TRANSMITTAL LETTER

PROJECT: Silverado Issaquah

PROJECT NO: 21425.1

DATE: January 20, 2015

TO: Christopher Wright
City of Issaquah
Planning Department
1775 12th Ave NW Main
Issaquah WA 98027

WATTENBARGER Architects LLC

If enclosures are not as noted, please inform us immediately. If checked, please:
☐ Acknowledge receipt of enclosure
☐ Return enclosures to us

WE TRANSMIT:
☒ herewith ☐ under separate cover via
☐ in accordance with your request

FOR YOUR:
☒ approval ☐ information ☐ distribution to parties
☐ use ☐ record ☒ review and comment
☐

THE FOLLOWING:
☒ Drawings ☐ Samples ☐ Shop Drawing Prints
☐ Specifications ☐ Product Literature ☐ Shop Drawing Reproducibles
☐ Change Order ☒ Application & Fee

Copies	Date	Rev. No.	Description	Action
1	1/20/15		Land Use Application	
1	1/20/15		Check for $1,243.83	
1	1/20/15		Meeting notes – city – 11/19/14	
1	1/20/15		Project Narrative	
1	1/20/15		Drawing sheets T,A1,A2, L1,C1	
1	1/20/15		Exhibits 1 – 4.	
1	1/20/15		Site Survey	

ACTION CODE:
A. Action indicated on item transmitted
B. No action required
C. For signature and return to office
D. See **remarks** below
E. For signature and forwarding as noted under **remarks**

REMARKS: For Pre-Application meeting on 11 February 2015.

COPIES TO:	**(with enclosures)**
	☐
File	☒
	☐
	☐
	☐

BY: James Brown

2100-112th Ave NE Suite 100 • Bellevue, WA 98004 • (425) 453-0606 • FAX (425) 453-4772 • http://www.wattenbarger.com/

LAND USE PERMIT APPLICATION

CITY OF ISSAQUAH
DEVELOPMENT SERVICES
1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

This Section For Staff Use Only	
Permit Number: _____ Staff Contact: _____	Date Received:

Type of Application: **Pre-Application**

PROJECT INFORMATION

Name of Project (if applicable): Silverado Issaquah

Project Site Address: 7932 Renton-Issaquah Rd SE, Issaquah, WA 98027

Parcel Number: 2924069041

OWNER

Name: **Silverado Care, Paul Mullin**

Address: **6400 Oak Canyon, Suite 200, Irvine, CA 92618**

Phone: **(949) 240-2015** Email: **pmullin@silveradocare.com**

APPLICANT

Name: **Wattenbarger Architects, James Brown**

Address: **2100 112th Ave NE, Suite #100, Bellevue, WA 98004**

Phone: **(425) 453-0606** Email: **jbrown@wattenbarger.com**

CONTACT

Name: **PACE Engineers, Inc. Phil Cheesman (Civil)**

Address: **11255 Kirkland Way, #300, Kirkland, WA 98033**

Phone: **(425) 827-2014** Email: **Philc@paceengrs.com**

PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. (Use an additional sheet of paper, if necessary.)

Construction of a single story, approximately 39,350 SF Memory Care community. The building will contain 53 "sleeping units" for 91 residents, and associated community and support spaces. 53 parking stalls will be provided.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, including plans and reports, are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____ Date: 1/19/15

PROJECT SITE INFORMATION

Legal Description: (Use an additional sheet of paper, if necessary.)

LOT B ISSAQUAH LLA #PLN12-00027 REC #20121213900009 SD LLA BEING POR S 1/2 OF SE 1/4 OF SE 1/4 STR 29-24-6 LESS RD TGW POR NE 1/4 OF NE 1/4 LY ELY OF RD STR 32-24-6

Zoning Designation: **SF-E Single Family-Estates**

Land Use Designation: **Low Density Residential**

Subarea Designation: **Tibbetts Creek Valley**

Shoreline Designation, if applicable: _____

Existing Land Use: Single Family, Vacant Land

Adjacent Land Uses
- North: Single Family, SF-E
- South: Single Family, SF-E
- East: Single Family, SF-S
- West: Multi-Family Dwelling, UV-EV, (Talus)

Area in square feet: 955,902

Does the site contain any of the following environmentally critical areas? Check all that apply.

- ☒ Flood Hazard Area
- ☒ Streams
- ☒ Steep Slope Hazard Area
- ☐ Landslide Hazard Area
- ☒ Wetlands
- ☐ Coal Mine Hazard Area

PROPOSED DEVELOPMENT STATISTICS

Proposed Land Use: **SF-E (as amended)**

Density (multifamily only): _____

Impervious Surface Ratio: +/- 7.5 %

Pervious/Landscaping/Open Space Provided (in square feet): 882,000sf

Maximum Proposed Building or Structure Height: +/- 18'

Total Proposed Building Square Footage (Gross Area): 39,350

Proposed Setbacks
- Front: 30
- Rear: 30
- Side: 15

Parking Spaces Provided: 53

Pre-Application Meeting Submittal Requirements

CITY OF ISSAQUAH WASHINGTON
Development Services Department
1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100 | *DSD@issaquahwa.gov*

Purpose

The purpose of the pre-application meeting is to continue the partnership between the applicant and city staff begun in earlier feasibility collaboration meetings to create a development that is consistent with city plans, goals, policies, and regulations.

More specifically the purpose is for:

- The applicant to become familiar with the policies, plans and development requirements of the City;
- for staff and the applicant to review the general characteristics of the site and the concepts for a proposed project; and,
- to discuss the coordination of all necessary permits and procedures.

The meetings should save the applicant time and resources in the preparation and processing of permits.

At the conclusion of the meeting(s), the goal is to provide clear direction on next steps including:

- Specific submittal requirement checklist for the permit submittals;
- Other information necessary for the permit submittals or issues that will need to be addressed.

Process

1) Please make an Intake Appointment with a Permit Technician by calling the Permit Center at (425) 837-3100.
2) A Pre-Application meeting will be scheduled. Typically, 2 – 4 p.m. on Wednesdays or Thursdays. Contact Christopher Wright, Project Oversight Manager, (425) 837-3093 or chrisw@issaquahwa.gov.

*Submittal Requirements **

Complete	Incomplete	N/A	Item
			Documents and Fees
☑	☐	☐	Permit Application
☑	☐	☐	Copy of Feasibility Meeting Notes (if available)
☑	☐	☐	Application fee

Complete	Incomplete	N/A	Item
			Plan Requirements
			Provide the following information on:
☑	☐	☐	11" x 17" (larger sheets may also be provided, if necessary)
☑	☐	☐	Three (3) paper copies
☑	☐	☐	1 Electronic copy in pdf format
			The more information you furnish, the more thorough staff input will be for your project.
☑	☐	☐	**Written Narrative** 1) Development objectives, proposal, and relationship to existing site and its uses 2) Design standards or guidelines, briefly discuss those standards or guidelines that the applicant thinks are most pertinent to the site and design of the project, and how the proposal implements and complies with them.
☑	☐	☐	**Proposal Summary** (Included in both site analysis and narrative) Types of desired uses, approximate number and type of residential units, amount and type of commercial square footage, number of parking stalls.
☑	☐	☐	**Existing Site Information and analysis for Project property and surrounding 100 ft unless noted otherwise below.** 1) Uses, structures, paving, vegetation, and circulation including streets, trails, walkways, and their names 2) Zoning and district (e.g. which Development Agreement or Central Issaquah district in which the project is located), overlay designations 3) Site Survey including topography (max 5 ft contours), rockeries, retaining walls and such, easements and their purpose, property lines with dimensions for the property under review, property restrictions, walls and fences 4) Critical areas (wetlands, streams, steep slopes, and their buffers, etc.) 5) Utilities including type, location, easements, capacity including ditches and culverts, and catch basins and direction of flow if known 6) Other notable physical features 7) Analysis of site and surrounding features such as views, natural and manmade features, community landmarks, development patterns, impact on proposal 8) Site and aerial photos 9) Map of access opportunities and constraints 10) *Suggested*: Axonometric or other three-dimensional drawing, photos or models of the 500' area surrounding the project site. Include call-out notes on drawings and a brief narrative stating what design cues can be gleaned to develop design alternatives 11) *Suggested:* Photo montage of the streetscape (both side of the street) identifying the site

Complete	Incomplete	N/A	Item
☑	☐	☐	**Proposed Site and Architectural Concepts**. For each concept, if more than one are provided, list pros and cons including a list of how plans do or do not comply with codes. Do not include detailed plans such as plans for floors, landscape, utilities but do show a site plan showing buildings, open space, community space and/or critical areas, parking, circulation, etc... as more specifically described below. 1) Building massing 2) Architectural concepts in the form of photos of projects with the desired character including entrances for pedestrians and vehicles 3) Circulation scheme including pedestrian, bicycle, transit, and vehicle access and circulation plan (include circulation facility types) include slope for each in percent grade, width, proposed materials, connection or relationship to existing off-site facilities 4) Tree Preservation concept 5) Landscape concepts such as for streetscapes, parking lots, key screens, community spaces, walls, fences. Use vignette sketches, photos of landscape , walls, fences with similar character, or other tools to convey the concept and character 6) Vehicular Parking including types (surface, on-street, and/or structured), placement of entrances, layout concepts including how required landscape will conceptually be met 7) Bicycle parking locations and methods 8) Conceptual grading & utilities (corridors, location & approximate capacity) 9) Waste facilities – Preliminary size calculations, locations (within ≈ 200' of each unit) 10) Grading proposal with 5 ft max grade lines, including walls, rockeries, etc 11) Critical areas indicating the type, class, buffer, setback, etc 12) Ownership and maintenance responsibilities of any proposed improvement 13) Location of vaults, equipment, meters, etc... which are outside of the building as well as screening techniques
☑	☐	☐	**Summary of requested development adjustments**. 1) Code standards and amounts 2) Proposed adjustment amounts 3) Explain how the proposed design intends to meet or exceed the City's development and/or design standards, and a quantitative comparison to a code-complying scheme 4) A list of questions and/or interpretations for City staff to address

LEGAL DISCLAIMER: This Checklist should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this Checklist.

* ***NOTE: Additional or different information may be requested for the Pre-Application Meeting, based on issues raised in earlier discussions and feasibility collaboration meetings.***

WATTENBARGER Architects

Meeting – City of Issaquah

DATE:	**11/19/2014**
TO:	**Project Team**
FROM:	**James Brown**
PROJECT NAME:	**Siverado - Issaquah**

7932 Renton-Issaquah Road SE
Parcel #2924069041

The site is currently zoned SF-E, which is intended for low residential estates at 1.24 dwellings per acre. SF-E does not permit assisted living. The proposal is to request a modification to the land use code to allow for the Assisted Living use in the SF-E zone, similar to other single family zones.

The proposed project consists of single story, approximately 45,000 SF special needs memory care building with 50 sleeping units, and associated support and community spaces. There are a number of factors which we feel contribute this being an appropriate site for our proposed use.

- Modification of the zoning code to include Assisted Living would not result in a higher density for the site. Our understanding is that there is currently a moratorium on upzoning. It is not the intent of this proposal to alter the base density of the property.
- The proposed use requires only 4 of the approximately 22 acre site. The result would be lower impact and preserve more of the natural environment than developing it as single family estate homes.
- The proposed site is consistent with surrounding properties. Timber Ridge at Talus a large (continuing care retirement community) is directly across the street. Other adjacent uses include single family, small commercial/agriculture, Parks, and woodlands.
- Comprehensive plan identifies the need to encourage special needs & senior housing, and allows a density bonus. It specifically cites the need for small units with a limited number of bedrooms. The proposed project is intended to serve primarily memory care residents and most of the units provided will be studios. Research indicates there is a strong need for additional senior housing in the City of Issaquah.
- Senior housing use is low impact. None of our memory care residents drive. Visitors and deliveries are typically off peak hours. 24 hour staffing ensures a safe and well maintained property.

Wetlands: Site contains Tibbetts Creek, a class F stream, a tributary class F stream, and class A wetlands. These areas and a required 100' buffer are identified in the Reconnaissance Report provided by Wetland Resources dated 9/16/14. Subject to a final wetland delineation report and survey. The resulting buildable area between SR-900 and the wetland buffers is approximately 4 Acres.

Traffic: Site access will be off SR-900, and will require coordination with and approval from WSDOT. Current assumption is that WSDOT will likely prefer that access be located directly in the intersection across from the Talus entrance. SR-900 is on an existing transit route although there is currently no service at the property intersection.

Pre-Application for Silverado Issaquah
7932 Renton-Issaquah Rd. SE
January 20, 2015

Owner/Operator:
Silverado Care
6400 Oak Canyon,
Suite 200
Irvine, CA 92618
Ph: (888) 328-5400
Paul Mullin
pmullin@silveradocare.com

Architect of Record:
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2100 112th Ave NE
Suite #100
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Ph: (425) 453-0606
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Design Architect:
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Ph: (949) 720-3850
Jonathan Ma
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Civil Engineer:
PACE Engineers, Inc.
11255 Kirkland WA, Suite #300
Kirkland, WA 98033
Ph: (425) 827-2014
Phil Cheesman
philc@paceengrs.com

Landscape Architect:
Richard Ward Associates
2100 112th Ave NE
Suite #100
Bellevue, WA 98004
Ph: (206) 329-2110
Richard Ward
Rwa1906@juno.com

Project Narrative:

The existing site consists of 21.94 Acres (955,902 SF). The site is currently used for a single family residence along with several out buildings. The majority of the site is undeveloped and wooded. The project is anticipated to use only 3.5 acres of the site. The proposed memory care building will be a 1-story, approximately 39,350 SF structure, of type V-A 1-hr wood construction. The proposed project is a memory care community, as licensed by the State of Washington under Residential Board and Care. The project is intended to serve residents with Alzheimers and other forms of dementia. The building will contain approximately 53 "sleeping units" (91 residents), along with associated common, support, and administrative spaces. The design takes an irregular shape that works with the geometry of the site and contains a secure interior courtyard for the residents. Parking will consist of approximately 53 parking stalls and a loading space for service deliveries at the North West portion of the site.

The adjacent uses are rural in nature and consist of single family on the North, East, and South. The large Talus master-planned community is located immediately across SR-900. Assisted living is not currently an approved use in the SF-E zone. We are in the process of requesting a modification to the zoning code to allow for this use within certain limitations. The use is appropriate for this site for the following reasons.

- The proposed land use is an appropriate use for Issaquah, and is needed in our area;
- We have analyzed the traffic impacts for the site for both our proposed use, and for a single family use as permitted under the SF-E, and our analysis indicates that our proposed use would result in lower traffic levels than development as single family under the SF-E. See the attached memorandum prepared by TENW, dated December 2, 2014 (Exhibit #1). See also memo dated 12/1/2014 prepared by Wattenbarger Architects (Exhibit #2).
- Our proposed use will have less physical impact on the site and allow us to preserve more of the natural environment. Our analysis indicates approximately 18-24 single family houses could be developed. Such a development would require significant clearing, grading, & related infrastructure. Our proposed project limits the area of development to approximately 3.5 acres immediately off of SR-900 and preserves the natural character of the remainder of the site.
- Our proposed use does not seek an increase in allowable density for the site and is allowed in other single family zones.

The project will otherwise comply with the applicable design standards for the SF-E zone, Assisted Living Facilities per 18.07.380, as well as other applicable provisions of Title 18 Land Use Code.

Proposal Summary:

The proposed project is located on approximately 3.5 acres of the site. The site is bordered by wetlands on 3 sides including Tibbett's creek (type F stream); a tributary Stream B (type F stream); and a category III wetland. See wetland Reconnaissance Report prepared by Wetland Resources Inc. dated September 16, 2014 (Exhibit #3). The presence of wetlands on the property significantly limit the buildable area for the project. We have designed the building to work within the natural grading and character of the site to minimize impacts. Due to the irregular nature of the remaining buildable area, we do anticipate a small amount of buffer averaging will

be required, (approximately 4,500 SF). The site also contains areas within the flood plains and some critical slopes. The proposed project will be well outside of these critical areas.

Proposed Use: Memory Care Community – (Assisted Living)

Proposed Sleeping Units:

Studios	15
2-Bd Suites	38
Total Residents	91

Occupancy Classifications:

R-2 licensed residential board and care – Primary occupancy
A-3 Assembly spaces
S-2 Storage
B Office & Administrative spaces

Building Height:

1-story, approximately 18'-0"

Building Floor Area:

Main building –	38,350 SF
Covered Walkways & Porte Cochere -	2,500 SF (covered walkways and porches)
Total -	40,850 SF

Existing Site Information and Analysis for Project Property and Surrounding 100 ft:

1. Adjacent uses include the following, and are illustrated on title sheet T of the drawings. These uses include single family to the North, East, and South. SR-900 and Talus to the west. Most of the site is undeveloped. A conceptual site plan illustrating adjacent and proposed buildings, streets and sidewalks is included on sheet A-1. A conceptual Landscape plan illustrating existing and proposed conditions is also included as sheet L-1.
2. The zoning for the site is SF-E. It falls within the Tibbett's Creek Valley subarea. No other known overlays appear to be applicable to the site.
3. A site survey provided by PACE as sheets 1 of 2, and 2 of 2 are included.
4. Those critical areas immediately adjacent to, or within the area of work are shown on the survey on sheet 2 of 2. These include wetlands along with associated buffers, and a 100 year flood plain.
5. Utilities, Easements, ditches and catch basins for the proposed project are shown on the conceptual civil plan sheet C1.
6. Other existing notable features are shown on the survey provided by PACE sheets 1 & 2.
7. The proposed project is not anticipated to have any significant impacts on views, features, landmarks, or development patterns. The proposed area of development is bordered on 3 sides by wetlands, creating a natural buffer. The 1-story building is set at approximately 6' below the level of SR-900 at the entry drive, and will be well landscaped, minimizing any impact from the street or from Talus to the west of SR-900.

8. Aerial photos illustrating the site are included on the title sheet T.
9. Access to the buildable area is only available off of SR-900. We are currently proposing access at the signaled intersection of Talus drive. We feel this location will minimize traffic impacts and enhance safety, however we are open to providing alternate locations for access if the city or WSDOT feel another location along SR-900 is more appropriate. Access location can be seen on sheet A1 and C1.
10. The aerial photograph with project overlay on sheet T illustrates the impacts of the project and its context in the larger community. Given that the project is constrained by the wetlands, and that these wetlands form a natural buffer, we feel that the general orientation of the propose development is appropriate. We have taken some steps to further minimize the visual impacts of the project. These steps include following the natural geometry of the site; orienting the building at an angle to help the massing appear smaller; and incorporating landscape screening.

Proposed Site and Architectural Concepts:

1. We intend to provide 3-dimensional renderings in our formal SDP application. We are currently illustrating the massing in plan and elevation on sheets A1 and A2. The final building plan and elevations are still being fine-tuned and represent the general character of the proposed project.
2. We are including preliminary elevations on sheet A2.
3. The circulation scheme for the project is illustrated in plan on sheet A1. We anticipate that the site will be primarily accessed by car, but are also providing bicycle parking to accommodate staff and visitors. The Issaquah Transit center is located approximately 1 mile to the north of the site. There are currently no bus routes serving the immediate area on SR-900. It is assumed that this is because pedestrian access from SR-900 to Talus on the hilltop is impractical. The community will have a 14 passenger bus to provide transportation for residents to appointments and activities.
4. Sheet L1 of the landscape plan illustrates which trees will need to be removed for the proposed project. Given that there is a limited number of trees in the proposed area of development, and the remaining heavily wooded site will remain undisturbed, we anticipate no problems complying with the tree preservation requirements. Because of the minimal impacts, and the impracticality of providing a tree survey for the 22 acre site, we are looking for guidance from the city on how to best illustrate compliance.
5. A conceptual landscape plan is attached. See sheet L1.
6. Vehicular parking consists of 53 standard stalls & 1 large loading area for deliveries and for the community bus. This is illustrated on sheet A1. Landscape screening and buffering is shown on sheet L1.
7. We are providing bicycle parking for visitors and employees adjacent to the front entrance. We currently show 4 stalls.
8. A conceptual grading and utilities plan is provided, see sheet C1.
9. We anticipate the need for a sewer lift station. This is located on sheet C1.
10. Grading and retaining walls for the project are illustrated on sheet C1.
11. We are providing a photo montage of the streetscape for reference. See attached (Exhibit #4)

12. Ownership and maintenance of any improvement on our parcel will be the responsibility of Silverado. We will need clarification from the city on how maintenance for any improvements in the ROW are handled.
13. Location of vaults & equipment are shown on the civil plan C1. The conceptual landscape plan will illustrate screening once we incorporate any additional feedback from the pre-app.

Summary of requested Development Adjustments:

1. A. We are requesting a modification to the zoning code to allow for assisted living within the (format is wrong? What should the heading be for item 1. ?)
   SF-E zone within certain limitations. The request is outlined in the project Narrative.
   B. We anticipate approximately 4,500 SF in buffer averaging and/or mitigation given the tight constraints on the project. This will be more formally outlined in the SDP application process.
   C. Site access as currently proposed cuts through the edge of a class III wetland buffer. We are open to other options; however, given the existing signaled intersection, this may be the only location that works for WSDOT and the city.
2. Approximately 4,500 SF. (buffer?)
3. Given the numerous wetlands on the property, providing limited buffer averaging / mitigation will allow us to enhance areas that will have a more valuable benefit to the wetlands than some areas currently in the proposed buffer encroachment. We'll look to guidance from the ecologist to identify which areas might most benefit from mitigation.
4. Questions for city and staff:
   a. We would like additional guidance on what, if any, additional information may be needed to proceed with the proposed amendment to the land use code.
   b. Given the difficult geometry of the site, we would like additional guidance or feedback regarding the wetlands and buffers. Our understanding is that we may be able reduce the buffer depth by up to 25% through buffer averaging and/or mitigation. In particular, we would like to explore the option of providing averaging/mitigation on the other side of Tibbett's creek.
   c. We need input from the city and WSDOT on the location of site access.
   d. We are providing fire coverage around the building from both ends with a T turnaround for the fire truck. The result is that no point on the building is further than 150' from a fire access lane. These access lanes are putting additional pressure on the wetland buffer. We may want to explore whether or not we can provide coverage for the back of the building using alternate means, to lessen the impacts on the buffers.
   e. We would like verification of the required emergency vehicle turning radius.
   f. Process, Fees, and Rates
   - What are the anticipated fees for the following?
     - Permit Fees
       - Building Permit Review Fee
       - Building Permit Fee
       - Plumbing Permit Fee

        - HVAC Permit Fee
        - Electrical Permit Fee
        - Retaining Wall Review Fee
        - Others?

    - Impact Fees
        - Road/Traffic Impact Fee
        - Parks
        - School
        - Storm water – does a credit exist for Cordata?
        - Others?

    - Hook Up Fees
        - Water
        - Water Meter Connection (potable)
        - Water Meter Connection (fire)
        - Water Meter Connection (irrigation)
        - Sewer
        - Sewer Connection
        - Others?

- What is the current City tax rate?

- What are the current utility rates?
    - Water
    - Sewer
    - Storm
    - Other?

- Building Permit Review –
    - What are the required steps in the Building Permit Review process?
    - What is the City timeline for the Building Review process?
    - Who (City staff) is involved in the Building Review process?

Exhibit #1

TENW
Transportation Engineering NorthWest

MEMORANDUM

DATE: December 2, 2014

TO: Paul Mullin, Vice President of Community Development, Silverado

FROM: Michael Read, PE, Principal, TENW

SUBJECT: Silverado Memory Care Facility, Issaquah, WA
Trip Generation Analysis
TENW Project No. 3379

This memorandum summarizes the results of trip generation analysis associated with a proposed 90-bed memory care facility on an approximate 22-acre parcel along the Renton-Issaquah Road (SR 900) opposite the NW Talus Drive signalized intersection in Issaquah, WA. The purpose of the analysis is to evaluate vehicle trip generation of the proposed project in comparison to its underlying single-family residential zoning

Project Description

The existing site is a single family residential property with a home and several outbuildings. It is accessed via a driveway onto the Renton-Issaquah Road (SR 900) as the east leg of its signalized intersection with NW Talus Drive. The proposed action would construct an approximate 47,500 square-foot memory care facility with 90 beds. Not considered a full nursing facility, residents are cared for on-site in a secure facility that provides dining, laundry, housekeeping, medical support, and social activities all within the facility. Residents do not drive or own cars given their condition and limited visitations by family members occur although they are encouraged.

Project Trip Generation Evaluation

As the proposed facility would be dedicated fully to memory care, this type of residential care facility does not have residents that own or drive vehicles. Given residents status, typical outside visitations by family are also limited and typically occur during weekday evenings or weekends. As such, vehicle trips are limited to employees, miscellaneous business trips (deliveries, medical trips, office duties, etc.), and limited visitations. As such, to evaluate vehicle trip generation potential, vehicle trip generation equations compiled by the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*, 2012, were reviewed and compared to an activities-based approach based on staffing levels by shift to estimate daily, a.m. and p.m. peak hour traffic volumes that would be generated by the proposed memory care facility. These two methods were then compared against buildout of the site as single-family homes. Given existing zoning, a conservative estimate of a minimum of 18 single-family homes could be constructed on the 22-acre site.

Trip Generation Analysis of Silverado Memory Care using ITE Rates

Using ITE rates published in *Trip Generation Manual, 9th Edition*, 2012, for a 90-unit Congregate Care Facility (ITE Land Use Code 253), and removal of the existing Single-Family Home (ITE Land Use Code 210), **Table 1** summarizes the net trip generation under the proposed development. As shown, an estimated net increase of approximately 172 daily, 5 a.m. peak hour (3 entering and 2 exiting), and 14 p.m. peak hour vehicular trips (8 entering and 7 exiting) would be generated at full build-out of the 90-unit memory care facility. A detailed summary of trip generation calculations is provided in **Attachment A**.

Table 1
Silverado Net Trip Generation Summary

Time Period	*In*	*Out*	*Total*
Weekday AM Peak Hour	3	2	5
Weekday PM Peak Hour	7	7	14
Weekday Daily	86	86	172

Source: Trip Generation Manual, 9th Edition, ITE, 2012.

Trip Generation Analysis using Activities-Based Approach

Given know employment levels by shift an activities-based trip generation evaluation was also conducted as a comparative analysis given the unique nature of a memory care facility (i.e., no residential drivers). Using known staff levels and shift experience at other memory care facilities developed and operated by Silverado, five separate employee shifts with staffing levels would include:

Shift 1: 5:30 am to 1:30 pm – 12 associates
Shift 2: 7:00 am to 3:00 pm - 9 associates
Shift 3: 9:00 am to 6:00 pm – 9 associates
Shift 4: 11:00 am to 7:00 pm – 5 associates
Shift 5: 1:30 pm to 10:00 pm - 4 associates
Shift 6: 4:00 pm to 8:00 pm - 1 associate
Shift 7: 3:00 pm to 11:30 pm – 8 associates
Shift 8: 11:00 pm to 7:00 am – 4 associates

Based upon the known employment levels and shift periods, vehicle trip generation by time of day was determined for employees and compared to peak hour periods during the 7:00 a.m. to 9:00 a.m. morning and 4:00 p.m. to 6:00 p.m. afternoon peak hours of adjacent street traffic. As a conservative approach, no discounts were taken for employee trips that carpool. In addition, estimates of other miscellaneous business trips (deliveries, office administrative, etc.) and limited visitation trips were also considered. As shown in **Table 2** under an activities-based approach, an estimated net increase of approximately 114 daily, 10 a.m. peak hour (10 entering and 0 exiting), and 3 p.m. peak hour vehicular trips (1 entering and 2 exiting) would be generated at full build-out of the 90-unit memory care facility.

A detailed summary of these trip generation calculations are provided in **Attachment A**.

Table 2
Silverado Net Trip Generation Summary

Time Period	*In*	*Out*	*Total*
Weekday AM Peak Hour	10	0	10
Weekday PM Peak Hour	1	2	3
Weekday Daily	57	57	114

Source: TENW using an activities based trip generation approach given known employee levels and shift schedules.

Trip Generation Analysis of Single-Family Home Building using ITE Rates

Using ITE rates published in *Trip Generation Manual, 9th Edition*, 2012, for Single Family Homes (ITE Land Use Code 210), and replacement of the existing home, **Table 3** summarizes the net trip generation under existing zoning. As shown, an estimated net increase of approximately 167 daily, 13 a.m. peak hour (4 entering and 9 exiting), and 17 p.m. peak hour vehicular trips (10 entering and 7 exiting) would be generated at full build-out of the site with single-family homes.

Table 3
Silverado Net Trip Generation Summary

Time Period	*In*	*Out*	*Total*
Weekday AM Peak Hour	4	9	13
Weekday PM Peak Hour	10	7	17
Weekday Daily	86	86	172

Source: Trip Generation Manual, 9th Edition, ITE, 2012.

As the vehicle trip generation analysis of the proposed Silverado Memory Care Facility using ITE trip generation rates or those estimated using an activities-based approach are below the estimated buildout of the property under existing residential zoning, a net decrease in traffic impacts of the proposed Silverado Memory Care Facility would be less than residential buildout.

Conclusions

The proposed *Silverado Memory Care Facility* was evaluated for traffic demands using two separate methods and compared with buildout of the 22-acre property under existing residential zoning. As the vehicle trip generation analysis of the proposed Silverado Memory Care Facility using ITE trip generation rates or those estimated using an activities-based approach are below the estimated buildout of the property under existing residential zoning, a net decrease in traffic impacts of the proposed *Silverado Memory Care Facility* would be less than residential buildout ranging from approximately 5 to 8 fewer a.m. peak hour trips and 3 to 14 fewer p.m. peak hour trips. If you have any questions regarding the information presented in this memo, please call me at (206) 361-7333 x 101 or mikeread@tenw.com.

Attachment A

Comparative Project Trip Generation Estimates

Silverado Memory Care Facility - Renton Issaquah Site
Trip Generation Analysis

Trip Gen using 9th Edition Rates

Land Use	ITE LUC	Size	Avg Rate	Enter	Exit	AM Trip Generation Enter	AM Trip Generation Exit	AM Trip Generation Total	Avg Rate	Enter	Exit	PM Trip Generation Enter	PM Trip Generation Exit	PM Trip Generation Total	Daily Trip Generation	Daily Avg Rate
Congregate Care Facility	253	90	0.06	59%	41%	3	2	5	0.17	55%	45%	8	7	15	182	2.02
Less Existing Single-Family Residential	*210*	*-1*	*0.75*	*25%*	*75%*	*0*	*-1*	*-1*	*1.00*	*63%*	*37%*	*-1*	*0*	*-1*	*-10*	*9.52*
Net New Trips						3	2	5				7	7	14	172	

Trip Gen using Activities-Based Approach with Employee Shift Data

Land Use	ITE LUC	Size	Calc Rate	Enter	Exit	AM Trip Generation Enter	AM Trip Generation Exit	AM Trip Generation Total	Calc Rate	Enter	Exit	PM Trip Generation Enter	PM Trip Generation Exit	PM Trip Generation Total	Daily Trip Generation	Daily Calc Rate
Congregate Care Facility	253	90	0.12	100%	0%	10	1	11	0.04	50%	50%	2	2	4	124	1.38
Less Existing Single-Family Residential	*210*	*-1*	*0.75*	*25%*	*75%*	*0*	*-1*	*-1*	*1.00*	*63%*	*37%*	*-1*	*0*	*-1*	*-10*	*9.52*
Net New Trips						10	0	10				1	2	3	114	

Trip Gen of Site Buildout with SF Homes using 9th Edition Rates

Land Use	ITE LUC	Size	Avg Rate	Enter	Exit	AM Trip Generation Enter	AM Trip Generation Exit	AM Trip Generation Total	Avg Rate	Enter	Exit	PM Trip Generation Enter	PM Trip Generation Exit	PM Trip Generation Total	Daily Trip Generation	Daily Avg Rate
Single Family Homes	210	18	0.75	25%	75%	4	10	14	1.00	63%	37%	11	7	18	177	9.85
Less Existing Single-Family Residential	*210*	*-1*	*0.75*	*25%*	*75%*	*0*	*-1*	*-1*	*1.00*	*63%*	*37%*	*-1*	*0*	*-1*	*-10*	*9.52*
Net New Trips						4	9	13				10	7	17	167	

***Conclusion:** Using either ITE Trip Generation Rates or Activities-Based Trip Generation Approach of Known Employee Shifts Site Trip Generation During Peak Hours of Adjacent Street Traffic During Either AM Peak Period (7:00 - 9:00 am) or PM Peak Period (4:00 - 6:00 pm) Would be Less than Buildout of the Site with Single Family Homes. On a Daily Basis however, Vehicle Trip Generation is Expected to Increase Slightly with the Proposed Action by an Estimated 5 Daily Vehicle Trips using ITE rates, while using an Activities-Based approach it would be roughly 53 daily trips less.*

Activities Based Approach

The 5 Employee Shifts Are:
- Shift 1: 5:30 am to 1:30 pm – 12 associates
- Shift 2: 7:00 am to 3:00 pm - 9 associates
- Shift 3: 9:00 am to 6:00 pm – 9 associates
- Shift 4: 11:00 am to 7:00 pm – 5 associates
- Shift 5: 1:30 pm to 10:00 pm - 4 associates
- Shift 6: 4:00 pm to 8:00 pm - 1 associate
- Shift 7: 3:00 pm to 11:30 pm – 8 associates
- Shift 8: 11:00 pm to 7:00 am – 4 associates

	Employees Enter	Employees Exit	Vehicle Trips Enter	Vehicle Trips Exit	Total Site Employee Trips	Visitor/Misc Trips	Total Site Trips
5-6am	12		12		12.0		12.0
6-7am	9		9		9.0	2.0	11.0
7-8am		4		4	4.0		4.0
8-9am	9		9		9.0	2.0	11.0
9-10am					0.0		0.0
10-11am	5		5		5.0		5.0
11-12pm					0.0		0.0
12-1pm					0.0	2.0	2.0
1-2pm	4	12	4	12	16.0	2.0	18.0
2-3pm	8		8		8.0		8.0
3-4pm	1	9	1	9	10.0	2.0	12.0
4-5pm					0.0		0.0
5-6pm					0.0	4.0	4.0
6-7pm		9		9	9.0	4.0	13.0
7-8pm		5		5	5.0	2.0	7.0
8-9pm		1		1	1.0		1.0
9-10pm					0.0		0.0
10-11pm		4		4	4.0		4.0
11-12am	4	8	4	8	12.0		12.0
12am-1am					0.0		0.0
					104.0	20.0	124.0

Employee AVO
1.0

Exhibit #2

WATTENBARGER Architects

Meeting – City of Issaquah

DATE:	**12/1/2014**
TO:	**Paul Mullen**
FROM:	**James Brown**
PROJECT NAME:	**Siverado - Issaquah**

7932 Renton-Issaquah Road SE
Parcel #2924069041

Paul, per your request, I'm providing the following analysis of the development potential of the site for single family under the current SF-E zoning to help assess the impacts of such a development. The site is currently zoned SF-E, and consists of 21.94 acres. The SF-E intended for residential estates at 1.24 dwellings per acre. The base density would allow for the creation of 27 lots at .81 acres per lot.

The actual number of single family lots that could be created will vary depending upon several factors including wetlands and other critical areas, vehicular circulation, topography, and the geometry of the lots. Other limiting factors include 30% tree retention, limitation to 30% impervious area, minimum lot sizes and required setbacks.

An analysis of the site based upon the preliminary recon report provided by Wetland Resources and dated 9/16/14, indicates that approximately 14.53 of the 21.94 or 66% acres of the site are developable. Table 18.10.450 of the Issaquah Municipal code allows a density credit of 70% for the 34% of the site located within buffers or other critical areas. The resulting density is approximately 18 lots within the buildable area + 6 lots credited for the critical areas and buffers, resulting in a maximum of 24 single family lots. Per note #3, it is possible to reduce the minimum lot size below the minimum required to accommodate the additional density.

We expect that density will be further limited by topography and circulation. Our estimate is that a minimum of 18 buildable single family lots could be created, up to the maximum of 24 lots. A conceptual site plan to study the lot layout and circulation for the overall site would be required to narrow this down. We can provide this if further analysis is necessary.

Exhibit #3

Wetland Resources, Inc.

Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.
Suite 106
Everett, Washington 98208
(425) 337-3174
Fax (425) 337-3045

September 16, 2014

Silverado Care
Attn: Sangmin Lee
6400 Oak Canyon #200
Irvine, CA 92618

RE: Reconnaissance Report for King County Parcel No. 2924069041

Wetland Resources, Inc. (WRI) performed a site reconnaissance on September 11, 2014 to locate jurisdictional wetlands and streams on and in the vicinity of King County parcel number 2924069041. The subject property is located at 7932 Renton-Issaquah Road SE in Issaquah, Washington. The Public Land Survey System (PLSS) locator for the subject property is Section 29, Township 24N, Range 06E, W.M. The subject property is located within the Cedar/Sammamish Watershed, Water Resources Inventory Area (WRIA) 8.

The 21.94-acre subject property contains a single-family residence, barn, several outbuildings, and a gravel driveway with parking area. The buildings, driveway, and cleared pasture area are located on the west side of the property. The east side of the property is primarily undeveloped forest and contains a few pedestrian/bike trails. Renton-Issaquah Road SE borders the west side of the property. Woodinville-Duvall Road borders the property on the north and 176th Avenue NE borders the property on the east. Surrounding land use is primarily single-family residential, with large lots to the north and south. Denser residential development on smaller lots borders the east side of the property.

METHODOLOGY AND RESULTS

Prior to conducting the site reconnaissance, public resource information was reviewed to gather background information on the subject property and the surrounding area in regards to wetlands, streams, and other critical areas. These sources included the USFWS National Wetlands Inventory (NWI), USDA/NRCS Web Soil Survey, WDFW SalmonScape Interactive Map, WDFW Priority Habitat and Species (PHS) Interactive Map, the King County iMap Interactive Mapping Tool, and the WDNR Forest Practices Application Review System (FPARS) water type map. The NWI map, King County iMap, and WDFW PHS map all indicate the presence of a wetland area in the central portion of the property. The NWI and PHS maps also indicate a wetland area in the northwest corner of the site. The King County iMap, WDFW PHS map, and the WDFW SalmonScape map also indicate two streams on the property. The stream in the center of the site is Tibbetts Creek, a documented salmonid-bearing stream per SalmonScape and PHS data. Tibbetts Creek is mapped as a Type F stream on the

WDNR FPARS map. SalmonScape and FPARS also list the second stream in the south end of the site as a salmon-bearing, Type F stream. Soils mapped on the subject property include Mixed Alluvial Land and Everett gravelly sandy loam, 5 to 15 percent slopes. Neither of these soils is listed as a hydric soil according to the NRCS.

Wetland areas were determined using the routine determination approach described in the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountians, Valleys, and Coast Region (Version 2.0) (U.S. Army Corps of Engineers 2010). Under the routine methodology, the process for making a wetland determination is based on three steps:

1.) Examination of the site for hydrophytic vegetation (species present and percent cover);

2.) Examination of the site for hydric soils;

3.) Determining the presence of wetland hydrology

Based on the results of the site reconnaissance, two wetlands (referred to as Wetlands A and Wetland B) and two streams were identified on the subject property. Wetlands identified on the subject property were rated pursuant to the Washington State Wetland Rating System for Western Washington (Hruby 2004). However, it must be noted that formal wetland delineations were not performed and the ratings are based primarily on observations made during the site reconnaissance. Therefore, the ratings may be subject to change if formal delineations are carried out.

Wetland A is a depressional, palustrine forested/palustrine emergent wetland located in the central and northeast areas of the subject property. It extends off-site to the north and to the south. The majority of this wetland is immediately adjacent to Tibbetts Creek. Observed plant species within the forested portion of Wetland A include red alder (*Alnus rubra*), Sitka willow (*Salix sitchensis*), salmonberry (*Rubus spectabilis*), lady fern (*Athyrium filix-femina*), creeping buttercup (*Ranunculus repens*), and skunk cabbage (*Lysichiton americanus*) among others. Vegetation within the emergent portion of Wetland A consists primarily of grasses, including bluegrass (*Poa* sp.). Soils were saturated to the surface at the time of the reconnaissance. The soils are black (10YR 2/1) or very dark gray (10YR 3/1) silt loam. Per the Washington State wetland rating system, Wetland A appears to meet the criteria for a Category III wetland with an overall score of 42 points and a habitat score of 19 points. Category III wetlands with these characteristics require a 50-foot buffer according to Issaquah Municipal Code (IMC) 18.10.640.C.

Wetland B is a palustrine forested slope wetland located in the east central area of the subject property. It is contained entirely on-site. Observed plant species within Wetland B include: Western red cedar (*Thuja plicata*), devils club (*Oplopanax horridus*), salmonberry, and piggy-back plant (*Tolmeia menziesii*). Soils were saturated to the surface at the time of the site reconnaissance. In addition, the wetland is located in a geomorphic position that is capable of collecting and holding water. The soils are black (10YR 2/1) or very dark gray (10YR 3/1) sandy loam. Per the Washington State wetland rating system, Wetland B appears to meet the criteria for a Category III wetland with an overall score of 30 points and a habitat score of 13 points.

Category III wetlands with these characteristics require a 50-foot buffer.

Tibbetts Creek enters the site from the south, flows through the center of the site, and continues flowing off-site to the north. Chinook salmon, Coho salmon, and steelhead trout are know to be present in this stream. Per IMC 18.10.785.C Type F waters used by salmonids require 100-foot buffers.

Stream B is located along the southwest property line is also a documented salmon-bearing stream. It originates off-site to the west and flows east to join Tibbetts Creek. This tributary is also a Type F stream and requires a 100-foot buffer.

Stream C is located in the southeast area of the property. It originates off-site to the east and flows west to join Tibbetts Creek. Considering this stream connects to a salmon stream, it is presumed that this channel is also used by salmonids. This tributary is also considered a Type F stream and requires a 100-foot buffer.

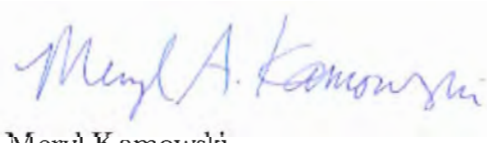
USE OF THIS REPORT

This reconnaissance report is supplied to Silverado Care as a means of determining the presence of on-site and adjacent critical areas as required by the city of Issaquah. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to critical areas are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

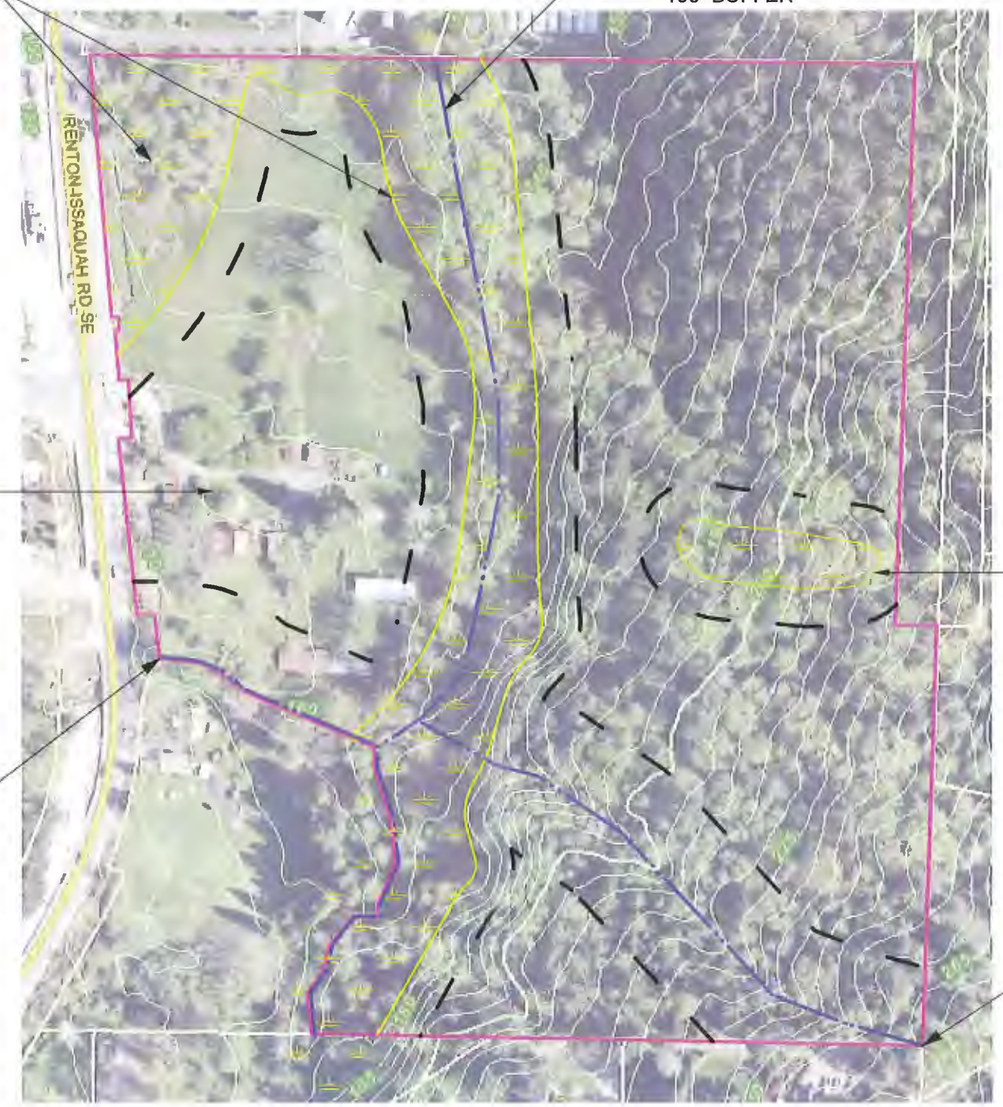
This report conforms to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.



Meryl Kamowski
Associate Ecologist

WETLAND AND STREAM RECONNAISSANCE MAP
SILVERADO - RENTON-ISSAQUAH ROAD SE
PORTION OF SECTION 29, TOWNSHIP 24, RANGE 06E, W.M.



LEGEND

- WETLAND
- STREAM
- BUFFER

SCALE: 1" = 200'

0 100 200 300 400

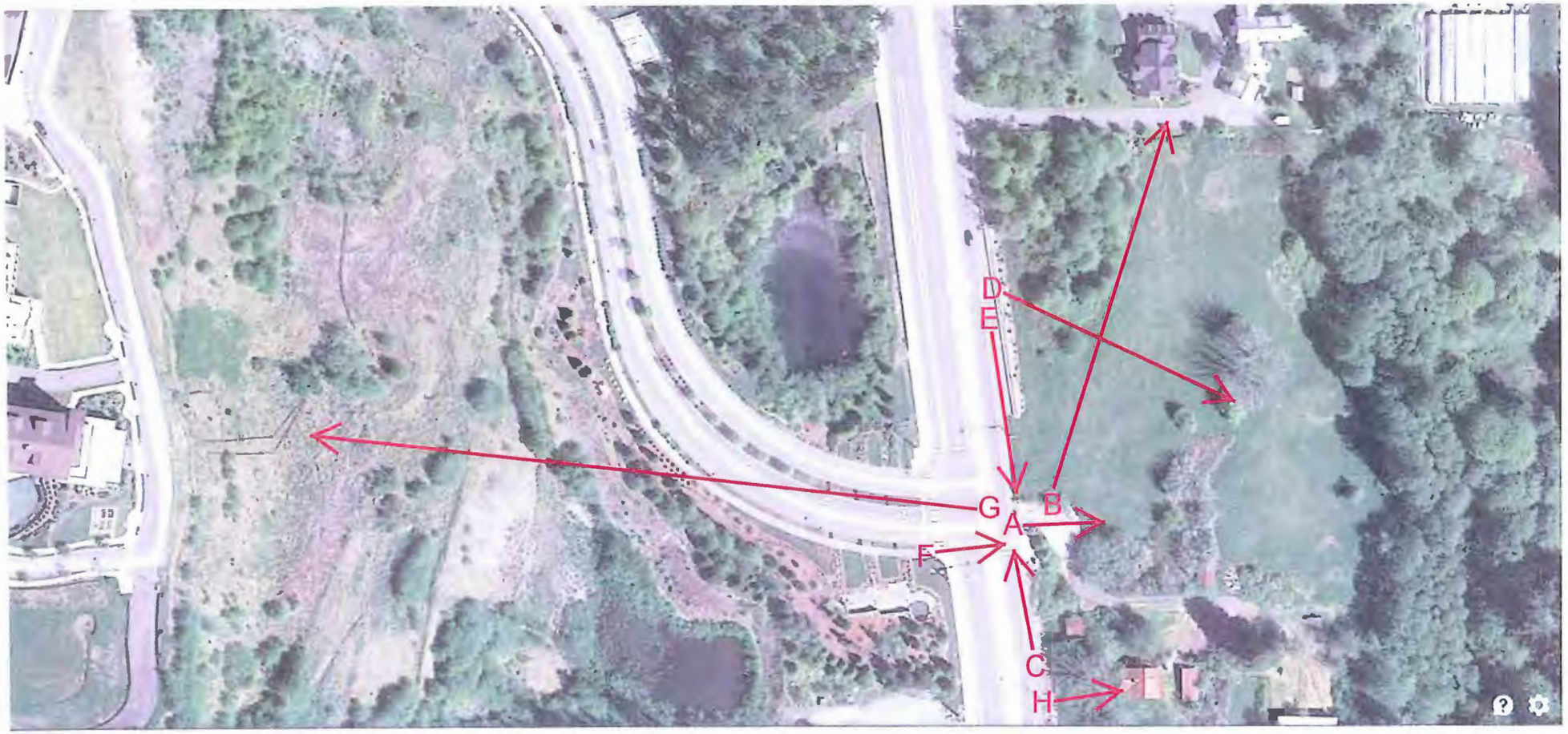
PLEASE NOTE: THIS MAP IS FOR PLANNING AND DISCUSSION PURPOSES ONLY. IT DOES NOT REPRESENT A FORMAL WETLAND OR STREAM DELINEATION OR PROFESSIONAL SURVEY. DEPICTED PROPERTY LINES, WETLAND, STREAM, AND BUFFER BOUNDARIES ARE APPROXIMATE.

Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
9505 19th Avenue S.E. Suite 106 Everett, Washington 98208
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources.com

WETLAND AND STREAM RECONNAISSANCE MAP
SILVERADO - RENTON-ISSAQUAH ROAD SE

Silverado Care
Attn: Sangmin Lee
6400 Oak Canyon #200
Irvine, CA 92618

Sheet 1/1
WRI Job #14230
Drawn by: MK
Date: 09.18.14



SITE CONTEXT MAP & PHOTOS

Douglas Pancake ARCHITECTS
19000 MACARTHUR BOULEVARD, SUITE 500, IRVINE, CA 92612-1460
T 949.720.3850 • F 949.720.3843 • WWW.PANCAKEARCHITECTS.COM

WATTENBARGER Architects

ISSAQUAH MEMORY CARE
SILVERADO
7932 RENTON-ISSAQUAH RD SE, ISSAQUAH, WA 98027

SILVERADO memory care | communities

TITLEBLOCK

PROJECT NO: 14025.00
PLOT DATE: 1/19/2015

A

B

C

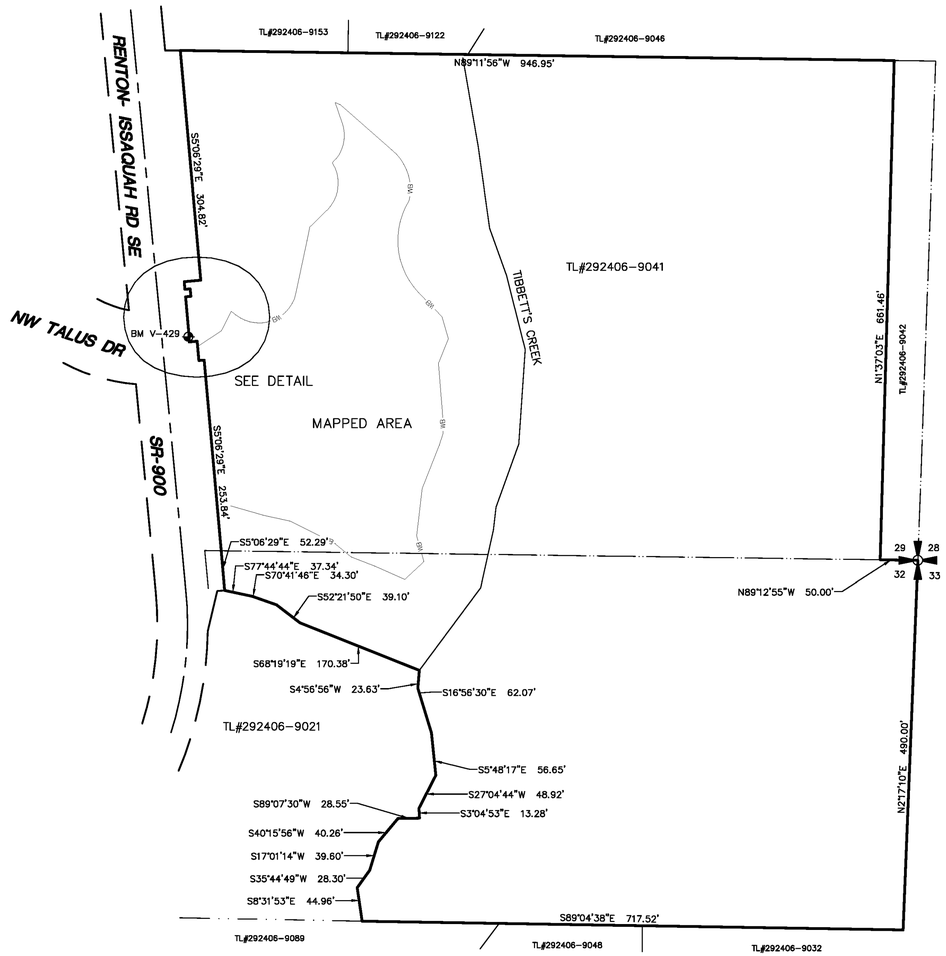
D

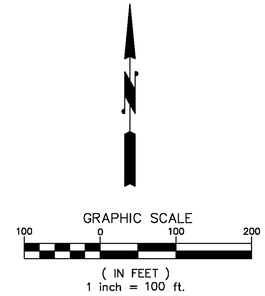
E

F

G

H





NOTES:

HORIZONTAL DATUM: NAD 83-2011 WASHINGTON COORDINATE SYSTEM NORTH ZONE BASED ON GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON REFERENCE NETWORK.

VERTICAL DATUM: NAVD88 CONSTRAINED TO CITY OF BELLEVUE BENCHMARK V-429 AT THE EASTSIDE OF SR900 & TALUS DRIVE.

SITE AREA: TL#2924069041 7932 RENTON-ISSAQUAH RD SE

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN ON DECEMBER 5, 2009, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S6 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
CALL FOR LOCATE: UTILITY LOCATION SERVICE: 811

FEMA FLOOD PLAN DELINEATED FROM FIRM MAP# 53033C0693G AND 53033C0691K

LEGAL DESCRIPTION

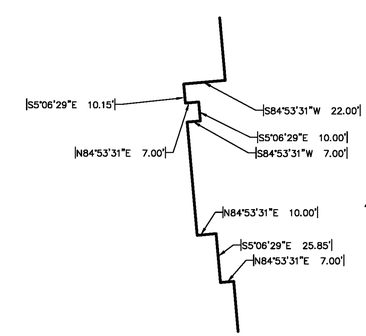
LEGAL DESCRIPTION: TAX LOT# 2924006-9041

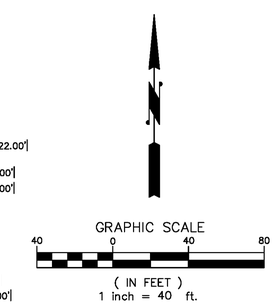
LOT B OF ISSAQUAH LLA PLN 12-00027 RECORDED
IN KING COUNTY RECORDS UNDER RECORDING NO. 20121213900009

LEGEND

- FOUND CASED MONUMENT
- SET MAGNETIC NAIL W/ WASHER
- SET 5/8" IRON REBAR W/ _____ PLASTIC CAP STAMPED L.S. #_____ UNLESS OTHERWISE STATED.
- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- SS — SANITARY SEWER LINE
- WL — WETLAND FLAG LINE
- WB — WETLAND BUFFER LINE

DETAIL





SE 1/4, SECTION 29T. 24N., R. 6E., W.M.
SE 1/4, SECTION 32T. 24N., R. 6E., W.M.

Jan 13, 2015

DAVID R. FULTON
STATE OF WASHINGTON
32429
REGISTERED
PROFESSIONAL LAND SURVEYOR

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PLOT TIME: 1/13/2015
USER NAME: DAVID FULTON
XREF FILES: SURVEY_PACE_36X24.DWG

CAD/CALC RE					
DRAWN RE					
PLAT CHK DFJ					
	SYM	REVISION	DATE	BY	APP'D

PACE
An Engineering Services Company

11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

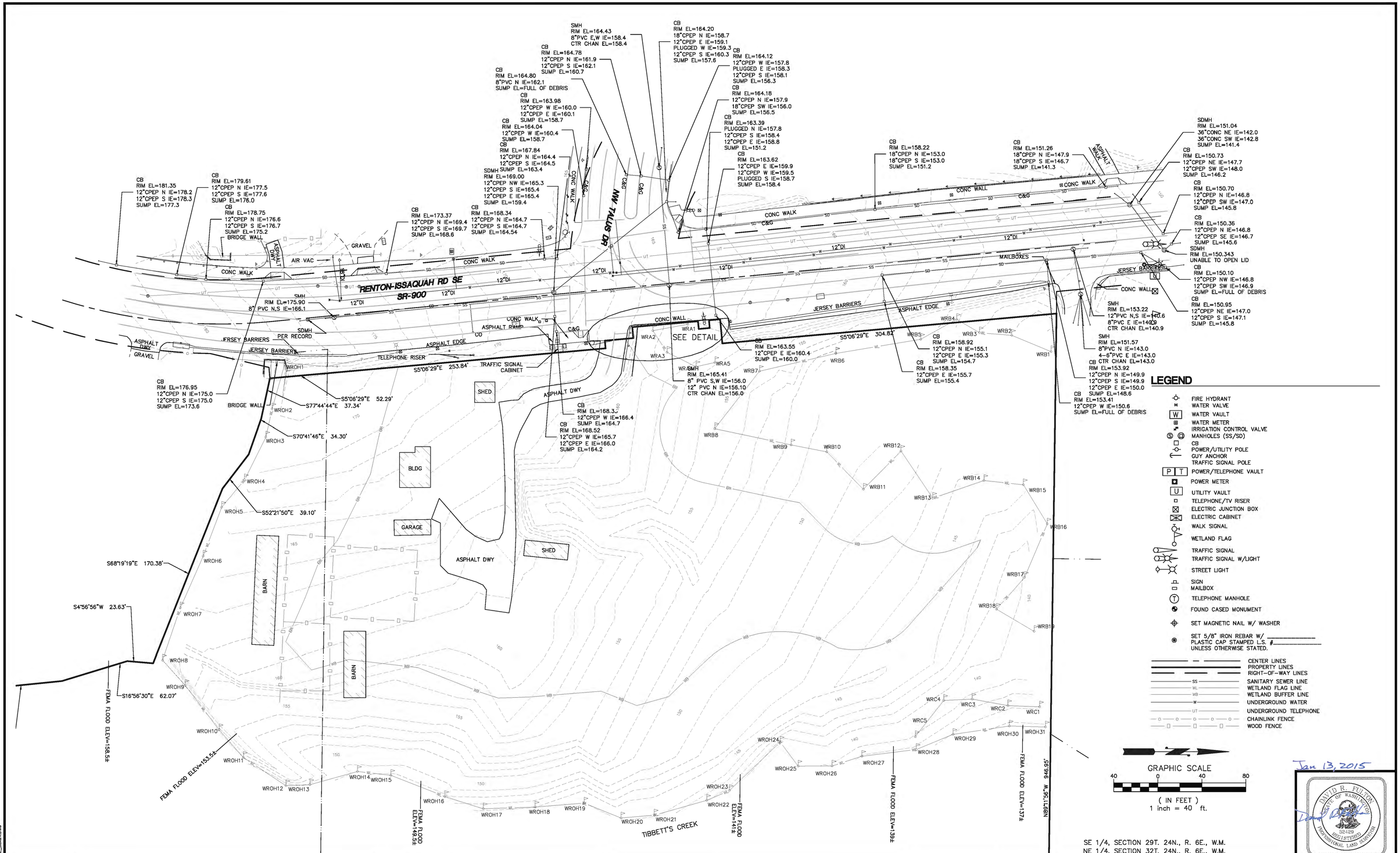
SILVERADO-ISSAQUAH

DATE	01/13/2015
SCALE	1" = 100"
SURVEY TEAM	GW
FIELD BOOK	14537.10
DWG FILE	:\14537.10

TOPOGRAPHIC SURVEY
FOR
SILVERADO CARE

PROJECT NO.
14537.10

SHEET 1 OF 2



LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER VAULT
- WATER METER
- IRRIGATION CONTROL VALVE
- MANHOLES (SS/SD)
- CB
- POWER/UTILITY POLE
- GUY ANCHOR
- TRAFFIC SIGNAL POLE
- POWER/TELEPHONE VAULT
- POWER METER
- UTILITY VAULT
- TELEPHONE/TV RISER
- ELECTRIC JUNCTION BOX
- ELECTRIC CABINET
- WALK SIGNAL
- WETLAND FLAG
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/LIGHT
- STREET LIGHT
- SIGN
- MAILBOX
- TELEPHONE MANHOLE
- FOUND CASED MONUMENT
- SET MAGNETIC NAIL W/ WASHER
- SET 5/8" IRON REBAR W/ _____ PLASTIC CAP STAMPED L.S. #_____ UNLESS OTHERWISE STATED.
- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- SANITARY SEWER LINE
- WETLAND FLAG LINE
- WETLAND BUFFER LINE
- UNDERGROUND WATER
- UNDERGROUND TELEPHONE
- CHAINLINK FENCE
- WOOD FENCE

SE 1/4, SECTION 29T. 24N., R. 6E., W.M.
NE 1/4, SECTION 32T. 24N., R. 6E., W.M.

Jan 13, 2015

DAVID R. FLYNN, STATE OF WASHINGTON, 32429, REGISTERED PROFESSIONAL LAND SURVEYOR

CAD/CALC	RE
DRAWN	RE
PLAT CHK	DFJ

SYM	REVISION	DATE	BY	APP'D

PACE
An Engineering Services Company

11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

SILVERADO-ISSAQUAH

DATE	01/13/2015
SCALE	1" = 40"
SURVEY TEAM	GW
FIELD BOOK	14537.10
DWG FILE	:\14537.10

TOPOGRAPHIC SURVEY FOR SILVERADO CARE

PROJECT NO. 14537.10

SHEET 2 OF 2

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USER NAME: DAVID FLYNN
XREF FILES: SURVEY_PACE_36X24.DWG

ISSAQUAH MEMORY CARE
SILVERADO

CONTEXTUAL PLAN
SCALE: 1/64" = 1'-0"

SHEET INDEX

T	TITLE SHEET
A1	FIRST FLOOR & SITE PLAN
A2	ELEVATIONS
L1	CONCEPTUAL LANDSCAPE PLAN
C1	SITE CIVIL CONCEPTUAL UTILITIES & GRADING

PROJECT SITE INFORMATION

LEGAL DESCRIPTION:
LOT B ISSAQUAH LLA #PLN12-00027 REC #20121213900009 SD LLA BEING POR S 1/2 OF SE 1/4 OF SE 1/4 STR 29-24-6 LESS RD TGW POR NE 1/4 OF NE 1/4 LY ELY OF RD STR 32-24-6

ZONING DESIGNATION:
SF-E SINGLE FAMILY ESTATES

SF-E SITE DEVELOPMENT STANDARDS

	ZONING REQUIRED	PROVIDED
FRONT SETBACK	30 FT	26 FT
SIDE SETBACK	15 FT	139 FT
REAR SETBACK	30 FT	576 FT

PROJECT SCOPE

CONSTRUCTION OF A SINGLE STORY, APPROXIMATELY 39,350 SF MEMORY CARE COMMUNITY. THE BUILDING WILL CONTAIN 53 "SLEEPING UNITS" FOR 91 RESIDENTS, AND ASSOCIATED COMMUNITY AND SUPPORT SPACES. 53 PARKING STALLS WILL BE PROVIDED.

PARKING SUMMARY

	ZONING REQD.	PROVIDED
PARKING	53	53

GROSS BUILDING AREA

Occupancy	Area (SF)
First Floor	
BUILDING AREA	39,359

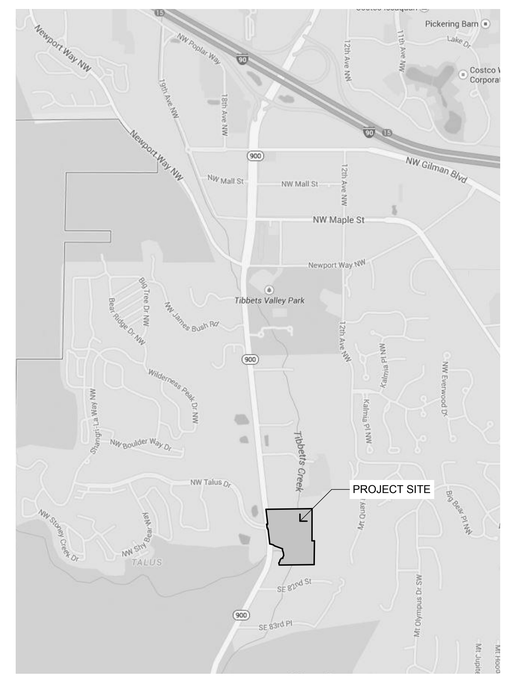
BICYCLE PARKING SUMMARY

	ZONING REQD.	PROVIDED
BICYCLE PARKING	3	4

REDUCED BUFFER AREAS

ZONE NAME	AREA (SF)
REDUCED BUFFER AREAS	6,510
GIVEN BUFFER AREAS	6,637

VICINITY MAP



Douglas Pancake ARCHITECTS
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WATTENBARGER Architects

ISSAQUAH MEMORY CARE
SILVERADO
7932 RENTONG-ISSAQUAH RD SE, ISSAQUAH, WA 98027

SILVERADO memory care | communities

Title
T

PROJECT NO: 14025.00
PLOT DATE: 1/20/2015

SITE PLAN LEGEND

- ACCESSIBLE ROUTE OF TRAVEL AND EXIT DISCHARGE - (5% MAX - 2% MAX CROSS SLOPE)
- MAIN ENTRY
- PROPERTY LINE
- SETBACK LINES
- STAMPED CONCRETE PATTERN
- BUILDING
- LANDSCAPE AREA
- DRIVEWAY
- CONCRETE WALKWAY
- EXISTING AND PROPOSED SURROUNDING BUILDINGS
- TREE

FIRST FLOOR & SITE PLAN

SCALE: 1" = 30'

0 30' 60'

N

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First Floor Plan & Site Plan

A1

PROJECT NO: 14025.00
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NORTH ELEVATION

NOT TO SCALE

WEST ELEVATION

NOT TO SCALE

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TITLEBLOCK

PROJECT NO: 14025.00
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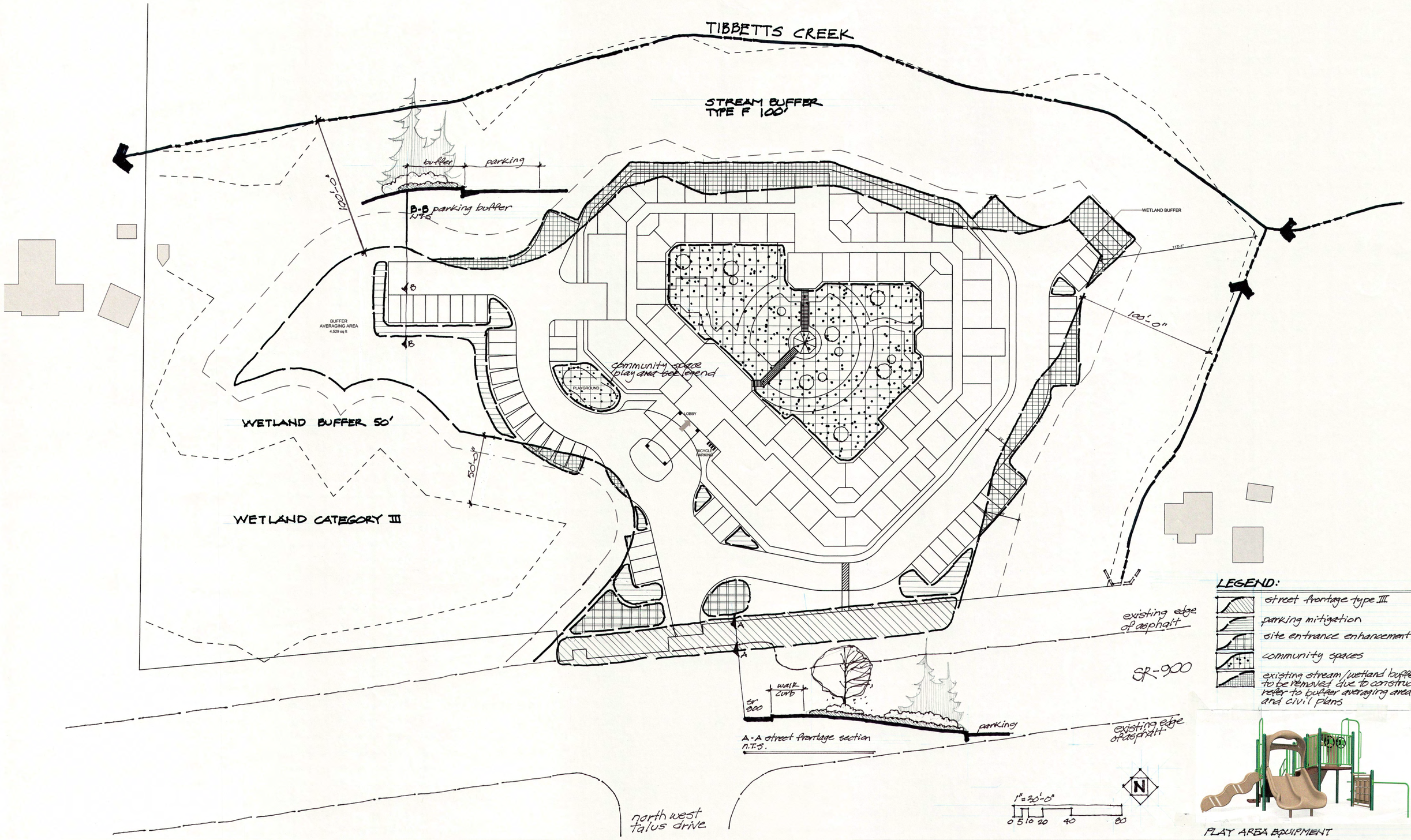

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SILVERADO
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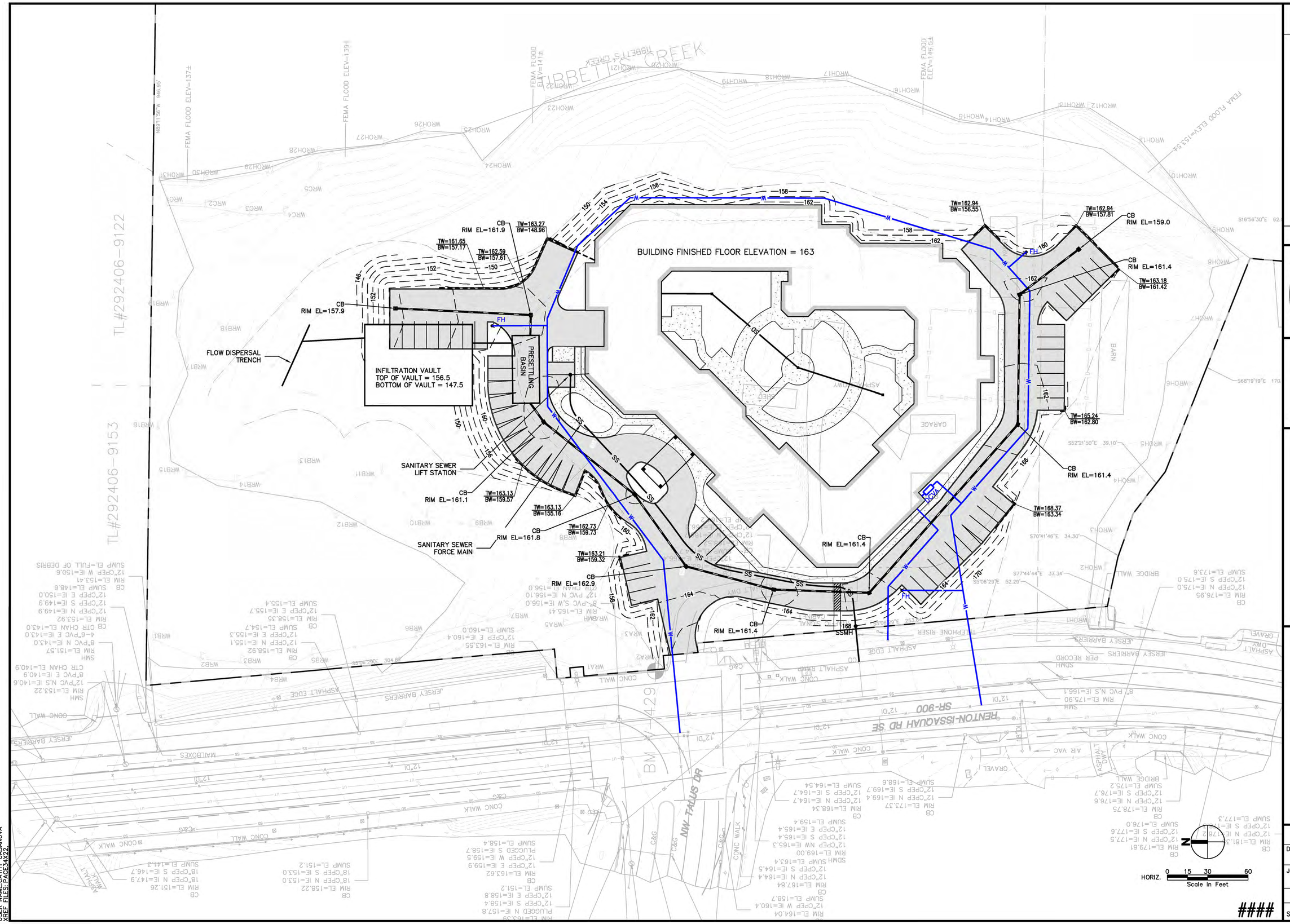
TITLEBLOCK
LANDSCAPE
CONCEPT PLAN
PROJECT NO: 14025.00
PLOT DATE: 1/19/2015



FILE NAME: \\K-DATASVR4\PROJECT\P14\14537.00 SILVERADO-ISSAQUAH\CAD\ENGINEERING\SHEETS\P14537_GP-REV.DWG
SAVE TIME: 1/20/2015 3:08:21 PM
PLOT TIME: 1/20/2015 3:08:21 PM
USER NAME:CATHY CASANOVA
XREF FILES:PACE34X22,

SYM	REVISION	DATE

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PRELIMINARY

SILVERADO CARE
6400 OAK CANYON #200
IRVINE, CA 92618

ISSAQUAH MEMORY CARE
SITE CIVIL CONCEPTUAL
UTILITIES AND GRADING

SCALE:	DATE:
AS SHOWN	01/13/15
DESIGNED BY:	CHECKED BY:
CC	PC

JOB NUMBER
14537.00

P14537_GP-REV

SHEET C1 OF 1

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