



CITY OF KIRKLAND
Planning and Building Department
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www.kirklandwa.gov

MEMORANDUM

To: Design Review Board
From: Angela Ruggeri, Senior Planner
Date: July 28, 2017
File No.: DRV17-00462
Subject: AEGIS LIVING OF KIRKLAND
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the August 7, 2017 Design Review Board (DRB) meeting, the DRB should review the concept design for the Aegis Living project. At the meeting, the DRB should determine:

- A. How the design guidelines affect or pertain to the proposed development;
- B. Which guidelines apply to the proposed development; and
- C. What other application materials are needed for the Design Response Conference.

II. BACKGROUND

The subject property is located at 1006 Lake Street South, which is currently a vacant lot (see Attachment 1, Page 2). The applicant is proposing to construct a new mixed-use project that would consist of approximately 2,500 square feet of ground floor commercial space and approximately 106 units of assisted living and memory care residential units. Structured parking with 61 underground parking stalls is proposed. The applicant has provided general project and program information, including three building massing options, which can be found in Attachment 1. **The applicant's preferred building massing option is Massing Scheme 3 (see Attachment 1, pages 12 - 19).**

The site is a corner property with street frontage along Lake Street South to the west and 10th Avenue South to the north. Lake Street South is a designated *Pedestrian-Oriented Street*. The site slopes generally from the northeast (approx. elevation 54') down to the west (approx. elevation 32') over a distance of about 200'. The steepest portion of the property is at the northeast corner (see Attachment 1, page 7).

The following list summarizes the zoning designations, existing uses, and allowed heights of properties adjacent to the subject property (see Attachment 1, page 3):

- North:* RM 3.6: 4-plex & apartments. Maximum height is 30' above Average Building Elevation (ABE)/25' above ABE on the east side where adjoining a single family zone.
- East:* RM 3.6: Park Bay Condos and a single family home. Maximum height is 30' above ABE.
- South:* RM 3.6: Pleasant Bay Condos. Maximum height is 30' above ABE.

West: WD 1: **Settler's Landing Park, Waterford East Condos and single family homes. Maximum height for single family homes is 30' above ABE. Maximum height for multifamily is 30' above ABE, but may be increased to 35' above ABE if certain criteria are met.**

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 1, pages 4 - 6).

A portion of the site falls within the shoreline jurisdiction. The applicant has already received a Shoreline Development Permit for this project.

III. KEY ZONING REGULATIONS

Zoning regulations for uses in the BN zone have been summarized by the applicant in Attachment 1, page 8.

The Potala Village project was previously in the design review process for this site. That project has been withdrawn and the property sold to Aegis Living. A comparison of the current Aegis Living proposal to the Potala Village proposed massing that the DRB was reviewing is included on page 10 of Attachment 1.

The following regulations are important to point out as they form the basis of any new development on the site.

- A. Permitted Uses: Permitted uses in this zone include, but are not limited to retail, restaurants, office, assisted living facilities, nursing homes, and stacked dwelling units.

Zoning Code General Regulation 1 for the BN zone (35.10.020) also states:

The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

- a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward fronting arterial and collector streets and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. The Design Review Board (or Planning Director if not subject to D.R.) may modify the frontage requirement where the property abuts residential zones in order to create a more effective transition between uses.

- b. The commercial floor shall be a minimum of 13 feet in height. In the BN zone, the height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.

- c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

Staff Comment: In the preferred option, the applicant is proposing a ground floor restaurant along the south east portion of the site along Lake Street South, but is asking that the DRB approve a modification for the south west area (see underlined section above) to create an appropriate transition to residential areas. The site is surrounded by residential uses. The applicant is proposing that the north elevation of the building be setback from Lake Street and the north west portion of the site be landscaped rather than having commercial uses in that area.

Vehicular access to the parking garage is proposed on 10th Street South for all options. The driveway distance from the intersection is being discussed with the **Public Works Department**. **The applicant is proposing a 50' setback for the preferred option.** The parking for the project is proposed within the structure and is not visible from Lake Street South (see Attachment 1 for three proposals).

The proposal is consistent with the permitted uses for the BN zone.

- B. **Setbacks:** There is no required setback from the front property lines. Side and rear yards are a minimum of 10 feet.

Staff Comment: All three options meet required yard dimensions (see Attachment 1, page 8 for zoning envelope).

- C. **Height:** BN zoning allows a maximum base height of **30' above ABE**. As noted above, the following portion of General Regulation 1 also applies:

- b. The commercial floor shall be a minimum of 13 feet in height. In the BN zone, the height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.

Staff Comment: Pursuant to General Regulation 1 of the BN zone, the maximum **structure height is 33' under the conditions noted**. The DRB received emails from citizens concerned about the height of the previous Potala proposal. The applicant has been meeting with neighbors and has tried to keep the building as low as possible. If Public Works determines that it is necessary to move the driveway location to the east, the height of the building may be increased slightly. It is presently **at 31' – 8" above ABE** for the preferred option (see Attachment 1, page 17).

- D. **Lot Coverage:** BN zoning regulations allow a maximum of 80% lot coverage.

- E. *Staff Comment:* The applicant is proposing a project that meets the 80% lot coverage requirement.

- F. **Parking:** Retail and office uses must provide one parking space for each 300 square feet of gross floor area. Assisted living facilities must provide a minimum of 1.7 parking stalls per independent unit and one stall per each assisted living unit.

- G. *Staff Comment:* The applicant has applied for a parking modification that is being reviewed by the Public Works Department due to the characteristics of the

proposed uses. The proposal currently includes 61 parking stalls. Final parking requirements are determined by the planning official.

- H. Landscaping. Based on the proposed uses on the subject property and the adjoining multi-family/single family development to the east, north and south, a 10'-wide landscape buffer is required along the east, north and south property lines planted pursuant to standards found in KZC Section 95.42.

Staff Comment: A landscape plan and Tree Retention Plan prepared by a certified arborist are required to be submitted with the Design Response Conference application.

- I. Sidewalks. Lake Street South is a designated Pedestrian Oriented Street. **Therefore the sidewalk standards require a minimum 10' wide sidewalk along the entire frontage of the subject property abutting Lake Street South.**

Staff Comment: The project will be required to confirm required frontage improvements with the Public Works Department and the required improvements will be indicated on the Design Response application.

IV. PEDESTRIAN ORIENTED DESIGN GUIDELINES

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the list in Attachment 2 summarizes some of the key guidelines or regulations which apply specifically to the project or project area. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-friendly building fronts
- Pedestrian-oriented space and plazas
- Blank wall treatment
- Parking location and entrances
- Vertical and horizontal definition
- Architectural scale
- Horizontal modulation
- Human scale
- Building material, color, and detail

See adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.

The applicant has also listed Design Guidelines that they feel are important on page 11 of Attachment 1.

V. 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 of 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. The design of the proposal

should take the surrounding residential uses into consideration. Topography and landscaping should also be considered.

- 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

VI. DISCUSSION ISSUES

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Pedestrian-Oriented 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 public views of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed building. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided three massing schemes including a preferred Massing Scheme 3 for the **DRB's review** and comment.

B. Pedestrian Access

1. How do the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level (plazas, outdoor dining)?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

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

VII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

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

VIII. ATTACHMENTS

1. **Applicant's Proposal**
2. Design Guidelines – Special Considerations for Neighborhood Business Districts



AEGIS LIVING OF KIRKLAND

CONCEPTUAL DESIGN CONFERENCE
AUGUST 07, 2017

Aegis Living



PROJECT INFORMATION

ADDRESS: 1006 LAKES STREET KIRKLAND, WA 98033

ARCHITECT:

ANKROM MOISAN ARCHITECTS
1505 FIFTH AVE., STE 300
SEATTLE, WA 98101
206.576.1600
CONTACT: JEREMY SOUTHERLAND

OWNER:

AEGIS LIVING
415 118TH AVE. SE.
BELLEVUE, WA 98005
425.284.1624
CONTACT: BRYON ZIEGLER

DEVELOPMENT DETAILS

The proposed project is a 3-story above grade and 1-story daylight basement level senior assisted living and memory care residential building with underground parking on the site. The basic program includes:

- GROSS BUILDING AREA 127,340 SF
- 106 RESIDENTIAL UNITS
- 61 PARKING STALLS

PROJECT GOALS

DESIGN INTENT

- Create a premier residential community that serves the growing senior population of Kirkland.

ADDRESS THE SITE CONTEXT

- Building massing and siting relates to the neighborhood context.
- Building massing nestles in the site contours.
- Key focal elements reinforce the visual connections from the limited public access points to the community.
- Building materials are warm and textured. Design elements reflect an inviting residential character.

CONTENTS

SEC. 1: CONTEXT

Site Zoning and DescriptionP3
Site Analysis and Vicinity Photos.....P4
Design Cues.....P5
Site Photos.....P6
Site Survey.....P7

SEC. 2: ZONING CODE INFORMATION

Zoning Code Matrix.....P8
Current vs. Previous Proposals.....P10

SEC. 3: DESIGN GUIDELINES

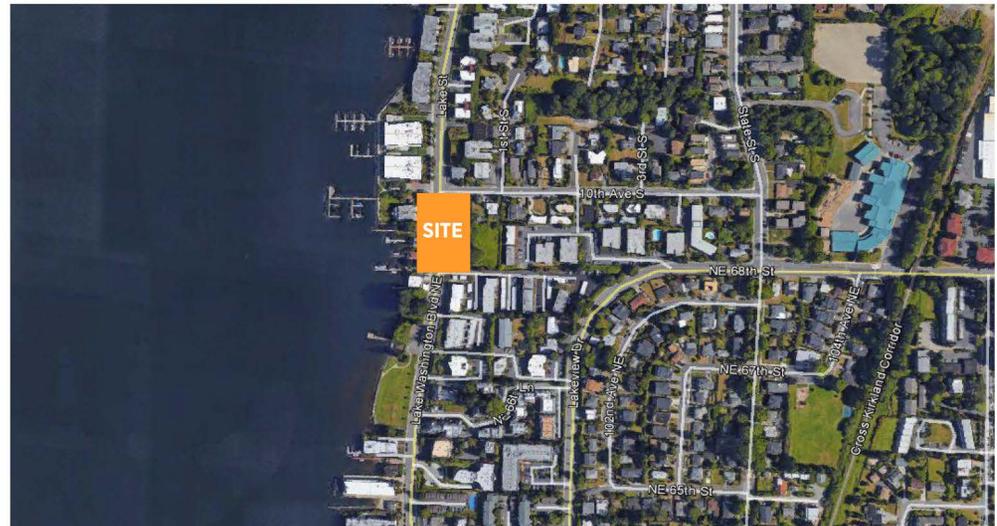
Pertinent Guideliens.....P11

SEC. 4: MASSING OPTIONS

Massing Option 1.....P12
Massing Option 2.....P14
Massing Option 3.....P16

SEC. 5: PREVIOUS PROJECTS

Developer/ Architect Example Projects.....P20



VICINITY MAP



SITE DESCRIPTION

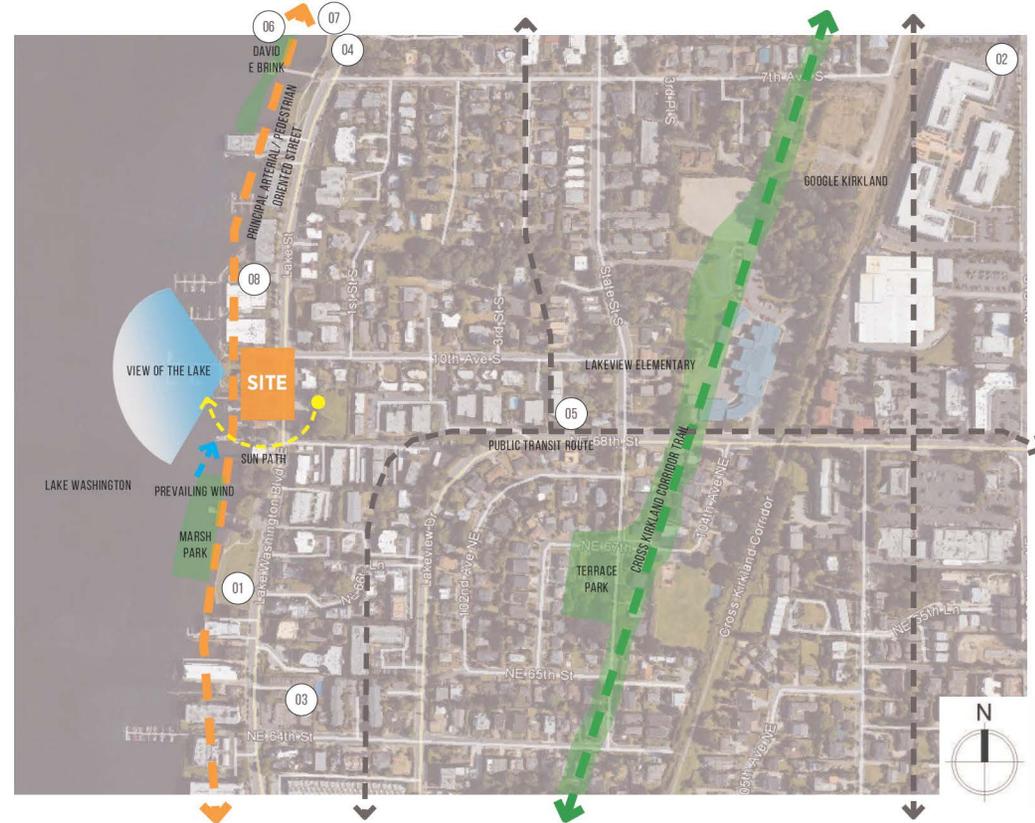
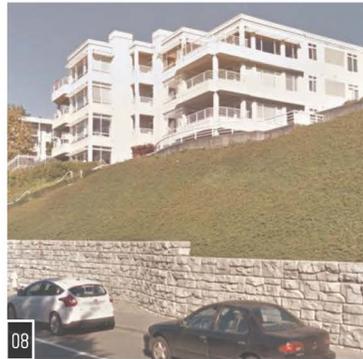
Site Description: Project site is located at 6700 Lake Washington Blvd and is zoned BN. The western portion of the site is located within the shoreline zone. The site slopes down to the west approximately 14 feet along the south property line and 22 feet along the north property line. A steep slope running approximately north/south contains a majority of the grade change.

Neighborhood Character: Adjacent neighborhood is a mix of multi-family and single-family housing up to three stories tall as well as parks fronting Lake Washington. No definitive character is present among existing buildings. Settler's Landing is across the street directly west of the site and Marsh Park is just to the south of the site.

Site Access: Vehicular access is from 10th Ave S. Pedestrian access is from Lake Washington Blvd NE

ZONING LEGEND	
	SINGLE FAMILY
	MULTI FAMILY
	PARK







SITE VICINITY



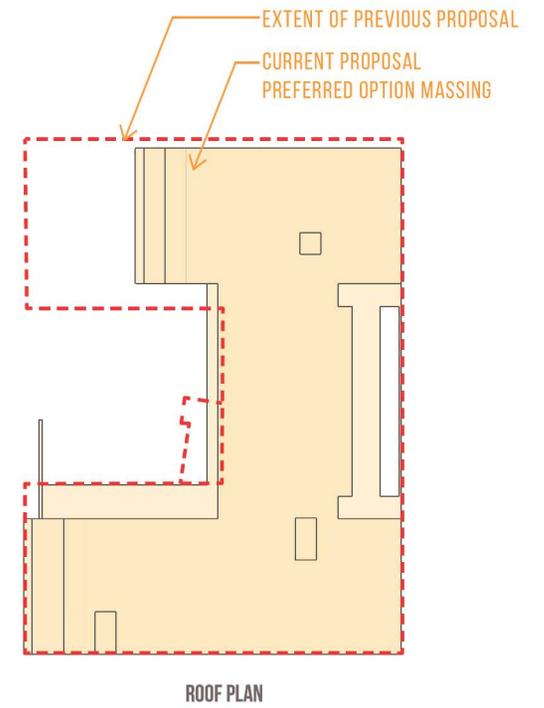
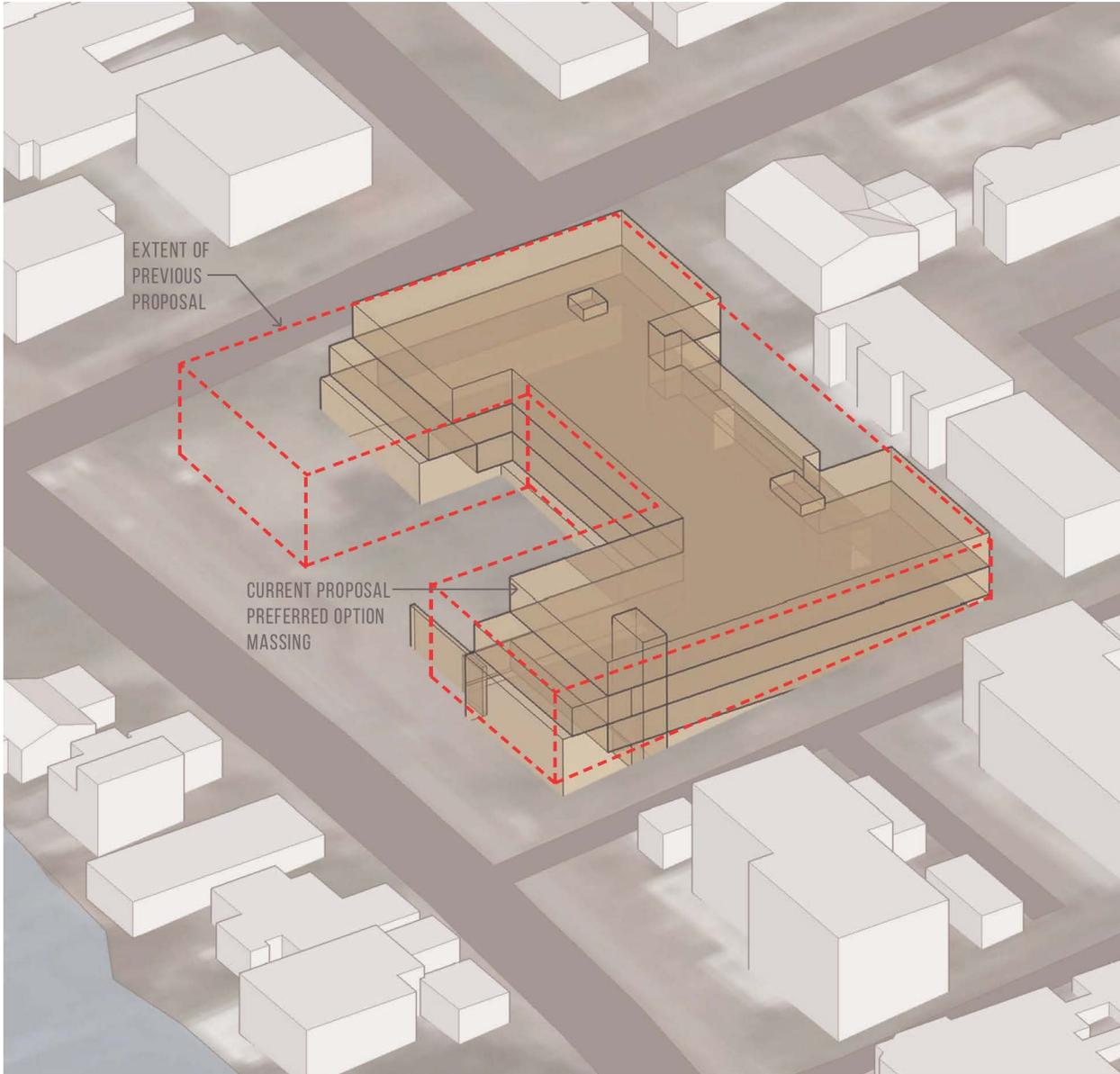
KZC SECTION	COMMENT
35.10.020	<p>BN Zone</p> <p>1. The following commercial frontage requirements shall apply:</p> <p>a) Street level floor of all buildings shall be limited to one or more of the following uses: Retail, Restaurant, or Tavern: Entertainment, Cultural, and / or Recreational Facility; or Office. These uses shall be oriented toward fronting arterial and collector streets and have a minimum depth of 20 feet and an average depth at least 30 feet. (As measured from the face of the building along the street.)</p> <p>b) The commercial floor shall be a minimum of 13 feet in height. In the BN zone, the height of the structure may exceed the maximum height of the structure by three feet for a three-story building with the required 13-foot commercial foot.</p> <p>c) Other uses allowed in this zone and parking shall not be located on the street level unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living used may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.</p> <p>About 60% of the building fronting Lake Washington BLVD houses private amenity function but set back significantly from the street. Greater setback with rich landscape along the street help transition to residential zones around the site.</p>
35.20.010	Assisted Living Facility: Allowed by Design Review
35.30.010	<p>The minimum amount of lot area per dwelling unit in BN zone = 900 sf.</p> <p>Site area is 54,509/900 = 60 dwelling units</p> <p>Therefore 120 assisted living units allowed (for density purposes 2 assisted living units shall constitute 1 dwelling unit).</p> <p>Required Yards "Same as the regulations for the ground floor use". Assume Restaurant or Tavern:</p> <p>Front: 0', Side: 10', Rear: 10'</p> <p>Maximum lot coverage = 80%</p> <p>Height: 30ft above ABE with 3ft addition for three story building if commercial has 13ft floor to floor</p> <p>Gross floor for Restaurant and Tavern may not exceed 4,000sf.</p>
35.40.010	<p>Landscape Category: Same as the regulations for the ground floor use. B.</p> <p>Per KZC Section 35.10.020.2. Where Landscape Category B is specified, the width of the required landscape strip shall be 10ft for properties within the Moss Bay neighborhood.</p> <p>Required parking spaces: 1.7 per independent unit, 1 per assisted living unit, Restaurant/Tavern: 1 per each 100 sf of gfa</p> <p>Parking Modification is in for review</p>
83	<p>Permitted Uses: Assisted Living</p> <p>Commercial Uses are permitted in this zone</p> <p>Minimum lot size: none</p> <p>Setback 25' or 15% of average parcel depth whichever is greater</p> <p>Max. lot coverage: 80%</p> <p>Height limit 41' above A.B.E</p>

KZC SECTION	COMMENT
105.20	<p>3. Guest Parking – For medium- and high-density residential uses, parking spaces in addition to the minimum required parking shall be required parking as follows:</p> <p>a. A minimum ten (10) percent of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests.</p>
105.32	Bicycle parking spaces shall be provided at a ratio of one (1) bicycle space for each 12 required motor vehicle parking spaces. Locate racks convenient for the users, generally within 50 ft of an exterior entrance of all uses. Bicycle racks shall be located in a visible, well lit, sheltered area and located to not impede vehicle parking or pedestrian movement.
115	<p>Miscellaneous Development Standards</p> <p>115.45 Garbage and Recycling receptacles must be screened from streets and adjacent properties</p> <p>115.47 Loading and service areas must be located so they are not visible from any street or pedestrian walkway.</p> <p>115.120 Allowable height and size for rooftop appurtenances; Four feet above allowable structure height if the area of all appurtenances and screening does not exceed 10% of the total area of the building footprint. Rooftop Appurtenances: HVAC equipment, mechanical or elevator equipment and penthouses, roof access stair enclosure and similar equipment or appurtenances</p>

ZONING ENVELOPE



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DESIGN GUIDELINES FOR PEDESTRIAN-ORIENTED BUSINESS DISTRICT

PEDESTRIAN- ORIENTED ELEMENTS

Making pedestrian circulation more convenient and attractive than vehicular circulation.

Sidewalk Width: New buildings on pedestrian-oriented streets (Lake Street S) should be set back to provide at least 10ft of sidewalk.

A curb zone with parallel parking should be between 4'6" and 5'6" of width.



Pedestrian-Oriented Plazas: Locate the plaza in sunny areas along a well-traveled pedestrian route. Provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.



Pedestrian Coverings: Awnings or canopies should be required on facades facing pedestrian-oriented sidewalks.

Pedestrian-Friendly Building Fronts: At least 75% of the ground level storefront surface should be provided between 2' and 6' above the sidewalk.

Sitting areas for restaurants and merchandise displays should allow at least a 10ft wide pavement strip for walking. Planters can define the sitting area and regulate pedestrian flow.



Upper -Story Activities Overlooking the Street: All buildings on pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street, as well as balconies and roof decks with direct access from living spaces. Upper-story commercial activities are also encouraged.



PUBLIC IMPROVEMENTS AND SITE FEATURES

Pedestrian Paths and Amenities: Pedestrian paths should be safe, enjoyable, and interesting.

Encourage public art pieces.



PARKING LOT LOCATION AND DESIGN

Parking Locations and Entrances: Minimize the number of driveways by restricting curb cuts and by combining parking lot entrances and parking areas. Encourage side and rear yard parking areas.

BUILDING MATERIAL, COLOR, AND DETAIL

Ornament and Applied Art: Ornaments and applied art should be integrated with the structures and the site environment.

Street Corners: Building should be designed to architecturally enhance building corners.

SCALE

Fenestration Patterns: Ground floor uses should have large windows to increase pedestrian interest.

Architectural Elements: Architectural building elements such as arcades, balconies, landscaping, and etc. should be encouraged.

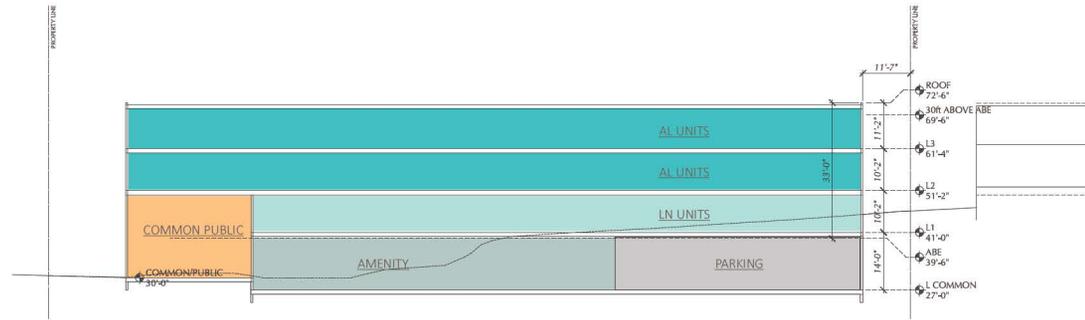


Building Modulation - Vertical: Vertical building modulation should be used to add variety and to reduce the perceived scale.

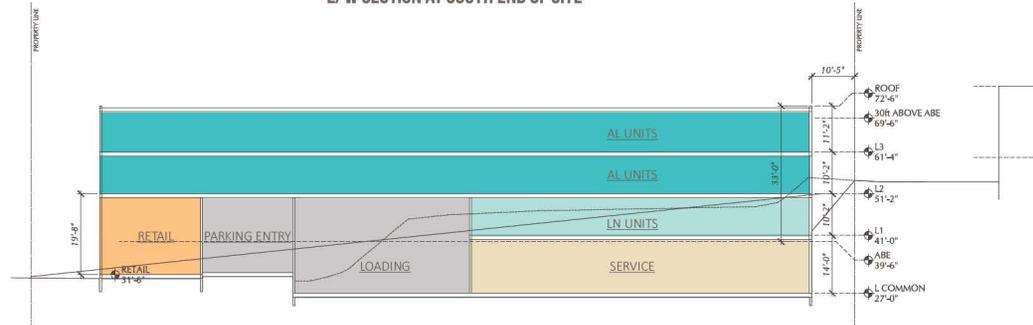


Special Consideration for Neighborhood Business Districts: Facades over 120ft in length should incorporate vertical definition including substantial modulation of the exterior wall carried through all floors above the ground floor combined with changes in color and material. Above the ground floor, buildings should utilize upper story setbacks to create receding building forms as building height increases.

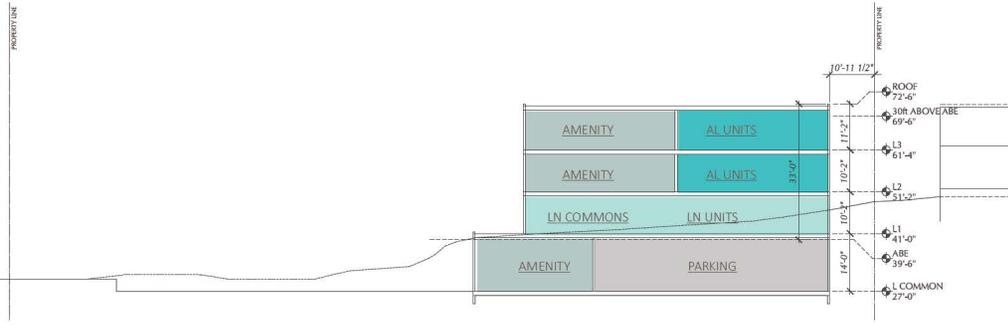
SECTION 4: Attachment
MASSING OPTION 1



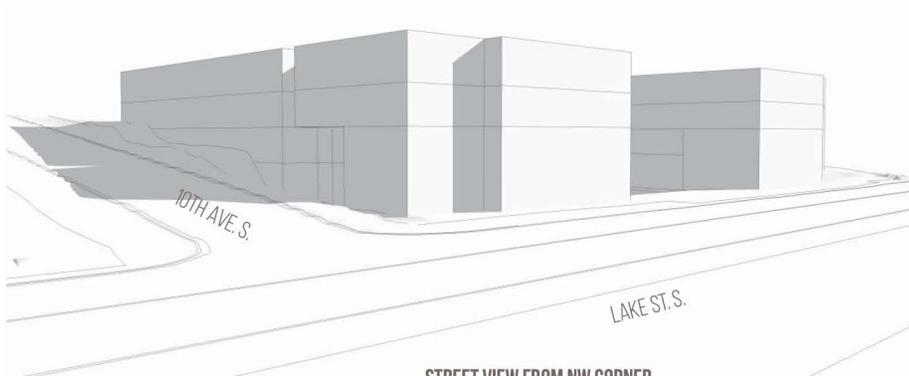
E/W SECTION AT SOUTH END OF SITE



E/W SECTION AT NORTH END OF SITE



E/W SECTION AT MIDDLE OF SITE



STREET VIEW FROM NW CORNER



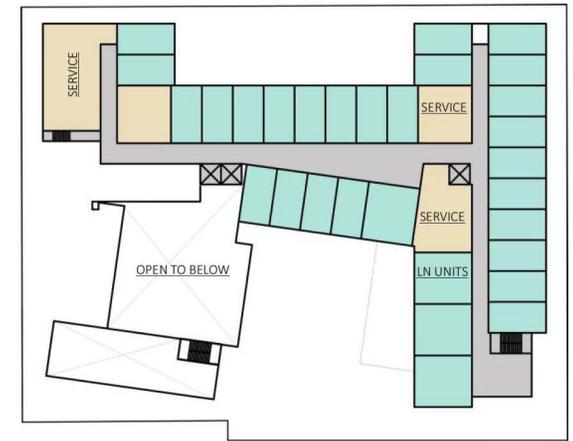
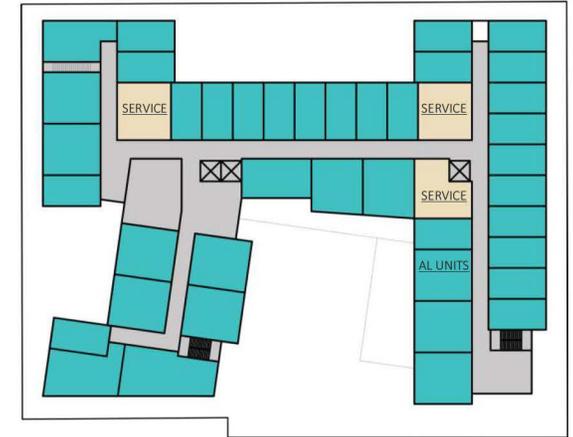
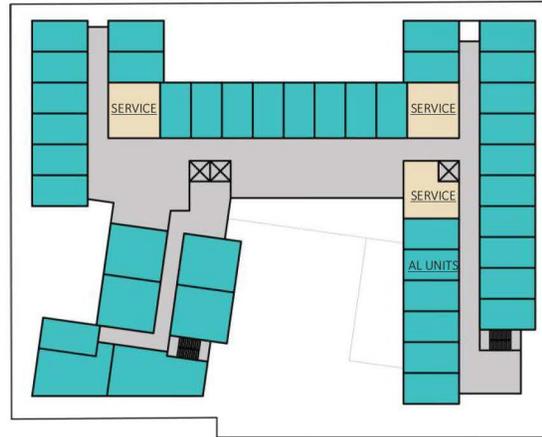
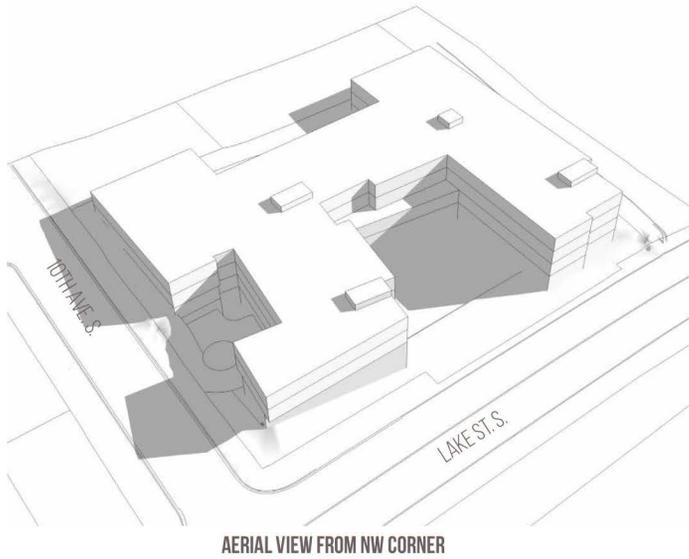
STREET VIEW FROM SW CORNER

MASSING OPTION 2

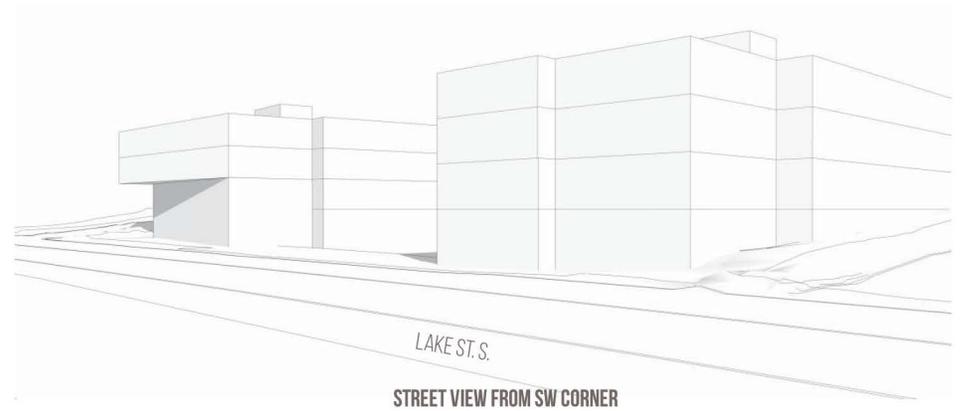
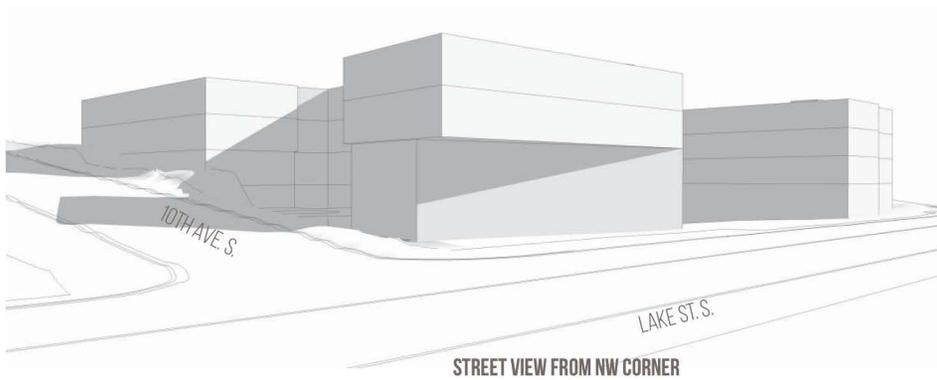
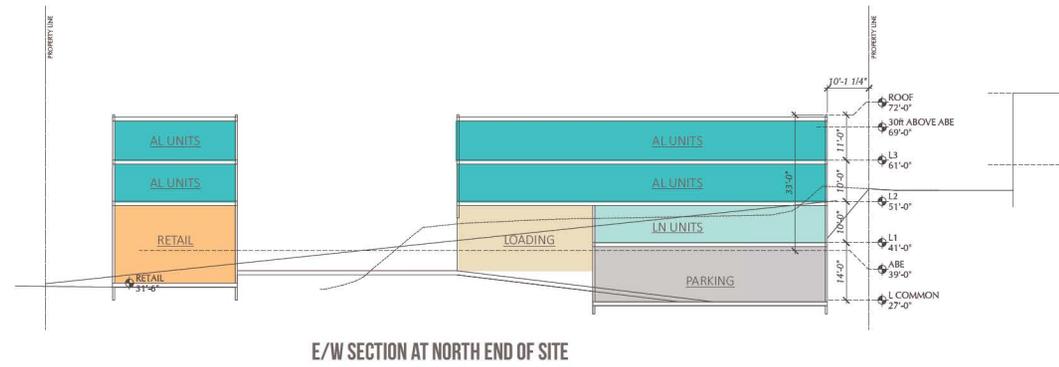
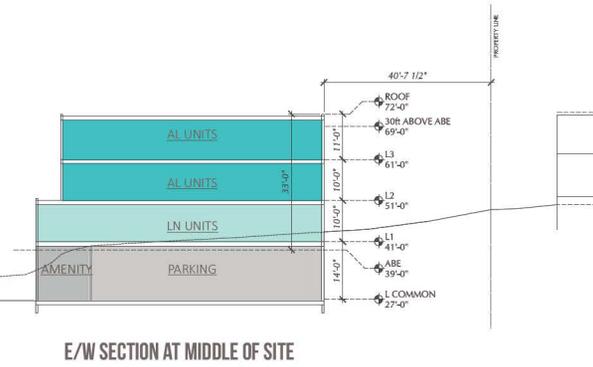
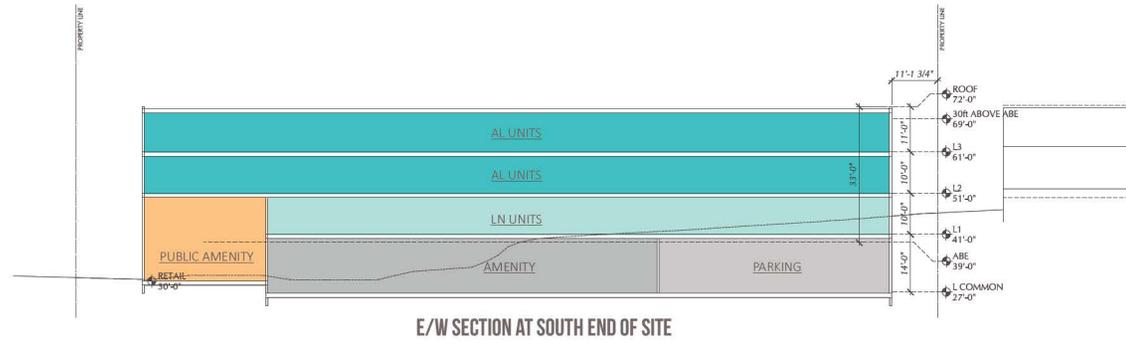
Pros: More retail/ common function along Lake Street S. (apprx. 62% of the entire street front)
 Minimal driveway and drop off area
 Large center courtyard
 Deep setback along East property line

Cons: Large perceived massing for pedestrians.
 No step back on the upper levels

-  Pedestrian Access
-  Vehicular Access



SECTION 4: Attachment
MASSING OPTION 2

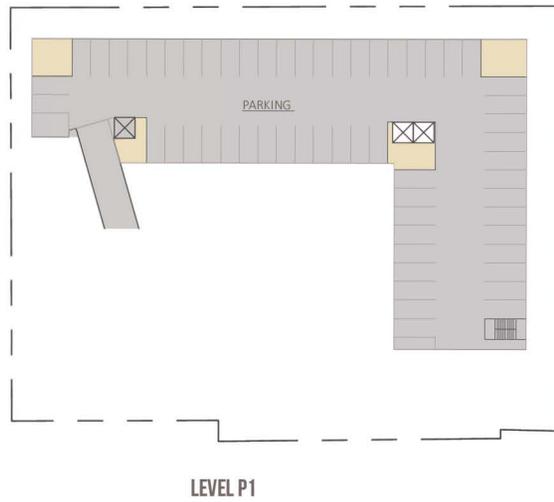


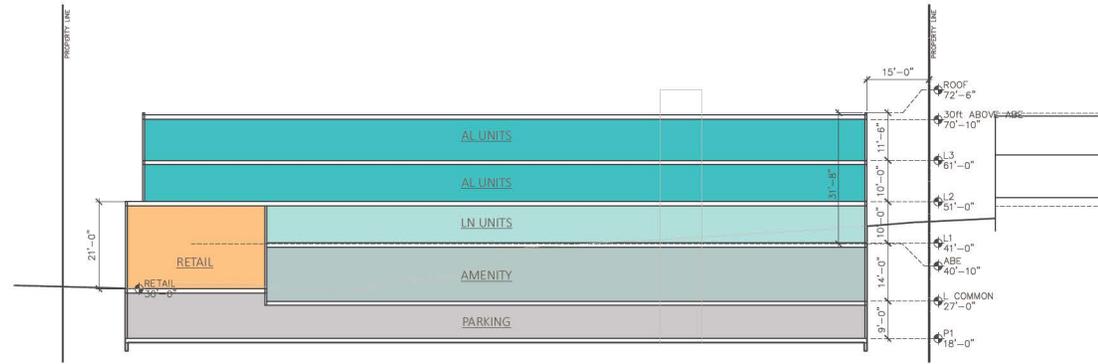
MASSING OPTION 3 - PREFERRED

Pros: Large open green space at the corner of the site to provide better transition to residential zones surrounding the site
 Smaller perceived massing for pedestrians with rich/interesting landscape along the path
 Upper level stepbacks
 15ft setback along East property line with deeper setback in the middle

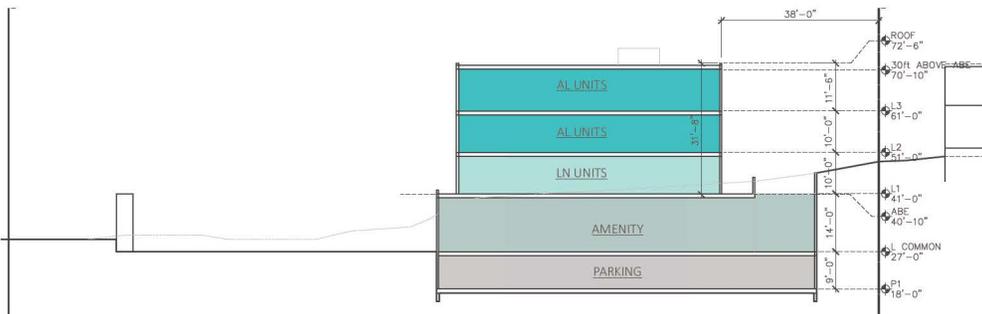
Cons: Less retail frontage along Lake Street S. (apprx. 40% of the entire street front)

-  Pedestrian Access
-  Vehicular Access

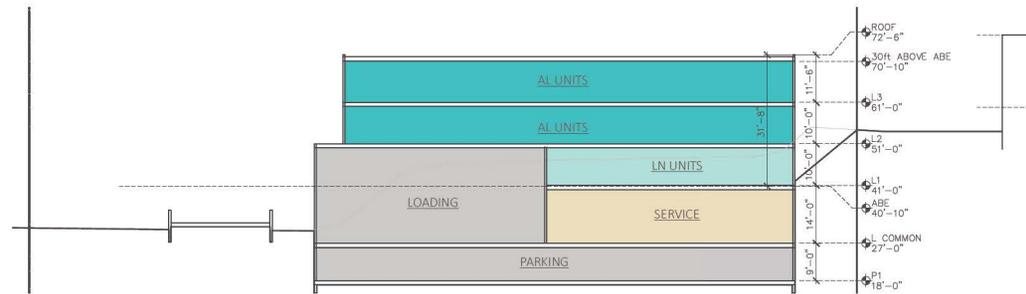




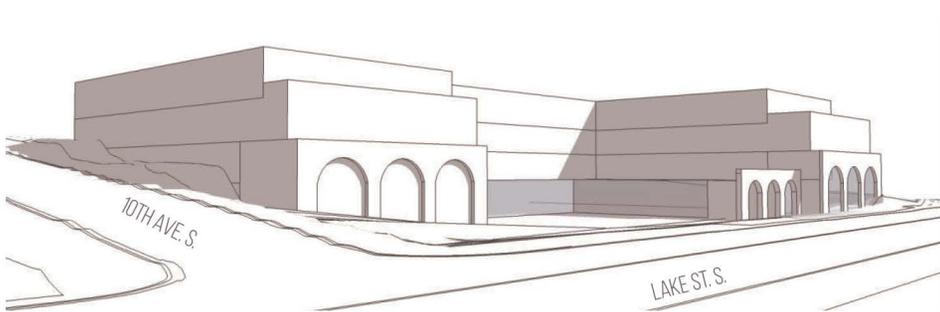
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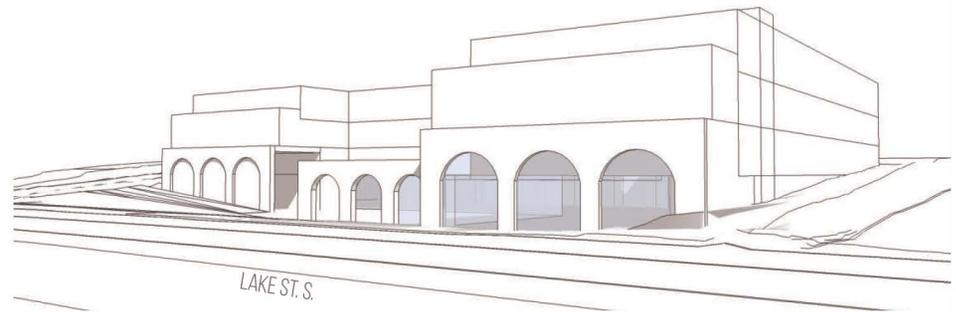
E/W SECTION AT MIDDLE OF SITE



E/W SECTION AT NORTH END OF SITE



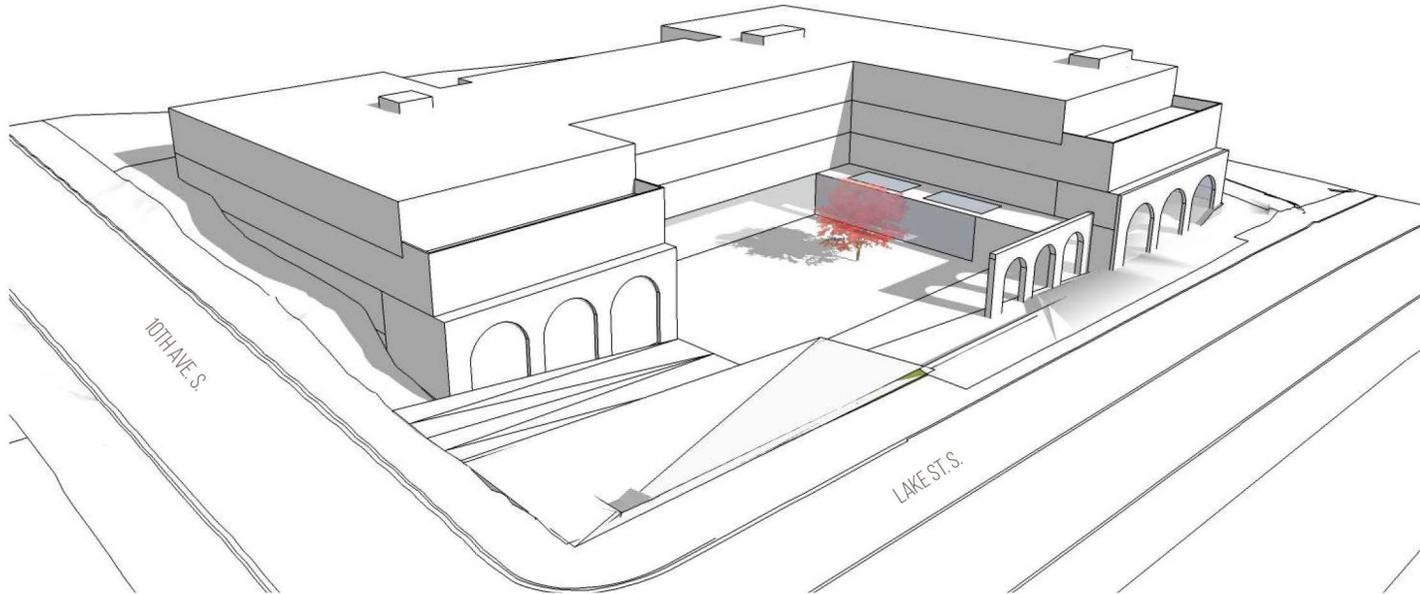
STREET VIEW FROM NW CORNER



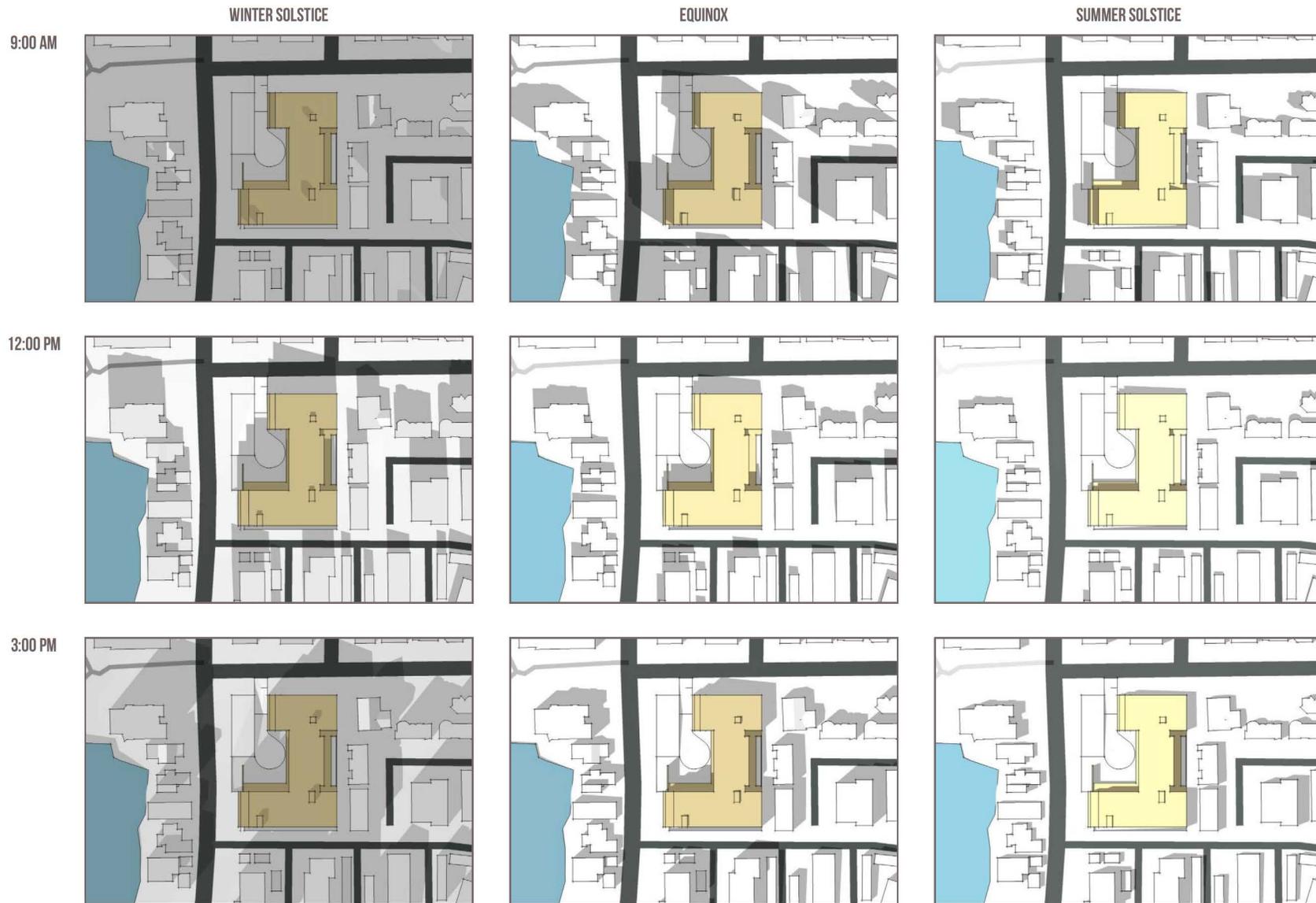
STREET VIEW FROM SW CORNER



DESIGN INSPIRATION



AERIAL VIEW FROM NW CORNER





DESIGN GUIDELINES FOR PEDESTRIAN ORIENTED BUSINESS DISTRICTS

Purpose of the Design Guidelines for Neighborhood Business Districts

The Comprehensive Plan establishes a hierarchy of commercial districts, with regional goods and services at the upper end and neighborhoods goods and services at the lower end.

Kirkland's Neighborhood Business Districts (BN, BNA, and MSC2) are important in providing neighborhood goods and services. Given the more localized draw for residents to meet their everyday needs, an emphasis on convenient and attractive pedestrian connections and vehicular access is important.

In addition, because these districts are surrounded by the residential land uses they serve, the design character and context of new development is critical to ensure that it integrates into the neighborhood.

The design guidelines are intended to further the following design objectives that are stated in the Plan:

- Establish development standards that promote attractive commercial areas and reflect the distinctive role of each area.
- Encourage and develop places and events throughout the community where people can gather and interact.
- Moss Bay neighborhood: Ensure that building design is compatible with the neighborhood in size, scale, and character.

Building Modulation – “Pedestrian-Friendly” Building Fronts Special Consideration for Neighborhood Business Districts

Issue

To create a focal point for the community and engage pedestrians, buildings are encouraged to be oriented to pedestrian-oriented streets in these zones. However, commercial space that is above or below the grade of the sidewalk can compromise the desired pedestrian orientation.

Guideline

Commercial space should generally be at grade with the adjoining sidewalk. Where this is not feasible, the building should be setback from the sidewalk far enough to allow a comfortable grade transition with generous pedestrian-oriented open space.

Building Modulation – Vertical Special Consideration for Neighborhood Business Districts

Issue

Because these districts are typically integrated into residential areas, the design should reflect the scale of the neighborhood by avoiding long facades without visual relief.

Guideline

Facades over 120 feet in length should incorporate vertical definition including substantial modulation of the exterior wall carried through all floors above the ground floor combined with changes in color and material.

Building Modulation – Horizontal
Special Consideration for Neighborhood Business Districts

Issue

Where buildings are close to the street in these neighborhood areas, vertical building massing can negatively affect human scale at the street level. Upper story step backs provide a way to reduce building massing. An upper story building step back is the horizontal distance between a building façade and the building façade of the floor below.

Guideline

Above the ground floor, buildings should utilize upper story step backs to create receding building forms as building height increases. Rather than a rigid stair step approach, varied step back depths and heights should be used to create well-modulated facades and usable decks and balconies overlooking the street.