



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Senior Planner
Date: September 9, 2016
File No.: DRV16-01412
Subject: **VAREZE RESIDENTIAL PROJECT
DESIGN RESPONSE CONFERENCE**

I. MEETING GOALS

At the September 19, 2016 Design Review Board (DRB) meeting, the DRB should continue the Varese Residential Project Design Response Conference from August 1st and determine if the project is consistent with the design guidelines contained in the Design Guidelines for the Totem Lake Neighborhood.

At the August 1st Meeting, the DRB was accepting of the overall design, but the Board requested that the applicant submit the following items:

- Submit elevation showing the building impacts on the neighbors to the south (per public comments)
- Additional work on the east edge of the property to reduce visual impacts. Requested that the applicant look at providing additional relief and varying of units types.
- Submittal of a light study to help determine appropriate landscaping.
- Detailed landscaping plans
- Submittal of materials details
- Detailed park plans
- Detailed lighting plans
- Parking plan for area near the park
- Garbage pick-up plans
- Public pedestrian connection to the east and west

It should be noted that as part of the continuing SEPA review of the project, the Public Works Department is recommending that the driveway to the site be relocated further west to meet the City's driveway spacing requirements. Public Works Staff is working with the applicant's Traffic Engineer to determine the exact location of the curb cut. Staff is recommending that approval of the design be postponed until this issue is resolved and the potential impacts to the site design are known.

II. PROPOSAL

The subject property is located at 11801 NE 116th Street (see Attachment 1). The applicant is proposing to construct a new 82 unit residential townhouse development on the 4.17 acre site located in the Totem Lake Neighborhood (see Attachment 2). Parking is proposed in individual unit garage and surface stalls.

III. SITE

The subject property currently contains a multi-use industrial building and surface parking lot. The site is relatively flat with a significant upward grade elevation along the south and southeast property lines. The property has street frontage along NE 116th Street and a 40 foot wide access easement along the north property line.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

North: TL 10B. Church use accessed from NE 118th Street. Maximum height is 65 Feet.

East and West: TL 10C. Car Dealership and Mixed Use Industrial/ Commercial Buildings. Maximum height is 65 Feet.

South: RS 8.5. Residential Single Family. Maximum height is 25 feet.

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on May 16, 2016. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Which guidelines applied to the proposed development; and
- C. The application materials that were needed for the Design Response Conference.

The DRB's feedback from the conference is summarized in Section V.B below under the DRB's discussion on the various design topics.

V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with design guidelines as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines contained in the *Design Guidelines for the Totem Lake Neighborhood*, the following information summarizes key guidelines which apply specifically to the project or project area. See also Section VI for information regarding zoning regulations and how they affect the proposed development.

A. Totem Lake Neighborhood Design Guidelines

1. General

The following is a list of key design issues that should be addressed with this project as identified in the design guidelines.

- Building Location and Orientation
- Architectural Style and Scale
- Building Details and Materials
- Sidewalk and Pathway Widths

- Treatment of Blank Walls
- Pedestrian-Lighting and Amenities
- Interior Pedestrian Connections
- Residential Open Space and Landscaping
- Parking and Vehicular Circulation

See the adopted Design Guidelines for the Totem Lake Neighborhood for complete text and explanations.

B. Compliance with Design Guidelines

1. Scale and Site Design

a. DRB Discussion

The DRB expressed a preference for massing Plan 1. Plan 1 included a large central park with most of the buildings surrounding it. The DRB requested the following items for submittal:

- Various site sections across the property including a roadway section that incorporates the park, fire lane, sidewalks and parking.
- Modifications to the site plan including exploring designs that make the access roads and buildings less linear. Consider pavers and greenery in auto courts to lessen their impact.
- Human scale elevation plans of the buildings including roof structures and articulation details.

b. Supporting Design Guidelines

The *Design Guidelines for the Totem Lake Neighborhood* contain the following policy statements that address the use of these techniques:

- Locate and orient buildings toward streets, plazas or common open spaces, and major internal pathways, with parking to the side and/or rear.
- Configure buildings to create focal points of pedestrian activity. This is particularly important on large sites.
- Configure development to provide opportunities for coordinated pedestrian and vehicular access. Where there are no current opportunities for coordinated access, developments should provide the opportunity for future coordination, where desirable, should the adjacent site be redeveloped in the future.
- Site and orient multi-story buildings to minimize impacts to adjacent single family residents. For example, if a multistory building is located near a single family property, provide landscaping elements and/or minimize windows and openings to protect the privacy of adjacent homes.
- Encourage a variety of roofline modulation techniques. This can include hipped or gabled rooflines and modulated flat rooflines.
- Encourage a combination of architectural building elements that lend the building a human scale. Examples include arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards.

c. Staff Analysis

As requested by the DRB, the applicant has provided detailed plans of Plan 1 for review (see Attachment 2).

The DRB should review the site and building designs to provide input on the following items:

- *Does the building orientation and overall site plan address pedestrian and vehicular connection issues?*
- *Does the design adequately address impacts from neighboring commercial uses?*
- *Does the project adequately address impacts to the single family residential development to the south?*
- *Do the building designs provide enough variety of roof forms and architectural elements?*

2. Vehicular and Pedestrian Access

a. DRB Discussion

The DRB supported the proposed vehicular access to the site, but recommended the following items to address vehicular and pedestrian access:

- Explore the possibility of relocating the access drive to the center of the site. If drive cannot be relocated, ensure that the onsite improvements and the access easement can coexist. Also explore the possibility of screening the easement from the residential units adjoining it.
- Address pedestrian access to the site from NE 116th Street and how it works with vehicular access. Explore pedestrian access to and from neighboring properties and a potential connection to the Cross Kirkland Corridor. Staff is recommending that a public pedestrian access easement be incorporated into the northern half of the property for future access through this subarea to the CKC.
- A detailed plan for pedestrian access to and from the "central park" area.
- Detailed parking plan including visitor parking design.

b. Supporting Design Guidelines

The *Design Guidelines for the Totem Lake Neighborhood* contain the following policy statements that address the use of these techniques:

- Provide convenient pedestrian access between the street, bus stops, buildings, parking areas, and open spaces. Internal pedestrian connections are particularly important on large sites where some uses may be placed away from a street.
- Develop an efficient internal vehicular access system that minimizes conflicts with pedestrians and vehicular traffic.
- Configure internal access roads to look and function like public streets.

c. Staff Analysis

As requested by the DRB, the applicant has provided detailed vehicular and pedestrian access plans (see Attachment 2).

The DRB should provide input on the following items:

- *Discuss site access options.*
- *Does the pedestrian access to the central park area work with the vehicular access plan?*
- *Are there additional opportunities for pedestrian access?*

3. Open Space and Landscaping

a. DRB Discussion

The DRB had the following requests regarding open space and landscaping:

- A more detailed design of the "central park" concept and examples of similar constructed parks to ensure this type of design is functional.
- Detailed landscape plans including buffers to mitigate impacts from neighboring uses.
- Impacts to existing landscaping along NE 116th Street.

b. Supporting Design Guidelines

The *Design Guidelines and Zoning Regulations* contain the following guideline addressing the visual quality of landscapes:

- KZC Chapter 95 requires that a landscape plan be approved as part of the Design Review Process.
- Provide pedestrian amenities along all sidewalks, interior pathways and within plazas and other open spaces.
- Incorporate common open space into multi-family residential uses. In the Totem Lake Neighborhood, where very high density residential uses are allowed, the quality of the space in providing respite from the buildings on the site is more critical than the amount of space provided. In some developments, multiple smaller spaces may be more useful than one, larger space.
- Provide private open space for multi-family residential units. For townhouses and other ground-based housing units, provide patios, decks, and/or landscaped front or rear yards adjacent to the units.
- Consider the purpose and context of the proposed landscaping. The pedestrian/auto oriented landscape requires strong plantings of a structural nature to act as buffers or screens. The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's favorable qualities and screens its faults while not blocking views of the business or signage.

c. Staff Analysis

The DRB should review the landscape treatment around individual buildings, within the central park area, and along vehicular and

pedestrian access areas. Landscaping should be placed in areas to help mitigate building massing and enhance the pedestrian experience.

The DRB should provide input on the following items:

- *What changes, if any, are needed to the landscape plan?*
- *Are there other opportunities for landscaping?*

4. Building Materials, Color, and Details

a. DRB Discussion

This topic was not discussed in detail at the Conceptual Design Conference.

b. Staff Analysis

Attachment 2 contains color elevation drawings and showing proposed building materials. The applicant has been directed to bring material samples to the DRB meeting. The DRB should provide feedback to the applicant regarding the proposed materials and colors.

VI. KEY ZONING REGULATIONS

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

In terms of zoning, development on the subject property is subject to the regulations in TL 10C (see Attachment 4) as well as other applicable KZC sections. The following regulations are important to point out as they form the basis of any new development on the site. Below are some of the key zoning standards that apply to the development followed by staff comment in italics.

- A. Permitted Uses: Attached or stacked dwelling units are allowed as freestanding developments only in the identified "Stand Alone Housing Areas".

Staff Comment: The subject property is located within a "Stand Alone Housing Area" and the applicant is proposing attached or stacked dwelling units.

- B. Height: TL 10C allows a maximum height of 65 feet above average building elevation, except areas adjoining low density zones where the maximum is 30 feet.

Staff Comment: The southern 100 feet of the subject property is considered adjoining low density residential and subject to this requirement. The applicant has submitted revised drawings that reflect this requirement.

- C. Parking: The parking standards for attached or stacked dwelling units are:

- 1.2 stalls per studio unit
- 1.3 stalls per 1 bedroom unit
- 1.6 stalls per 2 bedroom unit
- 1.8 stalls per 3 or more bedroom unit

- Guest Parking: A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's parking regulations. The applicant must demonstrate compliance with the City's parking requirements as part of any building permit.

- D. Affordable Housing Requirements: The project is required to provide at least 10 percent of the units as affordable housing units as defined in KZC Chapter 5.

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's Affordable Housing Regulations.

- E. Public Pedestrian Connection: KZC Section 105.19 states that the City may require the applicant to install pedestrian walkways for use by the general public on the subject property and dedicate public pedestrian access rights. On this site, the proximity to the Cross Kirkland Corridor and the unusually long blocks necessitate a connection.

Staff Comment: The applicant is showing a potential connection on the revised plans. Staff will provide more analysis of the location at the meeting.

VII. PUBLIC COMMENT

All public comments received to date are included as part of Attachment 5.

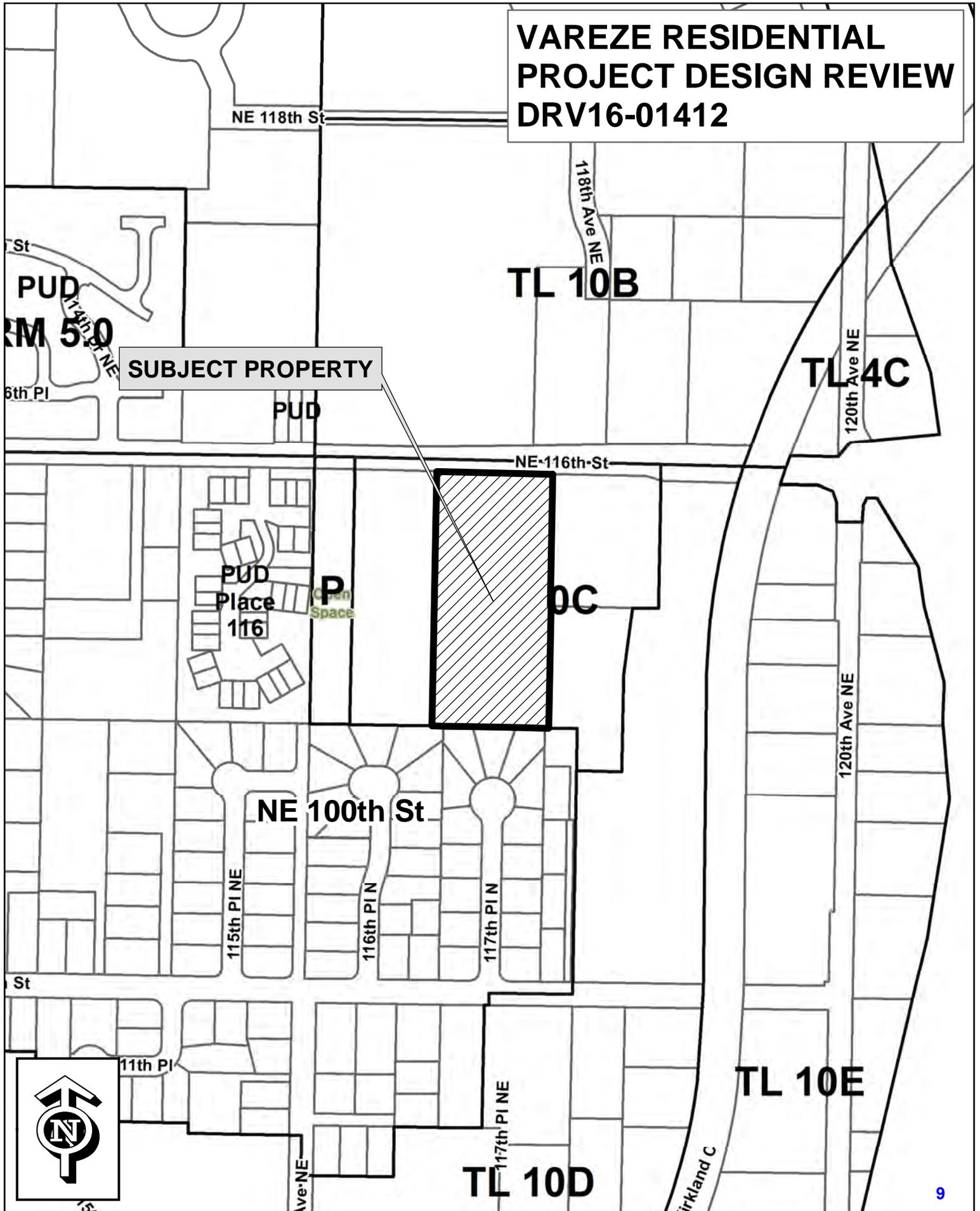
VIII. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

IX. ATTACHMENTS

1. Vicinity Map
2. Development Plans
3. Development Standards
4. TL 10C Use Zone Chart
5. Public Comments

VAREZE RESIDENTIAL PROJECT DESIGN REVIEW DRV16-01412



meet
me
at
the
park”



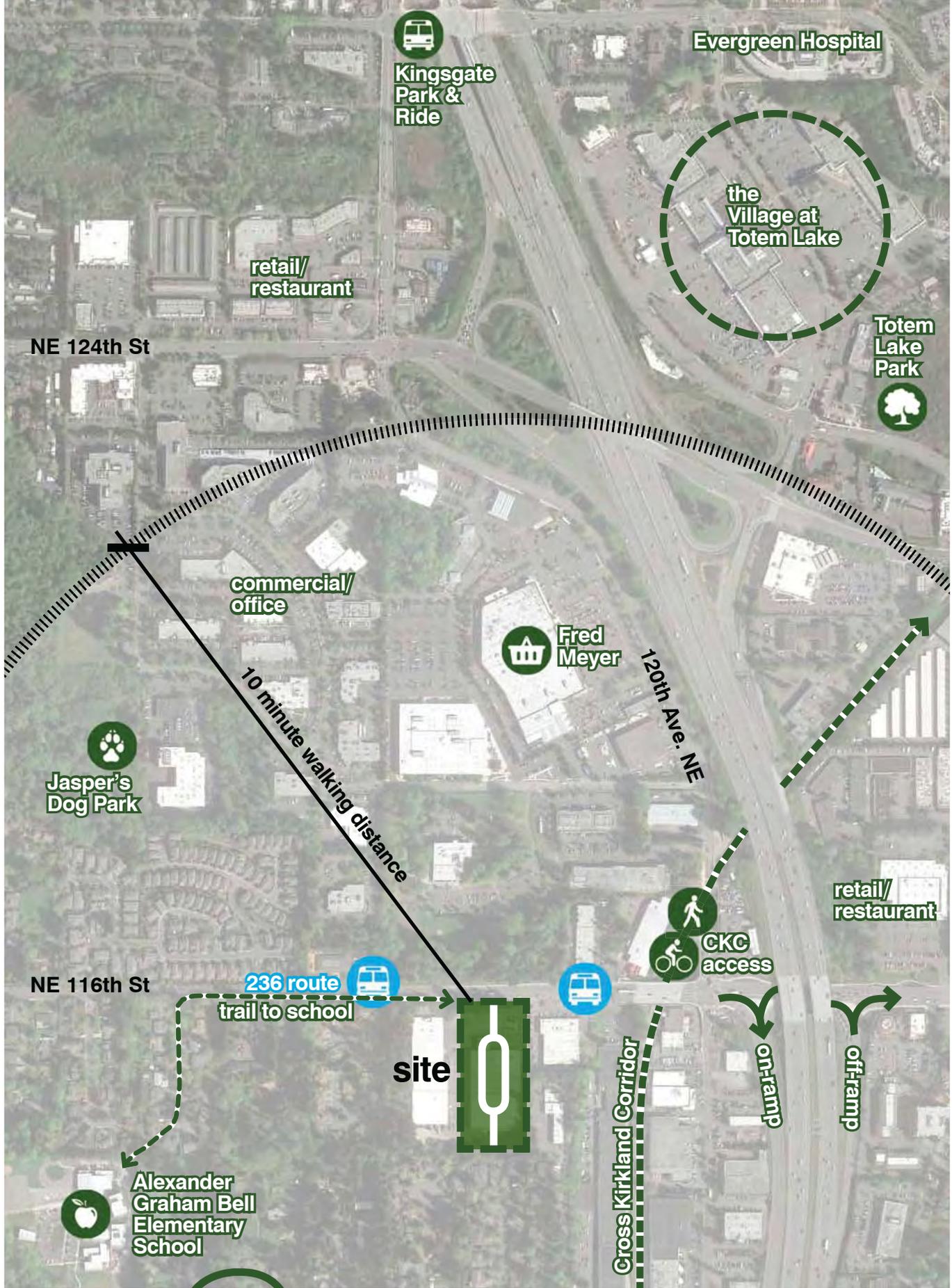
project goals:

create a premium townhome development with a strong sense of community that harmonizes with the existing context, while setting the tone for future projects in the area.

create a neighborhood focal point, an amenity that can be enjoyed by every member of the community on a daily basis as they leave for the day, arrive home, grab the mail, go for a stroll, play with their children, or fire up the shared bbq to have a picnic with a neighbor.

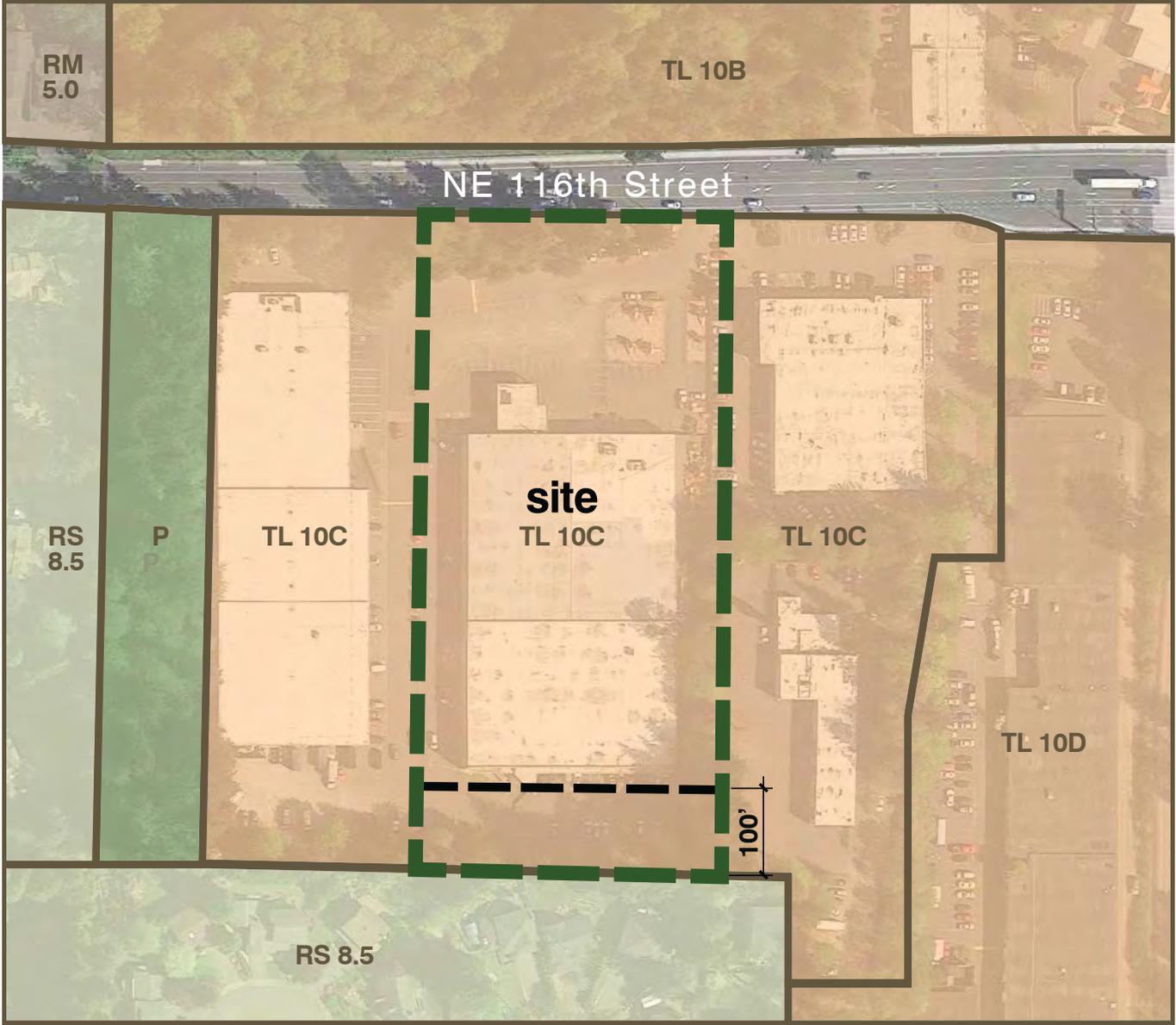
create a premium urban community with exciting homes for buyers at all stages of life.





10
minute
neighbor
hood

VAREZE



PARCEL NUMBER
3326059152

SITE ADDRESS
11801 NE 116th ST

ZONING
TL 10C

NEIGHBORHOOD
Totem Lake

SETBACKS
Front: 10'
Side: 5' min. (15' total)
Rear: 10'

MAXIMUM LOT COVERAGE
80%

MAXIMUM HEIGHT
65' above average building elevation
30' within 100' of low density residential

LANDSCAPE CATEGORY
D

ZONING OVERLAY
This site is within the "Stand-Alone Housing Area" overlay zone.



zoning

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site
context

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NE 116th Street

site access

40' access easement to adjacent site

existing Subaru Dealership (app. 20' tall)

TL 10C

TL 10C

existing building to be removed (app. 20' tall)

existing utilities to be relocated

25' ± slope bank

existing multiple tenant industrial building (app. 25' tall)

TL 10C

+210' +235'

TL 10C

20' ± slope bank

+210'

+230'

existing 2-story homes

RS 8.5

site analysis

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north boundary line
looking west

NE 116th Street

existing access road



east boundary line
looking south

25' ± slope bank



south boundary line
looking east

residential homes
other side of fence

20' ± slope bank

site
photos

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site from NE 116th

existing building

adjacent building

site access



west boundary line
looking north

trees along NE 116th

existing building



existing building on
site from north west
property line

site
photos

VAREZE

NE 116th Street

POSITIVES

large central park with a variety of amenities is experienced by all residents on a daily basis, as almost every building is on the park

fronting townhomes create semi-private green courts in front of each building

townhomes achieve higher densities, but with residential scaled massing

variety of home options for buyers also creates varied building articulation

project faces NE 116th St to create a positive street scene

CHALLENGES

careful attention will need to be placed on wall design and landscaping of slope banks at the south and southeast corner of the property



- 1 The Park (see details later in this package)
- 2 landscape screening
- 3 new landscape on re-stabilized slope bank to provide screening for neighbors to the south
- 4 5' minimum sidewalk
- 5 pedestrian access from project to NE 116th St.

possible location for future pedestrian easement

Project Summary

P5v1	4 Beds+Deck	19
	2,213 sq.ft.	
P5v2	3 Beds+Deck	8
	2,116 sq.ft.	
P4	3 Beds+Den+ Deck	8
	1,809 sq.ft.	
P1	3 Beds+Deck	8
	1,589 sq.ft.	
P6	3 Beds+Deck	12
	1,582 sq.ft.	
P2	3 Beds+Deck	8
	1,523 sq.ft.	
P3	2 Beds+Deck Tandem	8
	1,353 sq.ft.	
P7	2 Beds Tandem	11
	1,251 sq.ft.	
TOTAL HOMES		82

Parking		
1.7/unit required	139	
total provided	164	
guest parking at 10% of required	14	
guest provided	27	

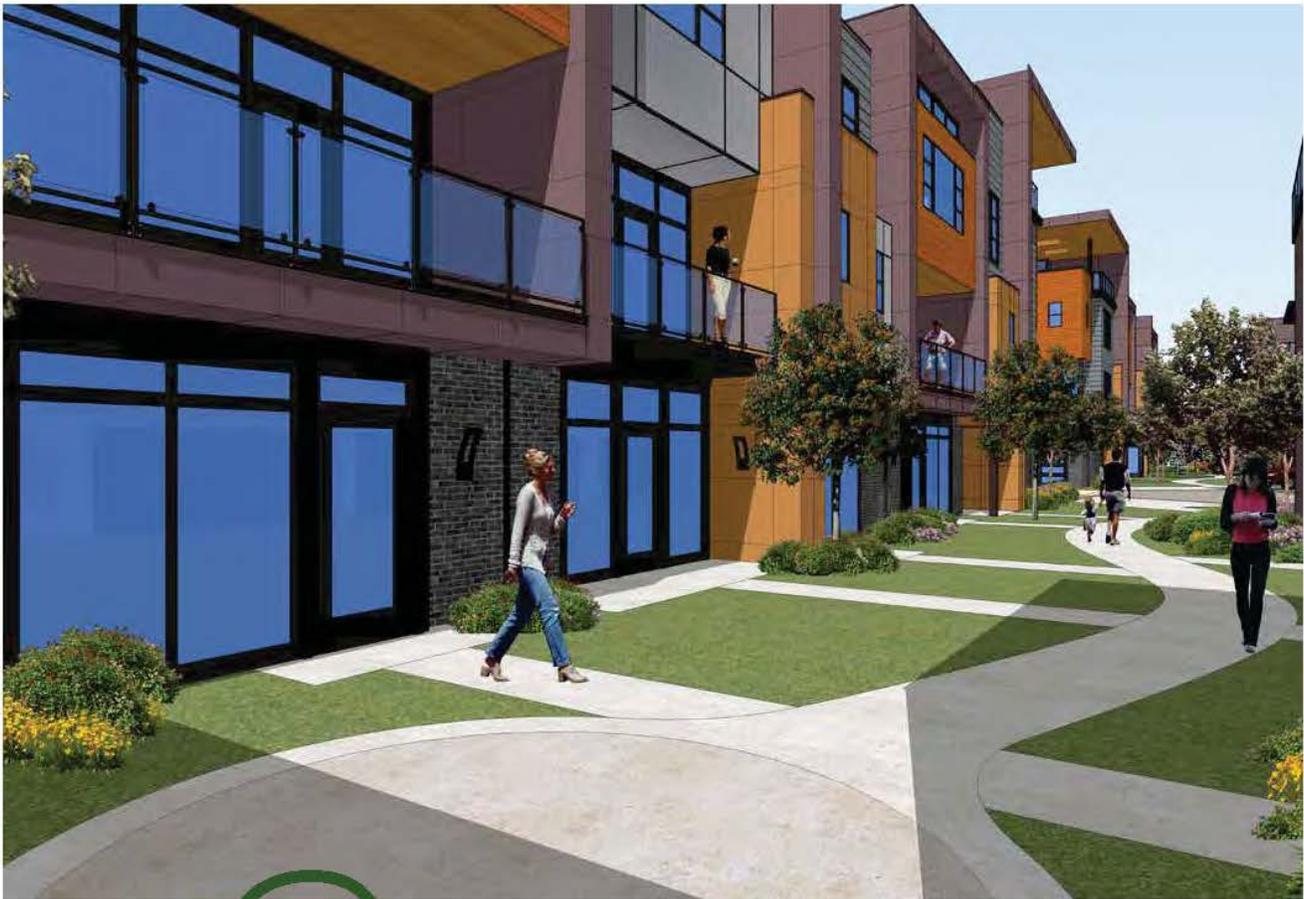
site plan

VAREZE



site
views

VAREZE



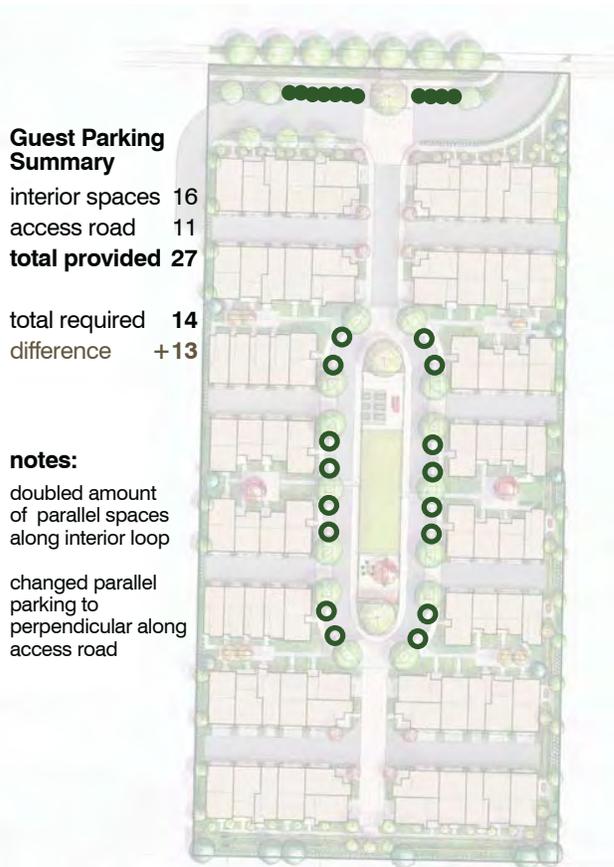
site
views

VAREZE

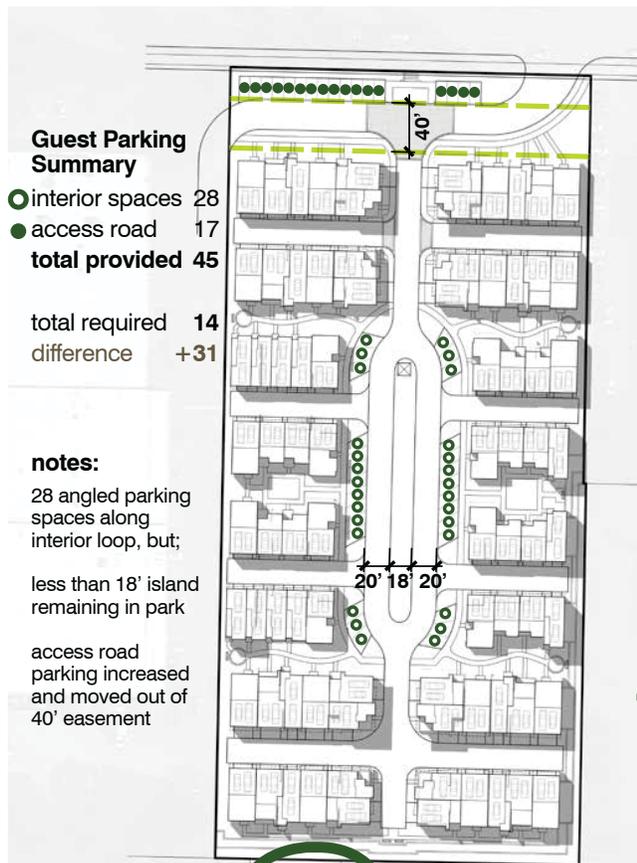




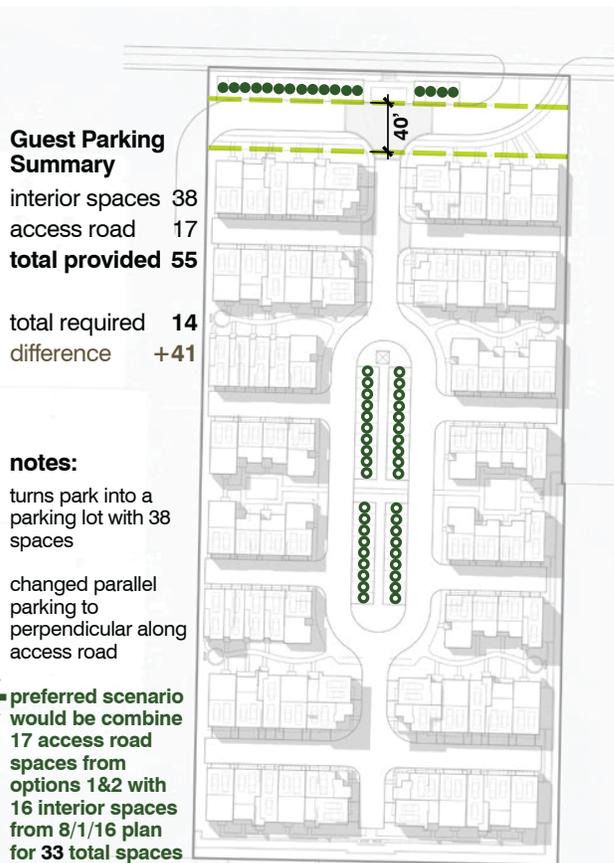
site plan presented on 5/16/16



site plan presented on 8/1/16



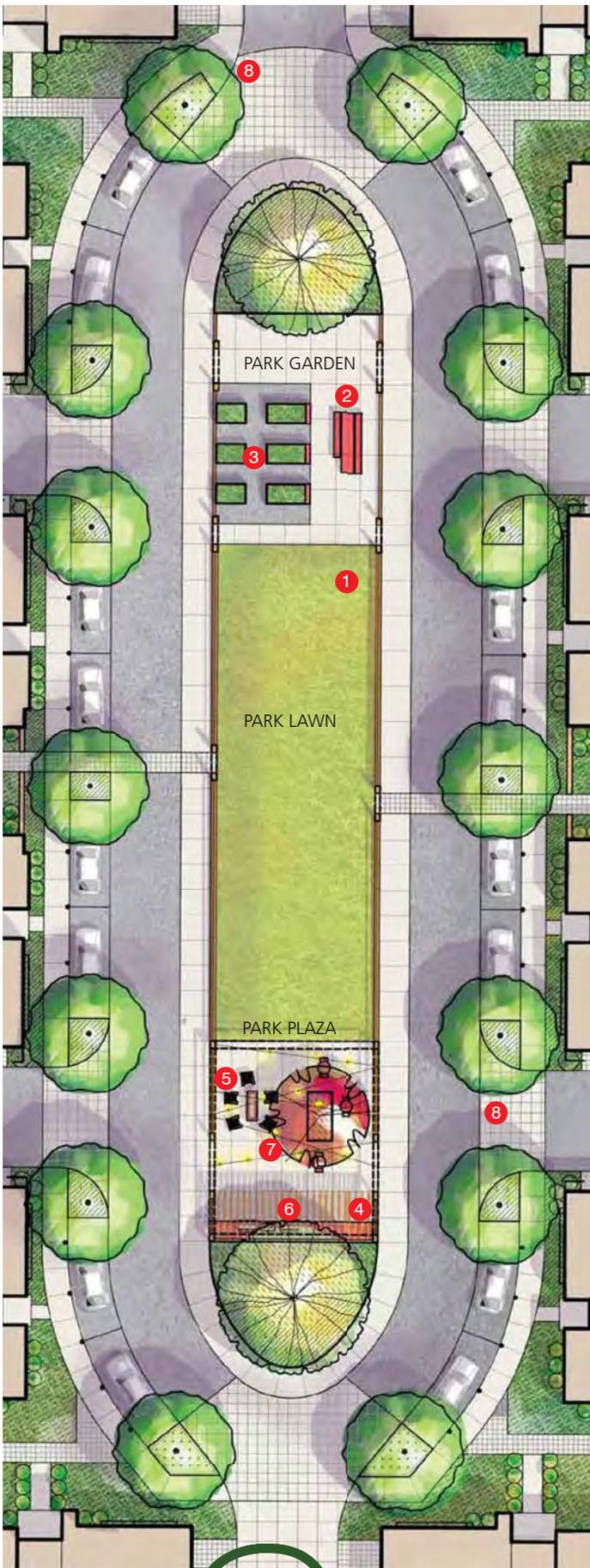
option 1



option 2

parking studies

VAREZE



AMENITIES



1 FLEXIBLE LAWN SPACE



2 PICNIC AREA



3 RAISED GARDEN BEDS



4 BBQ / OUTDOOR KITCHEN



5 FIRE PIT AND MOVABLE SEATING



6 TRELLIS AND OUTDOOR KITCHEN



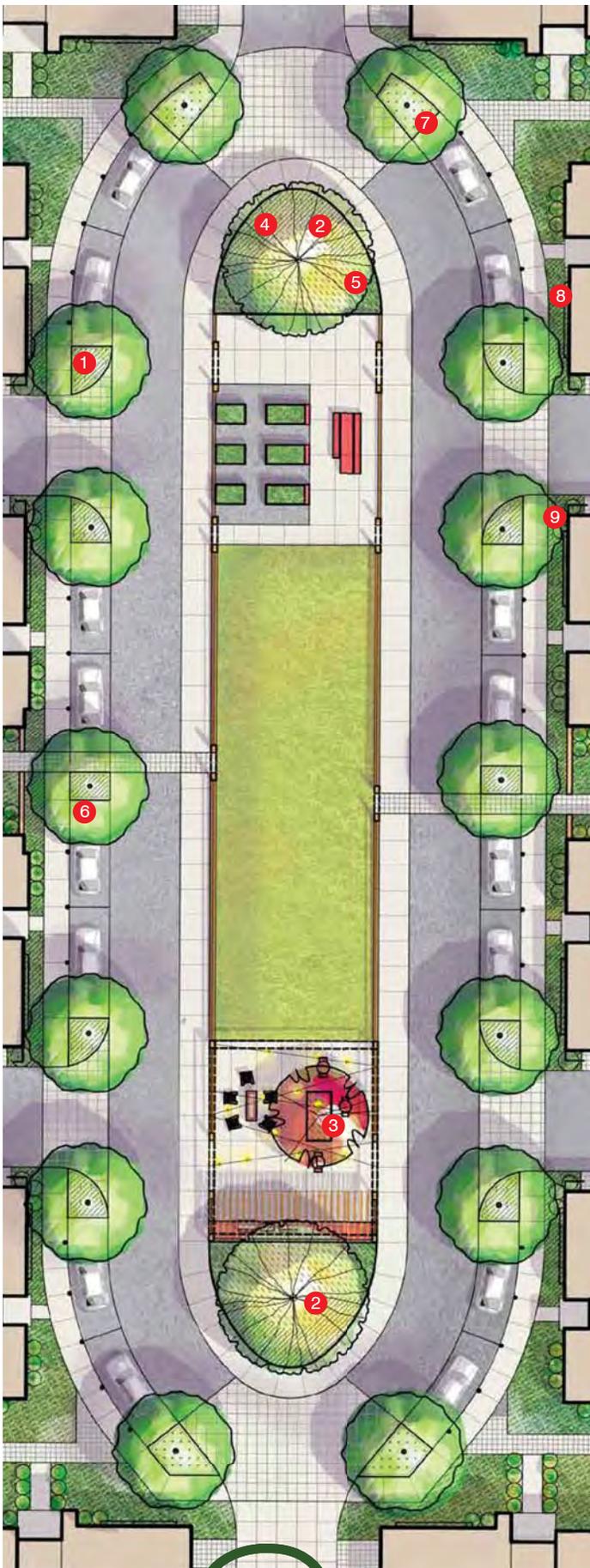
7 OVERHEAD STRING LIGHTING



8 STAMPED ASPHALT

the park

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PLANTING



1 KATSURA



2 SCARLET OAK



3 JAPANESE MAPLE



4 CREEPING OREGON GRAPE



5 LILY TURF



6 BOX-LEAF HONEYSUCKLE



7 MAIDEN GRASS



8 YEW HEDGE



9 HEAVENLY BAMBOO

the park

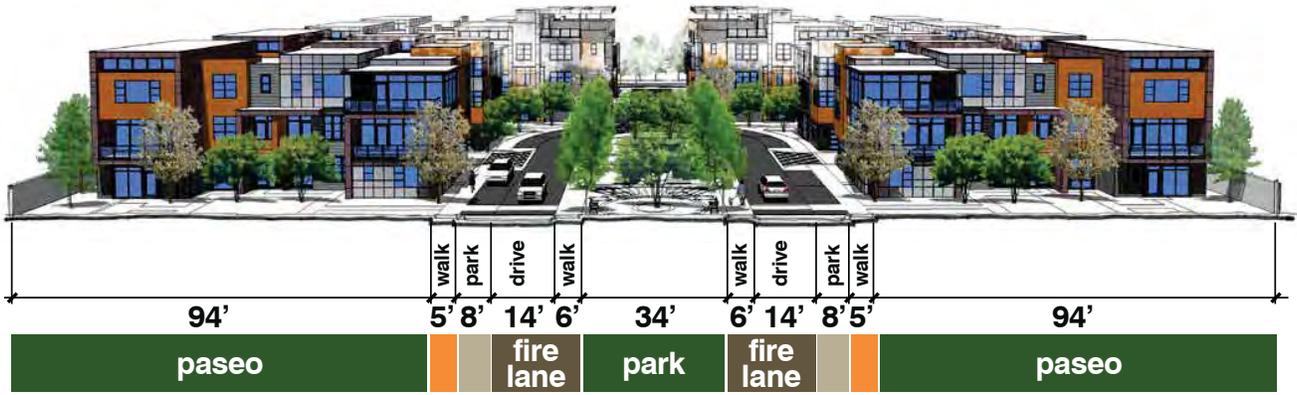
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park
views

VAREZE

section 'A'



park section

VAREZE



AMENITIES



1 COURTYARD WITH FEATURE TREE



2 CONCRETE PAVERS



3 DAWN REDWOOD



4 SNOWBELL



5 JAPANESE MAPLE

PLANTING



6 RED TWIG DOGWOOD



7 YELLOW TWIG DOGWOOD



8 SWEET BOX



9 KELSEY DOGWOOD



10 DEER FERN



11 FOREST GRASS



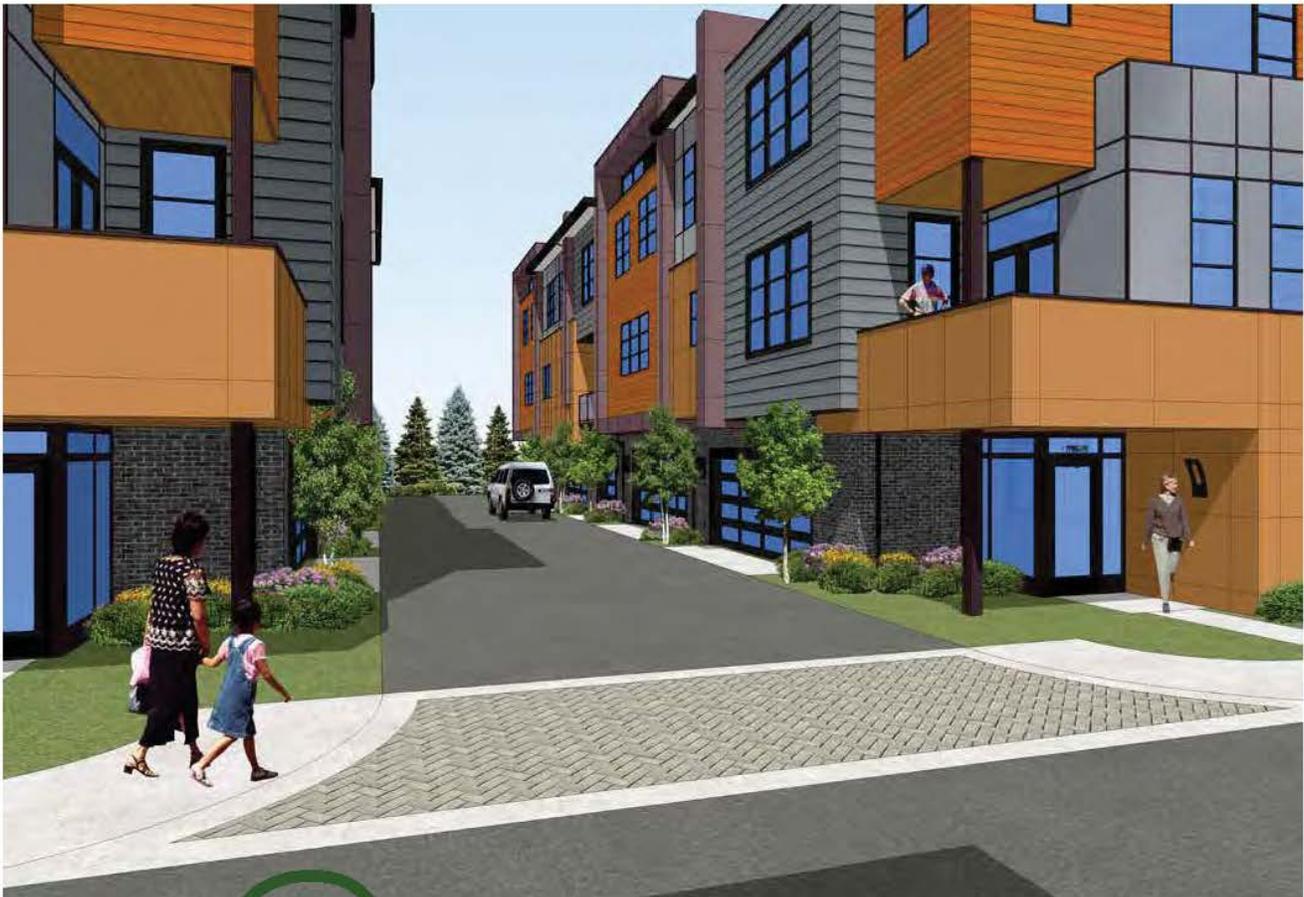
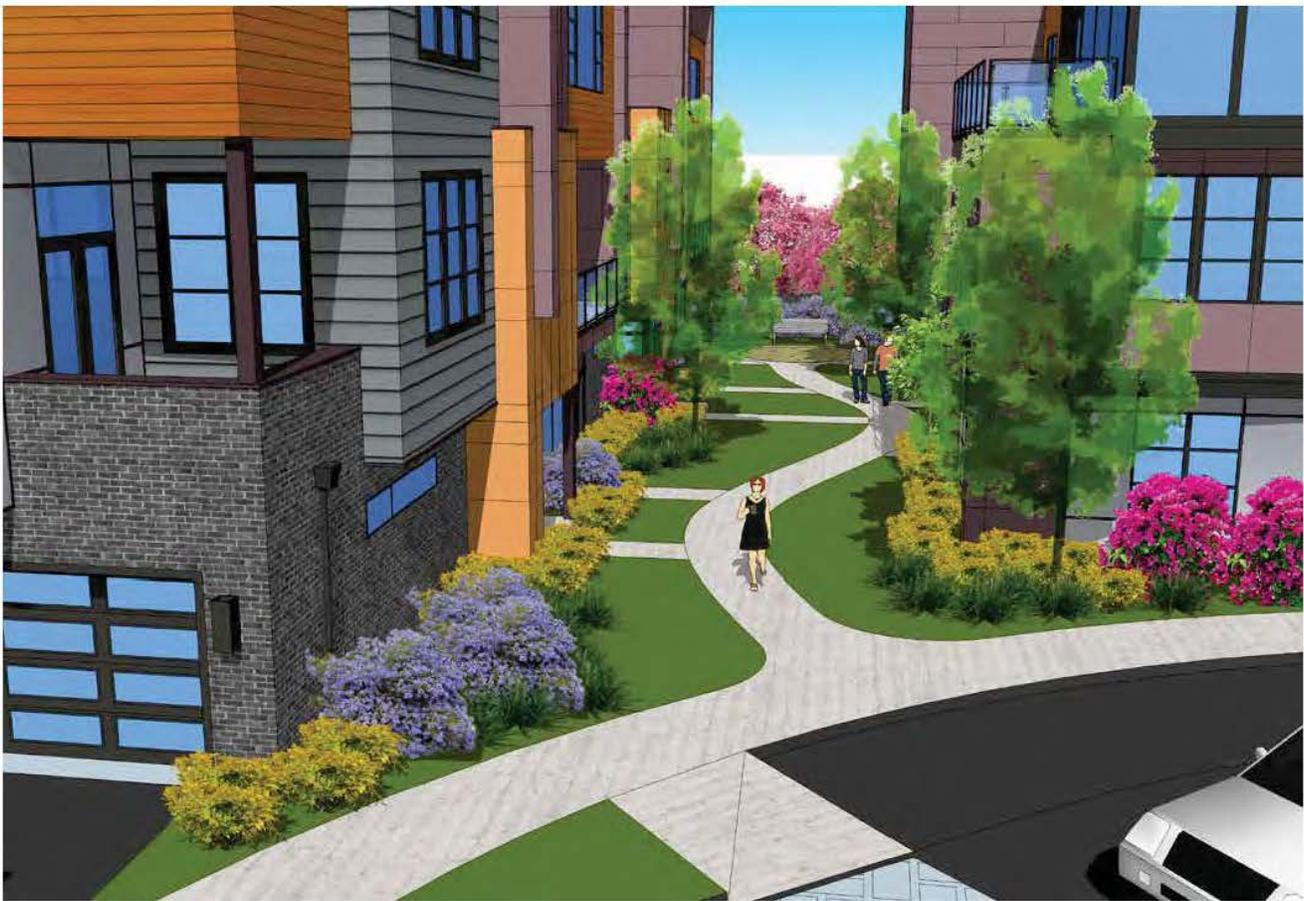
12 INSIDE-OUT FLOWER



13 SWORD FERN



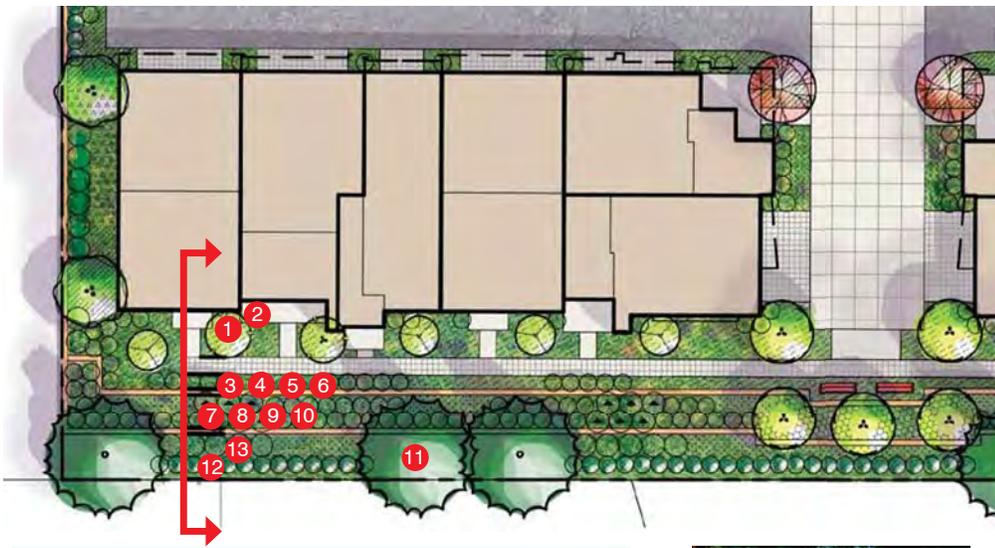
VAREZE



paseo
& alley

VAREZE





9 RED TWIG DOGWOOD



10 YELLOW TWIG DOGWOOD

SECTION



4 FOREST GRASS



5 INSIDE-OUT FLOWER



11 WESTERN HEMLOCK



6 SWEET BOX



12 HICKS YEW



2 EVERGREEN HUCKLEBERRY



7 CREEPING OREGON GRAPE

PLANTING



1 VINE MAPLE



3 AUTUMN FERN



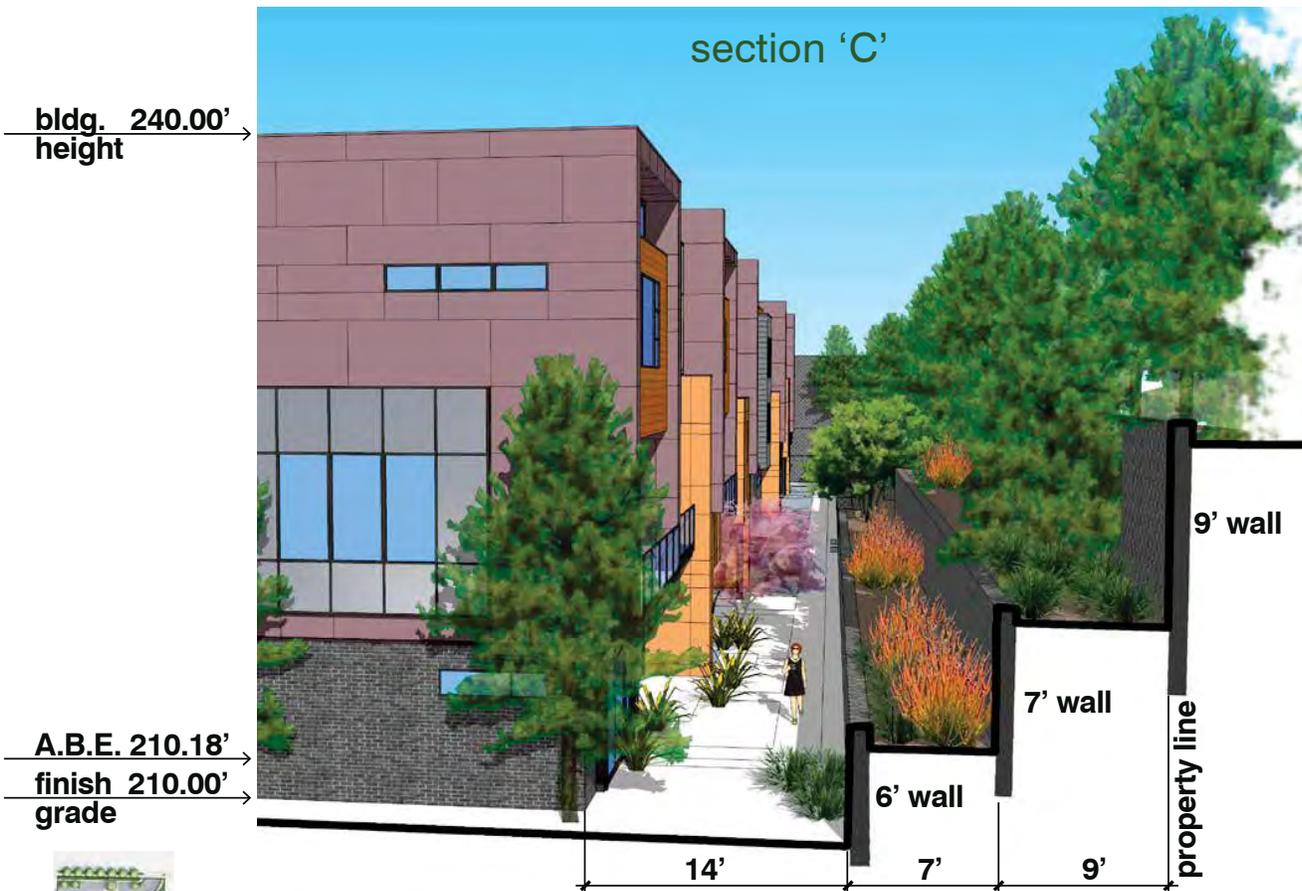
8 HEAVENLY BAMBOO



13 TALL OREGON GRAPE



paseo terrace
VAREZE



south section

VAREZE

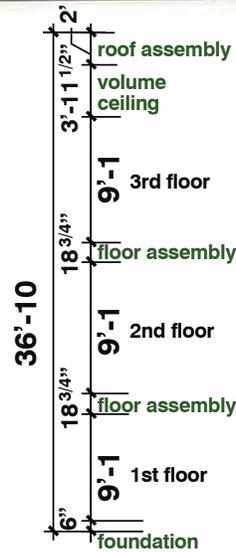
PRE16-00362 | SEPTEMBER 7, 2016



building 1 elevation



building 2 elevation



building height

VAREZE



- ① fiber cement board panels with reveals
- ② fiber cement board siding boards
- ③ brick (extent to be determined)
- ④ glass

exterior
finishes

VAREZE