



July 19th, 2023

City of Mercer Island Community Planning and Development
9611 SE 36th St
Mercer Island, WA 98040

Subject: Covenant Living at the Shores (9150 Fortuna Drive SE) Redevelopment Project Narrative

Dear Reviewer:

GENERAL PROJECT INFORMATION

Covenant Living at the Shores is located on an existing 14.8-acre site (parcels 413930-0225, 072405-9016, 140285-0050) located at 9150 Fortuna Drive SE. Its Owner, Covenant Living, is proposing to demolish an existing Commons Area building (known as “Fortuna Lodge”) and replace it with a new, multi-use building that will provide new independent living apartments, underground parking, common space, and amenities for residents.

Fortuna Lodge consists of a lobby, a single large dining room, a few administrative offices, a small fitness room, small conference rooms, and an activity room used as a place for the current residents to gather. This building has exceeded its useful economic life. It does not meet current building codes; its heavy timber structure requires constant maintenance, and it is not large enough to accommodate our current resident’s needs. To stay competitive in the senior living market marketplace, the Lodge needs to be replaced with a new Commons Building with multiple dining venues, “state of the art” fitness rooms, activity rooms, and common areas that all residents can use and be proud of. The project also includes a limited number of resident apartments to help offset the long waiting list for “move-ins” to the community and to provide additional revenue needed to accommodate the significant construction cost.

For many decades. The Shores has provided services to its many residents but has also been a “good neighbor” to Mercer Island. This senior community provides skilled nursing and rehabilitation, respite care, and short-term stays for non-residents on the island. There is a marina that supports over 40 boat slips with the large majority of boat owners living on or having connections with families on Mercer Island. Many of the residents that chose to live at The Shores have a long rich history of residency here on the island or through support structures such as friends and family, church, or other organizational ties on the island. Additionally, in our Common Areas and Dining Rooms, The Shores host many Mercer Island community events each year, including (most recently) the Emergency Preparedness for Long Term Care facilities of Mercer Island.

NEW BUILDING / PROJECT DESCRIPTION (Architectural Design)

The primary functions of the proposed Commons Building include all on-site dining venues, resident activities, administration & marketing offices as well as all the facilities and maintenance-related spaces. The project also includes a new multi-level structured under-building parking deck to replace the current impacted existing parking that will be displaced as a result of the new building and provides the required new parking to support the new Independent Living residences and additional visitors to the Commons Building. The project scope includes 18 new Independent Living residences as part of the construction which are planned to be distributed over the upper floors and terrace level.

Program Components

Resident Dining

A variety of dining venues will be located on the main level offering a wide range of choices for the residents, family members, staff, and visitors. Dining will be provided throughout the day in a variety of spaces and settings with varying menu choices; coffee, breakfast, and casual or formal dining will all be made available. A Coffee Shop, Casual Café & Bistro, as well as a Restaurant-style Fine Dining Room will all be included. Indoor & outdoor seating areas will be provided on both Commons levels for additional dining options, all connected to and serviced by a new central kitchen.

Multi-purpose room

The primary resident activity space would be a large flexible space to host a wide range of community needs such as resident gatherings, meetings, group activities, performances, and banquets. In addition to serving the needs of the residents inside the community, we will also continue to host events for the outside public/non-residents of Mercer Island. There will be a moveable partition for subdividing the space to allow additional flexibility in gathering size, as well as support multiple activities at the same time. Support spaces will include a serving pantry, chair & table storage, and audio/visual equipment.

Wellness Center

Program spaces on the terrace level will include a fitness room, aerobics studio, salon, and spa. Supporting spaces to include restrooms with lockers, training desk & office, consultation room, and storage. There will also be the opportunity to utilize the adjacent outdoor terraces for additional group exercise.

Resident Apartments

There are 18 new Independent Living apartments included in the scope for the new building. Four residences per floor on the upper three levels and six residences at grade on the terrace level. Sizes range from one-bedroom/1.5 bath with den to two-bedroom/1.5 bath with den. All upper-

level units have exterior covered balconies while terrace-level units have walk-out patios at grade, all focused on the lake views.

Apartment Mix: (18 total units ranging from 1,200sf to 1,800sf each)

- One-bedroom / 1.5 bath/den – 2 total
- Two-bedroom / 2.5 bath/den – 16 total

Area Summary

Total square footage per level:

1. Terrace Level
 - Conditioned – 26,598sf
 - Exterior Covered – 864sf (3,566sf @ 50%)
 - Under-building Parking – 29,250sf
2. First Floor Level
 - Conditioned – 22,498sf
 - Exterior Covered – 4,468sf (3,566sf @ 50%)
3. Second Floor Level
 - Conditioned – 9,888sf
 - Exterior Covered – 240sf (3,566sf @ 50%)
4. Third Floor Level
 - Conditioned – 9,348sf
 - Exterior Covered – 780sf (3,566sf @ 50%)
5. Fourth Floor Level
 - Conditioned – 9,348sf
 - Exterior Covered – 780sf (3,566sf @ 50%)

Totals by category:

- Conditioned – 77,680sf
- Exterior Covered – 7,132sf (3,566sf @ 50%)
- Under-building Parking – 29,250sf

Architecture

Building Massing

The Community Commons building has been conceptually designed and positioned to take advantage of the remarkable views of Lake Washington. Beyond the water views, the design of the building takes advantage of the internal views that the site has to offer and helps to define outdoor spaces which will be used to enhance the socialization opportunities for current and future residents. Though the site is sloped and the building tiered, incorporating sidewalks,

terraces, and connectivity throughout the site will assure resident engagement in outdoor activities as well as support health & wellness.

Architectural Style

The architectural team strived to use a palette of elegant, natural materials and finishes, yet low maintenance to bring warmth to this “northwest contemporary” structure. Through our vernacular study of the architecture on and around Mercer Island, we were able to take the approach that the architecture would complement the surrounding area rather than attempt to match what is currently on site.

Exterior materials

The goal was to blend the new building into the site as much as possible while creating a new iconic front door to the community. We are intending to incorporate a stone base to ground the new structure to the sloped site. By incorporating expanses of glazing at many of the resident activity spaces throughout the Commons levels and at all resident living rooms on the upper and terrace levels, we hope to visually lighten the overall building mass. Incorporating lap siding, trim, and residential-style windows hopes to reinforce a residential appearance overall.

Exterior materials to include (but not be limited to):

1. Regional stone veneer
2. Stucco accents
3. Cementitious lap siding
4. Accent plank cladding in wood tones
5. Some exposed beams at feature locations
6. Storefront glazing in commons & resident living rooms
7. Some spandrel glazing at multi-story glazing floor transitions
8. Operable punched windows at residences
9. Metal coping/cladding at parapets, roof projections & eyebrows
10. Railings primarily metal with some glass rail accents
11. Decorative lighting at all primary access points
12. Green roof/sedum tray system at specific locations

Building Height

The various floor plates of the building are tiered back from the water to create outdoor terrace opportunities while also lessening the visual impact of the overall structure on site. The portion of the new building that in essence sits atop the former/current footprint of the commons or “lodge” building is intended to remain a two-story structure and support many of the Dining & Wellness program spaces. The taller portions of the building, primarily where the new residences occur on the upper levels are set back away from the water and designed as a single-loaded plan to assure each of the new residences is focused on the water views. The additional single-story wing of residences at the terrace level is intended to be set into the slope whereas it would be

exposed as a single-story at the water side but merged into the grade so that the impact to the existing to remain apartments on site would not be compromised. Roof terraces and areas to be treated as “green roof” would blend into the surrounding landscape and walk system to lessen the footprint visually.

In the enclosed Exhibits, there have been two approaches taken in calculating average building height since the overall building massing tiers and exterior facades step back from grade. For each calculation, the outermost perimeter façade heights were taken from grade to the top of the parapet and then grouped by height to assess the linear footage of each height.

In Scenario ‘A’ the facades that were set back were measured from the adjacent terrace or roof surface to the top of the parapet.

In Scenario ‘B’ the facades that were set back were measured from the nearest grade to the parapet height (as a worst-case scenario).

In both cases, the linear footage for each height was calculated as a percentage of the over to be weighted in the overall averaging calculation.

[NEW BUILDING / PROJECT DESCRIPTION \(Civil Engineering / Arborist Design\)](#)

Vehicle and Fire Access

Vehicle access will be maintained from Mercer Island Way NE to the Covenant Living campus. An asphalt concrete drive aisle will be provided east of the proposed building for passenger vehicle access to the parking garage and service truck access to a new trash compactor. The turnaround for service vehicles will be located at the NE corner of the proposed building. A previous pavement fire-only access road will extend west along the north end of the site to meet fire code access requirements. A gate will be utilized to restrict the use of this previous drive aisle to fire trucks only. The roadway surface west of the gate will be a pervious surface capable of supporting fire trucks, such as “Grasscrete’ or a similar product while blending into the site’s landscaping.

Utilities

The proposed project will include new utility services for the proposed building, including domestic and fire water, sanitary sewer, storm drainage, gas, power, and telecom. The following is a brief description of the work associated with each utility.

Water

A new 8-inch water main loop will be provided around the proposed building to service fire hydrants along the fire access road east and north of the new building. A new domestic meter and associated backflow will be installed south of the new building. Meter sizes will be determined at a later date.

Sanitary Sewer

The existing private 8-inch sanitary sewer main located on site will be relocated as part of the proposed development. The relocated main will pass below the new structure and will be sleeved to protect the pipe from building loading as well as to allow for future access and replacement, if necessary. The relocated pipe will be reconnected to the existing 8-inch sewer main just north of the proposed building. The proposed building will include an exterior grease interceptor that will connect to the sanitary sewer main, as well as a new 6-inch side sewer.

Storm Drainage

The existing site contains an extensive network of storm drainage pipes that currently discharge from the site to Lake Washington in at least three (3) locations. The project proposes to intercept and reroute an existing public storm main as well as an existing private storm main.

The public main will be relocated east of the new building and will discharge to Lake Washington in the existing location. The new storm main will have as much or more capacity than the existing system. The existing public storm drainage easement is proposed to be relocated with the new main.

The private storm main will be relocated and routed below a portion of the new building. The pipe will be sleeved below the building to protect the pipe from building loads as well as to allow for future access and replacement, if necessary.

The proposed building and associated site improvements will be designed in accordance with the current stormwater code. Runoff from new paved areas will be collected and routed through water quality treatment facilities. No onsite flow control (detention) is anticipated since the site drains directly to Lake Washington, a designated water body. Disturbed soils will be compost amended in accordance with stormwater code requirements.

Franchise Utilities

Typical franchise utilities will be coordinated and installed on-site to serve the proposed development. Franchise utilities are anticipated to include power, gas, and telecom services.

Trees

An arborist's report has been submitted along with the pre-application package. Forty-nine (49) trees have been assessed on-site due to their proximity to the proposed construction. Of those 49 trees, 32 are Large Regulated Trees and 20 are proposed for removal. A total of 72 replacement trees are proposed, in accordance with City code requirements. A tree removal and retention plan are included in the arborist's report, and a tree replacement and planting plan will be submitted at a later date.

ENCLOSED EXHIBITS

Pre-Application Meeting Request Form

Architectural Concept Plans
Civil Engineering Concept Plans
Tree Inventory & Replacement Submittal Information Form
Arborist Report
Project Narrative
Project List of Questions

Sincerely,

Covenant Living

DocuSigned by:

Randy Gross

Vice President, Project Development

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