Pre-Application for Silverado Issaquah
7932 Renton-Issaquah Rd. SE
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Owner/Operator:
Silverado Care
6400 Oak Canyon,
Suite 200
Irvine, CA 92618
Ph: (888) 328-5400
Paul Mullin
pmullin@silveradocare.com

Architect of Record:
Wattenbarger Architects
2100 112th Ave NE
Suite #100
Bellevue, WA 98004
Ph: (425) 453-0606
James Brown
jbrown@wattenbarger.com

Design Architect:
Douglass Pancake Architects
19000 MacArthur Blvd
Suite #500
Irvine, CA 92612
Ph: (949) 720-3850
Jonathan Ma
jonathanm@pancakearchitects.com

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?