

Written Narrative

City of Issaquah

Cascadia Development, LLC (Cascadia) intends to develop an Alzheimer's and memory care community located at the intersection of SE Issaquah-Fall City Rd. & Highlands Dr. NE located in Issaquah, Washington. The site contains two contiguous parcels totaling 6.81 acres. Parcel #222406-9002 is 95,832 sq. ft. and is zoned MF-M. This parcel is located closest to the intersection and is owned by Maclean Family LLC. Parcel # 222406-9149 is 200,812 sq. ft. and is zoned SF. This parcel contains a wetlands area that was recently delineated and surveyed (see attached survey). Both parcels are currently vacant with no improvements. Cascadia plans to boundary line adjust the Maclean parcel to encompass the area that will be improved, including the building and parking area. This will leave a second parcel that includes the wetlands area and buffer.

The community will contain 60 units of which 52 private will be private units and 8 units will be companion rooms. Each unit will have a private bathroom with a walk-in shower, but there is no kitchen or kitchenette in any resident rooms. The building will be a single story 45,000 sq. ft. building with large central courtyard and central town square that will include a theater/chapel, café, salon, serenity room, and art studio. The site plan includes 29 parking spaces.

The site is located 1.5 miles from the new Swedish Medical Center, an 80 bed hospital with plans to increase to 175 beds as needed. The site is also 1 mile from the newly developed Issaquah Highlands Master Planned Community. This new development includes Grand Ridge Plaza, a 280,113 sq. ft. shopping and entertainment district with a Safeway grocery store, 12 screen Regal Cinema, and three new restaurants. You can find more information on the Issaquah Highlands Master Plan at www.issaquahhighlands.com.

Amenities

Our unique building design provides residents with lots of room to interact and discover while is a secure environment. Attention has been given to every detail from the innovative town square to using contrasting paint colors that help residents find their way to incorporating technology that allows us to provide a level of care and safety unavailable in other communities.

- Care Innovations™ QuietCare®-- we are the first senior living community in Washington State to adopt this critical safety tool
- The Town Square is the heart of our vibrant community and is all about fun and interacting in a safe environment. Residents are invited to enjoy a variety of life-enriching activities in the art studio, 50's diner, theater, hair salon & spa, or serenity hand massage room.
- Our beautiful outdoor courtyard invites our residents to enjoy the stress reduction and solace that come from connecting with nature. French doors open onto a secure courtyard complete with walking paths, sitting areas and water features.