

City of Renton
Planning Commission

Assisted Living
Docket Item 06-28

February 13, 2008

The Docket Request

- Write a definition for “Assisted Living”
 - Are the existing definitions for Retirement Residence and Convalescent Care sufficient?
 - Determine what zones they will be permitted in and if they are subject to any special conditions.
 - Determine parking standards.
 - Subject to density? At what standard?

Issues:

- Assisted living needs to be defined.
- Should the definition for convalescent centers be amended?
- Should density standards be applied to assisted living facilities
 - If so, should they be allowed additional density?
- What zoning designations should assisted living be allowed in?
- What parking standards should apply to assisted living facilities?

What is Assisted Living?

- Internet websites for assisted living facilities and other jurisdictions definitions are consistent in noting an element of assistance in personal care
 - Taking medication, dressing, bathing, etc.
 - Also, 24-hour staff on duty
- How is this different from convalescent centers?

Continuum of Care

Independent Living



Assisted Living



Convalescent Care

Distinctions in the Continuum

- Independent Living
 - In own home
 - Care for self

Distinctions in the Continuum

- Assisted Living
 - Typically apartment style housing
 - Centralized kitchen, but also kitchens in units
 - Common areas with recreational/social events
 - Offer transportation to events and grocery store
 - 24-hour staff on site
 - Staff assists residents with personal tasks
 - Medication, dressing, bathroom, etc.

Distinctions in the Continuum

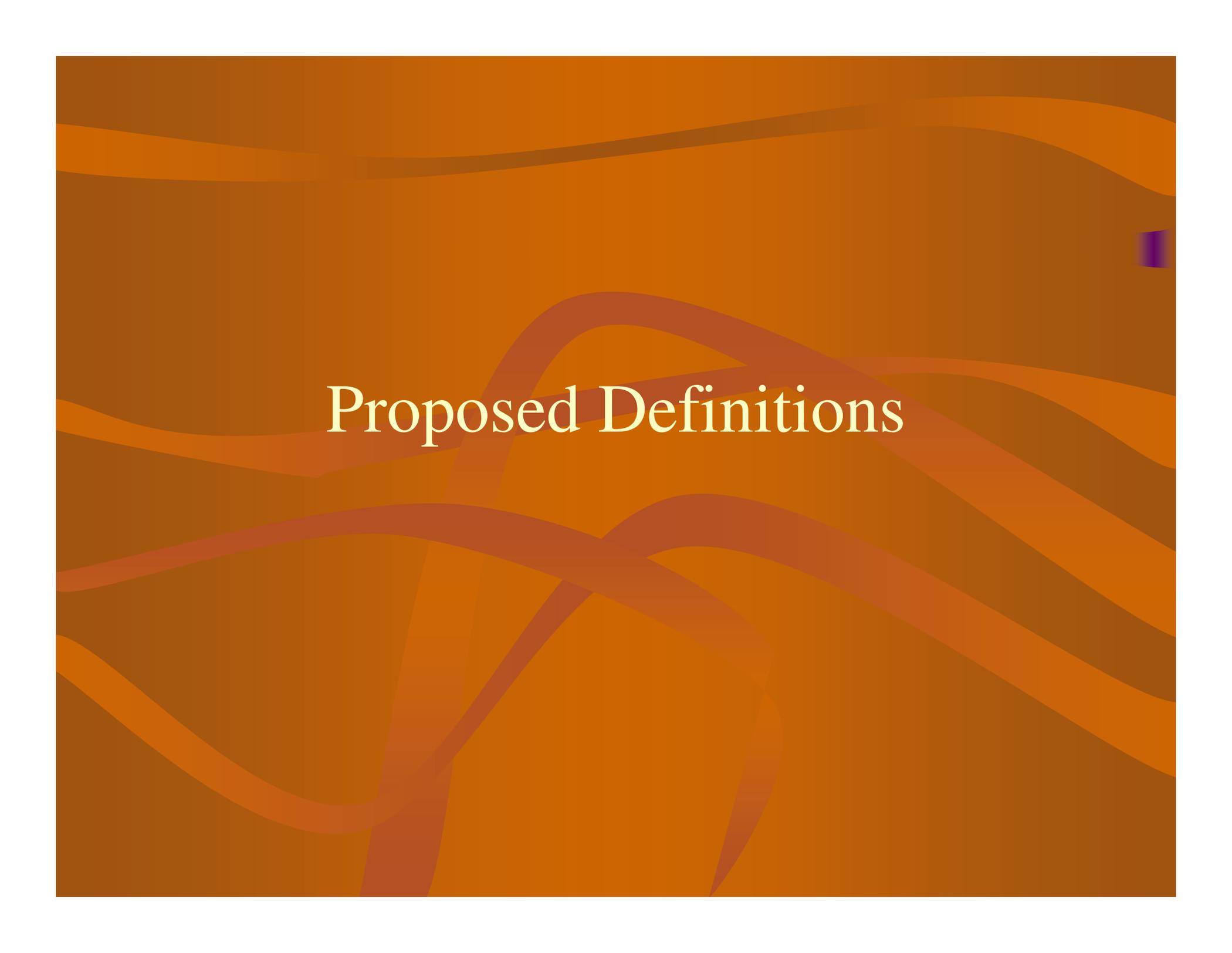
- Convalescent Center (Nursing homes)
 - Skilled nursing staff on duty at all times
 - Long term care
 - Typically residents share rooms, not with spouses
 - Common areas with recreational/social events
 - Some have transportation to medical appointments
 - Staff administers skilled nursing care to residents

Assisted Living



Nursing/Convalescent



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Proposed Definitions

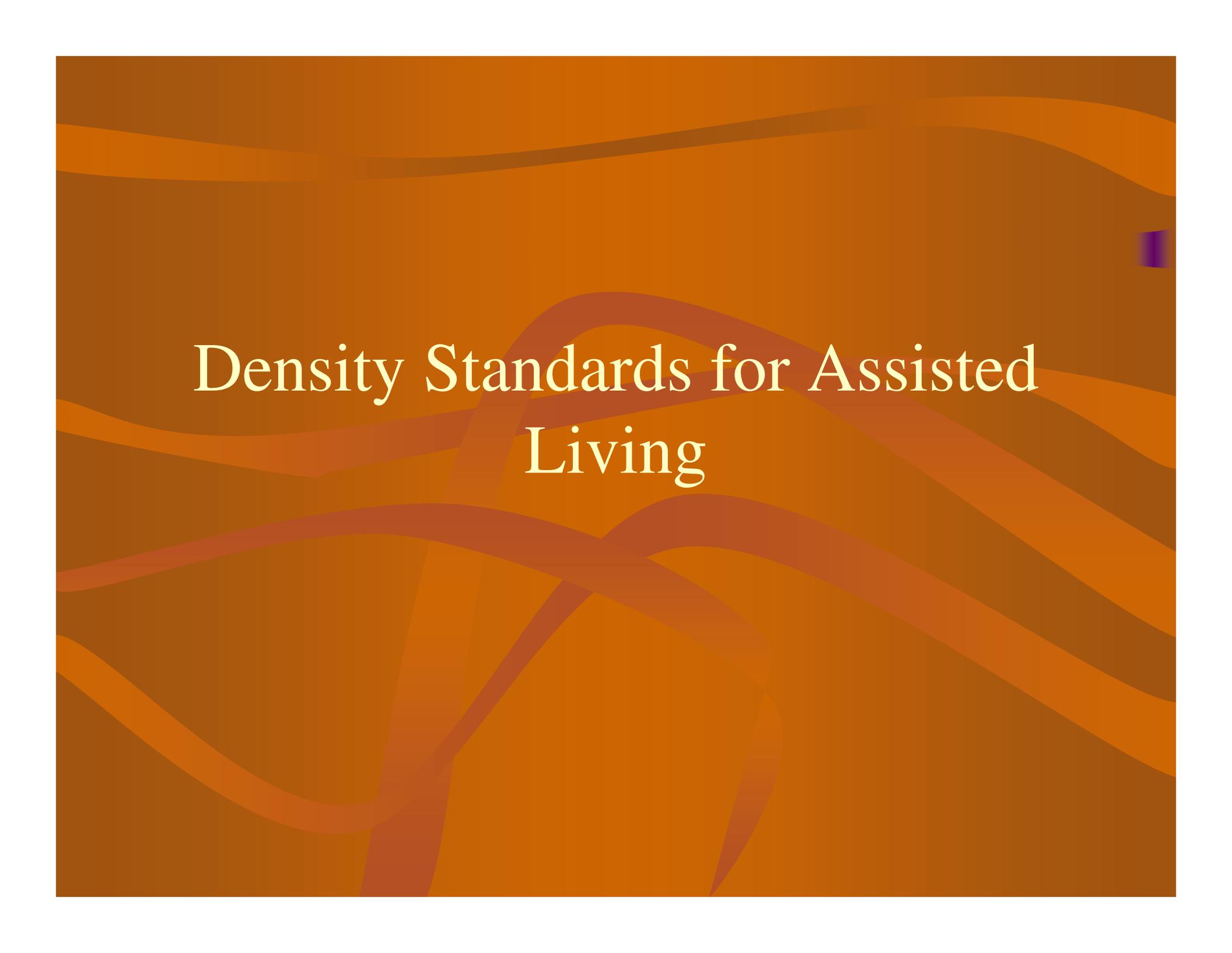
Proposed Definition

- **ASSISTED LIVING:**
 - A facility where residents live in private units and receive assistance with limited aspects of personal care, such as: taking medication, housekeeping, or dressing. Meals are provided several times daily in a common dining area. Staff is on duty 24-hours per day to ensure the welfare and safety of residents. This definition does not include: nursing homes, congregate residences, multi-family (attached) dwelling units, boarding and lodging houses, adult family homes, and group homes I and II.

Proposed Definition

- NURSING HOME:

- A facility licensed by the State for patients who are recovering health and strength after illness or injury, or receiving long-term care for chronic conditions, disabilities, or terminal illnesses. Facilities provide 24-hour supervised nursing care and feature extended treatment that is administered by a skilled nursing staff. Typically, residents do not live in individual units and the facilities provide personal care, room, board, laundry service, and organized activities. This definition does not include adult family homes, assisted living, group homes II, medical institutions, and/or secure community transition facilities.

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Density Standards for Assisted Living

Density Standards for Assisted Living

- Currently, City standards do not apply density standards to retirement residences.
- The apartment style application of assisted living facilities makes it seem appropriate to apply density standards.
 - Kitchens
- Would need to define assisted living as a type of dwelling unit within the multi-family dwelling definition.

Proposed Definition

- Assisted Living:
 - A residential building containing two (2) or more dwelling units where residents receive assistance with personal care. Dwelling units include a full kitchen (sink, oven or range, and refrigerator) or a kitchenette, a bathroom, a living area, and may include a call system. On the premises, facilities shall include: a common kitchen, common dining room, recreation area(s), activity room, and a laundry area. An on-site small-scale facility that offers skilled nursing care on a temporary basis is allowable when the number of beds reserved for the medical care is no greater than five percent (5%) of the total number of living units at the premises.

What Density Standard?

- Many jurisdictions allow for assisted living to apply a ratio to density
 - Ex: Kirkland allows assisted living facilities to develop at a 2:1 ratio.
 - So, in a zone that had a maximum 20 d.u./acre an assisted living facility would be allowed 40 units.

What Density Standard?

- In a survey, staff found average sizes of assisted living units are significantly smaller than apartments.

	Studio sq ft	1 bed sq ft	2 Bed sq ft	3 Bed sq ft
Assisted Living	404	559	835	N/A
Apartments	595	772	1,044	1,309

What Density Standard?

- The survey also estimated the overall percentage that each unit type represents in apartment buildings.
- The same information for assisted living was obtained from National Center for Assisted Living.

	Studio % of Tot.	1 bed % of Tot.	2 Bed % of Tot.	3 Bed % of Tot.
Assisted Living	51%	39%	6%	N/A
Apartments	13%	36%	35%	17%

What Density Standard?

- The average size and percentages each unit represents in the unit mix for assisted living and apartments were applied to a gross 100,000 sq ft building.

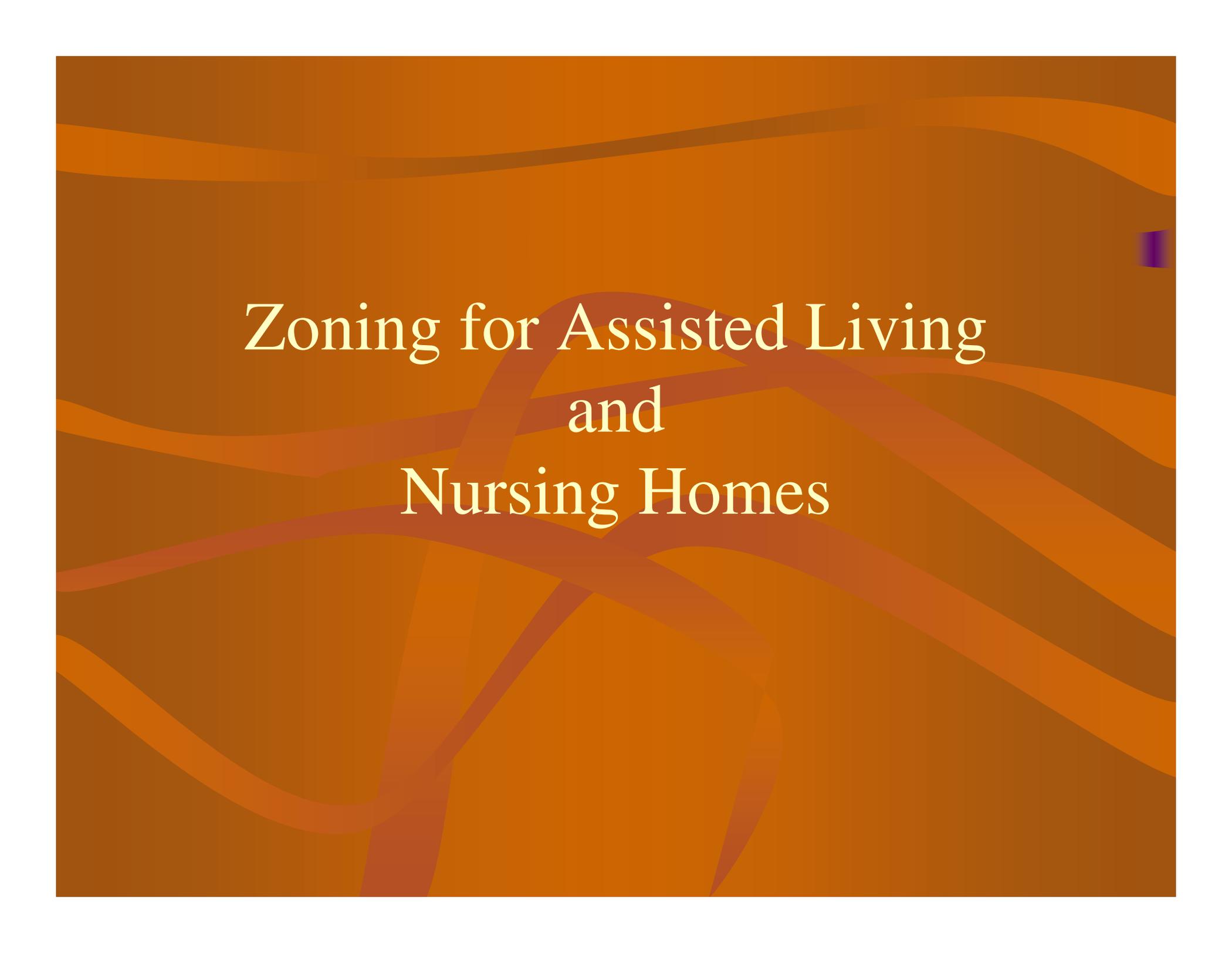
	Studio # of units	1 Bed # of units	2 bed # of units	3 bed # of units	Total Units
Assisted Living	126	70	7		203
Apartments	10	66	34	6	116

What Density Standard?

- The ratio of assisted living units to apartment units in the same size building in this survey was 1.76
- This considered only gross square feet
 - However, no deduction for common areas
- Assisted living and apartments share many of the same types of common areas
 - Except assisted living has a common kitchen and dining area.

What Density Standard?

- Should the City allow a ratio to be applied to assisted living units?
- If so, what ratio?



Zoning for Assisted Living
and
Nursing Homes

Zoning

- Change retirement residence in zoning table to assisted living and convalescent centers to nursing homes.

Zoning Use Table

	RC	R-1	R-4	R-8	RMH	R-10	R-14	RMF
Retirement Residences		H				AD		P
Convalescent Centers		H				H	H	H

Zoning Use Table

	IL	IM	IH	CN	CV	CA	CD	CO	COR	UC-N1	UC-N2
Retirement Residences					P		P3	P39	P	P75	P88
Convalescent Centers					P	H	P3	P39	AD	AD85	AD101

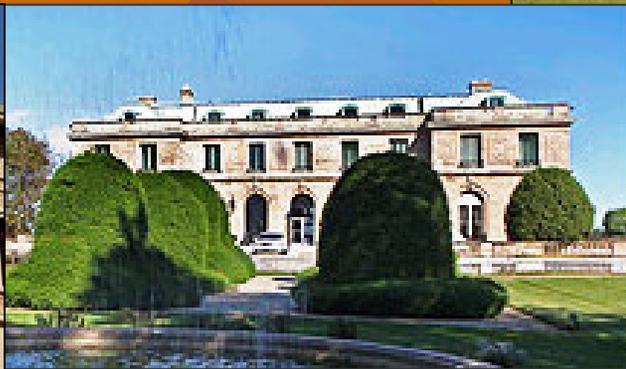
Zoning

- Retirement residences are not allowed in R-14
 - Attached dwellings and convalescent centers are allowed
- Staff recommends that assisted living be allowed in R-14
- Convalescent centers are allowed in COR
 - Zone seeks multi-story, high density projects
 - Nursing homes are typically one or two stories
- Staff recommends that nursing homes not be allowed in COR

Zoning

- Retirement residences are allowed in R-1
- Limited to 35% lot coverage and 2 stories or 30 ft
 - Density is not considered
- 35% of an acre = 15,246 sq ft.
 - Could be a 30,000+ sq ft building

30,000 Square Foot Buildings



Zoning

- Buildings of this scale do not meet the intent of the R-1 zone.
 - *“prohibit the development of uses that may be detrimental to the residential or natural environment”*

Zoning

- However, R-1 does allow uses which function with a higher intensity than single-family:
 - Convalescent centers
 - No maximum number of residents
 - Group homes II for seven or more
 - No maximum number of residents
 - Bed and breakfast houses
 - Limited to maximum 10 guest rooms
 - Family day care
 - Limited to 12 or fewer children per 24-hour period

Zoning

- These allowed uses have similar characteristics of use to assisted living facilities such as: visits, employees, and traffic generation.
- City of Kenmore allows a maximum 18 apartment type units for assisted living in R-1 zone
- Staff believes that assisted living should be allowed in R-1, but with some limitations.
- What limitations are appropriate?

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Parking Standards for Assisted Living

Parking Standards

- Currently, retirement residences are not in the standards for required parking
- Assisted living should be included in this table

Other Similar Uses

<i>Land Use</i>	<i>Required Parking Spaces</i>
Convalescent Centers	1 for every 2 employees, plus 1 for every 3 beds
Attached dwellings for low income elderly in downtown core	1 for every 4 dwelling units
Attached dwellings for low income elderly outside downtown core	1 for every 3 dwelling units
Hotels and Motels	1 per guest room plus 2 for every 3 employees

Other Municipalities

<i>City</i>	<i>Required Parking Spaces</i>
City of Kirkland	1 per living unit
City of Denton	1 space per 2 beds, or 1 space per apt. unit
City of Douglas	0.3 parking space per unit, plus 1 for every 3 employees during the largest shift
City of Mesa	1 per dwelling unit
Midford Township	1 per 2 beds, plus 1 for each staff and employee on the two major shifts
City of Riverside	1 space per 3 beds

Parking Standards

- What standards should the City apply to assisted living?
 - 1 parking space per living unit?

Key Issues for Discussion

- Definitions
 - Assisted living, Nursing homes, multi-family dwelling assisted living
- What density standard should be applied to assisted living?
 - What ratio?
- What are appropriate limitations to place on assisted living in R-1?
- What should the parking requirements for assisted living be?