

Covenant Living at the Shores

City of Mercer Island Hearing
September 10, 2026



Agenda

- Overview of Community Operations – Daniel Scansen, Executive Director of the Shores
- History of Project – Randy Gross, SVP of Project Development at Covenant Living
- Civil Engineering Design – Joe Taflin, Principal with Langan-Navix Engineering
- Architectural Design – Dustin Warmus, Principal with THW Design
- Questions



Daniel Scansen, Executive Director – Community Living

- Continuing Care Retirement Community (CCRC)
- Founded in 1978 - Many improvements along the way
- Independent Living
- Assisted Living and Assisted Living Memory Care
- Skilled Nursing
- Fitness space and Dining venues
- Other common areas
- Provide daily transportation
- Marina



Randy Gross, SVP of Project Development – Covenant Living

Covenant Living at the Shores

Original Goal in 2022:

- Replace the Lodge
- Degrading Lodge condition
- Challenges with the site
 - Utility easements
 - Topography
 - Setbacks



Covenant Living at the Shores: Completed Milestones

- Topographic and boundary surveys, extensive soil borings
- Full arborist report - completed three times
- Variance for critical area, identified a wetland not identified in the initial wetland report
- Completed new conceptual building design.
- Pre-application with the city – August 2023, March 2024 and, July 2025
 - Submitted Shoreline conditional use permit.
- Reviewed new reduced concept design with Planning Department in May 2025

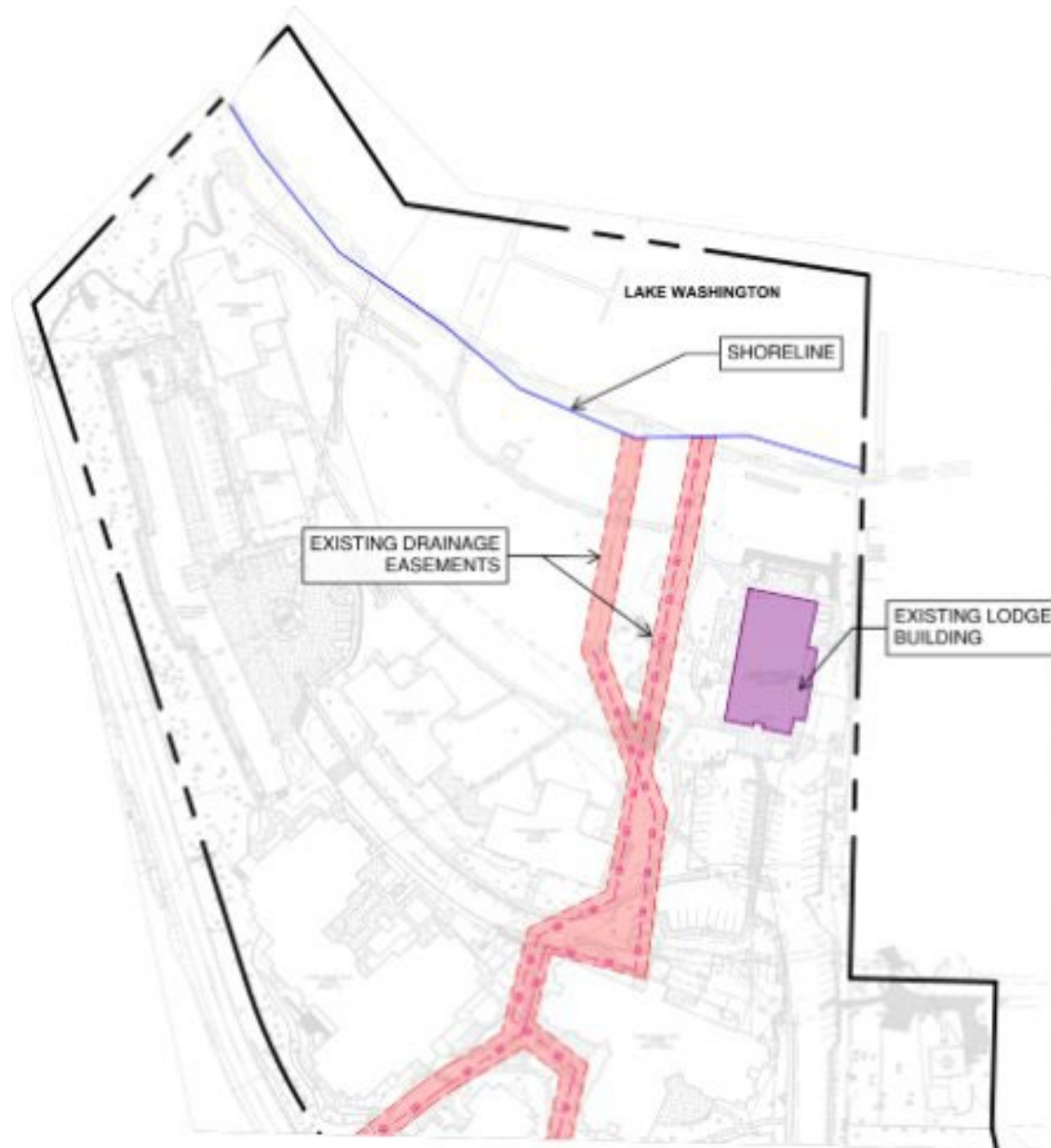


Joe Taflin, Principal with Langan-Navix Engineering

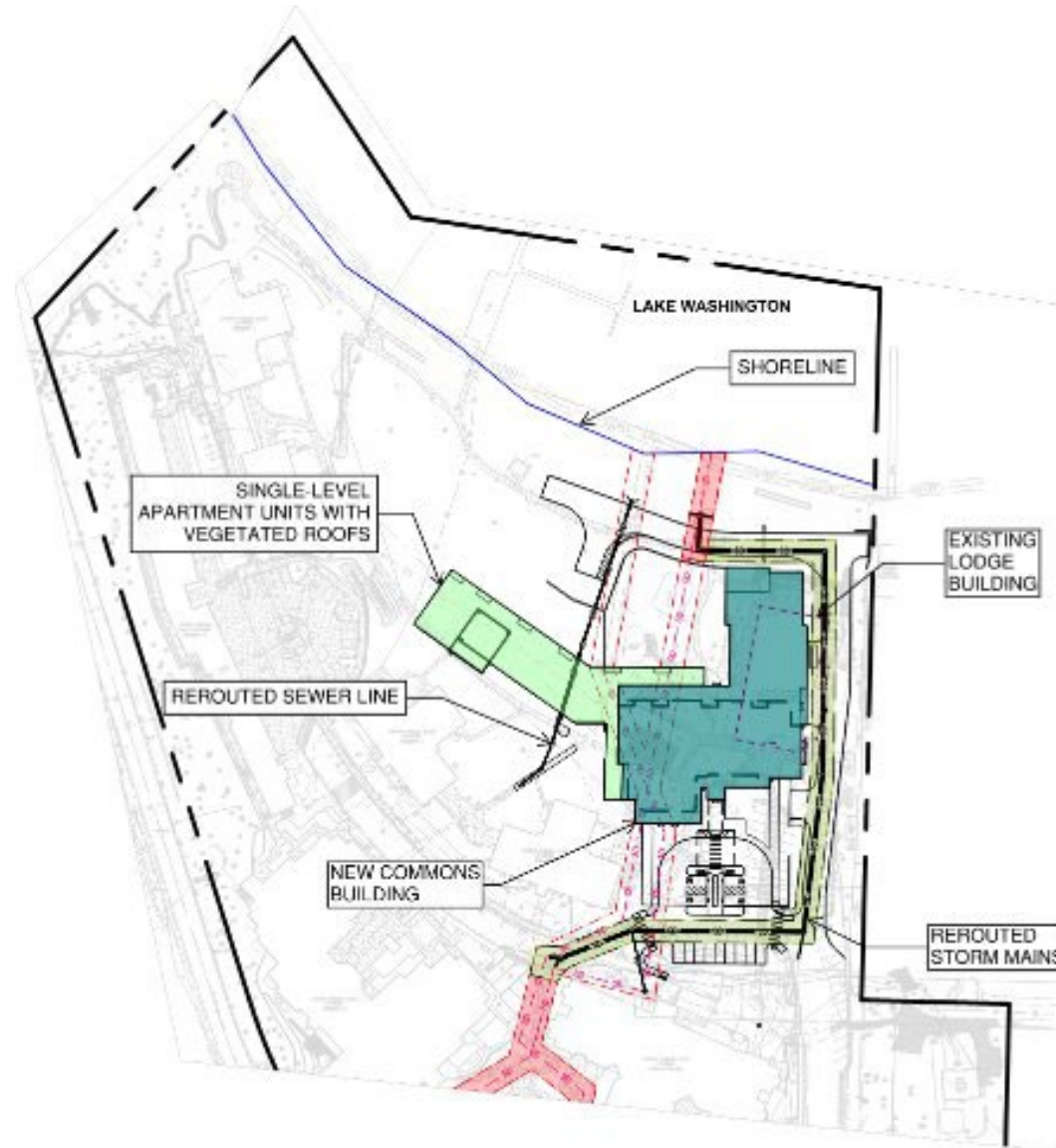
- Evolution of the site plan
- Site design, challenges, regulatory requirements
- Grading, drainage, and utility connections



Existing Site and Lodge Building



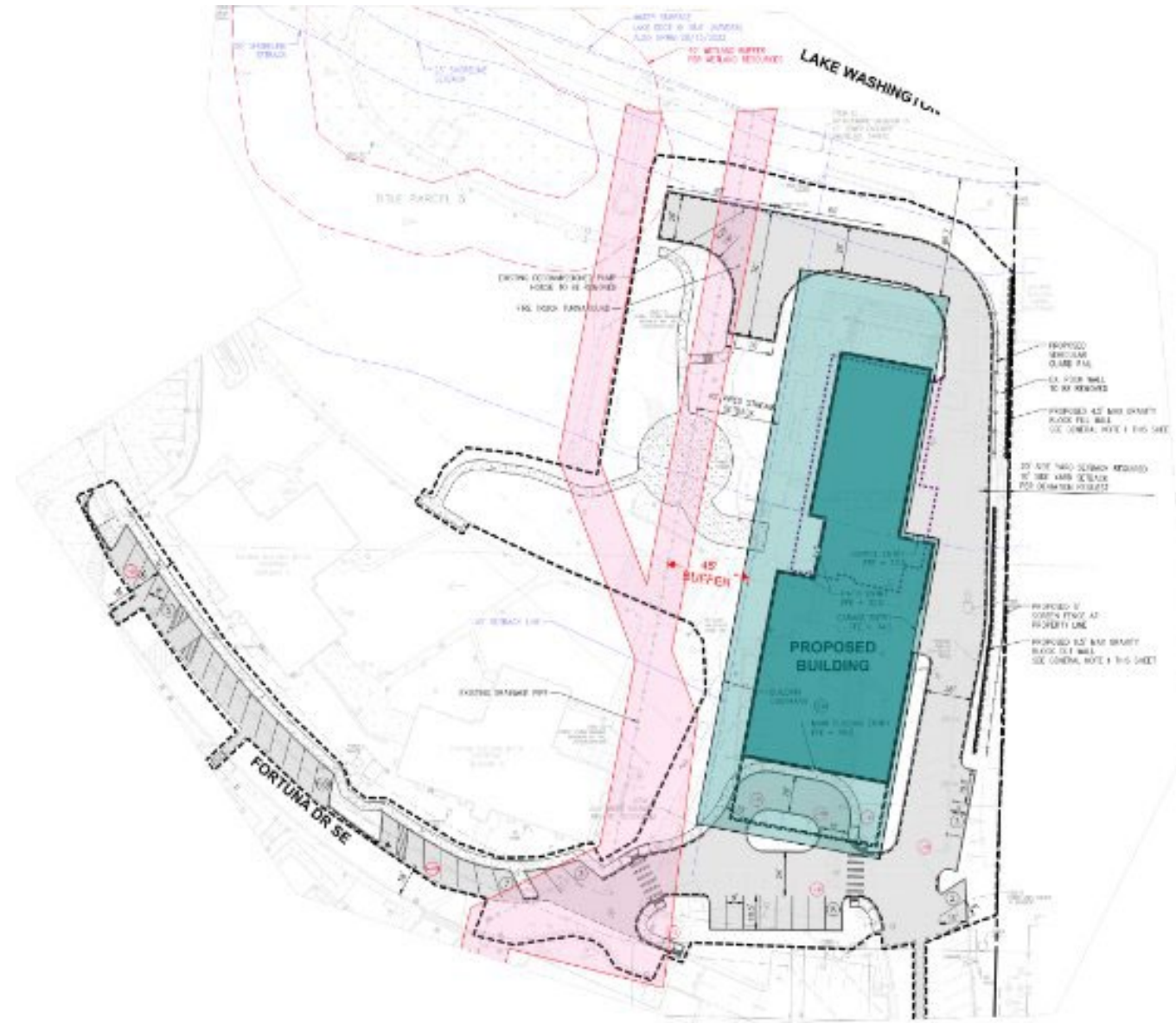
Initial Site Plan



Initial Site Plan with Discoveries



Final Site Plan (Current)



Dustin Warmus, Principal with THW

- New Lodge Program Components
- Architectural Style
- Key Characteristics
- Pacific Northwest Character







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.

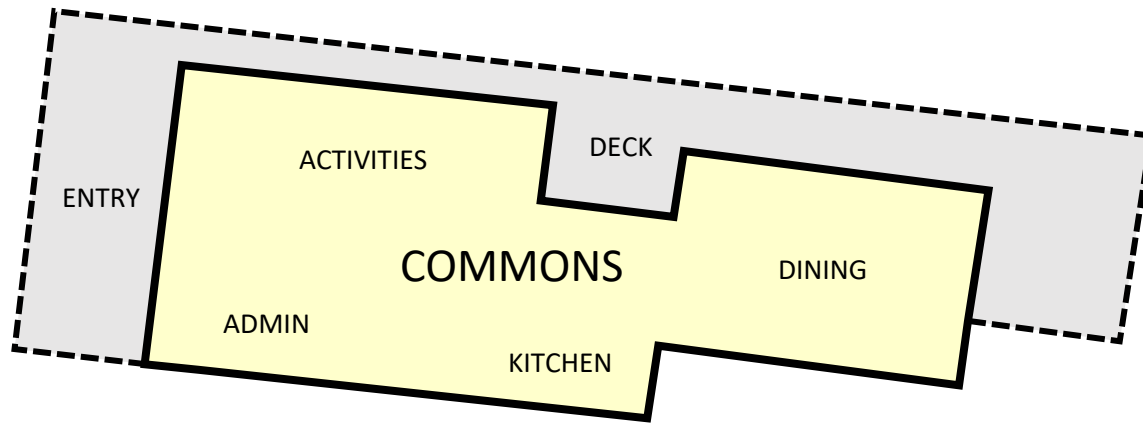
Multi-purpose room

- 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

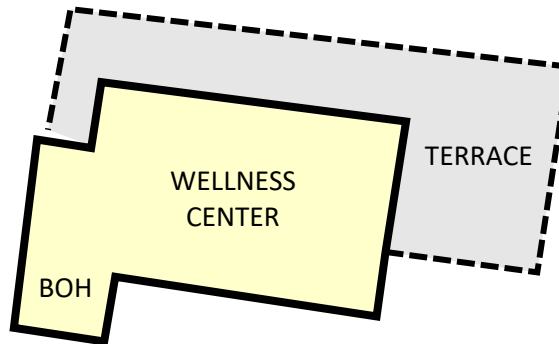
- Program spaces on the terrace level will include a fitness room, aerobics studio, salon, and spa. Supporting spaces to include restrooms with lockers, training desk & office, consultation room, and storage. There will also be the opportunity to utilize the adjacent outdoor terraces for additional group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





14,250SF MAIN

MAIN LEVEL



8,448SF TERRACE

TERRACE LEVEL

AREA SUMMARY:

COMMONS - +/-22,698sf
was - 42,135sf

OUTDOOR COVERED - +/-7,000sf covered terraces

TOTAL AREA - +/-29,698sf
was - 105,195sf



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.

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. Roof terraces and areas to be treated as “green roof” would blend into the surrounding landscape and walk system to lessen the footprint visually.

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.







Northwest Contemporary architecture (sometimes called *Pacific Northwest Contemporary*) is a regional architectural style that evolved in the Pacific Northwest of the United States and Canada, particularly in Washington, Oregon, and British Columbia. It blends modern design principles with a strong connection to the natural landscape.

Key Characteristics

1. Strong Connection to Nature

- Large expanses of glass that frame views of forests, mountains, water, or natural landscapes.
- Indoor-outdoor living spaces with covered terraces, decks, and patios.
- Buildings are often carefully integrated into the site rather than dominating it.

2. Natural Materials

Extensive use of:

- Cedar and other wood species
- Natural stone
- Exposed timber beams
- Concrete and steel accents

Materials are often left in their natural state to weather gracefully.

3. Simple, Modern Forms

- Clean lines and contemporary massing.
- Minimal ornamentation.
- Emphasis on horizontal proportions.
- Open floor plans with flowing interior spaces.

4. Climate-Responsive Design

- Deep roof overhangs to protect from frequent rain.
- Sloped or shed roofs that shed water efficiently.
- Durable materials suited to wet climates.
- Abundant natural daylight despite cloudy conditions.

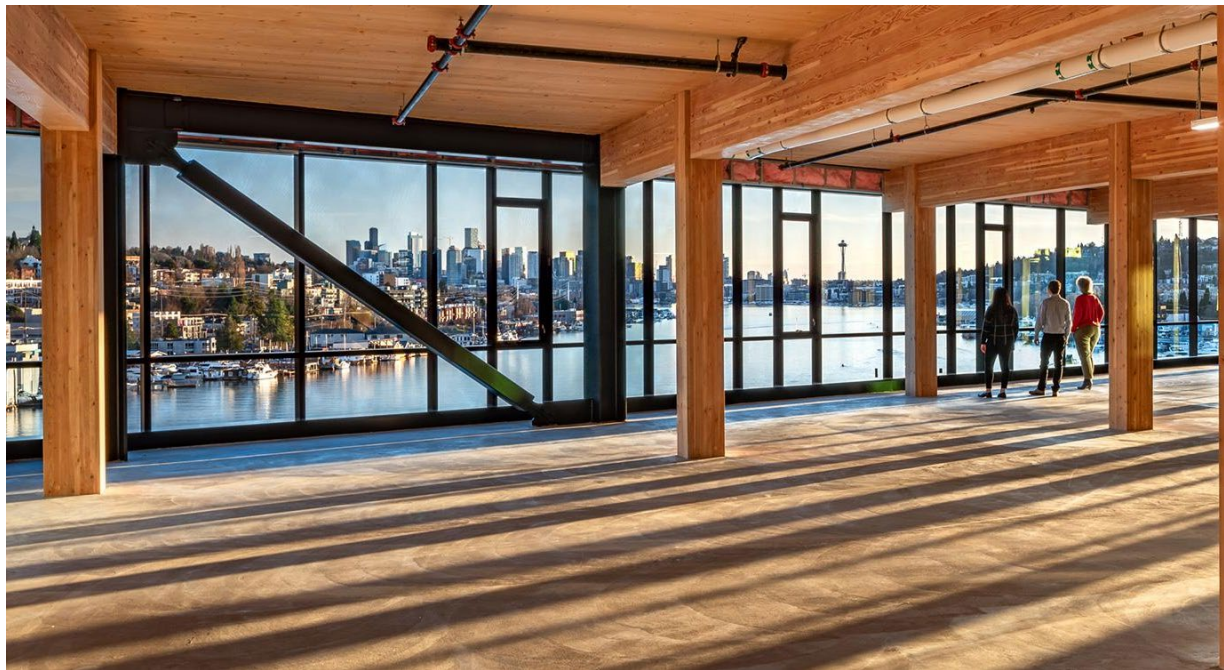
5. Warm Modernism

Unlike some modern architecture that can feel stark or industrial, Northwest Contemporary design often feels:

- Warm
- Inviting
- Textural
- Relaxed
- Wood ceilings, exposed structural elements, and natural finishes help create this warmth.









Northwest Contemporary architecture is particularly well suited to Mercer Island because the style is rooted in the very environmental and cultural conditions that define the Pacific Northwest. Rather than imposing a building on the landscape, Northwest Contemporary design seeks to celebrate and complement its surroundings—an approach that aligns perfectly with Mercer Island's wooded character, waterfront setting, and residential scale.

A Natural Response to the Island's Setting

Situated within Lake Washington and surrounded by mature evergreen forests, Mercer Island offers a unique combination of water views, rolling topography, and dense tree canopies. Northwest Contemporary architecture embraces these qualities through expansive glazing, open floor plans, and carefully framed views that connect interior spaces to the surrounding landscape.

Large windows capture views of the lake, forests, and changing seasons, while covered terraces and outdoor gathering spaces allow residents to enjoy the outdoors throughout much of the year despite the region's wet climate.

Reflecting the Pacific Northwest Character

Mercer Island residents generally value architecture that is sophisticated yet understated. Northwest Contemporary design reflects this sensibility through:

- Natural wood and stone materials
- Clean, modern forms
- Warm and inviting interiors
- Limited ornamentation
- Craftsmanship and authenticity
- Rather than relying on historic styles or decorative details, the architecture derives its beauty from proportion, materials, light, and its relationship to nature.





Regional Architectural Vernacular

Exterior Massing, Materials, Details, Finishes and Colors





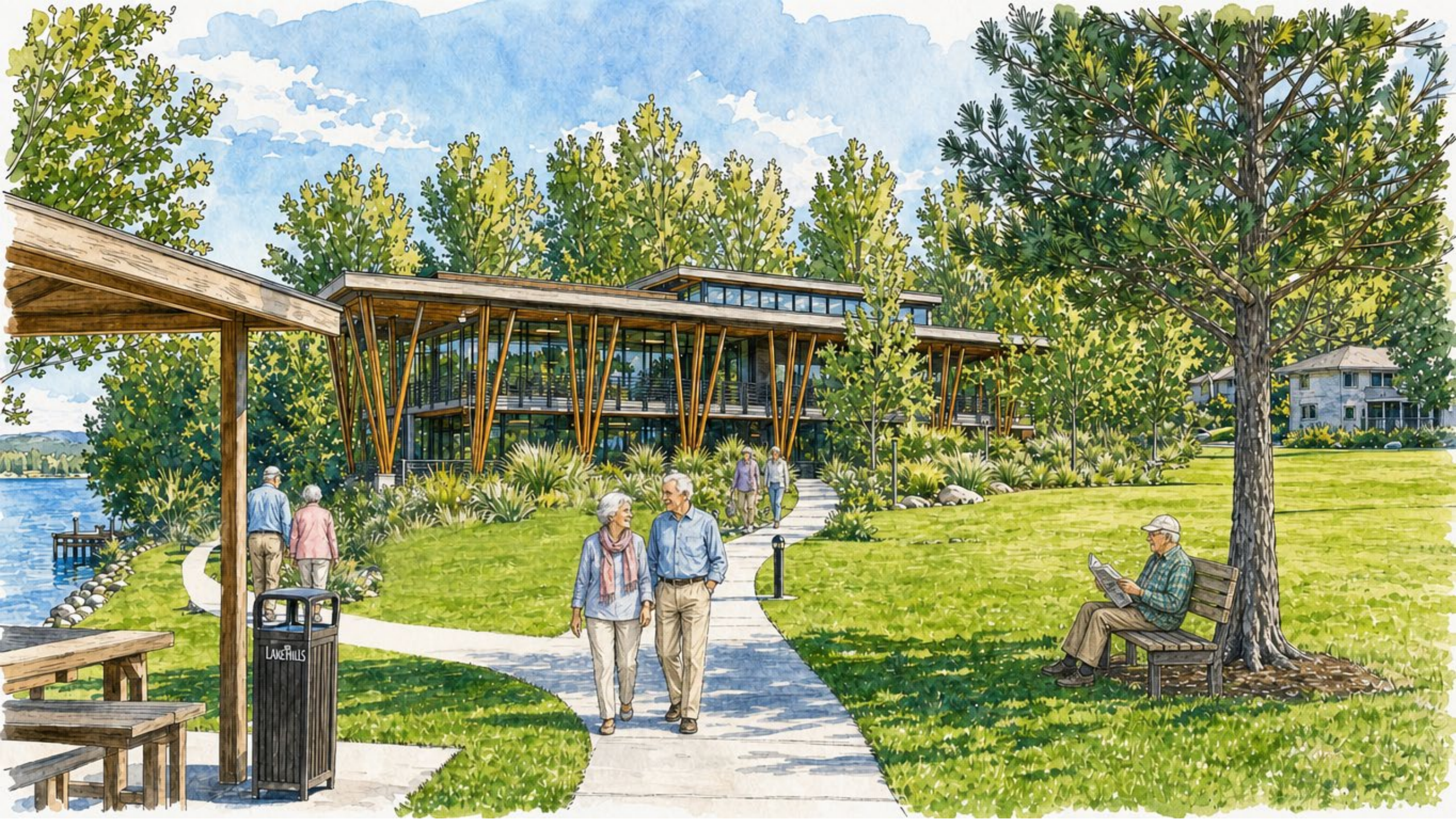
SIDE ELEVATION



SIDE ELEVATION











Questions?

