



**CITY OF KIRKLAND**  
**Planning and Building Department**  
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**MEMORANDUM**

**To:** Design Review Board  
**From:** Tony Leavitt, Associate Planner  
**Date:** October 25, 2017  
**File No.:** DRV17-00643  
**Subject:** CONTINENTAL DIVIDE MIXED USE  
CONCEPTUAL DESIGN CONFERENCE

**I. MEETING GOALS**

At the November 6, 2017 Design Review Board (DRB) meeting, the DRB should review the conceptual design for the Continental Divide Mixed Use 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 8505 132<sup>nd</sup> Avenue NE (see Attachment 1). The applicant is proposing to construct a mixed use project containing approximately 7,500 square feet of office space, 133 residential apartment units and associated parking on the 2.26 acre site located in the Rose Hill Neighborhood. The applicant has provided a plan set which includes site/ neighborhood information and three different massing options (see Attachment 2). **The applicant's preferred option is shown as Option C.**

**III. SITE**

The subject property, consisting of 8 existing parcels, is zoned RH (Rose Hill Business District) 8 and currently contains multiple single family residences and associated accessory structures. All existing structures will be demolished as part of the proposal.

The majority of the site is relatively flat with the only significant grade in the southeast corner of the site.

The property has street frontage along NE 85<sup>th</sup> Street, 132<sup>nd</sup> Avenue NE and 131<sup>st</sup> Avenue NE.

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

- North: RSX 7.2. Single family residence. Maximum height is 30 Feet.
- East: Multifamily development located in Redmond

West and South: RH8. Single-family and commercial uses to the west. Office use to the south. Maximum height of 35 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 RH 8 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: Retail, office, and residential (stacked dwelling units) are allowed in this zone. Residential may not be located on the ground floor of a structure.

*Staff Comment: Staff will need to review the project for compliance with the RH8 Use Requirements and Restrictions during the Design Response phase. Staff has concluded that a zoning permit (Planned Unit Development) approval to allow ground floor residential on the site will be needed. This application will be reviewed after the Design Review Board process is completed.*

- B. Height:

- a. Maximum building height is 35 feet above average building elevation, except maximum building height is 30 feet within 30 feet of an RSX zone.
- b. The ground floor of all structures on the subject property shall be a minimum of 15 feet in height.

*Staff Comment: The applicant will need submit height calculations with the Design Response Conference application. Staff will review the project for compliance with the City's height regulations during the Design Response phase*

- C. Setbacks:

- a. 10 feet from NE 85<sup>th</sup> Street front property line, 20 feet from 132<sup>nd</sup> Avenue and 131<sup>st</sup> Avenue front property lines, rear of 15 feet.
- b. DRB can approve required yard (setback) minor variations per KZC Section 142.37.

*Staff Comment: Staff will need to review the project for compliance with the RH8 Setback Requirements during the Design Response phase. **The applicant's preferred option would require a minor variation to the required yard along NE 85<sup>th</sup> Street.***

- 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. The review will occur as part of the building permit.*

#### **V. ROSE HILL BUSINESS DISTRICT DESIGN GUIDELINES**

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

- Building Location and Orientation including Street Corner Treatment
- Pedestrian Friendly Building Facades

- Public Improvements (Sidewalks and Street Trees)
- Pedestrian Connections, Lighting, Amenities and Plazas
- Blank Wall Treatment
- Residential Open Space
- Parking Lots, Parking Garages 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 Rose Hill Business District 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 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**

1. What are opportunities for landscaping and/or open space on the subject property?
2. Does the DRB have any preliminary feedback on the potential minor variations to the required yards along NE 85<sup>th</sup> Street?

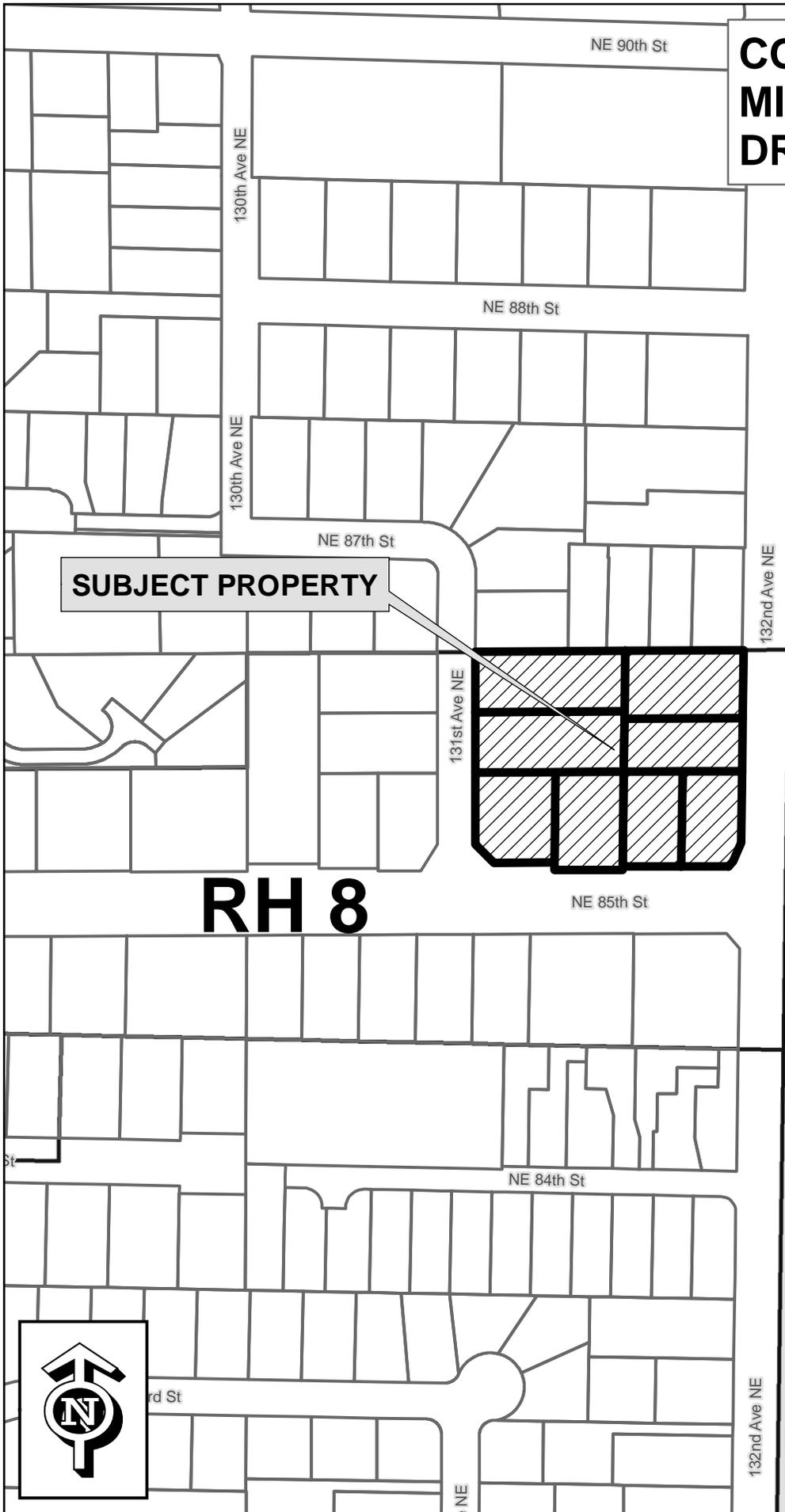
**VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE**

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** and Plans
3. RH8 Use Zone Chart

**CONTINENTAL DIVIDE  
MIXED USE  
DRV17-00643**



**City of  
Redmond**







## CONCEPTUAL DESIGN CONFERENCE

CONTINENTAL DIVIDE

8505 132nd Avenue NE

October 3, 2017

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**PROJECT TEAM & OUR PREVIOUS WORK |**



^ Use of modulation and patterns to add visual interest



^ Active outdoor spaces



^ Fenestration patterns



^ Integration of upper and lower massing forms



^ Use of color, materials and textures



^ Reduce larger massing into smaller forms



^ Active building entries, use of overhangs, canopies

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Featured projects shown designed or developed by members of the project team

# SECTION 1

## PROJECT VISION

### PROJECT OBJECTIVES

The Continental Divide is a mixed-use development that will serve as a gateway to the Rose Hill District.

This project is designed to serve the developing Rose Hill District by creating a mixed-use community of high quality design. The project will be responsive to the unique needs of its residents and will enhance the neighborhood with excellent walkability and an enriched streetscape design.

The project site area is approximately 98,429 SF. The proposed building is comprised of 3 wood frame levels over 1 level of parking.

The vehicle entrance for the office buildings and visitors will be located from 131st Ave NE with the commercial buildings located facing NE 85th St providing a pedestrian facade. The commercial structures will provide a buffer from the commercial street while creating an entry courtyard for the residential building.

The residential complex will be located to the north of the site with a 30' wide landscaped buffer providing a transition between the multifamily development and the single-family neighborhood. Vehicle access will be provided from both 131st and 132nd Avenues NE while the pedestrian entrance will be accessed from the landscaped courtyard.

Through its scale, modulation and material selection, the proposed building will reflect characteristics of the area's recent & historical development, offering a vibrant, enduring asset to the community.

### PROJECT INFORMATION

- Site Area	Approx. 98,429 sf
- Residential Units	Approx. 133
- Office Space	Approx. 7,500 sf
- Parking Stalls	Approx. 200



^ Example of enhanced pedestrian street with landscape buffers and activated spaces



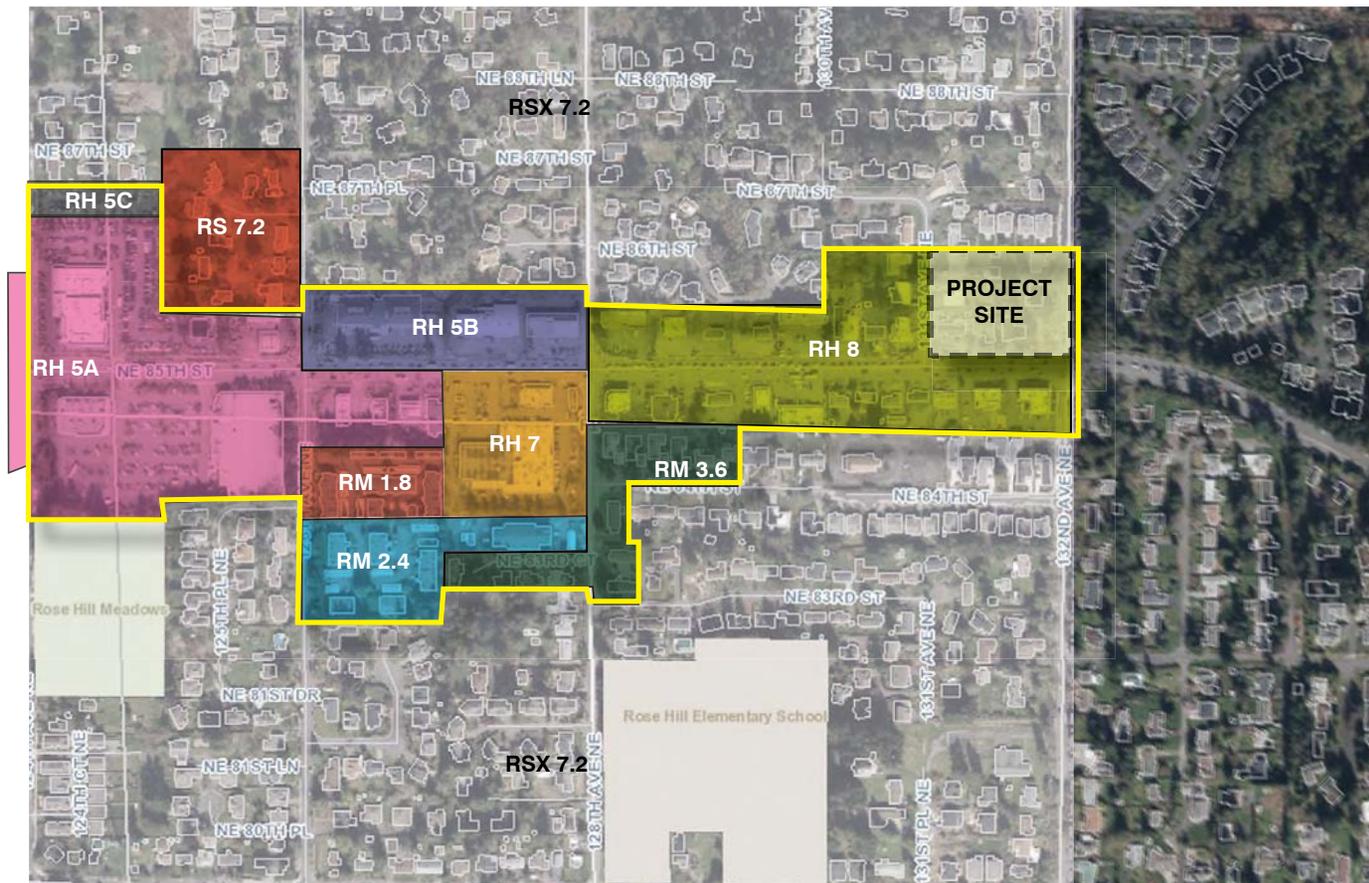
^ Example of mixed-use project

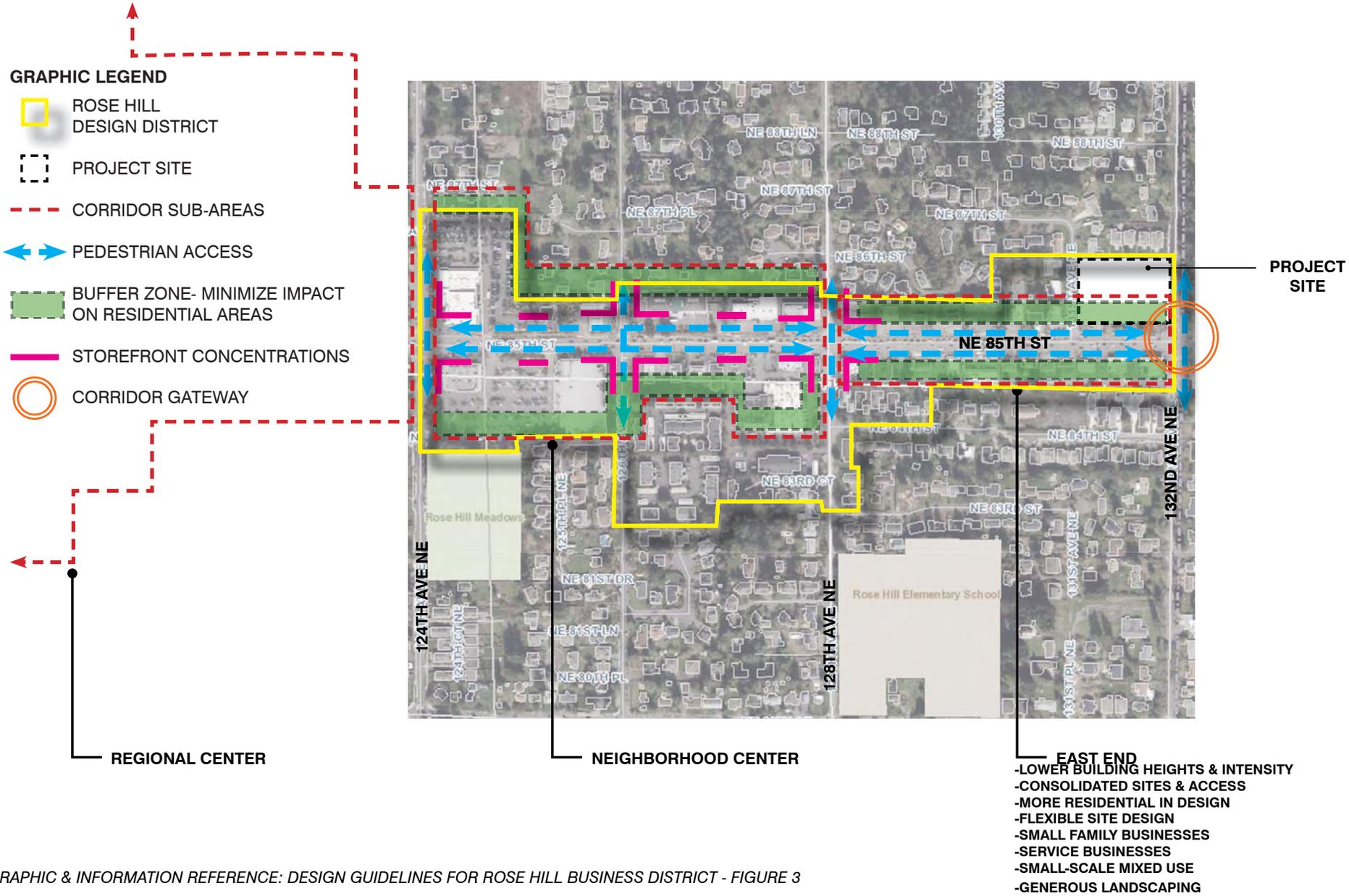


^ Example of buffers separating private and public spaces

# SECTION 2 CONTEXT STUDY

 ROSE HILL  
DESIGN DISTRICT



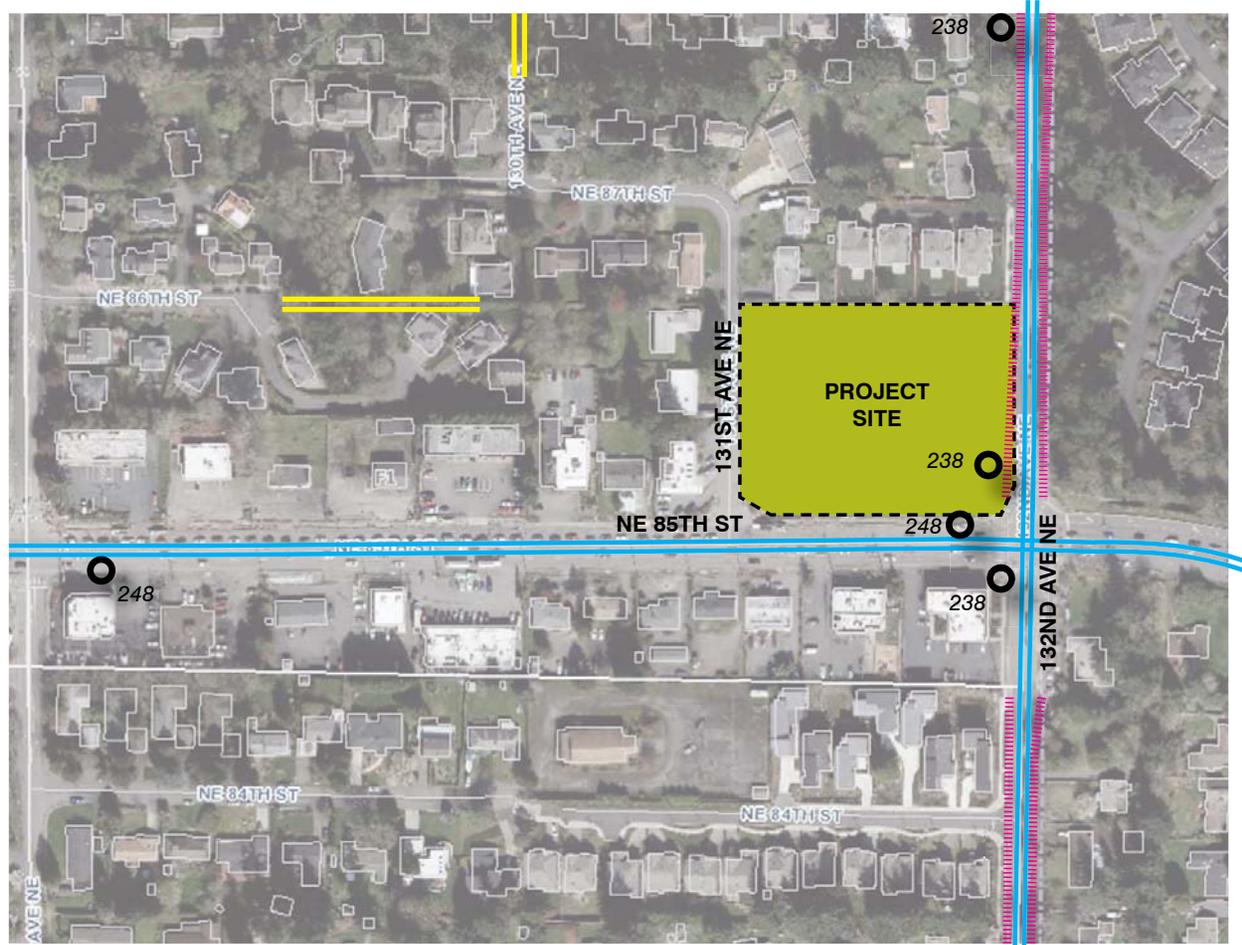


GRAPHIC & INFORMATION REFERENCE: DESIGN GUIDELINES FOR ROSE HILL BUSINESS DISTRICT - FIGURE 3

| SITE ACCESS DIAGRAM

GRAPHIC LEGEND

-  TRANSIT ROUTES
-  TRAILS
-  BUS STOPS
-  BIKE PATHS
-  PROJECT SITE

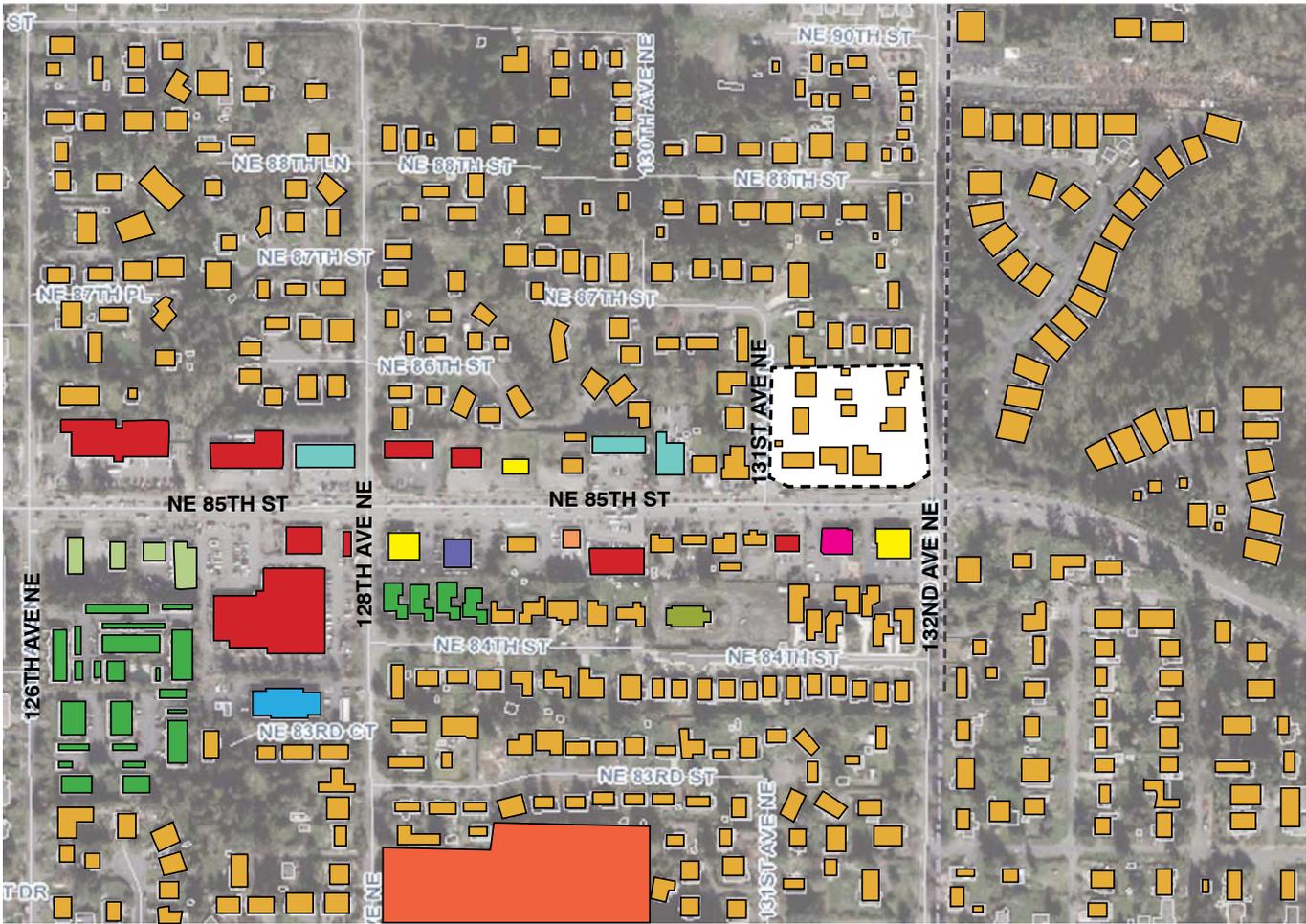


Walk Score: 54  
 Transit Score: 35

Source: [www.walkscore.com](http://www.walkscore.com)



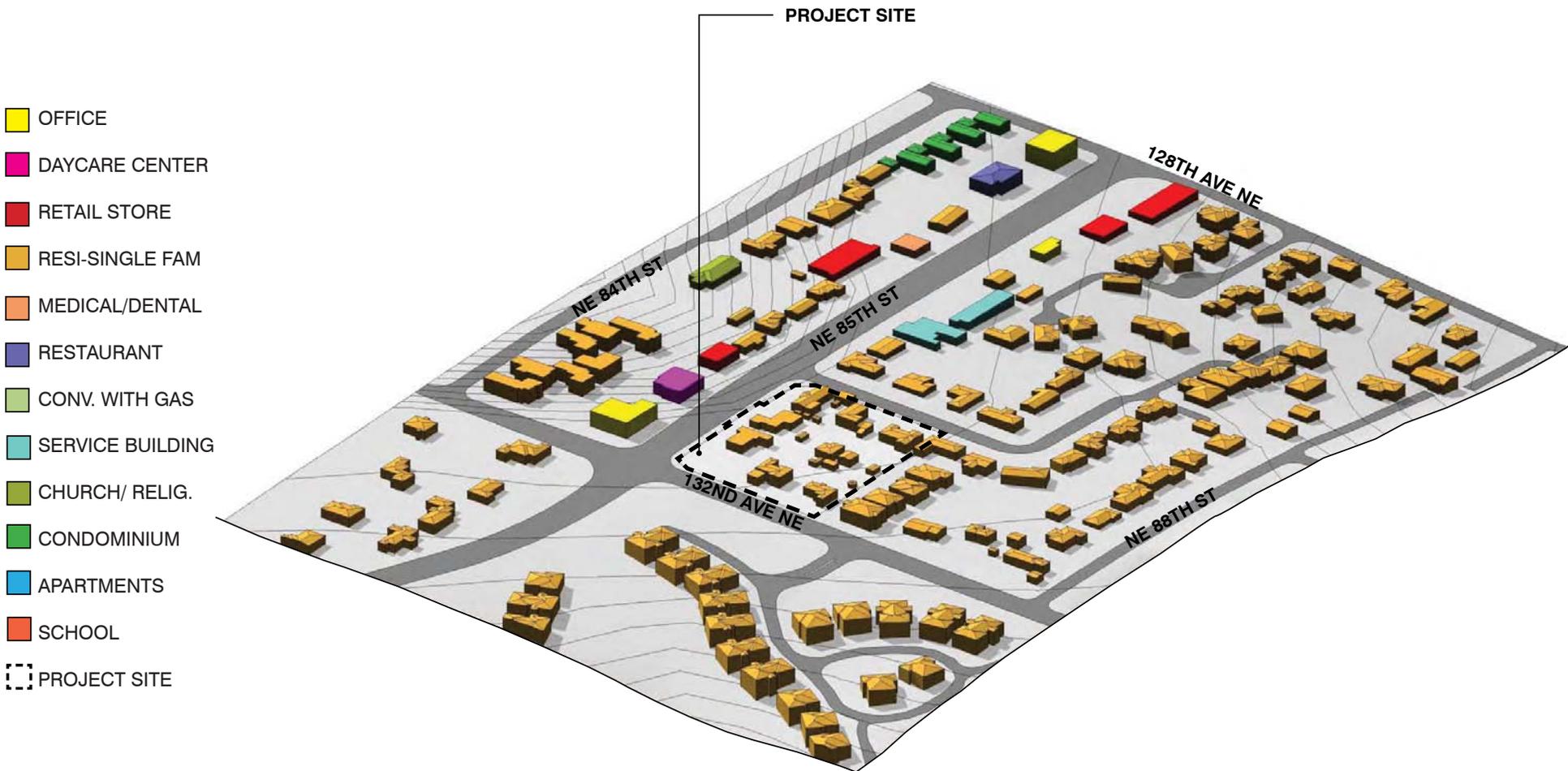
- OFFICE
- DAYCARE CENTER
- RETAIL STORE
- RESI-SINGLE FAM
- MEDICAL/DENTAL
- RESTAURANT
- CONV. WITH GAS
- SERVICE BUILDING
- CHURCH/ RELIG.
- CONDOMINIUM
- APARTMENTS
- SCHOOL
- PROJECT SITE



| CONTEXT STUDY - BIRD'S EYE VIEW

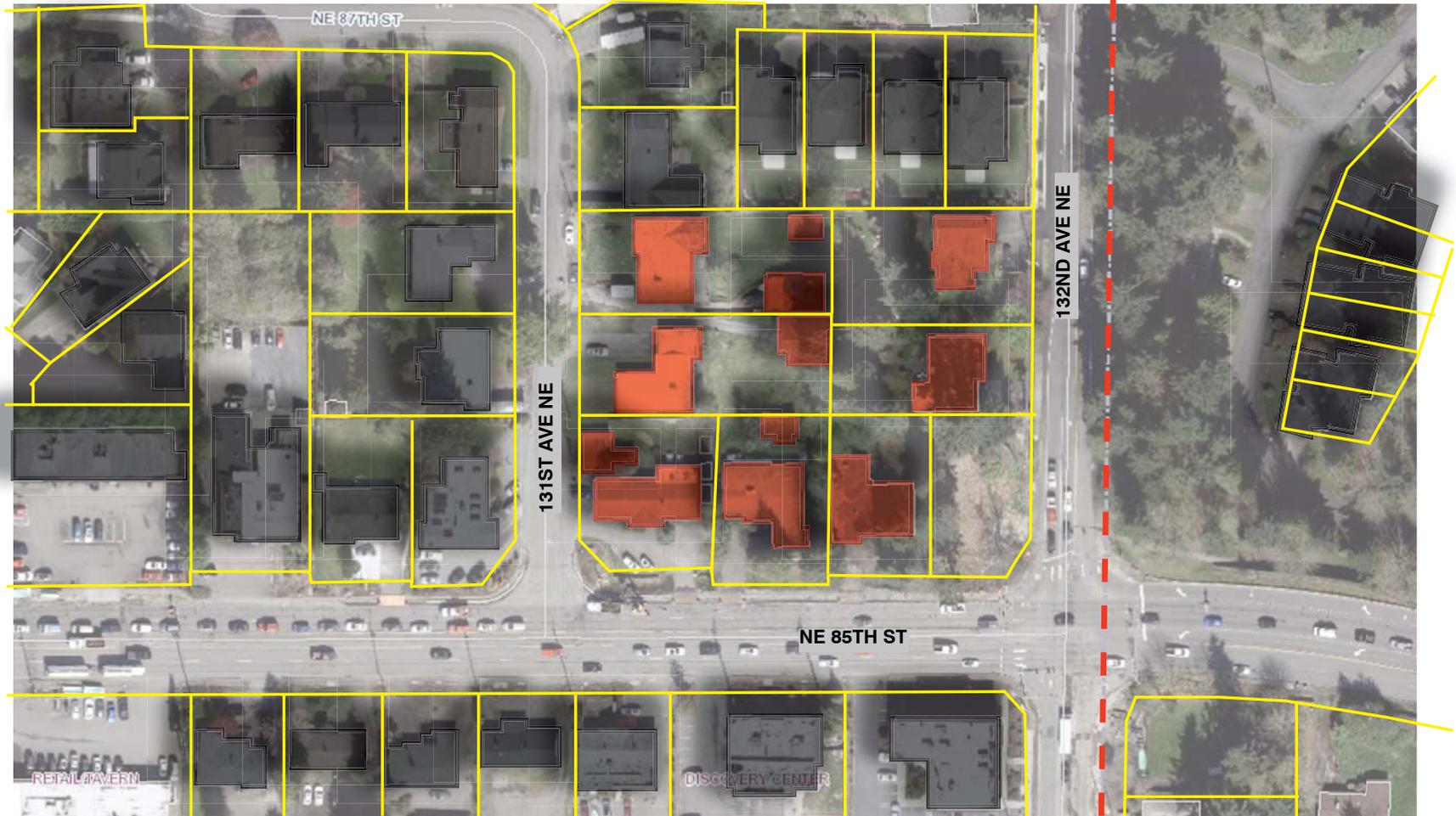
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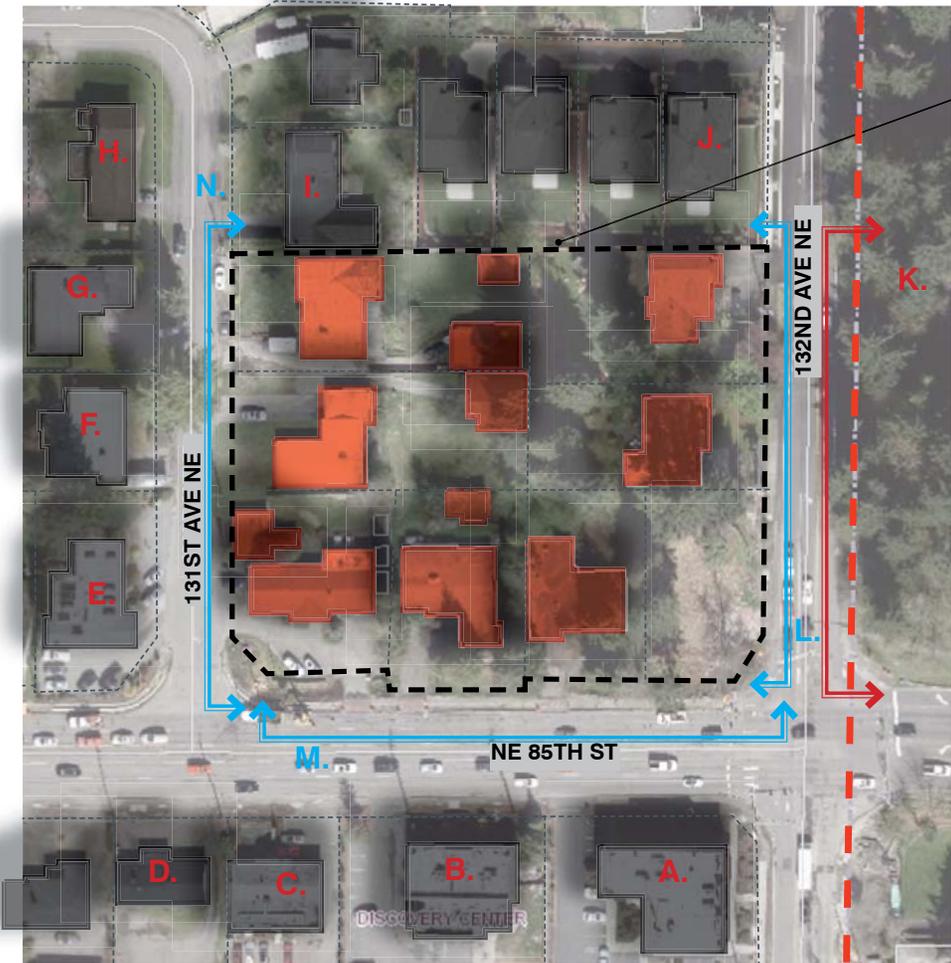




| LOCAL SITING PATTERN STUDY & PARCEL OVERLAY

←-----KIRKLAND, WA | REDMOND, WA -----→





PROJECT SITE



| CONTEXT PHOTOS



^ A. 13131 NE 85TH ST (OFFICE BUILDING)



^ B. 13111 NE 85TH ST (DAYCARE CENTER)



^ C. 13027 NE 85TH ST (RETAIL STORE)



^ D. 13021 NE 85TH ST (SINGLE FAMILY - C/I USE)



^ E. 13020 NE 85TH ST (SINGLE FAMILY - C/I USE)



^ F. 8519 131ST AVE NE (SINGLE FAMILY)



^ G. 8527 131ST AVE NE (SINGLE FAMILY)



^ H. 8535 131ST AVE NE (SINGLE FAMILY)

| SITE PHOTOS



^ I. 8534 131ST AVE NE (SINGLE FAMILY)



^ J. 8531 132ND AVE NE (SINGLE FAMILY)



^ K. VIEW LOOKING NORTH/EAST (PROJECT SITE TO WEST)

←----- NE 85TH ST



←----- PROJECT SITE



←----- 132ND AVE NE ----->

^ L. CONTEXT MONTAGE - LOOKING WEST TOWARDS PROJECT SITE (FROM 132ND AVE NE)

←----- 131ST AVE NE



132ND AVE NE ----->

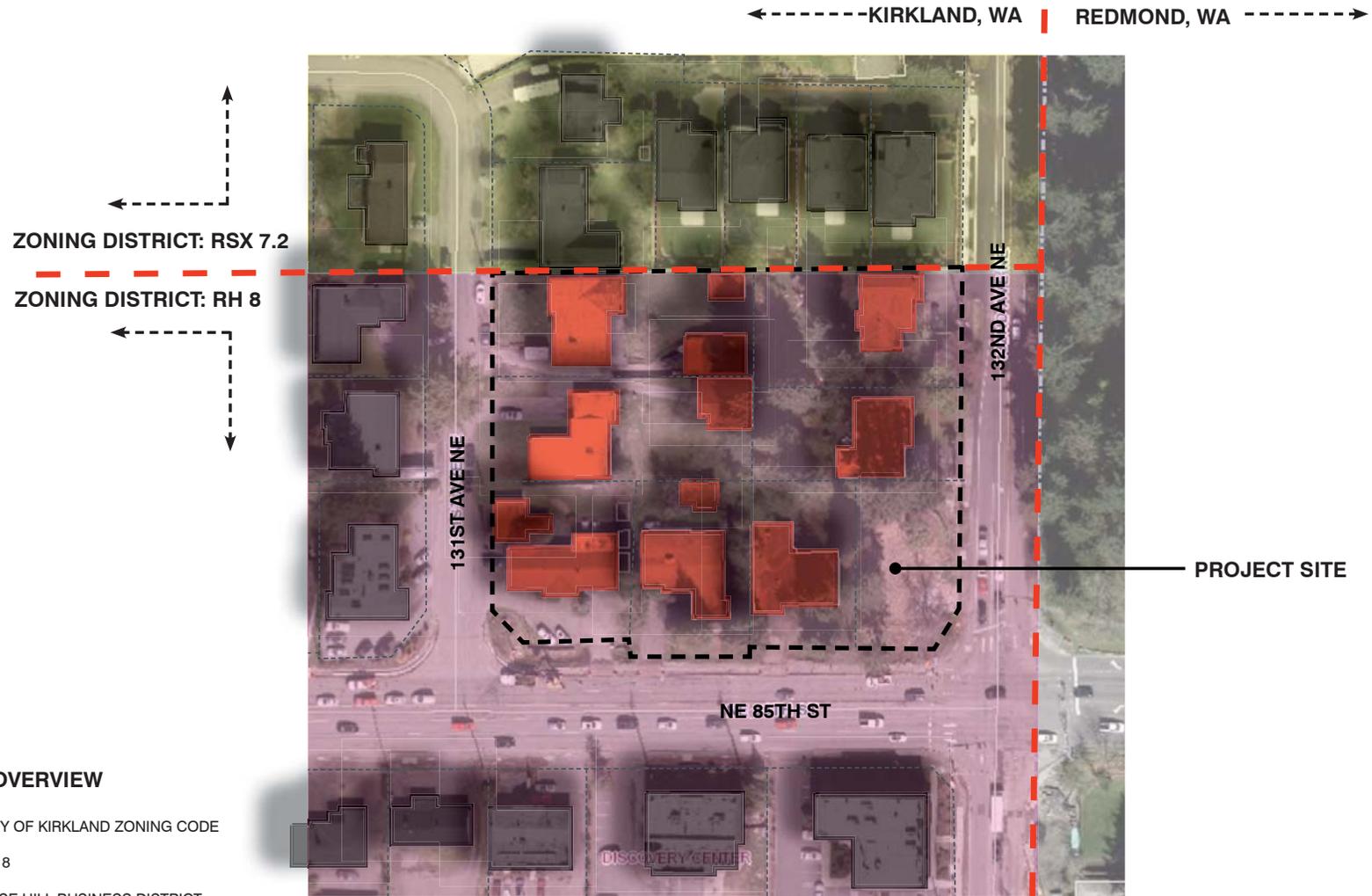
←----- NE 85TH ST ----->

^ M. CONTEXT MONTAGE - LOOKING NORTH TOWARDS PROJECT SITE (FROM NE 85TH ST)

| SITE MONTAGE



^ N. CONTEXT MONTAGE - LOOKING EAST TOWARDS PROJECT SITE (FROM 131ST AVE NE)



**ZONING OVERVIEW**

CODE: CITY OF KIRKLAND ZONING CODE  
 ZONE: RH 8  
 OVERLAY: ROSE HILL BUSINESS DISTRICT  
 DESIGN: 'EAST END'  
 LOT AREA: 99,401.44 SQ FT

# ZONING SUMMARY

ZONE: RH-8  
LOT SIZE: 98,429

## SECTION 53.82

2. 10% AFFORDABLE UNITS REQUIRED PER KZC 112.15

112.15

3. CALCULATION IN RH ZONES SHALL BE CALCULATED BASED ON THE TOTAL NUMBER OF DWELLING UNITS  
4. UNITS WILL BE ROUNDED UP IF FRACTION IS AT LEAST 0.66.

112.20

2.a IN RH ZONES, ADDITIONAL BUILDING HEIGHT HAS BEEN GRANTED IN EXCHANGE FOR AFFORDABLE HOUSING  
b ON LOTS IN RH-8, ADDITIONAL RESIDENTIAL CAPACITY HAS BEEN GRANTED IN EXCHANGE FOR AFFORDABLE HOUSING

5.10.023

AFFORDABLE HOUSING UNIT - AFFORDABLE TO HOUSEHOLDS WHOSE HOUSEHOLD ANNUAL INCOME DOES NOT EXCEED 50% OF THE KING COUNTY MEDIAN HOUSEHOLD INCOME AS DETERMINED BY HUD, AND NO MORE THAN 30% OF THE MONTHLY HOUSEHOLD INCOME IS PAID FOR MONTHLY HOUSING EXPENSES (RENT AND UTILITY ALLOWANCE).

112.20.3

3.b. IN THE RH ZONES, THE PERCENT OF AFFORDABLE UNITS REQUIRED FOR ALTERNATIVE AFFORDABILITY WILL BE:

**AFFORDABILITY LEVEL**      **% OF PROJECT UNITS REQUIRED TO BE AFFORDABLE**

60% OF MEDIAN INCOME      13%

70% OF MEDIAN INCOME      17%

c. TO ENCOURAGE 'PIONEER DEVELOPMENTS' IN ROSE HILL, THE DEFINITION OF AFFORDABLE HOUSING FOR PROJECTS IN THE RH ZONE SHALL BE:

**NUMBER OF TOTAL UNITS**      **AFFORDABILITY LEVEL**

FIRST 50 UNITS      70% OF MEDIAN INCOME

SECOND 50 UNITS      60% OF MEDIAN INCOME

ABOVE 100 UNITS      50% OF MEDIAN INCOME

d. DEPENDING ON THE LEVEL OF AFFORDABILITY PROVIDED, THE AFFORDABLE UNITS MAY NOT BE ELIGIBLE FOR THE IMPACT FEE WAIVERS IN 5a AND 5b.

112.20

5.a. MAY REQUEST AN EXEMPTION FROM PAYMENT OF PARK IMPACT FEES FOR AFFORDABLE HOUSING

b. MAY REQUEST AN EXEMPTION FROM PAYMENT OF PARK IMPACT FEES FOR AFFORDABLE HOUSING

112.35

1.a AFFORDABLE HOUSING UNITS SHALL BE INTERMINGLED

c. SHALL CONSIST OF A RANGE OF NUMBER OF BEDROOMS THAT ARE COMPARABLE TO UNITS IN THE OVERALL DEVELOPMENT

d. IN NO CASE SHALL THE AFFORDABLE UNITS BE >10% SMALLER THAN THE COMPARABLE UNITS, OR LESS THAN 500 SF FOR A ONE BEDROOM, 700 SF FOR A 2 BEDROOM

g. THE INTERIOR FINISH AND QUALITY OF CONSTRUCTION OF THE AFFORDABLE UNITS SHALL AT A MINIMUM BE COMPARABLE TO ENTRY LEVEL RENTAL IN KIRKLAND

3. STRUCTURES LOCATED WITHIN 30' OF A LOW DENSITY ZONE 115.136 ESTABLISHES ADDITIONAL LIMITATIONS

115.136

1. ANY PORTION OF A STRUCTURE GREATER THAN 15' IN HEIGHT SHALL BE NO GREATER THAN 50' IN LENGTH WITHIN 30' OF A LOW DENSITY ZONE

5. IF THE LOT AREA > 18,000 SF, MAXIMUM BUILDING HEIGHT IS 35' ABOVE AVERAGE BUILDING ELEVATION, EXCEPT MAXIMUM BUILDING HEIGHT IS 30' WITHIN 30' OF AN RSX ZONE.

6. THE GROUND FLOOR SHALL BE 15' IN HEIGHT EXCEPT FOR STACKED DWELLING UNITS AND PARKING GARAGES

7. WITHIN REQUIRED FRONT YARDS, CANOPIES AND OTHER SIMILAR ENTRY FEATURES MAY ENCROACH, MAY NOT EXCEED 25% OF THE LENGTH OF THE STRUCTURE

8. SOME DEVELOPMENT STANDARDS OR DESIGN REGULATIONS MAY BE MODIFIED AS PART OF THE DESIGN REVIEW PROCESS.

9. THE PUBLIC WORKS OFFICIAL SHALL APPROVE THE NUMBER, LOCATION AND CHARACTERISTICS OF DRIVEWAYS ON NE 85TH ST.

a. MAY REQUIRE ACCESS FROM SIDE STREETS

c. MAY RESTRICT ACCESS TO RIGHT TURN IN AND OUT

d. MAY PROHIBIT ACCESS ALTOGETHER ALONG NE 85TH ST

10. DRIVE-THROUGH AND DRIVE-IN FACILITIES ARE NOT PERMITTED

14. A CITY ENTRYWAY FEATURE SHALL BE PROVIDED ON THE PARCEL LOCATED AT THE NW CORNER OF NE 85TH AND 132ND AVE. ENTRYWAY FEATURES SHALL INCLUDE A SIGN, ART, LANDSCAPING OR LIGHTING PER CHAPTER 92.

## SECTION 53.84 TABLE

010, 030, 040 - OFFICE USE, ENTERTAINMENT, CULTURAL, RECREATIONAL, RETAIL AND STACKED DWELLING UNITS

REQUIRED YARDS -

FRONT - 10' ADJACENT TO 85TH, 20' OTHERWISE (SEE ROSE HILL DESIGN GUIDELINES)

SIDE - 0'

REAR - 15'

LOT COVERAGE - 70%

HEIGHT - 30' - SEE 53.82.5 - 35' ALLOWED IN LOTS > 18,000 SF

LANDSCAPE CATEGORY - A

PARKING - OFFICE, RETAIL, ENTERTAINMENT = 1/300 SF

RESTAURANT = 1/100 SF

STACKED DWELLING UNITS = 1.2 PER STUDIO, 1.3 PER 1 BEDROOM, 1.6 PER 2 BEDROOM + 10% VISITOR PARKING PER KZC 105.20

GROSS FLOOR AREA < 4,000 SF FOR INDIVIDUAL USE IN ENTERTAINMENT, CULTURAL, RECREATIONAL, AND RETAIL

A DELI, BAKERY OR SIMILAR MAY INCLUDE 10% OF GROSS FLOOR AREA FOR SEATING

STACKED DWELLING UNITS MAY NOT BE LOCATED ON THE GROUND FLOOR OF A STRUCTURE

5.10.345 - GROUND FLOOR - THE FLOOR OF A STRUCTURE THAT IS CLOSEST IN ELEVATION TO FINISHED GRADE ALONG THE FACADE OF THE STRUCTURE THAT IS PRINCIPALLY ORIENTED TO THE STREET WHICH PROVIDES PRIMARY ACCESS TO THE SUBJECT PROPERTY

357 - HEIGHT - VERTICAL DISTANCE MEASURED FROM THE AVERAGE BUILDING ELEVATION TO THE HIGHEST POINT OF ANY ELEMENT, EXCLUDING EXCEPTIONS IN 115.60

115.90 - CALCULATING LOT COVERAGE - THE AREA OF ALL STRUCTURES AND PAVEMENT AND ANY OTHER IMMERVIOUS SURFACE WILL BE CALCULATED AS A PERCENTAGE OF TOTAL LOT AREA. LOT AREA NOT CALCULATED UNDER LOT COVERAGE MUST BE DEVOTED TO OPEN SPACE PER 5.10.610.

2. EXCEPTIONS:

b. PREVIOUS AREA BELOW EAVES, BALCONIES AND OTHER CANTILEVERED PORTIONS

c. LANDSCAPED AREAS AT LEAST 2' WIDE AND 40 SF OVER SUBTERRANEAN STRUCTURES THAT WILL PROVIDE CLEANSING AND PERCOLATION SIMILAR TO THAT PROVIDED BY EXISTING SITE CONDITIONS.

3. EXCEPTIONS - PREVIOUS PAVEMENT WILL BE CALCULATED AT A RATIO OF 50% OF THE TOTAL AREA COVERED.

115.120 - ROOFTOP APPURTENANCES

3. NEW CONSTRUCTION SHALL VISUALLY SCREEN ROOFTOP APPURTENANCES BY INCORPORATING THEM INTO THE ROOF FORM, OR BY USING ARCHITECTURAL DESIGNS SUCH AS GLAZED STORIES HAVING A SLOPE OF AT LEAST 3/12. SUCH ROOF FORMS MAY EXTEND 5' ABOVE THE HEIGHT LIMIT.

4.a ROOFTOP APPURTENANCES MAY EXCEED THE APPLICABLE HEIGHT LIMIT BY A MAX OF 4' IF THE AREA < 10% OF ROOF AREA.

## ROSE HILL DESIGN DISTRICT

92.05 - DESIGN REGULATIONS - ROSE HILL BUSINESS DISTRICT - EAST END (SEE ROSE HILL DESIGN GUIDELINES)

92.10 - PEDESTRIAN-ORIENTED FACADES

2a. THE BUILDING'S PRIMARY ENTRANCE MUST BE LOCATED ON THIS FACADE AND FACING THE STREET.

b. TRANSPARENT WINDOWS AND/OR DOORS MUST OCCUPY AT LEAST 75% OF THE FACADE AREA BETWEEN 2' AND 7' ABOVE THE SIDEWALK

c. WEATHER PROTECTION FEATURES AT LEAST 5' WIDE MUST BE PROVIDED OVER AT LEAST 75% OF THE FACADE

3.a BUILDING LOCATION FEATURING PEDESTRIAN-ORIENTED FACADES IN RHBD. BUILDINGS MAY BE LOCATED ADJACENT TO SIDEWALK IF THEY CONTAIN A PEDESTRIAN-ORIENTED FACADE. BUILDINGS NOT FEATURING A PEDESTRIAN-ORIENTED FACADE ALONG A STREET MUST PROVIDE A BUILDING SETBACK OF 10' FROM ANY PUBLIC STREET WITH LANDSCAPE.

e. RHBD EAST END

1. PREFERRED OPTION - BUILDINGS ADJACENT TO SIDEWALK WITH PEDESTRIAN-ORIENTED FACADE

2. SECOND OPTION - LOCATE AND ORIENT THE BUILDING TOWARDS NE 85TH ST. 10' MINIMUM LANDSCAPED SETBACK

3. LEAST PREFERRED OPTION - LOCATE THE BUILDING AT THE REAR OF THE PROPERTY WITH PARKING BETWEEN NE 85TH STREET AND THE BUILDING

4. MULTI-STORY BUILDINGS ADJACENT TO A LOW DENSITY ZONE SHALL BE CONFIGURED AND DESIGNED TO MAXIMIZE PRIVACY IMPACTS ON ADJACENT LOW DENSITY USES.

6.a FOR DEVELOPMENT AT STREET CORNERS, THE APPLICANT MUST PROVIDE 1 OR MORE OF THE FOLLOWING:

1. LOCATE AND ORIENT THE BUILDING TOWARDS THE STREET CORNER (WITHIN 10' OF CORNER PROPERTY LINE) WITH DIRECT PEDESTRIAN ACCESS FROM THE STREET CORNER

2. PROVIDE AN ARCHITECTURAL FEATURE THAT ADDS IDENTITY OR DEMARCATION OF THE AREA.

3. PROVIDE A PEDESTRIAN-ORIENTED SPACE AT THE CORNER LEADING DIRECTLY TO A BUILDING ENTRY

4. INSTALL SUBSTANTIAL LANDSCAPING (AT LEAST 30' BY 30' OR 900 SF)

92.15 PEDESTRIAN-ORIENTED IMPROVEMENTS

1. MIN 175 SF OF PEDESTRIAN-ORIENTED SPACE AT THE MAIN BUILDING ENTRANCE IN A CENTRAL LOCATION, OR ADJACENT TO A PARKING AREA. MUST BE 6' ABOVE THE PARKING LOT SURFACE AND MUST BE PAVED WITH CONCRETE OR UNIT PAVERS.

2.1 ALL NON-RESIDENTIAL USES MUST PROVIDE PEDESTRIAN-ORIENTED SPACE AT 1% OF THE LOT AREA PLUS 1% OF THE NONRESIDENTIAL GROSS FLOOR AREA.

2.2 TO QUALIFY AS A PEDESTRIAN-ORIENTED SPACE, AN AREA MUST HAVE ALL OF THE FOLLOWING

a. PEDESTRIAN ACCESS TO THE ADJUTING STRUCTURES FROM THE STREET OR A NONVEHICULAR COURTYARD

b. PAVED WALKING SURFACES OF EITHER CONCRETE OR APPROVED UNIT PAVING

c. PEDESTRIAN SCALED LIGHTING (15' MAX) AT A LEVEL AVERAGING 2 FOOT CANDLES.

d. CONTAIN 2 LF SEATING AREA OR 1 INDIVIDUAL SEAT PER 65 SF OF AREA BETWEEN THE SIDEWALK AND THE BUILDING

e. SPACES MUST BE POSITIONED IN AREAS WITH SIGNIFICANT PEDESTRIAN TRAFFIC TO PROVIDE INTEREST AND SECURITY

f. LANDSCAPING COVERING AT LEAST 20% OF THE SPACE.

3. BLANK WALL TREATMENT

a.1 A WALL OR PORTION OF A WALL WITH A SURFACE OF AT LEAST 400 SF HAVING BOTH A LENGTH AND A WIDTH OF AT LEAST 10' WITHOUT A WINDOW, DOOR, BUILDING MODULATION AT LEAST 1' IN DEPTH OR OTHER ARCHITECTURAL FEATURE.

2. ANY WALL OR PORTION OF A WALL BETWEEN 4' AND 13' ABOVE GROUND LEVEL WITH A HORIZONTAL DIMENSION LONGER THAN 15' WITHOUT A WINDOW, DOOR, BUILDING MODULATION OF AT LEAST 1' IN DEPTH OR OTHER ARCHITECTURAL FEATURE.

b. EACH BLANK WALL THAT IS VISIBLE FROM ANY RIGHT-OF-WAY, INTERNAL ACCESS ROAD, PEDESTRIAN-ORIENTED SPACE OR THROUGH MATERIALS SUCH AS CONCRETE, STONE, TITICAO

1. INSTALLATION OF A VERTICAL TRELLIS WITH PLANT MATERIAL

2. LANDSCAPED PLANTING BED AT LEAST 5' WIDE OR RAISED PLANTER BED 2' HIGH AND 3' WIDE WITH PLANTS THAT WILL OBSCURE OR SCREEN AT LEAST 50% OF THE BLANK WALL WITHIN 2 YEARS

3. BY PROVIDING ARTWORK, SUCH AS MOSAICS, MURALS, SCULPTURES

4.a EACH FACADE OF A GARAGE OR A BUILDING CONTAINING GROUND FLOOR PARKING MUST EITHER

1. PROVIDE A GROUND FLOOR AREA EXTENDING ALONG THE ENTIRE FACADE WHICH IS DEVELOPED FOR PEDESTRIAN-ORIENTED BUSINESS

2. PROVIDE A PEDESTRIAN-ORIENTED SPACE AT LEAST 10' IN DEPTH EXTENDING ALONG THE ENTIRE FACADE

3. TREAT THE FACADE CONSISTENT WITH REQUIREMENTS FOR BLANK WALLS

c.3 PARKING STRUCTURES ADJACENT TO NON-PEDESTRIAN-ORIENTED STREETS AND NOT FEATURING A PEDESTRIAN-ORIENTED FACADE SHALL BE SETBACK AT LEAST 10' FROM THE SIDEWALK AND FEATURE SUBSTANTIAL LANDSCAPING, INCLUDES A COMBINATION OF EVERGREEN AND DECIDUOUS TREES (1 PER 20 LINEAL FEET) SHRUBS (1 PER 20 SF) AND GROUND COVER (90% OF AREA WITHIN 3 YEARS).

6. PARKING WITHIN THE BUILDING SHALL BE ENCLOSED OR SCREENED THROUGH ANY COMBINATION OF WALLS, DECORATIVE GRILLS, OR TRELLIS WORK WITH LANDSCAPING

92.30 ARCHITECTURAL AND HUMAN SCALE

2. THE APPLICANT SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS TO MODERATE THE VERTICAL SCALE. ALL BUILDINGS SHALL INCLUDE DESIGN TECHNIQUES WHICH CLEARLY DEFINE THE BUILDING'S TOP, MIDDLE AND BOTTOM. THE FOLLOWING TECHNIQUES ARE SUGGESTED:

a. TOP: SLOPED ROOFS, STRONG EAVE LINES, CORNICE TREATMENTS, HORIZONTAL TRELLISES OR SUNSHADES

b. MIDDLE: WINDOWS, BALCONIES, MATERIAL CHANGES

c. BOTTOM: PEDESTRIAN-ORIENTED STOREFRONTS, PEDESTRIAN-SCALE BUILDING DETAILS, AWNINGS, ARCADES, 'EARTH MATERIALS SUCH AS CONCRETE, STONE, TITICAO

3. TECHNIQUES TO MODERATE BULK AND MASS IN THE RHBD

a. ALONG ALL STREETS AND PUBLIC OPEN SPACES, THE MAXIMUM FACADE LENGTH IS 120'. ANY FACADE THAT EXCEEDS 120' ALONG THE RIGHT-OF-WAY SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. SHALL BE DIVIDED BY A 30' WIDE MODULATION

2. MODULATION SHALL BE 20' IN DEPTH AND SHALL START AT FINISHED GRADE AND EXTEND THROUGH ALL FLOORS

3. DECKS AND ROOF OVERHANGS MY ENCROACH 3' PER SIDE

4. TECHNIQUES TO ACHIEVE ARCHITECTURAL SCALE. THE APPLICANT SHALL USE AT LEAST 2 OF THE FOLLOWING ELEMENTS

a. ALL STORES ABOVE THE 2ND STORY MUST BE SET BACK AT LEAST 10' FROM THE GROUND FLOOR ALONG AT LEAST 2 FACADES

b. HORIZONTAL BUILDING MODULATION - ON ALL BUILDING FACADES VISIBLE FROM A STREET, PROVIDE HORIZONTAL MODULATION CONSISTENT WITH ALL OF THE FOLLOWING:

1. THE MAXIMUM ALLOWABLE HORIZONTAL DIMENSION OF THE FACADE BETWEEN MODULATIONS IS 70'

2. THE MINIMUM DEPTH OF MODULATION IS 10'

3. THE MINIMUM WIDTH OF MODULATION IS 15'

c. ON ALL FACADES VISIBLE FROM A STREET, PROVIDE BALCONIES WHICH ARE CONSISTENT WITH THE FOLLOWING:

1. BALCONIES MUST BE PLACED ON AT LEAST EVERY OTHER FLOOR ABOVE THE GROUND FLOOR

2. MAXIMUM HORIZONTAL DISTANCE BETWEEN BALCONIES IS 100'

3. MINIMUM SIZE OF BALCONY IS 100 SF

d. CHANGE IN ROOFLINE - PROVIDE VERTICAL MODULATION OF THE ROOFLINE OF ALL FACADES ADJOINING A STREET. FOR BUILDINGS WITH FLAT, GABLED, HIPPED OR SIMILAR ROOFS, THE MAXIMUM LENGTH OF ANY CONTINUOUS ROOF LINE, WITH A SLOPE OF LESS THAN 3' IN 12', IS 50' WITHOUT BEING MODULATED. AT LEAST 1' OF THE FOLLOWING METHODS MUST BE USED:

1. THE HEIGHT OF THE ROOF LINE MUST CHANGE AT LEAST 8" IF THE ADJACENT ROOF SEGMENTS ARE LESS THAN 50'

2. THE HEIGHT OF THE ROOF LINE MUST CHANGE AT LEAST 12" IF THE ADJACENT ROOF SEGMENTS ARE GREATER THAN 50'

3. THE LENGTH OF A SLOPED OR GABLED ROOF LINE SEGMENT MUST BE AT LEAST 20'. THE MINIMUM SLOPE IS 3' IN 12'

5. TECHNIQUES TO ACHIEVE ARCHITECTURAL SCALE IN THE RHBD

a. THE FOLLOWING STANDARDS SUPPLEMENT THE REQUIRED TECHNIQUES DESCRIBED ABOVE. WHERE THERE ARE SIMILAR TECHNIQUES, THE STANDARDS IN THIS SECTION SHALL APPLY. ALL BUILDING IN THE RHBD SHALL INCLUDE AT LEAST 3 OF THE FOLLOWING MODULATION TECHNIQUES AT THE ARTICULATION INTERVALS DESCRIBED BELOW ALONG ALL FACADES CONTAINING THE PRIMARY BUILDING ENTRIES.

1. REPEATING DISTINCTIVE WINDOW PATTERNS AT INTERVALS LESS THAN THE ARTICULATION INTERVAL

2. HORIZONTAL BUILDING MODULATION - MINIMUM DEPTH OF MODULATION IS 2' AND MINIMUM WIDTH FOR EACH MODULATION IS 4' IF TIED TO A CHANGE IN COLOR OR BUILDING MATERIAL AND ROOF LINE MODULATION AS DEFINED BELOW.

OTHERWISE, MINIMUM DEPTH OF MODULATION IS 10' AND MINIMUM WIDTH IS 15'

3. PROVIDE A SEPARATE COVERED ENTRY OR SEPARATE WEATHER PROTECTION FEATURE FOR EACH ARTICULATION INTERVAL

4. CHANGE OF ROOF LINE - TO QUALIFY FOR THIS MEASURE, THE MAXIMUM LENGTH OF ANY CONTINUOUS ROOFLINE SHALL NOT BE LESS THAN THE ARTICULATION INTERVAL AND COMPLY WITH THE TREATMENTS BELOW:

a. FOR SEGMENTS LESS THAN 20' THE HEIGHT OF THE VISIBLE ROOFLINE MUST CHANGE AT LEAST 4" IF TIED TO HORIZONTAL BUILDING MODULATION, OR AT LEAST 8" IN OTHER CASES

b. FOR SEGMENTS MORE THAN 20' THE HEIGHT OF THE VISIBLE ROOFLINE MUST CHANGE AT LEAST 6" IF TIED TO HORIZONTAL BUILDING MODULATION, OR AT LEAST 12" IN OTHER CASES

c. THE LENGTH OF SLOPED OR GABLED ROOFLINE SEGMENTS MUST BE AT LEAST 20'. MINIMUM SLOPE OF 3' IN 12'.

5. CHANGE IN BUILDING MATERIAL OR SIDING STYLE COORDINATED WITH HORIZONTAL BUILDING MODULATION.

6. PROVIDE LIGHTING FIXTURES, TRELLIS, TREE OR OTHER LANDSCAPE FEATURE WITH EACH INTERVAL

b. ARTICULATION INTERVALS

1. NO MORE THAN 30' FOR BUILDINGS CONTAINING RESIDENTIAL USES ON ALL FLOORS ABOVE THE GROUND FLOOR AND IN THE EAST END

6. ACHIEVING HUMAN SCALE IN ALL ZONES

a.3. THE APPLICANT SHALL USE AT LEAST 3 OF THE ELEMENTS LISTED BELOW IN THE DESIGN OF ANY FACADE FACING A STREET IF THE BUILDING FACADE IS 3 STORIES OR THE FACADE IS MORE THAN 100' LONG.

b.1. ON EACH STORY ABOVE THE GROUND FLOOR, PROVIDE BALCONIES OR DECKS AT LEAST 6' WIDE AND 6' DEEP

3. PROVIDE AT LEAST 150 SF OF PEDESTRIAN-ORIENTED SPACE IN FRONT OF EACH FACADE PER 92.15

4. PROVIDE AT LEAST 50% OF THE WINDOW AREA ABOVE THE GROUND FLOOR OF EACH FACADE CONSISTENT WITH ALL OF THE FOLLOWING:

a. THE WINDOWS MUST HAVE GLAZED AREAS WITH DIMENSIONS LESS THAN 5' X 7'

b. THE WINDOWS MUST BE SURROUNDED BY TRIM AT LEAST 2' WIDE

c. INDIVIDUAL WINDOW UNITS MUST BE SEPARATED FROM ADJACENT WINDOW UNITS BY AT LEAST 6"

5. PROVIDE AT LEAST 50% OF THE WINDOWS ABOVE THE GROUND FLOOR OF EACH FACADE FACING A STREET IN PANES WITH DIMENSIONS LESS THAN 2' X 3' AND WITH INDIVIDUAL PANE SEPARATED BY WINDOW MULLIONS.

6. PROVIDE A HIPPED OR GABLED ROOF WHICH COVERS AT LEAST 50% OF THE BUILDING FOOTPRINT AND HAS A SLOPE > 3' IN 12'.

7. IF THE MAIN ENTRANCE OF THE BUILDING IS ON THE FACADE OF THE BUILDING FACING A STREET, PROVIDE A COVERED PORCH OR ENTRY

8. PROVIDE 1 OR MORE STORIES ABOVE THE GROUND FLOOR SETBACK AT LEAST 6' FROM THE GROUND FLOOR FACADE

9. COMPOSE SMALLER BUILDING ELEMENTS NEAR THE ENTRY OF A LARGE BUILDING.

92.35 BUILDING MATERIAL, COLOR AND DETAIL

1. REQUIRED ELEMENTS IN ALL ZONES - THE APPLICANT SHALL INCORPORATE AT LEAST 3 OF THE FOLLOWING ELEMENTS ON EACH FACADE FACING A STREET

a. DECORATIVE ROOF LINES, ORNAMENTAL MOLDING, FRIEZE OR OTHER ROOF LINE DEVICE AT LEAST 8" HIGH

b. DECORATIVE MOLDING OR FRAMING DETAILS ALONG ALL GROUND FLOOR WINDOWS AND DOORS.

c. DECORATIVE GLAZING ON ALL GROUND FLOOR WINDOWS AND DOORS, INCLUDING STAINED GLASS.

d. RAILINGS, GRILL WORK, LANDSCAPE GUARDS OR OTHER SIMILAR ELEMENTS

e. TRELLISES OR ARBORS HAVING AN AREA OF AT LEAST 100 SF AND PLANTED

f. DECORATIVE LIGHT FIXTURES EITHER 1' IF ONE-OF-A-KIND, OR 1 EVERY 30' ALONG THE FACADE

g. USE ANY OF THE FOLLOWING DECORATIVE MATERIALS

1. DECORATIVE MASONRY - PATTERNS OTHER THAN RUNNING BOND, AT LEAST 2 COLORS INSTALLED IN LAYERS OR TIERS TO FORM A DECORATIVE PATTERN, SOLDIER COURSES, TILE BAND

2. INDIVIDUALIZED WOOD PATTERNS OR CONTINUOUS WOOD PATTERNS

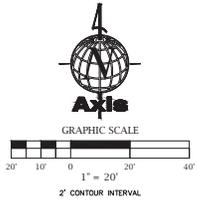
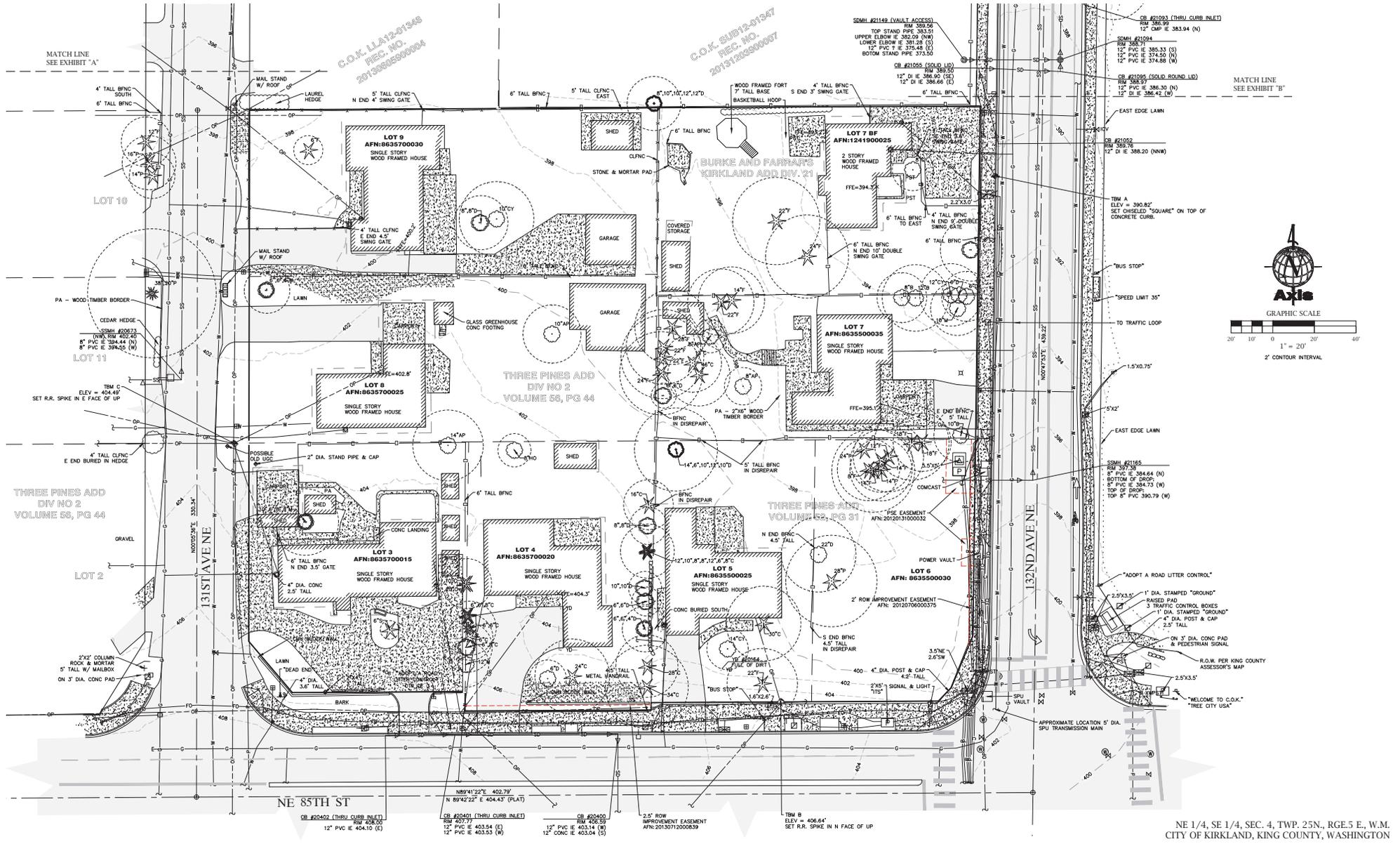
3. CERAMIC TILE, STONE, GLASS BLOCKS, CAMERA GLASS OR OTHER SIMILAR TO FORM A GEOMETRIC PATTERN

h. DECORATIVE UNIT PAVING, INCLUDING AT LEAST 50 SF OF MULTICOLORED TILE, PAVER BLOCKS, BRICK IN A DECORATIVE PATTERN

i. ARTWORK

3. METAL SIDING MUST HAVE A MATTED FINISH, IN A NEUTRAL, EARTH TONE OR DULLED COLOR, AND MUST HAVE VISIBLE WINDOW AND DOOR TRIM

8. WATER SPOIGTS SHALL BE PROVIDED ON ALL BUILDING FACADES ALONG SIDEWALKS FOR CLEANING AND PLANT WATERING



NE 1/4, SE 1/4, SEC. 4, TWP. 25N., RGE. 5 E., W.M.  
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

# SECTION 3

## MASSING

### OPTIONS

#### DESIGN GOALS:

Pedestrian oriented facade along NE 85th Street.

Gateway feature at corner of NE 85th Ave and 132nd St

Residential entry from central courtyard

Landscape buffer to single family zone

Parking screened from street



OPTION A - "H"



OPTION B - "E"



OPTION C - "ENTRY COURT"  
PREFERRED DESIGN

**PROPOSAL**

An 'H' shaped residential building provides a greater setback from the smaller scale residential structures to the north.

Requires driveway entry from NE 85th Street, which is not desired.



^ VIEW A - LOOKING NORTH - WEST

**PROS**

- Greater facade modulation at north property line.

**CONS**

- Driveway from NE 85th St.
- Central Courtyard away from main entry'
- Main courtyard faces north
- Lack of screening for parking

| OPTION A - "H"



^ VIEW B - LOOKING EAST



^ VIEW C - LOOKING NORTH - EAST



^ VIEW KEY PLAN



^ VIEW D - LOOKING WEST