#### **MEMORANDUM**

TO: DESIGN REVIEW BOARD

FROM: Thara Johnson, Associate Planner

SUBJECT: Pre-application for Emerald Heights Campus Entry Renovations; LAND

2013-01356

DATE: August 22, 2013

#### **BACKGROUND**

# **Project Location**

The project is located in the Education Hill neighborhood, within the Emerald Heights Retirement community, at the southeast corner of NE 111<sup>th</sup> Street and 172<sup>nd</sup> Avenue NE. The Emerald Heights Retirement community comprises of 38.00 acres and was approved in November 1988 as a Planned Unit Development. The proposal aims to update and modify the existing guardhouse located at the front entry to the campus. The project includes changes to landscaping, exterior modification to the guardhouse and a new sign located at the front entry.

# Surrounding Uses, Character and Comprehensive Plan Vision

Surrounding land uses consist of single family residential to the north, single family residential to the east and west (Abbey Road subdivisions), and Redmond High School located south.

The proposed project is consistent with the Comprehensive Plan Vision for the Education Hill Neighborhood. The Comprehensive Plan land use designation for this area is Single Family Urban and is located in the Education Hill neighborhood. Neighborhood planning for this area accounts for the Emerald Heights facility as an existing facility and provides for compatible uses surrounding the community.

#### **ANALYSIS**

### Project Summary

The Emerald Height retirement community consists of 33 buildings on 38 acres. The approved Planned Unit Development comprised of 308 residential suites, 30 personal care suites and a 60-bed skilled nursing facility. However, there have been several changes to the facility since the original approval.

The proposal includes the following changes to the front entry:

- Removal of the brick site walls and planters flanking the main entry drive and providing new landscaping at these areas
- Demolition of two entry signs currently mounted on the site walls, to be replaced with one new monument sign in the center island
- Reconfiguration of a curb line at the entry drive to allow for better delivery truck access to the site (landscape is regularly damaged in the current configuration), and to widen the drive at the Guard House to allow residents access to the campus without needing to wait for visitors to check in with security at the Guard House
- The addition of two electrically operated barrier gates to allow for security operations with the widened drive configuration
- Removal of a paved turn-around in front of the Guard House to allow for a more expansive landscaped entry plaza
- Removal of the existing flag pole (to be relocated to a location on campus more accessible to the residents), and
- Cosmetic upgrades to the exterior of the Guard House itself.

#### **Design Summary**

The proposed Guard House is located along the main entry of the Emerald Heights campus.

The exterior design of the Guard House building is to include the materials and detailing strategies used on the new Fitness Center, Multi-Purpose Building, Trailside Building and Dining room expansion. New siding (faux stone base with fiber cement lap siding above – both matching what was used at the new Fitness Center, Multi-Purpose Building and Dining Expansion) will replace the existing brick and vinyl siding. New faux stone bases are being proposed at the existing columns, and a new visitor pass drop box is planned to match. A new false-beam is planned to imply some weight to the hip roof along the front of the structure and to allow for an area of detail at the top of the columns. A new wood trellis structure (matching the ones at the Living Room Renovation and Dining Expansion) will be added in front of the building, allowing for hanging plants and providing a softer, more "residential feel" to the security structure.

The applicant states that this project is very early in the design process and therefore, there are many aesthetic decisions remain to be made.

# **Staff Analyses and Recommendations**

1. Context, Circulation, and Connections *Staff Analysis: RZC 21.60.020* 

### *Context*:

The proposal's exterior materials will coordinate with the existing campus buildings but not mimic them. The proposed guardhouse includes new siding (faux stone base with fiber cement lap siding above – both matching what was used at the new Fitness Center, Multi-Purpose Building and Dining Expansion) will replace the existing brick and vinyl siding. New faux stone bases are being proposed at the existing columns. Also, two over-framed gables will be removed (along with the cupola at the roof peak) to simplify the roof aesthetic.

## Circulation and Connections

The site for Emerald Heights campus and is located along 176th Circle NE. The proposal includes landscaping changes adjacent to the guard house. Reconfiguration of a curb line at the entry drive to allow for better delivery truck access to the site (landscape is regularly damaged in the current configuration), and to widen the drive at the Guard House to allow residents access to the campus without needing to wait for visitors to check in with security at the Guard House.

Pedestrian access to the main and secondary entrances is available directly from the sidewalk along 176<sup>th</sup> Circle NE. No modifications are proposed to access or the internal circulation system.

### RECOMMENDATIONS

The City of Redmond Planning Staff is requesting the Design Review Board to provide feedback on the proposed design elements for the Emerald Heights Campus Entry Renovations relating to the City's overall design standards.