



## DRAFT DESIGN REVIEW DECISION

**Project File No:** LUA2014-0038  
**Project Name:** Woodmont Recovery Campus  
**Project Address:** 26915 Pacific Highway South, Des Moines, WA 98198  
**Applicant:** Valley Cities Counseling and Consultation  
**Contact:** The Keimig Associates, 216 A Street NW, Auburn, WA 9801  
**Staff Contact:** Denise Lathrop, Community Development Manager  
Email Address: dlathrop@desmoineswa.gov  
**Determination:** Approved pursuant to the conditions of approval listed below  
**Date of Decision:** October XX, 2015 (Pending)

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### REQUEST

The Applicant requests a Design Review to construct five buildings for a recovery campus in the Woodmont Commercial (W-C) Zone. Design Review is a Type I Land Use Action and, as such, is an administrative review approved by the Planning, Building and Public Works Director (*Des Moines Municipal Code (DMMC) 18.20.080 and 18.20.150*).

### PROPOSAL

The proposed project is located at 26915 Pacific Highway South and includes parcels 2822049045 and 2822049102 which are zoned W-C and RS-7200 respectively. Combined the two parcels net 7.89 acres of land with 7.2 acres from the W-C parcel and 0.69 acres on the RS-7200 parcel. Currently, the Medical and Mental Health Recovery Campus consists of five (5) proposed buildings as follows:

1. Evaluation and Treatment Facility - 19,665 SF;
2. Detox Facility - 25,340 square feet (SF);
3. Outpatient Office Building - 34,160 SF with 19,160 SF of medical office space and 15,000 SF of administrative office space;
4. Commons Building - 8,340 SF providing space for clean and sober recovering addicts space for AA meetings and other supportive services to assist in the recovery process, and
5. Dispensary Clinic - 7,200 SF.

A schematic of the proposed campus is provided as Attachment XX.

## **DECISION CRITERIA:**

1. Chapter 18.127 DMMC – W-C Woodmont Commercial Zone
2. Chapter 18.235 – Design Review
3. April 15, 2015 Hearing Examiner decision

## **FINDINGS OF FACT**

### ***1. Application Process***

- a. An application for a Conditional Use Permit (CUP) was submitted on December 2, 2014.
- b. A Geotechnical Engineering Study was completed by PanGEO in August 2014.
- c. A Preliminary Technical Information Report (TIR) was completed by Davido Consulting Group in December 2014.
- d. A Traffic Assessment was completed by Heath and Associates in November 2014.
- e. A notice of complete application was sent via email to the applicant on December 12, 2014.
  - i. Note: Ordinance 1618-A, regarding the W-C Woodmont Commercial Zone, was enacted by the City Council on March 12, 2015, with an effective date of March 17, 2015. Therefore, given that the notice of complete application for the Conditional Use Permit was issued on December 12, 2014, the project use vested to the permitted uses of Ordinance 1591, C-C Community Commercial Zone. The Design Review submittal was received on May 4, 2015 and was reviewed for compliance with Chapter 18.127 DMMC W-C Woodmont Commercial Zone (enacted by Ordinance 1618-A).
- f. RCW 36.70A.200(2)(5) states that “No local comprehensive plan or development regulation may preclude the siting of essential public facilities.”
- g. Prior to the issuance of the State Environmental Policy Act (SEPA) determination, the City requested additional information. Staff requested analysis of the potential impacts to public services, specifically fire and police. Staff recommended looking at like facilities in the region. On December 23, 2014 the applicant submitted the “Land Use Planning Letter” in response to the request for additional information.
- h. The City is acting as the lead agency as required by the State Environmental Policy Act (SEPA), Chapter 43.21C RCW. The City issued a SEPA Mitigated Determination of Non-Significance on February 2, 2015 with an associated 15 day public comment period. The notice area was extended to 600 feet within the City of Des Moines. The typical 300 foot notice area was used for the City of Kent properties. Five comments were received.
- i. The City provided a response to the public comments with a letter dated March 3, 2015.
- j. The SEPA appeal period was extended to April 16, 2015 following comments received from the City of Kent regarding potential traffic impacts and requests for additional analysis. A revised Traffic Impact Analysis was completed by Heath and Associates and submitted to the City on March 2, 2015 for distribution. No appeals to the MDNS were received.
- k. A notice of public hearing was issued on March 17, 2015 with an associated 15 day public comment period. The notice area was extended to 600 feet within the City of Des Moines. The typical 300 foot notice area was used for the City of Kent properties.
- l. On April 3, 2015 an open record hearing was held before the Hearing Examiner. Seventeen (17) individuals provided testimony.
- m. A Hearing Examiner Decision, with conditions of approval, was received by the City on April 16, 2015.

- n. An application for design review was submitted on April 22, 2015.
- o. Design review materials were routed to the City Police Department for Crime Prevention through Environmental Design (CPTED) on May 4, 2015 and August 4, 2015.
- p. Staff comments were provided to the applicant on June 1, 2015.
- q. Design review materials were resubmitted on August 3, 2015.
- r. Building Permit application for the Evaluation and Treatment Facility was received on August 18, 2015.
- s. Per Condition 5 of the April 15<sup>th</sup>, 2015 Hearing Examiner’s Decision, Parties of Record shall be notified of the Design Review process and be provided an appropriate opportunity to comment on design review.
- t. A Draft Design Review Decision was issued to Parties of Record, as well as others from the community that expressed concerns on the proposed development, providing an opportunity for comment.

**2. Project Submittal**

- a. The City’s Design Review process recognizes that land use regulations aimed at the orderliness of community growth, the protection and enhancement of property values, the minimization of discordant and unsightly surroundings, the avoidance of inappropriateness and poor quality of design and other environmental and aesthetic objectives provide for the health, safety, and general welfare of the citizens and implement adopted land use policies and regulations (*DMMC 18.235.030*).
- b. Consistent with *DMMC 18.127.060(1)*, the tallest building on the campus is the 50 foot tall Outpatient Building. In addition, the building does not exceed a height limit of 45 feet within 40 feet of the single family zone, per *DMMC 18.127.060(3)*.
- c. Per *DMMC 18.127.060(5)*, each building abutting single family zoned properties maintains a side yard setback of at least 20 feet.
- d. Per *DMMC 18.127.070(3)*, the maximum gross floor area ratio (FAR) for the entire campus is 4. The actual FAR is 0.28.
- e. Per *DMMC 18.210.090*, the minimum number of off-street parking spaces required is:

<i>Building</i>	<i>Required Spaces</i>	<i>Provided Spaces</i>
Detox Facility	16	16
Evaluation and Treatment	21	21
Outpatient Building	120	120
Dispensary Building	29	29
Commons Building	135	135
<b><i>TOTAL</i></b>	<b><i>321</i></b>	<b><i>321</i></b>

- f. Per *DMMC 18.210.100*, a maximum of 50 percent of the total required off-street parking stalls may be permitted and designated for compact cars. The project proposes 148, or 46%, compact parking spaces.
- g. Per *DMMC 18.195.325(1)*, a 10-foot Type I landscaping strip is provided along all property lines abutting residential zoned properties. Consistent with the Hearing Examiner decision, a 6 foot sight obscuring cedar fence will be installed adjacent to residential zones.

- h. Although the CPTED review recommended a see-through barrier to allow “eyes on the property,” the Hearing Examiner decision, based on public comment, did not allow for any alteration to this requirement. Per the April 15, 2015 Hearing Examiner decision, the full length of the property line adjacent to residential zoned properties will be fully screened with 100% sight obscuring landscaping and a 6’0” cedar wood fence. Per the CPTED review, see-through black vinyl clad chain link fencing and landscaping will be installed adjacent to commercial zoned properties to provide for visibility between properties.
- i. Per DMMC 18.195.360(2), a minimum of five percent of a parking facility shall be landscaped. According to the May 8, 2015 *Design Review Written Description*, the landscaping accounts for 7.3% of the parking facility.
- j. Per DMMC 18.195.360(2)(c), trees within all surface (open air) parking lots shall number not less than one for each five parking stalls, to be reasonably distributed throughout the parking lot. With 321 proposed parking stalls, 65 trees are required and proposed for the surface parking lot.
- k. The review provided herein does **not** constitute full review for compliance with all applicable development requirements by Federal, State and local agencies and departments.

## **ANALYSIS**

The primary goal of design review is to ensure a higher quality built environment through the utilization of design approaches, techniques and elements and high quality building materials while allowing for creative design approaches. A topic-by-topic evaluation of the project’s compliance with the Design Review Criteria in DMMC 18.235.100 is provided below.

### *1. DMMC 18.235.100(1), Relationship to Building Site:*

- a. Due to the nature of the use, the primary entrances to the Dispensary and Commons Building are focused towards the parking lot. However, the streetscape and building design on Pacific Highway South is not ignored. Landscaping, modulation, materials, and windows have been used to create a front towards Pacific Highway South. Windows create “eyes on the street” and help create a sense of safety for pedestrians using the sidewalk and those within the building as well. In addition, “hostile landscaping” has been used in this area to deter loitering around the buildings.
- b. The Detox and Evaluation and Treatment Facilities each contain an emergency drop off, which is provided for each building between the two buildings which shields the activity from the rest of the site and adjoining properties. Emergency services will be “buzzed” into this part of the building.
- c. Service entries have been strategically located and screened with landscaping.
- d. The proposed development is similar in height and scale to the adjacent residential neighborhood. Four of the five buildings are proposed below 30 feet in height, which is the residential zoning height limit. The only building above 30 feet is the 50 foot Outpatient Building, which is located in the center of the campus. Additionally, the Outpatient Building is compatible with the height limits for the W-C zone and in scale with the commercial property to the south.
- e. While there is some parking located close to Pacific Highway South to facilitate access to the busiest part of the campus, this parking is low in volume and fully contained within landscape islands to mitigate the effect. The largest expanse of parking is located between the Outpatient Building and the Evaluation and Treatment, shielding the parking lot from public view.
- f. Speed bumps have been provided throughout the campus for safety and to hinder drivers from using the campus as a shortcut.

- g. A pedestrian access is provided across the length of the site. The path of this access is routed through the site in the most desirable method possible; starting from the east along an 8'0" wide path fronting the Commons Building leading to the main entry of the Outpatient Building, then along the north of the buildings a 6'0" wide path provides access to the main entry of the Evaluation and Treatment Facility and the Detox Building. This 6'0" path wraps back down towards the south and west to complete a pedestrian connection to 16th Ave South. Lower scale landscaping is provided alongside the entire pedestrian path.
2. *DMMC 18.235.100(2), Relationship of Building and Site to Adjoining Area:*
- a. The project is located adjacent to two commercial lots, a King County Library on the north and the Redondo Square Shopping Center on the south, and residential uses to the northwest and west. The library is a modern structure finished with dark grey brick, horizontal corrugated metal siding, and tall vaulted ceilings with both shed and flat roof. Redondo Square is a fairly typical suburban strip mall with a grocery store and other standard corporate developments. The materials and methods of the Woodmont Recovery Campus draw more from the aesthetic of the library and will enhance the neighborhood environment through design and attention to detail.
  - b. Drawing from the materials used in the library, all five buildings will be clad in variations of corrugated metal siding, wood bevel siding, wood paneling, and concrete masonry units. Rooflines are a mixture of parapet, shed roofs, and gables.
  - c. As described under Criteria #1, the buildings are oriented inward to the site and internal parking lots and the full length of the property line adjacent to residential zoned properties will be fully screened with 100% sight obscuring landscaping and a 6'0" cedar wood fence. Per the CPTED review, see-through black vinyl clad chain link fencing and landscaping will be installed adjacent to commercial zoned properties to provide for visibility between properties. Landscaping, modulation, materials, and windows have also been used to create a front towards Pacific Highway South.
3. *DMMC 18.235.100(3), Landscape and Site Treatment:*
- a. Roughly in the middle of the site, the existing grade at its highest elevation is 10 feet above street level, as the site gently slopes down toward the east and west. The buildings work within this moderate grade change and the finish floor heights reflect the slope with the highest finish floor, the Outpatient Building, being 7'0" higher than the Dispensary which has the lowest finish floor on the site.
  - b. More than 30% of the site will be landscaped and just a small fraction of the landscaping will feature hydro-seed, drought tolerant lawn while the remainder features a variation of native and drought tolerant trees and shrubs. Lawn is strategically used to provide recreation space for patients and staff. Landscape islands are used throughout the site to further screen garbage enclosures and parking and to provide shading to the parking lot. The garbage enclosures, in particular, will utilize evergreen trees and shrubs for year-round screening.
  - c. Site lighting and landscaping was designed to work together to fully light the site while limiting light pollution at the property lines. The parking lighting will be served primarily with LED pole lights, 14'0" tall per City Code. The buildings will use shielded wall sconces and can lights at entry canopies and overhangs. The light fixtures will be pedestrian in scale and used to indicate entries.
  - d. Each of the five structures is surrounded by a mixture of trees and shrubbery. However, per the CPTED review, low level shrubs are strategically located in front of windows to prevent blocking any views of those inside of the building from seeing what is occurring outside.
  - e. Per the April 15, 2015 Hearing Examiner decision, the full length of the property line adjacent to residential zoned properties will be fully screened with 100% sight obscuring landscaping and a

6'0" cedar wood fence. Although the CPTED review recommended a see-through barrier to allow "eyes on the property," the Hearing Examiner decision, based on public comment, did not allow for any alteration to this requirement.

- f. Per the CPTED review, see-through fencing and landscaping adjacent to commercial zoned properties provides for visibility between properties.

4. DMMC 18.235.100(4), Building Design:

- a. The proposed building will be constructed of high quality materials and will add to the existing neighborhood character.
- b. Closest to Pacific Highway South, the Dispensary and Commons Building will include exposed architectural truss elements at entries, a quintessential Pacific Northwest style, on the east side fronting Pacific Highway and facing the drive aisle. Both of these buildings are finished in wood bevel siding, concrete masonry, and wood paneling with gable metal roofing.
- c. Based on the CPTED review, the east door for the Commons Building was altered from an alcove to a canopy with additional lighting. This eliminated dark "hiding" spaces and increases the safety and comfort of those walking by on Pacific Highway South.
- d. The Outpatient Building, while grander in scale than currently exists on parcels immediately adjacent, is in keeping with zoning requirements and will be a source in transitioning the commercial properties to a slightly higher density. Materials and massing are varied and dynamic. With the ground floor featuring window awnings and entry canopies, the building feels pedestrian starting at the front door. Like the library, the building will prominently feature corrugated metal siding as well as concrete masonry, wood paneling, and slate tile siding at the building entries.
- e. Both the Detox Facility and Evaluation and Treatment Building feature shed roofs with clearstory windows over the treatment areas and flat roof with parapet over the office and entry portions. Windows are shaded with awnings and entries are protected with canopies. A mixture of concrete masonry, corrugated metal siding, and wood paneling are also used on these buildings.
- f. All of the buildings and materials are natural and earthy in color with grays used as the "base," with concrete masonry, corrugated metal siding, and wood used as the "accents."
- g. Much of the mechanical equipment is located on the roof of their respective structure and screened at full height by roof parapets or stand alone screens as needed.

5. DMMC 18.235.100(5), Signs:

- a. Monument signs will be used throughout the site to identify individual buildings and for way-finding.
- b. Consistent with DMMC 18.200.300, a single freestanding monument sign on Pacific Highway South will note all uses on campus.
- c. The signage for the campus will be submitted and reviewed as a separate submittal for review by the City.

## **DECISION**

Based on a review of the plans and narrative prepared by the applicant, the Design Review approval is granted, subject to compliance with the conditions of approval.

## **CONDITIONS OF APPROVAL**

1. Design Review approval by the City constitutes only approval of the aesthetic design elements of the building and the site established by chapter 18.235 DMMC. Design Review approval does not signify

acceptance of all zoning, building, and engineering details of the project. These details remain subject to approval and shall be addressed as part of the building permit application process.

2. The project shall be consistent with the requirements of the April 15, 2015 Hearing Examiner decision.
3. An as built photometric lighting plan shall be submitted after each building is constructed.
4. A final landscaping plan shall be submitted and approved with the building permit.
5. The applicant shall be required to submit a grading permit in order to complete the necessary grading activities on the site.
6. The applicant shall submit a separate sign permit consistent with the requirements of chapter 18.200 DMMC – the Sign Code.
7. The applicant shall submit a separate building permit for any retaining walls/structures required as part of the project. Retaining walls should be properly designed to resist the lateral earth pressures exerted by the soils behind the wall. Adequate drainage provisions should also be provided behind the walls to intercept and remove groundwater that may be present behind the wall.

An administrative decision may be appealed to the Hearing Examiner pursuant to DMMC [18.20.150](#) and [18.20.160](#) and chapter [18.240](#) DMMC.

**APPROVAL**

Code Official:

Daniel J. Brewer, P.E., P.T.O.E.

Position/Title:

Planning, Building, and Public Works Director  
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(Date)

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(Signature)