MEMORANDUM

To: Design Review Board

From: Tony Leavitt, Senior Planner

Date: November 6, 2019

File No.: DRV18-00312

Subject: CONTINENTAL DIVIDE MIXED USE PROJECT DESIGN RESPONSE CONFERENCE

I. MEETING GOALS

At the November 18, 2019 Design Review Board (DRB) meeting, the DRB should continue the Design Response Conference from August 6, 2018 and determine if the project is consistent with the design guidelines contained in Design Guidelines for the Rose Hill Business District and the Design Guidelines for Residential Development, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

At the August 6, 2018 Meeting, the DRB requested that the applicant submit the following items:

- Update plans and elevations to match the renderings. Include dimensional information on plans to help show the depth of modulations and other related items.
- Refine the renderings and models more. Bringing the model to the meeting would be beneficial.
- The Board preferred the curved planters for the 85th/132nd Corner but would like to see how the curb cuts and utilities impact the design.
- Comparison of the fenestration changes along the north façade from the July 2nd plans to the August 6 plans.
- Provide updated materials boards and sheets.
- More information on the southeast corner building design including upper deck design and material treatment.
- Parapets on the backside of commercial building need additional material treatment.
- Ensure that the project complies with the modulation requirements contact in the Architectural Scale design guidelines (Section 17).
The applicant has submitted revised plans to address these items that are included as Attachment 4.

Due to the extended amount of time between the meetings, Staff is including the plans from the July 2, 2018 Meeting (Attachment 2) and the August 6, 2018 Meeting (Attachment 3) for reference.

II. PROPOSAL
The subject property is located at 8505 132\textsuperscript{nd} Avenue NE (see Attachment 1). The applicant is proposing to construct a four-story mixed-use building. The main building will have a single-story commercial space along NE 85\textsuperscript{th} Street and transition to 3 stories of residential units above a parking level. A single-story commercial building will be located near NE 85\textsuperscript{th} Street (see Attachment 4).

The proposal includes a request for minor variations to allow encroachments into the required front yard setback along NE 85\textsuperscript{th} Street.

III. SITE
The subject property is 2.26 acres (98,429 square feet) in size and consists of 8 existing parcels zoned RH 8 (Rose Hill Business District 8). The site currently contains multiple single-family residences and associated accessory structures. All existing structures have been or will be demolished as part of the proposal.

The majority of the site is relatively flat with the only significant grade change occurring in the southeast corner of the site along NE 85\textsuperscript{th} Street.

The property has street frontage along NE 85\textsuperscript{th} Street, 132\textsuperscript{nd} Avenue NE, and 131\textsuperscript{st} 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:** Residential development (The Pointe) located in Redmond
- **West and South:** RH 8. Single-family and commercial uses to the west. Office use to the south. Maximum height of 35 feet.

Photographs prepared by the applicant that show the surrounding properties are contained in Attachment 4.

IV. CONCEPTUAL DESIGN CONFERENCE
A Conceptual Design Conference was held on December 4, 2017. 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 are 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
contained in the Design Guidelines for the Rose Hill Business District and the Design Guidelines for Residential Development, the following information summarizes key guidelines that 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. **Design Guidelines**

1. **General**

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

   - **Building Scale**
     - Vertical and horizontal modulation
     - Architectural scale
     - Roof forms
   - **Pedestrian-Orientation**
     - Plazas
     - Pedestrian friendly building fronts
     - Blank wall treatment
   - **Landscaping**
   - **Building Location and Orientation**
   - **Building material, color, and detail**


B. **Compliance with Design Guidelines**

1. **Scale**

   a. **DRB Discussion**

      At the Conceptual Design Conference, the DRB expressed a preference for the applicant’s preferred design. The DRB requested the following items for submittal:

      - Increase modulation on the main building and commercial building. Specifically, the long north and east facades need to be addressed.
      - Additional work on the building roof forms to make them more residential in nature and some continuity between the interior and exterior roof forms.
      - Work on the “gateway” feature in the southeast corner of the site. Incorporate design elements to activate the corner.
      - Additional work on the transition from the commercial to residential portions in the southeast corner.
      - Provide solar studies to illustrate shadow impact on adjacent properties.
      - Treatment of blank walls including the parking garage.
Ensure that the commercial spaces along NE 85th include pedestrian oriented facades.

At the July 2, 2018 Meeting, the DRB requested that the applicant address the following items at the August 6, 2018 Meeting:

- Include two design options for the gateway feature area. The building at the corner of 132nd and 85th needs additional treatment.
- Look at ways to decrease the impacts on neighboring properties - specifically the properties to the north. This could include minimizing the number of windows and balconies on this façade.
- Include additional information regarding the treatment of the 132nd Avenue blank wall including full landscape renderings.
- Windows need to be more residential in nature. Create variety and decrease size to match neighboring residential uses.
- Increase the amount of vertical and horizontal modulation, specifically along the longer east and north facades. Varying roof heights and forms would help to create the look of smaller buildings. Increase depth and width of horizontal modulations.

At the August 6, 2018 Meeting, the DRB requested that the applicant address the following items at the next meeting:

- Update plans and elevations to match the renderings. Include dimensional information on plans to help show the depth of modulations and other related items
- Further refine the renderings and models. Bringing the model to the meeting would be beneficial.
- The Board preferred the curved planters for the 85th/132nd Corner but would like to see how the curb cuts and utilities impact the design.
- Comparison of the fenestration changes along the north façade from the July 2nd plans to the August 6 plans.
- More information on the southeast corner building design including upper deck design and material treatment.
- Parapets on the backside of commercial building need additional material treatment.
- Ensure that the project complies with the modulation requirements found in the Architectural Scale section (Section 17) of the Design Guidelines for Rose Hill Business District.

b. Supporting Design Guidelines

The Design Guidelines contain the following policy statements that address the use of these techniques:

- Incorporate entry gateway features in new development on NE 85th Street at 120th and 132nd Avenues. Gateway features should incorporate some or all the following: a. Distinctive landscaping including an assortment of varieties of roses. b. Artwork (e.g. vertical sculpture incorporating historical information about Rose Hill). c. A gateway sign with the City logo. d. Multicolored masonry forming a base for an entry sign. e. Decorative lighting elements.
- Encourage design treatments that emphasize street corners through the use of building location and design, plaza spaces, landscaping, distinctive architectural features, and/or signage.

- Encourage all buildings located at or near street corner to incorporate special architectural elements that add visual interest and provide a sense of human proportion and scale. This could include a raised roofline, turret, corner balconies, bay windows, special awning or canopy design, and/or distinctive use of building materials (see the following examples).

- Incorporate transparent windows and doors and weather protection features along all non-residential facades adjacent to a sidewalk or internal pathway. Weather protection features could include awnings, canopies, marquees, or other permitted treatments.

- 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.

- Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas.

- Mitigate the intrusive qualities of parking garages. Along streets, pedestrian pathways, and in pedestrian areas, ground-level commercial uses should be incorporated into parking structures. Extensive landscaping should be used to screen the parking garage near residential areas and in high visibility locations.

- Incorporate fenestration techniques that indicate the scale of the building.

- Encourage vertical modulation on multi-story buildings to add variety and to make large buildings appear to be an aggregation of smaller buildings.

- Encourage a variety of horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest.

- For Office buildings, utilize design techniques to break up long continuous walls. A combination of horizontal building modulation, change in fenestration, and/or change in building materials should be used to accomplish this.

- Encourage a variety of roofline modulation techniques.

- Encourage a combination of architectural building elements that lend the building a human scale.

- Encourage buildings in the East End to utilize architectural styles common to neighboring residential areas.

- Locate and orient buildings towards streets, plazas or common open spaces, and major internal pathways.

- Configure buildings to create focal points especially on larger sites.

- Configure development to provide opportunities for coordinated pedestrian and vehicular access.
c. **Staff Analysis**

*As requested by the DRB, the applicant has provided detailed plans for review (see Attachments 4).*

The DRB should provide input on the following items:

- Does the building provide enough horizontal and/or vertical modulation when viewed from key vantages?
- Are the building corners and gateway feature adequately treated?
- Are the roof forms modulated enough and compatible with neighboring residential?
- Is the building sited and oriented to appropriately minimize the impacts to adjoining single family residences?
- Analysis of the requested minor variations is included in Section V.C below.

2. **Open Space and Landscaping**

a. **DRB Discussion**

At the Conceptual Design Conference, the DRB had the following recommendations regarding open space and landscaping:

- Provide detailed landscaping plans for the site including the courtyard, buffer areas and the northern common area.

At the July 2, 2018 Meeting, the DRB requested that the applicant address the following items at the August 6, 2018 Meeting:

- Provide seating areas and other amenities near the bus stop and sidewalks.
- Provide a pedestrian connection between the north building exit and 131st Avenue NE.
- Provide a detailed landscaping plan.

At the August 6, 2018 the DRB was accepting of the overall landscape and pedestrian amenity design.

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.
- Encourage special landscaping elements on all street corners in the Rose Hill Business District. Such landscaping elements should incorporate a variety of plant types and textures that add seasonal interest.
- Provide pedestrian amenities along all sidewalks, interior pathways, and within plazas and other open spaces.
- Design all buildings abutting a public sidewalk or major internal pathways to provide direct pedestrian access to the sidewalk or pathway.
• Provide pedestrian plazas in conjunction with nonresidential uses.
• Position plazas in visible locations on major internal circulation routes, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.
• Incorporate plenty of benches, steps, and ledges for seating. A combination of permanent and moveable seating is encouraged. Seating areas should be provided with views of amenities, landscaping elements, or people watching.
• Provide landscaping elements that add color and seasonal interest. This can include trees, planting beds, potted plants, trellises, and hanging plants.
• Incorporate common open space into multi-family residential uses.
• Provide private open space for multi-family residential units.
• Locate vehicular parking areas to the side or rear of buildings, to the extent possible. This is most important on street corners and in the Neighborhood Center, where a concentration of storefronts along the street is desired.
• Take advantage of topography to hide parking underneath buildings.

c. Staff Analysis

The DRB should review the final landscape and pedestrian amenity plans landscape to ensure compliance with applicable design guidelines.

3. Building Materials, Color, and Details

a. DRB Discussion

This topic was not discussed in detail at the Conceptual Design Conference.
At the July 2, 2018 Meeting, the DRB requested that the applicant increase the texture and interest of the masonry material on the commercial façade.

At the August 6, 2018 Meeting the asked the applicant to provide updated materials boards and sheets for review.

b. Supporting Design Guidelines

The Design Guidelines contain the following policy statements that address the use of these technique:

• Encourage the integration of ornament and applied art with the structures and the site environment. For example, significant architectural features should not be hidden, nor should the urban context be overshadowed. Emphasis should be placed on highlighting building features such as doors, windows, eaves, and on materials such as wood siding and ornamental masonry. Ornament may take the form of traditional or contemporary elements. Original artwork or hand-crafted details should be considered in special areas. Ornament and applied art can be used to emphasize the edges and transition between public and private space, and between walls to ground, roof to sky, and architectural features to adjacent elements. Ornament may consist of raised surfaces, painted surfaces, ornamental or textured banding, changing of materials, or lighting.
Utilize a variety of quality building materials such as brick, stone, timber, and metal, to add visual interest to the buildings and reduce their perceived scale. Masonry or other durable materials should be used near the ground level.

Limit the use of concrete block, metal siding, and stucco or similar materials including Exterior Insulation and Finish System (EIFS) on all visible building facades from the street and pedestrian routes and near primary entrances. Such materials should be trimmed properly and used in conjunction with other preferred materials. EIFS should be sheltered from extreme weather by roof overhangs or other methods.

The use of a range of colors compatible within a coordinated color scheme should be encouraged.

c. **Staff Analysis**

As requested, the applicant has provided updated material sheets and details. The applicant has been directed to bring material boards to the DRB meeting. The DRB should provide feedback to the applicant regarding the proposed materials and colors.

C. **Minor Variations**

1. **Applicant’s Request**

   a. KZC Section 142.37.1.a allows an applicant to request minor variations to the minimum required setback in the RHBD zone.

   b. The DRB may grant a minor variation only if it finds that the following are met (KZC Section 142.37.4):

      • The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;
      • The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.

   c. A 10-foot setback is required along NE 85th Street. The applicant has requested the following minor variations:

      • 8.167-foot encroachment for the standalone commercial building (see Attachment 4, Sheet 12).
      • 1.5-foot encroachment for the main building.
      • Approximately 575 square feet of total setback encroachment.

   The applicant's response to the minor setback variation criteria above can be found in Attachment 2, Sheet 27.

2. **Staff Analysis**

   The applicant's request for a setback reduction along NE 85th Street is supported by the design guidelines for Building Location and Orientation in the East End of the RHBD Design District. The specific design guideline states the following:

   Encourages development to locate and orient buildings towards the street with parking to the side or the rear. At a minimum this should include:
Non-residential facades located directly adjacent to the sidewalk or buildings featuring a modest landscaped front yard area or plaza area between the sidewalk and the façade.

Primary building entries and windows facing the street.

Landscaping trimmed to maintain visibility between the sidewalk and the building.

Staff concludes that the proposed design will be superior by creating a pedestrian oriented façade along NE 85th Street that is supported by the design guidelines.

Additionally, the reduction will not be a substantial detrimental effect on nearby properties and the City or the neighborhood as the reduction is adjacent to NE 85th Street and over a 100 feet from the nearest building (two office building on the south side of NE 85th Street).

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 5, 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 RH 8 (see Attachment 6) 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: Retail, office, and residential (stacked dwelling units) are allowed in this zone.

Residential (stacked dwelling units) are allowed on the street level floor subject to the following regulations:

- At least 60% of the linear frontage of the property along NE 85th Street shall only include commercial use.

- The commercial (retail and office) use shall be at the street level floor and oriented toward NE 85th Street. Commercial uses shall 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).

- Stacked Dwelling Units are not permitted on the street level floor within 30 feet of the property line along NE 85th Street.

**Staff Comment:** The applicant is proposing ground floor commercial space along NE 85th Street (approximately 65% of the linear frontage) and stacked residential units behind. The commercial uses have a minimum depth of 20 feet and an average depth of 30.75 feet.

B. Setbacks: A minimum 10-foot front yard setback is required along NE 85th Street. The required front yard setbacks from 131st Avenue NE and 132nd
Avenue NE are 20 feet. The side setback (from the north property line) is 0 feet. Any structure within 30 feet of the northern property line is limited to 50 feet in width if it exceeds 15 feet in height (KZC Section 115.136 Horizontal Façade Requirement). The DRB can approve required yard (setback) minor variations per KZC Section 142.37.

**Staff Comment:** The proposal meets the side yard and horizontal facade requirements. A 10-foot front yard setback is required along NE 85th Street. The applicant has requested a minor variation to the setback requirement pursuant to KZC Section 142.37. See Section V.C above.

C. Height: The maximum building height is 35 feet above average building elevation, except maximum building height is 30 feet within 30 feet of an RSX zone. KZC Section 115.60.2.d allows a peaked roof structure an additional 5 feet of height if the slope of the roof is equal to or greater than three (3) feet vertical to 12 feet horizontal.

**Staff Comment:** The applicant has submitted initial building height calculations that show compliance with the height limitation. Additionally, the applicant is taking advantage of the five foot height bonus for peaked roof structures.

D. Lot Coverage: RH8 zoning regulations allow a maximum 70% lot coverage.

**Staff Comment:** The applicant has submitted initial calculations that show compliance with this requirement. Staff will confirm compliance with the building permit review.

E. Parking: Office and retail uses must provide one parking space for each 300 square feet of gross floor area. Restaurant uses must provide one parking space for each 100 square feet of gross floor area. The KZC requires the following parking standards for stacked dwelling units:

- 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:** A review for compliance with the City’s parking regulations will occur as part of the building permit.

F. Landscaping: Based on the proposed uses on the subject property and the adjoining developments, the following land use buffers are required:

- North buffer: 15 feet
- West buffer: 5 feet adjoining the office use and 15 feet adjoining the low density residential use.
Staff Comment: Any encroachment, including the northwest access drive and garbage enclosure, would require a buffer modification pursuant to KZC Section 95.46. The modification request would be reviewed by Staff as part of the Building Permit review.

G. 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: A review for compliance with the City’s Affordable Housing Regulations will occur as part of the building permit.

VII. PUBLIC COMMENT
Prior to the finalization and distribution of this memo, Staff received numerous comment emails and letter. The emails and letters are included as Attachment 7.

VIII. ATTACHMENTS
1. Vicinity Map
2. Applicant’s Plans dated July 2, 2018
3. Applicant’s Revised Plans dated August 6, 2018
4. Applicant’s Revised Plans dated November 18, 2018
5. Development Standards
6. RH 8 Use Zone Chart
7. Public Comment Letters
DESIGN RESPONSE CONFERENCE

8505 132nd Avenue NE
Date TBD, 2018

PROJECT SITE
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PROJECT TEAM & OUR PREVIOUS WORK

**Use of modulation and patterns to add visual interest**

**Active outdoor spaces**

**Fenestration patterns**

**Residential scale matching the neighborhood**

**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 OVERVIEW

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

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 VISION

The vision for this development is to create a new low-rise residential community that seamlessly blends into the established Rose Hill neighborhood as a timeless and elegant design that provides a comfortable place for residents and visitors.

ENHANCE THE NEIGHBORHOOD

- Establish a gateway to the Rose Hill neighborhood by developing corner site
- Create a transition from lower densities to the Rose Hill Business District
- Provide pedestrian-oriented store fronts along NE 85th St
- Make new public & semi-public open space to enhance NE 85th St

ENDURING BUILDING

- Architectural design that references context
- Incorporate high quality, durable materials

RESPOND TO UNIQUE NEEDS OF ROSE HILL

- Create new low-rise higher density housing opportunities within the neighborhood
- Provide pedestrian-friendly space for new businesses while maintaining off-street parking

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

** Example of low-rise residential project

** Example of buffers separating private and public spaces
SECTION 2
CDC UPDATE REVIEW

^VIEW A - LOOKING NORTH - WEST

^PLAN VIEW. SITE CONTEXT

“ENTRY COURT” DESIGN FROM LAST MEETING
IMPLEMENTING BOARD’S GUIDELINES

STREET FRONTAGE
- Gateway corner detailing
- Pedestrian-friendly building fronts
- Parking screened from street

RESIDENTIAL BUILDING EVOLUTION
- Reduce scale of long facades
- Context sensitive architectural style
- Provide a clear entry from courtyard

GROUND LEVEL RELATIONSHIPS
- Residential open space
- Landscape buffer to single family

ENCORE architects
STREET FRONTAGE | GATEWAY CORNER DETAILING

- Commercial building activates the corner
- Indicates the beginning of a more neighborhood scale
- Visible entries start a pedestrian oriented language

- Eyebrow canopies and the shed roofs above frame the public way
- A landscape gateway element will indicate the beginning of the “East End” neighborhood
PEDESTRIAN-FRIENDLY BUILDING FRONTS

^ SOUTH ELEVATION

^ VIEW ON SIDEWALK LOOKING SOUTH

Pedestrian Oriented Facade

- Small scale commercial shops are brought right to the sidewalk.
- Periodic shop entrances activate the street.
- Trees and planting buffer the sidewalk from the street.
- The parking is screened from the sidewalk.
- Open courtyard connects the building entrance to the sidewalk.
- Zoning Departure per KZC 92.10.3.e.1, Diagram 92.10.A & Design Guidelines Fig. 19
RESIDENTIAL BUILDING EVOLUTION | RESIDENTIAL BUILDING SCALE

1. HIERARCHY OF ELEMENTS

2. ASSEMBLED PIECES
CONTEXT SENSITIVE ARCHITECTURAL STYLE

- Form is broken down to smaller elements with a residential scale.
- Roof forms add personality and interest

- The axon view shows the hierarchy of elements shown in the diagram on the previous page:
  1. Individual bays
  2. Larger groupings defined by the gabled roofs
  3. The apartment block which is revealed as points of entry and connector pieces between the groupings.
BUILDING MATERIALS

A. FIBER CEMENT PANELS PAINTED
B. HORIZONTAL F.C. PANELS PAINTED
C. F.C. LAP SIDING 5" EXPOSURE PRE-FINISHED
D. FIBER CEMENT PANELS PAINTED
E. STACKED CMU MIX OF GROUND-FACE & SPLIT FACE
F. STOREFRONT BLACK ANODIZED
G. VINYL WINDOWS BLACK FRAMES
**BUILDING ENTRY ARTICULATION**

- The building entry is clearly articulated as a distinct element.
- Entry location creates a logical connection to the open space and the sidewalk.
- Entry is clearly identifiable without dominating the facade so that the building feels like a row of townhouses instead of a big apartment block.
- The lobby connects to the amenity space on the North side.
BUILDING PLANS - GROUND LEVEL
BUILDING PLANS - UPPER LEVEL PLAN

[Diagram of the upper level plan of a building, showing various sections and details]
COMMUNITY GATEWAY ELEMENTS
RESIDENTIAL OPEN SPACE
SECTION 5

APPENDIX
APPENDIX | ZONING AND AREA SUMMARY

GROSS AREAS MEASURED TO OUTSIDE FACE OF EXTERIOR WALLS

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<th>FUNCTION</th>
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PARKING SCHEDULE

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<td>92</td>
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AVERAGE BUILDING ELEVATION

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REQUESTED ZONING CODE DEPARTURES:

- KZC 53.84 USE ZONE CHART: Proposed building creates “pedestrian oriented facade” along NE 85th St, instead of the 10'-0" front yard setback (see KZC 92.10.3.e.1 & Diagram 92.10.A & Design Guidelines fig. 19)

- KZC 92.30.3: Proposed building modulation satisfies intent of reducing building bulk and mass through use of smaller scale, repetitive volumes. Larger modulations are also used, but are non-conforming to dimension standards stated in the code.

- KZC 115.115.3: Exterior balconies on the east and west facades of the building extend up to 2’ into required front yards along 131st Ave NE and 132nd Ave NE.

- KZC 115.120.4.b: Elevator penthouse extends 5’ above height limit, due to construction requirements of elevator manufacturer, instead of being limited to the 4’ height bonus allowed under KZC 115.120.4.a.

ENCORE architects
^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)
APPENDIX | CONTEXT PHOTOS

^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)
APPENDIX | CONTEXT PHOTOS

^I. 8534 131st Ave NE (SINGLE FAMILY)

^J. 8531 132nd Ave NE (SINGLE FAMILY)

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

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

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

^N. CONTEXT MONTAGE - LOOKING EAST TOWARDS PROJECT SITE (FROM 131ST AVE NE)
SECTION 2
CONTEXT STUDY
GRAPHIC LEGEND
- ROSE HILL DESIGN DISTRICT
- PROJECT SITE
- CORRIDOR SUB-AREAS
- PEDESTRIAN ACCESS
- BUFFER ZONE- MINIMIZE IMPACT ON RESIDENTIAL AREAS
- STOREFRONT CONCENTRATIONS
- CORRIDOR GATEWAY

REGIONAL CENTER
NEIGHBORHOOD CENTER
EAST END
- LOWER BUILDING HEIGHTS & INTENSITY
- CONSOLIDATED SITES & ACCESS
- MORE RESIDENTIAL IN DESIGN
- FLEXIBLE SITE DESIGN
- SMALL FAMILY BUSINESSES
- SERVICE BUSINESSES
- SMALL-SCALE MIXED USE
- GENEROUS LANDSCAPING

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

ENCORE architects
Corner accentuating roof line
Guideline 3

Residential Scale fenestration patterns
Guideline 17

Horizontal Modulation based on unit size. Changes of roofline, color and materials.
Guideline 16

Masonry monument sign with gateway sign with City logo.
Landscaping to incorporate an assortment of varieties of roses.
Guideline 1

Wider masonry form to anchor corner
Guideline 17

Blank wall set back over 20’ from sidewalk. Extensive landscaping within the setback. Modulation and changes in building material and color.
Guideline 8

Recessed entry with canopy
Guideline 3

Sloped and Gabled roof forms
Guideline 16

34’ Landscaped Buffer
Guideline 5

Vertical Modulation
Guideline 17

Extensive landscaping to screen garage. Parking located to rear and side of building.
Guideline 15

Horizontal Modulation based on unit size. Changes of roofline, color and materials.
Guideline 16
BIRD'S EYE VIEW AT CORNER OF NE 85TH ST & 132ND AVE NE
Guideline 3
Orient Buildings toward the street with parking in the rear. Guideline 5

Guideline 5
Primary Building entries and windows facing the street. Guideline 5

Guideline 10
Pedestrian seating, planter beds, decorative paving Guideline 10

Guideline 19
Brick facade at Commercial frontage Guideline 19

Recessed entry with canopy Guideline 3