

## #D-125 ASSISTED LIVING

### General Description

Staff was directed to review Title IV regulations pertaining to Assisted Living Facilities, Convalescent Centers, and senior housing; specifically, review of the permissive zones and the allowed intensity.

### Analysis – Permissive Zones

By definition, an Assisted Living Facility (ALF) contains dwelling units and offers round-the-clock limited aspects of personal care, such as taking medication, bathing, or dressing. Dwelling units include a full kitchen or kitchenette, a bathroom, and a living area. On the premises, facilities include: a professional kitchen, common dining room, recreation area(s), activity room, and a laundry area. Meals may be provided multiple times daily in a common dining area.

In contrast, a Convalescent Center (CC) is licensed by the State for patients recovering health and strength after illness or injury, or receiving long-term care for chronic conditions, disabilities, or terminal illnesses. Facilities provide twenty-four (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.

“Senior housing” is not defined by Title IV. If an applicant were to propose age-restricted housing, it would be regulated by the City in the same manner as any other housing. Catering to a certain demographic group or offering health services would be a voluntary decision of a proprietor.

Currently, ALFs and CCs are allowed outright, or through an Administrative or Hearing Examiner Conditional Use Permit in the following zones:

USES:	RESIDENTIAL									INDUSTRIAL			COMMERCIAL						
	RC	R-1	R-4	R-6	R-8	RMH	R-10	R-14	RMF	IL	IM	IH	CN	CV	CA	CD	CO	COR	UC
<b>D. OTHER RESIDENTIAL, LODGING AND HOME OCCUPATIONS</b>																			
Assisted living		AD					AD	P	P					P		P	P	P	P
<b>K. SERVICES</b>																			
Convalescent centers		H					H	H	H					P	AD	P	P	AD	AD

P = Permitted Outright

AD = Administrative Conditional Use Permit

H = Hearing Examiner Conditional Use Permit

Staff concludes that the current zones allowing either an ALF or CC are appropriate. Where a Conditional Use Permit (issued by the Administrator or Hearing Examiner) may allow a facility, the process and possible conditions would likely mitigate any real or perceived impacts, or such application may be denied if a site and/or surrounding area is incompatible with the use.

### Analysis – Intensity

Because ALFs create dwelling units within the facility the intensity of the development is governed by the density of applicable zones, in addition to other development regulations (e.g.,

building coverage, height, parking, etc.). Bonus density is offered for these facilities, which allows a one-and-a-half (1.5) increase. For example, in the COR zone the maximum density is 50 dwelling units per acre (du/ac), but up to 75 du/ac with bonus density. In the R-1, R-10, and R-14 zones an absolute maximum density of 18 du/ac is offered to ALFs. The absolute maximum density bonus is based on the intensity of other uses allowed in the R-1.

As a land use, the traffic generated by an ALF is generally lower than a grouping of single-family homes. Other high intensity land uses in the R-1 include group homes for seven or more, bed and breakfast houses, and family day care. Many of these uses have similar characteristics of use to ALFs, such as visitors, employees, and traffic generation. Family day care allows for the care of 12 or fewer children in a 24-hour period. Group homes (II) are not limited to a specified number of people and includes staff that provide care. Professional bed and breakfast houses allow for overnight accommodations for a range of four to ten guest rooms. All of these uses involve a staff and residents or customers.

Staff applied the maximum number of guest rooms (10) allowed at a professional bed and breakfast as a base to determine the maximum number of assisted living residential units to allow in the R-1. It is reasonable to assume that a proprietor of a bed and breakfast would have two bedrooms for themselves. This base number of 12 was multiplied by the density ratio 1.5 to determine that up to 18 du/ac should be allowed for ALFs in the R-1 zone, which was also applied to the R-10 and R-14 zones.

On the other hand, rooms for habitation in CCs are not required to meet the definition of a dwelling unit (cooking and sanitary facilities must be provided), and the facilities are generally comparable to a non-emergency hospital for long-term care and rehabilitation. Because CCs are not subject to density regulations, the intensity of the facilities is governed by general development standards (e.g., building coverage, height, parking, etc.) coupled with any site constraints.

### **Summary**

Staff considers the zones where ALFs and CCs are allowed outright to be appropriate for such uses, while sites within zones that permit them conditionally will be determined for appropriateness through the Conditional Use Permit process (Administrative or Hearing Examiner). Furthermore, staff believes that the density bonus of 1.5 times base density in commercial zones, and up to 18 du/ac in the R-1, R-10, and R-14 zones to be appropriate intensities. Staff does not propose any amendments related to Assisted Living Facilities and Convalescent Centers.

### **Impact Analysis**

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

N/A

Effect on the City's capacity to provide adequate public facilities

N/A

Effect on the rate of population and employment growth

N/A

Whether Plan objectives are being met as specified or remain valid and desirable

N/A

Effect on general land values or housing costs

N/A

Whether capital improvements or expenditures are being made or completed as expected

N/A

Consistency with GMA, the Plan, and Countywide Planning Policies

N/A

Effect on other considerations

N/A

**Staff Recommendation**

No amendments to Renton Municipal Code are proposed.

**Implementation Requirements**

N/A