south of this project. A goal was to try to build on that energy as much as possible, providing this outdoor space with that trail connection that connects these spaces to the loop trail behind the building. As much as possible as we were designing this building we wanted to maximize the opportunities for the residents in the Assisted Living Building to interact with other residents on the campus. We felt this was a great place for that outdoor space as people would be using those areas, and to try to build some kind of nexus of activity right there.

So, in terms of specific activities, I think it would be more informal use. We do have the water feature, which is a small water feature. We have a covered structure to provide some seating and protection from the elements. We have some raised vegetable gardens that the residents could use to grow vegetables. As you can see, it's kind of an open space to allow for movable furniture to be put out there for residents to sit and enjoy the space. It's really just kind of an informal area for residents to enjoy the outdoors and have this connection right here. This is the lawn bowling showing up right here in the corner of the view.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

To contrast that with the north courtyard, which is a smaller space right off of the main living and dining areas that would provide opportunities for outdoor dining, and just a more intimate outdoor area.

In regard to the gate, the gate is existing. The use is not proposed to change. The gate is an access gate for a utility easement. This gravel path that exists allows access. I believe there's water, sewer and electric coming in there, a bunch of utilities coming in, so that's actually an easement. The gate is provided for the utility companies to access those utilities along the easement should they need to. So, no plan is in place to change the use of that gate or the operators or the easement or any of that.

KRUEGER: Okay. Anybody want to come up and make a comment, question?

MAN: My name is Neil Barnett. I am the president of the Abbey Road Homeowners Association. I appreciate the time tonight to talk to the Board, as well as all the Emerald Heights residents.

Let me start by saying I represent over 200 property-taxing residents of Abbey Road. We support our neighbors. We support Abbey Road [probably meant Emerald Heights] being able to build an assisted living building. What we don't support is building the assisted living building in the greenbelt and buffer zone on 176th that directly overlooks our neighborhood.

From a design and architecture perspective, a three-story building, as you can see, overlooking the residential homes—if you go up to 176th today and look at that neighborhood in view—this is totally out of place of the character. We have submitted, and we will talk tonight and going forward about the code and the ordinance that supports our view.

But let me just give a little history and context for the Board and for the Emerald Heights residents. We have lived in harmony for over 25 years. And why have we been able to do that? Because there has been this greenbelt, this buffer, between the Abbey Road and Emerald Heights. You cannot see any of these buildings from the road where our homes live. You can't see it.

What's changed here is in 2010, Emerald Heights applied for the rezone permit. And in the rezone permit they wrote several things. One of the things that they wrote, I'm going to quote:

On June 7, 2010, during the rezone application process, Emerald Heights—excuse me—2010 rezone signed as true and accurate by current CEO, Louisa Hardy, Emerald Heights committed to retaining the greenbelts, the buffer zone. In addition, in their SEPA checklist for the rezone application, they stated two important things that this is violating. Let's look at the picture. I left it up there so we could all see it.

They said in the road—Emerald Heights Road—the greenbelts around the site will be retained, except for a new water pond [detention? 00:36:13]. So it was important enough in 2010 to write it down to the City.

The second is equally as important, if not more important. The view of the neighboring development will not be altered. That's what Emerald Heights wrote. That's what they submitted to the City, and that was part of the approval process.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

What you can't see here clearly is the other side of the street. These homes that this three-story building will be looking down upon, and these trees—yes, when they're fully grown may—you look today, you can't see anything. The trees will not be fully grown for three-quarters of the year, let alone for many years, because of the seasons. The hundred-plus windows on these 56 units will be looking directly across into our homes. And if you go up and just go through Abbey Road, it will not fit the character of the neighborhood.

You should probably be now asking yourself, well, gee, why did they have to build in this area when they said they wouldn't build? As our friends across the street will say things change. But the real answer is—and this is important—there's 34 acres at Emerald Heights. Only 17 are buildable. That's what they'll tell you, that's what they've stated. Seventeen. So why can't they build the assisted living in these 17 acres? Why can't they do that?

Well, in 2010, they actually submitted their application and it showed this building somewhere else on their property, so they had every intention to do that. But yet, once again, that's what they said, and things changed.

What's really interesting—I'm going to use what Emerald Heights presented last time—the reason things have changed is they've had these new self-imposed constraints. This is really critical for everyone to understand. The 34 to 17 acres, they will tell you they can't build on that because there's utilities, there's infrastructure, there's ponds. Like, I get it. I can hear that argument. Okay? You have 17 acres. Why can't you build elsewhere, even where you originally said you would build? It's because they have these three self-imposed—so this is Emerald Heights's constraints, and I'm going to read you their words.

The first constraint is no displacement of existing residents to offsite facility. Not a few. None. Yep. And I think they had a few more than that, too, when they presented.

Two, connection to the campus without having to travel through the Health Center, so they're constraining that.

And finally—and I think this is pretty incredible—minimizing destruction of existing residents and ongoing campus operation. They want to minimize destruction for the existing infrastructure and all the existing people. So, what better place to do it than basically on the sidewalk over 176th? This doesn't make sense. I don't think it takes a rocket scientist to figure out this doesn't make sense.

Approval of this building will have lasting consequences for the City. It will show that a developer can make a pledge and state something in writing, and then change their mind with no consequence. And for us as neighbors, our development will not look and feel the same. Drive up there today. You will see. If you haven't been up there, I encourage you to go up there.

We're not asking not to build, we're just saying not where you said you wouldn't build, in the buffer, in the greenbelt that separates these two big developments. That's all we're asking for.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

We believe the City's Comprehensive Plan and the zoning code makes it clear that this building cannot be approved in this location. Not that it can't be approved, but in this location.

In closing, we have outlined this argument many times to the City and to the DRB before. I know we have sent over 150 e-mails from the residents, and I hope you have taken the time to read the e-mails because we quote code and ordinance, which is so important. And my ask of you, for everyone in this room, is if you haven't been up, please come up. If you haven't read the e-mails, please read the e-mails. But as you forward this out of committee, either add that you cannot build in the zone or reject the proposal. Thank you.

KRUEGER: Okay, thank you. As president of the Homeowners Association, I gave a little leniency on the length. Let's try to keep them at three minutes from here on out, please.

JOHN STILIN: I'm sorry, Craig. I didn't hear what the comment was.

KRUEGER: I just said I was giving some leniency to the Homeowners Association president to make a presentation that extended beyond the three minutes that we were hoping for, just in light of the number of people that are here this evening. The hope would be that we don't have to repeat, but just make comments or ask questions in three minutes.

STILIN: Okay. I've already cut off the first part, so I want to thank you guys for being here and taking our comments. One of the things I want to talk about—Ben touched on this upfront—was the purpose of the Design Review Board. Oh, excuse me. [I am] John Stilin. It was to make urban design decisions that promote visual quality throughout the City.

Then I went and did a little more work. I like to read code, I guess. It talked about design context, and to create a context that captures a community vision and values as reflected in the Comprehensive Plan Zoning Code and the Design Review Handbook. I'm not even sure what the Design Review Handbook is. We've got a lot around the City. So, I'll read my prepared comments from there.

That's a pretty tall order. The citizens of Redmond are counting on you to make decisions that reflect the community's vision and values as you determine what constitutes visual quality throughout the City. The tough part is everyone had their own opinion of what visual quality means. Your challenge is to understand the desires—that's an important word—of the community and make recommendations that reflect the design sensibilities of the community. If you get it wrong, the people complain about the architecture in Redmond. And if you get it right, they talk the town up.

Hopefully the desires of the community factor heavily into your decisions. In Ordinance 2115, pertaining to retirement residents, there is an approval criteria that I includes the word "desirable." While researching the code, I discovered the approval criteria online does not match the Ordinance language. I found a lot of things that don't match Ordinance language in researching here, and the important word that is somehow gone missing from that approval criteria is "desirable."

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

The approval criteria reads: The design, scale, appearance of the development is consistent with the desirable character of the existing and planned neighborhood in which it may be located. So, imagine the word “desirable” is gone and it’s, I guess, up to people to decide what that means.

Desirable is what’s attracted homeowners to our neighborhood. Now, with this project, we have one property owner, Emerald Heights, that wants to change the desirable character of our detached, single-family home neighborhood, with its traditional-styled homes, gabled roofs. And they want to replace it with a neighborhood of large, multifamily housing structures, some over three stories tall and the length of a football field, and in a totally different architectural style than the existing neighborhood, something that is not outright permitted but must be conditionally approved.

Opposing this proposal, you have 200 property owners—homeowners in the Abbey Road subdivision—that think this is undesirable. They don’t like this look. Our homeowners have been telling the City—and hopefully you’ve read and taken their comments to heart—that this is not desirable. It doesn’t fit into our neighborhood in its current proposed location, and therefore doesn’t meet the approval criteria.

If Emerald Heights had placed its building where they first proposed in their 2010 rezone application, they would receive no objection from our neighborhood, and I actually voted to approve that when I was on City Council. I’m willing to bet this building would already be under construction. But Emerald Heights didn’t. They broke promises and placed in a location that is undesirable to the existing neighborhood, people like me who’ve been there 26 years.

I ask that you strongly consider the opinions of the 200 property owners over the opinion of one property owner exercising a conditional use in the neighborhood. Emerald Heights has other options for placing this building on their campus that are more desirable to the existing neighborhood. I hope your final decision on this project compels Emerald Heights to relocate these structures on their campus before they’re permitted to build. That’s what the homeowners of Abbey Road would find desirable. Thank you.

KRUEGER: Okay, thank you. Next person? Next speaker?

WOMAN: I’m going to read from my papers. I am Wendy Engquist. We were the second family to move into the first stage of Abbey Road in May 1990. I’d like to thank the Board for their volunteer hours. It’s not easy to get anyone to volunteer for anything, and I appreciate that.

I would also like to acknowledge the work of the team of Rice Fergus Miller. With a better placement, residents will be happy. We have resisted the original concept and they now have more appealing buildings in better locations.

I would also like to make sure that the Board understands we are not resisting a development of this sort in our neighborhood. We have coexisted with them for over 20 years.

Since Emerald Heights is represented by an architectural firm that has presented many beautiful renderings, I feel they have an advantage over us in that we don’t have physical renderings to show you

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

why we're contesting this. I brought a USB stick with a really crappy PowerPoint and for lack of time, I'm not going to show you. Maybe I can get it to Ben and it can be dispersed. But imagine that top picture of that building covered by a football field. Covered by a football field. But a football field is flat. This building is three stories high. And on top of that, there are features. Like, see those beige outcroppings up there that are nearly a story high in themselves that is for the heating and cooling and whatever? They've sort of brushed aside that, but you can see that. You can see all these things. Whoops! Little touchy things.

I could cite codes for you and zoning. I'm not going to do that. I had a list of photos to go through showing you dead trees. We've had three trees removed from my yard, birch trees that have died. I have photographs of fir trees around the high school, around Redmond that are dying. I have pictures of cedar trees that are dying. You cannot count on vegetation in our unsure climate conditions that they're going to establish and flourish. My trees were 30 years old and had to be cut down.

The decision that you're going to make is going to outlive many of us that are here. And I hope you realize that this could also be a precedent-setting decision for other neighborhoods in the City of Redmond that could look at us and go "Hey, it doesn't matter what we want to build or where we want to build it. It's okay in the City of Redmond." Thank you.

KRUEGER: Very good. Thank you. Next speaker? Oh, remember to sign in, please.

WOMAN: Yes, I did already. My name is Forest Junty [sp?]. I live in Abbey Road. The retirement residences in Redmond, according to the zoning code, are required to be as follows: The design, scale and appearance of the development is consistent with the desirable character of existing and planned neighborhood in which it was to be located.

That does not mean a three-story building that is longer than a football field, with ultra-modern rooflines, big contemporary vertical features. That is what is being proposed here. This is bringing the feeling of downtown Redmond right to our doorstep, those of us that live in Abbey Road and on Education Hill.

Our elected officials promised us—promised us—that this would not happen. I have lived in Abbey Road for 25 years. I know my neighbors. My child went to school here. Those of us who live in Abbey Road have a sense of place and community. That's what is not being presented here. You're looking at buildings, you're not looking at people and their lives.

To put this much development on Education Hill with traffic, constant aid cars coming to Emerald Heights, our roads being torn apart for sewer expansion, degraded electrical and general infrastructure, that will rip apart our lives. I live on the street that is going to be torn apart for the sewer for this development, and I still don't have the details of what that project will entail. Our power was off for an hour last week, and that never used to happen.

Our neighborhood is a true neighborhood. It has a plan and a flow and a greenbelt running through it, which was not designed to be a thoroughfare for Emerald Heights. Our neighborhood is continuous, contiguous and well thought out. It is not a hodgepodge of buildings crammed together like downtown

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

Redmond. We have space, we have lawns and our children walk our sidewalks to school. We walk our sidewalks, and we know our neighbors and our neighbors' children. We watch out for one another. We have neighborhood picnics. We have a quality of life we appreciate here.

I was always proud of living here, and put a huge investment into this community. Add up what we pay in property taxes. We are stretched to the maximum—my husband and I—to the maximum of our budget to pay our property taxes now. And now Redmond wants to destroy all that.

I want to make the point that I have heard that Issaquah has put a moratorium on building because they say they don't want it to end up like Redmond.

Based on the above criteria, I urge that you do not approve either of these projects. Thank you.

KRUEGER: All right. Thank you.

WOMAN: Good evening. My name is Yue U Huang and I live at 17603 NE 110th Way. I am speaking on behalf of my husband, Kaiyu, and two other families, Min Diapang's [sp?] family and Casey Gorst's [sp?] family. All of our houses are directly across the street from this proposed Assisted Living Building. Let me show you some pictures first.

This is a picture from my living room. This is a picture from my yard. This is another picture from my yard and another one from my yard. If this building gets approved, the view from our yards and the enjoyment of our neighborhood and homes will be permanently changed. There will be around 100 windows where there are now trees. For years to come, we will lose our privacy. And we will have to look at rows of lights across the street. This will be far worse for six months of the year when there are no leaves on the tree.

It is unlikely that the single row of trees they are planting will ever fully block the lights of this building. Looking to the future, there's no guarantee that these trees will mature as expected. What if the trees are not thick and lose branches from wind or get diseased? We will be left looking at the unattractive mess if Emerald Heights got everything it wanted. There is something wrong here.

We bought our home two years ago, and chose Abbey Road because we loved the traditional styling of the home and the beautiful tree-lined parkway. To be absolutely clear, we never would have bought our home if we knew it was going to be across the street from a massive, three-story building only 15 feet from the property line.

Earlier, our neighbor and former City Councilman, John Stilin, said a retirement center cannot be approved unless the design, scale and appearance of the building is consistent with the desirable character of the existing neighborhood. This is what zoning code requires.

We have two existing neighborhoods, and Abbey Road is one of them. The desirable character of our neighborhood is a single-family home with gabled roofs. Emerald Heights wants a different character. They want long, three-story buildings with contemporary rooflines and features. The only way for each neighborhood to maintain their desired character is to separate them with a large, deep buffer. This is what we have today and it works.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

The nearest Emerald Heights building is 230 feet away from our home, and in between there's a greenbelt that is 65 feet deep. Now Emerald Heights wants to destroy the greenbelt and put up a three-story building that is only 90 feet from our home, and reduce the buffer to only 15 feet. Directly across from us, the building will be over 40 feet tall. This is not a gradual transition, and this is not the character desired by us or any of our neighbors in Abbey Road.

Finally, we have learned that Emerald Heights promised in writing to retain the greenbelt around its property when it sought a rezone in 2010. How can the City allow a developer to lie with no consequences? If this project gets approved, this will set a terrible precedent, which was a detached single-family neighborhood, not downtown Redmond. If you apply zoning codes in a fair-minded way, there's only one conclusion. This proposal must be rejected. Thank you.

KRUEGER: Very good. Thank you. Again, can we strive for three minutes? That would be great.

MAN: Hello. My name is Alvin Wong. I have lived at 17604 NE 110th Way for over 25 years with my wife and a son, who will be a big second-grader at Horace Mann Elementary this fall.

I fell in love with Redmond and the Abbey Road neighborhood's plush greenbelts. The living environment is quiet and peaceful. We have always enjoyed our family walks along this beautiful green neighborhood thoroughfare along 176th Avenue NE.

Never in a million years did I think our neighborhood would be in dispute with Emerald Heights. We have always had a great relationship with the residents, many of whom walk past my backyard, to it's extremely unfortunate that their management made the decision to disregard [unintelligible 00:58:34] commitments it made when Emerald Heights sought a rezone in 2010. They tore up a site plan that Abbey Road could live with. That decision has led directly to the situation we face today.

My home sits across the northern end of the proposed Assisted Living Building. If you see the Fieldstone subdivision sign, my home is located right behind it. I will see the building out of my kitchen patio door and family room. I will see it every day when I leave and return home.

While I appreciate the modifications that have been made, the scale of the building is completely incompatible with our neighborhood. There will be over 100 windows shined at night, some only 15 feet from the property line. There is no guarantee that the trees will ever fully screen the building during the day, much less the light in the evening. In fact, even Emerald Heights uses the wording "substantially screened," which does not meet the design and development standards for retirement residences.

In addition, any arborist will tell you that there is many conditions that can quickly impact a tree's health. What will it look like when a tree fails? Emerald Heights will get their building and our neighborhood gets unpredictability.

I realize that your recommendation must be based on policy. Therefore, I call your attention to Land Use Policy LU-11 in the Comprehensive Plan. It says the City should promote compatibility between land uses

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

END PART 1 OF 2 [01:00:16]

BEGIN PART 2 OF 2 [Begin 00:00:01]

WONG: And minimizes land use conflicts by creating an effective transition between land uses through building and site design, use of buffers and landscaping.

The proposed Assisted Living Building replaces an effective transition with one that is objectionable on every level. Abbey Road was willing to accept an increase in density at Emerald Heights, but not on these terms. Remember, Emerald Heights is zoned R-6 residential. They do not have an automatic right to expand beyond underlining zoning. Per LU-11, the City can promote compatibility by rejecting this proposal and requiring Emerald Heights to expand elsewhere on its property. And repeat this, the City can promote compatibility by rejecting this proposal and requiring Emerald Heights to expand elsewhere on its property.

It's all about integrity, good faith and accountability in the City of Redmond's vision and character of preserving our Abbey Road neighborhood's unique characteristics. Thank you.

KRUEGER: Very good. Thank you. Again, three minutes, and maybe not be repetitive, please.

MAN: Hi. My name is Frank Kumara [sp?]. I've been a resident of Abbey Road for the last 23 or so years. I moved to Redmond in [19]93 through Microsoft. I didn't have anything prepared here, just to put it in context. I wasn't even planning on speaking but here I am.

When I hear all these comments from the people that really make me think about the reason why I moved to Abbey Road. In [19]93, when I first moved here, I literally lived between Lake Sammamish and the main Microsoft campus off of 40th and 156th. I used to walk to the office. Literally, it would take me a few minutes to get there. But one thing that really drove me nuts was all the construction that was going on there. Yes, I worked for Microsoft and yes, Microsoft was expanding and yes, it was to my benefit. Quote-unquote.

But I just didn't want to deal with that, so I looked around Redmond. And at that time, in the mid-[19]90s, this place that I live in now was the perfect place. I knew it was a planned neighborhood. I knew it wasn't going to change. I knew we had CCNRs. I knew we had a number of different things that preserved what I was looking for.

To me now, when I see all these changes and all these things that are happening, it sort of reminds me of what I went through when I used to live close to Microsoft. And now I feel like, in a way, I'm being pushed out of my own neighborhood. And the reason that I bought into that neighborhood is knowing that it wasn't going to change. And I know change happens. I realize that certain over time change, but there are zoning, there are restrictions. In fact, as I know and from everything I've read, Abbey Road is a residential community, and Emerald Heights chose to be in a residential community. It's not the reverse. Abbey Road did not choose to build around Emerald Heights. Emerald Heights chose to build within our neighborhood.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

So, I'm asking that they respect that and continue to preserve the reason why I moved there for. Please, when you make your decision, consider all the comments that we've sent. Again, if you haven't read all the e-mails and all the comments that people have sent, I encourage you to do that. I think they're very strong, they're very well said, and they're essentially invading our homes at this point. Thank you very much.

WOMAN: I'll be the last speaker. Anybody else from Abbey Road? Charles? We have a couple more. Why don't you come on up?

MAN: My name is Pete Engquist. I live at 10622 176th Court. We're immediately south of the Emerald Heights site. We are the second-longest people from Abbey Road. Actually, the others moved away a long time ago. When we first moved in there, we had a beautiful view of the western sky, because the high school was about 600 feet sited further west, having been built in [19]64. Little did we know when we selected the beautiful lot that we have that the high school would need to get bigger. You can't fight the high school. We need schools. We don't need assisted living, I'm sorry.

[Grumbling from the audience 00:04:58]

Go to Arizona! We've lived here for a long, long time. I don't know how long you folks have.

KRUEGER: Okay, please.

ENGQUIST: Anyway, we lost. The high school put in a 35-, 40-foot building. We lost all of our western sight. If any of you have had really nice views and had a neighbor suddenly put a giant building up in front of you where you lose your visibility, you'll know what I'm talking about.

One other comment I'd like to make. If you read the *Wall Street Journal*, you'll know that this country's having a hard time finding people to staff retirement assisted living, because 40 percent of the people are recent immigrants. Due to the immigration policies, you're not going to be finding people to even staff that building.

MAN: Hi. My name is Charles Moore. I'm an Abbey Road homeowner. I just want to compliment the architect, chief designer, I'm not sure what your title actually is. They've made a number of improvements. The Assisted Living Building is definitely better than it was before. Here's the problem. That is totally irrelevant. It doesn't matter that the previous design was worse. The current design is still bad. It is still destroying the greenbelt buffer that Emerald Heights promised they would preserve. Thank you.

KRUEGER: Very good. Thank you.

WOMAN: My name is Sherry Stilin. I live at 17611 NE 110th Way. And I have extensive comments. But over the past year, I don't know if the rest of the Board realizes this, but we have been fighting and pushing back on this since May 2017. I personally have spoken multiple times to City Council. On February 15 of last year I came in and gave a pretty extensive presentation to the Design Review Board, where I went out and figured out that we had 1,800 homes in a 6/10th of a mile radius from Emerald Heights and Abbey Road, and took a look at how many of those homes actually were Pacific Northwest

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

contemporary architecture. I don't know if you recall that, but it was quite an effort. And the result was that it was less than three percent, and that was actually being fairly generous.

So, I am going to cut short my comments. I think my neighbors have been very eloquent. But I would like to perhaps hit on a few things that were missed.

The residences of Abbey Road have been put in a very untenable position. We clearly do not believe that either one of these buildings is appropriately sited, yet we were put into the position of having to comment on the details of these buildings in order to influence the outcome should the worst case scenario prevail. So, that's been a tall order for us, because we do not believe that these buildings belong there. We believe and have evidence that we think they could build elsewhere. There are multiple other obvious solutions available to them that are pretty obvious to anyone that takes a good look at their requirements and their current configuration.

I want to point out in the design standards the applicant states that large-scale developments are a common feature in this portion of Education Hill. They present this as a justification for their proposal. And they correctly point out that on Education Hill, we do have Redmond High School, we have Redmond Junior High, we have Horace Mann Elementary. However, this does not support Emerald Heights's case. Quite the contrary. It raises the question: How many more large-scale institutional buildings does our sub area need to bear? Emerald Heights is by far and away the largest building—retirement center—in Redmond. It dwarfs all others.

As an aside I will note Emerald Heights has more square footage of building space on their campus than the three schools combined.

We have had our share of institutional buildings that we see. We are happy for Emerald Heights to expand, but we ask that it be out of view.

I'd also like to focus on the intent section. Emerald Heights states that their data shows a strong demand for new assisted living units in Redmond. This is extremely misleading. First, the proposed Assisted Living Building will only address the internal backlog of demand for assisted living.

Secondly, you cannot just walk in the door at Emerald Heights and contract for a room in assisted living. You have to come in healthy and start out independent.

Emerald Heights touts in their design standard checklist that the level of vegetative screening that they are proposing will far exceed the screening provided by other homes along 176th. They state they should receive extra credit, that this is a very gracious move on their part. But this is a false equivalency, and it's irrelevant. The detached single-family homes along 176th are outright permitted uses. There's no requirement for a homeowner to screen their home.

However, on the other hand, Emerald Heights is a non-standard conditional use and the City expects more to ensure compatibility in a residential environment. So the question isn't whether it has more screening than the existing single-family homes in our neighborhood. The question is whether the buildings can be screened over the life of the project in a manner that does not expose its neighbors to

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

structures that are out of scale and out of character, the adverse impacts that are specifically identified in our zoning code on retirement residences.

The answer to that first question is no. The building will be highly visible for many years, probably 15, 20 years while the trees establish and grow. Furthermore, the applicant is proposing to reduce the landscape from a 60- or 70-foot landscape down to a single row of trees, which is completely insufficient such that every single tree that they are proposing is going to be a critical component to the screening. If one of those trees fails, there will be a big, unsightly gap that will take years to replenish.

The only thing that will provide a guaranteed screen is a greenbelt of depth, so that you have multiple trees that are interspersed such that if one tree fails, you've got coverage, you've got multiple trees backing one another so that light doesn't shine through.

KRUEGER: Time is up.

STILIN: And I want to point out that Emerald Heights's own arborist—in fact, multiple arborists—put disclaimers in their reports. For example, one of their arborists says, "There are many conditions affecting a tree's health and stability which may present and cannot be ascertained, which may be present and not ascertained. Changes in circumstances and conditions can cause a rapid deterioration of a tree's health and stability. And adverse weather conditions can dramatically affect the health and safety of a tree in a very short amount of time."

So, as my neighbors said—and I feel very, very strongly about this—is if you approve this, what you are doing is you're giving Emerald Heights—and they absolutely need more assisted living and private skilled nursing, we have no argument with that and we wish them well in getting those services—but what you're doing is you're giving them all the certainty and you are giving us all the risk of Mother Nature. I really want you to think about that if you lived across the street.

What we're talking about is a tradeoff. Think of it in terms of we were very gracious in 2010. We did not oppose their rezone. We said, "You know what? They've been great neighbors. There's going to be more traffic. We will accept that." And what are we getting in return? I really want you to think about that if you approve this proposal.

Thank you again for hearing us all out, but this is, as you can tell, something that will permanently, dramatically change our neighborhood, and it doesn't need to happen this way. Both communities can live peacefully again by retaining the existing buffer. Thank you.

KRUEGER: Okay. Thank you. Anybody else want to speak from the public this evening? Going once, going twice. Okay, seeing no one, we'll bring it back to the Board. I think what I would like to do, if I can, is maybe suggest that if you could—since there's so much conversation regarding the buffer, and whether it's a single line of trees or whether it's multiple trees and kind of layered—if you could pull up that slide and just walk it through. I mean, we're not making any decision tonight. This is a pre-app meeting tonight. But while we're cogitating and reading additional comments and e-mails, it would be great to have this feedback, I think.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

KELLY: This screen right here? So, when I made my presentation earlier, we talked a lot about how the screening strategy, we envisioned it as kind of a layered strategy, taking full advantage of the distance that we have from the property lines on the east side of 176th Avenue. So that screening layering includes kind of this first row, shown here as these green circles. Those are the existing street trees. There will be no change to those, except for the additional street trees planted here on this portion of the site.

Then we have this existing ivy-covered fence, about six feet tall. That will be remaining. Then these callouts here call out the different trees that we were able to retain by virtue of shifting the building. When we went through those revisions last year, those trees range in heights from 50 feet to about 90 feet being the tallest one. Those trees are shown here with kind of these bigger driplines, intended to show kind of what that tree would look like at its mature state, showing the dripline of those trees. The yellow ones are existing deciduous trees to remain. These green ones are existing evergreens to remain.

The new plantings are all in the red and orange. The red would be new evergreen trees. One of the other revisions that we made in revising this design was going from kind of the base standard of six- to eight-foot tall evergreen trees at install to 12- to 18-foot evergreen trees. Then these orange circles indicate where we have new proposed deciduous plantings to offer some a bit of texture, a little bit of variety and some seasonal color to the overall planting palate.

So, that's kind of in essence the screening strategies that we're employing. As you can see kind of the way the building is organized, it steps back away from that property line as you work your way north to south, starting here where the upper stories were pushed back five feet and then you work your way down. Basically, our parking structure is wider than our residential areas, so to modulate the building we grabbed kind of pieces of the residential up above and aligned those with the different edges of the parking structure below. So this piece is pulled up to that edge here on the east side and this piece is pulled towards the west edge, so it kind of continues to step back as you work your way south. Yes, south.

KRUEGER: Great. Very good. Thank you. Appreciate you taking that time. Ralph, you want to make some comments, ask questions, suggestions?

RALPH MARTIN: Ralph Martin. First I'd like to ask you to bring up the slide that shows the different sections through your property and the neighborhood properties, and discuss what their required setbacks are, and what your proposed new setbacks are.

KELLY: Sure. So this shows kind of an overall aerial view, with the new AL Building right here, 176th Avenue, and then some outlines of some of those single-family homes. The code requires a 15-foot setback from the property line, and our property line kind of goes along the street, right here along this edge. So, the property line, at its closest point, I believe our setback is 18 feet through here. By nature of the curve and kind of the angle . . . let's see, I have kind of the technical stuff shown on that big slide . . . it does get down to 15' 4" at its closest point, but never goes over that code-allowed setback. Again, get back to my slide, that's kind of where you come to these little corners where this angled building is

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

coming up to a point with the curving setback. Again, we kind of cut these sections through these three different sections of the building.

Getting back to what I was just talking about how the building works its way kind of farther away from the property line as you make your way south, so we'll see that here in the section. This is at its closest point. This section in particular is 18 feet, kind of a typical distance, at that north end. This is where we removed the two units on the upper floor to kind of bring the scale down, knowing that this is the place, given the site restraints, where the building got the closest to the existing property line. Here you can see some of those screening layers in play, including the two rows of sidewalks and trees and the ivy fence and the new plantings.

This is kind of through that middle section, so kind of as I was talking about now, this building is kind of aligning with the eastern edge of the parking structure below. We have a 25-foot setback at this section of the building, and again, the same screening features as you work your way across. Lastly, the farthest south, you can see kind of the building aligning now with the west side of that parking structure, allowing for 33-foot setback. Kind of another little raised planter for shrubs and flowering plants. The new plantings, the street trees, we have fences on both sides and the existing right-of-way.

MARTIN: So, the required setback is 15 feet but you have pushed the building back from 18 to 35 feet as it goes down the street. There is a lot of discussion by the residents about that that this building would only be 15 feet back, which is not true. Fifteen feet is what's required.

[Grumbling from the audience 00:21:52]

It's 18 feet.

KRUEGER: Okay, let's let him go ahead and make his comments.

MARTIN: Yeah. As this section showed, at the narrowest point it's 18 feet. Then it goes back to 35 feet at the deepest point. It's required to be 185 feet, so to say that the entire building is 15 feet from the property line as it goes down the street is simply not true, which has been said here numerous times by numerous residents. Everybody that came up and made comments said they don't want a three-story building that's 15 feet from the property that's as long as a football field.

KRUEGER: Hey, Ralph. Let's not get into a conversation that's conversed among us. Okay?

MARTIN: Okay.

KRUEGER: If you want to ask for more clarification, there's a couple pinch point at the corners of that building where it gets down to 15' 4" and then it widens.

KELLY: That would be kind of right here at this corner is the absolute tightest, which is that 15' 4" right here.

KRUEGER: Right. Great, thank you. Okay, Ralph.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

MARTIN: And I do appreciate that units have been removed and it steps back as the building gets taller. It's stepping back further away from the ground level.

As far as vegetation, I don't know if there's some kind of requirement that would be put onto the property that the screening must always take effect as long as that building is there. So, they would be required to have an arborist come out every so many years and check the trees and put new trees in. [Unintelligible 00:24:08] that some of the proposed trees would not screening as planned. Is there a way to put that onto that property?

KELLY: Sure. So, just for the Board and for the audience, the trees are, in fact, for upwards of five years. In addition to any failing trees, they'd be subject to code enforcement, and that is directed from citizen inquiry. That's how that would be handled.

MARTIN: Okay. That's all I have to say. Thank you.

KRUEGER: Stephanie?

MONK: Hi. Stephanie Monk. I appreciate all the comments from everyone here. I heard a couple of things which I would like to hear a little bit more about from the architect, if I could. It's great that the trees have been increased, definitely. I'm envisioning myself kind of living across the street and wanting that greenery definitely appeals. Can you tell me a little bit about how you came to the decision of how many trees you've got there now in the updated slides?

KELLY: Sure. Let me pull that up. So really, when we started getting these comments back in May 2017 and looking at ways to revise the design, we really tried to maximize the amount of trees that we could put, especially on the eastern side of the project. If you look back at where we were—if I can find it in the original design—it was much more of a kind of, I think, even ratio of deciduous and evergreen trying to kind of mix in a varied palate of tress that would provide some texture and color. But we shifted that approach to be more of kind of screening element in response to those comments.

My landscape architect could maybe fill in on this a little bit, but my understanding is we kind of maximized what we could do in these areas, looking at rerouting the loop trail that we're providing as part of this project to include a new stand of trees, shown right here, that would kind of work on that north end where, by virtue of the utility easement, there's just less existing mature trees. That's kind of the one hole in the existing treescape by virtue of that access easement and paths. So, getting as much as we could right there was really important. Moghan, would you like to add anything else?

MOGHAN LYON: Yeah, thank you. Moghan Lyon, project landscape architect. In terms of quantities and numbers and types of trees for that east side, as Dean mentioned, initially we were looking to still allow for some light and sun to get in. It was more looking internally for the residents. Where, after hearing feedback, we looked at it a little bit differently as more of what would be the view from the outside.

We initially put together a mix of deciduous and evergreen, with the idea that a mix is a better ecological environment and habitat. Then, from comments tonight, we will be transitioning to a strictly

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

evergreen stand of trees. With the different types of trees, if I recall correctly, they are centered anywhere between six and eight feet per tree, which is a pretty tight standard of putting trees together. I'll just try to maximize that screening for the neighbors as much as possible.

MONK: Okay, thank you. And do you have—this may be a little bit of an aside but I noticed that you'd mentioned there was an ivy-covered fence there. I know ivy is pretty invasive and it can kind of strangle trees in a lot of spots. Any thoughts on that? Or is that just the landscaping makes sure that that's not happening?

LYON: I don't know how long the ivy's been there. I don't know if it was. . .

MONK: It might be a while.

LYON: . . . intended.

MONK: Okay.

LYON: But it's a solid screen on that fence, and it does appear that maintenance has done some work to reduce the strangling of trees nearby.

MONK: Excellent. Okay, cool. Thank you very much. That's my last landscape question. [chuckles]

Otherwise, I do appreciate—I know last time that we were here there was also a huge crowd. And it seems like the concerns of the sort of lap siding and the colors and materials and things like that seem to have been well addressed, so I appreciate the change there and I think that looks really good in terms of being a little more harmonious with the neighborhood design as much as you can when you're going from the single-family home to a bigger building.

The south and west lighting, keeping that to a minimum to for people so they're not seeing the bright lights of everyone's decks and patios and things at night is good as well.

I don't have any other specific comments here. I've definitely heard everyone's comments tonight and I appreciate everyone coming out. Thank you all for that.

KRUEGER: All right. Thanks, Stephanie. Kevin?

SUTTON: I don't have anything to add. I think the building's a nice building and they've made a lot of moves to try and acquiesce to the neighborhood as best they could.

KRUEGER: Very good. Diana?

ATVARS: My question, I guess I'd just like some clarification to address the comments that we've been hearing from the community tonight. My understanding, when we've seen these projects before, is these were decided as the only possible locations that they could go. And I recognize I'm stepping into kind of dangerous territory here. But can you explain again the logic behind the placement of both these buildings and why it doesn't work to go on the rest of the property?

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

KELLY: Sure, I'd be happy to do that. At previous neighborhood meetings we've had we had kind of a more extensive slide deck that showed all the various different iterations of this AL Building in particular. I don't have that tonight but I'd be happy to speak to that a little bit.

This is the overall campus and, as was mentioned, it is kind of a large campus but there are big significant areas that cannot be developed on, including this area, a critical area around this existing stream, there's a buff off of that, shown here in this blue area. We also have this green dashed line, indicating where our steep slope is and another critical area just to the west of that.

In addition to that, when you look at the campus you can see that it's already very well developed. We have the main loop road. This here in the center, this building, is the original Emerald Heights building. We have these cottage buildings that wrap around here on the west side, a utilities building and then a series of detention ponds. Just to wrap this up, a Trailside Building and then our two proposed buildings here.

It was brought up that in the master plan in the rezone application, there was a building shown here where the utilities building is currently shown, and that was kind of the first choice that came out of the master plan. There were several versions that were explored at a high level during the master planning process, but once this became a real project and we needed to really dig into the site with more rigor, as it was going to be a real building and not a campus-wide master plan, we uncovered a bunch of constraints that made it very difficult or infeasible to build in various different locations. So, throughout the last eight years now several—I think at our last presentation there were 11 different iterations of the building that were shown in various locations. But they were all ruled as infeasible for several reasons, including taking over this existing utilities building, which houses all the infrastructure and utilities for the whole campus, which starts out in a ring through this loop road and distributes throughout the campus. And that ring starts at its most intense right here at the utilities building and then works its way around. So anything impacting this particular location was extremely disruptive to do.

In addition, several areas were looked at that disrupted these existing detention ponds. Those detention ponds have been here for a long time and they're critical to the stormwater. All of our new buildings have internal subgrade stormwater that's handled on site because these ponds are at capacity, and disrupting any of them would necessitate the creation of a new pond, which would be bigger than these, to meet current standards, and the removal then of more trees.

Some of the other constraints that were identified by some of the public comments were really the vital connection of this Assisted Living Building to the central heart of the campus. As residents were transitioning from independent living into assisted living, really trying to combat isolation, loneliness, keeping these residents well integrated into the fabric of the community that's been their home was really critical. That's why there's a sky bridge included of this project. And the location of this building allows that sky bridge to connect into an independent living residential corridor that takes you right down this corridor to this area, which is the core campus amenities. It has their dining room, it has their auditorium, it has their fitness center and their central courtyard, all the things where life really happens

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

here at Emerald Heights. So creating a short and ease of access for these residents for residents visiting their friends and families who may be in this building was really critical. Also one of the other constraints was not removing residents throughout the construction process, which would kind of eliminate some schemes that looked at demolishing different parts and different buildings on the campus.

That kind of were some of the things that went into those different iterations. This was iteration number 12 where we landed. It's something that met all the project criteria and we decided to move forward with that.

ATVARS: Great. Thank you. That helps a lot. And I agree with your logic in there. At least I can speak personally on that.

Though, as kind of a larger sense, my impression as the Board is our job here is to judge a building for its design and its aesthetics, and unfortunately, we don't really have too much of a say. Usually, if someone has a property they want to develop and put a building there, we don't get to say, "No, we don't want a building on this property." We can help advise to make the site work the best that it can, to make the building as good as it can be or, as mentioned by residents, kind of in this case, the worst-case scenario—a building is going to come, and to make it as attractive as possible. And I think you guys have done a really good job with that. I think both buildings are as—I think you've really refined them into a nice product and I would approve something like this, even though it's controversial. So thank you.

KRUEGER: All right. Shaffer?

WHITE: Kind of tailing on that, I was wondering if staff could just clarify briefly the roles and responsibilities of the Design Review Board, who would be reviewing the conditional permit, any other further steps in the approval process for this project.

STICKA: Sure. The project has been submitted as both a conditional use permit and a site plan entitlement. The conditional use permit established the retirement residence use the site plan entitlement allows ultimately the buildings as shown, both the AL and IL Buildings in the current configuration.

The conditional use permit is a Type 3 and that does require that it goes—as part of the review process that it also goes before the Design Review Board for you folks, and then onto the Technical Committee, and then ultimately onto the Hearing Examiner for her decision. Those are really the process steps for the project.

Then I think you had a question . . . let me see . . . about the roles of the Board. I have it in my notes.

WHITE: I guess so the Technical Committee, they would be weighing in on what aspects of the project?

STICKA: So the Technical Committee ultimately looks at, you know, evaluates all of the comments that have been received ultimately. They're going to be looking at the zoning code, the Design Review Board

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

recommendation, the Comprehensive Plan, design standards, all of those things. And ultimately, again, they're making their recommendation onto the Hearing Examiner.

WHITE: Okay. As far as the design goes, I think it's definitely in the right direction. I definitely appreciate everyone's comments and concerns about the scale of the building. I think for the next time you bring it in front of us if you could bring perhaps do an average of the setback. I know that's easy to kind of cherry-pick on both sides, best- and worst-case conditions, but if there was some way to kind of sweep along that property line and give us an idea of how much the mass is actually at that distance would be very helpful.

Looking at your guys' path system, I'm wondering if there might be an opportunity to somehow reroute the path away from the east side and allow for additional planting along the east. Perhaps another layer of trees. It would be something that I'd be interested in seeing how that could play out.

I can definitely appreciate the concerns over deciduous trees. If you don't mind showing that winter view again of the east elevation. Yeah, so a great deal of your planting mass is deciduous. I know that will be, through staff comments, that there will be more evergreens but they will take time to develop.

Per Ralph's comment, I also would want to make sure that we include some kind of bonding language. I think the last time this was up, there was a possibility of extending it further than the five years, or is that the uppermost limit?

STICKA: You know, the current code just speaks to bonding for a period; there's a one-year, three-year and a five-year for bonds. Again, I suppose a recommendation could go forward, but typically it's just handled through a code enforcement beyond that timeframe.

WHITE: Okay. As far as (unintelligible 00:40:28), I like it. I think it's a step in the right direction. I would like to talk to staff further just as far as the conditions of the project. But at this time, no further comments.

KRUEGER: All right, great. Thanks, Board, for all the comments, and I'm hoping that you appreciate those. I was also thinking about the trail, that maybe there's a way you could bring back some sort of concept on how to reroute that if you can, and some additional landscaping.

I would also suggest that you bring us some landscape plans that focus on that buffer entirely that goes out to the back of curb, so we can see how all the landscaping works. I mean, here we have kind of like a schematic showing where the trees will added, you know, your orange and red and that sort of thing. But based on the comment from the staff with the 50 percent of the deciduous being replaced with the evergreens, if you could come up with a landscape plan for that buffer area, all the way around the edge of the building, then we can see the nuances from the setback and where the building is pulled back and where the pinch points are. And we can kind of see the layered look for the trees, that you've got the street trees—and there's deciduous trees all in that neighborhood. I've been through that neighborhood, I've lived in that area a long time.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

During the winter obviously there are a lot of leaves missing for that length of time. But I really think if you could focus on that buffer, that seems to be the big thing. I know that there's people in the audience that don't really like the contemporary architecture. I personally like the contemporary architecture. We need to make sure that what's approved is compatible with what's out there and what could potentially be out there. It doesn't have to be exactly the same as what I'm reading from conditional use. And we might want to look at both of those paragraphs that Ben was talking about, paragraph B and C of the conditional use criteria, what [they've? 00:42:36] been looking at.

But I'm thinking that for the next time when you come back, if you could really focus on that buffer for us and show us what the proposed landscaping would be, so that these people can, and the Board certainly can get a sense on what that buffer actually would be composed of through all seasons of the year.

I appreciate the presentation tonight. I appreciate the comments from the audience. Anybody else? Any other comments to forward on to staff or on to the proponent?

MARTIN: Ralph Martin. It was my understanding that all of the trees would be evergreen; that they removed all of the deciduous trees. Is that not true?

KELLY: There are, I believe, was that 15, Moghan? The count on the east side?

LYON: Yeah, Ben requested, or Ben suggested that 15 deciduous trees on that east side would be replaced with evergreen.

KELLY: That was a comment that we received from staff after submitting this submission for the design review. That was something we were going to consider, pending your comments, for the next meeting.

MARTIN: Right. So I read the comment. It was 50 percent, which apparently would equal 15. I may be wrong. But anyway, if you could enhance it with the evergreen trees to what you feel would be appropriate for creating the separation along that edge.

KRUEGER: Just one other thing in terms of schedule. When these come back if we could separate the assisted living with the independent living. I think having them on the same day, it kind of muddles the discussion. I think it's under two different—it's all under one now?

STICKA: Correct. The applicant elected to put both of the buildings under one project number under the site plan entitlement. So, to make a motion or any type of recommendation, it would really be best to include both of them.

MARTIN: You also made a comment about, as the building shifted farther away from the property line that enabled you to save some very large evergreen trees that were existing on the site. How many of those were saved, and could you show that slide again?

KELLY: Sure. So, there are evergreen trees to the south of the project and to the north of the project that would be saved. There were eight trees that were saved by virtue of shifting the building. One of those is an evergreen tree, the rest are a mix of alders, big-leaf maples. Yeah. So those are all called out

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
AUGUST 16, 2018

here on the top, with the specific callouts. And then those are basically these trees, shown with the drip lines indicated, kind of on this eastern frontage where these two stands to the north and south were always going to be preserved as part of the project. So the shift allowed us to save the trees here in this section. We pushed that shift kind of as far as we could to still maintain the required parking we needed at the street, and just kind of that separation from the street that we need for the residential units by the assisted living codes.

KRUEGER: One more thing. Just like the independent building that you brought forward, I was suggesting that the trees be shown with their drip lines. Those are typically determined by the surveyor along with the arborist exactly what the tree covers. So it would be great to have that as part of this landscape plan that you're going to be creating for that edge. Because I'm thinking—I mean obviously, the proponent wants to schedule this for approval at the next meeting. So I'm thinking that if you can address those comments for us, then we'll be able to combine that with what you've presented as far as the architecture and modifications you've made to the structure itself, and try to bring this to the approval stage. Sound good?

KELLY: Sounds good. Thank you.

KRUEGER: Anything else, Board? Should we move on to the next agenda item?

STICKA: Yeah, to clear out and take a little break before we start on the next agenda.

KRUEGER: We'll take a recess. Five minutes.

END PART 2 OF 2 [00:47:33]

VERBATIM REPORT
OF PROCEEDINGS BEFORE THE

IN RE:

FILE NO. _____

HEARING ON APPEAL

9-6-2018
Date

CERTIFICATION OF TRANSCRIBER

I, Penny L. Miller, prepared the attached transcript from tape recordings of the above-identified proceedings, and I certify under penalty of perjury under the laws of the State of Washington that the attached is a true, correct and complete transcript of those proceedings to the best of my ability.

DATED this 22 day of January, 2019.

Penny L. Miller

Address: 22117 SE 40th Lane
Phone No.: 425 466 8225

Issaquah
WA 98029

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

BEGIN PART 1 OF 2 [Begin 00:00:01]

KRUEGER: Okay, I'm going to call to order the September 6, 2018 session of the Design Review Board. I'm Craig Krueger, chairperson of the Design Review Board and will be conducting the meeting tonight.

The Board consists of seven members, of which four are here so far. We're expecting one more. The present Board members are myself, Kevin Sutton, Shaffer White and Stephanie Monk. Staff members tonight will be Benjamin Sticka, Cameron Zapata, David Lee and Gary Lee. Recording secretary is Susan Trapp.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Zoning Code.

Our procedures are as follows:

Staff will give a presentation of the project to the Board.

The applicant then has an opportunity to comment on the project.

The speaker should give their name for the record, and sign the sign-up sheet.

After the applicant, others in the audience may comment either in favor or in opposition to the proposal.

Tonight we'll be giving four minutes of time for the speakers.

Please remember to sign in legibly on the form and to be part of the record.

After all comments are heard, the Board will discuss the project openly, and may request comments or have questions of the applicant.

The Board members then vote to approve, approve with conditions or deny the project.

If the applicant does not agree with the Design Review Board's decisions, they have the right to appeal and should contact the technical staff member.

The meetings are recorded and the recording will be part of the official record of each case.

It's important to identify yourself prior to speaking and signing in, so that you may be included in the recording.

So, first thing on the agenda tonight is approval of minutes from August 2, 2018. Oh, hi, Diana. Diana Atvars is here as well, all five.

[Unintelligible discussion 00:01:58 through 00:02:58]

KRUEGER: I'll move we approve the minutes. Go ahead.

ATVARS: I'll second.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

KRUEGER: All right, moved and seconded. All those in favor say aye. Aye? All those opposed? Okay, moving on.

All right, we'll move to approval. LAND-2018-00617 and LAND-2018-00586 Emerald Heights. Staff contact is Benjamin Sticka.

STICKA: Thank you, Chair, and good evening. This is a request this evening for approval of modifications to an approved site plan, building elevations, landscaping and materials for both the Emerald Heights assisted an independent living buildings that are located at 10901 176th Circle NE. This is located in the Education Hill neighborhood in the city of Redmond.

This is the third time this item has been before the Design Review Board. As of the last meeting, which was held on August 16, on August 17—I'll just provide a little bit of update and background for everyone—City staff e-mailed all of the members of the Design Review Board and made them aware of the e-mails that have been submitted by the residents throughout the project life.

On August 31, staff posted the letters from both Abbey Road and Emerald Heights on the City's Web site for review by the Design Review Board. The applicant has since increased the number of existing trees on the subject's site by one from 21 to 22. The number of new trees has now increased from 78 evergreen to 129 evergreen trees, and reduced the number of deciduous trees from 29 to 19. That was based on the discussion at the Board at its last meeting, and the recommendation of staff. Additionally, the total tree count has increased from 114 to now 155 trees.

Some additional modifications that have been made to the building and the associated landscaping include the residential [like? 00:05:33] panel and lap siding. Some of the significant modulation through the bay windows, façade step backs in various locations and elevations. Finally, the significant landscaping, again, that exceeds the minimum planting size and tree heights where the code does require that the deciduous trees in minimum to be two-inch caliper and evergreen to be six feet in height. Again, all of those trees will now be three-inch in caliper and 15 to 18 feet in height.

To kind of walk everyone through some of the changes from the original submittal of this project, some of these design refinements and changes include the building distance from the east property line is increased. Again, the existing trees retained is increased. The trail has now been removed to allow for additional screening and for the new trees that I've already mentioned. Again, the unit reduction has been reduced on the assisted living building from 56 to 54 units. Again, the residential colors and materials have been refined to reflect a more residential character.

Finally, the building scale and roofline, again changing to the residential style bay windows. Again, during the applicant's presentation tonight, they'll go into a little bit more detail about those refinements and updates.

In conclusion, staff believes that the applicant has submitted a code compliant project and outlined the applicant's revisions, based upon the feedback that's been heard since this was originally brought before the Board, all the way through tonight's recommendation for approval. Again, staff would appreciate the Board's feedback and review of these changes after the applicant does present those before you

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

tonight. Finally, staff would ask that if the Board is comfortable and ready for a recommendation for approval that their recommendation include their perspectives on the proposed project, and focused on compatibility with the surrounding neighborhood. With that being said, I will hand it over to the architect and their representation at this time. Thank you.

DEAN KELLY: Thank you, Ben, and thank you to the members of the Board. As we've all seen this project a few times now, I'm going to kind of go through this quickly, but I'm happy to answer any questions that come up.

This first presentation is specific to the assisted living building at the Emerald Heights property. My name is Dean Kelly with Rice Fergus Miller Architects.

Our updated CUP coversheet. I do want to spend a little time here on this aerial that shows kind of the overall condition at Emerald Heights, as well as the existing trail and sidewalk system. The orange dash line represents existing sidewalks, and then this yellow dash line represents the loop trail that circles the Emerald Heights campus. So, as part of our response to the feedback we received at the last DRB meeting, as has been mentioned, we did remove the portion of the loop trail that was located originally to the east of the new proposed building.

So, as part of that revision, we did feel it was really important to figure out a way to connect this back into that circulation network. So, as it stands, the proposed design would still continue the trail to kind of the south courtyard, which is just south of the [AL? 00:09:36] Building, to still provide that kind of connection to the activity and to the residents here at the building. That would then provide a connection also back to the putting green and lawn bowling areas.

Then there's an existing sidewalk and crosswalk that takes you across the street at that point. So our thought was to tie into that, and then continue the path along the sidewalk, at which point, once we get right north of the building, there would be a second crosswalk that would connect into the loop trail. So basically, providing that same connection as best we could with the revisions to the east side and the site itself.

Again, the Emerald Heights campus and kind of the greater Education Hill neighborhood. Some context photos of some other buildings and streetscapes adjacent to the building, and some of the buildings on the Emerald Heights campus—the original buildings and then some of the newer buildings that have been built over the last 10 years.

This brings us to where Ben was speaking about some of the history of the project. This was, again, the proposal that was here before the Board on October 2016, kind of the original design. And then the kind of some of the changes that have happened between then and now that have been summarized, including building siting—moving it away from the property line; increased trees; the newest one being the trail removed, which will allow kind of a deeper buffer of screening trees. We'll see this here in a second in the site plan. And then as well as the changes to the building, including the unit reduction and the colors and rooflines, and a more detailed chart that outlines all of those changes along the way.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

Then this graphic that we've been looking at just kind of showing some of those big changes to the building in terms of the look, responding to kind of the context, the residential character. No real changes to the building since the last time we were here two weeks ago. And the other elevations of the building, this is the current design showing the west elevation, which is internal to the Emerald Heights campus; the sky bridge that connects across; the internal loop road. South elevation, this is where that courtyard is just south of the project, and the doors that would access that courtyard that would have the trail connection retained to it. Then, again, the east side of the project and the north side of the project.

Then here [is] an updated view now of this kind of north corner that we've been looking at, and how that's evolved through some of the previous proposals. And then as well, as we've gone through this last round of DRB meetings. So, as you can see here from kind of where we were in terms of the site design back in July 2017, adding in kind of a deeper buffer of trees and what that kind of means as you're looking at the building from the sidewalk just north of the project. Just kind of a deeper stand of trees that would be more, we feel, complete in screening the building.

Here is kind of an updated site plan. I'll let our landscape architect take it from here. But, as you can see, this was where the trail was coming along east of the project previously, and where we had essentially one row of evergreen trees that spanned almost the entire frontage, now we have a two-deep set of evergreen trees, and a new existing tree that we were able to save as well in working through this.

MOGHAN LYON: Thanks, Dean. Moghan Lyon landscape architect for the project. As previously mentioned the request of removing the trail was addressed. In doing so, we were able to add more or less a second layer of evergreen trees. These trees consist mostly of cedar and Doug fir as well as Serbian spruce. Those trees are planted approximately eight feet on center with the install height of 12 to 18 feet. In removing the trail, not only did we add trees but we also removed a number of ornamental plants that were intended to be part of the visual path for the walk, and replaced the understory with salal and ferns. It's more of a native plant palate, conducive to more of a forested look.

As had been requested, we removed a number of deciduous trees along that east side as well as adding to the evergreen tree count. Also as requested, we enlarged the street trees in the graphic to better represent the current conditions.

KELLY: We did provide kind of this zoomed-in view to speak a little bit more clearly to some of those layers. This blue line coming through is the property line. This is the existing sidewalk, which is, at points, kind of on the Emerald Heights property, and here is the existing fence line. So those are some of those initial layers. This is the ivy-covered fence shown right here along the perimeter of the new plantings, and those street trees as well. You can see in here the trees with the Cs are cedars, the Ds are the Doug firs and the ones with the plus sign are the Serbian spruces.

In addition we provided a few spot dimensions along this edge, as that was kind of a point of question at the last meeting. So you can see—and we mentioned previously—there is a pinch point about 15' 4" here at the farthest north corner, and that works its way down and starts to increase as you work your

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

way south along the building frontage. So, going from 16' 9" to 19' 6" at this midpoint, it does pinch down again by virtue of the angle to 16'. But we were able to step the building back to a 23' 10", almost 24'. Once we get to the third section of the building, we're at about 34' 6".

Also this section of the building right here does step back on the second and third stories an additional 5', which would bring the 16' dimensions up to a 21' dimension. Then this farthest north piece is that piece that's scaled down to provide the two-story look from the streetscape.

This was the original proposed landscape and building elevations, again just for some comparisons of where we were back when we started. Then the new proposed elevation showing the revised planting, that double layer of evergreen trees that consist of the new plantings in addition with all the existing plantings to remain. This is the new tree that was saved. That is an 83' tall Doug fir. That's the tree that Ben mentioned that we were able to save as part of this revision effort.

So, looking at this diagram again, the greens and the yellows all represent existing trees to remain. The red would be the new plantings. We don't actually see anything in orange from the elevation view anymore. All the deciduous trees are now part of the internal experience on the Emerald Heights side of the project.

Some perspectives. Again, seeing some of the areas where it did change. You can see the enhanced screening provided by the revised landscape design, both looking at the building from the south and looking back at it from the north. Then that corner view that we were talking about north of the building, and then with those trees' projected growth at 10 years, what that would look like, providing a very complete screening.

Landscape plan. Just a rendered view of what we were looking at and the proposed planting plan. Again, the south courtyard and north courtyard and the main entries of the building for orientation purposes. Here you can see where that trail would still connect to the south courtyard with a cross street connection up here to the existing sidewalk—actually, I think, right around here—and then where it would return back and connect onto this axis path and this gravel pathway, which gets you back onto the loop trail.

No changes to the proposed north courtyard. On the south courtyard, you can see where this path connects in. Then where the trail previously routed around to the east of the building, now we have that revised planting design.

Tree lists and plant lists. As Moghan mentioned, some revisions to the plantings in terms of the ferns but it's still the same plant palate used on the project.

No changes to the roof design and screening elements, and the floor plans are the same as what we looked at before with one level of subgrade parking with three levels of residential above. The main entry right here. Dining room and living room areas. Then units, as you work your way up, with the sky bridge connection on the third floor.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

One other thing that was asked was to calculate an average setback, so we did that by measuring the distance to the property line from the building at all the jogs along the way, and then using a weighted average to come up with what the overall average would be. In doing that, we established that it's a 25' average step-back. We do say here a 21' average setback. Just to clarify that, the setback would mean where the building hits the grade, so that includes this section of parking structure that has a planter on top of it. But what the step-back is really looking at is the building planes up above that ground plane. So, what you would really be seeing if you're a pedestrian walking along the sidewalk, because I believe that was what the intent of that comment was getting at.

Then the series of site sections, again, showing the additional layer of screening trees and the existing screening to remain, including the street trees. And, as the building kind of shifts and modulates and the step-back increases as it works its way south.

A rendering of the main entry and the sky bridge. Looking at the building from the south on the from the internal loop road. Some views from along 176th with the landscape faded to see the modulation in the architecture. Similar view from the north looking south. Then the photometric plan. I did want to remind everyone that we had no exterior light fixtures located on the east side of the project, so it's all just residential internal lights.

Then our material palate, which is the same one that we looked at last time, with fiber cement siding mostly consisting of lap siding. Then some warmth with the feature materials with a wood composite.

I will pull up the independent living. No real changes for this, so I'll keep this one brief, other than we have updated our coversheet for our CUP process. The project is still making its way through the process. These are the courtyard building, the two independent living buildings that are proposed on the south end of the Emerald Heights property adjacent the main entry. Emerald Heights in context.

Elevations. These were the original elevations. We talked about this last time. Some of the changes that were made to increase screening, removing portions of sidewalk to allow for screening from the public right-of-way. Then a lot of similar moves to revise color schemes in modulation to kind of match the residential character of the surrounding neighborhood. The chart that details all those changes. This graphic again, it looks at how we were pulling things from the adjacent trailside as a starting point, but then also pulling in cues and elements that you see on the assisted living building and also in the greater neighborhood. Overall elevations of the north and south of the project, showing the courtyard in between the two, and the ends of the buildings.

Then the site plan. No changes to this since we looked at it last, with the central courtyard being one of the defining features overall of the project, and the loop trail, which is still part of this project as it works its way around south of the project. The zoomed-in view of the courtyard. Similar native planting palate, native Northwest plants intended to provide year-round color. Some views of the existing and what the proposed project would look like from the main entry. This is a winter view, so the deciduous trees without leaves. A view from south of the project.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

Then the floor plans, with one level of subgrade parking with a three-story residential building that consists of the east building, Building B, and Building A with an additional story of subgrade parking, and then another three stories of residential above, bringing it to 42 total units at 21 per building. Similar material and aesthetic approach in terms of screening and how that's integrated into the architecture.

Some sections of how the trail would interact with the building. Then some perspectives. This is looking at the north side of the project. A view of the main entry showing kind of the feature-wall design and the canopy at the main entries. Another view, looking at the north side of the project from the other end. Then some views of the project from the south side along the trail. Additional view, seeing more of Building B in this one from the south side along the trail. Then a zoomed-in view here at the central courtyard.

We were asked to provide these, which were in a previous DRB presentation earlier this year of what that lighting design would look like. So, some lighting to accentuate these feature walls in the main entries, and a little bit of subtle down-lighting within the courtyard itself, but really limiting any exterior lights to prevent light spill across the property line towards the south. The photometric studies that go along with that. Finally, our material board, which you can see right there, that has a similar material palate, although it does have more panel siding in the assisted living building, and a unique feature material with the tile and the Corten tile and the concrete tile in lieu of the wood design on the AL Building.

Thank you for your time.

KRUEGER: Very good. Ben?

STICKA: Thanks. I don't know what's going on with mics tonight, but anyway, Dean, if I can have you go back to the site plan. I just wanted just for the record to reflect and just to let the Board know that over the last four days, I've received approximately 25 e-mails, specifically from the residents of Emerald Heights, expressing their concerns about the removal of the trail. I think it might be helpful for the applicant to really speak to the existing trail network and what that impact will, in fact, look like. Again, just wanted to share that because I have received those e-mails and it was too late obviously to get those sent out to you, as I have been collecting them throughout the week. Thanks.

KELLY: Sure. So, this is the site plan and we had kind of the overall network pulled up before. I think it is a significant concession to the Emerald Heights community to remove this trail because it is a really important part of the community, and how that allows the residents to circulate around the entire property. Having said that, we do think that we are still able to provide some connections—although it's not ideal—to be able to still use this network of walking, although the trail piece would be broken for this stretch where the building is sited.

Given the feedback we've heard and working through this whole process, it seemed like the screening was kind of becoming the defining element, so this was really, we thought, the best solution to provide the most comprehensive screening possible.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

KRUEGER: Very good. Any questions from the Board from the presentation, or are we ready to move on to public comment? All right, we'll open it to public comment. Again, we're going to limit it to four minutes per person per speaker. So, when you come up, please introduce yourself and make sure that you sign in.

WOMAN: Hi, I'm Wendy Engquist, a long-time resident of Abbey Road, and I want to thank all the volunteers for being here tonight. I appreciate all of the time you're put into this. And to anyone to who's here who is not really happy about our participation in the opposition of this process, some of you may have fought in a war to protect our democratic process. That's what I'm doing. I'm participating in a democratic process that allows me to do this, and I thank the City of Redmond for encouraging us to do this.

I wish the Design Review Board's only responsibility was to simply judge how appealing a project is. But it's not that simple. I will not cite all of the applicable references in City codes and zoning, but I will say zoning is to protect people within those zones on what expectations they can have where they live.

I will mention one thing. In the City of Redmond's vast array of explanations of what goes where and how it's limited is in the Comprehensive Plan.

In Figure N-1: Neighborhood planning has the following benefits:

Neighborhood-specific policies can help residents retain or strengthen a sense of place that is a combination of character, setting, land uses and environment that makes a neighborhood unique and sustainable for the long term.

And Emerald Heights, as it exists right now, and more accurately previous to this trailside buildings, are what the expectations are of the single-family residents' zoning in our neighborhood and every single-family neighborhood in the City of Redmond. Because you have CUPs does not mean you get to do whatever you want wherever you want. That is not the purpose of a CUP.

When you consider these projects, please remember these buildings together are over 167,000 square feet. That's big. Our homes, generally speaking, are between 2,000 and 3,500 square feet. Where do you see the similarities? How like our homes are these buildings? And if you can tell me that, I will give up. If you tell me how these projects assimilate into my neighborhood, I will give this fight up. You have a responsibility.

One thing, too, this whole thing is not about trees. This is about buildings. Buildings that won't get diseases, that won't get insects, that won't be subject to climate change. Take a drive anywhere in Puget Sound and look at the dying trees. Disease, insects and climate change.

Now I want you to look out at these evergreens up here if you possibly can. Evergreens are conical. Their width and density is at the bottom, not at the top. A 30' tree with no density at the top hides nothing. Nothing from anyone. A deciduous tree hides only a few months of the year.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

I want you to really think about this. We all have better things to do, and I understand that it's not typical for these meetings to have these amounts of people present. I have a lot better things to do. And I want you to really think about this decision you're making.

KRUEGER: Okay, that's four minutes.

WENDY: Okay. And lastly, if the Assisted Living Building truly belongs where it's being proposed, such desperate attempts to hide, disguise and mitigate its impacts would not be required. Thank you.

KRUEGER: Thank you. Next?

MAN: Mr. Chairman, members of the Board, my name is Keith Gilbert. A few weeks ago I spoke to you and mentioned that my wife, Kathy, and I have lived at Emerald Heights for a little over nine years. I think I also mentioned to you that my career was as an engineer and a planner. In looking at all of this, I came up with a couple of thoughts.

One, I wish I had had more clients when I was working like Emerald Heights. I've never seen an organization so diligent in assessing a wide variety of alternatives for siting buildings on our campus and measuring them against such a rigid set of criteria. They considered not only the needs of Emerald Heights but the needs of the neighborhood, the needs of Education Hill, the City and even the Eastside of Puget Sound. I've never had a client quite so accommodating as Emerald Heights in terms of replying to the suggestions and the recommendations of the City and the interests of the neighborhood, and in meeting all of the requirements of the city code.

One other point. It was mentioned that many of my fellow residents are concerned about losing the trail. I would have to say that is, if it's made, is a huge concession, because that trail even appears on the logo of Emerald Heights. That's how important it is to us. But I don't know if it's more important than this three-stage project.

So, I urge you to approve this project, please, and to speed along the City approval of the conditional use permit for this three-stage project that we so urgently need. Thank you.

KRUEGER: Very good. Thank you. Anybody else?

WOMAN: My name is Marie McEwen [sp?] and I'm a resident of Emerald Heights. I love our trail. I think Emerald Heights has gone way beyond what it should have to do to get this approved. And getting rid of our trail is a very big disappointment. I don't know if there's some way, even though they've proposed a way of trying to appease everybody that wants to complain about anything, if we can look at what is good for the residents of Emerald Heights. I would hope that you would be able to approve this and say, "No, you don't have to get rid of your trail. Go ahead and put it back." Thank you.

KRUEGER: Thank you.

WOMAN: Members of the Design Board, my name is Eloise Debuss [sp?]. I live in the skilled nursing unit at Emerald Heights. I have spoken in these chambers before, you may remember. There is an urgency that those of us who live in memory care, skilled nursing and assisted living feel as the days, the

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

weeks, the months and now it's almost going into years go by and the approval plans for the Assisted Living Building drag on and on.

Lots of things have been addressed—placement of the buildings, paint, design, color, facades, trees. You know it all. And where is the mention of people? My friends ask me these questions: When do we get our building? I have no answer for them. But perhaps after tonight, I can tell them, "We have good news. We're moving ahead. We're getting there."

It has all been said many times over. At this point, those of us in the audience might well heed the words of Shakespeare. Allow me to paraphrase. Methinks thou dost speak too much. Thank you.

KRUEGER: Thank you. Next speaker?

MAN: Hello, my name is Hakin Sorobond [sp?]. I'm a resident in Abbey Road. I'm three houses down from the intersection, very close to the entrance to Emerald Heights. I'm really confused what's happening here. I see an amazing development in Redmond. It's a city really growing and it's a community growing in downtown Redmond. But we're not a city up on Education Hill. It's a residential area. And what I see is a three-story building, hundreds of windows, lights and so on. I just fear that it's changing the whole experience of coming out from that hill, and walking down the street—coming down, driving down the street, biking there. I want us to be very careful with how we allow things to change that's outside downtown. Thank you.

KRUEGER: Very good. Thank you. Anyone else? Okay.

MAN: Hello. My name is Neil Barnett and I'm Abbey Homeowners Association president. Thank you for your time tonight.

I want to start by reiterating that we, Abbey Road, are not against Emerald Heights building their buildings. We are not against them building their buildings. That's important. We are just firmly against Emerald Heights building in the current greenbelt buffers that have separated our communities for over 25 years. When you pass along 176th Avenue, it's not readily apparent that 500-plus residents are living in a massive complex that is out of scale with our residential neighborhood. The closest multistory building across from our neighborhood sits back over 150 feet from the property line, are largely hidden by trees today.

Now, Emerald Heights is proposing to bring the large institutional-sized buildings to the edges of their property in direct view of our homes. Tonight we will talk about compatibility, and how the placement of just one of these three-story buildings with over 100 windows looking down on a residential community that is not compatible with our community and neighborhood. What matters in this decision is not the concessions that the applicant has made, but what is required for a major complex to [unintelligible 00:44:13] in the middle of our residential area.

When Emerald Heights sought a rezone from R-4 to R-6 in 2010, they made multiple written statements in their application. They stated in writing that they would not impact the existing greenbelts and buffer

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

around the campus. They created the impression that the greenbelt was an established feature of their master plan, and the greenbelt provided the parameters within their conceptual would unfold.

I will read these in your own words:

Thus, the proposed development will make optimal use of the developed areas, while retaining the existing rebuilt and natural areas. Emerald Heights is surrounded by a fence with ample landscaping to buffer Emerald Heights from adjoining uses. This will remain the case under the requested rezone in corresponding future developments. This is the application for 2010. You can read it there.

This is what compatibility looks like for Abbey Road, if you ask, "What is compatibility?" In 2010, to mirror the words I just read, the applicant provided the City with this conceptual drawing that reinforced their written statements. The key here is not where the new building are going in. They key here is that they are still in the center of campus and not along the greenbelt surrounding the campus, which is where they're trying now to renege on their commitments.

In 2010, as good neighbors, there was no pushback or outrage directed at their plans for compatibility with our neighborhood. The rezone was easily approved. Fast forward to today. Abbey Road homeowners and others on Education Hill have sent into the City and to the DRB over 160 letters expressing why granting this exception is not reasonable or compatible with our neighbor, nor aligned to the vision of the City's Redmond Comprehensive Plan. If this proposal was kept with their 2010 framework, we would not have spent the past 15 months fighting this process and correcting the City's permitting mistakes.

This is not a rendering. This is a picture of the greenbelt, the buffer area that is in question. You can see the clear separation of our two distinct communities. These trees are well over 15 feet in a decade. Very deep.

Finally, I want to close with this aerial view. This shows you this area is the area in question. You can see the beauty of our development and the depth of the current greenbelt buffer. You can see the size and scale of the existing trailside building up against the back side of Redmond High School. Imagine this same size and scale of the building being built in the greenbelt across from our homes and not across from a baseball field where no people live. There is no way that a building of this size and scale can be screened completely. It will change the look and feel of our neighborhood and community forever. Thank you.

KRUEGER: Thank you.

MALE: My name is Carlos Caggett [sp?] and I live at Emerald Heights. And I really appreciate the opportunity to speak in support of the buildings being proposed by Emerald Heights. Now, I really wonder what the definition of concept is. I know that when people design automobiles, their concept isn't always the same as how it turns out. And oftentimes, if you want to hold these people to the concept, it won't work. That's what happened here.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

You've heard the statements from our Emerald Heights neighbors and from the residents of Emerald Heights. You have clearly stated that it's not within your purview to decide where a building should be built. Your jurisdiction, as I understand it, is whether or not the building meets the City's design standards—codes and rules and regulations. You have praised the building's design in the past, in spite of the neighbors' arguments that the buildings do not blend in with the design of their homes. Emerald Heights has heard the comments of the neighbors about the greenbelt, even though there is no definition of a greenbelt. You said that yourselves.

The only thing that we really need to do is decide whether or not this design meets what is necessary. We have made great concessions in terms of the trail, as you heard before, because this is a trail maintained by the residents and built by them. And many of our residents are unable to use any other place because of their physical limitations.

I thank you for my ability to be able to speak to you and I urge that you agree with the planning staff's recommendations to approve this project. Thank you.

KRUEGER: Thank you. Any other speakers?

MAN: Good evening, Design Review Board and my neighbors in Abbey Road and Emerald Heights. My name is Howard Harrison and I'm a member of the Abbey Road Neighborhood Preservation Committee. My wife Barbara and I have lived in Redmond for 42 years, 25 of those years in Abbey Road. Over the years I have enjoyed participating in many different aspects of civic involvement, as a volunteer and as an elected person.

Redmond has done a lot of good things over the years. When the joint proposals of Abbey Road subdivision and Emerald Heights Retirement Community came up, it was greeted as a unique and beneficial development. Emerald Heights would be surrounded by a green space so it would more easily be compatible with the Abbey Road residential neighborhood.

In 1992, after doing our due diligence, Barb and I decided to have a home built in Abbey Road. We knew what the surrounding neighborhood would look like. I had been chairman of the Redmond Planning Commission and a member of the Redmond City Council. I knew how the development process worked and was confident that the Emerald Heights would keep its commitments.

About the same time, when on the Council, we approved the Redmond Town Center development. There was much controversy about this development, but we ensured the large green spaces would remain along the Sammamish and Bear Creek Rivers, and that it would be integrated into the existing downtown. Although some would have preferred that Town Center not have been built, we ensured compatibility with the surrounding area.

Both Redmond Town Center and Abbey Road/Emerald Heights developments were required to maintain green spaces, to maintain compatibility with their surroundings. Town Center has been held to their commitment. Emerald Heights needs to be held to their commitment also. They should be required to maintain their compatibility with the residential neighborhood by leaving the entire existing greenbelt.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

We urge the Design Review Board to use your independent thinking to make the right decision and keep the greenbelt as it was intended. Your decision will be setting a precedent for the City of Redmond's future. Thank you for your time.

I would like to add, apart from my prepared remarks, a reaction to your proposed landscape plan. Within that short a distance, the trees that you propose will not survive as close as they're projected. I am a certified professional horticulturist and an ecoPRO, a graduate of Lake Washington Institute of Technology, and have had arborist training. I'm not a certified arborist. But the landscape as proposed would never pass muster with that program. And the dripline of those trees needs to be presented in their mature fashion. You cannot fit two rows of trees in that short a distance, whether they are driplines or mature trees. Thank you.

KRUEGER: Thank you. Anyone else?

WOMAN: Good evening. My name is Manaji Suzuki and I live on 177th Court NE, the street which will be most visually impacted by the proposed IL and AL buildings.

END PART 1 OF 2 [End 00:54:49]

BEGIN PART 2 OF 2 [Begin 00:11:20]

KRUEGER: Thank you. Any other speakers? Anybody else want to speak? Come on up.

MAN: My name is Mark Brody. I live at Emerald Heights. And I have listened to this whole thing, all this back and forth fine points, and I'd like to just put myself in the other guy's shoes. If I were living at Abbey Road and I'm coming home from work up 179th Street and I make my right turn into Abbey Road, it strikes me that I wouldn't see any of this because Abbey Road tilts down and away from where Emerald Heights is. I've walked up and down the street there and tried to imagine myself living in one of their homes. And I can't—there's three or four that will even see that building at all from their own property, let alone everyone else from where they live. And so it's just a fact that that place is, as I drive it, about seven minutes from downtown. And time does march on, and you can't expect it to stay the same it was 25 years ago as it is now.

And Emerald Heights has tried. Believe me, I've listened in on the conversations. There's just nowhere else to put it that does not affect the ability for that place to exist financially. So I encourage you, please, it's not hurting anyone because it's not in their view to begin with. Thanks you all.

KRUEGER: Very good. Thank you. Okay, any other speakers? Okay, hearing no one, seeing no one, we'll turn to the Board. Ben, anything that you would like to offer? Nothing? Okay. All right. Stephanie, would you like to start us off?

STEPHANIE MONK: Sure. I think my mic works. Yes. Okay. Thank you. I appreciate everyone who came out here. Normally we're super-lonely with only one person in the audience, so definitely appreciate that.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

There's been a lot to digest, so I'm going to read from some notes that I've written up over the past week.

I've spent a lot of time walking through this neighborhood, driving through this neighborhood. I used to live nearby. So I was walking around the trail nearby and riding my bike and things like that. It is nicely tree-lined and a pleasant place to walk.

I do not feel like the walkability—I've heard a lot of people mention, "Oh, I walk around a lot with my family, I really enjoy that." I can't foresee why that would be affected by this. Compatibility-wise that should be good. So, walkability was one big point.

Building style. I know this has been before the Board a few times and the building style that Emerald Heights has modified at this point, I think they've done a really good job. You don't have an exact apples-to-apples comparison between a single-family home with a three-car garage that was built in 1992 compared to a place where you're going to have 50 or 100 people living. It's not going to be exactly the same, but I think they've done a good job working with that and changing the materials to make it fit in a lot better. Again, with all the trees and things it doesn't seem like you're going to be able to see very much of it other than the roofline, especially as the trees grow in.

I've heard some and I read through all of the various notes and things that people sent, and I appreciate you all spending your time on that from both sides. I heard some complaints that the power was going out in the neighborhood and the utilities wouldn't be able to handle all of the extra people in the building, and I'm pretty sure that that's part of the development. They're going to make sure that the sewer gets upgraded and the utilities get upgraded and the power can handle everything. If it's happening already, then clearly it's not Emerald Heights's fault if that kind of stuff is going on.

Traffic-wise, I don't believe that the Emerald Heights residence, as evidenced by their cool shuttles outside, they seem to be doing a great job of carpooling. I don't think they're all going to be driving around three cars each. So that, I think, is not going to impact the neighborhood adversely. Again, you're going to have some employees as well coming and going, and some people mentioned maybe ambulances coming. But in my opinion, the addition of the assisted living facility would hopefully make that a little less likely to be happening more often actually.

The tree health. I saw many people's pictures of their dead trees. In particular, I noticed birch trees, which I would not plant here because I just had to take down three of them from my yard due to birch borer disease, so I definitely appreciate the concessions that the Emerald Heights folks have made in increasing the amount of the more evergreen trees instead of the deciduous trees. I think that's a lot more in keeping with the local style and it's better at screening.

And I do appreciate that they have made what I agree is a pretty huge concession in taking out that trail that everyone really likes to use, and it is pretty unfortunate. I can imagine myself living there and being pretty bummed that you've got a nice kind of green, the forestry trail that you're going through, and then a big chunk of it now is kind of walking through the driveway. That's too bad but I feel like that is a

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

pretty big concession to the folks in the Abbey Road neighborhood, who are going to have a lot more screening now than they did before.

Finally, I agree. People have brought up the fact that we here at the Design Review Board are not really—we can't make decisions about like historic legal agreements in terms of what someone said that they were going to do and where they were going to put a building. I have no say in that. And I have done some research on that and it seems like something that should be pursued outside of the Design Review Board. Thank you.

KRUEGER: Awesome. Great, Stephanie. Shaffer, how about you?

SHAFFER WHITE: I was wondering if the President of the HOA could clarify where exactly the Abbey Road Association is on the map. Is that possible? I just want to understand the boundaries of the neighborhood.

MAN: I've got a map.

SHAFFER: Is from the Abbey Road neighborhood is when you turn in on 104th to past the entrance of Emerald Heights?

MAN: And everything east of that.

MAN: Yes, east of that.

MAN: And then on the north end, bracketed by what looks like a greenbelt.

MAN: There's a powerline corridor to the north.

MAN: You come up 104th here, so all the homes in here—here's Emerald Heights. All the homes here, all of the homes here, and then right through here. Not going down beyond [here? 00:19:48]. All this is directly in front and then up this way here all the way back [to here? 00:19:55].

[Unintelligible 00:19:56 through 00:20:05]

SHAFFER: That's fine. Thank you. Well, I do appreciate everyone coming out and sharing their comments. I'm extremely conflicted on this project because I see that it's going to affect quite a few people on both sides. I think that based on the review of the materials that I've had so far that it does seem to be in keeping with the Redmond design standards. I do have concerns over that transition from the retirement community to adjacent use.

As far as the amount of buffer there, it is a substantial building. I do believe the design is compatible from a design standpoint. I do have concerns over the siting. Like Stephanie said, I don't believe that the actual siting of the building is within the purview of the Design Board, only whether it meets compatible use. And I believe—I'm sorry, I forget the lady's name but the slide that she brought up with her presentation as far as the requirements for compatible use—honestly, I'm not quite sure yet how I'm going to vote, so I'd like to hear the other Design Board members and see what their thoughts are.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

Again, I do appreciate everyone's concerns and comments. Thank you.

KRUEGER: Great. Thanks, Shaffer. Diana?

DIANA ATVARS: Diana Atvars on the Design Review Board. I don't really have any new comments to speak of. We've seen a lot and I've said a lot in previous meetings. My only suggestion, I appreciate the kind of experiment seeing what it would look like if we were able to remove that trail behind the building, but I figure if that's not enough of an improvement as far as the neighborhood is concerned, then I'd rather keep the trail if it's a matter of same difference, the buffer there or not. I think it would be an important amenity to keep for Emerald Heights. But if it does help the neighborhood's impression, then I understand. But I think if there's an opportunity to keep the trail that would be better, I think, for the community. That's all for me [this week? 00:22:42].

KRUEGER: Okay. Kevin?

KEVIN SUTTON: I think I tend to agree with my colleagues here. I actually think removal of the trail, while unfortunate, is, I think, is frankly a pretty small concession to make given the proximity of the neighborhood. If Emerald Heights residents are concerned about it, then they can put some pressure on the management folks to make some improvements to the internal portion to make that trail a little bit more enjoyable.

As far as our evaluation of the building, I think it is intended to house a lot more people. I think that's okay. And I also think that they've done a nice job trying to make—take elements of that building and bring some of the elements of the neighborhood into it. So, from a compatibility standpoint, I think it's all right as well.

I can't say as I recall all the reasons why the siting didn't work in the masterplan location. I'd be interested to hear that. But I guess maybe Gary, just to confirm, is siting of the building part of our purview here, or are we really evaluating—

GARY LEE: It is not. You have all the setback requirements we have. The siting of the building is not their purview. If it falls within setback requirements and impervious surface requirements, things like that, it would meet the standards. The purview of siting the building is not the Design Review Board's responsibility or—

SUTTON: So in that case, I think the building does a good job and I'm in favor of it.

KRUEGER: Okay. Cool. So, Ben, what my understanding is—same as what Gary was just saying—is that what we have before us tonight is a code-compliant site plan for both these buildings, both the independent and the assisted care. In that retirement housing is an allowed use within all residential neighborhoods in the City, there are certain requirements that some of the higher-density might have but that the code lays out setbacks—side setbacks, rear setbacks, street setbacks—all of those. When I looked at the code today, I didn't see anything in it that required buffers per se. They did require the fact that those setbacks that are set up next to the street as part of the code that they be planted to screen the development from the adjacent uses. It doesn't talk about a buffer, but it does talk about for

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

certain higher-in-density buildings that [UR? 00:25:46] be used not as like a rear yard of a house, like in Abbey Road, but it be used more for landscaping to screen the building.

So, in my mind in looking at this as we have over the last year and a half—both buildings over the last year and a half—is that we have worked with them on the architecture to make it more compatible from the height standpoint—of course, as regulated by the code—from the modulation, from the materials, from the colors and the different aspects that go into the building as far as creating the form, I think what they've done over time here recently has been to obviously drop one floor from the north end of the building, and that actually corresponds with the [smaller? 00:26:42]. That's what the 15' 4" is is where they've dropped it down to two stories, and that's the place where there's a utility corridor, where there's limitation on what they can do from the landscaping standpoint. The rest of the building has been shifted further to the west, away from the street.

I think losing the trail was a great suggestion, and I'm glad that they've incorporated that because I think that it really does give the opportunity to add a lot more landscaping and create the screening that will mitigate the visual look of the building.

When I look at the slides, both from the drone and then also from the street, I am kind of impressed by I look at the street section and one side, on the Abbey Road side, we've got a planter strip with some street trees, and then you've got a sidewalk, and then you've got a 6-foot wood fence. And then in some cases you've got some landscaping in the back yards that are higher than that fence and overhang the fence.

I look on the Abbey Road side and they've got an attached sidewalk in some cases, sometimes a detached sidewalk, and then they've got the right-of-way line and then they've got an ivy fence that looks like a solid green screen. And that's below the lower branches of the street trees. So, as you drive along that street, you can see the street trees up above and the way that that overhangs, and you're going to see this green ivy screen that's going to stay. And then it's going to be supplemented by the large number of trees that have been placed in that setback area, and changed from deciduous to evergreen.

So, my inclination is that I would support a motion to approve this, again recognizing that this is a recommendation to the Hearing Examiner as part of the conditional use permit. And we really don't have purview over the utilities impacted, we don't have over the siting. And the rationale for it being placed in this area or that is something that obviously will come up with the Hearing Examiner's part of the conditional use permit in that forum. So, that's basically my feedback from the standpoint of the presentation that we had before us tonight.

Any other questions for staff or for the architect for the applicant? See none. Anybody care to make a motion in favor or opposed.

SUTTON: I also move that—so I move to approve LAND 2018-00617 and LAND 2018-00586, Emerald Heights, with the standard conditions for inconsistencies in the drawings.

EMERALD HEIGHTS REZONE
CITY OF REDMOND
DESIGN REVIEW BOARD
SEPTEMBER 6, 2018

KRUEGER: And recognition of aspects regarding the compatibility. I think Ben had something in his memo to us addressing the compatibility of the proposed buildings?

STICKA: Yeah, I guess the design as it currently exists, in my opinion, is compatible for a variety of reasons, most of which you stated in your comments.

KRUEGER: Okay. Awesome. All right. So, you add the portion about that the proposed buildings are compatible based on a number of features that were mentioned during our hearing tonight.

STICKA: Correct.

KRUEGER: Okay. Any second.

MONK: This is Stephanie Monk. I second this motion.

KRUEGER: Okay. So, all those in favor. The motion is to approve. All those in favor say aye.

WOMAN: Aye.

MAN: Aye.

WOMAN: Aye.

KRUEGER: All those opposed?

SUTTON: I'll be opposed.

KRUEGER: Okay. All right. Motion is approved four to one. Thank you. Good work. All right, thanks everyone.

END PART 2 OF 2 [End 00:31:05]

EXHIBIT 6

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
GRANTING FINAL PLANNED UNIT DEVELOPMENT APPROVAL
FOR EMERALD HEIGHTS PUD NO. 48.

WHEREAS, an application has been filed by Kitchell Development Company for approval of a special development permit and planned unit development for a 308 unit retirement residence, including a 60-bed skilled nursing care facility and 30 personal care rooms, as more specifically described in City File SDP-87-9, and

WHEREAS, a public hearing on the application was conducted by the Redmond Hearing Examiner on June 6, 1988, and at the conclusion thereof, the Hearing Examiner issued his findings and recommendations dated June 22, 1988, as modified on July 21, 1988, and

WHEREAS, the City Council has considered the findings and recommendations of the Hearing Examiner and recommendations of the Technical Committee and has determined that the development plan of Redmond PUD No. 48 should be approved, and that the special development permit should be issued, subject to the conditions set forth hereinafter, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
HEREBY ORDAINS AS FOLLOWS:

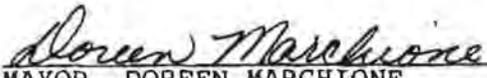
Section 1. The development plan for Emerald Heights PUD No. 48 as contained in City File SDP-87-9, is hereby approved subject to those conditions set forth on Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. The Findings of Fact and Conclusions of the Hearing Examiner set forth in the Hearing Examiner's report dated June 22, 1988, as modified by the Revised Findings and Recommendations dated July 21, 1988 are hereby adopted as the Findings and Conclusions of the Redmond City Council in support

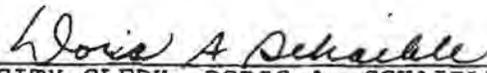
Section 3. The Planning Director is hereby instructed to amend the Official Zoning Map of the City to reflect approval of the Emerald Heights PUD No. 48 and to issue a final approval order for SDP-87-9 which is consistent with the conditions of the Planned Unit Development approval as set forth herein.

Section 4. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of the attached summary which is hereby approved.

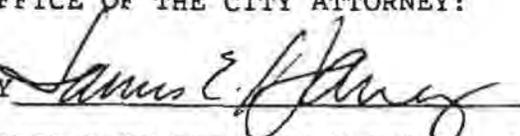
APPROVED:


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: 10-27-88
PASSED BY THE CITY COUNCIL: 11-1-88
PUBLISHED: 11-6-88
EFFECTIVE DATE: 11-11-88
ORDINANCE NO. 1454

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 Council.

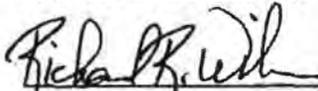
2. The City Council has considered the Hearing Examiner's findings and recommendations at a public meeting and has granted approval of the application for Special Development Permit/Planned Unit Development subject to the conditions of approval set forth in the Hearing Examiner's memorandum to the City 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.


MAYOR, DOREEN MARCHIONE

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

 Attorney for
Applicant
APPLICANT

11/18/88
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.

EXHIBIT A

I. General Requirements

- A. Prior to the issuance of an occupancy permit for the retirement residence, a public through street shall be constructed from the N.E. 104th Street entrance to the subdivision Abbey Road, northwesterly to N.E. 116th Street, aligning with 172nd Avenue N.E. If required right-of-way cannot be acquired through negotiations, as determined by the City Engineer, the City shall acquire right-of-way through condemnation. If requested, the City will assist in the formation of an LID for construction of this street. Alternatively, the Applicant may request the utilization of a latecomer's agreement to equitably allocate the cost to all property that would receive special benefits from the street. The required street standard is described in Section III.
- B. As part of the conditions of approval of the special development permit and PUD for the retirement residence, the Applicant will dedicate to the City, at the time of issuance of a building permit, the northerly 250 feet of the site where the Puget Sound Power & Light Company right-of-way easement is located (approximately 24 acres) to accommodate trail, street, and utility rights-of-way and open space.
- C. The following shall be submitted to the City in final form prior to the issuance of any building permit or occupancy permit:
 1. Final color and material scheme;
 2. Elevations of maintenance buildings and swimming pool;
 3. Location and design of garbage enclosures;
 4. Elevations, colors and materials for carports; and,
 5. Carport design.
- D. Parking shall be created to provide no more than 1.22 spaces per suite.
- E. The amount of paving in the service area shall be reduced either by removal or other treatment approved by City of Redmond.
- F. The screen wall heights through the site shall be shown.
- G. The Applicant shall provide a proposed grading and contour plan which indicates all retaining walls and grades.

- H. Plant counts shown on the plan are not binding but special consideration shall be applied for the size of the large scale trees. Said trees shall be 2-1/2" caliper per code along the entry to the complex and around the turnaround and all others shall be 1-3/4" per the proposal. Medium size trees shall be 1-1/2" per the proposal. Small scale trees shall be 50%, 6' height and 50%, 8' height. Medium flowering trees shall be 1-1/2" per the proposal. Small scale deciduous fruit trees shall be 1-1/4" per the proposal. Groundcover in 4" pots shall be 24" on center equilateral triangular spacing.
- 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.
- J. The retirement center will be restricted to the central approximately 40 acres of the site and the northern approximately 24 acres, which will be dedicated to the City in connection with the development of the retirement center, to be used for trails, open space, and rights-of-way for streets and utilities.
- K. Prior to the issuance of a certificate of occupancy for the retirement center, the Applicant shall grant a permanent 10-foot-wide non-vehicular trail easement across the western portion of the site from the northern terminus of the extension of the 172nd Avenue N.E. right-of-way, in a northerly direction to connect to the Puget Power Easement across the northern portion of the site.

II. ENGINEERING

- A. Engineering plans and street improvement plans for the site shall be prepared by a registered engineer and shall include:

Plan size - 24" x 36" (no substitutions accepted).

Scale - Standard engineering scale(s).

All information necessary for inspection by the Engineering Dept.

Review for approval by the Director of Public Works

(Please note: The site plan shall be approved by the Engineering Dept. and be included as part of engineering construction plans. Plans approved by the Director of Public Works take precedence over all other plans.)

III. STREETS, SIDEWALKS, ACCESS

- A. The through street from NE 104th Street to NE 116th Street shall be coordinated with the adjacent development of Abbey Road. From NE 104th Street to its intersection with the most northerly local access street in Abbey Road, the street shall be constructed to urban standards consisting of a 28-foot pavement section with curbs, gutters and street lights within a 54-foot right-of-way. A 5-foot meandering

walkway on the east side of the street, which may be partially on an easement within greenbelt tracts, shall be provided between the main entry to the retirement residence and NE 104th Street. North of the most northerly local access street noted above, the through street to NE 116th shall consist of 24 feet of pavement with 5-foot gravel shoulders and open ditches, storm drainage, and an all-weather walkway on one side of the street from NE 116th Street to the subdivision of Abbey Road, within a 60-foot right-of-way. This section will not have curbs, gutters, sidewalks, or street lights.

- B. If the westerly approximately 30 acres of the site is developed in the future, the Applicant shall construct a through street in the right-of-way dedicated to the City, west to 166th Avenue N.E. in conformance with City standards.
- C. Sidewalks constructed to City standards are required on at least one side of all access roads (including those with parking).
- D. The trail crossing on the proposed road (N.E. 172nd) south of 116th Ave. N.E. shall incorporate the following design elements: crosswalk, signage, bollards, earthberms, gravel trail surface and grass seeding at the direction of the Department of Public Works.
- E. The easements necessary to assure the existing east-west trail connection from N.E. 166th to N.E. 172nd shall be deeded to the City prior to occupancy.

IV. UTILITIES

- A. All power and telephone vaults/boxes shall be shown on the site plan, engineering drawings and landscape plans submitted for building and construction permits, in addition:

A composite drawing that includes all utilities, landscaping, (including trees) sprinklers, fire lines, dumpster enclosures, etc. must be submitted to minimize the possibility of utilities/landscaping conflicts.

- B. All as-built utility information shall be transferred to site plans, engineering drawings and landscape plans, and re-submitted on reproducible photo mylar drawings prior to occupancy of the buildings. Certificate of Occupancy will not be issued until the as-builts are supplied in accordance with the following procedure:

Developer/engineer shall furnish one set of as-built prints to be field verified by the City. Upon satisfactory corrections to the drawings final mylars shall be submitted.

1. One full size (22" x 34") photo mylar* or original mylar.
(City standards not required)
2. One reduced (11" x 17") photo mylar* slick.
3. One photo negative (8-1/2" x 11").

4. One set of full size and half prints for each of the following:
water, sewer, storm, streets and traffic.

* Sepa mylars or Xerox-type copies are not a suitable substitute for photographic mylar.

NOTE: The street and storm drainage as-built information may be submitted after this Certificate of Occupancy has been issued provided the \$5,000 cash bond discussed in item VII.B. has been posted.

V. CLEARING AND GRADING

- A. A tree survey prepared by a registered surveyor shall be submitted which accurately locates all significant trees (including the driplines) within 25 feet of any proposed buildings, paving, utilities, or other site improvements. Where feasible, site improvements should be moved or adjusted in order to preserve as many trees as possible.
- B. All trees to be preserved shall be shown on the site plan, landscape plan, grading plan and all utility plans.
- C. Grades shall not be changed by more than 6 inches either up or down from the existing grade within the dripline of any existing trees to be preserved, unless special preservation techniques are used.
- D. All utility lines shall be located outside the dripline of any existing trees to be preserved.
- E. A clearing and grading plan shall be approved by the Public Works Department prior to approval of the building permit. All landscape berms and mounds shall be shown on the grading plan.
- F. Clearing and grading shall be limited to those areas necessary for installation of walkways, utilities, streets and building units.
- G. A topographical survey of the site with contours of 2 feet will be required.
- H. Other requirements: A geotechnical evaluation shall be provided by the Applicant addressing safe setback distances (which shall not be less than 20 feet) from the top of steep slopes to structures.

VI. STORM DRAINAGE/FLOODING

- A. Off-site drainage systems shall be analyzed for capacity within areas specified by the Public Works Dept. For drainage through Equestrian Tracts, the off-site analysis shall extend at least to the north side of N.E. 113th Street. These drainage analyses shall address conveyance capacity for the 25-year design storm to determine maximum detention system release rates which will not cause flows to adversely impact off-site capacities. These analyses shall also address runoff from the 100-year storm to determine the need, if any, for additional runoff management measures necessary to prevent flooding of buildings,

septic tanks, drainfield areas, or other features identified by the Public Works Department. Staged detention shall be provided to approximate 2-year, 10-year, and 25-year release rates.

It is recognized that conveyance through Equestrian Tracts is reduced during storm events due to deposition of eroded material at the N.E. 113th St. culvert. Off-site analyses shall consider this factor. If this factor is shown to be a constraint on conveyance, alternative off-site drainage measures shall be considered to reduce or control deposition including measures to substantially eliminate erosion in contributing drainageways. If the erosion is occurring in drainageways not associated with drainageways from the subject project, the City will use stormwater development fund fees to reimburse the developer for pre-approved construction measures and costs to address such erosion. The City will use its best efforts to obtain any approvals required from affected property owners, including but not limited to easements and releases. A State Hydraulics Project Approval may be required.

- B. Within each lot of the proposed development, the downspouts and yard drains shall connect to the storm drainage system or storm drainage shall be handled by another system acceptable to the City.
- C. A perforated storm drainage pipe, French drain sewer system, will be required behind those sidewalks lying at the base of sloping lots to intercept surface drainage. The location of the French drain system shall be shown on the plans. A similar system will be required adjacent to the west property line of site where necessary to intercept drainage onto adjacent property.
- D. A temporary drainage and sedimentation control plan shall be provided to handle drainage and erosion during the construction period. Interim drainage shall be installed prior to or during clearing as shown on the approved plan, subject to field revision (to fit site and weather conditions) as approved by the Director of Public Works or his representative. Strict adherence to all plans and approvals must be met by the Applicant.
- E. Streambed and hillslope stability shall be addressed in the drainage and soils studies and plans. Strict adherence to all plans and approvals must be met by the Applicant.
- F. A Soils Engineer from a City-approved geotechnical firm shall review project engineering plans and shall provide a written report to the City, prior to plan approval, investigating and recommending measures to maintain net recharge and to provide recharge/ groundwater protection measures. The Soils Engineer shall be on-site and shall issue written reports to the City regarding recharge/groundwater protection including water quality as required by the City Public Works Department.
- G. The Applicant shall comply with the City's Storm Drainage Fee Ordinance.

VII. PERFORMANCE ASSURANCE

- A. A performance bond or other performance security shall be posted with the City to cover the cost of the street and utility improvements within the street right-of-way. The amount of the security shall be determined by the Applicant and approved by the City.
- B. Prior to the issuance of any tenant improvement permit or occupancy permit a City approved Letter of Credit or Cash Deposit shall be posted with the City for all incompleated on-site improvements. The amount of the Letter of Credit or Cash Deposit shall be determined by the Applicant and approved by the City. In the event the street and utility as-built plans have not been submitted at this time, a cash bond in the amount of \$5,000.00 shall be posted to ensure future submittal.

VIII. OFF-SITE MITIGATION

Prior to issuance of an occupancy permit for the retirement residence, the Applicant shall:

- A. Install a 4-way stop at the intersection of 179th Avenue N.E. and N.E. 104th St. including appropriate signing and pavement markings.
- B. Contribute \$355 per p.m. peak hour trip to mitigate the SR 520/SR 202 impacts. The contribution is \$14,725.
- C. Contribute \$4,560 towards the cost of installing a traffic signal at the intersection of N.E. 104th Street and Avondale Road.
- D. Contribute \$2,280 towards the cost of installing a traffic signal at the intersection of 166th Avenue N.E. and N.E. 85th Street.
- E. Install a 4-way flashing stop signal at the intersection of 166th Avenue N.E. and N.E. 104th St.

IX. WATER SERVICE

- A. Water service will require a developer extension of the City of Redmond water system. The water system extension to serve the site shall be developed in conjunction with the water system for the proposed plat of Abbey Road and shall conform to the layout shown in Attachment 2.
- B. The developer shall construct a 16-inch main in 172nd Avenue and along the western road of the project as shown in Attachment 2. The applicant will be reimbursed by the City the incremental cost increase for oversizing this 16-inch main from a 12-inch main. The incremental cost for oversizing shall be \$15 per foot. If, at the time of construction, either the City or the Applicant believes that the oversizing cost of \$15.00 per lineal foot is incorrect, either party may elect to request that the incremental cost increase of oversizing be determined by comparative bids submitted by the contractor at the time of construction.

X. SEWER SERVICE

- A. Sewer service will require a developer extension of the City of Redmond sewer system. This extension shall generally conform to the proposed layout shown on and described in Attachment 3, which was a part of Exhibit L, admitted at the 6-6-88 public hearing before the Hearing Examiner with modifications as needed for the proposed street layout. Sewer service will not be available to the PUD until completion of the off-site sewer improvements proposed by the City on Avondale Road.
- B. In addition to the connection charge required under Chapter 13.06 of the Redmond Municipal Code, the Applicant shall pay a connection charge of \$55,075 as payment for the property's share of the Avondale sewer improvements. This charge includes the amount due for Emerald Heights in accordance with the terms of a latecomer's agreement for Phase I of the Avondale sewer improvements, dated October 12, 1987. This connection charge for the Avondale sewer improvements shall be paid at the time of issuance of a building permit for Emerald Heights and shall be increased by the applicable portion of the bond interest cost incurred by the City until the date of payment by the Applicant with the interest to be calculated from the date of this Final Approval Order.

XI. WATER AND SEWER ADMINISTRATIVE REQUIREMENTS

- A. Construction drawings for water and sewer improvements shall be prepared in accordance with the Design Requirements for Water and Sewer System Extensions prepared by the Utilities Division of the Department of Public Works.
- B. Easements shall be provided for all water and sewer improvements as required in the design requirements. Off-site easements must be recorded prior to construction drawing approval. On-site easements must be recorded prior to the improvements being placed into operation.
- C. Construction drawings for sewer improvements shall be reviewed and approved by Metro and DOE prior to construction. Construction drawings for water improvements may need to be reviewed and approved by DSHS prior to construction.
- D. A performance guarantee shall be provided in a form acceptable to the City for sewer and water mains as follows:

The amount of the performance guarantee shall be established by the City upon review of estimates prepared by the Applicant.
- E. A bill of sale shall be provided for all water and sewer improvements to be owned and operated by the City.
- F. A maintenance guarantee shall be provided in a form acceptable to the City for all water and sewer improvements to be owned and operated by the City.
- G. As-built utility drawings shall be submitted to the City prior to the improvements being placed in operation.

H. Water meter and side sewer permit applications shall be submitted for approval to the Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are complete.

I. Requests to install water meters or construct side sewers prior to completion of all water and sewer improvements and administrative requirements will only be approved on a case-by-case basis after review of the project specifics. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed.

XII. MISCELLANEOUS REQUIREMENTS

A. The side sewer shall include the installation of a commercial kitchen grease interceptor.

B. The side sewer shall include the installation of the following pretreatment requirements:

To be determined.

C. Backflow preventors shall be used in the water supply system in accordance with City, State and Federal requirements.

D. The water and sewer mains not in paved areas will need to have complete vehicular access.

XIII. FIRE DEPARTMENT REQUIREMENTS

A. Emergency Vehicle Access Roadway Requirements

1. Provide 20 foot unobstructed width.

2. The roadway service shall be an all weather driving surface per City standards.

3. All turns shall have a minimum 25 foot interior turning radii, 45 foot exterior turning radii.

4. The emergency vehicle access roadway shall have a maximum grade of 10%. If over 10%, a plan must be submitted showing extent and degree of overage in order to determine the level of mitigation required (if possible to mitigate).

5. Dead ends shall be no longer than 150 feet or provide a turnaround per City standards.

6. Roadways must be within 150 feet of all portions of exterior walls.

7. Roadways must be in place and serviceable prior to any combustible construction.
8. Fire lanes must be marked per Redmond Fire Department standards.

B. Addressing:

1. One or more signs are required
3. Signs must be clearly visible from the street fronting property, mounted on building face and contrasting with background. The following are recommended numeral sizes:

Setback from street:	less than 50'	greater than 50'
Single Family	4" high	N/A
Large Commercial	18" high	24" high
Monument Sign	6" high	N/A

3. All buildings and units must be clearly differentiated.
4. Temporary signs shall be used at the job site as soon as construction begins.

C. EXITS

1. Provide the number and size of exits per Uniform Building Code Chapter 33.
2. Exits shall be continuous and unobstructed to a public way.
3. Emergency exit lighting must be provided if one or more story above or below exit grade.
4. Emergency exit lighting must be provided if more than 50 occupants in assembly or educational occupancies.

D. City-Approved Fire Alarm System

1. Other special hazards or situations may also require an approved fire alarm system.

E. City-Approved Sprinkler System

1. Buildings 12,000 square feet or more require an approved sprinkler system.
2. Other special hazards or situations may also require an approved sprinkler system.

F. Valid Contracts are Required for Fire Protection Systems

1. Required for monitoring by an approved central station.

2. Required for maintenance per Redmond Fire Department standards.
3. Required for emergency repair service per Redmond Fire Department standards.
4. A fire protection system information form must be submitted prior to occupancy permit. Contact the Redmond Fire Department for the form.

G. Knox Box

1. A "Knox" key box is required. Both recessed or surface mount boxes are available.
2. A "Knox" key switch is required for certain mechanical and/or electrical systems.
3. Grand master keying and labeling is required.
4. Contact the Redmond Fire Department for purchase information.

H. Hydrants

1. Maximum hydrant spacing is 300 feet on center for commercial or multi-family.
2. Hydrants must provide sufficient fire flow to meet the required fire flow as calculated by the Fire Department.
3. Hydrants must be in place and serviceable prior to combustible construction.
4. F.D.C's shall be placed by the Fire Department in coordination with hydrants.
5. Hydrant placement must be coordinated with and approved by the Fire Department.
6. A 5" Storz adapter is required for steamer ports on all hydrants.

I. Commercial Cooking Equipment

1. A Type I. hood and an approved, tested and maintained fixed fire protection system is required when commercial cooking equipment is used or in any commercial occupancy where cooking produces grease laden vapors.

J. Gas Meters

1. Bollards are required around natural gas meters if the driving surface is within 20 feet. Placement shall be per Redmond Fire Department Standards.

K. Permits

- 1A. Permits are required for storage, handling, processing, or use of any hazardous processes or materials regulated by the Fire Code.

L. No Smoking signs

1. Provide "no smoking" signs per the Washington Clean Indoor Air Act (i.e. public places) in accordance with Redmond Fire Department Standards.

M. Phasing

1. If some C.D.'s desired prior to others, submit a plan to Technical Committee for approval.

EXHIBIT O ATTACHMENT 1

EXHIBIT O

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.

* 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.

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.

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 to the 27-inch line in Avondale Road will contribute their fair share to the cost of that improvement.

AEETHETICS

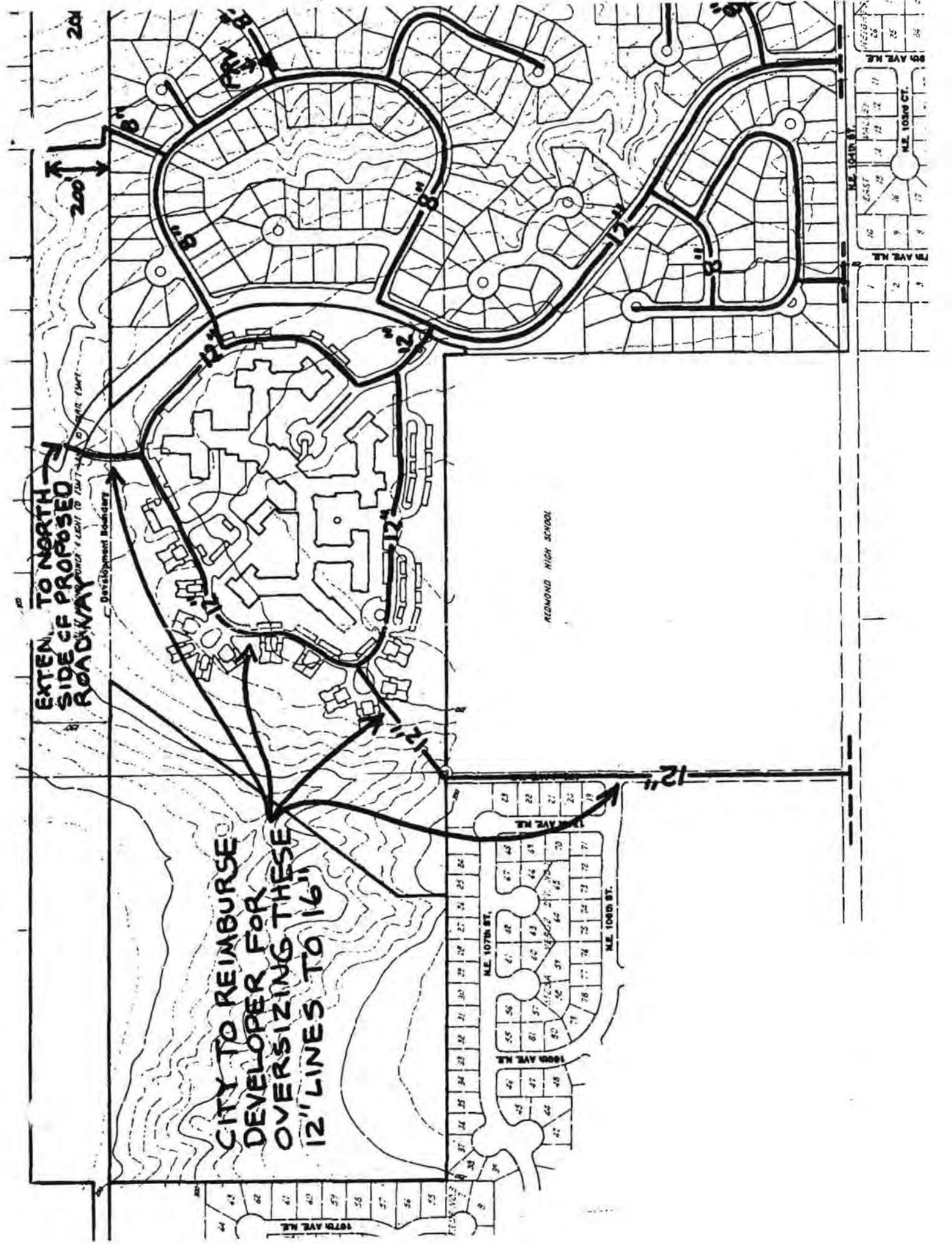
- * The plan calls for maintaining existing vegetation in areas throughout both the retirement center and the single-family subdivision.
- * The main building is located near the center of the property, at least 650 feet from the nearest existing house. The one-story duplexes and carports, which are 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.

EXTENSION TO NORTH SIDE OF PROPOSED ROADWAY

Development Boundary

CITY TO REIMBURSE DEVELOPER FOR OVERSIZING THESE 12" LINES TO 16"

REDMOND HIGH SCHOOL



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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EXHIBIT 7



June 22, 1988

MEMORANDUM

TO: Mayor and City Council

FROM: James M. Driscoll
Hearing Examiner

SUBJECT: Application of Kitchell Development Co.
for approval of a Special Development Permit
and Planned Unit Development -
SDP-87-9/PUD #48 EMERALD HEIGHTS

Enclosed is a copy of my recommendation for the above application.

Any interested person may file a written request for reconsideration with the Hearing Examiner by July 7, 1988. The request for reconsideration shall explicitly set forth alleged errors of procedure or fact.

A notice of the date of your meeting in which you consider these recommendations will be sent to the Applicant and all parties of record. This notice will be given when the date is set.

JAMES M. DRISCOLL
Hearing Examiner

JMD/cb



**FINDINGS AND RECOMMENDATIONS
OF THE HEARING EXAMINER OF THE
CITY OF REDMOND**

**IN THE MATTER OF THE APPLICATION OF
KITCHELL DEVELOPMENT CO. FOR APPROVAL
OF A SPECIAL DEVELOPMENT PERMIT AND
PLANNED UNIT DEVELOPMENT**

**FILE: SDP-87-9 & PUD#48
EMERALD HEIGHTS**

**RECOMMENDATION: The special development permit and PUD should
approved subject to the conditions listed.**

INTRODUCTION

Kitchell Development Co., 1006 South 24th Street, Phoenix, Arizona, 98634, (hereinafter referred to as Applicant) requested approval of a special development permit for a 308-unit retirement residence and a planned unit development (PUD) for flexibility of height standards. The subject property is approximately 94 acres of land located directly north of Redmond High School, north of N.E. 104th Street, in the City of Redmond, Washington, and more particularly described as shown in Exhibit F.

The above described land is zoned R-4, Suburban Residence, and has a Land Use Plan designation of Suburban Residence. The zoning and Land Use Plan designations are established in the Redmond Community Development Guide (RCDG).

A hearing on the request was held before the Hearing Examiner of the City of Redmond, Washington, on June 6, 1988.

Public testimony was presented by the following:

**Judd Black
Planning Department
City of Redmond
15670 NE 85th St.
Redmond, WA 98052**

**Sally Clark
1221 2nd Ave.
Seattle, WA**

**Julian Sayers
1133 - 37th Avenue
Seattle, WA 98122**

**June 22, 1988
Page 1 of 17**

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (SOB-87-9 and PUD48)

Dick Barthol
Engineering Dept.
City of Redmond

Alan Fure
11415 NE 128th
Kirkland, WA

Chuck Bliss
10813 181st Ave. NE
Redmond, WA 98052

Chuck Bliss
10813 181st Ave. NE
Redmond, WA 98052

Sterling Leibenguth
11406 167th Pl. NE
Redmond, WA 98052

John Daly
10627 181st Ave. NE
Redmond, WA 98052

Lisa Schroeder
10814 181st Ave. NE
Redmond, WA 98052

Ron Paris
10523 181st Ave. NE
Redmond, WA 98052

Stephen King
10417 181st Ave. NE
Redmond, WA 98052

Duane Pape
10507 181st Ave. NE
Redmond, WA 98052

Diana Tidball
10425 181st NE
Redmond, WA 98052

The following exhibits were presented at the hearing and are available for inspection at the Hearing Examiner's Office, City Hall, 15670 N.E. 85th Street, Redmond, Washington:

- A - Technical Committee Report
- B - Site Plan - Full-size (Hearing Examiner only)
- C - Site Plan
- D - Vicinity Map
- E - Scope Analysis - reduced
- F - Legal description
- G - SEPA adoption of existing documents
- H - Sign-in sheet for addendum
- I - Public input
- J - Arterial Street Plan
- K - Education Hill Street Plan
- L - Sewer and Water Requirements
- M - Zoning Map
- N - Fire Department Requirement
- O - Mitigating Measures
- P - Revised Proposal
- Q - Revised Conditions
- R - Site Plan of Plat with Four Colors Representing Drainage
- S - Photos of Drainage in the Area Submitted by Mr. Leibenguth
- T - Tree Cutting Ordinance

Pursuant to the consent of the Applicant, the hearing was jointly held with a hearing on the Abbey Road preliminary plat (PP-87-6) for land adjacent to the subject property (separate findings were issued for the Abbey Road preliminary plat application).

After due consideration of the evidence presented by the Applicant; and, evidence and testimony elicited during the public hearing, the following Findings of Fact and Conclusions constitute the basis of the recommendation of the Hearing Examiner.

FINDINGS OF FACT

1. The Applicant has requested approval of a special development permit for a 308-unit retirement residence and approval of a planned unit development for flexibility of height standards. The retirement residence is proposed to be developed on property located directly north of the Redmond High School, and north of N.E. 104th Street, in the City of Redmond, Washington. The subject property is more particularly described as set forth in Exhibit F. (Staff report.)
2. The subject property consists of approximately 94 acres of land located in the Education Hill neighborhood. It has a Land Use Plan designation of Suburban Residence and a zoning designation of R-4, Suburban Residence District.
3. The surrounding lands have the following zoning and development:
North: R-4/Puget Sound Power & Light right-of-way
South: R-5/Redmond High School
East: R-4/Undeveloped
West: R-4/Undeveloped
(Staff report.)
4. The proposed project is being developed in conjunction with a preliminary plat (Abbey Road, File PP-87-6). The land for the Abbey Road preliminary plat is located directly east of the subject property and consists of 69 acres of land which is being subdivided into approximately 210 lots. (Black testimony.)
5. Access to the site will be via a parkway (hereinafter referred to as "main road") proposed to be constructed through the Abbey Road preliminary plat. At NE 104th Street the main road right-of-way will align with 179th Avenue NE and will extend through the Abbey Road plat to provide direct access to the subject property. It will extend north of the Abbey Road plat into property owned by the Applicant on which a Puget Sound Power and Light right-of-way easement is located. The road will eventually connect to NE 116th Street and align with 172nd Avenue NE. (Black testimony and Staff report.)
6. Currently the site is a dense evergreen forest consisting of firs, alders, cedars and associated underbrush. The topography of the site, where the retirement residence is proposed to be located, slopes gently to the north, crests in the middle, and then slopes towards the northwest and northeast. The proposed 308-unit retirement residence will be located on a level section of the site. (Staff report and Sayers testimony.)
7. The 308-unit retirement residence will include a 60-bed skilled nursing care facility and 30 personal care rooms. In addition, there will be 24 units located in 12 duplexes on site. The main structures will be approximately 450,000 square feet in area and will occupy nearly 50

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (SD 87-9 and PUD48)

acres. The remaining acreage of the site, approximately 45 acres, will consist of the extension of the main road and undeveloped space. Originally it was proposed by the Applicant to have 30 acres of undeveloped land immediately west of the facility designated as open space. However, as part of a compromise for the extension of the main road to NE 116th Street, the Applicant withdrew the open space proposal. (Clark testimony and Staff Report.)

8. The City of Redmond recently passed Ordinance 1427 which defines retirement residences, and, Ordinance 1424 which requires a special development permit for a retirement residence. The proposed development is a retirement residence as defined in RCDG 20A.60.525 as amended and a special development permit is required pursuant to RCDG 20C.10.240(05) as amended. (RCDG.)
9. In order for a special development permit to be issued within the City of Redmond the general criteria for special uses as set forth in RCDG 20C.20.235(10) must be satisfied. These criteria include:
 - (a) The proposed application will be compatible with present and potential surrounding land use, and will have a beneficial effect which could not be achieved without granting special conditions for development.
 - (b) The application conforms with the purposes and standards prescribed in this section.
 - (c) The application conforms to the Goals, Policies and Plans set forth in the Community Development Guide.
 - (d) Developments seeking exceptions to the site standards shall not impact surrounding properties more than would development based on the required design standards.
 - (e) The application conforms with special standards established for specific uses defined in Section 20C.10.245, Special Review Criteria.
 - (f) The application conforms with criteria of Section 20C.30 "Design Criteria."(RCDG)
10. Because the proposal involves the construction of a structure (the retirement residence) it is defined as a project as set forth in RCDG 20C.20.235(35). For a project to be granted a special development permit the criteria as set forth in RCDG 20C.20.235(10) and 20C.20.235(55) must be satisfied. In addition, the special review criteria for retirement residences as set forth in RCDG 20C.20.235(70) must be satisfied. These criteria include:

20C.20.235(70) Building Design Criteria

- (a) Design buildings, particularly those on the perimeter of the site, so that mass and scale are harmonious with surrounding areas.
- (b) Use building materials and color that are harmonious with surrounding areas.
- (c) Vary building facades, rooflines, surface textures, and architectural design throughout the site to avoid monotony.
- (d) Site buildings to avoid creating a "walled corridor effect," long unbroken rows of buildings along a setback, or a monotonous pattern of buildings.

(RCDG.)

11. In addition to the special development permit, the Applicant requested flexibility of building height standards with use of planned unit development regulations. The maximum height allowed in an R-4 zone is 30 feet and the Applicant is requesting that the proposed development exceed this standard by an additional 7.5 feet for one building, and up to 4 feet for other buildings. (Staff report.)
12. The City submitted that the PUD process was used for this application, instead of the variance process, because the purposes of a PUD more closely relate to the circumstances of the application. It will allow the Applicant to use innovative methods and approaches not available under conventional building methods. (Black testimony.)
13. RCDG 20C.20.235(30)(c) allows for flexibility of design and building height if it assists to maintain open space and natural resources, enhances views from within the site, and does not interfere with adjoining properties. The proposal satisfies these standards. (Black testimony and RCDG.)
14. The maximum number of suites permitted per acre in the R-4 zone district is 25. The Applicant originally proposed a density of 3.24 suites per acre. In the calculation of this density the permanent open space on the west end of the site was included. With the exclusion of the permanent open space, the proposal had 6.16 suites per acre. (Staff report and Black testimony.)
15. The main building will consist of six wings that will be connected to a common area. Outside of each wing a partially enclosed courtyard and landscaping are proposed to provide individual outside spaces. The Applicant indicated that attempts will be made to preserve some existing vegetation in the courtyard area. Each suite will have an exterior view of the courtyard or the perimeter of the facility. (Sayers testimony.)
16. There will be a network of sidewalks or walkways from the parking areas to the main structure and the building wings. In addition, pedestrian

HEARING EXAMINER'S RECOMMENDATION

RE: Emerald Heights (SDP-97-9 and PUD48)

access will be provided along the parkway that connects NE 104th Street to NE 116th Street. (Black testimony.)

17. It is the intent of the Applicant to control the storm drainage with construction of a system that will not reduce the amount of water leaving the site but will control the rate of flow of water leaving the site. This will be accomplished with a detention system that will control the flow of water by an extension of the duration of the discharge. (Black testimony and addendum.)
18. Sanitary sewer service is available through an 8-inch collector off NE 109th Street. The collector will flow through the City's proposed Avondale trunk and connect to a Metro interceptor in Avondale Way N.E. at Union Hill Road. (Staff report.)
19. Water service is available by extension of water mains from N.E. 104th Street. (Staff report.)
20. The Applicant has submitted a parking ratio of 1.22 parking spaces for each suite. This ratio exceeds the recently adopted new parking standards requiring .5 to 1 parking space per suite. The City of Redmond recommended approval of the ratio as proposed by the Applicant. (Black testimony.)
21. The proposed development will have recreational facilities available within the development including picnic areas, shuffleboards, and a swimming pool. In addition a trail system will be developed. (Sayers testimony.)
22. A witness (Bliss) testified to be a property owner in the area. He contended that although he is not against the proposed project he thought a more desirable area for the location of a retirement residence would be in a downtown commercial area. The witness submitted that noise from the high school and the stadium could be disruptive to the residents of the facility. (Bliss testimony.)
23. A witness (King) submitted that the high school and the retirement residence may not be compatible. Noise from the high school, including disruptions from the stadium, could impact the residents of the retirement center. (King testimony.)
24. A witness (Paris) testified to be in support of the development of the retirement community on the subject property. He submitted that it would be a nice addition to the Education Hill area and it would not have any adverse impacts to the community. (Paris testimony.)

CONCLUSIONS

1. The application is for a special development permit for a 308-unit retirement residence and a PUD to allow flexibility of height standards for the project. The retirement residence is proposed to be developed

HEARING EXAMINER'S RECOMMENDATION

RE: Emerald Heights (SDP 87-9 and PUD48)

on property located directly north of Redmond High School and north of N.E. 104th Street, in the City of Redmond, Washington.

2. The subject property is zoned Suburban Residence, R-4. In order for the development to proceed in this particular zone and location, it is necessary for the Applicant to obtain a special development permit. In addition, adjustments to the structure such as height variations are required to be reviewed pursuant to PUD guidelines in the City of Redmond.
3. The proposed development is considered a project under special development review guidelines.
4. A review has been made of the general criteria for the granting of special development permits and the criteria for projects and special development permits. With conditions the proposal satisfies these criteria.
5. The proposed development will be compatible with present and potential surrounding land uses. It will have a beneficial effect to the public because it will be compatible with the surrounding land uses and will provide a residential use consistent with other uses in the area.
6. Adequate access to the proposed development will be off a main road through the plat of Abbey Road. Access to the site from arterials within the City of Redmond will be off NE 104th Street and NE 116th Street.
7. The proposed structure will include a 60-bed skilled nursing care facility and 30 personal care rooms. The main structure will be 450,000 square feet and will occupy approximately 50 acres of land. The structure as designed with six wings will be consistent with the design review criteria of RCDG.
8. With conditions of development the proposal will conform to the goals, policies and plans as set forth in the RCDG.
9. Extensive conditions of approval are set forth in the recommendations of this document. They are required to be met in order to ensure that the project can be developed in a manner that will not be detrimental to the subject property nor to any of the surrounding properties.
10. With the exception of the height variations of the PUD, the buildings on site will meet the requirements for R-4 zoning.
11. RCDG, 208.40 Economic Development will be satisfied by the proposed development. In particular, the proposed retirement residence will create opportunities for diverse economic developments that will provide a variety of job opportunities, and contribute to a sound economic base to the City of Redmond while maintaining a quality environment. It will also provide for a high-quality environment for economic activities with a good design, landscaping and control of impacts.

HEARING EXAMINER'S RECOMMENDATION

RE: Emerald Heights (SDP 27-9 and PUD 88)

12. The overall design of the residential facility, including the various wings of the building, will be consistent with the goals and policies of RCDG, 20B.55 Energy. The structure will be an energy efficient building consistent with the energy efficient land use goals, policies and programs as set forth in RCDG, 20B.55.020 et seq.
13. The proposed facility will be consistent with goals, policies and plans of RCDG, 20B.60 Transportation. With access off the main road through the Abbey Road plat, and arterial access off NE 104th Street and NE 116th Street, the efficiencies of transportation systems will be enhanced. In addition, the facility will not create a significant impact upon the transportation needs of the City of Redmond because a large number of the residents of the facility will not own vehicles. Adequate parking will be provided.
14. Adequate utility service and storm drainage will be available to service the site.
15. A review of the criteria of RCDG, 20C.20.235(70) has been made. With conditions these criteria are satisfied.
16. The mass and scale of the building will be harmonious with the surrounding areas because the building is designed to create the impression of open space. Additional landscaping will allow this impression to be enhanced.
17. The Applicant will use building materials and colors that are harmonious with the surrounding areas.
18. Because of the winged sections of the facility, the building design will avoid monotony of architectural design. There will not be a walled corridor effect with long, unbroken rows of buildings nor a monotonous pattern of buildings.
19. The Applicant has requested PUD approval in order to exceed the allowed height standards of 30 feet for the project. The Applicant seeks flexibility in order that the main building can exceed the 30-foot standard by an additional 7.5 feet, and other structures can exceed the standard by 4 feet or less.
20. The criteria for review of PUD's as set forth in RCDG 20C.20.235(15) have been reviewed. With conditions, these criteria are satisfied.
21. The building height exceptions will provide an innovative method and approach from the conventional development standards that will not adversely impact neighboring developments, nor interfere with the enjoyment of land in the vicinity.
22. The flexibility of height standards will preserve the natural characteristics of the site and will not disrupt the topography, native vegetation, views, streams or other natural amenities in the community.

HEARING EXAMINER'S RECOMMENDATION

RE: Emerald Heights (SDP 87-9 and PUD48)

With the additional height of the structure, more open space can be created. All the open space criteria as set forth in RCDG, 20C.20.235(60) are satisfied.

23. The design criteria of RCDG, 20C.30 have been reviewed for the PUD. The application satisfies these criteria.
24. The Technical Committee of the City of Redmond recommended approval of the requested special development permit subject to the conditions as listed in Exhibit A.

RECOMMENDATION

Based upon the preceding Findings of Fact and Conclusions, and the testimony and evidence submitted at the public hearing, it is the recommendation to the City Council that the Emerald Heights special development permit and PUD (SDP-87-9 and PUD #48) be approved subject to the following conditions:

I. General Requirements

- A. In conjunction with the development of Abbey Road, a through street shall be constructed from N.E. 104th Street to N.E. 116th Street, aligning with 172nd Avenue N.E. This may be done through the use of an L.I.D. if approved by the City Council of the City of Redmond. If requested, the City will assist in the formation of an LID for construction of this street. Alternatively, the Applicant may request the utilization of a latecomer's agreement to equitably allocate the cost to all property that would receive special benefits from the street. The required street standard is described in Section III.
- B. As part of the conditions of approval of the special development permit and PUD for the retirement residence, the Applicant will dedicate to the City, at the time of issuance of a building permit, the northerly 250 feet of the site where the Puget Sound Power & Light Company right-of-way easement is located (approximately 24 acres) to accommodate trail, street, and utility rights-of-way and open space.
- C. The following shall be submitted to the City in final form prior to the issuance of any building permit or occupancy permit:
 1. Final color and material scheme;
 2. Elevations of maintenance buildings and swimming pool;
 3. Location and design of garbage enclosures;
 4. Elevations, colors and materials for carports; and,
 5. Carport design.

HEARING EXAMINER'S RECOMMENDATION

RE: Emerald Heights (SR 87-9 and PUD48)

- D. Parking shall be created to provide 1.22 spaces per suite.
- E. The amount of paving in the service area shall be reduced either by removal or other treatment approved by City of Redmond.
- F. The screen wall heights through the site shall be shown.
- G. The Applicant shall provide a proposed grading and contour plan which indicates all retaining walls and grades.
- H. Plant counts shown on the plan are not binding but special consideration shall be applied for the size of the large scale trees. Said trees shall be 2-1/2" caliper per code along the entry to the complex and around the turnaround and all others shall be 1-3/4" per the proposal. Medium size trees shall be 1-1/2" per the proposal. Small scale trees shall be 50%, 6' height and 50%, 8' height. Medium flowering trees shall be 1-1/2" per the proposal. Small scale deciduous fruit trees shall be 1-1/4" per the proposal. Groundcover in 4" pots shall be 24" on center equilateral triangular spacing.
- I. In addition to the requirements listed in this report, those mitigating measures applicable to the retirement residence listed in Exhibit D, that were identified in the Addendum to the Redmond Heights Environmental Impact Statement (pages 1 through 29), shall be incorporated as conditions of approval.
- J. The retirement center will be restricted to the central approximately 40 acres of the site and the northern approximately 24 acres, which will be dedicated to the City in connection with the development of the retirement center, to be used for trails, open space, and rights-of-way for streets and utilities.

II. ENGINEERING

- A. Engineering plans and street improvement plans for the site shall be prepared by a registered engineer and shall include:

Plan size - 24" x 36" (no substitutions accepted).

Scale - Standard engineering scale(s).

All information necessary for inspection by the Engineering Dept.

Review for approval by the Director of Public Works

(Please note: The site plan shall be approved by the Engineering Dept. and be included as part of engineering construction plans. Plans approved by the Director of Public Works take precedence over all other plans.)

III. STREETS, SIDEWALKS, ACCESS

- A. The through street from NE 104th Street to NE 116th Street shall be coordinated with the adjacent development of Abbey Road. From NE 104th Street to its intersection with the most northerly local access street in Abbey Road, the street shall be constructed to urban standards consisting of a 28-foot pavement section with curbs, gutters and street lights within a 54-foot right-of-way. A 5-foot meandering walkway on the east side of the street, which may be partially on an easement within greenbelt tracts, shall be provided between the main entry to the retirement residence and NE 104th Street. North of the most northerly local access street noted above, the through street to NE 116th shall consist of 24 feet of pavement with 5-foot gravel shoulders and open ditches, storm drainage, and an all-weather walkway on one side of the street from NE 116th Street to the subdivision of Abbey Road, within a 60-foot right-of-way. This section will not have curbs, gutters, sidewalks, or street lights.
- B. The following streets are required to be dedicated to the City of Redmond upon completion of construction:
- N.E. 104th Street north of street center line shall be dedicated for City right-of-way for that portion fronting the site.
- C. Sidewalks constructed to City standards are required on at least one side of all access roads (including those with parking).

IV. UTILITIES

- A. All power and telephone vaults/boxes shall be shown on the site plan, engineering drawings and landscape plans submitted for building and construction permits, in addition:
- A composite drawing that includes all utilities, landscaping, (including trees) sprinklers, fire lines, dumpster enclosures, etc. must be submitted to minimize the possibility of utilities/landscaping conflicts.
- B. All as-built utility information shall be transferred to site plans, engineering drawings and landscape plans, and re-submitted on reproducible photo mylar drawings prior to occupancy of the buildings. "Certificate of Occupancy will not be issued until the as-builts are supplied in accordance with the following procedure:
- Developer/engineer shall furnish one set of as-built prints to be field verified by the City. Upon satisfactory corrections to the drawings final mylars shall be submitted.
1. One full size (22" x 34") photo mylar* or original mylar.
(City standards not required)
 2. One reduced (11" x 17") photo mylar* slick.

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (SP 87-9 and PUD48)

3. One photo negative (8-1/2" x 11").
4. One set of full size and half prints for each of the following: water, sewer, storm, streets and traffic.

* Sepa mylars or Xerox-type copies are not a suitable substitute for photographic mylar.

NOTE: The street and storm drainage as-built information maybe submitted after this Certificate of Occupancy has been issued provided the \$5,000 cash bond discussed in item VII.B. has been posted.

V. CLEARING AND GRADING

- A. A tree survey prepared by a registered surveyor shall be submitted which accurately locates all significant trees (including the driplines) within 25 feet of any proposed buildings, paving, utilities, or other site improvements. Where feasible, site improvements should be moved or adjusted in order to preserve as many trees as possible.
- B. All trees to be preserved shall be shown on the site plan, landscape plan, grading plan and all utility plans.
- C. Grades shall not be changed by more than 6 inches either up or down from the existing grade within the dripline of any existing trees to be preserved, unless special preservation techniques are used.
- D. All utility lines shall be located outside the dripline of any existing trees to be preserved.
- E. A clearing and grading plan shall be approved by the Public Works Department prior to approval of the building permit. All landscape berms and mounds shall be shown on the grading plan.
- F. Clearing and grading shall be limited to those areas necessary for installation of walkways, utilities, streets and building units.
- G. A topographical survey of the site with contours of 2 feet will be required.
- H. Other requirements: A geotechnical evaluation shall be provided by the Applicant addressing safe setback distances (which shall not be less than 20 feet) from the top of steep slopes to structures.

VI. STORM DRAINAGE/FLOODING

- A. Off-site drainage systems shall be analyzed for capacity within areas specified by the Public Works Dept. For drainage through Equestrian Tracts, the off-site analysis shall extend at least to the north side of N.E. 113th Street. These drainage analyses shall

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (SP 87-9 and PUD48)

address conveyance capacity for the 25-year design storm to determine maximum detention system release rates which will not cause flows to exceed off-site capacities. These analyses shall also address runoff from the 100-year storm to determine the need, if any, for additional runoff management measures necessary to prevent flooding of buildings, septic tanks, drainfield areas, or other features identified by the Public Works Department. Staged detention shall be provided to approximate 2-year, 10-year, and 25-year release rates.

It is recognized that conveyance through Equestrian Tracts is reduced during storm events due to deposition of eroded material at the N.E. 113th St. culvert. Off-site analyses shall consider this factor. If this factor is shown to be a constraint on conveyance, alternative off-site drainage measures shall be considered to reduce or control deposition including measures to substantially eliminate erosion in contributing drainageways. If the erosion is occurring in drainageways not associated with drainageways from the subject project, the City will consider use of stormwater development fund fees to reimburse the developer for pre-approved construction measures and costs to address such erosion. A State Hydraulics Project Approval may be required.

- B. Within each lot of the proposed development, the downspouts and yard drains shall connect to the storm drainage system or storm drainage shall be handled by another system acceptable to the City.
- C. A perforated storm drainage pipe, French drain sewer system, will be required behind those sidewalks lying at the base of sloping lots to intercept surface drainage. The location of the French drain system shall be shown on the plans. A similar system will be required adjacent to the west property line of site where necessary to intercept drainage onto adjacent property.
- D. A temporary drainage and sedimentation control plan shall be provided to handle drainage and erosion during the construction period. Interim drainage shall be installed prior to or during clearing as shown on the approved plan, subject to field revision (to fit site and weather conditions) as approved by the Director of Public Works or his representative. Strict adherence to all plans and approvals must be met by the Applicant.
- E. Streambed and hillslope stability shall be addressed in the drainage and soils studies and plans. Strict adherence to all plans and approvals must be met by the Applicant.
- F. Soils Engineer from a City-approved geotechnical firm shall review project engineering plans and shall provide a written report to the City, prior to plan approval, investigating and recommending measures to maintain net recharge and to provide recharge/groundwater protection measures. The Soils Engineer shall be

HEARING EXAMINER'S RECOMMENDATION

RE: Emerald Heights (SR 57-9 and PUD48)

on-site and shall issue written reports to the City regarding recharge/groundwater protection as required by the City Public Works Department.

- G. In the event the water table is lowered in the vicinity of the site or the geotechnical study (no. F above) shows that the water table will be lowered, then the City's water system will be extended at the developer's expense to affected property owners.
- H. The Applicant shall comply with the City's Storm Drainage Fee Ordinance.

VII. PERFORMANCE ASSURANCE

- A. A performance bond or other performance security shall be posted with the City to cover the cost of the street and utility improvements within the street right-of-way. The amount of the security shall be determined by the Applicant and approved by the City.
- B. Prior to the issuance of any tenant improvement permit or occupancy permit a City approved Letter of Credit or Cash Deposit shall be posted with the City for all incomplected on-site improvements. The amount of the Letter of Credit or Cash Deposit shall be determined by the Applicant and approved by the City. In the event the street and utility as-built plans have not been submitted at this time, a cash bond in the amount of \$5,000.00 shall be posted to ensure future submittal.

VIII. OFF-SITE MITIGATION

The Applicant shall:

- A. Install a 4-way stop at the intersection of 179th Avenue N.E. and N.E. 104th St. including appropriate signing and pavement markings.
- B. Contribute the fair share to mitigating the SR 520/SR 202 impacts. The actual cost of said contribution shall be determined at a later date.
- C. Contribute to the cost of installing a traffic signal at the intersection of N.E. 104th Street and Avondale Road. The actual cost of said contribution shall be determined at a later date.
- D. Contribute to the cost of installing a traffic signal at the intersection of 166th Avenue N.E. and N.E. 85th Street. The actual cost of said contribution shall be determined at a later date.
- E. Install a 4-way flashing stop signal at the intersection of 166th Avenue N.E. and N.E. 104th St.

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (SU 97-9 and PUD48)

IX. WATER SERVICE

- A. Water service will require a developer extension of the City of Redmond water system.
- B. The water main extension north from NE 104th Street shall be oversized per Exhibit L (admitted at the 06/06/88 public hearing before the Hearing Examiner) to accommodate further development. The reimbursement by the City shall be a negotiable item between the City and the Applicant.

X. SEWER SERVICE

- A. Sewer service will require a developer extension of the City of Redmond sewer system.
- B. Sewer connection charge shall be determined by the City of Redmond.

XI. WATER AND SEWER ADMINISTRATIVE REQUIREMENTS

- A. Construction drawings for water and sewer improvements shall be prepared in accordance with the Design Requirements for Water and Sewer System Extensions prepared by the Utilities Division of the Department of Public Works.
- B. Easements shall be provided for all water and sewer improvements as required in the design requirements. Off-site easements must be recorded prior to construction drawing approval. On-site easements must be recorded prior to the improvements being placed into operation.
- C. Construction drawings for sewer improvements shall be reviewed and approved by Metro and DOE prior to construction. Construction drawings for water improvements may need to be reviewed and approved by DSHS prior to construction.
- D. A performance guarantee shall be provided in a form acceptable to the City for sewer and water mains as follows:

The amount of the performance guarantee shall be established by the City upon review of estimates prepared by the Applicant.
- E. A bill of sale shall be provided for all water and sewer improvements to be owned and operated by the City.
- F. A maintenance guarantee shall be provided in a form acceptable to the City for all water and sewer improvements to be owned and operated by the City.
- G. As-built utility drawings shall be submitted to the City prior to the improvements being placed in operation.

HEARING EXAMINER'S RECOMMENDATION

RE: Emerald Heights (SD 7-9 and PUD48)

- H. Water meter and side sewer permit applications shall be submitted for approval to the Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are complete.**
- I. Requests to install water meters or construct side sewers prior to completion of all water and sewer improvements and administrative requirements will only be approved on a case-by-case basis after review of the project specifics. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed.**

XII. MISCELLANEOUS REQUIREMENTS

- A. The side sewer shall include the installation of a commercial kitchen grease interceptor.**
- B. The side sewer shall include the installation of the following pretreatment requirements:

To be determined.**
- C. Backflow preventors shall be used in the water supply system in accordance with City, State and Federal requirements.**
- D. The water and sewer mains not in paved areas will need to have complete vehicular access.**

XIII. FIRE DEPARTMENT REQUIREMENTS

- A. See Exhibit N admitted at the 06/06/88 public hearing before the Hearing Examiner.**

Entered this 22nd day of June, 1988, pursuant to the authority granted under Sections 20F.10.080(10) and 20F.20.030 of the Community Development Guide of the City of Redmond.

/s/ JAMES M. DRISCOLL

JAMES M. DRISCOLL
Hearing Examiner

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (SDP 7-9 and PUD48)

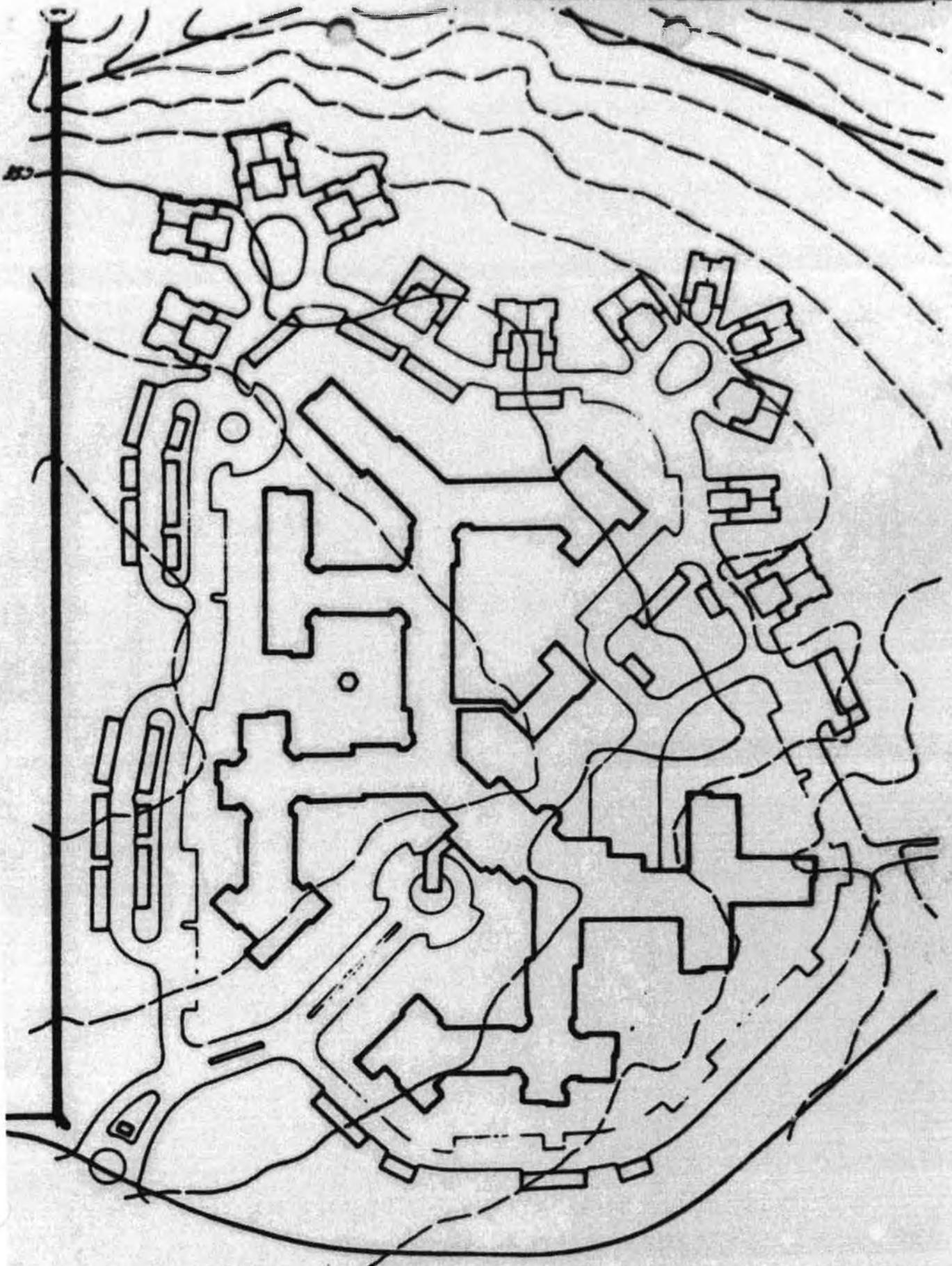
NOTICE

You are hereby given notice that pursuant to RCW 35.63.130 the foregoing Findings of Fact, Conclusions and Recommendations have been submitted to the Mayor and City Council of the City of Redmond, Washington, for their consideration and approval. Council action on this item will occur at a later date, of which you will be notified by mail.

PROCEDURE FOR RECONSIDERATION

Any interested person may file a written request for reconsideration with the Hearing Examiner. The request for reconsideration shall explicitly set forth alleged errors of procedure or fact.

The final date for motion for reconsideration is 5 p.m. on July 7, 1988.



EMERALD HEIGHTS SDP-87-9 and PUD #48

EXHIBIT C

REVISED FINDINGS AND RECOMMENDATIONS
OF THE HEARING EXAMINER OF THE
CITY OF REDMOND

IN THE MATTER OF THE APPLICATION OF
KITCHELL DEVELOPMENT CO. FOR APPROVAL
OF A SPECIAL DEVELOPMENT PERMIT AND
PLANNED UNIT DEVELOPMENT

FILE: SDP-87-9 & PUD#48
EMERALD HEIGHTS

On June 22, 1988, a recommendation was issued to the City Council of the City of Redmond by the Hearing Examiner for the above-captioned matter. The recommendation was issued subject to Conditions of Approval. On July 7, 1988, the Applicant's representative requested reconsideration and changes to some of the Findings of Fact, Conclusions and Conditions of Approval. These changes were reviewed by representatives of the Technical Committee and no objections were submitted. Therefore, based on this request for reconsideration, the Findings of Fact, Conclusions and Conditions of Approval are modified to reflect the following changes:

FINDINGS OF FACT

4. The proposed project is being developed in conjunction with a preliminary plat (Abbey Road, File PP-87-6) on a 163-acre site north of 104th Avenue NE and Redmond High School. The land for the Abbey Road preliminary plat is located directly east of the subject property and consists of 71 ~~89~~ acres of land which is being subdivided into approximately 210 lots. (Motion for reconsideration.)

(It is noted that the evidence submitted at the public hearing was inconsistent as to the exact acreage of the property. The Staff Report had 94.04 acres; Exhibit P had 94 acres; and, the Site Plan had 95.04 acres.)

7. The 308-unit retirement residence will include a 60-bed skilled nursing care facility and 30 personal care rooms. The main building includes 284 units. In addition, there will be 24 units located in 12 duplexes on site. The total project will be approximately 450,000 square feet in building floor area and will occupy approximately 62 acres, including the 250-foot Puget Power easement along the northern portion of the site (24 acres) where the extension of the main through road to NE 116th Street will be located. The remainder of the site includes an undeveloped 30-acre area west of the retirement residence. Originally it was

proposed by the Applicant to maintain this 30 acres, and the northern 24 acres where the Puget Power easement is located, as designated open space. However, as part of a compromise for the extension of the main through road to NE 116th Street, the Applicant withdrew the open space proposal for the western 30 acres and agreed to dedicate the northern 24 acres to the City for road right-of-way, utilities, trails, and open space. The retirement residence proposal was revised to withdraw the western 30 acres from the special development permit and PUD applications. (Motion for reconsideration.)

11. In addition to the special development permit, the Applicant requested flexibility of building height standards with use of planned unit development regulations. The maximum height allowed in an R-4 zone is 30 feet and the Applicant is requesting that the proposed development exceed this standard for the main building by an additional 7.5 feet for one building elevation, and by up to 4 feet for other buildings elevations. (Motion for reconsideration.)
14. With the exclusion of the 30 acres of permanent open space from the proposal, the density of the retirement residence special development permit application, which covers approximately 62 acres, is 4.96 suites per acre. (Motion for reconsideration.)

CONCLUSIONS

7. The proposed main building structure will include a 60-bed skilled nursing care facility and 30 personal care rooms. The project structure will consist of 450,000 square feet, including the main building and 12 duplexes, and will occupy approximately 38 acres of land after dedication of 24 acres to the City for rights-of-way, utilities, trails, and open space. The structure as designed with six wings will be consistent with the design review criteria of RCDG.

HEARING EXAMINER'S REVISED RECOMMENDATION

RE: Emerald Heights (JUP-87-9 and PUD48)

- 19. The Applicant has requested PUD approval in order to exceed the allowed height standards of 30 feet for the project. The Applicant seeks flexibility from the 30-foot height limit in order that the main building can exceed the 30-foot standard by an additional 7.5 feet at one elevation and other portions of the building ~~AND/OR NOT/STREETS~~ can exceed the standard by 4 feet or less.
- 24. The Technical Committee of the City of Redmond recommended approval of the requested special development permit subject to the conditions as listed in Exhibit A and as further revised by the conditions submitted by Judd Black at the hearing as Exhibit Q.

RECOMMENDATION

The recommendation as set forth in the June 22, 1988, document remains as stated with the exception of the changes to the following Conditions of Approval:

I. GENERAL REQUIREMENTS

- A. Prior to the issuance of an occupancy permit for the retirement residence, ~~IN/CONFORMANCE/WITH/THE/REQUIREMENTS/OF/RWAY/ROAD/~~ a public through street shall be constructed from the N.E. 104th Street entrance to the subdivision Abbey Road, northwesterly to N.E. 116th Street, aligning with 172nd Avenue N.E. If required right-of-way cannot be acquired through negotiation, as determined by the City Engineer, the City shall acquire right-of-way through condemnation. If requested, the City will assist in the formation of an LID for construction of this street. ~~THIS/SHALL/BE/DONE/THROUGH/THE/USE/OF/AN/LID/IF/REQUESTED/BY/THE/CITY/COMMITTY/OF/REMOND/UPON/COMPLETION/OF/CONSTRUCTION/~~
Alternatively, the Applicant may request the utilization of a latecomer's agreement to equitably allocate the cost to all property that would receive special benefits from the street. The required street standard is described in Section III.

III. STREETS, SIDEWALKS ACCESS

- B. If the westerly approximately 30 acres of the site is developed in the future, the Applicant shall construct a through street in the right-of-way dedicated to the City, west to 166th Avenue NE in conformance with City standards.
- B/ THE/FOLLOWING/STREETS/SH/REQUIRED/TO/BE/DEDICATED/TO/THE/CITY/OF/REMOND/UPON/COMPLETION/OF/CONSTRUCTION/
NEL/104TH/STREET/NOTH/OF/STREET/CENTERLINE/SHALL/BE/DEDICATED/TO/CITY/RIGHT-OF-WAY/FOR/THAT/PURPOSE/STANDARD/SH/SH/

VI. STORM DRAINAGE/FLOODING

- A. Off-site drainage systems shall be analyzed for capacity within areas specified by the Public Works Dept. For drainage through Equestrian Tracts, the off-site analysis shall extend at least to the north side of N.E. 113th Street. These drainage analyses shall address conveyance capacity for the 25-year design storm to determine maximum detention system release rates which will not cause flows to adversely impact ~~exceed~~ off-site capacities. These analyses shall also address runoff from the 100-year storm to determine the need, if any, for additional runoff management measures necessary to prevent flooding of buildings, septic tanks, drainfield areas, or other features identified by the Public Works Department. Staged detention shall be provided to approximate 2-year, 10-year, and 25-year release rates.

It is recognized that conveyance through Equestrian Tracts is reduced during storm events due to deposition of eroded material at the N.E. 113th St. culvert. Off-site analyses shall consider this factor. If this factor is shown to be a constraint on conveyance, alternative off-site drainage measures shall be considered to reduce or control deposition including measures to substantially eliminate erosion in contributing drainageways. If the erosion is occurring in drainageways not associated with drainageways from the subject project, the City will ~~consider~~ use of stormwater development fund fees to reimburse the developer for pre-approved construction measures and costs to address such erosion. The City will use its best efforts to obtain any approvals required from affected property owners, including but not limited to easements and releases. A State Hydraulics Project Approval may be required.

- G. ~~In the event the water table is located in the vicinity of the site or the geotechnical study is not sufficient to show that the water table will be lowered when the city's water system will be extended at the developer's expense to affected property owners.~~

All other Conditions of Approval as set forth in the June 22, 1988, recommendation to the City Council of the City of Redmond remain as stated.

Done and dated this 21st day of July, 1988.

By JAMES M. DRISCOLL

JAMES M. DRISCOLL
Hearing Examiner

/cb

EXHIBIT 8

The table is extremely faint and blurry, making the content illegible. It appears to have two columns and four rows of data.

James E. Haney
jhaney@omwlaw.com

Via Email and Regular Mail

July 25, 2018

Mr. Benjamin Sticka
Planner
City of Redmond
15670 NE 85th Street
P.O. Box 97010
Mail Stop 2SPL
Redmond, WA 98073-9710

Mr. Steven Fischer
Development Review Manager
City of Redmond
15670 NE 85th Street
P.O. Box 97010
Mail Stop 2SPL
Redmond, WA 98073-9710

RE: Emerald Heights – 10901 176th Circle NE

Dear Ben and Steve:

This confirms the legal opinions I have given you regarding several issues related to Emerald Heights. As I understand it, Emerald Heights has proposed to add two new structures to its retirement facility located at 10901 176th Circle NE. First, Emerald Heights has proposed to construct a 42-unit Independent Living Building near the southeast corner of the property. Second, Emerald Heights has proposed to construct a 54-unit Assisted Living Building located on the eastern boundary of the site adjacent to 176th Circle NE. A number of questions have been raised by the applicant, the staff, and the public regarding these proposals, including:

- 1) Whether a conditional use permit is required for the two proposed buildings;
- 2) Whether a site plan entitlement approval is also required for the new buildings;

- 3) Whether the conditional use permit, if required, is a modification of the original PUD and SDP approval of Emerald Heights or a new, standalone CUP;
- 4) Whether the CUP is precluded by the conditions of approval imposed on the original PUD and SDP approval, specifically, conditions requiring the retirement residences to be clustered on the central approximately 40 acres of the site;
- 5) Whether an ordinance is required to approve the new CUP and deviate from the conditions of approval imposed on the PUD and SDP approval; and
- 6) Whether Redmond Ordinance 1901, which repealed the Redmond Community Development Guide and adopted the new Redmond Zoning Code, provides that the 1988 PUD remains enforceable on the Emerald Heights site.

My responses to each of these questions follow.

THE REQUIREMENT FOR A CONDITIONAL USE PERMIT

The first question you asked my opinion on is whether a conditional use permit is required for the current proposal. The answer is yes. The Emerald Heights property is currently zoned R-6, a zoning category that allows retirement residences as a permitted use when accomplished in conjunction with a subdivision or a binding site plan, and that allows retirement residences as a conditional use under all other circumstances. RZC Table 21.08.090C. Since neither of the current Emerald Heights proposals are part a subdivision or a binding site plan proposal, conditional use permits (CUPs) would ordinarily be required. Emerald Heights did not initially apply for conditional use permits, however, because Emerald Heights and the City staff assumed that the original approval of a Planned Unit Development (PUD) and Special Development Permit (SDP) for Emerald Heights in 1988 was sufficient to fulfill the conditional use permit requirement. Based on this assumption, staff and the applicant initially determined that the Courtyard Independent Living Building and the Assisted Living Building could be approved through the site plan entitlement (SPE) process alone. The Abbey Road Homeowners Association (HOA) subsequently argued that a CUP was required. For the reasons set forth below, my conclusion is that the Emerald Heights proposal requires both a CUP and an SPE.

Emerald Heights was originally approved in 1988 through the adoption of a PUD and an SDP. That approval took the form of an ordinance, Ordinance 1454, that was approved by the City Council on November 1, 1988.¹ At that time, the Emerald Heights property was zoned R-4 and the proposal was to construct a 308-unit retirement residence facility on the property. The 308 units, a 60-bed skilled nursing facility, and 30 personal care rooms were in a main building and twelve duplexes, with a total building floor area of approximately 450,000 square feet on the 94-acre project site. The SDP was required because the Permitted Land Uses Chart in Section 20C.20.240(05) of Redmond Community Development Guide (RCDG)² stated that retirement residences at a density of up to 25 suites per net acre were only allowed in an R-4 zone with an SDP. The PUD was required because maximum height allowed in an R-4 zone at the

¹ A copy of Ordinance 1454 is attached as Exhibit A to this letter.

² A copy of RCDG 20C.20.240(05) is attached as Exhibit B to this letter.

time was 30 feet and the applicant wanted to exceed this standard by an additional 7.5 feet for the main building and up to 4 feet for the other buildings.

Under the RCDG in 1988, PUDs and SDPs required a public hearing and recommendation from the Redmond Hearing Examiner and final approval by the Redmond City Council. The Redmond Hearing Examiner held a public hearing on the Emerald Heights application on June 6, 1988. On June 22, 1988, the Hearing Examiner issued his written Findings and Recommendation, in which he recommended that the City Council approve the PUD and SDP, subject to conditions.³ After a request for reconsideration was filed and considered, the Hearing Examiner revised his Findings and Recommendation, providing more detail regarding the project itself and decreasing the area to which the approval applied to approximately 62 acres in acknowledgement of the applicant's request to withdraw the western 30 acres of the property (originally proposed to be dedicated as open space and then simply to remain undeveloped) from the PUD and SDP application. The Hearing Examiner's revised Findings and Recommendation were issued on July 21, 1988.⁴ The City Council subsequently adopted the Hearing Examiner's original and revised Findings and Recommendation with the passage of Ordinance 1454.

The key question to be answered in deciding whether the 1988 approval was sufficient to fulfill the conditional use permit requirement in today's code is what the scope of the 1988 approval was. If the approval was to generically allow retirement residences on the Emerald Heights property without restricting them to a specific approved project, then additional buildings could be added to the site without requiring a CUP. If, on the other hand, the approval was for retirement residences as a specific project, i.e., for specific buildings at specific locations on the site, then the 1988 approval could not be relied upon for additional buildings and a new CUP would be required. From my review of the 1988 documentation, it seems clear that the 1988 approval was project specific and cannot be taken as generic authority to use the property for retirement residences. This is so for at least three reasons.

First, the City's land use regulations in 1988 did not provide for the type of generic SDP approval that would authorize retirement residences as a use without tying that use to a specific project. RCDG 20F.20.235(05)⁵ provided that special development permits were divided into two categories: (1) planned unit developments, and (2) special uses. RCDG 20F.20.235(35)⁶ provided that special uses were further divided into two categories: (1) project and (2) non-project. Project special uses were those for which a new building or facility was being constructed, while non-project uses were those that were to be conducted within an existing structure. There was no category of special use that allowed for a use to be approved generically across an entire site without being tied to either specific new buildings or facilities or a specific existing building. The Emerald Heights proposal was a "project" use, because new buildings were being constructed,⁷ and thus, the 1988 SDP was limited to the "project," i.e., the new buildings that were approved at the time of the SDP.

Second, the City's land use regulations in 1988 indicated that SDPs were limited to the project approved and that any major changes to that project had to go through a modification process that was the same as

³ A copy of the Hearing Examiner's June 22, 1988 Findings and Recommendation is attached as Exhibit C to this letter.

⁴ A copy of the Hearing Examiner's July 21, 1988 Revised Findings and Recommendation is attached as Exhibit D to this letter.

⁵ A copy of RCDG 20F.20.235(05) is attached as Exhibit E to this letter.

⁶ A copy of RCDG 20F.20.035(35) is also attached as Exhibit F to this letter.

⁷ Exhibit C at p.4, Finding 10.

the process that resulted in the original SDP approval. RCDG 20F.20.235(45)⁸ stated that any modification to a project completed under an approved SDP was required to follow the process set forth in RCDG 20F.20.120, Modification of Final Order.⁹ RCDG 20.F.20.120 divided modifications into two types: major modifications and minor modifications. Minor modifications could be approved administratively by the Technical Committee without the need for a public hearing. Major modifications had to be approved by the Hearing Examiner after a public hearing was held and the SDP approval criteria were applied. Major modifications included changes to project that increased the density or number of dwelling units proposed, or that increased the total square footage of structures proposed. The fact that the City's land use regulations required a major modification process for the kind of changes that Emerald Heights is now proposing is a strong indication that the original SDP was limited to the specific buildings and facility that were approved.

Finally, the 1988 SDP approval did not encompass the entirety of the property owned by Emerald Heights, and the indication was that future development would be subject to additional conditions. As noted above, at the time of the Hearing Examiner's June 22, 1988 original Findings and Recommendation, the property for which the PUD and SDP application had been submitted included the westerly 30 acres of the property, which was at first proposed to be dedicated as open space and then simply to be left undeveloped.¹⁰ While one could argue on this basis that the original approval extended the SDP to portions of the property that were to be left undeveloped and thereby indicated that the approval of the retirement residence use was generic as applied to the site, the 30 acres was subsequently removed from the PUD and SDP application as the result of a request for reconsideration.¹¹ With this removal, the Hearing Examiner determined that the final approved density of the retirement residence SDP was 4.96 residential suites per acre on the approximately 62-acres that were left.¹² In Condition II.B of his revised Findings and Recommendation, the Hearing Examiner provided that if the westerly 30 acres was ever developed, the Emerald Heights applicant would have to construct a through street west to 166th Avenue NE in order to serve that development.¹³ Thus, the Hearing Examiner's final, revised decision was clearly limited to a specific number of retirement residence units on the approximately 62 acres that was finally included in the application and there is no indication that other areas of the site received any generic approval for retirement residences.

For the reasons set forth above, the 1988 PUD and SDP approvals were not a generic approval of retirement residence uses on the Emerald Heights property; they were approvals for a specific project consisting of a specific number of buildings and dwelling units, and subject to specific conditions. The 1988 PUD and SDP approvals are therefore not sufficient to fulfill the requirements of today's codes, which require a CUP for the development of retirement residences on the Emerald Heights property. My understanding is that Emerald Heights has now applied for a single CUP for both buildings.

THE REQUIREMENT FOR A SITE PLAN ENTITLEMENT APPROVAL

Today's codes also require an SPE approval for the Emerald Heights proposal. Redmond Zoning Code (RZC) 21.76.070.Y requires site plan entitlement approval for

⁸ A copy of RCDG 20F.20.235(45) is attached as Exhibit F to this letter.

⁹ A copy of RCDG 20F.20.120 is attached as Exhibit G to this letter.

¹⁰ Exhibit C at p. 4, Finding 7.

¹¹ Exhibit D at pages 1-2, Revised Findings 7 and 14.

¹² *Id.* at Finding 14.

¹³ *Id.* at p. 3, Condition II.B.

any public, semi-public, or private proposal for new construction or exterior modification to a building or site, including multifamily, attached dwelling units in non-single-family zones, commercial, industrial, utility construction, expansion, or exterior remodeling of structures, parking, or landscaping, where the proposed use is shown as permitted in the applicable permitted use chart.

Emerald Heights proposes new construction of multifamily or attached dwelling units and site plan entitlement approval is therefore required.

A NEW CUP VERSUS A MODIFIED SDP

Your next question is whether today's codes allow for a modification of the SDP or whether they require a new CUP. As pointed out above, any modifications to the Emerald Heights project that would have been applied for while RCDG 20F.20.120 was in effect would have been considered a major modification of the 1988 approval and would have been required to go through the same process as a new SDP. Now that RCDG 20F.20.120 is no longer in effect, however, the current RZC applies. RZC 21.76.090.D provides that when an applicant seeks modification of an existing development approval, that request can be processed as an administrative modification if certain criteria are met, including where no increase in density or number of dwelling units is proposed, and where no increase in total square footage of structures is proposed. Where a proposed modification does not meet these criteria, RZC 21.76.090.D requires that a new application be filed. Here, that means that the applicant is required to file new CUP applications for the Courtyard Independent Living Building and Assisted Living Building to be reviewed and decided by the Hearing Examiner, and that the new buildings cannot be processed as a modification of the 1988 SDP.

CONTINUED ENFORCEABILITY OF 1988 PUD AND SDP CONDITIONS

Your next question is whether the conditions of approval that were imposed on the 1988 PUD and SDP approval are binding on the current proposal and therefore prohibit issuance of the CUP. As I understand the argument, it is that Condition I.I and I.J imposed by the Hearing Examiner on the 1988 PUD and SDP, and the provisions of Exhibit O to the 1988 approval, which were taken from the Addendum to the Redmond Heights Environmental Impact Statement and which were incorporated into the Hearing Examiner's decision, restrict the retirement center to the central approximately 40 acres of the site in order to mitigate aesthetic impacts on the surrounding properties, and that this precludes issuance of a CUP for the Courtyard Independent Living Building and the Assisted Living Building. For the reasons set forth below, I do not agree.

In order to determine whether the 1988 PUD is still binding on the Emerald Heights property, we must first understand what a PUD is. The Washington Supreme Court first addressed this question in *Lutz v. City of Longview*, 83 Wn.2d 566, 520 P.2d 1374 (1974). When *Lutz* was decided, PUDs were "a relatively new concept in planning" and the Court was called upon to determine what procedures were required for a municipality to impose a PUD on a specific parcel of land. In doing so, the Court first described the general nature of a PUD as follows:

Traditional zoning has had the virtue of certainty and the handicap of rigidity. A designated zone authorized certain uses, and no others, absent a variance. While a rezone into a more permissive class might accommodate a desirable use, it might also allow an undesirable one. In

short, the zoning authority was unable to tailor a specific desirable development to a particular tract of land if it involved uses which might cut across a number of zone classifications – unless the tract were rezoned to accommodate the most liberal element. In contrast, the PUD achieves flexibility by permitting specific modifications of the customary zoning standards as applied to a particular parcel.

83 Wn.2d at 568. The Court went on to note that a PUD was essentially “a floating zone” that “hovers over the entire municipality until subsequent action causes it to embrace an identified area.” *Id.* at 569. The Court then reached its ultimate conclusion on the issue as follows:

What is the legal nature and effect of the act of imposing a PUD upon a specific parcel of land? We hold that it is an act of rezoning which must be done by the city council because the council’s zoning power comes from the statute and that is what the statute requires. It is inescapable that application of the PUD to this tract constituted an act of rezoning. Before the PUD was authorized, the tract here was limited to low density single family residences primarily. After authorization of the PUD the permitted use is the erection of two large buildings, one of them 55 feet high, consisting of 28 living units, containing 46,900 square feet. There would be 32 underground parking spaces and 30 on-site spaces. The change in permitted use is obvious.

The authorities are clear that such a change in permitted uses is a rezone or amendment of the zoning ordinance. “The end product is, of course, an amendment to the zoning ordinance which reclassifies the land in question.” 2 R. Anderson, *American Law of Zoning* § 8.38, at 19 (1968). In *Sheridan v. Planning Bd. Of Stamford*, 159 Conn. 1, 17, 266 A.2d 396 (1969), the court declared that

[W]hen a zoning board grants an application requesting it to apply a floating zone to a particular property, *it alters the zone boundaries of the area by carving a new zone out of an existing one.*

(Italics ours). Indeed, substantial changes in the characteristics of the proposed PUD have been held to be an act of rezoning, requiring a second compliance with rezoning procedures, even though the PUD was previously affixed. *Millbrae Ass’n for Residential Survival v. Millbrae*, 262 Cal. App. 2d 222, 69 Cal. Rptr. 251 (1968)

(Italics in original). *Id. Accord, Schofield v. Spokane County*, 96 Wn. App. 581, 588, 980 P.2d 277 (1999); *Kenart & Assoc. v. Skagit County*, 37 Wn. App. 295, 298, 680 P.2d 439 (1984); *Johnson v. Mount Vernon*, 37 Wn. App. 214, 218-19, 679 P.2d 405 (1984).

Given the nature of a PUD as a specific zoning classification that applies only to a single property and given that the way to change a PUD is through the rezone process, it stands to reason that the rezoning of a property post-PUD approval can and does affect the continued application of the PUD. This is particularly

true where, as here, the City repealed its PUD regulations with the passage of Ordinance 1901 on July 16, 1996 and then rezoned the entire Emerald Heights property from R-4 to R-6 with the passage of Ordinance 2607 on July 19, 2011¹⁴. The 1996 passage of Ordinance 1901 removed the ability of the property owner to amend the 1988 PUD by any means other than a straight-up rezone of the property. The 2011 passage of Ordinance 2607 then amended the zoning of the property in such a way that the majority of the relief for which the PUD was granted was no longer necessary (building height in the R-6 zone is 35 feet, 5 feet more than the 30-foot limit that the 1988 PUD was aimed at granting relief from and one foot more than the 34-foot limit that was approved by the 1988 PUD for most of the buildings on site). Under these circumstances, it seems logical that the PUD would have gone away as the result of the 2011 rezone as the R-4 zoning requirements from which the PUD granted relief were superseded by the R-6 requirements in the new zoning.

It is therefore my conclusion that the 2011 rezone of the Emerald Heights property changed the zoning from R-4 with a PUD overlay to R-6 without the PUD. While there is no Washington case that is directly on point, this just seems to be the most logical conclusion given the nature of a PUD and the history of zoning on the Emerald Heights property. And while one can argue that the main building is still 2.5 feet over the R-6 height limit (the PUD allowed the main building to be 37.5 feet tall and the R-6 height limit is 35 feet) and that this should justify the continued application of the 1988 PUD, the better approach would seem to be to simply treat the main building as being legally nonconforming as to building height, i.e., as legally established under the zoning (R-4 as modified by the PUD) applicable to the property at the time but now at variance with the R-6 height limit. This is consistent with the way rezoning normally works. When property is rezoned, the previous zoning ceases to apply and any development that was consistent with the previous zoning but that is inconsistent with the new zoning becomes legally nonconforming. Because the 1988 PUD was a unique zone in and of itself, the 2011 rezone of the Emerald Heights Property to R-6 superseded the PUD in the same way that it superseded the R-4 zoning and any development completed under the PUD that was not consistent with the R-6 zone, including the height of the main building, became legally nonconforming on the effective date of Ordinance 2607.

With respect to the 1988 SDP conditions, the analysis is a bit different. As a permit that was issued while the property was zoned R-4, the SDP would not have been affected by the rezone of the property in 2011 and any conditions attached to the SDP would have continued to govern the development after the rezone. Conditions I.I and I.J of the SDP thus continue to bind the property unless and until changed through the new CUP process. To the extent that the applicant now wants to deviate from the SDP conditions by constructing buildings outside the central portion of the property, this will have to be addressed in the proceedings related to the CUP.

CONTINUED VIABILITY OF THE 1988 PUD UNDER ORDINANCE 1901

In a letter dated July 2, 2018, the Abbey Road Neighborhood Preservation Committee and the Abbey Road Home Owners Association Board of Executives asserted that the 1988 PUD remained enforceable after repeal of the PUD regulations under Subsections 6.A and 6.B of Ordinance 1901¹⁵. Those subsections provide as follows:

- A. To the extent that the provisions of this ordinance or any regulation set forth on the attached exhibits are the same in substance as

¹⁴ A copy of Ordinance 2607 is attached as Exhibit H to this letter.

¹⁵ A copy of Ordinance 1901 (without the attached regulations) is attached as Exhibit I to this letter.

the previously adopted provisions they replace in the City's development regulations, they shall be construed as continuations thereof and not as new or separate enactments, unless otherwise specifically provided. In particular, a situation that did not constitute a lawful nonconformity under the previous development regulations shall not achieve lawful nonconforming status merely by the repeal of the prior regulations. Similarly, no violation of any previous development regulation shall be waived or excused by virtue of the amendment, adoption or repeal of any regulation as provided in this ordinance, nor shall any ongoing enforcement action be required to be reinstated for any reason because of the said amendment, adoption or repeal.

B. All concomitant agreements and rezone contracts shall remain in full force and effect and be enforceable according to their terms unless the (sic) specifically repealed or amended by this ordinance or unless the contract or agreement provides otherwise.

There is nothing in either of these two sections that addresses PUDs specifically or that indicates that PUDs are necessarily preserved by this ordinance. The first sentence of Subsection 6.A does not apply here, since it relates to the relationship between the old regulations in the RCDG and any similar provisions in the new RZC. The PUD regulations of the RCDG were completely repealed by Ordinance 1901 and no similar regulations exist in the RZC to which the first sentence of Subsection A apply. The second sentence of Subsection 6.A simply says that if a particular use was not legally established under the RCDG, it does not gain legal nonconforming status merely because the RCDG has been amended or repealed by the RZC. The third sentence of Subsection 6.A provides that no violation of the RCDG is excused just because the RCDG has been repealed or amended. None of these sentences answers the question of what happens to a PUD that was approved under the RCDG once the PUD regulations have been repealed.

Subsection 6.B does not address PUDs either. Subsection 6.B deals with "concomitant agreements and rezone contracts," not PUDs. Prior to the 1995 enactment of the Regulatory Reform Act (RCW Chapters 36.70B and 36.70C), cities used concomitant agreements and rezone contracts as a way of conditioning a rezone of property. Rezones ordinarily can't be conditioned because a property is either zoned a certain way or it's not, and so concomitant agreements and rezone contracts were a way for a property owner to agree to subject his or her property to conditions voluntarily as an inducement to get the council to approve a rezone. Today, concomitant agreements and rezone contracts are no longer used, and development agreements have taken the place of those earlier instruments. In any event, a PUD is a rezone, but it is not a rezone contract or a concomitant agreement.

However, the fact that Subsections 6.A and 6.B do not address the issue does not mean that the 1988 PUD was rendered unenforceable by Ordinance 1901. Ordinance 1901 amended the City's zoning regulations, but it did not purport to rezone any specific property. Because Ordinance 1901 was not a rezone ordinance, the zoning of the Emerald Heights property was R-4 as modified by the PUD before Ordinance 1901 was passed and the zoning remained R-4 as modified by the PUD after Ordinance 1901 was passed. While I have concluded elsewhere in this letter that the PUD no longer binds the property, that conclusion is not the result of any lack of wording in Ordinance 1901, but is instead the result of Ordinance 1901's repeal of the mechanism for amending a PUD and the subsequent rezone of the Emerald Heights property to R-6.

Benjamin Sticka
Steven Fischer
July 25, 2018
Page 9

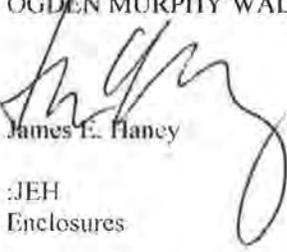
APPROVAL BY ORDINANCE OR BY HEARING EXAMINER DECISION

Your final question is whether the CUP must be approved by ordinance because the 1988 PUD was so approved and because the CUP is not consistent with the clustering requirements of the PUD. Again, as discussed above, my conclusion is that the 1988 PUD was no longer binding on the property after the rezone to R-6, which was accomplished through the 2011 passage of Ordinance 2067. No ordinance is therefore required at this time to change or remove the PUD, since that has already happened. And no ordinance is required under the RZC for approval of a CUP, since a CUP is a Type III approval on which the Hearing Examiner renders a final decision.

Please let me know if you have any questions. I understand that the applicant has already filed or will be filing CUP applications based on the oral opinion I gave you earlier. I look forward to assisting the City further in the processing of these applications upon request.

Very truly yours,

OGDEN MURPHY WALLACE, P.L.L.C.



James E. Haney

:JEH
Enclosures

EXHIBIT A

0020.150.107
LCM/crd
10/17/88

Final Approval - PUD 58
Emerald Heights

ORDINANCE NO. 1454

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
GRANTING FINAL PLANNED UNIT DEVELOPMENT APPROVAL
FOR EMERALD HEIGHTS PUD NO. 48.

WHEREAS, an application has been filed by Kitchell Development Company for approval of a special development permit and planned unit development for a 308 unit retirement residence, including a 60-bed skilled nursing care facility and 30 personal care rooms, as more specifically described in City File SDP-87-9, and

WHEREAS, a public hearing on the application was conducted by the Redmond Hearing Examiner on June 6, 1988, and at the conclusion thereof, the Hearing Examiner issued his findings and recommendations dated June 22, 1988, as modified on July 21, 1988, and

WHEREAS, the City Council has considered the findings and recommendations of the Hearing Examiner and recommendations of the Technical Committee and has determined that the development plan of Redmond PUD No. 48 should be approved, and that the special development permit should be issued, subject to the conditions set forth hereinafter, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
HEREBY ORDAINS AS FOLLOWS:

Section 1. The development plan for Emerald Heights PUD No. 48 as contained in City File SDP-87-9, is hereby approved subject to those conditions set forth on Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. The Findings of Fact and Conclusions of the Hearing Examiner set forth in the Hearing Examiner's report dated June 22, 1988, as modified by the Revised Findings and Recommendations dated July 21, 1988 are hereby adopted as the Findings and Conclusions of the Redmond City Council in support

LCM009580

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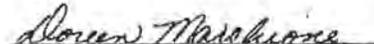
Ordinance No. 1454

of the PUD approval.

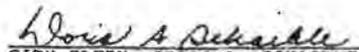
Section 3. The Planning Director is hereby instructed to amend the Official Zoning Map of the City to reflect approval of the Emerald Heights PUD No. 48 and to issue a final approval order for SDP-87-9 which is consistent with the conditions of the Planned Unit Development approval as set forth herein.

Section 4. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of the attached summary which is hereby approved.

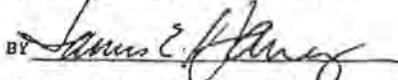
APPROVED:


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS A. SCHAUBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: 10-27-88
PASSED BY THE CITY COUNCIL: 11-1-88
PUBLISHED: 11-6-88
EFFECTIVE DATE: 11-11-88
ORDINANCE NO. 1454

CITY OF REDMOND
FINAL APPROVAL ORDER

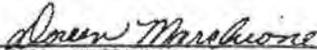
FOR

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 Council.
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.


MAYOR, DOREEN MARCHIONE

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


Attorney for
Applicant

APPLICANT

11/18/88
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

EXHIBIT A

I. General Requirements

- A. Prior to the issuance of an occupancy permit for the retirement residence, a public through street shall be constructed from the N.E. 104th Street entrance to the subdivision Abbey Road, northwesterly to N.E. 116th Street, aligning with 172nd Avenue N.E. If required right-of-way cannot be acquired through negotiations, as determined by the City Engineer, the City shall acquire right-of-way through condemnation. If requested, the City will assist in the formation of an LID for construction of this street. Alternatively, the Applicant may request the utilization of a latecomer's agreement to equitably allocate the cost to all property that would receive special benefits from the street. The required street standard is described in Section III.
- B. As part of the conditions of approval of the special development permit and PUD for the retirement residence, the Applicant will dedicate to the City, at the time of issuance of a building permit, the northerly 250 feet of the site where the Puget Sound Power & Light Company right-of-way easement is located (approximately 24 acres) to accommodate trail, street, and utility rights-of-way and open space.
- C. The following shall be submitted to the City in final form prior to the issuance of any building permit or occupancy permit:
 1. Final color and material scheme;
 2. Elevations of maintenance buildings and swimming pool;
 3. Location and design of garbage enclosures;
 4. Elevations, colors and materials for carports; and,
 5. Carport design.
- D. Parking shall be created to provide no more than 1.22 spaces per suite.
- E. The amount of paving in the service area shall be reduced either by removal or other treatment approved by City of Redmond.
- F. The screen wall heights through the site shall be shown.
- G. The Applicant shall provide a proposed grading and contour plan which indicates all retaining walls and grades.

- H. Plant counts shown on the plan are not binding but special consideration shall be applied for the size of the large scale trees. Said trees shall be 2-1/2" caliper per code along the entry to the complex and around the turnaround and all others shall be 1-3/4" per the proposal. Medium size trees shall be 1-1/2" per the proposal. Small scale trees shall be 50%, 6' height and 50%, 8' height. Medium flowering trees shall be 1-1/2" per the proposal. Small scale deciduous fruit trees shall be 1-1/4" per the proposal. Groundcover in 4" pots shall be 24" on center equilateral triangular spacing.
- I. In addition to the requirements listed in this report, those mitigating measures applicable to the retirement residence listed in Exhibit D (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.
- J. The retirement center will be restricted to the central approximately 40 acres of the site and the northern approximately 24 acres, which will be dedicated to the City in connection with the development of the retirement center, to be used for trails, open space, and rights-of-way for streets and utilities.
- K. Prior to the issuance of a certificate of occupancy for the retirement center, the Applicant shall grant a permanent 10-foot-wide non-vehicular trail easement across the western portion of the site from the northern terminus of the extension of the 172nd Avenue N.E. right-of-way, in a northerly direction to connect to the Puget Power Easement across the northern portion of the site.

II. ENGINEERING

- A. Engineering plans and street improvement plans for the site shall be prepared by a registered engineer and shall include:

Plan size - 24" x 36" (no substitutions accepted).

Scale - Standard engineering scale(s).

All information necessary for inspection by the Engineering Dept.

Review for approval by the Director of Public Works

(Please note: The site plan shall be approved by the Engineering Dept. and be included as part of engineering construction plans. Plans approved by the Director of Public Works take precedence over all other plans.)

III. STREETS, SIDEWALKS, ACCESS

- A. The through street from NE 104th Street to NE 116th Street shall be coordinated with the adjacent development of Abbey Road. From NE 104th Street to its intersection with the most northerly local access street in Abbey Road, the street shall be constructed to urban standards consisting of a 28-foot pavement section with curbs, gutters and street lights within a 54-foot right-of-way. A 5-foot meandering

walkway on the east side of the street, which may be partially on an easement within greenbelt tracts, shall be provided between the main entry to the retirement residence and NE 104th Street. North of the most northerly local access street noted above, the through street to NE 116th shall consist of 24 feet of pavement with 5-foot gravel shoulders and open ditches, storm drainage, and an all-weather walkway on one side of the street from NE 116th Street to the subdivision of Abbey Road, within a 60-foot right-of-way. This section will not have curbs, gutters, sidewalks, or street lights.

- B. If the westerly approximately 30 acres of the site is developed in the future, the Applicant shall construct a through street in the right-of-way dedicated to the City, west to 166th Avenue N.E. in conformance with City standards.
- C. Sidewalks constructed to City standards are required on at least one side of all access roads (including those with parking).
- D. The trail crossing on the proposed road (N.E. 172nd) south of 116th Ave. N.E. shall incorporate the following design elements: crosswalk, signage, bollards, earthberms, gravel trail surface and grass seeding at the direction of the Department of Public Works.
- E. The easements necessary to assure the existing east-west trail connection from N.E. 166th to N.E. 172nd shall be deeded to the City prior to occupancy.

IV. UTILITIES

- A. All power and telephone vaults/boxes shall be shown on the site plan, engineering drawings and landscape plans submitted for building and construction permits, in addition:

A composite drawing that includes all utilities, landscaping, (including trees) sprinklers, fire lines, dumpster enclosures, etc. must be submitted to minimize the possibility of utilities/landscaping conflicts.

- B. All as-built utility information shall be transferred to site plans, engineering drawings and landscape plans, and re-submitted on reproducible photo mylar drawings prior to occupancy of the buildings. Certificate of Occupancy will not be issued until the as-builts are supplied in accordance with the following procedure:

Developer/engineer shall furnish one set of as-built prints to be field verified by the City. Upon satisfactory corrections to the drawings final mylars shall be submitted.

- 1. One full size (22" x 34") photo mylar[®] or original mylar.
(City standards not required)
- 2. One reduced (11" x 17") photo mylar[®] slick.
- 3. One photo negative (8-1/2" x 11").

4. One set of full size and half prints for each of the following:
water, sewer, storm, streets and traffic.

* Sepa mylars or Xerox-type copies are not a suitable substitute for photographic mylar.

NOTE: The street and storm drainage as-built information may be submitted after this Certificate of Occupancy has been issued provided the \$5,000 cash bond discussed in item VII.B. has been posted.

V. CLEARING AND GRADING

- A. A tree survey prepared by a registered surveyor shall be submitted which accurately locates all significant trees (including the driplines) within 25 feet of any proposed buildings, paving, utilities, or other site improvements. Where feasible, site improvements should be moved or adjusted in order to preserve as many trees as possible.
- B. All trees to be preserved shall be shown on the site plan, landscape plan, grading plan and all utility plans.
- C. Grades shall not be changed by more than 6 inches either up or down from the existing grade within the dripline of any existing trees to be preserved, unless special preservation techniques are used.
- D. All utility lines shall be located outside the dripline of any existing trees to be preserved.
- E. A clearing and grading plan shall be approved by the Public Works Department prior to approval of the building permit. All landscape berms and mounds shall be shown on the grading plan.
- F. Clearing and grading shall be limited to those areas necessary for installation of walkways, utilities, streets and building units.
- G. A topographical survey of the site with contours of 2 feet will be required.
- H. Other requirements: A geotechnical evaluation shall be provided by the Applicant addressing safe setback distances (which shall not be less than 20 feet) from the top of steep slopes to structures.

VI. STORM DRAINAGE/FLOODING

- A. Off-site drainage systems shall be analyzed for capacity within areas specified by the Public Works Dept. For drainage through Equestrian Tracts, the off-site analysis shall extend at least to the north side of N.E. 113th Street. These drainage analyses shall address conveyance capacity for the 25-year design storm to determine maximum detention system release rates which will not cause flows to adversely impact off-site capacities. These analyses shall also address runoff from the 100-year storm to determine the need, if any, for additional runoff management measures necessary to prevent flooding of buildings.

septic tanks, drainfield areas, or other features identified by the Public Works Department. Staged detention shall be provided to approximate 2-year, 10-year, and 25-year release rates.

It is recognized that conveyance through Equestrian Tracts is reduced during storm events due to deposition of eroded material at the N.E. 113th St. culvert. Off-site analyses shall consider this factor. If this factor is shown to be a constraint on conveyance, alternative off-site drainage measures shall be considered to reduce or control deposition including measures to substantially eliminate erosion in contributing drainageways. If the erosion is occurring in drainageways not associated with drainageways from the subject project, the City will use stormwater development fund fees to reimburse the developer for pre-approved construction measures and costs to address such erosion. The City will use its best efforts to obtain any approvals required from affected property owners, including but not limited to easements and releases. A State Hydraulics Project Approval may be required.

- B. Within each lot of the proposed development, the downspouts and yard drains shall connect to the storm drainage system or storm drainage shall be handled by another system acceptable to the City.
- C. A perforated storm drainage pipe, French drain sewer system, will be required behind those sidewalks lying at the base of sloping lots to intercept surface drainage. The location of the French drain system shall be shown on the plans. A similar system will be required adjacent to the west property line of site where necessary to intercept drainage onto adjacent property.
- D. A temporary drainage and sedimentation control plan shall be provided to handle drainage and erosion during the construction period. Interim drainage shall be installed prior to or during clearing as shown on the approved plan, subject to field revision (to fit site and weather conditions) as approved by the Director of Public Works or his representative. Strict adherence to all plans and approvals must be met by the Applicant.
- E. Streambed and hillslope stability shall be addressed in the drainage and soils studies and plans. Strict adherence to all plans and approvals must be met by the Applicant.
- F. A Soils Engineer from a City-approved geotechnical firm shall review project engineering plans and shall provide a written report to the City, prior to plan approval, investigating and recommending measures to maintain net recharge and to provide recharge/ groundwater protection measures. The Soils Engineer shall be on-site and shall issue written reports to the City regarding recharge/groundwater protection including water quality as required by the City Public Works Department.
- G. The Applicant shall comply with the City's Storm Drainage Fee Ordinance.

VII. PERFORMANCE ASSURANCE

- A. A performance bond or other performance security shall be posted with the City to cover the cost of the street and utility improvements within the street right-of-way. The amount of the security shall be determined by the Applicant and approved by the City.
- B. Prior to the issuance of any tenant improvement permit or occupancy permit a City approved Letter of Credit or Cash Deposit shall be posted with the City for all incompleated on-site improvements. The amount of the Letter of Credit or Cash Deposit shall be determined by the Applicant and approved by the City. In the event the street and utility as-built plans have not been submitted at this time, a cash bond in the amount of \$5,000.00 shall be posted to ensure future submittal.

VIII. OFF-SITE MITIGATION

Prior to issuance of an occupancy permit for the retirement residence, the Applicant shall:

- A. Install a 4-way stop at the intersection of 179th Avenue N.E. and N.E. 104th St. including appropriate signing and pavement markings.
- B. Contribute \$355 per p.m. peak hour trip to mitigate the SR 520/SR 202 impacts. The contribution is \$14,725.
- C. Contribute \$4,560 towards the cost of installing a traffic signal at the intersection of N.E. 104th Street and Avondale Road.
- D. Contribute \$2,280 towards the cost of installing a traffic signal at the intersection of 166th Avenue N.E. and N.E. 85th Street.
- E. Install a 4-way flashing stop signal at the intersection of 166th Avenue N.E. and N.E. 104th St.

IX. WATER SERVICE

- A. Water service will require a developer extension of the City of Redmond water system. The water system extension to serve the site shall be developed in conjunction with the water system for the proposed plat of Abbey Road and shall conform to the layout shown in Attachment 2.
- B. The developer shall construct a 16-inch main in 172nd Avenue and along the western road of the project as shown in Attachment 2. The applicant will be reimbursed by the City the incremental cost increase for oversizing this 16-inch main from a 12-inch main. The incremental cost for oversizing shall be \$15 per foot. If, at the time of construction, either the City or the Applicant believes that the oversizing cost of \$15.00 per lineal foot is incorrect, either party may elect to request that the incremental cost increase of oversizing be determined by comparative bids submitted by the contractor at the time of construction.

X. SEWER SERVICE

- A. Sewer service will require a developer extension of the City of Redmond sewer system. This extension shall generally conform to the proposed layout shown on and described in Attachment 3, which was a part of Exhibit L, admitted at the 6-6-88 public hearing before the Hearing Examiner with modifications as needed for the proposed street layout. Sewer service will not be available to the PUD until completion of the off-site sewer improvements proposed by the City on Avondale Road.
- B. In addition to the connection charge required under Chapter 13.06 of the Redmond Municipal Code, the Applicant shall pay a connection charge of \$55,075 as payment for the property's share of the Avondale sewer improvements. This charge includes the amount due for Emerald Heights in accordance with the terms of a latecomer's agreement for Phase I of the Avondale sewer improvements, dated October 12, 1987. This connection charge for the Avondale sewer improvements shall be paid at the time of issuance of a building permit for Emerald Heights and shall be increased by the applicable portion of the bond interest cost incurred by the City until the date of payment by the Applicant with the interest to be calculated from the date of this Final Approval Order.

XI. WATER AND SEWER ADMINISTRATIVE REQUIREMENTS

- A. Construction drawings for water and sewer improvements shall be prepared in accordance with the Design Requirements For Water and Sewer System Extensions prepared by the Utilities Division of the Department of Public Works.
- B. Easements shall be provided for all water and sewer improvements as required in the design requirements. Off-site easements must be recorded prior to construction drawing approval. On-site easements must be recorded prior to the improvements being placed into operation.
- C. Construction drawings for sewer improvements shall be reviewed and approved by Metro and DOE prior to construction. Construction drawings for water improvements may need to be reviewed and approved by DSHS prior to construction.
- D. A performance guarantee shall be provided in a form acceptable to the City for sewer and water mains as follows:

The amount of the performance guarantee shall be established by the City upon review of estimates prepared by the Applicant.
- E. A bill of sale shall be provided for all water and sewer improvements to be owned and operated by the City.
- F. A maintenance guarantee shall be provided in a form acceptable to the City for all water and sewer improvements to be owned and operated by the City.
- G. As-built utility drawings shall be submitted to the City prior to the improvements being placed in operation.

H. Water meter and side sewer permit applications shall be submitted for approval to the Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are complete.

I. Requests to install water meters or construct side sewers prior to completion of all water and sewer improvements and administrative requirements will only be approved on a case-by-case basis after review of the project specifics. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed.

XII. MISCELLANEOUS REQUIREMENTS

A. The side sewer shall include the installation of a commercial kitchen grease interceptor.

B. The side sewer shall include the installation of the following pretreatment requirements:

To be determined.

C. Backflow preventors shall be used in the water supply system in accordance with City, State and Federal requirements.

D. The water and sewer mains not in paved areas will need to have complete vehicular access.

XIII. FIRE DEPARTMENT REQUIREMENTS

A. Emergency Vehicle Access Roadway Requirements

1. Provide 20 Foot unobstructed width.

2. The roadway surface shall be an all weather driving surface per City standards.

3. All turns shall have a minimum 25 foot interior turning radii, 45 foot exterior turning radii.

4. The emergency vehicle access roadway shall have a maximum grade of 10%. If over 10%, a plan must be submitted showing extent and degree of overage in order to determine the level of mitigation required (if possible to mitigate).

5. Dead ends shall be no longer than 150 feet or provide a turnaround per City standards.

6. Roadways must be within 150 feet of all portions of exterior walls.

- 7. Roadways must be in place and serviceable prior to any combustible construction.
- 8. Fire lanes must be marked per Redmond Fire Department standards.

B. Addressing:

- 1. One or more signs are required
- 3. Signs must be clearly visible from the street fronting property, mounted on building face and contrasting with background. The following are recommended numeral sizes:

Setback from street:	less than 50'	greater than 50'
Single Family	4" high	N/A
Large Commercial	18" high	24" high
Monument Sign	6" high	N/A

- 3. All buildings and units must be clearly differentiated.
- 4. Temporary signs shall be used at the job site as soon as construction begins.

C. EXITS

- 1. Provide the number and size of exits per Uniform Building Code Chapter 33.
- 2. Exits shall be continuous and unobstructed to a public way.
- 3. Emergency exit lighting must be provided if one or more story above or below exit grade.
- 4. Emergency exit lighting must be provided if more than 50 occupants in assembly or educational occupancies.

D. City-Approved Fire Alarm System

- 1. Other special hazards or situations may also require an approved fire alarm system.

E. City-Approved Sprinkler System

- 1. Buildings 12,000 square feet or more require an approved sprinkler system.
- 2. Other special hazards or situations may also require an approved sprinkler system.

F. Valid Contracts are Required for Fire Protection Systems

- 1. Required for monitoring by an approved central station.

2. Required for maintenance per Redmond Fire Department standards.
3. Required for emergency repair service per Redmond Fire Department standards.
4. A fire protection system information form must be submitted prior to occupancy permit. Contact the Redmond Fire Department for the form.

G. Knox Box

1. A "Knox" key box is required. Both recessed or surface mount boxes are available.
2. A "Knox" key switch is required for certain mechanical and/or electrical systems.
3. Grand master keying and labeling is required.
4. Contact the Redmond Fire Department for purchase information.

H. Hydrants

1. Maximum hydrant spacing is 300 feet on center for commercial or multi-family.
2. Hydrants must provide sufficient fire flow to meet the required fire flow as calculated by the Fire Department.
3. Hydrants must be in place and serviceable prior to combustible construction.
4. F.D.C's shall be placed by the Fire Department in coordination with hydrants.
5. Hydrant placement must be coordinated with and approved by the Fire Department.
6. A 5" Storz adapter is required for steamer ports on all hydrants.

I. Commercial Cooking Equipment

1. A Type I hood and an approved, tested and maintained fixed fire protection system is required when commercial cooking equipment is used or in any commercial occupancy where cooking produces grease laden vapors.

J. Gas Meters

1. Bollards are required around natural gas meters if the driving surface is within 20 feet. Placement shall be per Redmond Fire Department Standards.

K. Permits

- 1A. Permits are required for storage, handling, processing, or use of any hazardous processes or materials regulated by the Fire Code.

L. No Smoking signs

1. Provide "no smoking" signs per the Washington Clean Indoor Air Act (i.e. public places) in accordance with Redmond Fire Department Standards.

M. Phasing

1. If some C.D.'s desired prior to others, submit a plan to Technical Committee for approval.

EXHIBIT O ATTACHMENT 1

EXHIBIT O

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 25% 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.

* 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.

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.

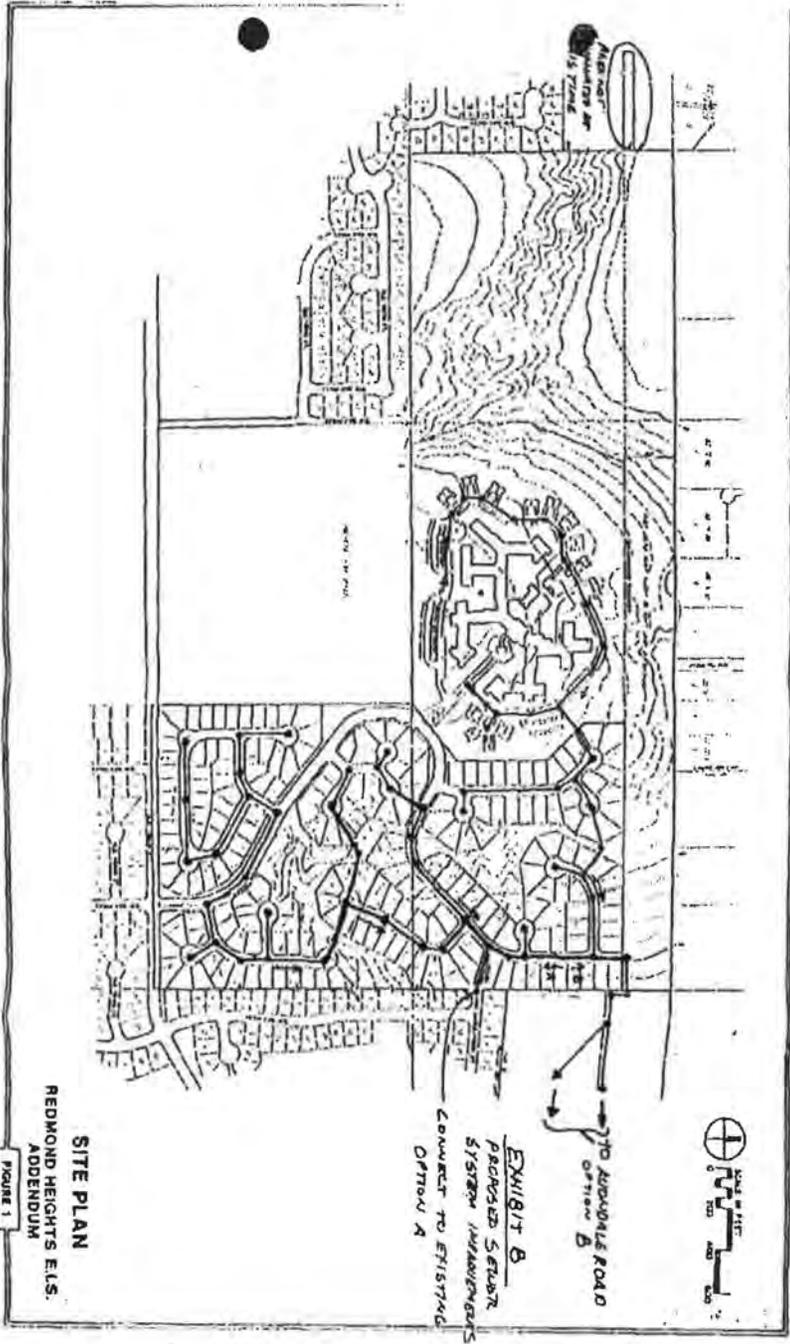
Sanitary Sewer

- * 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 of 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.

ATTACHMENT 3



SITE PLAN
REDMOND HEIGHTS E.L.S.
ADDENDUM

FIGURE 1

EXHIBIT B

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES																						
LAND USES	ZONING DISTRICTS																					
	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI	U
HOUSING																						
Dwelling Unit Per Net Acre	1/20	1/20	1/5	1	2	3	4	5	6	8	12	20	30	20 ¹	1	30	30	30				
Single Family Detached, except for mobile homes 2-4 DU/Structure 5-18 DU/Structure 20+ DU/Structure	P	P	P	P	P	P	P	P	P	P	S	S	S	S ¹	1							
Retirement Residence-maximum 25 suites per net acre							S	S	S	S	S	P	P	S	S	S	S					
Retirement Residence-maximum 45 suites per net acre													S	S		S	S					
Jails, Prisons, or other Correctional Facilities																						S
Hotels and Motels																	P	P		S		
Employee Living Quarters	G	G													G	G	G	G	G	G	G	G
Rental Rooms	P	P	P	P	P	P	P	P	P	P	P	P	P									
Mixed Use - Residential Commercial														S	S	S	S	S				
Mobile Home Parks										S	S	S	S									
CULTURAL ENTERTAINMENT RECREATION																						
	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI	U
Libraries, Museums, Art Galleries														P	P	P	P					
Nature Exhibits, Zoos, Aquariums, Botanical Gardens																						S
Public Assembly: (Indoor) arenas, auditoriums, exhibition halls, skating rinks.																	S	S	S			
Drive-in theater																						S
Public Assembly: (Indoor) theaters.																P	P	P				
Public Assembly: conference centers.																S	S	S	P ³			

LEGEND: P - Permitted Use; S - Special Development Permit (See Section 20F.20.030 & 20C.10.245); G - General Development Permit (See Section 20F.20.030); 1 - Density is the same as for least dense adjoining residential area; 2 - Subject to Section 20C.20.015 Adult Entertainment Facilities; 3- Not including facilities whose primary purpose is providing overnight lodging such as hotels and motels.

EXHIBIT C



CITY OF REDMOND

OFFICE OF HEARING EXAMINER

FINDINGS AND RECOMMENDATIONS
OF THE HEARING EXAMINER OF THE
CITY OF REDMOND

IN THE MATTER OF THE APPLICATION OF
KITCHELL DEVELOPMENT CO. FOR APPROVAL
OF A SPECIAL DEVELOPMENT PERMIT AND
PLANNED UNIT DEVELOPMENT

FILE: SDP-87-9 & PUD#48
EMERALD HEIGHTS

RECOMMENDATION: The special development permit and PUD should
approved subject to the conditions listed.

INTRODUCTION

Yitchell Development Co., 1006 South 24th Street, Phoenix, Arizona, 98634,
(hereinafter referred to as Applicant) requested approval of a special
development permit for a 30R-unit retirement residence and a planned unit
development (PUD) for flexibility of height standards. The subject property
is approximately 96 acres of land located directly north of Redmond High
School, north of N.E. 104th Street, in the City of Redmond, Washington, and
more particularly described as shown in Exhibit F.

The above described land is zoned R-4, Suburban Residence, and has a Land Use
Plan designation of Suburban Residence. The zoning and Land Use Plan design-
nations are established in the Redmond Community Development Guide (RCOG).

A hearing on the request was held before the Hearing Examiner of the City of
Redmond, Washington, on June 6, 1988.

Public testimony was presented by the following:

Judd Black
Planning Department
City of Redmond
15670 NE 85th St.
Redmond, WA 98052

Sally Clark
1221 2nd Ave.
Seattle, WA

Julian Sayers
1133 - 37th Avenue
Seattle, WA 98122

June 22, 1988
Page 1 of 17

HEARING EXAMINER'S RECOMMENDATION
RE: Torso Heights 7500, 71-9 and 7000R1

Gick Barthol Engineering Dept City of Redmond	Alan Fure 11435 NE 128th Kirkland, WA	Chuck Bliss 10813 181st Ave. NE Redmond, WA 98052
Chuck Bliss 10813 181st Ave. NE Redmond, WA 98052	Sterling Leibenguth 11406 167th Pl. NE Redmond, WA 98052	John Daly 10627 181st Ave. NE Redmond, WA 98052
Lisa Schroeder 10814 181st Ave. NE Redmond, WA 98052	Ron Paris 10523 181st Ave. NE Redmond, WA 98052	Stephen King 10417 181st Ave. NE Redmond, WA 98052
Duane Pape 10507 181st Ave. NE Redmond, WA 98052	Diana Tibball 10825 181st NE Redmond, WA 98052	

The following exhibits were presented at the hearing and are available for inspection at the Hearing Examiner's Office, City Hall, 15670 N.E. 85th Street, Redmond, Washington:

- A - Technical Committee Report
- B - Site Plan - Full-size (Hearing Examiner only)
- C - Site Plan
- D - Vicinity Map
- E - Scope Analysis - reduced
- F - Legal description
- G - SPPA adoption of existing documents
- H - Sign-in sheet for addendum
- I - Public Input
- J - Arterial Street Plan
- K - Education Hill Street Plan
- L - Sewer and Water Requirements
- M - Zoning Map
- N - Fire Department Requirement
- O - Mitigating Measures
- P - Revised Proposal
- Q - Revised Conditions
- R - Site Plan of Plan with Four Colors Representing Drainage
- S - Photos of Drainage in the Area Submitted by Mr. Leibenguth
- T - Tree Cutting Ordinance

Pursuant to the consent of the Applicant, the hearing was jointly held with a hearing on the Abbey Road preliminary plat (PR-87-6) for land adjacent to the subject property (separate findings were issued for the Abbey Road preliminary plat application).

After due consideration of the evidence presented by the Applicant; and, evidence and testimony elicited during the public hearing, the following findings of fact and conclusions constitute the basis of the recommendation of the Hearing Examiner.

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (000, 87-9 and PUD8)

FINDINGS OF FACT

1. The Applicant has requested approval of a special development permit for a 308-unit retirement residence and approval of a planned unit development for flexibility of height standards. The retirement residence is proposed to be developed on property located directly north of the Redmond High School, and north of N.E. 104th Street, in the City of Redmond, Washington. The subject property is more particularly described as set forth in Exhibit F. (Staff report.)
2. The subject property consists of approximately 94 acres of land located in the Education Hill neighborhood. It has a Land Use Plan designation of Suburban Residence and a zoning designation of R-4, Suburban Residence District.
3. The surrounding lands have the following zoning and development:
North: R-4/Puget Sound Power & Light right-of-way
South: R-5/Redmond High School
East: R-4/Undeveloped
West: R-4/Undeveloped
(Staff report.)
4. The proposed project is being developed in conjunction with a preliminary plat (Abbey Road, File PP-87-6). The land for the Abbey Road preliminary plat is located directly east of the subject property and consists of 69 acres of land which is being subdivided into approximately 210 lots. (Black testimony.)
5. Access to the site will be via a parkway (hereinafter referred to as "main road") proposed to be constructed through the Abbey Road preliminary plat. At NE 104th Street the main road right-of-way will align with 179th Avenue NE and will extend through the Abbey Road plat to provide direct access to the subject property. It will extend north of the Abbey Road plat into property owned by the Applicant on which a Puget Sound Power and Light right-of-way easement is located. The road will eventually connect to NE 116th Street and align with 172nd Avenue NE. (Black testimony and Staff report.)
6. Currently the site is a dense evergreen forest consisting of firs, alder, cedars and associated underbrush. The topography of the site, where the retirement residence is proposed to be located, slopes gently to the north, crests in the middle, and then slopes towards the northwest and northeast. The proposed 308-unit retirement residence will be located on a level section of the site. (Staff report and Sayers testimony.)
7. The 308-unit retirement residence will include a 80-bed skilled nursing care facility and 30 personal care rooms. In addition, there will be 24 units located in 12 duplexes on site. The main structures will be approximately 450,000 square feet in area and will occupy nearly 50

HEARING EXAMINER'S RECOMMENDATION
RE: Forward Request (SDG 10-9 and PDNR)

acres. The remaining acreage of the site, approximately 85 acres, will consist of the extension of the main road and undeveloped space. Originally it was proposed by the Applicant to have 30 acres of undeveloped land immediately west of the facility designated as open space. However, as part of a compromise for the extension of the main road to NE 116th Street, the Applicant withdrew the open space proposal. (Clark testimony and Staff Report.)

8. The City of Redmond recently passed Ordinance 1427 which defines retirement residences, and Ordinance 1424 which requires a special development permit for a retirement residence. The proposed development is a retirement residence as defined in RCDG 20A.00.575 as amended and a special development permit is required pursuant to RCDG 20C.10.240(05) as amended. (RCDG.)
9. In order for a special development permit to be issued within the City of Redmond the general criteria for special uses as set forth in RCDG 20C.20.235(10) must be satisfied. These criteria include:
 - (a) The proposed application will be compatible with present and potential surrounding land use, and will have a beneficial effect which could not be achieved without granting special conditions for development.
 - (b) The application conforms with the purposes and standards prescribed in this section.
 - (c) The application conforms to the Goals, Policies and Plans set forth in the Community Development Guide.
 - (d) Developments seeking exceptions to the site standards shall not impact surrounding properties more than would development based on the required design standards.
 - (e) The application conforms with special standards established for specific uses defined in Section 20C.10.240, Special Review Criteria.
 - (f) The application conforms with criteria of Section 20C.30 "Design Criteria."(RCDG.)
10. Because the proposal involves the construction of a structure (the retirement residence) it is defined as a project as set forth in RCDG 20C.20.235(35). For a project to be granted a special development permit the criteria as set forth in RCDG 20C.20.235(10) and 20C.20.235(55) must be satisfied. In addition, the special review criteria for retirement residences as set forth in RCDG 20C.20.235(20) must be satisfied. These criteria include:

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (SDG-B7-4 and PUD48)

20C.20.235(7)(c) Building Design Criteria

- (a) Design buildings, particularly those on the perimeter of the site, so that mass and scale are harmonious with surrounding areas.
- (b) Use building materials and color that are harmonious with surrounding areas.
- (c) Vary building facades, rooflines, surface textures, and architectural design throughout the site to avoid monotony.
- (d) Site buildings to avoid creating a "walled corridor effect," long unbroken rows of buildings along a setback, or a monotonous pattern of buildings.

(RCOG.)

- 11. In addition to the special development permit, the Applicant requested flexibility of building height standards with use of planned unit development regulations. The maximum height allowed in an R-4 zone is 30 feet and the Applicant is requesting that the proposed development exceed this standard by an additional 7.5 feet for one building, and up to 4 feet for other buildings. (Staff report.)
- 12. The City submitted that the PUD process was used for this application, instead of the variance process, because the purposes of a PUD more closely relate to the circumstances of the application. It will allow the Applicant to use innovative methods and approaches not available under conventional building methods. (Black testimony.)
- 13. RCOG 20C.20.235(30)(c) allows for flexibility of design and building height if it assists to maintain open space and natural resources, enhances views from within the site, and does not interfere with adjoining properties. The proposal satisfies these standards. (Black testimony and RCOG.)
- 14. The maximum number of suites permitted per acre in the R-4 zone district is 25. The Applicant originally proposed a density of 3.24 suites per acre. In the calculation of this density the permanent open space on the west end of the site was included. With the exclusion of the permanent open space, the proposal had 6.16 suites per acre. (Staff report and Black testimony.)
- 15. The main building will consist of six wings that will be connected to a common area. Outside of each wing a partially enclosed courtyard and landscaping are proposed to provide individual outside spaces. The Applicant indicated that attempts will be made to preserve some existing vegetation in the courtyard area. Each suite will have an exterior view of the courtyard or the perimeter of the facility. (Sayers testimony.)
- 16. There will be a network of sidewalks or walkways from the parking areas to the main structure and the building wings. In addition, pedestrian

HEARING EXAMINER'S RECOMMENDATION
RE Emerald Heights (S25-47-9 and PUDAB)

access will be provided along the driveway that connects NE 104th Street to NE 118th Street. (Black testimony.)

17. It is the intent of the Applicant to control the storm drainage with construction of a system that will not reduce the amount of water leaving the site but will control the rate of flow of water leaving the site. This will be accomplished with a detention system that will control the flow of water by an extension of the duration of the discharge. (Black testimony and addendum.)
18. Sanitary sewer service is available through an 8-inch collector off NE 109th Street. The collector will flow through the City's proposed Avondale trunk and connect to a Metro Interceptor in Avondale Way N.E. at Union Hill Road. (Staff report.)
19. Water service is available by extension of water mains from N.E. 104th Street. (Staff report.)
20. The Applicant has submitted a parking ratio of 1.27 parking spaces for each suite. This ratio exceeds the recently adopted new parking standards requiring .5 to 1 parking space per suite. The City of Redmond recommended approval of the ratio as proposed by the Applicant. (Black testimony.)
21. The proposed development will have recreational facilities available within the development including picnic areas, shuffleboards, and a swimming pool. In addition a trail system will be developed. (Sayers testimony.)
22. A witness (Bliss) testified to be a property owner in the area. He contended that although he is not against the proposed project he thought a more desirable area for the location of a retirement residence would be in a downtown commercial area. The witness submitted that noise from the high school and the stadium could be disruptive to the residents of the facility. (Bliss testimony.)
23. A witness (King) submitted that the high school and the retirement residence may not be compatible. Noise from the high school, including disruptions from the stadium, could impact the residents of the retirement center. (King testimony.)
24. A witness (Paris) testified to be in support of the development of the retirement community on the subject property. He submitted that it would be a nice addition to the Education Hill area and it would not have any adverse impacts to the community. (Paris testimony.)

CONCLUSIONS

1. The application is for a special development permit for a 308-unit retirement residence and a PUD to allow flexibility of height standards for the project. The retirement residence is proposed to be developed

HEARING EXAMINER'S RECOMMENDATION

RE: Emerald Heights (SDP-4)-9 and PUD4R

- on property located directly north of Redmond High School and north of N.E. 104th Street, in the City of Redmond, Washington.
2. The subject property is zoned Suburban Residence, R-4. In order for the development to proceed in this particular zone and location, it is necessary for the Applicant to obtain a special development permit. In addition, adjustments to the structure such as height variations are required to be reviewed pursuant to PUD guidelines in the City of Redmond.
 3. The proposed development is considered a project under special development review guidelines.
 4. A review has been made of the general criteria for the granting of special development permits and the criteria for projects and special development permits. With conditions the proposal satisfies these criteria.
 5. The proposed development will be compatible with present and potential surrounding land uses. It will have a beneficial effect to the public because it will be compatible with the surrounding land uses and will provide a residential use consistent with other uses in the area.
 6. Adequate access to the proposed development will be off a main road through the plat of Abbey Road. Access to the site from arterials within the City of Redmond will be off NE 104th Street and NE 116th Street.
 7. The proposed structure will include a 60-bed skilled nursing care facility and 30 personal care rooms. The main structure will be 450,000 square feet and will occupy approximately 50 acres of land. The structure as designed with six wings will be consistent with the design review criteria of RCDG.
 8. With conditions of development the proposal will conform to the goals, policies and plans as set forth in the RCDG.
 9. Extensive conditions of approval are set forth in the recommendations of this document. They are required to be met in order to ensure that the project can be developed in a manner that will not be detrimental to the subject property nor to any of the surrounding properties.
 10. With the exception of the height variations of the PUD, the buildings on site will meet the requirements for R-4 zoning.
 11. RCDG, 208.40 Economic Development will be satisfied by the proposed development. In particular, the proposed retirement residence will create opportunities for diverse economic developments that will provide a variety of job opportunities, and contribute to a sound economic base to the City of Redmond while maintaining a quality environment. It will also provide for a high-quality environment for economic activities with a good design, landscaping and control of impacts.

HEARING BOARD RECOMMENDATION
RE: Emerald Heights SDB, RZ-9 and PUD#1

12. The overall design of the residential facility, including the various wings of the building, will be consistent with the goals and policies of RCDG, ZDB, 55 Energy. The structure will be an energy efficient building consistent with the energy efficient land use goals, policies and programs as set forth in RCDG, ZDB, 55, 020 et seq.
13. The proposed facility will be consistent with goals, policies and plans of RCDG, ZDB 60 Transportation. With access off the main road through the Abbey Road plat, and arterial access off NE 104th Street and NE 116th Street, the efficiencies of transportation systems will be enhanced. In addition, the facility will not create a significant impact upon the transportation needs of the City of Redmond because a large number of the residents of the facility will not own vehicles. Adequate parking will be provided.
14. Adequate utility service and storm drainage will be available to service the site.
15. A review of the criteria of RCDG, ZDC, 20, 235(70) has been made. With conditions these criteria are satisfied.
16. The mass and scale of the building will be harmonious with the surrounding areas because the building is designed to create the impression of open space. Additional landscaping will allow this impression to be enhanced.
17. The Applicant will use building materials and colors that are harmonious with the surrounding areas.
18. Because of the winged sections of the facility, the building design will avoid monotony of architectural design. There will not be a walled corridor effect with long, unbroken rows of buildings nor a monotonous pattern of buildings.
19. The Applicant has requested PUD approval in order to exceed the allowed height standards of 30 feet for the project. The Applicant seeks flexibility in order that the main building can exceed the 30-foot standard by an additional 7.5 feet, and other structures can exceed the standard by 4 feet or less.
20. The criteria for review of PUD's as set forth in RCDG ZDC, 20, 235(15) have been reviewed. With conditions, these criteria are satisfied.
21. The building height exceptions will provide an innovative method and approach from the conventional development standards that will not adversely impact neighboring developments, nor interfere with the enjoyment of land in the vicinity.
22. The flexibility of height standards will preserve the natural characteristics of the site and will not disrupt the topography, native vegetation, views, streams or other natural amenities in the community.

- F. Parking shall be created to provide 1.22 spaces per suite.
- F. The amount of paving in the service area shall be reduced either by removal or other treatment approved by City of Redmond.
- D. The screen wall heights through the site shall be shown.
- G. The Applicant shall provide a proposed grading and contour plan which indicates all retaining walls and grades.
- H. Plant counts shown on the plan are not binding but special consideration shall be applied for the size of the large scale trees. Said trees shall be 2-1/2" caliper per code along the entry to the complex and around the turnaround and all others shall be 1-1/4" per the proposal. Medium size trees shall be 1-1/2" per the proposal. Small scale trees shall be 50% 6' height and 50% 8' height. Medium flowering trees shall be 1-1/2" per the proposal. Small scale deciduous fruit trees shall be 1-1/4" per the proposal. Groundcover in 8" pots shall be 74" on center equilateral triangular spacing.
- I. In addition to the requirements listed in this report, those mitigating measures applicable to the retirement residence listed in Exhibit D, that were identified in the Addendum to the Redmond Heights Environmental Impact Statement (pages 1 through 29), shall be incorporated as conditions of approval.
- J. The retirement center will be restricted to the central approximately 40 acres of the site and the northern approximately 24 acres, which will be dedicated to the City in connection with the development of the retirement center, to be used for trails, open space, and rights-of-way for streets and utilities.

11. ENGINEERING

- A. Engineering plans and street improvement plans for the site shall be prepared by a registered engineer and shall include:
 - Plan size - 24" x 36" (no substitutions accepted).
 - Scale - Standard engineering scale(s).
 - All information necessary for inspection by the Engineering Dept.
 - Review for approval by the Director of Public Works
- (Please note: The site plan shall be approved by the Engineering Dept. and be included as part of engineering construction plans. Plans approved by the Director of Public Works take precedence over all other plans.)

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (SD# 87-9 and P104R)

III. STREETS, SIDEWALKS, ACCESS

- A. The through street from NE 104th Street to NE 116th Street shall be coordinated with the adjacent development of Abbey Road. From NE 104th Street to its intersection with the most northerly local access street in Abbey Road, the street shall be constructed to urban standards consisting of a 28-foot pavement section with curbs, gutters and street lights within a 54-foot right-of-way. A 5-foot meandering walkway on the east side of the street, which may be partially on an easement within greenbelt tracts, shall be provided between the main entry to the retirement residence and NE 104th Street. North of the most northerly local access street noted above, the through street to NE 116th shall consist of 24 feet of pavement with 5-foot gravel shoulders and open ditches, storm drainage, and an all-weather walkway on one side of the street from NE 116th Street to the subdivision of Abbey Road, within a 60-foot right-of-way. This section will not have curbs, gutters, sidewalks, or street lights.
- B. The following streets are required to be dedicated to the City of Redmond upon completion of construction:

N.E. 104th Street north of street center line shall be dedicated for City right-of-way for that portion fronting the site.
- C. Sidewalks constructed to City standards are required on at least one side of all access roads (including those with parking).

IV. UTILITIES

- A. All power and telephone vaults/boxes shall be shown on the site plan, engineering drawings and landscape plans submitted for building and construction permits, in addition:

A composite drawing that includes all utilities, landscaping, (including trees) sprinklers, fire lines, dumpster enclosures, etc. must be submitted to minimize the possibility of utilities/landscaping conflicts.
- B. All as-built utility information shall be transferred to site plans, engineering drawings and landscape plans, and re-submitted on reproducible photo mylar drawings prior to occupancy of the buildings. Certificate of Occupancy will not be issued until the as-builts are supplied in accordance with the following procedure:

Developer/engineer shall furnish one set of as-built prints to be field verified by the City. Upon satisfactory corrections to the drawings final mylars shall be submitted.
 1. One full size (22" x 34") photo mylar[®] or original mylar.
(City standards not required)
 2. One reduced (11" x 17") photo mylar[®] slick.

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (SP7-87-9 and P1048)

3. One photo negative (8-1/2" x 11").
4. One set of full size and half prints for each of the following: water, sewer, storm, streets and traffic.

* Sepa mylars or Xerox-type copies are not a suitable substitute for photographic mylar.

NOTE: The street and storm drainage as-built information may be submitted after this Certificate of Occupancy has been issued provided the \$5,000 cash bond discussed in item VII.B. has been posted.

V. CLEARING AND GRADING

- A. A tree survey prepared by a registered surveyor shall be submitted which accurately locates all significant trees (including the driplines) within 25 feet of any proposed buildings, paving, utilities, or other site improvements. Where feasible, site improvements should be moved or adjusted in order to preserve as many trees as possible.
- B. All trees to be preserved shall be shown on the site plan, landscape plan, grading plan and all utility plans.
- C. Grades shall not be changed by more than 6 inches either up or down from the existing grade within the dripline of any existing trees to be preserved, unless special preservation techniques are used.
- D. All utility lines shall be located outside the dripline of any existing trees to be preserved.
- E. A clearing and grading plan shall be approved by the Public Works Department prior to approval of the building permit. All landscape berms and mounds shall be shown on the grading plan.
- F. Clearing and grading shall be limited to those areas necessary for installation of walkways, utilities, streets and building units.
- G. A topographical survey of the site with contours of 2 feet will be required.
- H. Other requirements: A geotechnical evaluation shall be provided by the Applicant addressing safe setback distances (which shall not be less than 20 feet) from the top of steep slopes to structures.

VI. STORM DRAINAGE/FLOODING

- A. Off-site drainage systems shall be analyzed for capacity within areas specified by the Public Works Dept. For drainage through Equestrian Tracts, the off-site analysis shall extend at least to the north side of N.E. 113th Street. These drainage analyses shall

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights 14779-9 and 70048

address conveyance capacity for the 25-year design storm to determine maximum detention system release rates which will not cause flows to exceed off-site capacities. These analyses shall also address runoff from the 100-year storm to determine the need, if any, for additional runoff management measures necessary to prevent flooding of buildings, septic tanks, drainfield areas, or other features identified by the Public Works Department. Staged detention shall be provided to approximate 2-year, 10-year, and 25-year release rates.

It is recognized that conveyance through Equestrian Tracts is reduced during storm events due to deposition of eroded material at the N.E. 113th St. culvert. Off-site analyses shall consider this factor. If this factor is shown to be a constraint on conveyance, alternative off-site drainage measures shall be considered to reduce or control deposition including measures to substantially eliminate erosion in contributing drainageways. If the erosion is occurring in drainageways not associated with drainageways from the subject project, the City will consider use of stormwater development fund fees to reimburse the developer for pre-approved construction measures and costs to address such erosion. A State Hydraulics Project Approval may be required.

- B. Within each lot of the proposed development, the downspouts and yard drains shall connect to the storm drainage system or storm drainage shall be handled by another system acceptable to the City.
- C. A perforated storm drainage pipe, French drain sewer system, will be required behind those sidewalks lying at the base of sloping lots to intercept surface drainage. The location of the French drain system shall be shown on the plans. A similar system will be required adjacent to the west property line of site where necessary to intercept drainage onto adjacent property.
- D. A temporary drainage and sedimentation control plan shall be provided to handle drainage and erosion during the construction period. Interim drainage shall be installed prior to or during clearing as shown on the approved plan, subject to field revision (to fit site and weather conditions) as approved by the Director of Public Works or his representative. Strict adherence to all plans and approvals must be met by the Applicant.
- E. Streambed and hillslope stability shall be addressed in the drainage and soils studies and plans. Strict adherence to all plans and approvals must be met by the Applicant.
- F. Soils Engineer from a City-approved geotechnical firm shall review project engineering plans and shall provide a written report to the City, prior to plan approval, investigating and recommending measures to maintain net recharge and to provide recharge/groundwater protection measures. The Soils Engineer shall be

HEARING EXAMINER'S RECOMMENDATION

RE: Emerald Heights (SR 57-9 and #0044)

on-site and shall issue written reports to the City regarding recharge/groundwater protection as required by the City Public Works Department.

- G. In the event the water table is lowered in the vicinity of the site or the geotechnical study (no. F above) shows that the water table will be lowered, then the City's water system will be extended at the Developer's expense to affected property owners.
- H. The Applicant shall comply with the City's Storm Drainage Fee Ordinance.

VII. PERFORMANCE ASSURANCE

- A. A performance bond or other performance security shall be posted with the City to cover the cost of the street and utility improvements within the street right-of-way. The amount of the security shall be determined by the Applicant and approved by the City.
- B. Prior to the issuance of any tenant improvement permit or occupancy permit a City-approved Letter of Credit or Cash Deposit shall be posted with the City for all incompleeted on-site improvements. The amount of the Letter of Credit or Cash Deposit shall be determined by the Applicant and approved by the City. In the event the street and utility as-built plans have not been submitted at this time, a cash bond in the amount of \$1,000.00 shall be posted to ensure future submittal.

VIII. OFF-SITE MITIGATION

The Applicant shall:

- A. Install a 4-way stop at the intersection of 178th Avenue N.E. and N.E. 104th St. including appropriate signing and pavement markings.
- B. Contribute the fair share to mitigating the SR 520/SR 202 impacts. The actual cost of said contribution shall be determined at a later date.
- C. Contribute to the cost of installing a traffic signal at the intersection of N.E. 104th Street and Avondale Road. The actual cost of said contribution shall be determined at a later date.
- D. Contribute to the cost of installing a traffic signal at the intersection of 166th Avenue N.E. and N.E. 85th Street. The actual cost of said contribution shall be determined at a later date.
- E. Install a 4-way flashing stop signal at the intersection of 166th Avenue N.E. and N.E. 104th St.

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (SC 37-9 and PUD48)

IX. WATER SERVICE

- A. Water service will require a developer extension of the City of Redmond water system.
- B. The water main extension north from NE 104th Street shall be oversized per Exhibit L (admitted at the 06/06/88 public hearing before the Hearing Examiner) to accommodate further development. The reimbursement by the City shall be a negotiable item between the City and the Applicant.

X. SEWER SERVICE

- A. Sewer service will require a developer extension of the City of Redmond sewer system.
- B. Sewer connection charge shall be determined by the City of Redmond.

XI. WATER AND SEWER ADMINISTRATIVE REQUIREMENTS

- A. Construction drawings for water and sewer improvements shall be prepared in accordance with the Design Requirements for Water and Sewer System Extensions prepared by the Utilities Division of the Department of Public Works.
- B. Easements shall be provided for all water and sewer improvements as required in the design requirements. Off-site easements must be recorded prior to construction drawing approval. On-site easements must be recorded prior to the improvements being placed into operation.
- C. Construction drawings for sewer improvements shall be reviewed and approved by Metro and DOE prior to construction. Construction drawings for water improvements may need to be reviewed and approved by DSHS prior to construction.
- D. A performance guarantee shall be provided in a form acceptable to the City for sewer and water mains as follows:

The amount of the performance guarantee shall be established by the City upon review of estimates prepared by the Applicant.
- E. A bill of sale shall be provided for all water and sewer improvements to be owned and operated by the City.
- F. A maintenance guarantee shall be provided in a form acceptable to the City for all water and sewer improvements to be owned and operated by the City.
- G. As-built utility drawings shall be submitted to the City prior to the improvements being placed in operation.

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (S2-77-9 and PUD48)

- K. Water meter and side sewer permit applications shall be submitted for approval to the Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are complete.
 - J. Requests to install water meters or construct side sewers prior to completion of all water and sewer improvements and administrative requirements will only be approved on a case-by-case basis after review of the project specifics. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed.
- XII. MISCELLANEOUS REQUIREMENTS
- A. The side sewer shall include the installation of a commercial kitchen grease interceptor.
 - B. The side sewer shall include the installation of the following pretreatment requirements:
To be determined.
 - C. Backflow preventors shall be used in the water supply system in accordance with City, State and Federal requirements.
 - D. The water and sewer mains not in paved areas will need to have complete vehicular access.
- XIII. FIRE DEPARTMENT REQUIREMENTS
- A. See Exhibit H admitted at the 06/06/88 public hearing before the Hearing Examiner.

Entered this 22nd day of June, 1988, pursuant to the authority granted under Sections 20F.10.040(10) and 20F.20.030 of the Community Development Guide of the City of Redmond.

By JAMES M. DRISCOLL

JAMES M. DRISCOLL
Hearing Examiner

HEARING EXAMINER'S RECOMMENDATION
RE: Emerald Heights (SOP -9 and PUDAR)

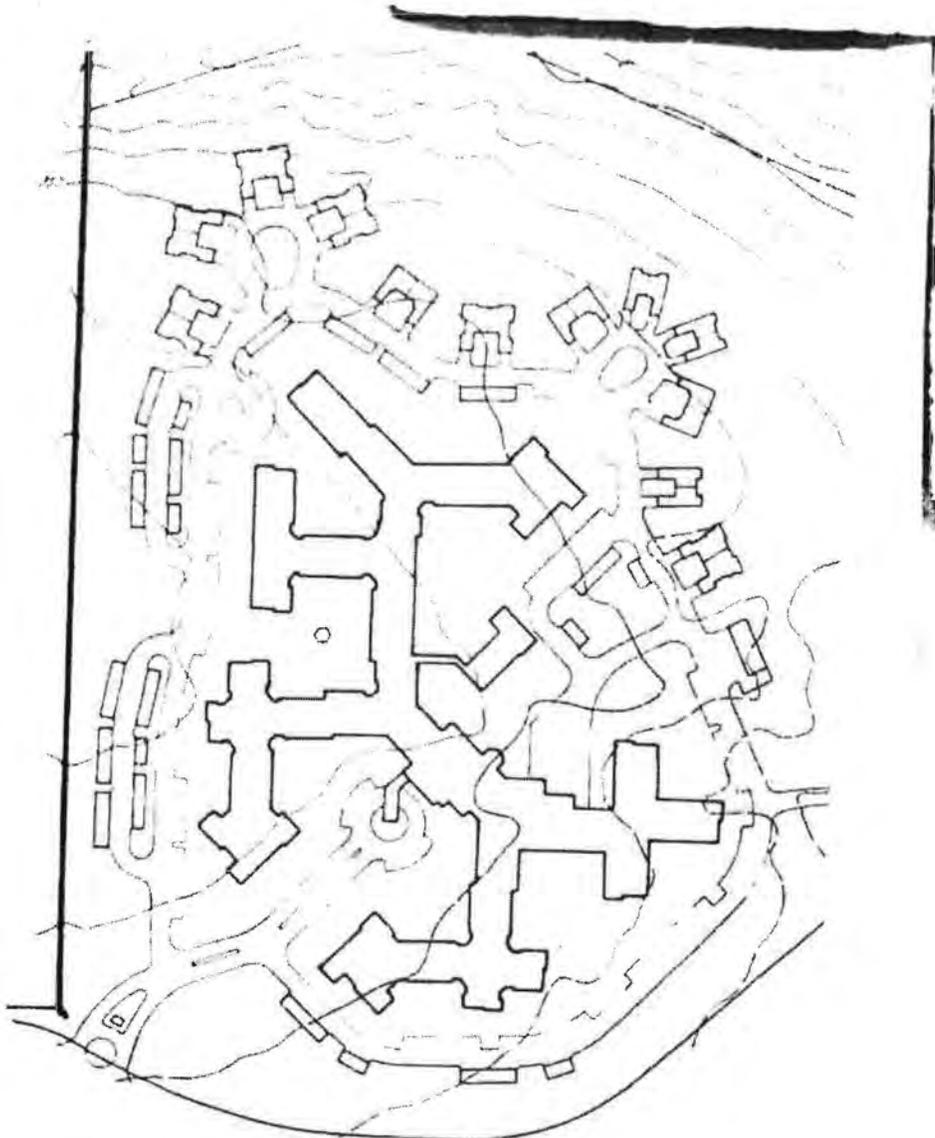
NOTICE

You are hereby given notice that pursuant to RCW 35.63.130 the foregoing Findings of Fact, Conclusions and Recommendations have been submitted to the Mayor and City Council of the City of Redmond, Washington, for their consideration and approval. Council action on this item will occur at a later date, of which you will be notified by mail.

PROCEDURE FOR RECONSIDERATION

Any interested person may file a written request for reconsideration with the Hearing Examiner. The request for reconsideration shall explicitly set forth alleged errors of procedure or fact.

The final date for motion for reconsideration is 5 p.m. on July 7, 1988.



EMERALD HEIGHTS SDP-67-9 and PUD #46

EXHIBIT C



CITY OF REDMOND

OFFICE OF HEARING EXAMINER

June 22, 1988

MEMORANDUM

TO: Mayor and City Council

FROM: James M. Driscoll
Hearing Examiner

SUBJECT: Application of Kitchell Development Co.
for approval of a Special Development Permit
and Planned Unit Development -
SDP-87-9/PUD #48 EMERALD HEIGHTS

Enclosed is a copy of my recommendation for the above application.

Any interested person may file a written request for reconsideration with the Hearing Examiner by July 7, 1988. The request for reconsideration shall explicitly set forth alleged errors of procedure or fact.

A notice of the date of your meeting in which you consider these recommendations will be sent to the Applicant and all parties of record. This notice will be given when the date is set.

JAMES M. DRISCOLL
Hearing Examiner

JMD/cb

EXHIBIT D



CITY OF REDMOND

OFFICE OF HEARING EXAMINER

REVISED FINDINGS AND RECOMMENDATIONS
OF THE HEARING EXAMINER OF THE
CITY OF REDMOND

IN THE MATTER OF THE APPLICATION OF
FITCHELL DEVELOPMENT CO. FOR APPROVAL
OF A SPECIAL DEVELOPMENT PERMIT AND
PLANNED UNIT DEVELOPMENT

FILE: SDP-R7-9 & PUD#48
EMERALD HEIGHTS

On June 10, 1986, a recommendation was issued to the City Council of the City of Redmond by the Hearing Examiner for the above-captioned matter. The recommendation was issued subject to Conditions of Approval. On July 7, 1986, the Applicant's representative requested reconsideration and changes to some of the findings of fact, Conclusions and Conditions of Approval. These changes were reviewed by representatives of the Technical Committee and no objections were submitted. Therefore, based on this request for reconsideration, the Findings of Fact, Conclusions and Conditions of Approval are modified to reflect the following changes:

FINDINGS OF FACT

1. The proposed project is being developed in conjunction with a preliminary plat (Abbey Road, File PF-R7-6) on a 163-acre site north of 104th Avenue NE and Redmond High School. The land for the Abbey Road preliminary plat is located directly east of the subject property and consists of 71.89 acres of land which is being subdivided into approximately 210 lots. (Motion for reconsideration.)

It is noted that the evidence submitted at the public hearing was inconsistent as to the exact acreage of the property. The Staff Report had 94.04 acres; Exhibit P had 94 acres; and, the Site Plan had 95.04 acres.

2. The 308-unit retirement residence will include a 60-bed skilled nursing care facility and 30 personal care rooms. The main building includes 284 units. In addition, there will be 24 units located in 12 duplexes on site. The total project will be approximately 450,000 square feet in building floor area and will occupy approximately 82 acres, including the 250-foot Puget Power easement along the northern portion of the site (24 acres) where the extension of the main through road to NE 116th Street will be located. The remainder of the site includes an undeveloped 30-acre area west of the retirement residence. Originally it was

July 27, 1986
Page 1 of 4

15670 N.E. 85th STREET, REDMOND, WASHINGTON 98053 TELEPHONE (206) 882-6484

proposed by the Applicant to maintain this 30 acres, and the northern 24 acres where the Puget Power easement is located, as designated open space. However, as part of a compromise for the extension of the main through road to NE 116th Street, the Applicant withdrew the open space proposal for the western 30 acres and agreed to dedicate the northern 24 acres to the City for road right-of-way, utilities, trails, and open space. The retirement residence proposal was revised to withdraw the western 30 acres from the special development permit and PUD applications. (Motion for reconsideration.)

- 11. In addition to the special development permit, the Applicant requested flexibility of building height standards with use of planned unit development regulations. The maximum height allowed in an R-4 zone is 30 feet and the Applicant is requesting that the proposed development exceed this standard for the main building by an additional 7.5 feet for one building elevation, and by up to 4 feet for other buildings elevations. (Motion for reconsideration.)
- 14. With the exclusion of the 30 acres of permanent open space from the proposal, the density of the retirement residence special development permit application, which covers approximately 62 acres, is 4.98 suites per acre. (Motion for reconsideration.)

CONCLUSIONS

- 7. The proposed main building structure will include a 60-bed skilled nursing care facility and 30 personal care rooms. The project structure will consist of 450,000 square feet, including the main building and 12 duplexes, and will occupy approximately 38 acres of land after dedication of 24 acres to the City for rights-of-way, utilities, trails, and open space. The structure as designed with six wings will be consistent with the design review criteria of RCDG.

PLANNING COMMISSION'S RECOMMENDATION

RE: General Heights, 200-67-0 and 200-68

- 1. The Applicant has requested the approval in order to exceed the allowed height standards of 31 feet for the project. The Applicant seeks flexibility from the 30-foot height limit in order that the main building can exceed the 30-foot standard by an additional 7.5 feet at one elevation and other portions of the building and other structures can exceed the standard by 4 feet or less.
- 2. The Technical Committee of the City of Redmond recommended approval of the requested special development permit subject to the conditions as stated in Exhibit A and as further revised by the conditions submitted by said client at the hearing as Exhibit Q.

RECOMMENDATION

The recommendation is set forth in the June 21, 1988 document enclosing a signed copy of the exhibit B changes to the following Conditions of Approval.

1. GENERAL REQUIREMENTS

- A. Prior to the issuance of an occupancy permit for the retirement residence, a public through street shall be constructed from the N.E. 104th Street entrance to the subdivision Abbey Road, northwesterly to N.E. 111th Street, aligning with 122nd Avenue N.E. If required right-of-way cannot be acquired through negotiation, as determined by the City Engineer, the City shall acquire right-of-way through condemnation. If requested, the City will assist in the formation of an LTO for construction of this street. Alternatively, the Applicant may request the utilization of a latecomer's agreement to equitably allocate the cost to all property that would receive special benefits from the street. The required street standard is described in Section 111.

2. STREETS, SIDEWALKS ACCESS

- B. If the westerly approximately 30 acres of the site is developed in the future, the Applicant shall construct a through street in the right-of-way dedicated to the City, west to 166th Avenue NE in conformance with City standards.

The City of Redmond hereby certifies that the above information is true and correct to the best of its knowledge and belief.

Witness my hand and the seal of the City of Redmond, Oregon, this 21st day of July, 1988.

STORM DRAINAGE/CONVEYANCE

4. Off-site drainage systems shall be analyzed for capacity within areas specified by the Public Works Dept. For drainage through Equestrian Tracts, the off-site analysis shall extend at least to the north side of N.E. 113th Street. These drainage analyses shall address conveyance capacity for the 25-year design storm to determine maximum detention system release rates which will not cause flows to adversely impact existing off-site capacities. These analyses shall also address runoff from the 100-year storm to determine the need, if any, for additional runoff management measures necessary to prevent flooding of buildings, septic tanks, drainage areas, or other features identified by the Public Works Department. Stated detention shall be provided to approximate 2-year, 10-year, and 25-year release rates.

It is recognized that conveyance through Equestrian Tracts is reduced during storm events due to deposition of eroded material at the N.E. 113th St. culvert. Off-site analyses shall consider this factor. If this factor is shown to be a constraint on conveyance, alternative off-site drainage measures shall be considered to reduce or control deposition including measures to substantially eliminate erosion in contributing drainageways. If the erosion is occurring in drainageways not associated with drainageways from the subject project, the City will consider use of stormwater development fund fees to reimburse the developer for pre-approved construction measures and costs to address such erosion. The City will use its best efforts to obtain any approvals required from affected property owners, including but not limited to easements and releases. A State Hydraulics Project Approval may be required.

5. If the eroded material is shown to be a constraint on conveyance, the City will consider use of stormwater development fund fees to reimburse the developer for pre-approved construction measures and costs to address such erosion. The City will use its best efforts to obtain any approvals required from affected property owners, including but not limited to easements and releases. A State Hydraulics Project Approval may be required.

All other Conditions of Approval as set forth in the June 22, 1988, recommendation to the City Council of the City of Redmond remain as stated.

Done and noted this 21st day of July, 1988.

By JAMES M. BURROUGHS
CAROL P. BURROUGHS
Hearing Examiner

you

EXHIBIT E

(c) Portable Signs - All portable signs except real estate signs are prohibited. This includes, but is not limited to, portable readerboards and signs on trailers, sandwich boards and sidewalk signs.

(d) Signs on Utility Poles - Signs on utility, street light and traffic control standards or poles are prohibited, except for those of the utility or government.

(e) Signs not Meeting the Requirements of this Section or that are Legal Nonconformances - The following signs are unlawful and prohibited: signs that do not comply with the conditions of their permits; signs erected, altered or relocated without a permit and not in compliance with this section; signs which were lawful under prior sign codes, but which have been altered or relocated so that the sign is not in compliance with this section; and signs that identify and advertise activities, products, businesses, or services which have been discontinued, terminated or closed for more than sixty (60) days on the premises upon which the signs are located.

(f) Signs within Rights-of-Way - Signs within public rights-of-way may be permitted upon approval by the Director of Public Works.

(g) Streamers and Pennants - Displays of banners, festoons and clusters of flags, posters, pennants, ribbons, streamers, strings of lights, chasing strobe or scintillating lights, flares, balloons, bubble machines, and similar devices are prohibited, except on a limited basis as seasonal or festival decorations or for grand openings or anniversaries of establishments.

(h) Traffic-like Signs - Signs which by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with a traffic control sign, signal, or device, or the light of an emergency vehicle, or which obstruct the visibility of any traffic or street sign or signal are prohibited.

(i) Obscene Signs - Signs which bear or contain statements, words or pictures which are obscene under the prevailing statutes or U.S. Supreme Court decisional law are prohibited.

20C.20.235 SPECIAL DEVELOPMENTS

20.235(05) Purpose - The purpose of this section is to provide a set of criteria to

review certain projects and uses that, due to their nature, justify special consideration by the City and the public. Special Developments are divided into two categories: (1) Planned Unit Development, and (2) Special Uses. Special uses are divided further into (A) Project and (B) Non-project uses. Each category is treated separately in these guidelines, but will be administered under the Special Development Permit procedure defined in Section 20F.20.160.

20.235(10) General Review Criteria - The following criteria shall be used to review both Planned Unit Developments and Special Uses when applicable:

(a) The proposed application will be compatible with present and potential surrounding land use, and will have a beneficial effect which could not be achieved without granting special conditions for development.

(b) The application conforms with the purposes and standards prescribed in this section.

(c) The application conforms to the Goals, Policies and Plans set forth in the Community Development Guide.

(d) Developments seeking exceptions to the site standards shall not impact surrounding properties more than would development based on the required design standards.

(e) The application conforms with special standards established for specific uses defined in subsection 20C.20.235(70), Special Review Criteria.

(f) The application conforms with criteria of Section 20C.30 "Design Criteria".

20.235(15) Planned Unit Development (PUD) - The intent of this section is 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.

More specifically, it is the purpose of the Planned Unit Development to:

Preserve the natural characteristics of a site, including topography, native vegetation, views, streams and other natural amenities of value to the community.

EXHIBIT F

(e) Building Site Circle - In order to increase flexibility no minimum building site circle is established, but may be required as a condition of approval.

(f) Minimum Land Area per Dwelling Unit - In order to increase flexibility no minimum land area per dwelling unit is established, but may be required as a condition of approval.

20.235(35) Special Uses

The intent of this Section is to provide the City with a mechanism to review projects and uses which are unusual by their nature, have potential for adverse impacts to the community or neighboring uses, or may benefit the community if given special consideration and stricter standards are applied. This review process would allow for a more flexible approach, and an opportunity to establish appropriate safeguards and conditions at the time the use is proposed for a specific site. Special uses are those uses identified in: (a) Subsection 20C.10.240(05), Chart of Permitted Land Uses by the designation "S", Special Development Permit; (b) Subsection 20C.10.240, Unclassified Uses; (c) Subsection 20C.10.060, Special Review; (d) Subsection 20C.10.200(10), Permitted Land Uses in the City Center by the designation "S", Special Development Permit.

Special uses are divided into two categories: (1) Project, and (2) Non-project. Project implies construction of a facility, whereas non-project is a case where a use will be conducted in an existing structure. In the former, the impacts of the construction of the facility and the use are reviewed. In the latter, the impacts of the use are solely considered.

20.235(40) Special Uses - Scope of Review

(a) Projects processed under this classification shall meet the review criteria defined in Sec. 20C.30 Design Criteria wherever applicable. If modification of site standards is sought by the applicant, the project shall be processed as a PUD, and shall meet all standards and criteria for a PUD.

(b) Applicants for projects which are unclassified uses, as defined by Section 20C.10.240(15), must submit an analysis of potential impacts and public benefits created by the use. If an environmental impact statement is prepared, it may be substituted for this requirement.

20.235(45) Special Uses - Scope of Approval

(a) Projects - The final site plan resulting from approval of a project under the provisions of this section shall be in effect for a period of one year as provided in Section 20F.20.110(10), unless construction is physically commenced or the project is completed. A project may be developed in phases; if more than three years have lapsed since final approval of the project, uncompleted divisions shall be subject to the current City standards. Any modifications following completion of the project, or to uncompleted divisions, shall be processed as provided in Section 20F.20.120, Modification of Final Order.

(b) Non-projects - The final approval for non-project uses shall be in effect for the period the use remains at that location, provided the use is not discontinued for longer than one year. Modification to the conditions of approval shall be processed under the provisions of Section 20F.20.120, Modification of Final Order.

20.235(50) Special Uses - Criteria for Non-Projects

(a) Traffic generated by the use shall be reviewed to determine if existing circulation systems are adequate to support the use, or whether additional traffic will have adverse impacts on neighboring uses. The type of traffic shall also be considered.

(b) Any potential nuisances generated by the use, including noise, glare, light odor, waste, dirt or litter, shall be identified and mitigated to the satisfaction of the Technical Committee.

(c) Additional parking required by a new use should be minimized, and cooperative use of existing facilities shall be encouraged.

EXHIBIT G

- (1) economic hardship
- (2) change of ownership
- (3) unanticipated construction and/or site design problems
- (4) other circumstances beyond the control of the applicant determined acceptable by the Technical Committee.

All applications submitted, being processed or granted final approval prior to the enactment of the Development Guide, shall become subject to the time periods listed in this section as though submitted or approved on the date of enactment of the Development Guide. Once the time period and any extensions have expired, preliminary approval shall terminate and the application is void and deemed withdrawn.

20.110(15) Performance Guarantee - The provisions of 20F.20.080(20), "Performance Assurance," shall apply to final application approval.

20.110(20) Conditions - The approval authority may grant final approval subject to any conditions it feels are necessary to protect and promote the health, safety and general welfare of the community.

(a) As a condition to final approval of applications, the approval authority may require that the applicant submit a site plan to the Technical Committee for review. When the site plan is approved by the Technical Committee, the application shall be forwarded to the approval authority for final consideration. The site plan shall be reviewed by the criteria set forth in Subsection 20F.20.060(15), "Site Plan Review."

(b) Other conditions may include, but are not limited to, the requirements of easements, covenants, dedications, "fees-in-lieu-of," the installation, maintenance and bonding of improvements such as streets, landscaping, sewer, water, storm drainage, underground wiring, sidewalks, trails, and the recording of any conditions to achieve the objectives of the Development Guide with the King County Auditor.

20.110(25) Exemptions - The following approvals of applications are exempt from the signing of a Final Approval Order:

- (a) Site Plan Approvals

20F.20.120 MODIFICATION OF FINAL ORDER

(a) This section governs requests to modify any final approval granted pursuant to Chapter 20F.20 of the Community Development Guide excluding all approvals granted by passage of an ordinance or resolution of the City Council and requests to revise a plat governed by Sec. 20F.20.150 "Subdivision".

(b) Requests for modifications of final approval orders shall be made in writing and shall be submitted to the Planning Department in the manner and form prescribed by the Planning Director.

(c) The Technical Committee shall determine whether the requested modification is major or minor. Modifications shall be deemed major unless the following criteria are satisfied:

- (1) No new land use is proposed;
- (2) No increase in density, number of dwelling units or lots is proposed;
- (3) No changes in the location or number of access points is proposed;
- (4) No reduction in the amount of landscaping is proposed;
- (5) No reduction in the amount of parking is proposed;
- (6) No increase in the total square footage of structures to be developed is proposed;
- (7) No increase in height of structures is proposed.

Examples of minor modifications are lot line adjustments, minor relocations of buildings or landscaped areas, and minor changes in building elevations, however this list is not all inclusive.

(d) Proposals which satisfy the criteria set forth in this section may be acted upon by the Technical Committee without a public hearing.

(e) Proposals not satisfying these criteria shall be deemed major modifications and shall be acted upon by the Hearing Examiner. The Hearing Examiner shall render a final decision after conducting a public hearing in accord with the notice procedures specified in the case of the approval which is sought to be modified. If the application resulting in the approval which is the subject of the request for

modification was reviewed by the Design Review Board, then the Board shall review the request for a major modification and make its recommendations to the Hearing Examiner.

(f) The criteria for approval of a request for a major or minor modification shall be those criteria governing original approval of the permit which is the subject of the proposed modification.

20F.20.130 REVOCATION OF APPROVAL

20.130(05) Revocation - Final approval of any application may be revoked by the City Council following reasonable notice to the party granted the approval and a public hearing before the City Council if it determines that the applicant intentionally gave false information, misrepresented the application or is not carrying out the terms of the final approval order.

20.130(10) Alternative - The City may use a board created under the rules of the American Arbitration Association to determine whether a material violation occurred. The City and applicant shall agree to the use of the Association prior to the City invoking this paragraph.

20F.20.150 SUBDIVISION

20.150(05) Purpose - The purpose of this section is to provide procedures for the subdivision and recording of property and to insure that provision is made for access, municipal services and facilities that are appropriate to the land use, natural features and location.

20.150(10) Scope - All subdivision and re-subdivision of land within the City into lots or tracts for any purposes including divisions into lots of 5 acres or more, shall comply with this section.

20.150(15) Exceptions - The provisions of this section shall not apply to:

- (a) Cemeteries and burial plots;
- (b) Divisions made by testamentary provisions, or the laws of descent;
- (c) Divisions of land into lots or tracts for industrial or commercial use provided a binding site plan has been approved and recorded;
- (d) Divisions for purposes of lease when no residential structure other than mobile homes or travel trailers are permitted, provided a binding site plan has been approved and recorded;
- (e) A division made for the purpose of adjusting boundary lines which does not create a new or insufficient lot, tract, parcel site or division;
- (f) A division made under the provisions of the Horizontal Properties Regimes Act (RCW 64.32) provided a binding site plan has been approved.

EXHIBIT H

NON-CODE

CITY OF REDMOND
ORDINANCE NO. 2607

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, REZONING APPROXIMATELY 38 ACRES OF LAND COMMONLY KNOWN AS THE EMERALD HEIGHTS RETIREMENT COMMUNITY AND LOCATED IN THE EDUCATION HILL NEIGHBORHOOD WEST OF 176TH AVENUE NE AND NORTH OF REDMOND HIGH SCHOOL, FROM R-4 TO R-6; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, Ms. Molly Lawrence, representing Emerald Heights Retirement Community, and generally located west of 176th Avenue NE and north of Redmond High School in Redmond's Education Hill Neighborhood, has requested that the City amend its Zoning Map, and rezone said property, totaling approximately 38 acres for the purpose of expanding the retirement facility and adding more senior housing; and

WHEREAS, a previous State Environmental Policy Act Checklist was adopted and a Determination of Non-Significance was issued on October 13, 2010, for the proposed amendment; and

WHEREAS, the Hearing Examiner conducted a public hearing on May 2, 2011, to receive public comment on the proposed amendment

and, after considering all information received at the hearing, issued a decision recommending that the rezone be approved; and

WHEREAS, the City Council has decided to accept the Hearing Examiner's recommendation and amend its Zoning Map to rezone the subject property in order to more appropriately use the subject land, and increase senior housing opportunities in Redmond.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. This ordinance shall not be codified as part of the Redmond Municipal Code or Redmond Zoning Code.

Section 2. Findings, Conclusion, and Analysis. In support of the proposed rezone of the Emerald Heights Retirement Community from R-4 to R-6, the City Council hereby adopts the findings, conclusions, and analysis contained in the Hearing Examiner's recommendation for the Emerald Heights Development Guide Amendment dated May 16, 2011, including all related attachments and exhibits including the related attachments and exhibits.

Section 3. Amend Zoning Map. The Zoning Map established as Map 4.1 by RZC 21.04.020 is hereby amended and the Emerald Heights Retirement Community is hereby rezoned from R-4 to R-6. The Director of Planning and Community Development or his designee is hereby directed to make such changes on the

Zoning Map as are necessary to reflect the rezone approved by this ordinance.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

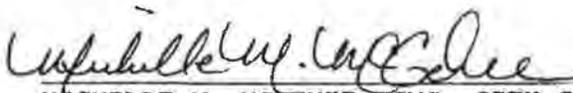
Section 5. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 19th day of July, 2011.

CITY OF REDMOND

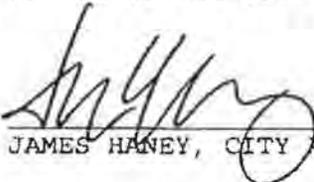

JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:


JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	July 13, 2011
PASSED BY THE CITY COUNCIL:	July 19, 2011
SIGNED BY THE MAYOR:	July 19, 2011
PUBLISHED:	July 25, 2011
EFFECTIVE DATE:	July 30, 2011
ORDINANCE NO. 2607	

ADOPTED 7-0: 6-0 Allen, Carson, Cole, Margeson, Myers, Stilin and Vache
RECUSED FROM VOTING: Cole

EXHIBIT I

ORDINANCE NO. 1901

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING, AMENDING, AND REPEALING VARIOUS SECTIONS OF TITLES 20A, 20C, AND 20F OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO APPROVE THE PHASE 2 UPDATED DEVELOPMENT REGULATIONS: RESIDENTIAL, CITY CENTER, COMMERCIAL, BUSINESS, MANUFACTURING, INDUSTRIAL, NEIGHBORHOOD REGULATIONS AND REVISED CITY-WIDE ZONING MAP, DGA 95-006.

WHEREAS, the City of Redmond adopted a Growth Management Act Comprehensive Plan in July, 1995 which contemplated, through its policies, revision of the City's existing residential, city center, commercial, business, manufacturing, industrial and neighborhood development regulations, and

WHEREAS, the contemplated development regulations, commonly known as the Phase 2 Updated Development Regulations, DGA 95-006, were analyzed in the Draft and Final Environmental Impact Statements prepared for the Comprehensive Plan and issued in August 1994 and March 1995, respectively, and

WHEREAS, the City of Redmond mailed the sixty day adoption notice required for the Phase 2 Updated Development Regulations by RCW 36.70A.106 to the State Department of Community, Trade and Economic Development on January 29, 1996 and receipt of that notice was confirmed on February 9, 1996, and

WHEREAS, as further detailed in the Findings, Conclusions and analysis adopted in Section 3 below, the Redmond Planning Commission held public meetings, workshops and public hearings on the proposed development regulations between October

1995 and May 1996 in order to ensure early and continuous public participation in the formulation of the regulations, and

WHEREAS, the Planning Commission forwarded its recommendations on the proposed development regulations to the City Council in a report dated May 14, 1996, and the City Council, after having considered the recommendation and after having held its own public hearing to take public testimony on changes to the proposed regulations, has determined to adopt the Planning Commission's recommended regulations with certain modifications as described below, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Sections Amended and Adopted. Titles 20C and 20F of the Redmond Municipal Code and Community Development Guide are hereby amended to add and amend those sections identified on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full and to read as set forth on the Exhibit.

Section 2. Adoption of New Definitions. Title 20A of the Redmond Municipal Code and Community Development Guide is hereby amended to adopt those definitions set forth on Exhibit B attached hereto and incorporated herein by this reference as if set forth in full and to read as set forth on said Exhibit.

Section 3. Findings, Conclusions and Analysis. In support of the added, amended and repealed regulations provided for in this ordinance, the City Council hereby adopts the Findings, Conclusions and analysis contained in the following documents:

- A. The Planning Commission Report dated May 14, 1996 on DGA 95-006;
- B. That certain document entitled, "Changes to Proposed Phase 2 Development regulations Tentatively Decided by Redmond City Council;" and
- C. That certain document entitled, "Adopted Findings of Fact and of Law;"

all of which are attached to this ordinance as Exhibit C and incorporated herein by this reference as if set forth in full.

Section 4. Construction of References. The City Council has adopted the development regulations necessary to implement the 1995 Comprehensive Plan in phases. Upon completion of that phased process, it is the intent of the Council that all development regulations so adopted will be internally consistent in their references to each other. Until that time, however, some references in the attached exhibits may refer to code sections which have not yet been adopted but which the City intends to adopt in the future. In order to avoid any gaps in regulation, it is therefore the intent of the City Council that where any such reference in the attached regulations is to a section not yet adopted by the City, that reference shall be construed to refer to an existing code section according to the conversion chart attached as Exhibit D to this ordinance and incorporated herein by this reference as if set forth in full until the future section is adopted. Upon adoption of the future code sections referred to in the chart, all references shall be construed as referring to the future code section. The Planning Director and City Clerk are hereby authorized to make such administrative changes to the references in the attached exhibits upon codification in order to provide the reader with clear notice of the construction to be placed upon the code sections set out on the exhibits.

Section 5. Repealer. The following chapters, sections, and subsections of the Redmond Municipal Code and Community Development Guide are hereby repealed in the manner set forth below:

A. The following sections of Chapter 20A.60 are hereby repealed:

<u>Section</u>	<u>Subject</u>
20A.60.010	Access
20A.60.020	Access Corridor
20A.60.030	Access, Primary
20A.60.035	Accessory Dwelling Units
20A.60.040	Accessory Use/Structure

20A.60.170	Basement
20A.60.177	Binding Site Plan
20A.60.178	Block
20A.60.180	Building
20A.60.190	Compatible Uses
20A.60.200	Condominium
20A.60.202	Corporate Headquarters and Regional Offices
20A.60.205	Convalescent Centers, Nursing Homes
20A.60.210	Day Care Center
20A.60.220	Day Care Operation
20A.60.222	Dedication
20A.60.225	Driveway
20A.60.230	Dwelling Unit
20A.60.240	Dwelling, Single Family (Detached)
20A.60.245	Dwelling Unit, Single Family (Attached)
20A.60.250	Facade
20A.60.260	Family
20A.60.270	Family Day Care
20A.60.275	Final Plat
20A.60.320	Floor Area (Gross)
20A.60.325	Floor Area Ratio (F.A.R.)
20A.60.330	Grade Existing
20A.60.331	Hazardous Substance
20A.60.332	Hazardous Waste
20A.60.333	Hazardous Waste Treatment and Storage Facility
20A.60.334	Hazardous Waste Treatment or Storage Facility, Off Site
20A.60.335	Hazardous Waste Treatment or Storage Facility, On Site
20A.60.340	Height of Building or Structure
20A.60.350	Home Business
20A.60.355	Hospitals
20A.60.356	Household
20A.60.360	Kennel
20A.60.370	Line, Property
20A.60.380	Line, Setback
20A.60.390	Lot
20A.60.395	Manufactured Home
20A.60.400	Mini Day Care Center
20A.60.410	Mixed Use
20A.60.420	Mobile Home
20A.60.430	Modular Home
20A.60.440	Multi-Family Dwelling Unit

20A.60.450	Multiple Tenant Building
20A.60.460	Open Space
20A.60.470	Outdoor Storage
20A.60.501	Plat
20A.60.503	Preschools
20A.60.505	Professional Services (medical, dental clinics)
20A.60.510	Project Limit
20A.60.520	P.U.D. (Planned Unit Development)
20A.60.523	Regional Retail/Wholesale Uses
20A.60.524	Research and Development
20A.60.525	Retirement Residence
20A.60.528	Retailing
20A.60.530	Right of Way
20A.60.560	Schools, Elementary, Junior High and High
20A.60.570	Setback
20A.60.585	Short Subdivision
20A.60.587	Short Plat
20A.60.640	Story
20A.60.650	Street
20A.60.660	Street Frontage
20A.60.670	Structure
20A.60.680	Structure, Accessory
20A.60.685	Subdivision
20A.60.690	Wholesaling

B. Chapter 20C.10, Zoning Districts, is hereby repealed, except for the following sections and subsections:

<u>Section</u>	<u>Subject/Notes</u>
20C.10.170	Commercial Office District (CO) Purpose
20C.10.180	Community Business District (CB) Purpose
20C.10.200	Business Park District (BP) Purpose, which shall apply only to the BP and BP/C areas shaded on the adopted zoning map
20C.10.240(05)	The text of subsection 20C.10.240(05) outside the table and the 17th (with the heading CO), 18th (with the heading CB), and 20th (with the heading BP) columns of the table in subsection 20C.10.240(05), provided that the 20th column (with the heading BP) shall apply only to the BP and BP/C areas shaded on the adopted zoning map
20C.10.240(10)	Accessory Uses

20C.10.240(15) Unclassified Uses
 20C.10.250(10) The text of subsection 20C.10.250(10) outside the table and the 17th (with the heading CO), 18th (with the heading CB), and 20th (with the heading BP) columns of the table in subsection 20C.10.250(10), provided that the 20th column (with the heading BP) shall apply only to the BP and BP/C areas shaded on the adopted zoning map

20C.10.235 Evergreen Highlands Design District

C. The following sections or subsections of Chapter 20C.20 are hereby repealed:

<u>Section</u>	<u>Subject</u>
20C.20.012	Accessory Dwelling Units
20C.20.070	Home Businesses
20C.20.180	Rental Rooms
20C.20.235(15)	Planned Unit Development (PUD)
20C.20.235(20)	PUD - Scope of Review
20C.20.235(25)	PUD - Scope of Approval
20C.20.235(30)	PUD - Flexibility of Design Standards
20C.20.235(60)	Open Space/Landscaping
20C.20.235(70)(b)	Hotels and Motels
20C.20.235(70)(c)	Senior Housing Developments - Density Bonus
20C.20.235(70)(e)	Retirement Residence
20C.20.235(70)(g)	Maingate North Residential Master Plan Criteria
20C.20.235(70)(h)	Business Park "S" Zone in Willows Neighborhood
20C.20.235(70)(k)	Manufactured Home Parks

D. Section 20F.20.250 is hereby repealed.

E. Appendix B, Clustering Criteria Guidelines for Bear-Evans Creek Valley and Clustering Criteria Guidelines for Outlying Bear Creek Area, is hereby repealed.

Section 6. Relationship to Pending Matters, Repealed Development

Regulations and Concomitant Agreements. This ordinance shall be construed to affect the matters described below as follows:

A. To the extent that the provisions of this ordinance or any regulation set forth on the attached exhibits are the same in substance as the previously adopted provisions they replace in the City's development regulations, they shall

be construed as continuations thereof and not as new and separate enactments, unless otherwise specifically provided. In particular, a situation that did not constitute a lawful nonconformity under the previously adopted development regulations shall not achieve lawful nonconforming status merely by the repeal of the prior regulations. Similarly, no violation of any previous development regulation shall be waived or excused by virtue of the amendment, adoption or repeal of any regulation as provided in this ordinance, nor shall any ongoing enforcement action be required to be re-instituted for any reason because of the said amendment, adoption or repeal.

B. All concomitant agreements and rezone contracts shall remain in full force and effect and be enforceable according to their terms unless the specifically repealed or amended by this ordinance or unless the contract or agreement provides otherwise.

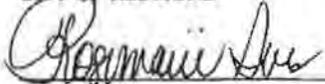
C. Any development permit applicant who:

- 1) has filed a complete application for site plan review, general development permit, or special development permit prior to the effective date of this ordinance; and who
- 2) files a complete building permit application for the same development within 120 days after the effective date of this ordinance;

shall be entitled to elect to have the said applications considered under the land use regulations in effect immediately prior to the effective date of this ordinance and notwithstanding its adoption, provided that such election shall not apply to the floor area ratio (FAR) regulations adopted by this ordinance or to the zoning categories and permitted uses adopted by the official zoning map, which regulations, categories and uses shall apply to all applications not considered vested by applicable laws as of the effective date of this ordinance, regardless of any election by a permit applicant.

Section 7. Severability. If any section, sentence, clause or phrase of this ordinance or any regulation adopted or amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance or any regulation adopted or amended hereby.

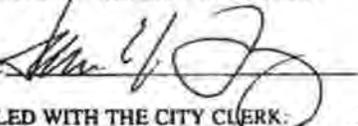
Section 8. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

Sandra K. Mattson
for CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	July 12, 1996
PASSED BY THE CITY COUNCIL:	July 16, 1996
SIGNED BY THE MAYOR:	July 17, 1996
PUBLISHED:	July 24, 1996
EFFECTIVE DATE:	July 29, 1996
ORDINANCE NO. <u>1901</u>	

EXHIBIT 9

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



Emerald Heights - ASSISTED LIVING BUILDING CUP LAND-2018-00586 & SPE LAND-2018-00617

Purpose: The intent of the Design Standards Checklist is to demonstrate compliance to the City's design standards, to identify critical project design issues, and note how these issues have been addressed. This is a working document to be used by both the Applicant and Staff throughout the design process.

Redmond Design Standards

The City of Redmond's design standards are composed of two elements: Intent Statements which are then followed by Design Criteria.

Intent statements describe the City's objectives for each design standard and are the requirements that each project must meet. All applications that require design review shall comply with the intent statements for each applicable design standard.

The Design Criteria that follow the intent statements are ways to achieve the design intent. Each criterion is meant to indicate the preferred condition, and the criteria together provide a common theme that illustrates the intent statement.

If "**shall**" is used in the design criterion, all applications **shall** comply with that specific design criterion if it applies to the application unless the applicant demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section and the purpose of the design category. The use of "shall" appears in bold as **shall**.

Instructions: The Design Standards Checklist contains three columns for the reviewer (staff and the applicant) to complete. Planning Staff and the Applicant should begin working on completing the Checklist at the earliest opportunity within the design process. The checklist will become part of the project record and be forwarded to the Redmond Design Review Board prior to their final approval of the project. (See example below)

To be completed by the Applicant – Applicant Evaluation

1. Place an "X" in the box for each applicable intent statement *where the proposed design meets the intent statement*.
2. Please mark the box "NA" if the statement is not applicable.
3. Leave the box **blank** if the intent statement is applicable, yet the project does not comply.

To be completed by Planning Staff – Staff Evaluation:

1. Place an "X" in the box when the project achieves the intent statement.
2. Please mark the box "NA" if the statement is not applicable.
3. Leave the box **blank** if the intent statement is applicable, yet the project does not comply.

To be completed by Applicant and Staff – Comments:

Comments are used to illustrate compliance to the intent statements or to highlight important design aspects of the project as necessary. Each comment box does not need to be completed. Statements by the applicant are also necessary to demonstrate compliance to any of the applicable "**shall**" statements in the Design Criteria portion of the checklist. Comments may also be used by staff to illustrate areas of non-compliance.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(a) To use building design to create a transition between development and natural features.	X		Emerald Heights is located on Education Hill within the Central Education Hill subarea. This area is a mix of single family residential (SFR) neighborhoods combined with larger scale institutional developments, including the Redmond High School, Redmond Junior High School, Horace Mann Elementary School, and Emerald Heights. The proposed building is located at the east side of the Emerald Heights campus, east of the main campus building and west of 176th Ave NE. As such, it serves as a transition between the Emerald Heights campus and the SFR developments to the east.
(b) To promote a gradual transition between different uses.	X		Emerald Heights is zoned R6 with a building height limit of 35'. The surrounding single family homes are zoned R4 with the same height restrictions of 35'. The surrounding neighborhoods are planned developments with homes built in the early 1990's. Every home consists of the same architectural vernacular from the early 1990's: gabled roofs, brick veneer around the garage doors, lap siding with muted paint colors. The Emerald Heights campus' original building was constructed in the early 1990's and draws from the same architectural vernacular; a gable roof with cream colored lap siding. Since then, there have been additions and new buildings. All the new buildings are designed with a northwest modern design aesthetic, reflecting many new residential single-family and multi-family designs throughout the planned neighborhood of Education Hill, providing an appropriate and current architectural response.
(b) To promote a gradual transition between different uses. Continued	X		In order to create a seamless transition between the adjacent single family developments, the new additions to the Emerald Heights campus, and Emerald Heights original buildings, the proposed building employs a creative and contemporary interpretation of the existing architecture on the Emerald Heights campus, combined with more traditional single family residential materials, colors and modulation. In particular, the proposed building will be clad with a combination of wood-like siding, residential-like panel and lap siding, significant modulation through bay windows, facade "step backs" at various locations and elevations, and will be painted muted tones to blend with the wooded environment and single family homes on Education Hill. Further, the proposed development carries forward the treed and vegetated character of Education Hill by retaining several significant trees and supplementing that vegetation with new trees. The new trees have been upsized beyond the minimum code required tree sizes at planting along the east end, adjacent to the campus entry, to create more low level screening right after construction. The new vegetation will grow to provide more than the minimum code required screening for the proposed building and Emerald Heights campus will blend with other developed areas in the planned neighborhood of Education Hill.
<i>Design Criteria</i>			
(a) Intersections shall be designed to facilitate both pedestrian and vehicular movement.	N/A		There are no new intersections proposed with this development.
21.60.020 Context, Circulation, And Connections			
21.60.020(B) Design Contexts			
<i>(1) Intent</i>			

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(a) To provide contextual references that can be used to encourage creative and distinctive designs for new development and redevelopment projects while avoiding sameness in design	X		<p>Emerald Heights is located on Education Hill within the Central Education Hill subarea. This area is a mix of single family residential (SFR) neighborhoods combined with larger scale institutional developments, including the Redmond High School, Redmond Junior High School, Horace Mann Elementary School, and Emerald Heights. The proposed building is located at the east side of the Emerald Heights campus, east of the main campus building and west of 176th Ave NE. As such, it serves as a transition between the Emerald Heights campus and the SFR developments to the east. In particular, the proposed building will be clad with residential-like panel and lap siding, includes significant modulation through bay windows and facade "step backs" at various locations and elevations, and will be painted muted tones to blend with the wooded environment and single family homes on Education Hill.</p> <p>Further, the proposed development carries forward the treed and vegetated character of Education Hill by retaining significant on site vegetation and supplementing that vegetation with new trees planted larger than the minimum code required size at planting and vegetation that will grow to provide screening for the proposed building and Emerald Heights campus commensurate with other developed areas in the Central Education Hill subarea.</p> <p>Since the last submittal, a significant portion of the building was shifted 8 feet further west from the property line to increase the setback far beyond minimum and further retain 8 existing significant trees. Also, the trees along the ivy covered fence line was increased in number and size, from 10-12' to 15-18' which is higher than the minimum required height at planting to provide more screening right after construction and create a dense screen in the future.</p>
(b) To create contexts that capture the community visions and values as reflected in the Comprehensive Plan, Redmond Zoning Code, and Design Review Handbook. Contextual elements could include the following:	X		<p>The proposed building reflects the community visions and values reflected in many provisions of the Comprehensive Plan and other applicable codes. The Technical Committee Report to the Hearing Examiner issued as part of the 2011 rezone explains how the proposed expansion at Emerald Heights implements the vision in the Comprehensive Plan and Education Hill Neighborhood Plan. In particular, the 2011 Tech Report explains how "development intensity is regulated by lot coverage, and impervious surface area limits," and further that "the heights [35'] and setbacks [15'] were chosen for compatibility with neighboring properties and the zone in mind." Tech Committee Report p. 7. In an effort to achieve this compatibility, the proposed building and site design conform to applicable height, coverage, and setback standards. Moreover, Emerald Heights is proposing an extended setback from 176th Ave NE, ranging from 15'-4" to 24'-9", to provide supplemental landscaping designed to meet and exceed the minimum code required screening of the proposed development from the adjoining neighborhood. New street trees in the public right of way towards the northeastern section of the property will further mimic the existing character of the surrounding area.</p>

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
			Further, as noted in 2011 Tech Report, Emerald Heights implements Education Hill policy N-EH-14, which "encourage[s] a mix of housing types, styles and a range of choices while maintaining the overall single-family character of established neighborhoods in Education Hill." Emerald Heights offers an alternative to SFR for seniors who would like to live in a community setting with a range of housing types and services, including independent living, assisted living memory care and skilled nursing. As the Puget Sound population continues to grow, our residents age, increasing the demand for these specialized senior housing opportunities. While attempting to serve this demand for senior housing, the proposed development does not encroach into the adjoining "established neighborhoods in Education Hill" that retain their single family character.
(b) Continued	X		Also, as noted in the Comprehensive Plan, Emerald Heights is located within a portion of Education Hill identified as the Central Education Hill subarea. This subarea includes a mix of development types including not only SFR developments, but also several institutional scale developments, including the Redmond High School, Redmond Junior High School and Horace Mann Elementary School. Consequently, larger scale developments are a common feature within this portion of Education Hill, interspersed with SFR neighborhoods, such as Abbey Road Chatsworth, and Canterbury developments. The combination of developments creates the context and character of this area.
(i) Context Defined by Natural Forms and Patterns. These are natural landforms found in the Sammamish River Valley and other parts of the City. Examples include river contour forms, river bench terraces, multiple silhouette ridgelines; and panoramic vistas with associated mountain, lake, river, and ravine forms.	N/A		
(ii) Historic and Cultural Context. Historic landmarks and the section of Leary Way framed by older historic structures have been identified as contributing to the historic character of the City. In addition, Redmond's native peoples and Redmond's heritage as a logging and farming community, and as a historic urban crossroads, define the more general historic and cultural context of the City.	N/A		Additional Comp Plan policies are address elsewhere in this checklist.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(iii) Architectural Context. This includes buildings with articulated facades, pedestrian-friendly scale and detailing, historic building features or character, and interesting rooflines.	X		The building's architecture is a creative and contemporary interpretation of the existing architecture on the Emerald Heights campus, combined with more traditional SFR modulation, materials and colors. In particular, the building will be clad with wood-like siding, residential-like panel and lap siding, includes significant modulation through bay windows and "step backs" at different elevations, and will be painted muted tones to blend with the wooded environment on Education Hill. In addition, the design includes an interesting roofline through façade modulation and roof overhangs. The contemporary architectural expression is consistent with that of the recently constructed residential single-family and multi-family buildings around the planned neighborhood of Education Hill and it supports the design of structures built on campus as well. The recent additions to the campus were enthusiastically supported by Redmond DRB representatives and City planners as adding a new, vibrant, design vocabulary to the campus. In previous Design Review meetings on these early buildings, the board encouraged a modern design aesthetic, complimentary to the existing buildings in texture and materials. Additionally, this project has already been presented twice to the Design Review Board (Aug-Oct 2016) where members gave enthusiastic responses to the designs represented in the meeting notes. Also, another proposed project on campus, Courtyard Independent Living building, which has a similar design aesthetic as this project was approved by all 5 Board Members at the DRB meeting held on Feb 15, 2018 (Refer to 2/15/18 city DRB meeting minutes, minutes were approved at the 3/15/18 city DRB meeting).
<i>(2) Design Criteria</i>			
(a) Site development should not substantially alter natural landforms.	X		(2)(a) The design incorporates existing topography, utilizing the existing grade change to conceal parking areas underground.
(b) Developments that have a historic or cultural context should incorporate or enhance historic or cultural references with the use of symbolic design details, interpretive signs or informational plaques.	N/A		(2)(b) N/A
(c) Developments within an area that is consistent with the goals and vision within the Comprehensive Plan, and have a distinctive common architectural context in terms of building height, roof type, base, cap, windows, entries, and other similar features should carry it forward with consistent architectural types, materials and detailing.	X		(2)(c) The proposed development is consistent with the goals and vision of the Comprehensive Plan. The City's Technical Committee determined as part of the 2011 rezone that the proposed increase in density of senior housing on the site implemented the goals and policies of the Comp Plan. See 2011 Tech Report, pp. 6.
(c) Continued	X		The FW Policies outlined in the Technical Report from the City Staff stated that "The Emerald Heights Rezone would expand the existing retirement community and provide for additional senior housing needs within the City over a 20 year time period within the existing facility. The proposed rezone would concentrate additional housing with adequate services" and "The Emerald Heights Rezone provides for a variety of senior housing types within the Education Hill Neighborhood. The proposed expansion is a response to market demands for an increase in the number of units needed to serve the needs of the community" (FW-9 & FW-13). This building fulfills the policies by creating density, and diversity of housing and reduces "sprawl"

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
			<p>"FW-19 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, services, or parks." Emerald Heights is preserving and fostering its unique more modern character within its campus providing variety in the neighborhood.</p> <p>In addition, the proposed development implements the City's goal of providing adequate densities to meet the City's housing needs. LU-1, Emerald Heights's data shows strong demand for new assisted living units in Redmond. The existing campus has limited site development opportunities. The proposed development meets the Assisted Living need through infill on Emerald Heights's existing campus. The building is designed to respond to its surroundings including the Emerald Heights campus and Central Education Hill subarea. LU-6, additionally, the building footprint is articulated to preserve existing landscaping and providing opportunity for landscaping infill.</p>
(c)Continued	X		<p>Further, the proposed development is consistent with the City's development standards for height, scale, development intensity, and landscaping. LU-9. In particular, Emerald Heights is proposing a significant setback from the 176th Street NE right-of-way, ranging from 15'4" to 24'9" from the property line, and 15'4" to 37'9" feet from the edge to the curb. Within that setback, Emerald Heights will maximize the screening of the building using existing significant trees and new vegetation. The new trees along the east property line will be 3" caliper and 15-18 feet high at installation, greater than the minimum code required tree size at planting. This landscape will promote compatibility and provide a transition to the single family residential areas across the street from the Emerald Heights property. This landscape far exceeds the buffer provided by other uses in the neighborhood. LU-11, RZC 21.08.370(C)(v).</p> <p>Finally, as explained above, the building's architecture mirrors recent campus architecture; a creative and contemporary interpretation of the existing architecture on the Emerald Heights campus, combined with more traditional SFR modulation, materials and colors. In particular, the building will be clad with wood-like siding, residential-like panel and lap siding, includes significant modulation through bay windows and facade "step backs" at different elevations, and will be painted muted tones to blend with the wooded environment on Education Hill. In addition, the design includes an interesting roofline through facade modulation and roof overhangs. Emerald Heights' intention with this design is to ensure the building design complements the existing architectural context from the Emerald Heights campus, while picking up and integrating elements from the adjoining SFR neighborhoods. RZC 21.08.370(C)(5)(a).</p>
21.60.020(C) Natural Features – Ridgelines and Hill Tops			
(1) Intent			
(a)To reduce natural hazards and impacts on the natural environment, and to minimize the visual impact of development on hillsides.	X		The proposed development reduces impacts on the existing critical areas on site by locating the proposed development away from those areas (Class III stream and steep slopes on the north and west boundaries of the Emerald Heights campus). The proposed development will not affect any prominent ridgelines or wind-resistant vegetation on ridgelines.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(b)To respect natural landforms and to use them to provide definition between various parts of the community and to provide project identity.	N/A		
(2) Design Criteria			
(a) Development on hillsides should minimize visual and environmental impact by incorporating the following techniques as appropriate: (i)Except in Urban Centers, locate structures to ensure the tops of structures are located below prominent ridgelines or the vegetation along ridgelines. (ii)Retain existing wind-resilient vegetation along ridgelines.	X		The proposed development will not affect any prominent ridgelines or wind-resistant vegetation on ridgelines. There are not ridgelines within or around Emerald Heights.
21.60.020(D) Relationship to Adjacent Properties			
(1) Intent			
(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; (d)To promote a gradual transition between different uses.	X		(1)(a)-(d) The proposed assisted living project is one building. If this building was broken up into smaller buildings, by the WA state code, each building would be required to have a kitchen & dining space, common living space, clean & soiled laundry rooms, residential laundry rooms, medical charting rooms, a generator, and resident storage for each building and increased staff requirements. A design of this type would not be economically feasible nor effective in serving the needs of residents of an assisted living facility. The proposed building is located on the Emerald Heights campus between the main building and 176th Ave NE. It will serve as a transition between the Emerald Heights campus and the surrounding SFR developments. In an effort to reflect both the Emerald Heights character and the surrounding Education Hill neighborhood, the building's architecture is a creative and contemporary interpretation of the existing architecture on the Emerald Heights campus, combined with more traditional SFR modulation, materials and colors. In particular, the building will be clad with wood-like siding, residential-like panel and lap siding, includes significant modulation through bay windows and "step backs" at different elevations, and will be painted muted tones to blend with the wooded environment on Education Hill. In addition, the roofline will appear varied through roof articulation and roof overhangs. More importantly, Emerald Heights is proposing a significant setback that exceeds the 15 ft minimum code requirement between the proposed building and the 176th Ave NE right-of-way. Since the last submittal, a significant portion of the building was shifted 8 feet further west from the property line to increase the setback far beyond minimum and further retain 8 existing significant trees. This brings the proposed setbacks to a range from 15'- 4" to 24'- 9" from the property line, or 28'- 4" to 37'- 9" feet from the street curb.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(1)(a)-(d) Continued	X		Emerald Heights will maximize the screening of the building using the above mentioned existing significant trees and new vegetation, including evergreen trees with 3" in caliper diameter. Since the last submittal, the new trees were increased in quantity and size from 10-12 ft to 15-18 feet high at installation, much higher than the minimum size required at planting. Within 10 years, these trees are estimated to grow to 10-20 feet in width and 30-40 feet in height which will substantially screen the new building from adjoining SFR uses. In addition, Emerald Heights will plant new street trees consistent with the City's development standards along the right-of-way, towards the northeast section of the property. This landscaping will promote compatibility and provide a transition to the SFR areas across the street from portions of the Emerald Heights property. The level of vegetative screening will far exceed the screen provided from other development along 176 th Ave NE, which are generally screened by a single row of street trees, a six foot high cedar fence, and sporadic trees and vegetation on individual properties.
(2) Design Criteria			
(a)Coordinate proposed development with surrounding site planning and development efforts on adjacent properties.	X		See responses to (1)(a)-(d) above
(b)The site's zoning and other relevant Comprehensive Plan policies shall be considered as indicators of the desired direction for the area and project.	X		See explanation of consistency with the Comprehensive Plan under RZC 21.60.020(B)(2)(c) above
(c)Properly link proposed development to existing and planned walkway, trail, street drainage and utility systems, and assure efficient continuation of such systems. (d) Consider the impact of building mass, color, lighting, and design upon adjacent open spaces, continuity of identified public view corridors, public open spaces or parks, and recreation areas.	X		The proposed new building will connect with the main campus by a skybridge creating a connection to the heart of the main campus allowing assisted living residents to participate in activities and events while providing friends and family easy access to their loved ones in assisted living, and vice versa. Currently there is a trail around the entire site for the independent residents to walk and enjoy the outdoors. The proposed plan rebuilds the trail after construction. As part of the City's code requirement, Emerald Heights is improving 130 feet of side walk along 176th Ave NE and adding street trees to continue and improve the pedestrian experience along the street. A new detention tank is proposed and attached to the building to handle storm water associated with the project and not impact existing storm water ponds.
(2) (c-d) Continued	X		The proposed development is not adjacent to any open spaces, parks, or identified public view corridors.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(e) Designs shall minimize impacts to historic structures or sites, and mitigate impacts through such means as: (i) Developments adjacent to historic landmarks should ensure that significant features of historic landmarks are not obscured from public view. In cases where this is not fully possible, developments shall mitigate with photo documentation showing the significant features that will be obscured and the relationship of the structure to that adjacent site prior to construction of the obscuring structure (ii) Use of color on developments adjacent to historic landmark structures that allow the existing historic landmarks to remain prominent within the immediate area. (i) Use of materials or design that emulate existing historic landmarks but which can be differentiated in age from that of the landmark. (iv) Views from the new development may include views of significant features of the historic landmark.	N/A		
21.60.020(E) Relationship to Street Front.			
(1) Intent			
(a) To create a relationship between a development and the street front that provides safety and amenities for a development's residents, employees, and customers, and for surrounding properties. (b) To relate residential development to the street front that helps define neighborhood character. For example, residential areas with porches and balconies can create a sense of community and improve safety along public sidewalks and streets.	X		1)(a), (b) and (d) See responses to RZC 21.60.020(B) and (D) above. As an amenity for Emerald Heights' residents, landscaped open space plazas are provided throughout the campus. For the new assisted living project, new plazas are proposed adjacent to the main entry and at the southern end of the proposed building. Plazas provided in the proposed building development are for campus residents only, providing areas for resting, reading, outdoor dining and relaxation. The South Plaza will tie into the existing campus activity area that includes a putting green and lawn bowling area to the south of the project site. The south plaza will provide a nice screened sitting area partially visible to the public street and sidewalk, creating an opportunity for neighborhood resident interaction, creating a sense of community while improving safety along the public walk and street. The North Plaza will provide opportunities for outdoor dining and create an active area adjacent to the campus loop road. In addition, Emerald Heights has modified the design of the proposed building to include significant modulation along the eastern facade, using design elements and colors intended to correlate with adjacent residential developments and relate to the street frontage. These features include building setbacks and step backs, bay windows and roof overhangs, and traditional wood-like siding, residential-like panel and lap siding painted with neutral tones to blend both with the vegetation and match neighboring residential color schemes. Further, the proposed development will retain the existing meandering trail on the Emerald Heights Campus that abuts the 176 th Ave NE right-of-way as an amenity for Emerald Heights' residents. Emerald Heights will also install new street trees in the public right-of-way towards the northeast section of the property consistent with the existing street trees in the area to maintain a unified streetscape.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(c) To relate commercial development to the street front to ensure active street environments that encourage pedestrian activity, stimulate business, and encourage walking as a transportation mode. For example, commercial buildings with windows and entries oriented to the street can enhance pedestrian activity.	N/A		
(d) To create an attractive street edge and unified streetscape, and provide pedestrian access where it does not conflict with private property security issues.	X		Emerald Heights will plant new street trees consistent with the City's development standards along the right-of-way towards the northeast section of the campus. This will promote compatibility and provide a transition to the SFR areas that abut portions of the Emerald Heights property. The level of vegetative screening will far exceed the screen provided from other development along 176 th Ave NE, which are generally screened by a single row of street trees, a six foot high cedar fence, and sporadic trees and vegetation on individual properties.
(2) Design Criteria.			
(a) Building setbacks from public streets should be minimized in commercial developments.	N/A		
(b) Buildings should be arranged on site to minimize distances between buildings to create a walk able environment.	X		Assisted Living residents are transitioning from independent living to needing some assistance with daily living activities. These residents maintain strong, lasting relationships with their neighbors and friends in the independent living buildings. They take part in many of the activities within the main campus and continue to have strong social connections with others on campus. The building location is ideal for this use, with a strong connection back to the existing common area hub such as living room and dining venues by the proposed sky bridge. This location provides a relatively short walk to these common areas via the skybridge, fostering added interaction. On the flip side of this concept, the new assisted living building, by its strong connection by bridge to the IL will foster more IL resident visits and interaction within the AL building reducing segregation and isolation. It is the goal of Emerald Heights to integrate all residents in meaningful ways that encourage interaction among residents of all levels and abilities. Assisted living residents will continue to be a meaningful part of the larger community's culture.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
<p>(c)All development shall include site-planning measures to create an attractive street edge and accommodate pedestrian access.</p> <p>(i) Define the street edge with buildings, landscaping or other features.</p> <p>(ii) Provide for a sidewalk at least five feet wide if there is not space in the public right-of-way (ROW).</p> <p>(iii) Provide building entries that are accessed from the sidewalk. Preferably these access ways should be separated from the parking and drive aisles. If access traverses the parking lot, then it should be raised, clearly marked by a change in surface treatment, or both.</p>	X		<p>2(c)(i)-(ii) As explained under RZC 21.60.020(D) above, the proposed development will include a significant landscaping with a meandering trail 5 feet wide that will create an attractive pedestrian amenity within the property line. Outdoor relaxation and recreation areas are placed at the south end of the building providing opportunity for neighborhood interaction. The north, east and south perimeter landscape will consist heavily of native trees, shrubs and groundcover plantings to blend in with the existing native plant palette. The west side will include a variety of ornamental shrubs and groundcovers to add seasonal color and interest. The minimum code required setback is 15' from the property line. The proposed project setback from the property line ranges from 15'-4" to 24"-9". This was increased from the last submittal by shifting a significant portion of the building 8 ft further west from the property line. This increased setback allows 8 existing significant trees to remain. Where tree removal is necessary, they will be replaced at a 1:1 ratio as required by city code. The Technical Committee Report for the rezone noted that: The phased development may result in some tree removal and associated loss of habitat for tree- and ground-dwelling species within the site and outside the NGPE.</p> <p>Beyond the project site boundary, there will be a line of street trees to match the existing streetscape. (iii) The proposed development will be accessed from sidewalk on Circle Drive, the circle road internal to Emerald Heights. RZC 21.32.050 states that the minimum size of trees will be: Deciduous trees: two-inch caliper, Evergreen trees: six-foot height, and Vine maples and other multi-stemmed trees: seven-foot height. All the new trees are proposed to be 3" caliper and 15 - 18' tall at installation, exceeding the minimum requirement stated in the code providing a denser screen right after construction.</p>
(iv) For businesses which require outdoor display oriented to the street, such as nurseries and auto sales, the street edge shall be defined.	N/A		
(d) Create a streetscape to allow for the safe movement of pedestrians. Wherever possible, relegate parking and drive-through passageways to the side and rear of all buildings.	X		<p>The existing side walk loop around the entire campus is beside the loop drive. There are many pathways leading to the main building for the loop sidewalk. There is a side walk along the front of the new Trailside building with crossings to the loop sidewalk. There is an existing nature trail that runs along the perimeter of the site. The proposed building will have a side walk in front of the surface parking leading to the entrance of the proposed building with a crossing to the main building pathways. 176th Ave NE has existing sidewalks on both sides of the street that meander through grassy areas and there are street trees planted on both sides of the street from just north of Emerald Heights entrance to NE 104th St. As part of the project, some of the sidewalk along 176th Ave NE will be demolished and reconstructed 5 feet from the curb and new street trees will be installed. There is a pedestrian crossing at NE 104th St. and enhanced crossing at the entrance to Emerald Heights.</p>

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(e) Provide site development features that are visible and pedestrian accessible from the street. These features could include plazas, open space areas, employee lunch and recreational areas, architectural focal points, and accent lighting	X		(2)(e) N/A. Emerald Heights is a private senior community. Access is limited to a single point at the intersection of 176th St NE and Circle Drive. Secondary fire access is also provided at NE 111th St. Overall, the intention of the proposed development is to minimize its appearance from the street front and adjacent properties, rather than to invite non-residents into the campus. The entrance to the campus will not change.
(f) Where nonresidential ground floor uses such as structured parking are permitted, windows, rather than blank walls, shall be provided on the street level in order to encourage a visual link between the business and passing pedestrians. A minimum of 60 percent of the length of the storefront area facing streets (between two feet and seven feet above the sidewalk) shall be in non-reflective, transparent glazing.	N/A		
21.60.020(F) Street Design.			
(1) Intent.			
(a) To balance the needs of vehicular, transit, pedestrian and bicycle uses, and to create attractive streetscapes, while maintaining safety as the top priority. (b) To create attractive connections that provide safe linkages to public facilities, shorelines, and other public open spaces, and that complement the aesthetics of adjacent natural features and buildings	X		(1)(a)-(b) See responses to 21.60.020(B), (D) and (E) above. In addition, the proposed design will retain the existing street right-of-way for vehicular, bicycle and transit use. The proposed development will also include a meandering trail 5 feet wide providing safe and attractive pedestrian facilities. The nature trail connects to Emerald Heights internal sidewalk system in several locations. Existing pedestrian street sidewalk along 176 Ave NE and mature street tree canopies will remain as is. In addition, as part of this project, 130' of sidewalk along 176th Ave NE will be relocated off the curb line and street trees at 30' on center will be planted as continuing the street canopy already established.
(2) Design Criteria.			
(a) Design streets to be consistent with terrain, intersection configurations, and connections to streets or adjacent sites. (b) Minimize steep gradients in circulation patterns to the extent allowed by site topography. (c) Promote safety through adequate sight distance, limited driveways on busy streets, and avoidance of difficult turning patterns. (d) Allow safe, efficient access for emergency vehicles. (e) Discourage through-traffic and long curvilinear cul-de-sacs, while assuring adequate circulation between neighborhoods. (f) Accommodate transit on arterial streets and, where appropriate, within internal circulation systems. Width, geometry, slopes, and construction materials should be suitable for transit service. Transit stops should be included at appropriate intervals. (g) Where possible, streets and internal circulation systems should frame vistas of retail areas, public buildings, parks, open spaces, and natural features, especially Lake Sammamish, the Sammamish River, Bear and Evans Creeks, and forested slopes.	N/A		The proposed development does not include any changes to the street network. All public streets, the internal loop driveway, the emergency access and intersections are existing and will remain as is.
(h) Intersections shall be designed to facilitate both pedestrian and vehicular movement.	N/A		The proposed development does not include any new street intersections.

CITY OF REDMOND

DESIGN STANDARDS CHECKLIST



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(i) Provide shade trees along all streets. Street trees spacing and tree species shall follow the City's street tree plan, and plantings techniques shall be selected to create a unified image for the street, provide an effective canopy, avoid sidewalk damage, and minimize water consumption. Drip irrigation systems and native drought tolerant landscaping are encouraged. Trees should vary along different streets to prevent excessive planting of any one species.	X		As explained under RZC 21.60.020(D) above in 1 (a), (b), the proposed development will include landscaping with a line of street trees to match the existing streetscape and a meandering sidewalk 5 feet wide that will create an attractive street edge for pedestrians. Autumn Brilliance Serviceberry trees, planted at 30' on center are proposed as part of the street frontage improvements. The species of tree was requested by the Redmond Parks Department. Lawn and will be planted between the trees in the landscape bed to match the existing planting areas along 176th St.
(j) Within the shoreline jurisdiction, streets and bridges shall be designed to enhance shoreline visual, physical and cultural access by incorporating special design features, such as viewpoints, gateway design elements, street furniture, decorative lighting, landscaping, public art or street graphics.	N/A		There are no shorelines or parks adjacent to this project
21.60.020(G) Transit			
(1) Intent.			
(a) To encourage transit use through building orientation and site design;	X		There is an existing transit route along 179th Ave NE & 176th Ave NE with a bus stop located outside Emerald Heights' main entrance. The bus stop and route will not be disturbed. The pedestrian sidewalk will be closed during construction of the new sidewalk and installation of the street trees.
(b) To provide safe and continuous pedestrian access to transit facilities;	X		There is an existing pedestrian route to the bus stop. The pathway will be disturbed during the relocation of the sidewalk.
(c) To consider minimizing the distance between buildings and transit stops;	N/A		The residents of the new building do not utilize public transportation. They rely on Emerald Heights' bus/van service or family for transportation therefore locating the entrance close to the bus stop is not applicable.
(d) To encourage weather protection for those waiting for transit.	N/A		The existing bus stop is covered
(2) Design Criteria.			
(a) Provide transit stops and improvements where the intensity of use and expected demand supports transit use. Transit stops shall include space for shelters meeting King County standards and ten feet between the curb to the back of sidewalk, unless other site requirements require a larger sidewalk. The area devoted to shelters and wider sidewalks may be included in setbacks and may be counted toward required landscaping.	X		There is an existing transit route along 179th Ave NE & 176th Ave NE with a bus stop located outside Emerald Heights' main entrance. The bus stop and public transit route will not be disturbed

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(b) Along high traffic volume streets, a number of transit stop alternatives, such as building "passenger bulbs" or transit stops where sidewalks extend to the traffic sidewalk lane, should be installed. Bulbs allow transit to stop easily, and people are prevented from parking at the stop. (c) Provide direct access to transit stops from buildings via defined, safe pathway systems. (d) Locate parking lots to the side and rear of buildings. Avoid making pedestrians walk across expansive parking lots to reach transit stops. (e) Consider a covered and lighted entrance outside the structure or other effective options where residents or patrons may wait for transit out of the weather. (f) Focus the location of buildings onsite to concentrate present and future transit use and to encourage residential use of transit. (g) Consider orienting buildings toward the street and locate them as close as practicable toward existing or proposed transit stops. Minimize walking distances between buildings and transit stops. Building entries should be within 1,000 feet of the transit stop.	X		The new assisted living building will have some surface parking stalls plus a new parking garage under the building. Residents utilizing these stalls can safely travel from the parking garage to the lobby and cross the loop drive via a crosswalk to the pedestrian paths around the campus. Residents may also take the elevator to the third floor and use the skybridge. The assisted living residents are dependent on family, friends and Emerald Height's bus/van service for transportation and do not use public transit. Independent living residents utilize Emerald Heights bus/van service when desired. Currently, Emerald Heights has very few residents that utilize public transportation (under 10). For staff, Emerald Heights encourages car pooling and alternative means of transportation.
(h) If the development will have a retail use, locate the storefront close to the transit stop.	N/A		
(i) Security walls and fences should include gates that employees can open from both sides to provide access to and from transit stops.	N/A		
21.60.020(H) Pedestrian and Bicycle Circulation.			
(1) Intent.			
(a) To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences, to businesses, to the street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the City. (b) To enhance access to on- and off-site open space areas, shoreline access areas, and pedestrian/bicycle paths.	X		Bicycle paths along 176th Ave NE will remain. Existing pedestrian street walkways and mature street tree canopies on 176th Ave NE & 179th Ave NE will remain as is. As part of this project, street trees and sidewalk improvements are proposed along the ROW. The sidewalk on street frontage north of the building will be demolished and rebuilt 5' from the curb and new trees and grass installed.
(2) Design Criteria.			
(a) Provide pedestrian walkways that minimize walking distances from principal building entrances to all businesses, uses, and buildings on the development site; existing or planned sidewalks, and the street right-of-way. (b) Provide pedestrian walkways that connect to adjacent properties, except when adjacent properties are multi-family developments of fewer than three dwelling units, or when the pathway could connect a multi-family development to a manufacturing or industrial use, or a manufacturing or industrial use to another manufacturing or industrial use. Barriers that limit future pedestrian access are prohibited. Gates that limit access to employees are permitted.	X		Within the existing campus, there are existing pedestrian trails and sidewalks that will remain. The nature trail around the entire campus is well used by the independent living residents. The trail is proposed to be re-installed between the new building and the property line. There are pedestrian paths all around the campus with crossings to the new Courtyard & Trailside building and the other buildings. These pathways are heavily utilized by the residents and staff. The new skybridge will create a stronger connection to the community allowing the less mobile residents to participate in events in main building and for friends and family to visit residents in the new building.
21.60.020(I) Vehicle Entrances and Driveways			
(1) Intent.			

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(a) To provide safe, convenient vehicular access to sites without diminishing pedestrian access and visual qualities	X		Access into and out of the existing campus is existing and will not change. The existing circle drive will provide vehicular access to the proposed building. The pedestrian traffic around the campus will remain with additional connections from the main building to the new building via the skybridge and also a crossing at the entrance to the new facility. At the main entrance into Emerald Heights there is pedestrian crossing with stamped concrete delineating it from the main road and the entrance and new ADA ramps. This crossing was improved 3 years ago.
(2) Design Criteria.			
(a) Minimize parking lot entrances, driveways, and other vehicle access routes onto private property from a public right-of-way	X		The proposed development does not include any changes to the existing vehicle entrances or driveways
(b) Driveway lanes crossing a public sidewalk shall be no wider than the minimum required per entry or exit lane. The City may impose additional restrictions to parking lot and vehicle access point locations to reduce impacts to public safety, pedestrian movement, on-street vehicle circulation, and visual qualities	N/A		
(c) Joint driveways between adjacent developments should be provided when the proposal meets the following: (i) Joint access is legally available; (ii) The proposal promotes safety for pedestrians and operators of automobiles minimizing the interaction of vehicles and pedestrians; and (iii) The proposal promotes proper dispersal of traffic mode and behavior to support traffic management objectives. (d) Minimize conflicts between entries and vehicle parking and maneuvering areas.	N/A		Access to the campus is existing. There are no joint driveways to adjacent developments.
21.60.020(J) Parking Lot and Structured Parking Location and Design			
(1) Intent.			
(a) To encourage parking design that provides for distribution of parking in a balanced manner across the project site plan, avoiding where possible a concentration of all of the parking in front of the building.	X		All the parking is distributed throughout the campus. The new project replaces carport and surface parking with below grade parking. There are surface parking stalls located in front of the building with a 5' foot sidewalk and 5' landscaping. The majority of the new parking stalls are located in the parking garage below grade.
(b) To provide for clear internal vehicle circulation patterns and consideration of pedestrian walkways in parking lots;	X		The clear vehicle path is Emerald Heights private internal 176th Circle Drive. Emerald Heights had residential style street lights throughout the campus. These lights will remain.
(c) To set standards for paving, lighting, and other design elements;	N/A		Emerald Heights had residential style street lights throughout the campus. These lights will remain.
(d) To provide for joint entrances and exits;	N/A		There are no joint entrances and exits in the development
(e) To reduce the negative impacts of parking and circulation facilities on highly visible public open spaces, such as shorelines and other natural open spaces.	X		There are no public shoreline or natural open spaces adjacent to this project. The parking garage will be built as a sub-grade structure below the residential levels to minimize its visibility. The wide R.O.W can technically be classified as an "open space". As part of the proposed development, a portion of the street sidewalk towards the northeast section of the property will be relocated and street trees planted to enhance the public's experience.
(2) Design Criteria.			

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(a) Locate parking where possible behind buildings and away from areas of public visibility and shorelines	X		All parking is internal to the campus along the drive or under the new building. There are stalls in the parking garage under the building and surface stalls located on the internal loop drive.
(b) Integrate parking area design with landscape design in a way that reduces the visual impact of impervious surfaces and provides adequate screening of parking from public view, while allowing sufficient visibility to enhance safety. Parking areas should provide for landscaping next to buildings and alongside walkways.	X		The parking associated with this project is under the building or off the internal loop drive and as such does not have a visual impact to public views. Other outdoor parking is limited to the internal driveway and not visible to the public except if they are traveling on Circle Drive. Access to the below building parking garage is not visible to public view from outside the campus. Access is via a short drive that is screened from Circle Drive by an outdoor landscaped plaza and other landscape elements.
(c) Reduce pavement areas for vehicular use by avoiding the use of parking aisles with parking located only along one side.	X		The proposed development is removing three existing carports with surface parking and replacing the parking with some surface parking and parking under the building. At this particular location, the circle drive has parking on both sides of the drive.
(d) Convenient, clearly identified pedestrian access shall be provided from the interior of parking areas and street front walkways. See Figure 60.10 below.	X		There is a clearly defined pedestrian pathway for the surface stalls and inside the parking garage.
(e) Site layout for individual parcels should be designed to provide reciprocal vehicular and pedestrian access to and from adjoining lots in order to achieve a unified circulation plan which minimizes curb cuts and provides pedestrian connections between uses.	X		Emerald Heights is a 38 acre site with an internal loop drive and existing sidewalks, ADA ramps, nature trail and pedestrian paths across the loop drive. There is parking on both sides of the drive in some areas. All the sidewalks lead to the main building.
(f) Parking – Structured (i) Structured parking should be designed to include articulated planes. The scale of parking structures shall be modulated by interruptions of the facades, setbacks, and lowering the first level below the existing grade (where the water table allows) to reduce total height. (ii) Facades of parking structures shall include a landscape treatment in addition to architectural screening from the SR 520 corridor (iii) Parking structures shall have landscaping around the perimeter which will correspond to that used by the adjacent land uses and activities. Landscaping shall include, but not be limited to, a combination of shade trees, evergreen trees, shrubs, groundcovers, deciduous native and ornamental shrubs, and vines to further screen the structures. (iv) The top floor of parking structures should include landscape screening in areas, such as along the cornice and on the deck, either by trees or a screening trellis treatment if visible from residential zones or SR520. (v) Provide walkways in parking floors which have curbs or other barriers to protect from vehicular intrusion.	X		New sub-grade parking garage is proposed below the 3 residential levels. Portions of the parking level that are above grade are screened by landscaping at the north facade that is visible from the public ROW. An existing five to six foot high ivy fence along the east property line combined with existing and new landscape plantings within the large setback will screen the remainder of the exposed garage from the public ROW. A planter above the parking level where the building steps back at the southern end of the East Facade will feature cascading plantings to compliment the new loop trail. Next to the fence at the property line, 3" caliper, 15-18' evergreens will create a landscape screen that meets and exceeds minimum code requirements. The evergreens will reach 20'-30' in 10 years. There are 8 existing significant trees and existing street trees providing a canopy at the 40'-50' level. The north, east and south perimeter landscape will consist heavily of native trees, shrubs and groundcover plantings to blend in with the existing native plant palette. The west side will include a variety of ornamental shrubs and groundcovers to add seasonal color and interest. The code required setback is minimum 15' from the property line.

CITY OF REDMOND

DESIGN STANDARDS CHECKLIST



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(f) (i-v) Continued (vi) For security, pedestrian routes shall be visible and avoid enclosed, hidden areas. Emergency call boxes should be available (vii) Parking structures along the ground floor shall be enclosed with retail or office uses on the exterior, or where this enclosure is not feasible, the visual impact should be softened with landscaping or screening	X		The proposed project setback from the property line ranges from 15'-4" to 24"-9". Since the last submittal, a significant portion of the building was shifted 8 ft further west from the property line to provide this greater setback. This increased setback allows 8 existing 50' trees to remain. Where tree removal is necessary, they will be replaced at a 1:1 ratio as required by code.
21.60.030 Community Space			
21.60.030(B) Pedestrian Plazas.			
(1) Intent.			
(a) To provide plazas that attract shoppers to commercial areas. In heavily used pedestrian areas, or in areas where increased pedestrian activity is desired, the area shall be designed as a pedestrian plaza.	N/A		
(b) Where appropriate in the business park and industrial areas as well as residential projects within the moderate- and high-density residential zones, plazas shall be provided to enhance the employees' and public's use of the space for passive activities, such as resting, reading, and eating lunch.	N/A		
(2) Design Criteria.			
(a) A pedestrian plaza should provide pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities. (i) Use trees and other landscaping to provide some shaded areas and a visual amenity.	N/A		
(ii) To qualify as a "pedestrian plaza" an area must have: (A.) Pedestrian access (including handicapped access) into the plaza from the public right-of-way; (B.) Paved walking surfaces, such as concrete, brick pavers, or other type of paver; (C.) Security lighting on site or building mounted.	N/A		
(iii) A pedestrian plaza is encouraged to have (A.) Site furniture. The design may use planters, rails, benches, retaining walls and other raised surfaces for seating. Cluster some seating for informal gathering and outside eating areas. Wherever possible, locate a majority of the seating for sun exposure, where views can be taken advantage of, and near to activity centers of a site such as at building entrances and at the intersection of walkways. (B.) Artwork, or amenities, such as fountains, kiosks, etc. (C.) Fountain	N/A		
(iv) A Pedestrian Plaza shall not have: (A.) Adjacent unscreened parking lots (B.) Adjacent unscreened chain link fences. (C.) Adjacent "blank walls" without "blank wall treatment," such as landscaping, windows or murals.	N/A		
21.60.030(C) Pedestrian Facilities and Amenities.			
(1) Intent.			

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(a) To enhance the visual character of buildings and to improve the pedestrian environment. (b) To provide a network of pedestrian connections, the level of facilities provided to support pedestrian activities can greatly encourage the use of the pedestrian network. These criteria outline the sufficient levels of pedestrian facilities and amenities to achieve safe, comfortable pedestrian circulation.	X		As described in Section 21.60.020 (H) (2) (a) (b) there is a network of pedestrian paths and a nature trail supporting pedestrian activities. Additionally, as an amenity for the Emerald Heights' residents, plazas are provided throughout the campus. New plazas are proposed adjacent to the main entry and at the southern end of the proposed building. Plazas are provided in the proposed building for campus residents only. Both will provide areas for resting, reading, and relaxation. The North Plaza will provide opportunities for outdoor dining and create an active area adjacent to the campus loop drive and main entry. The South Plaza will lie into the existing campus activity area to the south of the project site as previously described.
(a-c) Continued To enhance the visual character of buildings and to improve the pedestrian environment by using the architectural elements of a building and landscaping to highlight and define the entrance.	X		The main entrance is located on the "western" side of the building facing the existing main building on campus. The entrance is highlighted with a vertical element created by the elevator core, breaking up the length of the building. This element incorporates a composite cladding feature wall experienced within a double height entry foyer. Transparency through expansive glass allows views into the space, activating the entry. The eastern side of the building facing 176th Ave NE has significant modulation along the facade of the building, using design elements and colors intended to correlate with adjacent residential developments and relate to the street frontage. These features include extended building setbacks and step backs, bay windows, stepped parapets and roof overhangs, traditional wood-like siding, residential-like panel and lap siding painted neutral tones to blend both with the vegetation and match neighboring residential color schemes. Emerald Heights will also install new street trees in the public right-of-way towards the northeast section of the property consistent with the existing street trees in the area to maintain a unified streetscape enhancing the public experience. Existing street trees in the area shall remain as is to maintain the streetscape currently enjoyed by the neighborhood.
(d) To encourage and facilitate the use of alternative modes of transportation.	X		There is a bicycle path along 176 Ave NE. Residents can utilize the nature trail and main loop drive for bicycling.
(2) Design Criteria.			
(a) Except on exclusively multi-family, manufacturing, or industrial use buildings, portions of buildings that are adjacent to a pedestrian walkway or sidewalk shall provide overhead weather protection as follows: (i) The protection should be at least 48 inches wide along at least 80 percent of the building's front face. The weather protection may be in the form of awnings, marquees, canopies, or building overhangs. (ii) Canopies or awnings shall have a minimum clearance of eight feet above sidewalks and should not be more than 15 feet above the sidewalk at its highest point. (iii) The color, material, and configuration of the pedestrian coverings shall carry forward the architectural theme of the building. All lettering and graphics on pedestrian coverings must conform to Chapter 21.44 RZC, Signs.	N/A		This development is exclusively multi-family.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(b) Street-facing, ground-floor facades of mixed-use and retail structures shall include one or more of the following characteristics: (i) Transparent window area or window displays along at least 60 percent of the length of the ground floor facade. (ii) Sculptural, mosaic, or bas-relief artwork over 50 percent of the length of the ground floor facade. (iii) Other similar building design or landscaping feature approved by the City.	N/A		
(c) Enhance the primary public entries of all buildings by two or more of the following means: (i) Providing weather protection, such as an awning, canopy, marquee, or other building element, to create a covered pedestrian open space. (ii) Providing at least 100 square feet of landscaping at or near the entry. (iii) Providing pedestrian facilities, such as benches, kiosks, special paving, bicycle racks, etc. (iv) Providing a trellis, canopy, porch, or other building element that incorporates landscaping. (v) Providing site designed pedestrian-scaled lighting. (vi) Providing artwork or site designed pedestrian-scaled signs.	N/A		
(d) Site design should avoid creating potential entrapment areas.	N/A		
(e) Buildings should be arranged on the site to overlook pedestrian routes and parking areas to allow for informal surveillance of these areas.	N/A		
(f) Housing units, offices or other uses that allow for informal surveillance should surround courtyards and open spaces.	N/A		
(g) Arrange a mixture of uses to minimize isolated areas that may be unsafe.	N/A		
21.60.040 Design Concepts.			
(B) Buildings.			
21.60.040(B)(1) Architectural Concepts.			
(a) Intent.			
(i) To ensure building design is based on a strong, unified, consistent architectural concept;	X		The building's architecture is a creative and contemporary interpretation of the existing architecture on the Emerald Heights campus, combined with more traditional SFR modulation, materials and colors.
(ii) To ensure that buildings portray a sense of high architectural integrity;	X		The proposed building is a continuation of the quality architecture recently constructed on campus. The new building takes similar design elements from the recently completed buildings on campus as well as residential type features that blend with the single family homes within the planned neighborhood of Education Hill.
(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;	X		Emerald Heights has modified the design of the proposed building to include significant modulation along the eastern facade, using design elements and colors intended to correlate with adjacent residential developments and relate to the street frontage. These features include building setbacks and step backs, bay windows and roof overhangs, and traditional wood like siding patterns painted neutral tones to blend both with the vegetation and match neighboring residential color schemes. These elements break up the facade to create a more human scale to the building.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(iv) To ensure that new buildings use high-quality building materials and architectural finishes in a manner that exemplifies craftsman quality and durability;	X		The proposed building will be clad with wood-like siding and residential style panel and lap siding that will be painted muted tones to blend with the wooded environment and single family homes on Education Hill.
(v) Consider solar orientation and climate in siting buildings to promote energy conservation	X		The south side of the building is the narrow side of the building minimizing heat gain. The east and west facades are longer and provide more modulation, bay windows with roof overhangs and trees for screening
(b) Design Criteria.			
(i) Building design should support the vision for the area as defined in the Comprehensive Plan, and development regulations.	X		See Design Criteria comments on p. 3 above for project compliance to the Comprehensive Plan and Zoning Code design requirements. See additional Design Criteria comments below.
(ii) The architectural composition, scale, elements, and details of a building should relate to the site 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. (ii) To ensure buildings are based on human scale (the scale of the building and how it relates to the people that use it). (iii) To ensure that large buildings reduce their apparent mass and bulk on the elevations visible from streets or pedestrian routes. (iv) To create a skyline that is visually interesting	X		Picking up the context provided both by Emerald Heights's existing campus and the SFR development to the east, the proposed building employs a creative and contemporary interpretation of the existing architecture on the Emerald Heights campus, combined with more traditional SFR modulation, materials and colors. The building is organized into three blocks of residential units, which are pulled forward, pushed back, and rotated, responding to the curve of the street and providing modulation to the building massing. Vertical elements and expansive glass define the building's common areas, which are located at the main entries, and contrast the predominantly solid character of the residential units. Landscaped courtyards provide a welcoming front door at both of the building entries. The building height is at maximum 35 ft per code and is consistent with existing new and old buildings on the Emerald Heights Campus, the Redmond High School, and the allowable height of the residential neighborhood. The proposed building will be clad with wood-like siding, residential style panel and lap siding, includes significant modulation through bay windows and facade "step backs" at various location and elevations, and will be painted muted tones to blend with the wooded environment and single family homes in the planned neighborhood of Education Hill.
	X		Architectural materials and design elements are consistent with the City's design review criteria as evidenced by previous approvals, and the comments so far reviewed in the first two design review meetings for this proposed project, as well as the recent DRB approval of the Courtyard Independent Living building. Further, the proposed development carries forward the treed and vegetated character of Education Hill by retaining 8 significant trees and supplementing that vegetation with new trees. The new trees have been upsized beyond minimum code required tree size at planting to create more low level screening right after construction. The new vegetation will grow to provide screening for the proposed building and Emerald Heights campus blend with other developed areas in the Central Education Hill subarea.
(b) Design Criteria.			

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(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. The building envelope shall be designed to maintain shoreline view corridors from the site and nearby properties.	X		Several strategies are used in the proposed design to achieve this requirement: a) The building foot print is articulated in such a manner as to visually create three primary building elements, reducing the visual length of the building. b) Facade modulation is provided with offsets varying from 4 ft to 8 ft eight feet, creating architectural interest. c) The facade is articulated with large "bay windows" that correspond to interior unit design elements. The bay windows break up the facade, create shadow line, and create an articulated surface for apartment windows. d) The roof line is tipped up slightly in corresponding areas and extended beyond the exterior wall to create a shadow line. e) The material pallet will correspond to that of the existing Emerald Heights buildings, and compliment the materials used on the homes across 176th. There are no shoreline view corridors into or from the site.
(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.	X		See also (i) above. The length of the building is "reduced" by creating building footprint offsets that visually create three distinct building elements. Within each element, the use of bay window extensions further breaks up these facades, creating a more pedestrian oriented design partially visible through the landscaping within the site. Since the last submittal, a significant portion of the building was shifted 8 ft further west from the property line to maintain several additional large existing trees than the original proposal. The landscape replacement will be done with larger than minimum code required tree size at planting which within ten years should provide a pleasing screen, both for the neighborhood and the residents of the assisted living building. The primary building entry has strong architectural elements that break down building mass while signaling entry location to users and visitors.
(iii)Facade Modulation. Building facades visible from public streets and public spaces shall be stepped back or projected forward at intervals to provide a minimum of 40 percent facade modulation unless the applicant demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section. The minimum depth of modulation shall be one foot and the minimum width shall be five feet.	X		See also (i) and (ii) above. Each of the three building facades described above are further modulated by the bay windows and the roof line articulation. The bay windows are 1'-6" deep by 10' wide or when "ganged" together 20' wide with approximately 23' between them (depending on location). This modulation, in combination with the building shifts noted above, serves to greatly reduce the apparent building length.
(iv)Articulation. Buildings shall be articulated to reduce the apparent scale of buildings. Architectural details that are used to articulate the structure may include reveals, battens, and other three dimensional details that create shadow lines or intervals and break up the flat surfaces of the facade. The following are ways to achieve building articulation:	X		See also (i) (ii) and (iii) above. Appropriate scale exterior enclosure materials similar to those used on previous Emerald Heights projects and complimentary to those used on single family residences are being used on the building facades. These include siding products both horizontal lap siding and panel systems, the panel systems will include reveal systems. Windows are scaled to be appropriate for residential construction. Bay window, stepped parapets and roof overhangs will create visual interest and shadow lines reducing the building visual scale. The building does employ a strong top middle and base strategy.
(A)Tripartite Articulation. Provide tripartite building articulation (building top, middle, and base) to provide pedestrian scale and architectural interest.	X		See (iv) above

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(B)Window Treatments. Provide articulated window treatments in facades visible from streets and public spaces for architectural interest and human scale with mullions, recesses, as well as applying complementary articulation around doorways and balconies. (See also RZC 21.60.040(B)(4), Building Details, Materials and Colors)	X		Because of the use of this building, Emerald Heights has chosen to not provide balconies for the residents. This is a protective measure to assure that the resident environment is safe and secure. Windows in the residential units are large and divided to form a picture window/operable window combination in a variety of sizes. There are two bedroom windows set side by side inserted into the "bay" expression. Dwelling unit types are stacked which allow for window arrangements to be uniform in clusters while allowing some variety between room types.
(C.)Architectural Elements. The mass of long or large-scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, or columns. (See also RZC 21.60.040(B)(4), Building Details, Materials and Colors)	X		The mass of the building is broken down to three smaller generally equal portions. The three portions are offset in plan further reducing the visual length of the building. This is a similar method to the one used on the recently built Trailside apartment building at Emerald Heights. As noted in several other sections, the facade has other modulation components including bay window expressions, articulated roof lines and overhangs, introduction of vertical components to break horizontal patterns, color and material changes at key locations.
(D.)Materials. When there is a change in the building plane, a change in the building materials, colors, or patterns is appropriate. (See also RZC.60.040(B)(4), Building Details, Materials and Colors)	X		Building material and pattern changes are often corresponding to color changes. Colors have been selected to compliment those of the existing buildings at Emerald Heights and the single-family and multi-family residences around the planned neighborhood of Education Hill
(E.)Landscaping. Provide a trellis, tree or other landscape feature within each interval. (See also RZC 21.32, Landscape Design)	X		The site is heavily landscaped with existing native landscape materials. The landscape design has been developed to preserve several large existing trees, and infill planting will be done with a combination of flowering plants, shrubs, trees including larger than minimum code required tree size at planting as indicated in earlier sections. The new trees are specified to be between 3" caliper, 15' and 18' tall at installation. Code minimum for trees replacement are as follows (RZC 21.32.050): Deciduous trees: two-inch caliper; Evergreen trees: six-foot height; Vine maples and other multi-stemmed trees: seven-foot height. Understory landscaping with native materials will be installed to create a natural look to the landscape in the setback. It should be noted that a large storm drain, which could be more inexpensively located outside the building footprint, is located below the parking garage. This design move allows the landscaping to be larger and more robust and also helps in preserving some of the existing trees on the site.
(F.)Upper Story Setback. Setting back upper stories helps to reduce the apparent bulk of a building and promotes human scale.	X		Since the last submittal, two dwelling units have been deleted from the upper level of the north side. This creates a large step back and reduces the scale of the building where it is most visible from the public right-of-way. In addition, the northern portion of the building that is closest to the property line has been pushed back 5 ft at the upper levels. Bay windows have also been added to provide a visual break in the vertical building façade similar to a step back. In addition, varied heights of landscaping and planter boxes are used to soften the building scale at the pedestrian level.
(G.)Small-Scale Additions. In retail areas, small-scale additions to a structure can reduce the apparent bulk by articulating the overall form. Clustering smaller uses and activities around entrances on street-facing facades also allows for small retail or display spaces that are inviting and add activity to the streetscape.	N/A		
21.60.040(B)(3) Rooflines.			
(a)Intent.			

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To promote detailed roof expression to create a variable roofline throughout and to create a skyline that is visually interesting	X		The roof lines proposed are articulated in both the horizontal and vertical planes. The roof extensions with soffits provide a visual break for the eye. Since the last submittal, two dwelling units at the north end have been deleted to create a one-story step down to reduce the scale of the building at this location.
(b) Design Criteria.			
(i) Building rooflines visible from a public street, open space, or public parking area shall incorporate features to create a varied and visually distinctive roof form through features, such as prominent cornice or fascia, stepped roofs, emphasized dormers, chimneys, gables, or an articulated roofline.	X		The roof line proposed is articulated in both the horizontal and vertical planes. The roof extensions with soffits provide a visual break for the eye in addition to added bay windows with soffited overhangs. Since the last submittal, two dwelling units at the north end have been deleted to create a one-story step down to reduce the scale of the building at this location.
(ii) The width of any continuous flat roofline should not extend more than 100 feet without modulation. Modulation should consist of either one or a combination of the following treatments: (A.) For flat roofs or facades with a horizontal eave, fascia, or parapet with at least an eight-foot return, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth multiplied by the wall height (finish grade to top of wall) if the segment is 50 feet or less, or at least four feet if the segment is more than 50 feet in length. (B.) A sloped or gabled roofline segment of at least 20 feet in width and no less than three feet vertical in 12 feet horizontal.	X		The roof line proposed is articulated in both the horizontal and vertical planes. The roof extensions with soffits provide a visual break for the eye in addition to added bay windows with soffited overhangs. Since the last submittal, two dwelling units at the north end have been deleted to create a one-story step down to reduce the scale of the building at this location. Roof modulation is less than 100 feet and the roof line is tipped up slightly in corresponding areas and extended beyond the exterior wall to create a shadow line.
(iii) Rooftops shall incorporate features which soften rectilinear forms and mechanical equipment and rooftop penthouses shall be architecturally incorporated into the design of rooflines or into the overall building design.	X		Rooftop screening is provided around mechanical equipment using materials that blend with the overall building palette.
21.60.040(B)(4) Building Details, Materials and Colors.			
(a) Intent.			
To provide visual interest, distinct design qualities, and promote compatibility and improvement within surrounding neighborhoods and community development through architectural detailing and the use of sustainable and high-quality materials.	X		The mass and scale of the building is reduced by visually creating three distinct primary design elements. Within each element, the use of bay window extensions further breaks up these facades, creating a more pedestrian oriented design. The building foot print is articulated in such a manner as to visually create three primary building elements, reducing the visual length of the building with facade modulations of 4 ft to 8 ft deep offsets with a variety of lengths between them. These offsets create architectural interest and reduce the scale of the building.
(b) Design Criteria.			
(i) Use building materials of high durability and high quality. The use of brick is encouraged on walls or as accents on walls. Large areas of rough-cut wood, wide rough-cut lap siding, or large areas of T-111, plywood, or similar materials are prohibited. Vinyl siding is prohibited on the ground floor of commercial buildings. Wood-textured cementations fiberboard products should be considered in lieu of wood siding for commercial buildings.	X		The building details, materials and colors selected create a visually coherent aesthetic within the existing Emerald Heights campus as well as blend with the single-family and multi-family residences around the planned neighborhood of Education Hill, using neutral colors on residential style panel and lap siding and residential style windows at the dwelling units.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(ii) Enhance buildings with appropriate details. The following elements are examples of techniques used on buildings to provide detail.	X		The building entry on the campus side highlights a wood-look phenolic feature wall, visible from the exterior through expansive residential style aluminum-clad wood windows. Vertical massing nodes utilize rich, dark, fiber cement panels to provide a high contrast, sophisticated look, that is complimentary to the campus while working within its overall aesthetic framework. Fiber cement slat "bays" group windows together, adding warmth and residential character to the building. This material is also utilized at the vertical nodes, incorporating wood tones intended to pop against the primarily neutral material palette. The facade of the east side of the building is articulated with large "bay windows" that correspond to interior unit design elements. The bay windows break up the facade, create shadow line, and create an articulated surface for apartment windows and breaks down the facade to a more residential scale.
(A)Detailed Treatment of Windows and Doors. Examples include decorative lintels, sills, glazing, door design, molding or framing details around all windows and doors located on facades facing or adjacent to public streets or parks.	X		Window and canopy treatments, add further articulation to the facade design.
(B.)Ornamentation. Examples include ornamental railings, grillwork, landscape guard, and trellises.	X		The landscape elements on the building site include seating areas at the main entry and at the south end of the building. The seating area at the main entry will have site furniture including tables and chairs with umbrellas suitable for outdoor dining. The landscape area at the south end has outdoor site furniture on a concrete patio with a shade providing roofed trellis.
(C.)Distinctive Light Fixtures. Examples include lights with a decorative shade or mounting.	X		The only exterior lights will be low landscaping lighting at the plazas and lights highlighting doors. Some lighting will be provided to highlight the feature walls facing the main campus building.
(D.)Varied Building Materials. Examples include patterned masonry, shingle, brick, or stone. Also, individualized patterns or continuous wood details, such as shingles in a geometric pattern, decorative moldings, brackets, wave trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.	X		Exterior materials will be high quality wood-like materials such as cementitious siding elements, and wood look resin composite materials compatible with existing buildings on campus and in the planned neighborhood context of Education Hill. The lap siding utilized on the building is similar to what is used on the homes in the neighborhood.
(E.)Artwork or Decorative Paving. The artwork may be freestanding or attached to the building, and may be in the form of mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, freestanding sculpture, art in pavement, or other similar artwork.	N/A		We are not utilizing any artwork as part of the proposed project. The plazas will have scored concrete for the finish surface.
(iii)Avoid the use of building features or design elements that incorporate corporate themes, logos, or colors which do not reflect the neighborhood and community context.	X		No logos are expected to be placed on the building except appropriate signage at the main entry.
(iv)High-quality and natural materials and methods should be used to accent visible building features (i.e., wood, stone, brick, etc.). Building design should incorporate and display the natural grain or texture of materials. Wood-textured cementations fiber board is also a preferred alternative to wood products for commercial buildings.	X		Exterior materials will be high quality wood like materials such as cementitious siding elements, and wood-look resin composite materials compatible with existing buildings on campus and in the neighborhood context. The lap siding utilized on the building is similar to what is used on the homes in the neighborhood.
(v)Colors used on building exteriors should integrate a building's various design elements or features.	X		Colors will be compatible and complementary. The tones selected relate to the colors of the surrounding single family homes.
(vi)Accent colors should use color combinations that complement each other.	X		Colors will be compatible and complementary.
(vii)Softer, muted or earth-toned colors are preferred; however, brighter colors may be approved when contextually appropriate.	X		Colors as noted in the sections above will complement the existing colors of the buildings on the Emerald Heights campus and the surrounding neighborhood.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(viii) Use accent colors in a way to enhance or highlight building design, and not in a manner that creates clutter or otherwise detracts from building design	X		Accent colors will be delightful and enhance the building design. The accent colors have been selected to blend with the single family homes in the surrounding neighborhood.
21.60.040(B)(5) Multiple Building Design			
(a) Intent.			
To promote integrated multiple-building development that is coordinated with and enhances the surrounding built and natural environment, and is organized to meet the goals of Redmond's development regulations.	X		There is only one Assisted Living Building proposed under this permit. However, it will be part of the existing Emerald Heights retirement residence campus with building design and circulation tied in with the overall campus design and programming. See previous comments above regarding building design compatibility with the existing campus structures.
(b) Design Criteria			
(i) Orient buildings to retain and offer views to, from, and through the site, where identified as public view corridors or shoreline views, by taking advantage of topography, building location, and style.	X		The building is oriented to provide views into and out from the site. The views out of the site to the east will be "territorial" mostly into the trees that are immediately adjacent to the building within the setback. Views out of the site to the west will be of the existing Emerald Heights main buildings and Circle Drive.
(ii) Buildings in groups should be related by common styles, materials, roof shapes, or other common or distinctive architectural element. Contrast should be provided by the use of varied materials, color, architectural detailing, building orientation, or building type.	X		The Emerald Heights campus' original building was constructed in the early 1990's and uses the architectural vernacular of that time: a gable roof with cream colored lap siding. Since then, there have been additions and new buildings. All the new buildings are a modern northwest design in keeping with the many new residential single-family and multi-family designs around the planned neighborhood of Education Hill and throughout Redmond. Use of similar residential style materials and neutral colors create a transition between the structures built in the 1990's and the new contemporary designs.
(iii) Consider solar orientation and climate in siting buildings to promote energy conservation.	X		By virtue of the site constraints, the building is generally oriented north south to minimize direct solar impact into the residential units while at the same time providing good exposure for morning and afternoon daylight. This orientation will minimize heat gain in the building.
(iv) Consider site design that minimizes clearing and grading and other disruptions to the natural character of the site.	X		The building will require the removal of trees and existing vegetation and require grading for the parking garage. We have located a large storm water detention vault under a landscaped plaza to minimize site disruption. The outflow from the detention vault runs below the parking garage slab resulting in the preservation of several large existing trees. The building footprint has been articulated to align as close as possible to the shape of the property line while providing a setback that ranges from 15'-4" to 24'-9". Since the last submittal, a significant section of the building was shifted an additional 8 ft further west from the property line to save additional existing significant trees mixed with new trees and other landscape elements described in previous sections above, including a meandering pedestrian trail to help soften the effects of required grading.
(v) Use site and building design for safety techniques described in RZC 21.60.040(B)(7). (vi) Orient buildings, entries, and activities to encourage use of outdoor areas and streets.	X		We have placed outdoor plazas in locations that will generate internal residential interaction on the campus. These outdoor spaces are designed to draw in residents from the independent living buildings.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(vii) Maintain adequate space between buildings to allow for landscaping or buffering. Avoid creating fragmented and unrelated landscape strips and edging.	X		The 38 acre campus has a variety of landscape themes. There are nicely landscaped courtyards, natural wooded areas, mature landscaping and lawn around the 1990's building and new drought tolerant more native landscaping around the new buildings. This is the only building proposed for this location. There is a 5 foot landscape strip between the building and surface parking stalls. There is a courtyard between the loop drive and the building on the NW corner. The SW corner has landscaping and a courtyard, lawn bowling and a putting green between the building and the drive. The north end of the building has landscaping and detention ponds. On the east side of the building, Emerald Heights is proposing a setback from the 176th Ave NE right-of-way, ranging from 15'4" to 24'9" from the property line, installing larger than code minimum trees and retaining the ivy covered fence as a screen between the building and the street. Since the last submittal, a significant section of the building was shifted 8 ft further west from the property line. This proposed shift allowed 8 existing significant trees to be retained.
(viii) In residential developments, incorporate open space, privacy, and separation, while maintaining safety, from adjacent units through careful location of building entrances, windows, fences, walls, and landscaping.	X		The proposed landscape planting design is a composite of native, northwest-adapted and ornamental trees, shrubs, groundcovers and vines. The planting plan considers the privacy and light for all the residential units with a mix of deciduous, evergreen and ornamental plants and trees.
21.60.040(6) Blank Walls			
(a) Intent.			
To reduce the appearance and mass of large walls through the use of various architectural and landscaping treatments.	X		The only "blank wall" condition, as defined in RZC 21.78, occurs at the first level of the north facade where the commercial kitchen is located within the building. An eyebrow sunshade located directly above this level frames this wall along the top, adding shadow lines that will change throughout the day. An elevated planter with shrubs and flowering plants add visual interest and soften the appearance of this wall. New trees in this area are proposed within the landscape design to further screen this condition from the public ROW. At the building's corner, fiber cement bays with a change in color and material extends down to this lower level, matching the language of the rest of building, and accentuating the corner.
(b) Design Criteria.			
(i) Avoid the use of large, blank walls.	X		The only "blank wall" condition, as defined in RZC 21.78 occurs at the first level of the north facade where the commercial kitchen is located within the building.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(ii) All blank walls shall be treated in one or more of the following ways:	X		The only "blank wall" condition, as defined in RZC 21.78, occurs at the first level of the north facade where the commercial kitchen is located within the building. An eyebrow awning located directly above this level frames this wall along the top, adding shadow lines that will change throughout the day. An elevated planter with shrubs and flowering plants add visual interest and soften the appearance of this wall. New trees in this area are proposed within the landscape design to further screen this condition from the public ROW. At the building's corner, fiber cement bays with a change in color and material extends down to this lower level, matching the language of the rest of building, and accentuating the corner. Since the last submittal, this corner feature has been further enhanced with additional windows and a color change was added at the lower level to help break the visual size of the blank wall.
(A) Installing windows or a vertical trellis in front of the wall with climbing vines or plant materials;	X		We are providing a planter and landscaping on the NE corner to break up the lower solid part of the north facade. The NW corner has been broken up with a sun shade and color change.
(B) Providing a landscaped planting bed at least five feet, zero inches, wide or raised planter bed at least two feet, zero inches, high and three feet wide in front of the wall, with plant materials that obscure or screen at least 50 percent of the wall's surface within three years;	X		A planting bed and raised planter provides landscape screening of the first level of the north facade of the building. Plants within the planting beds include evergreen trees, shrubs and trailing groundcovers to screen at least 50 percent of the first level surface within 3 years to add visual interest and soften the appearance of this wall.
(C.) Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface;	X		We are not proposing art work for the facade of the building
(D) Proposing alternative techniques or by providing an architectural justification for the blank wall as part of the Design Review process.	X		We are providing a planter and landscaping on the NE corner to break up the lower solid part of the north facade. The NW corner has been broken up with a sun shade and color change.
21.60.040(7) Building Design for Safety			
(a) Intent			
To promote building designs which increase safety of employees, residents and visitors.	X		See comment below
(b) Design Criteria.			
(i) Building design should allow for informal observation of exterior semi-public and public areas including play areas, open spaces, pathways, and parking lots. (ii) Areas such as laundry rooms and fitness rooms should incorporate windows to increase visibility (iii) Doors to stairways, parking, and similar areas should be open or have windows to allow users to see through to the other side. (iv) Increase personal safety by considering the following in the design of building entries. (A.) Avoid hidden building entries and ensure good sight lines into entries. (B.) Sufficiently light doorways and alcoves. (v) When security surveillance devices are proposed, they should be designed to blend with the site and buildings to the extent possible.	X		Building entries, pedestrian walkways and the loop drive are well lit with street lights and pedestrian scale bollard lights. The courtyards are visually open to the campus and provide lighting. The main entry into the campus includes a traffic bar and card key access or registration by the greeter is required to lift the gate. All visitors check into the campus at the concierge. All doors except the main entrance require card key access to enter the building. Additionally, all units in the independent living and the new assisted living building require card key access. All exterior doors have exterior lights on the building highlighting the door.
(C) Landscaping			
21.60.040(C)(1) Planting Design			
(a) Intent.			

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



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(i) Planting design is an integral part of the overall site and community design and should complement the architecture, other site elements and the visual appearance of the neighborhood, as well as the Northwest environment. The landscape plan should help reduce impacts to and create a transition to adjacent natural features, such as critical areas and shorelines. The landscape plan should be based on a well-defined concept addressing criteria for function, design, horticulture, maintenance, and irrigation.	X		The proposed landscape design will visually connect and integrate with the existing campus landscape. It will be supplemented with native and native adapted trees, shrubs and groundcovers to maintain the wooded feel of the campus while preserving, where practical, and adding to the existing established trees and vegetation around the building perimeter. The landscaping on the east setback area will also blend with the adjacent street tree canopy along 176th Ave NE to provide sufficient screening to help soften the building facade. The new trees along the east property line will be 3" caliper and 15-18 feet high at installation which is more than the minimum code required tree size at planting. New trees will be planted at a removal/replacement ratio of 1:1, as required by code. There are no critical areas or shorelines adjacent to this project.
(ii) The planting design should be a composition of plant materials that creates an appropriate visual character, such as stylized, formal, informal, or natural. The design should include a suitable combination of trees, shrubs, groundcover plants, vines, lawns and herbaceous material, including native and Northwest-adapted plants. The number, size and arrangement should be carefully selected to balance color, texture, form, line, proportion, and scale in both the horizontal and vertical plane.	X		The proposed landscape planting design is a composite of native, northwest-adapted and ornamental trees, shrubs, groundcovers and vines. The mix of plant materials enhances both the vertical and horizontal planes, providing color and texture year round while complimenting the form and architecture of the proposed building. The mix of native, native-adapted and ornamental trees provide a varied scale and height, providing screening, a sense of scale to address the building height and seasonal color and interest. The mix of evergreen and deciduous native, native-adapted and ornamental shrubs provide a middle layer of texture and color with color and year round interest. The native, native-adapted and ornamental groundcovers provide texture, colors and interest at ground level. Emerald Heights is proposing a significant setback from the 176th Ave NE right-of-way, ranging from 15'4" to 24'9" from the property line, or 28'4" to 37'9" feet from the street curb. Within that setback, Emerald Heights will maximize the screening of the building using existing significant trees and new vegetation, including new trees at a removal replacement ratio of 1:1, as required by code, and installation size larger than required by code. This landscaping will promote compatibility and provide a transition to the single family residential areas across the street from the Emerald Heights property. This landscaping far exceeds the buffer provided by other uses in the neighborhood. LU-11; RZC 21.08.370(C)(v)
<i>(b) Design Criteria</i>			
(i) Retention and Enhancement of Existing Vegetation. Preserve as much native noninvasive vegetation as possible, particularly adjacent to buffers of critical areas and shorelines. Replant developed areas with stands of non-dwarf evergreens in natural and random patterns where possible.	X		The design shall consist of two courtyards, perimeter plantings and a wood chip trail connecting to the existing campus trail system. The north, east and south perimeter landscape will consist heavily of native trees, shrubs and groundcover plantings to blend in with the existing native plant palette. The west side will include a variety of ornamental shrubs and groundcovers to add seasonal color and interest. The code required setback is 15' from the property line. The proposed project setback from the property line at the NE corner 15'-4" and enlarges to 24'-9" at the SE corner. This increased setback allows 8 existing significant trees to remain. Where tree removal is necessary, they will be replaced at a 1:1 ratio. There are no buffers of critical areas being disturbed as part of this project.

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(ii) Usable Open Space and Public View Corridors. Provide space on site for active or passive recreational purposes. When located in an identified public view corridor, this open space may also provide views through a development to important features, such as the Lake Sammamish, Sammamish River, and the river valley. Bearing addition to landscape buffers around the perimeter of parking lots;	X		As stated above, there are no public view corridors adjacent to this project.
21.60.040(C)(2) Parking Lot Landscaping			
(a) Intent.			
(i) To improve the aesthetic appearance of parking lots;	X		See Design Criteria comments below.
(ii) To reduce the summertime heat and glare buildup within and adjacent to parking lots.	X		See Design Criteria comments below.
(iii) To provide landscaped areas within parking areas	X		See Design Criteria comments below.
(iv) To provide screening and break up the expanse of paved areas			See Design Criteria comments below.
(b) Design Criteria.			
(i) Cluster interior parking lot landscaping when possible to conserve significant portions of existing tree cover as an amenity to the site. (See also Chapter 21.30 RZC, Landscaping.) (ii) Disperse interior parking lot landscaping throughout a parking lot when no significant existing vegetation exists.	X		The proposed parking lot landscape design maintains the current landscape characteristic of the campus, and shall be an extension of the proposed plantings around the perimeter of the new building. The mix of native, native adapted plants and shade trees will help improve the general appearance of the parking area, while reducing heat and glare. The combination of shade trees, shrubs and groundcovers will provide a landscaping between the new parking and building, effectively screening the parking and reducing the summer heat loads. The shade trees will provide adequate cover within a short timeframe.
(iii) Shade trees shall be used to shade parking lots and driveways to reduce summer heat loads.	X		Trees will be provided in the parking islands for shade
(iv) Provide landscaped areas within parking areas in addition to landscape buffers around the perimeter of parking lots to effectively screen vehicles.	X		There is landscaping proposed in the parking islands and landscaping between the parking stalls and the building and courtyard.
(v) All parking lots shall be planted with sufficient trees so that within 10 years 50 percent of the surface area of the lot is shaded. Additionally, parking lots shall be screened from streets by non-bermed landscaped treatments.	X		Surface parking for the proposed project is primarily not visible from the public street.
(D) Accessory Standards.			
21.60.040(D)(1) Screening for Garbage/Recycling Enclosures and Rooftop Mechanical.			
(a) Intent.			
(i) To reduce the visual and physical impacts of service areas, mechanical equipment, trash and recycling containers, and other similar uses on other on-site uses, the street environment, adjacent shoreline areas and other public open spaces, and adjacent properties, while maintaining accessibility for service providers and users.	X		See Design Criteria comments below.
(ii) To mitigate the off-site visual impacts of service and mechanical equipment areas when siting alone does not adequately mitigate impacts.	X		See Design Criteria comments below.
(b) Design Criteria			

CITY OF REDMOND DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(i) Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (trash dumpsters, compactors, and mechanical equipment) shall be located away from highly visible areas, such as streets, pedestrian walkways, and public shoreline areas, to minimize visual, noise, or physical impacts on the site, street environment, adjacent public open spaces, and adjacent properties.	X		All trash and recycling will be collected by staff and deposited into a trash room located within the parking garage. All exterior utility/mechanical equipment will be screened with landscaping or located on the rooftop and screened from view. There are no public shoreline areas or public view corridors adjacent to this project.
(ii) All garbage receptacles and recycling bins not located within parking garages shall be enclosed by a freestanding enclosure that is architecturally consistent with the building. Locate waste receptacles in areas convenient for on-site use and accessible for collection.	X		All trash and recycling receptacles will be stored within a trash room located within the parking garage.
(iii) Service elements and outdoor storage areas (dumpsters, refuse, and recycling collection areas) shall be screened from view with a solid visual barrier using materials and colors consistent with the design of the primary structure(s) on the site and at a minimum shall be as high as the service element being screened. Utility cabinets and small-scale service elements may be screened with landscaping or structures.	X		All trash and recycling will be collected by staff and deposited into a trash room located within the parking garage. All exterior utility/mechanical equipment will be screened with landscaping or located on the rooftop and screened from view.
(iv) All mechanical equipment, including air conditioners, heaters, vents and similar equipment, rooftop and ground-mounted, shall be fully screened from public view both at grade and from higher buildings with the exception of solar panels and roof-mounted wind turbines. Screening shall be located so as not to interfere with operation of the equipment. All mechanical equipment shall meet the applicable requirements of the Uniform Mechanical Code and Uniform Plumbing Code and: (A.) The screening materials shall be of material requiring minimal maintenance and shall be as high as the equipment being screened. (B.) For ground-mounted equipment, landscaping may be used if a solid screen is provided at time of planting (C.) For rooftop equipment all screening devices shall be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood generally shall not be used. Louvered designs are acceptable if consistent with building design style.	X		Mechanical units are strategically clustered around vertical elements within the architectural composition. Screening elements shall be as tall as the equipment used, to ensure screening from the existing residential units within the campus and from the public ROW. The north cluster utilizes the elevator core overrun, and the screening wall provides a visual extension of this vertical element, balanced between the north access stair. The south cluster is organized around the service node at the midpoint between two of the residential wings. The screening wall creates a volume that accentuates the vertical language of this node. The screening walls will be metal louvers, painted to blend with the color and material scheme of the building. The south stair screens the garage exhaust fan by an extension of the parapet. Utility equipment on the ground will be screened with a combination of landscaping and fence materials that blend with the building facade design.
(v) Design screening with consideration of views from adjoining hillsides and from other areas of high public visibility, such as streets and shoreline areas, with special consideration for views from SR 520, Redmond Way, other major arterials, Marymoor Park, and the Sammamish River Trail.	X		There are no public shoreline or view corridors adjacent to this property. The site slopes down towards the east across the public ROW along 176th Ave NE and adjacent neighborhood. Screening as described above will be more than sufficient to block views from the public ROW or adjacent neighbors. Trash is located in the garage of the proposed project and collected by Emerald height's staff and transported to the trash collection bins back in the service area. The service area is not visible to the public.
(vi) Design and select landscaping and structural materials of sufficient size, quantity, and height to effectively screen service elements and to make those elements meet the requirements of (c.) above	X		Service elements are within the building and not visible to the public. Mechanical units on the roof are to be screened from view.

CITY OF REDMOND

DESIGN STANDARDS CHECKLIST



DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(vii) Screening should incorporate landscaping.	X		Utility equipment on the ground will be screened with a combination of landscaping and fence materials that blend with the building facade design.
(viii) All utility meters shall be fully screened from view from a public right-of-way. If enclosed in cabinets visible from public rights-of-way, exterior surfaces shall be finished with material compatible and complementary to the architecture of the building. (A) Screening structures shall comply with the Building Code and a building permit may be required. Applicants may wish to contact the Building Division for all requirements.	X		Utilities are located at grade, on the North end of the building, and will be screened from view using materials consistent with the rest of the campus. The gas meter and generator fill station are enclosed within with a green screen fence, similar to the Independent Living building. The electric meter is screened with a wood slat fence, tying into the wood look accent features used throughout the project. Adjacent landscape will provide added screening from the public ROW view from 176th Ave NE.
21.60.040(D)(2) Storm Water Facilities.			
(a) Intent.			
(i) To provide options for storm water facilities that are visually attractive;	X		A sub-grade storm detention vault will be located under the South Plaza and will not be visible. The plaza design and landscape elements directly above this vault create an added amenity for the campus residents by providing a gathering space that connects with existing site amenities and activities.
(ii) To incorporate open storm water facilities into project site design and landscaping as a design amenity for active or passive recreation;	N/A		
(iii) To avoid potential hazards between persons and storm water facilities.	N/A		
(b) Design Criteria.			
(i) Design storm water facilities to appear as naturally occurring features	N/A		There are no new bio filtration swales proposed for this project. There are two existing storm detention ponds north of this building and within the campus property that will remain as is. See Intent comment above regarding storm detention vault.
(ii) Storm water facilities shall be designed to address the following: (A.) Incorporate screening elements and landscaping into bio filtration swale design so the swale is located and designed as an attractive landscaping feature.	X		A sub-grade storm detention vault will be located under the South Plaza and will not be visible.
(B.) The swale or pond shall be oriented so it does not impede pedestrian circulation or shared parking between two or more properties	N/A		
(C.) Trees may be planted near bio filtration swales as long as they are a minimum of eight feet from the swale and they will not inhibit vegetative growth within the swale.	N/A		
(D.) Drainage swales shall be planted with shrubs or grasses (sedges, for example) which are tolerant to standing water or wet conditions.	N/A		
(E.) Pedestrian bridges are acceptable where such crossings are necessary.	N/A		
(F.) Incorporate landscaping and screening to visually enhance the swale without reducing maintainability and sun exposure.	N/A		
(G.) Adjacent to natural shoreline areas, above-ground storm water facilities shall be landscaped with native plants, and should include snags, nest boxes or other habitat features as appropriate for the scale, function and location of the facility.	N/A		There are no shorelines adjacent to this project.

HOW TO USE THIS DOCUMENT

This document provides comments on the attached City of Redmond Design Standards Checklist for the Emerald Heights (LAND-2018-00617 & LAND-2018-00586) Assisted Living Building (ALB) and Independent Living Building (ILB).

The format of the Design Checklist does not make providing comments easy. Therefore, we chose the method of keying our comments in this document with a number and letter, for example "1a." and then inserted this key next the applicant's response which we then highlighted. See the following example.

(b) To promote a gradual transition between different uses.	X	1a	Emerald Heights is zoned R6 with a building height limit of 35'. The surrounding single family homes are zoned R4 with the same height restrictions of 35'. The surrounding neighborhoods are planned developments with homes built in the early 1990's. Every home consists of the same architectural vernacular from the early 1990's.
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The keyed and high-lighted Design Checklists for the ALB and ILB are attached and immediately follow our comments.

DESIGN CHECKLIST COMMENTS

1a. The Assisted Living Building exceeds the 35' height restrictions. It is built on a slope and on top of a parking garage. The northeast section is 42' in height at its high point and sits only 15'4" from the property line. This does not include the additional height of mechanical equipment atop the building that may be visible from homes across the street. This is not a gradual transition.

1b. This statement is problematic on two levels. First, the approval criteria for a Conditional Use Permit requires that the use be designed in a manner which is compatible with the immediate vicinity. The Education Hill neighborhood covers two square miles and cannot be considered "the immediate vicinity." Immediate vicinity includes Abbey Road subdivision that is directly across the street from Emerald Heights.

Second, even if we use a more generous definition of "immediate vicinity," the design aesthetic is overwhelmingly traditional with gabled roofs. Using two typical walking routes as a guide, an analysis of the homes in a .6-mile radius from Emerald Heights reveals that of the over 1800 homes in this circle, less than one percent reflect a new modern design aesthetic. Source: Analysis and presentation to February 15, 2018 Design Review Board by Sherry Stilin.

1c. PETER - THEY HAVE COMBINED NORTHWEST CONTEMPORARY ARCHITECTURE- SHED ROOFS, BIG VERTICAL ELEMENTS, STACKED GLASS WINDOWS - WITH LAP SIDING, BAY WINDOWS, MUTED PAINT AND CALLED IT A "SEAMLESS TRANSITION." WE COULD SURE USE AN ARCHITECT'S PERSPECTIVE ON THIS CONCEPT AS THEY SAY IT OVER AND OVER. THE DESIGN REVIEW BOARD SEEMS TO LOVE IT. WE NEED TO PROVE THAT IT IS NOT COMPATIBLE WITH OUR TRADITIONAL, GABLE-ROOFED HOME.

This building does not create a seamless transition. It is a jarring transition from a neighborhood of traditional homes. While we appreciate the efforts of the architects to mitigate the extreme contemporary design of the original proposal of the ALB, the building retains strong contemporary elements that will be visible to our neighborhood should the building be approved in the proposed

location over our strong objections. These elements include shed roofs, large glass windows, major vertical structures – all elements least likely to be screened by vegetation. These elements do not represent a seamless transition but exactly the opposite.

1d. Emerald Heights references its effort to mitigate the impact of the building through modulation, setbacks and articulation, etc. However, this does not compensate for the inappropriate scale of the building in a residential neighborhood, the contemporary roofline, major vertical components, and the inability to guarantee that it will be fully screened over the life of the project

1e. The proposed location of the Assisted Living Building will destroy 84 significant trees and impact an additional 26. The Applicant will be unnecessarily clearing a greenbelt buffer that they promised in writing to preserve in their 2010 Rezone Application. Emerald Heights has locations on its property that are already cleared and developed with single-story cottage homes built in 1988. In the SEPA checklist that accompanied their 2010 Rezone Application, Emerald Heights presented a conceptual plan to demolish the cottages and replace them with high density housing. If you combine both proposals together (ALB & ILB), 24% of the significant trees on the Emerald Heights property will be destroyed and another 4% impacted.

1f. The Applicant's proposal cannot meet the minimum code required screening as set by RZC 21.08.370.C5(a) on retirement residences. It 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. What portions of the development are different in appearance from the homes in the immediate vicinity?

- Flat roof/Shed Roofs. The architect has added several shed roofs to create the idea of a varied roofline. Shed roofs are a distinctive feature of Pacific Northwest Contemporary architecture. The long a flat roofline, punctuated with pronounced roof sections, is a major architectural feature that is extremely different in appearance from our neighborhood. Single-family dwellings in the immediate vicinity all have traditional gabled roofs.
- Scale of the buildings: The Assisted Living Building is 300' long and three-stories tall with a long roof flat roof line. The Independent Living Building is also three stories tall with a corner shed roof - extending out beyond the natural greenbelt. This means, according to the code cited above, the buildings must be screened from view of the abutting neighborhood in their entirety.

If the Applicant thought the building could be completely screened, there would have been no incentive for them to redesign it. The fact that they have tried to make it more compatible through modifications is an admission that they understood that this building could not be completely screened. In the Design Standard Checklists, the best they have offered is "substantially screened."

The applicant must provide screening over the life of the project – not in 10 – 15 years. This is impossible given that their plans rely on very narrow strips of land, a single row of trees and the uncertainty of tree survival over time.

Given the nature of trees, there is no guarantee that an individual tree matures as hoped or will survive over time. Quoting from two reports that were prepared for Emerald Heights by their own consulting arborists:

Waiver of Liability. There are many conditions affecting a tree's health and stability, which may be present and cannot be ascertained, such as root rot, previous or unexposed construction damage, internal crack, stem rot and more which may be hidden. Changes in circumstances and conditions can also cause a rapid deterioration of a tree's health and stability. Adverse weather conditions can dramatically affect the health and safety of a tree in a very short amount of time.

*Arborist Report prepared for Emerald Heights; February 13, 2017
Gilles Consulting
Brian Gilles, ISA Certified Arborist*

Therefore, according to the words of its own expert, the applicant cannot provide certainty that these buildings will be screened. If an individual tree fails, it will leave an unsightly hole in the row of trees and a young tree will be placed next to a mature tree. In addition, due to the conditions stated above, there is no guarantee that an individual tree will mature with the necessary density required to fully screen a building and its lights and lit windows in the evening hours.

Only a buffer with sufficient depth to provide multiple layers of trees can provide a guaranteed landscape screen over time. The current greenbelt buffer along 176th Ave NE is between 50' to 75' in depth in the section where the proposed ALB will be built. The three-story buildings screened by the current buffer are setback over 150' from the lot line.

2a. This design standard must be viewed in the context of the approval criteria for retirement residences as well as the approval criteria for a Conditional Use Permit where avoiding adverse impacts of buildings out of scale and issues of compatibility must take precedence over creative and distinctive architectural design. This includes compliance with the Comprehensive Plan that stresses maintaining the character of single-family neighborhoods. Therefore, references to other larger scale institutional developments on Education Hill, such as Redmond High School, as a justification for incorporating similar features must be discounted.

2b(i) ALB SETBACK In a significant portion of building, the Applicant has increased the setback to 24'9" from the minimum setback of 15'. However, this is a Conditional Use Permit and the adequacy of this eight-foot concession is situation dependent. In this case, it is wholly inadequate. The current setback from its property line along 176th Ave NE to a single-story carport is 60'. The current setback to a three-story building is 150'. These structures are hidden behind a 60 to 75 ft. greenbelt buffer. (With the exception of a section behind a detention pond.) In 1988, the Hearing Examiner and City Council determined that these setbacks were required in order to provide compatibility between the disparate uses. Furthermore, the additional eight feet of setback still does not provide a buffer of sufficient depth to guarantee that a building that is 35'-47" tall will be screened from view over the life of the structure, if ever. While Emerald Heights will save an additional 8 significant trees, it is still removing 84 significant trees. They will be unnecessarily clearing a greenbelt buffer that they promised in writing to preserve in their 2010 Rezone Application. The eight trees Emerald Heights claims to be saving are trees listed as "impacted" by the construction and there is no guarantee they will survive the process.

2b(ii) ILB SETBACK This is a Conditional Use Permit. The question isn't that the Applicant has exceeded the minimum standard setback. The question is whether the proposal is compatible with the immediate vicinity. There are actually two buffers to consider. One is the buffer on the east side of the property. With the proposed ILB, Emerald Heights is proposing to replace over 100' of existing natural

buffer with a building protruding three-stories high to the left of the front entrance. 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's large third floor windows will most likely be lit after dark. 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 and will be a daily reminder that a massive, private complex with 700-800 people on campus at all times is at our doorstep. On the south side, there will be no discernable greenbelt left on the Emerald Heights property as it looks to be replaced with a trail and low-level shrubs. Emerald Heights will be relying on the Redmond High School greenbelt to provide screening. In total the City is losing one landmark tree, 95 significant trees and an additional ten trees impacted.

2b(iii) ILB PLANTINGS IN SETBACK The Applicant has pushed this building so far to the east that the corner is outside of the natural greenbelt and almost to the curb on the main driveway. Therefore, it is relying on a very narrow strip of land to provide screening. There is no guarantee over time that that any individual tree will survive or mature with the thickness required to fully screen the building and the light emanating from it.

3a. The Applicant's reference to the 2011 Technical Committee Report does not reflect a significant error in the report that impacts the meaning of their excerpt. The 2011 Technical Committee Report erroneously states retirement residences are an outright permitted use in an R6 zone and thus, only minimum setbacks are required. It should have said that if a development was not to be subdivided or sold as a condominium, it required, and still requires, a Conditional Use Permit (aka Special Development Permit). Therefore, the setbacks that were chosen for neighborhood compatibility were, in fact, far more extensive than the minimum setbacks required for outright permitted use. The current setbacks were the result of a Special Development Permit/PUD in 1988. In the area under consideration, Emerald Heights' main building is setback over 150' from their property line. The closest structure, a carport, is 60 ft. from the property line.

3b. This is a City required frontage improvement per code to bring sidewalks up to current standards. It has nothing to do with screening or beautifying the property. It is a requirement regardless of where the buildings are placed on the site.

3c. The Applicant references the 2011 Technical Committee Report as evidence that it is implementing N-EH-14 which "encourages a mix of housing types... while maintaining the overall single-family character of established neighborhoods in Education Hill." The 2011 Technical Report was based on the written commitments made by Emerald Heights that it would maintain the existing greenbelts and therefore that statement was accurate at the time. With the current proposals, we are facing a complete reversal of these commitments and it is no longer accurate to state that City staff believes the current Emerald Heights proposal is compliant with N-EH-14. That is yet to be determined. We believe the only way to maintain the single-family character of our established neighborhood is to maintain the current separation of uses that resulted in harmony within the community for the past 25 years.

3d. We agree with Emerald Heights' assertion that the demand for senior living in the Puget Sound area will continue to grow. However, our neighborhood cannot be expected to continue to absorb all of the retirement residence unit growth. Emerald Heights is already the largest retirement residence in Redmond - more the 3.5 times the next largest retirement residence less than a mile away. There are other sites on its property or other locations where Emerald Heights can expand to meet this demand other than building in the greenbelt buffers. They have demonstrated that they know how to do it with their newly developed senior community in Gig Harbor, Heron's Key.

3e. PETER - COULD USE BETTER ANSWER HERE Emerald Heights states that their proposal does not "encroach into the adjoining established neighborhoods." If the lights of 100 windows shining directly across the street isn't encroachment, we do not know what is.

3f. The Applicant states that "larger scale developments are a common feature within this portion of Education Hill," pointing to other "institutional-scaled developments": Redmond High School, Redmond Junior High School and Horace Mann Elementary School. This is presented as a justification for its proposals. However, this does not support Emerald Height's case. Instead, it raises the question: How many more large-scale institutional buildings does our subarea need to bear?

4a. The Applicants states the design includes an interesting roofline through facade modulation and roof overhangs. However, this design standard must be viewed in the context of the approval criteria for retirement residences which references the "desirable character of the existing neighborhood." It must also consider the approval criteria for a Conditional Use Permit where buildings out of scale and issues of compatibility must take precedence over creative and distinctive architectural design. The Abbey Road HOA has made it clear that this revised roofline is not an improvement over the original design as it not compatible with the desired traditional character of our neighborhood and it is one of the major elements of the buildings least likely to be ever screened by landscaping. This roofline is more closely associated with buildings found in Redmond's dense urban centers - Downtown and Overlake

4b. Emerald Heights points out that recent additions to its campus were enthusiastically supported by both the Design Review Board and City Planners. This is not surprising since the Design Review Board is the one who encouraged Emerald Heights to abandon its traditional architecture. Furthermore, none of the projects approved since 2011 were visible from our neighborhood of single-family homes nor have they been subjected to the Conditional Use Permit process. Most of the projects were internal to the campus and did not represent a breach of the written promises to expand behind the existing greenbelt buffer and to retain its compatible architecture.

4c. The fact that the Design Review Board approved the Courtyard Building in February 2018 is irrelevant because that building was submitted under the wrong permit type and the DRB was provided with incorrect decision criteria.

5a. As proof of consistency with the Comprehensive Plan, the Applicant references conclusions in the 2011 Technical Committee report prepared for the Hearing Examiner when Emerald Heights sought a rezone from R4 to R6. It is critical to note that these conclusions of compliance were based on the Applicant's 2010 written commitments to maintain the existing greenbelt buffers and to continue their existing architectural scheme of traditional gabled roofs. With the two proposals under consideration today, the Applicant has fully abandoned those previous promises. Therefore, it is yet to be determined

whether City staff is still in agreement with the referenced conclusions of the 2011 Technical Committee Report.

5b. [Comprehensive Plan policy] FW-9 Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land and provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond's sense of community and character.

The Applicant quotes this from page 6 of the 2011 Technical Committee report in reference to policy FW-9 where City staff concluded that the proposed rezone would "provide for additional senior housing needs within the City" and "concentrate additional housing with adequate services." However, the committee failed to consider the adverse impacts of such a concentration should Emerald Heights renege on its commitment to keep expansion behind the existing greenbelt buffers. This is the situation we are facing today and therefore this conclusion is no longer valid.

This proposal does NOT help maintain Redmond's sense of community. It has led to a major rift between two communities that have previously lived in harmony for over 25 years. Furthermore, rather than re-developing existing low-density developed areas, as proposed by Emerald Heights in their 2010 Rezone application, they are unnecessarily destroying a greenbelt buffer, thus not safeguarding the environment. Finally, it does not reflect carefully planned levels of development as the Applicant has stated publicly that there will be no further development on its campus in the future. Yet, the proposed Independent Living Building will permanently increase the on-site population by 40 – 80 people, and thus contractually committing Emerald Heights to provide increased assisted living and skilled nursing service in the future. Current plans appear to only address existing and publicly-known backlog in demand for these services. Given people are living longer with appropriate health care, adding more independent living residents to the site will inevitably lead to future building cycles by Emerald Heights to meet demand for more assisted living and skilled nursing units. Eventually this scheme will fail when all development capacity on the site has been exhausted and the maximum ratio of skilled nursing units defined in City ordinance is reached. When this happens, Emerald Height will only be able to meet contractual commitments to its residents by moving them offsite to other facilities for care.

5c. [Comprehensive Plan policy] FW-13: Create opportunities for the market to provide a diversity of housing types, sizes, densities and prices in Redmond to serve all economic segments and household types, including those with special needs related to age, health, or disability.

The Applicant quotes the from page 6 of the 2011 Technical Committee report in reference to FW-13 where City staff concluded that "the proposed expansion is a response to market demands for an increase in the number of units needed to serve the needs of the community." What community was City staff referring to? Anecdotal evidence suggests that Emerald Heights draws, and may even actively seek, residents from all over the Puget Sound and beyond.

5d. [Comprehensive Plan policy] FW-19 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, services, or parks.

This proposal does not make each neighborhood a better place to live. Instead, it is making one parcel better at the expense of another neighborhood. Emerald Heights response in this section reinforces this assertion. It states it is “preserving and fostering it’s unique more modern character within its campus providing variety in the neighborhood.” Yes, it is adding variety but at the cost of significant adverse impacts on its neighbors: buildings out of scale, loss of natural light, evening lights of 100 windows, etc.

FW-19 also requires compatible growth. The residents of Abbey Road are strongly opposed to the siting of the proposed buildings. The only way to achieve compatible growth is to retain the existing greenbelt buffers; each neighborhood can maintain its unique character with Emerald Heights free to expand elsewhere on its campus.

Shrinking the existing landscape buffer to a depth as narrow as 15ft. is not making Abbey Road a better place to live and it will dramatically change, not preserve, our neighborhood’s unique character.

5e. [Comprehensive Plan policy] LU-1 Provide sufficient land area and densities to meet Redmond’s projected needs for housing, employment and public facilities.

Referencing LU-1, Emerald Heights says the proposed development implements the City’s goal to provide adequate densities to meet the City’s housing needs. We disagree. The City laid out how it will achieve its desired density in the Comprehensive Land Use Plan. (Comprehensive Plan-Land Use, July 2017) It identified where density is preferred in the City of Redmond and it is not in the Education Hill Central Subarea. This area remains zoned Single-Family Urban. Density is targeted in our urban centers, Downtown, Overlake and the new Marymoor Village center.

5f. [Comprehensive Plan policy] LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.

Emerald Heights references LU-6 in support of their proposal. This a very misleading justification on multiple levels. Emerald Heights states their data shows strong demand for assisted living units in Redmond and this proposal will meet that demand through infill on their campus. However, the proposed Assisted Living Building will address only the internal backlog of demand for assisted living and skilled nursing units. More importantly, you cannot just walk in the door at Emerald Heights and contract for a room in assisted living. You must enter healthy and start out in independent living. Finally, there is no evidence that the City has set infill development as a goal in the Education Hill neighborhood or any Single-Family Urban zones in Redmond. If Emerald Heights want to meet LU-6, it should redevelop the underutilized parcels on the west side of its campus where it has low-density single-story cottage housing rather than destroying a greenbelt buffer required by ordinance in 1988 and creating more impervious surface. It’s important to note here that Emerald Heights said they would demolish these cottages to allow for more dense future development in their 2010 rezone application.

5g. [Comprehensive Plan policy] LU-9: Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air, and open space; protect 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; Pedestrian access; Landscaping

With regard to LU-9, Emerald Heights states that its proposed development is consistent with the standards for height, scale, development intensity and landscaping. That may be true, but it is irrelevant as this is a Conditional Use Permit. The question is what the conditions are required to achieve compatibility between uses.

The Applicant references that it has proposed a significant setback. However, this is a Conditional Use Permit and the adequacy of this concession is situation dependent.

5h. 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 impact, 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.

In reference to LU-11, the Applicant touts that its level of landscaping will far exceed the buffer provided by other uses in the neighborhood. This is a false equivalency and is completely irrelevant. The detached single- family homes along 176th are outright permitted uses. There is no requirement for a homeowner to screen his or her home in any fashion. On the other hand, Emerald Heights is a non-standard conditional use and the City expects more to ensure compatibility in a residential environment. So... the question isn't whether it has more landscaping or screening than the single-family homes in the neighborhood. The question is whether the buildings can be screened over the life of the project in a manner that does not expose its neighbors to structures that are out of scale and character – adverse impacts as identified in our zoning code on retirement residences.

5i. The Applicant touts that its "landscape will far exceed the buffer provided by other uses in the neighborhood." This is a false equivalency. The detached single- family homes along 176th are outright permitted uses. There is no requirement for a homeowner to screen his or her home in any fashion. On the other hand, Emerald Heights is a non-standard Conditional use and the City expects more to ensure compatibility in a residential environment. So... the question isn't whether it has more screening than the single-family homes in the neighborhood. The question is whether the buildings can be screened over the life of the project in a manner that does not expose its neighbors to structures that are out of scale and character – adverse impacts as identified in our zoning code on retirement residences. The only use in the immediate vicinity that required a Conditional Use Permit is Redmond High School which has a 147' foot buffer between the building and the nearest home in Abbey Road. Most of the homes have over a 200' buffer.

5j. Emerald Heights' final comments in this section make it clear that its main focus was to ensure that the building's architecture "mirrored recent campus architecture." This is consistent with Design Criteria 2(c) that developments with a distinctive common architectural context should carry it forward... However, should the building be sited and landscaped as proposed, over the objections of the residents of Abbey Road, this would be in non-compliance with LU-11 and with RZC 21.08.370(C)(5)(a)

6a. Emerald Heights uses this section to explain why the Assisted Living Building cannot be broken in to smaller buildings: It is not economically feasible due to State regulations. In other words, it would like to make this building more palatable to our neighborhood, but unfortunately, it can't. Instead of

honoring the written commitment it made in 2010 to expand behind the greenbelt buffers, it is asking to build in the buffer in a particularly egregious manner, using cost avoidance as their prime justification. We can find no accommodation or variance for "cost avoidance" in the Redmond Zoning Code or Comprehensive plan that supports Emerald Heights justification.

7a. The proposal creates a plaza for social activities at the south end of the Assisted Living Building that will "be partially visible to the public street and sidewalk." This plaza is not just for residents of the assisted living building but as the Applicant writes further on, is designed to draw in residents from the independent living buildings. Given that this plaza is next to the putting green, lawn bowling court and loop trail and will also support outdoor dining, it will bring social activities to the edge of their property. Is this use compatible in the middle of an R4-R6 neighborhood?

7b. Modulation, does not compensate for scale

8a. The need to keep residents in assisted living connected to their friends and activities in the wider Emerald Heights community is indisputable. However, Emerald Heights can achieve this goal without renegeing on the written commitments it made while seeking a rezone in 2010 – without which no expansion would be possible today. The Design Review Board must challenge the assertions made by Emerald Heights that placing the Assisted Living Building in the landscape buffer along 176th is the only option available to them. Why are assistant living residents being put in a separate building in the first place? Should they not be located in one of the many wings of the main building currently Conditional Use Permitted by healthy independent living residents?

8b. Easement (Emerald Heights quotes the 2013 Technical Commitment report to justify the large number of trees that will be removed as a result of both the ALB and ILB. However, the Technical Committee made this statement under the impression that the existing greenbelts at the time would be maintained. Therefore, with the proposed Assisted Living Building, this reference is no longer valid. And for the record, there has never been a Native Growth Protection (NGPE) on the site.

8c. Provide site development features that are visible and pedestrian accessible from the street.

Emerald Heights confirms that it is a private development with a single point of entry and its intention is to minimize its appearance from the street and adjacent properties. We agree that this Design Standard is not applicable to this situation.

However, the Applicant's stated intention to "minimize" is not the standard set in RZC 21.08.370(C)(5)(a) which says it shall screen. Furthermore, the Applicant's intention is insufficient to provide compatibility between two disparate uses. Buildings out of scale and character of the immediate vicinity, that can never be fully screened, are an adverse aesthetic impact to a single-family neighborhood in the immediate vicinity.

9a. In reference to the Assisted Living Building, the Applicant states the "new skybridge will create a stronger connection to the community allowing the less mobile residents to participate in events in main building and for friends and family to visit resident in the new building." We question the entire underlying premise of this building. Why are assistant living residents being put in a separate building in the first place? Should they not be located in one of the many wings of the main building currently

occupied by healthy independent living residents, thus putting them closer to the majority of residents and services offered on site?

10a. The Applicant states the parking does not have a visual impact to public views. This is inaccurate. At the north end of the building, ten feet of the parking garage is above ground. Therefore, the actual height of the building from ground level is 42' in this section, excluding mechanical equipment.

11a. The Applicant focuses solely on the main entrance on the west side of the building, describing it as a vertical element with "expansive glass views into the space, activating the entry." The Applicant neglects to describe the south entrance which will be highly visible to the adjoining neighborhood and general public for at least 10-15 years and may never be fully screened. Let it be noted that the south entrance has the same strong vertical element with "expansive glass views into the space." This represents a highly contemporary design that does not reflect the traditional architecture of our adjacent neighborhood. Again, the Applicant describes significant modulation of the Assisted Living Building. However, this technique does nothing to change the scale of this building – as long as a football field – that is located only 15'-25' away from the property line directly across from a residential neighborhood. It does not change the fact that the section that is 15' from the property line is over 40' in height.

12a. PETER – COULD USE SOME HELP HERE

12b. While we appreciate the efforts of the architects to mitigate the extreme contemporary design of the original proposal, the Assisted Living Building is still out of scale and retains strong contemporary elements that will be visible to our neighborhood should the building be approved in the proposed location over our strong objections. These elements include shed roofs, large glass windows, huge vertical elements – all elements least likely to be screened by vegetation. The Abbey Road HOA does not believe these contemporary elements are compatible with the desirable traditional character of our neighborhood. Who is to judge what is a "positive element" and what is not? Could the same building be a "positive element" in one location but not in another? The Space Needle is a "positive element" in its present setting but we may not find it to be a "positive element" in our single-family residential neighborhood.

12c. See sections 5a -5j.

12d. Section (ii) on Design Criteria states the architecture should related to the sites goals for the neighborhood. Emerald Heights is located in the Education Hill central area subarea that is zoned R4-R6 Single Family Urban. While the Education Hill Neighborhood Plan supports cottages, ADUs and multiplex units, the following policies make it clear that one goal of the Education Hill Neighborhood Plan is to maintain the predominant single-family residential character of the area:

- **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.**
- **N-EH-18** Design duplexes, triplexes and fourplexes to **portray the appearance of single-family houses and be compatible with the character of nearby single-family homes.** Allow the same

number of dwelling units for triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwelling units for the zone in which the site is located, exclusive of any bonuses allowed on the site.

- **N-EH-19** Require a minimum of 80 percent of the total dwelling units within the single-family portion of each residential subarea of the Education Hill Neighborhood to be detached single-family dwellings **to maintain the primarily single-family detached character of the neighborhood**. Require multiplex homes (specifically triplex and fourplexes on separate lots), and cottage housing developments to locate a minimum of 500 feet from any of the abovenamed residential units. Require duplex structures on separate lots to locate a minimum of 250 feet from each other.

The scale, roofline and large vertical elements of the proposed building do not project the appearance of nearby single-family homes. The proposed building designs are only acceptable if they remain behind the existing greenbelt buffer.

12e. PETER- CAN YOU SPEAK TO THE TECHNIQUE OF MODULATION AND WHY IT DOESN'T MATTER DO TO THE SHEER SIZE OF THE BUILDING AND. The proposed building is the length of a football field and has a long flat roofline punctuated with several large shed roofs. The architects have used modulation and articulation and increased the setback slightly to attempt to reduce its mass. However, this does not change the fact that it is out of scale with the homes in the immediate vicinity. The proposed building is the length of a football field and has a long flat roofline punctuated with several large shed roofs. One section is almost 42' in height (excluding mechanical equipment) and sits only 15' off of the property line. In addition, it retains its modern aesthetic with large vertical elements, expansive glass elements and a non-traditional roofline.

12f. It is inaccurate to state that the building height is at maximum 35' per code. At the north end, the building is 42' high from the ground because it is sitting on top of the parking garage.

The proposed new vegetation will take 10-15 years to provide partial screening of the building. There is no guarantee the vegetation will ever screen the building to the degree required by RZC 21.08.370.C5(a) over the life of the project.

(iv) To create a skyline that is visually interesting

12g. This design standard must be viewed in the context of the approval criteria for retirement residences as well as the approval criteria for a Conditional Use Permit where avoiding adverse impacts of buildings out of scale and issues of compatibility must take precedence over creative and distinctive architectural design.

12h. The proposed building is the length of a football field and has a long flat roofline punctuated with several large shed roofs. The architects have used modulation and articulation and increased the setback slightly to attempt to reduce its mass. However, this does not change the fact that it is out of scale with the homes in the immediate vicinity. The proposed building is the length of a football field and has a long flat roofline punctuated with several large shed roofs. One section is almost 42' in height (excluding mechanical equipment) and sits only 15' off of the property line. In addition, it retains its modern aesthetic with large vertical elements, expansive glass elements and a non-traditional roofline.

In reference to the proposed landscape plan, the Applicant states that "within ten years, [it] should provide a pleasing screen." Thus, the Applicant confirms that it will take many years to partially screen the building. In addition, it cannot guarantee that the building will be fully screened even though *RZC 21.08.370.C5(a)* requires that the parts of the building that are different from the abutting single-family neighborhood shall be screened.

PETER – CAN YOU SPEAK TO THE VARIOUS ARCHITECTURAL TECHNIQUES ON P. 21 OF THE CHECKLIST.

12i. Integration

12j. Facade modulation: The proposed building is the length of a football field and has a long flat roofline punctuated with several large shed roofs. The architects have used modulation and articulation and increased the setback slightly to increase its appeal. However, this does not change the fact that it is out of scale with the homes in the immediate vicinity. One section is almost 42' in height (excluding mechanical equipment) and sits only 15' off of the property line. In addition, it retains its modern aesthetic with large vertical elements, expansive glass elements and a non-traditional roofline which is not compatible with the existing character of the immediate vicinity.

12k. Articulation The proposed building is the length of a football field and has a long flat roofline punctuated with several large shed roofs. The architects have used modulation and articulation and increased the setback slightly to increase its appeal. However, this does not change the fact that it is out of scale with the homes in the immediate vicinity. One section is almost 42' in height (excluding mechanical equipment) and sits only 15' off of the property line. In addition, it retains its modern aesthetic with large vertical elements, expansive glass elements and a non-traditional roofline which is not compatible with the existing character of the immediate vicinity.

12l. The Applicant states "windows in the residential units are large." This increases concern over obtrusive light emanating from the rows of windows.

12m. The Applicant references the Trailside Independent Living Building [2014] as an example of making the mass of a long or large-scale building more visually interesting. This example actually proves our point: Trailside may have some visual interest but neither its scale nor its design is compatible with the surrounding neighborhood. Trailside was never subjected to the scrutiny of a CUP, a major error now acknowledged by the City.

12n. NEED HELP

12o. While the set back on the north end is an improvement, the setback does not change the fact that the building in its entirety is out of scale with the homes in the immediate vicinity. One section is almost 42' in height (excluding mechanical equipment) and sits only 15' off of the property line. In addition, it retains its modern aesthetic with large vertical elements, expansive glass elements and a non-traditional roofline which is not compatible with the existing character of the immediate vicinity.

13a. This design standard must be viewed in the context of the approval criteria for retirement residences which references the "desirable: character of the existing neighborhood." It must also consider the approval criteria for a Conditional Use Permit where buildings out of scale and issues of compatibility must take precedence over creating a varied and visually distinctive roofline. The residents of Abbey Road have made it clear that this revised roofline is still not compatible with the desired

traditional character of our neighborhood and it is one of the major elements of the buildings least likely to be ever screened by landscaping. This roofline is more closely associated with schools or some of the apartment buildings in the downtown core. Less than 1% of 1800 homes in a .6-mile radius of Emerald Heights have a modern aesthetic shed roof. Gabled roofs set the residential character in the immediate vicinity of Emerald Heights.

(*Correct wording found in Ordinance 2115 that is not correctly reflected in the RZC)

21.60.040(B) (4) Building, Details, Materials and Colors

(a) Intent

13b. While the architect has divided the building into three design elements and added details such as bay windows, it does not change the fact that the building in its entirety is out of scale with the homes in the immediate vicinity. One section is almost 42' in height (excluding mechanical equipment) and sits only 15' off of the property line. In addition, it retains its modern aesthetic with large vertical elements, expansive glass elements and a non-traditional roofline which is not compatible with the existing character of the immediate vicinity. Finally, there is no guarantee the building can be fully screened over the life of the project.

13c. While the architect has employed many details on the building, it does not change the fact that the building in its entirety is out of scale and character with the homes in the immediate vicinity. The Applicant references "vertical massing nodes" that are "complimentary to the campus." However, this design standard must be viewed in the context of the approval criteria for retirement residences which references both the "desirable character of the existing and the planned neighborhood in which it may be located."

21.60.040 Multiple Building Design

iv. Design that minimizes clearing and grading.

13d. The proposed location of the Assisted Living Building will destroy 84 significant trees and impact an additional 26. They will be unnecessarily clearing a greenbelt buffer that they promised in writing to preserve in their 2010 Rezone Application. Emerald Heights has locations on its property that are already cleared and developed with single-story cottage homes built in 1988. In the SEPA checklist that accompanied their 2010 Rezone Application, Emerald Height presented a conceptual plan to demolish the cottages and replace them with high density housing. This plan was the result of a multi-year Master Plan process.

13e. The proposal creates a substantial plaza for social activities at the south end of the Assisted Living Building that is very close to the public right-of-way. This plaza is not just for residents of the assisted living building but as the Applicant writes, is designed to draw in residents from the independent living buildings. Given that this plaza is next to the putting green and lawn bowling court, and will also support outdoor dining, it has the potential to generate noise as social gathering area. Keep in mind, many of the residents at Emerald Heights are active, healthy individuals.

13f. The close proximity of evergreen trees will dramatically reduce the natural light in the units of Emerald Heights residents on the eastside of the building while not providing a full and guaranteed screening for the public and neighborhood from the internal lights of the building.

14a. This proposal cannot be approved without identifying the specific heights of the mechanical equipment on the roof. Because this equipment is screened by the large vertical elements, they have the potential to make these dominating architectural elements even larger than expected.

There are homes directly across the street who will most likely see part of the mechanical equipment – and may also be impacted by shadows. We do not see evidence that the view from the upper floors of homes has been considered in the approval process. We also have concerns over the potential noise from the garage exhaust fan that will be hidden behind the large vertical element.

EXHIBIT 10

January 27, 2019

Office of the Hearing Examiner
City of Redmond
M/S: 3NFN
PO Box 97010
Redmond WA 98073-9710

RE: Altered Document Submitted in City Exhibit 110 for Emerald Heights Assisted/Independent Living Buildings (LAND-2018-00586 and LAND-2018-00617) CUP Hearing

Dear Hearing Examiner Rice,

This weekend while preparing for the next SEPA and CUP hearings on January 28, 2019, related to this matter, we discovered that City Exhibit 110 - *Consolidated document containing all staff memoranda to Design Review Board from August 2, 2018, August 16, 2018, and September 6, 2018* contains altered text that does not match the Staff Memo that was originally provided to the Design Review Board (DRB) and Public for the August 2, 2018 meeting.

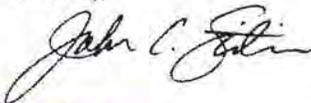
We call this to your attention because the altered/missing text was the subject of a question by Sherry Stilin in an email exchange with Ben Sticka, that began on September 9, 2018. Ms. Stilin challenged the missing text on the grounds that it was legally presumptuous and introduced prejudicial information into the Design Review Board process. This same language from the August 2, 2018, DRB Memo was also brought up earlier in the CUP hearing during Mr. Howard Harrison's testimony.

We have serious concerns about why these documents are not the same and believe this matter needs further investigation. While we do not have enough evidence to prove this was an act of perfidy, we do believe it is another example of the City's failure to provide the public and Hearing Examiner with true and accurate information. Ultimately this kind of error could undermine the rendering of a fair decision in this matter.

I have attached Ms. Stilin's email exchange with Mr. Sticka that called the missing text into question, copies of both versions of the August 2, 2018 DRB Memorandum (Ex. 110 & DRB Website), an Adobe Acrobat document comparison of the two memos, and snapshots of the DRB webpage version that are date & time stamped confirming the memo was posted on the website as of January 25, 2019, at 1:56pm.

We request the City Exhibit 110 be stricken from the record and replaced with the August 2, 2018, August 16, 2018, and September 6, 2018, Staff Memorandum that are posted on the City Design Review Board webpage for these meeting, and that the City of Redmond be asked to explain the discrepancy and divulge any others they may know exist.

Sincerely,



John Stilin

Chair, Abbey Road HOA – Neighborhood Preservation Committee

john@stilins.com
17611 NE 110th Way
Redmond WA 98052
tel: (425) 881-1632

John Stilin

From: Sherry B Stilin <sherry@stilins.com>
Sent: Sunday, January 27, 2019 12:55 PM
To: john@stilins.com
Subject: FW: Source document for memo

From: Benjamin Sticka <bsticka@redmond.gov>
Sent: Thursday, September 13, 2018 4:27 PM
To: Sherry B Stilin <sherry@stilins.com>
Subject: RE: Source document for memo

Sherry,

I wrote the DRB memos. Thanks.



Ben Sticka

Planner | City of Redmond
☎: 425.556.3470 | ✉ bsticka@redmond.gov | Redmond.gov
MS: 25PL | 15870 NE 85th St | Redmond, WA 98052



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From: Sherry B Stilin [<mailto:sherry@stilins.com>]
Sent: Thursday, September 13, 2018 3:53 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Subject: RE: Source document for memo

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Ben,

I have reviewed the public records and I am not finding anything. If you could let me know who authored the August 2nd, 2018 staff memo, then I could more easily get the answer to my question.

Thanks,

Sherry

From: Benjamin Sticka <bsticka@redmond.gov>

Sent: Thursday, September 13, 2018 1:36 PM

To: Sherry B Stilin <sherry@stilins.com>

Subject: RE: Source document for memo

Sherry,

The July 26th date was corrected at the DRB meeting to reflect the July 25th memo from the City attorney. With respect to the "source" I am still unsure what you are after, which is why I had suggested a phone call for clarity. I would recommend reviewing the public records materials, which should contain your answer. Thank you.



Ben Sticka

Planner | City of Redmond

☎: 425.556.2470 | ✉: bsticka@redmond.gov | Redmond.gov

MS: 2SP1 | 15670 NE 85th St | Redmond, WA 98052



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From: Sherry B Stilin [<mailto:sherry@stilins.com>]

Sent: Thursday, September 13, 2018 1:30 PM

To: Benjamin Sticka <bsticka@redmond.gov>

Subject: Re: Source document for memo

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Prefer response in writing if don't mind.

Sherry

Sent from my iPhone

On Sep 13, 2018, at 1:23 PM, Benjamin Sticka <bsticka@redmond.gov> wrote:

Sherry,

Why don't you call me to discuss. I can be reached at (425) 556-2470

<image001.png> **Ben Sticka**
Planner | City of Redmond
☎ 425.556.2470 | bsticka@redmond.gov | Redmond.gov
MS: 75PL | 15870 NE 85th St | Redmond, WA 98052

<image007.png> <image008.png> <image009.png> <image010.png>
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From: Sherry B Stilin [<mailto:sherry@stilins.com>]
Sent: Thursday, September 13, 2018 1:18 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: 'MANAJI SUZUKI' <manaji9@msn.com>
Subject: FW: Source document for memo

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Ben,

To further clarify, the comments referenced a July 26 memo from the City Attorney. We are not aware of any memo dated July 26, 2018. In addition, the comments made clear legal references. The DRB says the information presented came from comments received by the City. I reviewed all of the comment letters on the CUP that were sent to me via a records request. I found nothing that looks like the source of the attached comments.

Thanks.

From: Sherry B Stilin <sherry@stilins.com>
Sent: Thursday, September 13, 2018 1:12 PM
To: 'Benjamin Sticka' <bsticka@redmond.gov>
Cc: 'MANAJI SUZUKI' <manaji9@msn.com>
Subject: RE: Source document for memo

Ben,

Thank you for following up. I am re-attaching the section of the Aug 2 DRB staff memo that is under discussion. I looked on the DRB website but I am not seeing any documents that match or even remotely reference the attached comments. Perhaps I am missing something. Can you be more specific?

Sherry Stilin

From: Benjamin Sticka <bsticka@redmond.gov>
Sent: Thursday, September 13, 2018 12:10 PM

To: Sherry B Stilin <sherry@stilins.com>
Cc: 'MANAJI SUZUKI' <manaji9@msn.com>
Subject: RE: Source document for memo

Sherry,

I assume you are referencing the comment/response related to the: *concern related to green belt?* If so, it was derived from the plan set provided from the applicant. This plan set is also available to view on the City's DRB website.

<image011.png> **Ben Sticka**
Planner | City of Redmond
☎ 425.556.2470 | 📧 bsticka@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

<image007.png> <image008.png> <image009.png> <image010.png>

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From: Sherry B Stilin [<mailto:sherry@stilins.com>]
Sent: Sunday, September 9, 2018 10:05 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: 'MANAJI SUZUKI' <manaji9@msn.com>
Subject: Source document for memo

External Email Warning! Use caution before clicking links or opening attachments.

Hi Ben,

I was reviewing the DRB materials over the weekend. When you have a minute, I would like to get a copy of the source document for the comment section of the August 2, 2018 memo on LAND-2018-00617. See attached. I have a records request in through August 31, 2018 that should cover it.

Thank you!

Sherry

Sherry B. Stilin
sherry@stilins.com
17611 NE 110th Way
Redmond WA 98052

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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 a new pre-application request for a proposed 54-unit assisted living facility located within the Education Hill neighborhood. The Design Review Board had previously reviewed the proposed building on both August 4, 2016 and October 20, 2016. However, the last Board meeting, City staff has recognized that all prior permits were not 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 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.

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 94,500 square-foot three-story assisted living facility with one level of underground parking and 54 new assisted living units.

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). 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 as the residential homes that include gabled roofs 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 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 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;	In addition to previous modulation; (2) dwelling

	common core nodes (stairs/entries) provide subtle detailed modulation as focal points	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	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

	slat bays with contrasting color.	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

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 feedback, review and attention to the proposed building and how it complies with Design Standards, Zoning Code with an emphasis on the Conditional Use Permit decision criteria letters, b and c.

MISSING COMMENTS SECTION

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.

EXHIBIT 11

Chapter 4.23 DESIGN REVIEW BOARD

Sections:

<u>4.23.010</u>	Purpose.
<u>4.23.020</u>	Authority and duties.
<u>4.23.030</u>	Appointments and qualifications.
<u>4.23.040</u>	Term of office.
<u>4.23.050</u>	Vacancies.
<u>4.23.060</u>	Removal.
<u>4.23.070</u>	Rules.
<u>4.23.080</u>	Staff services.
<u>4.23.090</u>	Voting.
<u>4.23.100</u>	Conflict of interest.

4.23.010 Purpose.

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. (Ord. 2588 § 2 (part), 2011).

4.23.020 Authority and duties.

(A) The Design Review Board shall review all applications as noted in RZC Chapter 21.76, Review Procedures.

(B) The Design Review Board may create ad hoc committees for special studies. The Board and its members are to be free from the interference of individual City Council members, Planning Commission members, City officials or other persons.

(C) The Design Review Board may conduct pre-application meetings or consultations with representatives of the Technical Committee. (Ord. 2588 § 2 (part), 2011).

4.23.030 Appointments and qualifications.

(A) The Design Review Board shall consist of seven members who shall be appointed by the Mayor and confirmed by a majority vote of the City Council.

(B) Notice of availability of a position on the Board shall be published in a local newspaper of general circulation in the City with said notice to be published no later than 30 days after the effective date of the availability or vacancy of the position. Interested persons may apply for the position by submitting their application and qualifications to the Mayor's Office. Applications shall be accepted for a period of 30 days after the date of publication, provided,

that this period may be extended by the Mayor if deemed necessary to obtain sufficient qualified candidates for appointment. Positions may be filled from the list of applicants. In the event there are no applicants or there are an insufficient number of applicants for the positions available, the Mayor may appoint persons to positions who are not otherwise on the list of applicants.

(C) Five of the members of the Board shall be from the professions of architecture, landscape architecture, urban design or similar disciplines and need not be residents of the City of Redmond. The remaining two members of the Board shall be residents of Redmond and need not be members of the set forth professions. (Ord. 2588 § 2 (part), 2011).

4.23.040 Term of office.

The regular term of office for Design Review Board members shall be four years. (Ord. 2588 § 2 (part), 2011).

4.23.050 Vacancies.

Vacancies shall be filled in the same manner as initial appointments and members appointed to fill a vacancy shall serve for the duration of the unexpired term. (Ord. 2588 § 2 (part), 2011).

4.23.060 Removal.

Any member of the Design Review Board may be removed for inefficiency, neglect of duty or malfeasance. Removal proceedings may be initiated by the Mayor or the City Council and notice of any proposed removal shall be given to the Board member at least ten days prior to any City Council vote upon the removal. Within ten days of receipt of a notice of intended removal, the Board member may request a public hearing on the removal before the City Council. The Council shall conduct a public hearing, if requested. Upon completion of the hearing, or following the expiration of ten days from the notice date if no hearing is requested, the Council may take action on the removal. A two-thirds vote of the Council is required for removal. Notwithstanding the above, when a member misses three consecutive regular business meetings without being excused by majority vote of the Design Review Board, the member's position shall automatically become vacant and a successor shall be appointed. (Ord. 2588 § 2 (part), 2011).

4.23.070 Rules.

The Design Review Board shall adopt rules for the transaction of its business. The rules shall provide for but are not to be limited to the date, time, place and format of regular meetings. Provision shall be made for a record of proceedings, reports, studies, findings, conclusions and recommendations. Said rules shall provide for the election of a Chairman of the Board and Vice Chairman for a one-year term each. Said rules shall provide that the meetings of the Board shall be open to the public but that no special notice of the meetings need be given nor shall such meetings be public hearings although nothing shall prohibit the

Board from soliciting explanations and additional input from the applicant or applicant's representatives and such other sources as the Board deems necessary to enable it to complete its review of the application. Rules of the Design Review Board shall be approved by the City Council and kept on file with the Planning Department. (Ord. 2588 § 2 (part), 2011).

4.23.080 Staff services.

The Director of Planning and Community Development shall be responsible for the general administration of the Design Review Board and may request staff services from other City departments. (Ord. 2588 § 2 (part), 2011).

4.23.090 Voting.

The decisions of the Design Review Board shall be made by a majority vote of the quorum present at the time of decision. A majority of the appointed members shall constitute a quorum for the transaction of business; provided, that at least four shall be required to constitute a quorum excluding any disqualifications. Action may be taken by a majority of those present when those present constitute a quorum at any regular or special meeting of the Design Review Board. Any number less than a quorum shall be authorized to convene a meeting at the time set and to adjourn, recess or continue a regular or special meeting to a date and time certain. (Ord. 2588 § 2 (part), 2011).

4.23.100 Conflict of interest.

Members of the Design Review Board shall disqualify themselves from sitting as a member of the Board and shall not otherwise participate on behalf of themselves or any applicant in any Design Review Board actions in which they have a financial interest. A financial interest shall be deemed to include, but not be limited to, a member's own interest or the interest of a client or employer. (Ord. 2588 § 2 (part), 2011).

Design Review Board Checklist

- **Relationship to Adjacent Properties:** to respect natural landforms and to use them to provide definition between various parts of the community and to provide project identity.
- To Promote the functional and **visual compatibility between adjacent neighborhoods** and different land uses
- To use building design to create a **transition between development and natural features**
- To consider the **impact of buildings** mass, color, lighting, design upon **adjacent open spaces, continuity of identified public view corridors,** public open spaces, parks, recreational areas
- To **promote a gradual transition between different land uses**

From: [Elliott, Kirsten](#)
To: [Cheryl D. Xanthos](#); [City Clerk](#)
Subject: Jan 7, 2019 hearing examiner public comments
Date: Thursday, January 10, 2019 9:46:10 AM
Attachments: [4b Compatibiltiy Defined by Rezone R5 - FINAL.docx](#)

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

Attached is a hard copy with sources including of my public comments during the Hearing Examiner comment period on Monday evening.

Kirsten Elliott | Sr. Marketing Manager | Columbia Crest, INTRINSIC, Seven Falls Cellars, Canon 13
425-415-3617 (office)
425-830-2285 (cell)

Click [here](#) to report this email as spam.

**Abbey Road Homeowners Association
Public Comment – January 7, 2018
Conditional Use Permit and Site Plan Entitlement
File Nos. LAND-2018-00586; LAND-2018-00617**

I'm Kirsten Elliott, a resident of Abbey Road for 9 years. I am speaking on behalf of the Abbey Road HOA in opposition to the proposed locations of the buildings. Support for all quotes and sources that I reference will be submitted by Abbey Road HOA or its attorney.

Compatibility with its future neighbors was a driving force in the final site plan for Emerald Heights when it received approval in 1988 for a Special Development Permit. The tall main building was placed in the center of the property and the natural second-growth forest was specifically retained as a buffer.

In 2002, Emerald Heights proposed its first expansion and once again, compatibility with the neighborhood was front and center. Quoting from a letter to the City of Redmond Site Plan Entitlement Review Committee:

Visual impact on surrounding neighbors will be minimal to non-existent. The closest addition to the property line is A Building East Wing, who's NE corner is 132' from the property line. Other additions range from 160' to 250' to the nearest property line. The mature, existing landscape buffer will be maintained. [Source: April 5, 2002, City of Redmond Site Plan Entitlement Review Committee -Emerald Heights Expansion Project

In 2010, after a multi-year Master Planning process, Emerald Heights began to lay plans for a major long-term, two phase expansion. On June 7th 2010, they submitted an application to the City of Redmond to rezone their property from R4 to R6. I will be focusing on how Emerald Heights understood compatibility had been achieved previously, and its importance as a consideration in future development.

During this process 8 years ago, Emerald Heights, the Technical Committee and the Hearing Examiner all reinforced the perception that the existing greenbelt buffer had been - and would continue to be - an integral component of neighborhood compatibility. The rezone application contained multiple assurances that steps would be taken to preserve neighborhood compatibility, including, and I quote:

Emerald Heights has operated at its current location for the past 18 years, co-existing harmoniously with the surrounding residential neighborhood.

"Emerald Heights is surrounded by a fence with ample landscaping to buffer Emerald Heights from adjoining uses. This will remain the case under the requested rezone and corresponding future development"

"The proposed expansion will remain within the building envelope allowed for the site (35% lot coverage for structures 2-story or greater, and a 35 foot height limit), and all buildings have been designed to blend with the residential surroundings. The proposed new development within Emerald Heights will retain the current residential style and atmosphere.

"..., the proposed development will make optimal use of the developed areas while retaining the existing green belts and natural areas around the site."

*"All new buildings within Emerald Heights will be compatible with Emerald Heights and the surrounding residential neighborhood. The design of Emerald Heights is a residential style with a mix of exterior materials, brick, painted siding, and shingled **gabled roofs** that blend with the neighboring residential developments.*

*Rezoning Emerald Heights to an R-6 will accommodate growth in the senior market without compromising **the scale of a residential neighborhood and retains the natural green space around the site.**"*

These statements demonstrate that Emerald Heights understood the foundational premise of how it achieved compatibility in the past and how it would maintain compatibility with the surrounding neighborhood in the future.

The application included a rendering of their Conceptual Plan that showed it would unfold within the parameters of the existing greenbelt buffer. It did not show a structure in the site now proposed for the Assisted Living Building and the proposed Independent Living Building was much smaller, much further to the west – and behind the existing greenbelt.

In their State Environmental Protection Agency checklist, submitted as part of the rezone application, Emerald Heights made a number of statements that demonstrated how compatibility of their parcel would be maintained with neighboring properties, including and I quote:

"We will be redeveloping areas which are currently developed or part of the maintained landscape. The green belts around the site will be retained except for a new water detention pond."

"In Phase I, some of the carports will be demolished to accommodate the new independent living buildings and fitness center. The facilities building will be demolished and rebuilt. As part of Phase II, the cottages would be demolished, and new independent living units constructed in their place."

"All proposed structures will be under the allowed height of 35'."

"Views for the neighboring developments will not be altered. The existing buildings within the site will have views of the new structures."

In summary, they were going to keep the increased density internal to their property, below 35 feet tall and behind the existing greenbelt buffers.

In the City of Redmond Technical Committee Report, compliance with Comprehensive Plan Policy LU-8 is cited. This policy is intended to promote compatibility between uses and calls out *"retaining **desired neighborhood character.**"* The Technical Committee believed Emerald Heights complied with this policy because as staff noted in the report, *"The Emerald Heights community is buffered from adjoining land uses by landscape buffers on all four sides of the property, and heights and setbacks were chosen with compatibility with neighboring properties and zones in minds."* [Hearing Examiner Technical Committee Report L100204/205, pg. 7]

The Technical Committee Report reinforces the idea that existing buffers and setbacks, as well as building size and scale, would be the basis for ensuring compatibility with the surrounding properties when future development occurred.

In addressing the landscaping Requirements, City staff again concluded that *“The current facility is buffered with landscaping on all sides”, and also points out, “The facility has been designed to mimic a residential development.”* Again, we see compatibility defined with buffers and now a style of architecture that mimics nearby residential development as a factor in recommending approval of the rezone. [Hearing Examiner Technical Committee Report L100204/205, pg. 11]

On May 2, 2010, the Emerald Heights rezone proposal went in front of a Hearing Examiner. As previously mentioned, Emerald Heights Chief Financial Officer spoke from his perspective as an Abbey Road homeowner. Mr. Chambard’s testimony strongly reinforced the idea that the greenbelt buffer was an established and defining element in separating Emerald Heights from our adjacent single-family neighborhood. As the CFO of Emerald Heights, he sent a message that his employer also understood its significance.

In May 16, 2011 recommendation for approval of the rezone, the Hearing Examiner makes the following **Finding:**

“...The Emerald Heights community 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.” [Exhibit 1, pages 3, 5, 6, Exhibit 4a; Al Chambard Testimony, Redmond Hearing Examiner, p. 4 DGA No. L00204]

In making this Finding, she cites Mr. Chambard’s testimony as one of the sources that led to her to this determination.

The Hearing Examiner goes on to list the following Conclusion:

“... Resulting expansion of on-site amenities would increase the types and variety of housing in the Education Hill neighborhood without impacting surrounding development. The rezone would not result in development incompatible with that existing or permitted on surrounding properties.” [Findings 4, 5, 6, 7, 8, 9, and 15, pg. 13 Redmond Hearing Examiner, p. 4 DGA No. L00204].

The Hearing Examiner appears to recognize that Emerald Heights has existed for 20 years with no adverse impacts on the surrounding development because the site was so well buffered. If the rezone was approved, the conclusion was reached that development would occur behind the buffers and would not impact the surrounding properties.

Ultimately, the Hearing Examiner recommended that changing the **density** of Emerald Height parcel from R-4 to R-6 should be granted. During the closed record appeal held on July 19, 2011, before the Redmond City Council, Molly Lawrence, Attorney representing Emerald Heights, reinforced the commitments made in the Emerald Heights Rezone Application related to maintaining compatibility with the surrounding single-family homes.

Ms. Lawrence stated,

SEPA analysis also looked at the environmental impacts that would be associated with this density increase and concluded that there would be no significant adverse or environmental impacts.” “ As currently developed, Emerald Heights is well-screened from the surrounding neighborhood and that will continue.” [Source: Transcript of July 19, 2011 Redmond City Council Meeting, Emerald Heights Closed Record Appeal]

Ms. Lawrence’s statements reinforce that Emerald Heights understood that maintaining the current buffer was a needed element of their proposal in order to secure a vote of approval from the City Council. With one abstention, due to a council members conflict of interest with Emerald Heights, the matter was approved unanimously 6-0 in favor of Emerald Heights.

It is clear that compatibility with the surrounding neighborhoods was a key issue in securing a rezone.

Emerald Heights was acutely aware of how compatibility had been defined and achieved in the past – deep buffers and architecture that blended with the residential surroundings. They re-committed to this definition in 2011. They should not be allowed to unilaterally refine a neighborhood relationship that was reaffirmed by the City Council. Therefore, the permit under consideration today should be denied or conditioned to require the Applicant to build elsewhere on their parcel in keeping with the 2010 plan that preserved the greenbelt buffers.