



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Associate Planner
Date: May 9, 2015
File No.: DRV16-01028
Subject: VAREZE RESIDENTIAL PROJECT
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the May 16, 2016 Design Review Board (DRB) meeting, the DRB should review the conceptual design for the Vareze Residential Project. At the meeting, the DRB should determine:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Determine which guidelines apply to the proposed development.
- C. Determine what other application materials are needed for the Design Response Conference.

II. BACKGROUND INFORMATION

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. The applicant has provided a plan set which includes site/ neighborhood information and three different building layout and massing options (see Attachment 2). The applicant's preferred option is shown as Plan 1.

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. KEY ZONING REGULATIONS

Zoning regulations for uses in TL 10C are found in the use-zone chart (see Attachment 3). The following regulations are important to point out as they form the basis of any new development on the site.

- 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".

- 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.

- 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.

- 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.

V. TOTEM LAKE NEIGHBORHOOD DESIGN GUIDELINES

The project will be reviewed for consistency with the Design Guidelines for the Totem Lake Neighborhood. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Building Location and Orientation
- Public Improvements (Sidewalks and Street Trees)
- Pedestrian Connections, Lighting, and Amenities
- Blank Wall Treatment
- Residential Open Space
- Parking Lots and Vehicular Circulation
- Architectural Style and Scale

- Human Scale
- Building Details and Materials
- Signs
- Visual Quality of Landscapes

VI. CONTEXT

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

A. How does the site relate to its surroundings?

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures and uses, topography, and landscaping.

B. What are the Opportunities and Constraints of the Site and Vicinity given the following topics?

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

VII. DISCUSSION ISSUES

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Design Guidelines apply to the proposed development. The following sections and questions below are representative of the City's design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

A. Scale

1. What are the key vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include building location and orientation, vertical and horizontal modulation, and a variety of roof forms. The applicant has provided building layout and massing designs including a preferred option (Plan 1) for the DRB's review and comment (see Attachment 2).

B. Pedestrian Access

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are the key pedestrian connections?
3. How would the project engage pedestrians?

C. Open Space and Landscaping

What are opportunities for landscaping and/or open space on the subject property?

VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

The Design Review Board shall determine what models, drawings, perspectives, 3-D CAD/Sketchup model, or other application materials the applicant will need to submit with the design review application.

IX. ATTACHMENTS

1. Vicinity Map
2. Applicant's Proposal
3. TL 10C Use Zone Chart

**VAREZE CDC
DRV16-01028**

TL 10B

PUD

NE-116th-St

**PUD
Place
116**

P
Open
Space

SUBJECT PROPERTY

UC

h PI NE

116th PI NE

117th PI NE



meet
me
at
the
park”

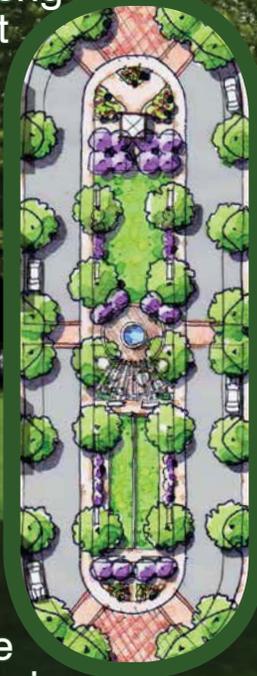


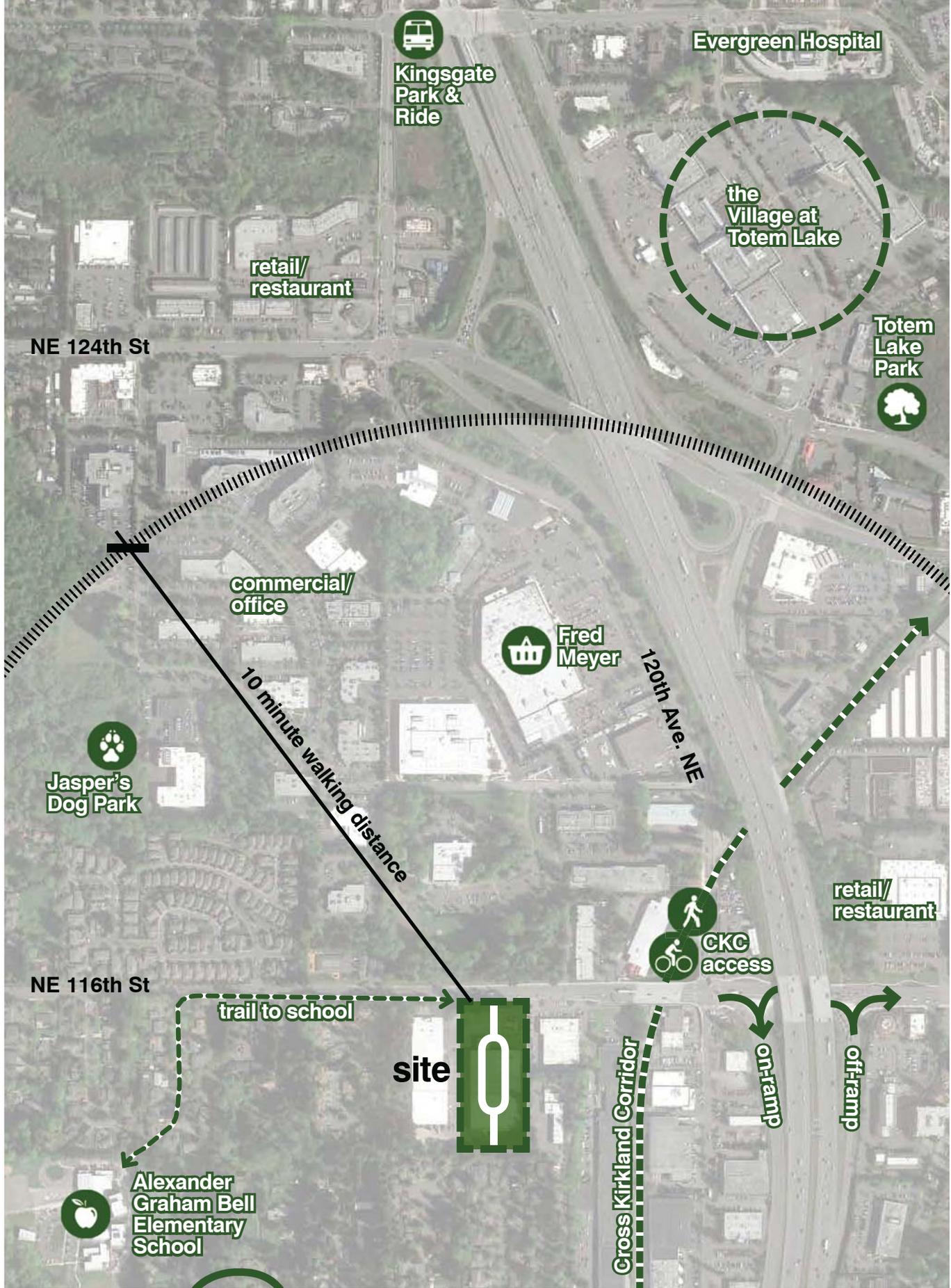
project goals:

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.

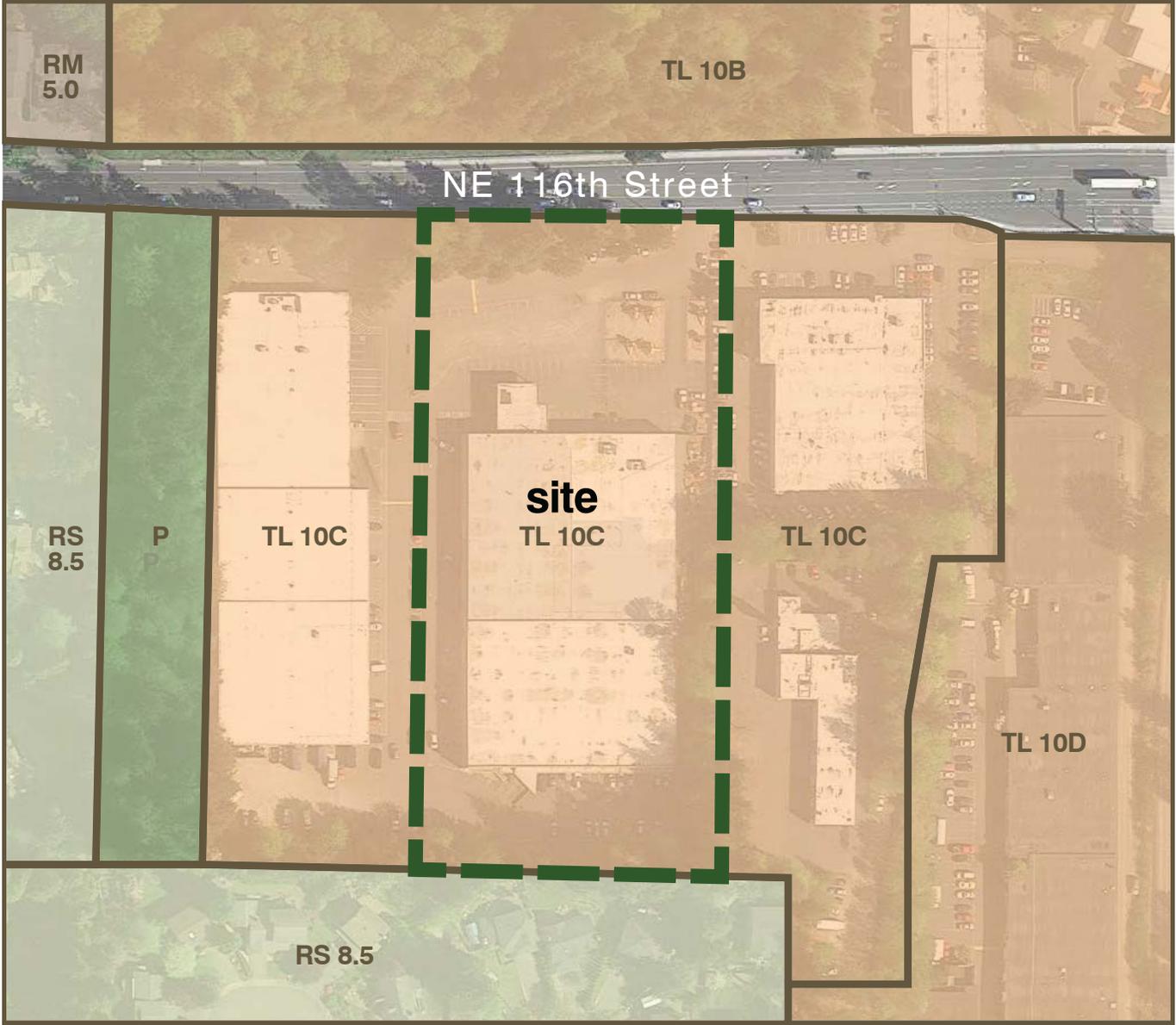
create a premium urban community with exciting homes for buyers at all stages of life.





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

LANDSCAPE CATEGORY
D

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



VAREZE



site
context

VAREZE

NE 116th Street

site access

40' access easement to adjacent site

existing Subaru Dealership (app. 20' tall)

TL 10C

TL 10C

existing utilities to be relocated

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

25' ± slope bank

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

TL 10C

+210' +235'

TL 10C

20' ± slope bank

+210'

+230'

RS 8.5

existing 2-story homes

RS 8.5

site analysis

VAREZE



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

VAREZE



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 arrival pavilion
- 2 community lawn
- 3 central fountain
- 4 trellis covered bbq area
- 5 outdoor dining tables
- 6 bocce ball courts
- 7 rose garden
- 8 landscape screening
- 9 special landscape feature on slope bank terminates view at back of site

Project Summary

4 Beds + Deck	25
1,955 sq.ft.	
3 Beds+Den+Deck	11
1,700 sq.ft.	
3 Beds+Deck	13
1,500-1,700 sq.ft.	
2 or 3 Beds-Tandem	15
1,250 sq.ft.	
2 Beds	7
1,300 sq.ft.	
2 Beds+Deck - Tandem	11
1,295 sq.ft.	
TOTAL HOMES	82

Parking

1.7/unit required	139
total provided	164
guest parking at 10% of required	14
guest provided	24

preferred plan

1 VAREZE



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

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preferred
plan

1 VAREZE

NE 116th Street

POSITIVES

green space is located along the main community road

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

green space is not visible upon entry to the site, and not experienced by all residents

garages face onto the main community road

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



Project Summary

4 Beds + Deck	30
1,955 sq.ft.	
3 Beds+Den+Deck	14
1,700 sq.ft.	
3 Beds+Deck	4
1,500-1,700 sq.ft.	
2 or 3 Beds-Tandem	8
1,250 sq.ft.	
2 Beds	12
1,300 sq.ft.	
2 Beds+Deck - Tandem	14
1,295 sq.ft.	
TOTAL HOMES	82

Parking

1.7/unit required	139
total provided	164
guest parking at 10% of required	14
guest provided	24

plan
2

VAREZE



POSITIVES

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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

green space is not visible upon entry to the site, and not experienced by all residents

garages face onto the main community road

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

plan
2 VAREZE

NE 116th Street

POSITIVES

townhomes face onto community entry road with two small park areas

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

CHALLENGES

two smaller park spaces do not create a striking landmark for the project

garages are visible from access off of NE 116th

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



Project Summary

4 Beds + Deck	26
1,955 sq.ft.	
3 Beds+Den+Deck	9
1,700 sq.ft.	
3 Beds+Deck	--
1,500-1,700 sq.ft.	
2 or 3 Beds-Tandem	27
1,250 sq.ft.	
2 Beds	12
1,300 sq.ft.	
2 Beds+Deck - Tandem	9
1,295 sq.ft.	
TOTAL HOMES	83

Parking

1.7/unit required	142
total provided	166
guest parking at 10% of required	15
guest provided	22

plan
3

VAREZE



POSITIVES

townhomes face onto community entry road with two small park areas

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

CHALLENGES

two smaller park spaces do not create a striking landmark for the project

garages are visible from access off of NE 116th

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

plan
3 VAREZE

55.77 User Guide – TL 10C zone. Amended [Ord. 4495](#)

The charts in KZC [55.81](#) contain the basic zoning regulations that apply in the TL 10C zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.79

Zone
TL 10C

Section 55.79 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter [1](#) KZC to determine what other provision of this code may apply to the subject property.
2. Access for drive-through facilities must be approved by the [Public Works Official](#). See Chapter [105](#) KZC for requirements.
3. When a permitted use is included as an [accessory use](#) within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
4. Some development standards or design regulations may be modified as part of the design review process. See Chapters [92](#) and [152](#) KZC for requirements.
5. The review process for development in this zone is as follows:
 - a. Where property does not abut a [public right-of-way](#), including the Cross Kirkland Corridor, any structures up to 30 feet in height which require Design Review approval pursuant to KZC [142.15](#) shall be reviewed administratively (ADR), pursuant to KZC [142.25](#). Where [gross floor area](#) of an existing building is expanded by less than 10 percent, no design review is required.
 - b. Otherwise, as set forth in Chapter [142](#) KZC.

[link to Section 55.81 table](#)

The Kirkland Zoning Code is current through Ordinance 4491, passed September 1, 2015.

Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.kirklandwa.gov/> (<http://www.kirklandwa.gov/>)
City Telephone: (425) 587-3190
Code Publishing Company (<http://www.codepublishing.com/>)
eLibrary (<http://www.codepublishing.com/elibrary.html>)

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.81	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10' See Spec. Reg. 6.	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation. See Spec. Reg. 3.	D	A	1.7 per unit.	1. This use is permitted as a freestanding development only in locations identified on Plate 37 as "Stand-Alone Housing Areas" (see Plate 37, Chapter 180 KZC). If developed in a mixed-use project with three stories of office or high technology use, it may be located throughout the TL 10C zone. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 65 feet. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 6. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Revise Special Regulation 1 as follows:
1. This use is permitted only in Housing Incentive Area 4 (see Plate 37).

