LOOKING NORTH ACROSS NE 85TH ST TOWARDS COURTYARD
Residential Scale fenestration patterns
Guideline 17

Vertical Modulation
Guideline 17

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

Sloped and Gabled roof forms.
Guideline 16

Recessed entry with canopy
Guideline 3

Unit patios and balconies facing street
Horizontal Modulation based on unit size. Changes of roofline, color and materials. Guideline 16

Sloped and Gabled roof forms. Guideline 16

Residential Scale fenestration patterns Guideline 17

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

Vertical Modulation Guideline 17

Continental Divide - DRC 2 - 8.6.17
Over 30’ landscape buffer to enhance privacy

132nd Ave NE Section

Neighboring Buildings
DESIGN RESPONSE CONFERENCE

8505 132nd Avenue NE
Kirkland, WA

November 18, 2019
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**ENCORE architects**
PROJECT TEAM

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GENERAL CONTRACTOR
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Seattle, WA 98102
PROJECT VISION | SUMMARY

HOUSING FOR A GROWING CITY
Build 134 new Affordable & Market Rate Apartments to meet the growing demand for housing in the City of Kirkland. Kirkland and the Seattle Metro region are growing rapidly, and there is a shortage of affordable housing throughout the region.

ROSE HILL NEIGHBORHOOD GATEWAY
Create a gateway marker with art and landscaping to celebrate the Rose Hill Neighborhood and mark the east entrance to the City of Kirkland at the corner of NE 85th St. and 132nd Ave NE.

NE 85TH ST. PEDESTRIAN EXPERIENCE
Develop a new pedestrian experience for NE 85th St., to make a more walkable neighborhood and set precedence for future projects in the Rose Hill Business District.

NEW PUBLIC & PRIVATE OUTDOOR SPACE
Make new outdoor spaces for the neighborhood along NE 85th St. and within the site for the tenants and residents of the project.

TRANSITION TO RESIDENTIAL SCALE
Design the project with architectural transitions in mass and scale from commercial uses to residential uses along 131st Ave. NE and 132nd Ave. NE.

LANDSCAPING TO ENHANCE THE SITE
Plant extensive landscaping all across the site to protect the privacy of neighbors, enhance the pedestrian experience of public spaces, and provide amenities for the tenants and residents of the project.

PROJECT DATA

8505 132ND AVE. NE
KIRKLAND, WA 98033

PARCEL NO.:
LOT 3 - 8635700015
LOT 4 - 8635700020
LOT 5 - 8635500025
LOT 6 - 8635500030
LOT 7 - 8635500035
LOT 8 - 8635700025
LOT 9 - 8635700030
LOT 7 BF - 1241900025

ZONE: RH-8 (ROSE HILL BUSINESS DISTRICT)

LOT AREA: 98,109 SF
(2' DEDICATION ON 131ST)
MAX. LOT COVERAGE: 70%
HEIGHT LIMIT: 35'
5' BONUS (PEAKED ROOF)
MIN. FRONT SETBACK: 10' (0')
(PED. STORE FRONTS)
MIN. SIDE SETBACK: 20'
MIN. REAR SETBACK: 15' (30')
(35' HT. BLDG @ RSX ZONE)
ALLOWABLE LOT COVERAGE: 68,676 SF
ACTUAL LOT COVERAGE: 67,907 SF
AVERAGE BLDG. ELEVATION: 400.48'
REQUIRED PARKING:
COMMERCIAL 25 STALLS
RESIDENTIAL 164 (169 - 5)*
GUEST PARKING 16**
TOTAL REQ'D 189
* REDUCTION FOR BICYCLE PARKING (KZC 105.34)
** SHARED FACILITIES (KZC 105.45)
PARKING PROVIDED: 200 STALLS

CONSTRUCTION TYPE: I-A / V-A
(GARAGE / BLDG ABOVE)
BUILDING AREA:
GROUND FLR / P1 54,798
LEVEL 1 46,994
LEVEL 2 39,520
LEVEL 3 41,926
TOTAL 183,239 GSF
COMMERCIAL AREA: 7,378 GSF
RESIDENTIAL UNITS: 134
AFFORDABLE HOUSING: 13 UNITS
PROJECT VISION | HOUSING FOR A GROWING COMMUNITY

CITY OF KIRKLAND GROWTH STATISTICS

As the Seattle Metro area grows so do it’s surrounding areas. The City of Kirkland had a 10% population increase from 2010-2017. Throughout the next 20 years, the City’s population is expected to increase by 13,000 new residents, increasing the population to over 90,000 residents. With 22% fewer homes on the market than this time last year the need for housing, particularly affordable housing, is on the rise. Kirkland home values have gone up 8.6% last year and with that an increase in median rent, now at $2,650, higher than the Seattle-Tacoma-Bellevue Metro medium of $2,395. The city has a goal that 24% of housing be affordable to households earning up to $77,000. Currently only 8.5% of housing in Kirkland is affordable at this level.

75% of remaining capacity for housing in Kirkland is multi-family housing, primarily in the City’s mixed use areas (Downtown, Totem Lake, Rose Hill). At build-out, it is expected that the city’s housing will be split evenly between single family and multifamily housing.

66% (two thirds) of all households in Kirkland are one or two person households, just over 45% of all housing is either one or two bedrooms making it difficult for smaller households to find housing within their means.

1. United States Census Bureau population estimates for Kirkland, WA
2. City of Kirkland Official Site; Comprehensive Plan Basics, Growth in Kirkland by 2035
3. Zillow Home Value Index; Kirkland Home Prices and Values
4. Housing Strategy Workshop Presentation; The Future of Housing in Kirkland

PROJECT STATISTICS

PROPOSED HOUSING UNITS:
134 Total Residential Units;
46% Open 1 Bedrooms
16% 1 Bedrooms
26% 1 Bedroom + Den
12% 2 Bedrooms

PROPOSED AFFORDABLE HOUSING UNITS:
13 of 134 units are Affordable;
(6) Open 1 Bedroom
(2) 1 Bedroom
(3) 1 Bedroom + Den
(2) 2 Bedroom

PROPOSED RESIDENT PARKING SPACES:
Surface parking for 25 stalls and structured parking for 175 stalls; 169 of the 200 proposed parking spaces are required for residents

PROPOSED VISITOR PARKING SPACES:
10% of required spaces, 16 stalls are guest parking spaces

1.) Current and Future Housing Mix

<table>
<thead>
<tr>
<th>Household Size</th>
<th>One</th>
<th>Two</th>
<th>Three</th>
<th>Four</th>
<th>Five or more</th>
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</thead>
<tbody>
<tr>
<td>Household Size</td>
<td>25%</td>
<td>20%</td>
<td>15%</td>
<td>15%</td>
<td>10%</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>10%</td>
<td>15%</td>
<td>20%</td>
<td>25%</td>
<td>30%</td>
</tr>
</tbody>
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30% of Kirkland households are made up of one person; 15% of Kirkland housing units have one or fewer bedrooms.

Housing Strategy Workshop Presentation; The Future of Housing in Kirkland
GATEWAY FEATURES:
- Landscaping, including ornamental shrubs and rose varieties.
- Vertical sculpture (to be designed / selected with community input).
- Feature lighting to highlight artwork.

DESIGN GUIDELINE #1:
Objective: To enhance the character and identity of the Rose Hill Business District.

Incorporate entry gateway features in new development on NE 85th St. at 120th AND 132nd Avenues. Gateway features should include the following:
- Distinctive landscaping including an assortment of varieties of roses
- Artwork (e.g. vertical sculpture)
- A gateway sign with the city logo
- Multicolored masonry forming a base for an entry sign
- Decorative lighting elements
ARTWORK:
- Predominately vertical in nature
- Steel or other durable materials
- Artwork chosen with input from the local community
- Final design of gateway element and sculpture to be completed with cooperation of the planning department

Artwork shown above are for reference and to show design intent.
**PROJECT VISION | NE 85TH ST. PEDESTRIAN EXPERIENCE**

**KZC 92.10.2:**
Definition of Pedestrian-Oriented Facade:
- Primary entrance on this facade.
- Transparent windows for 75% of facade between 2’ and 7’ above sidewalk.
- Weather protection feature(s) at least 5’ wide for 75% of facade.

**KZC 92.10.3.a:**
Buildings featuring a Pedestrian-Oriented Facade may be located adjacent to the sidewalk in the RHBD zone.

**DESIGN GUIDELINE #4:**
Objectives:
- To **enhance the pedestrian environment** within the Rose Hill Business District.
- To **create safe and active sidewalks** and pathways.

Incorporate transparent windows and doors and weather protection features adjacent to a sidewalk or internal pathway. Weather protection features could include awnings, canopies, marquees or other permitted treatments.
DESIGN GUIDELINE #5:
Objectives:
• To enhance the character and identity of the Rose Hill Business District.
• To upgrade the appearance of streets with the Rose Hill Business District.
• To increase pedestrian circulation.

East End NE 8th St. Frontage:
• Encourage development to locate and orient buildings towards the street
• Non-residential facades located directly adjacent to the sidewalk.
• Building entries and windows facing the street.

Design Guidelines and Zoning Code both indicate that buildings at the sidewalk, with Pedestrian-Oriented Facades, are most preferred location for new buildings on NE 85th St. in the Rose Hill Business District.
**PROJECT VISION | NE 85TH ST. PEDESTRIAN EXPERIENCE**

![Design Guidelines Fig. 20](image1)

**DESIGN GUIDELINE #6:**
Objectives: To provide wide sidewalks and pathways that promote an increase in pedestrian activity within the Rose Hill Business District.

- Sidewalks or pathways adjacent to moving vehicular traffic need generous buffers to make them safer....
- Design sidewalks and pathways to support a variety and concentration of activities and provide a separation for the pedestrian from the busy street.

![Design Guidelines Fig. 21](image2)

![Diagram of NE 85th St.](image3)

- Recessed Entries
- Planting Buffer
- NE 85th St.
- Pedestrian Plaza
- Planting Buffers
- Existing Bus Stop & Future Rapid Ride Shelter
- Seatwalls @ Planters
- Gateway Sculpture
- Partial Plan - NE 85th St. Sidewalk
- Partial Plan - NE 85th Sidewalk
PROJECT VISION | NE 85TH ST. PEDESTRIAN EXPERIENCE

DESIGN GUIDELINE #7:
Objectives:
- To provide shelter for pedestrians.
- To provide spatial enclosure and add design interest to retail or office streetscapes activity.
- Provide weather protection along the primary exterior entrance of all businesses, residential units, and other buildings.
- Design weather protection features to provide adequate width and depth at building entries.
- Pedestrian covering treatments may include: covered porches, overhangs, awnings, canopies, marquees, recessed entries or other similar features. A variety of styles and colors should be considered, where compatible with architectural style of the building and the ground floor use.
**PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE**

**DESIGN GUIDELINE #10:**

Objectives:
- To provide amenities that enrich the pedestrian environment.
- To increase pedestrian activity in the Rose Hill Business District.

Provide pedestrian amenities along all sidewalks, interior pathways, and within plazas and other open spaces. Desired amenities include:
- Pedestrian-scaled lighting (12’-15’ above ground).
- Seating space. (benches, steps, railings and planting ledges, 16” to 18” above ground, 6” to 24” wide.)
- Pedestrian furniture (trash receptacles, consolidated newspaper racks, bicycle racks, and drinking fountains).
- Planting beds and/or potted plants.
- Unit paving, such as stones, bricks or tiles.
- Decorative pavement patterns and tree grates.
- Water features.
- Informational kiosks.
- Transit shelters.
- Decorative clocks.
- Artwork.

**DESIGN GUIDELINE #12:**

Objectives:
- To provide a variety of pedestrian-oriented areas to attract shoppers to commercial areas and enrich the pedestrian environment.
- To create gathering spaces for the community.
- To configure buildings and uses to encourage pedestrian activity and pedestrian focal points.
- Provide pedestrian plazas in conjunction with non-residential uses.
- Position plazas in visible locations...close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.
- Incorporate pedestrian amenities.
PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE

View of Plaza from NE 85th St.

View of Plaza Looking West

Plaza Area Bird’s Eye View

View of Plaza Looking East

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**PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE**

**Design Guideline #13:**
Objectives:
- To create usable space that is suitable for leisure or recreational activities for residents.
- To create open space that contributes to the residential setting.

Incorporate common open space into multi-family residential uses.
- Consider open space as a focal point.
- Open space should feature paths, seating, lighting, and other pedestrian amenities...it should be oriented to receive sunlight, (preferable south).
- Provide private open space for multi-family residential units....provide patios, decks, and/or landscaped yards....provide balconies large enough to allow for human activity.
**PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE**

- Balconies are large enough for activity and furniture
- Sliding Doors provide access without taking away space

- Generous patio at Club Room provides gathering space for small groups

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View of Residential Courtyard

Plan of Typical Balcony

View of Patio @ Club Room

Plan of Patio @ Club Room
**PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE**

**DESIGN GUIDELINE #17:**

Objectives:

- To encourage an architectural scale of development that is compatible with the vision for the three design districts within the Rose Hill Business District.
- To add visual interest to buildings.

A combination of techniques is desirable to reduce the architectural scale of buildings. Specifically, these techniques are encouraged at intervals (30 feet in the East end,...). Alternatives will be considered provided they meet the intent of the guidelines.

- 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.
- Encourage a variety of roofline modulation techniques.
Partial Plan - Modulation Along North Elevation

Partial Elevation Diagram - Modulation Along North Elevation

Partial Elevation - North Elevation

Project Vision | Transition to Residential Scale
PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE

DESIGN GUIDELINE #18:
Objectives:
- To encourage the use of building components that relate to the size of the human body.
- To add visual interest to buildings.

Encourage a combination of architectural building elements that lend the building a human scale. Examples include arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards.
PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE

132nd Ave. NE Facade

View Looking North along 132nd Ave. NE

View Looking North along 131st Ave. NE

View Looking West along North Facade from Club Room Patio

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PROJECT VISION | LANDSCAPING TO ENHANCE THE SITE

REFERENCE PHOTOS

BLUELINE

SCALE: 1" = 40'
Continental Divide aims to enhance the visual quality of the urban environment. The site contains pedestrian/auto, pedestrian, and building oriented landscapes. Pedestrian/auto focuses on robust plantings to protect pedestrians from traffic with street trees creating a more hospitable environment. The pedestrian landscape emphasizes plant materials that provide color, texture, shape, and year-round interest. Finally, the building landscape serves to complement the building while screening any faults and maintaining views. Over the site there is a colorful mix of drought tolerant and low maintenance plantings including roses in many highly visible locations.

(Design Guidelines for Rose Hill Business District - https://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Rose+Hill+Design+Guidelines.pdf)

**LANDSCAPE BUFFER**

The applicant shall provide a 15’ wide landscape strip to be planted with trees spaced at a rate of 1 tree every 20’. Deciduous trees are to be 2.5” caliper minimum and coniferous trees are to be 8’ minimum in height, at least 70% of trees shall be evergreen. A mix of various shrubs are to be planted to obtain at least 60% coverage within 2 years.

(KZC 96.42.1 Minimum Land Use Buffer Requirements)

**LANDSCAPE PLAN DATA**

**TYPES OF PLANTINGS**

The site is composed of a mix of evergreen and deciduous trees and shrubs to provide year-round structure. While various grasses and perennials add seasonal interest and character. A few plants that are predominant on the site are: Vine Maple, Vanderwolf Pine, Western Red Cedar, Western Hemlock, Red & yellow Twig Dogwood, Rugosa Rose, Flowering Currant, Japanese Pieris, Mountain Laurel, Viburnum, Switch Grass, Lavender, Coreopsis, Creeping Mahonia among many others.

- **NUMBER OF TREES**: 107 - Avg. Size: 2” cal. / 8’ high min.
- **NUMBER OF SHRUBS + GRASSES**: 1,672 - Avg. Size: Shrub 5-gal, Grass 2 gal
- **NUMBER OF GROUND COVER**: 224 - Avg. Size: 4’
- **TOTAL NUMBER OF PLANTS ON SITE**: 4,029
- **EVERGREEN COVERAGE IN 15’ BUFFER**: 79.5%

*Plant totals represented are approximate and are subject to change.*
LANDSCAPE BUFFER

A 15’ landscape buffer surrounds the site on 3 sides. This buffer is composed of trees spaced every 20’ with an understory of mixed shrubs and groundcovers providing year-round interest. Additionally, the buffer provides a barrier between the neighboring homes and the proposed development to maintain existing privacy.
PROJECT VISION | LANDSCAPING TO ENHANCE THE SITE

DECIDUOUS TREES

- ARMSTRONG MAPLE
- VINE MAPLE
- CALLERY PEAR
- CORAL BARK MAPLE

EVERGREEN TREES

- VANDERWOLF PINE
- WEEPING ALASKA CEDAR

GROUND COVER

- CREEPING THYME
- LILY TURF

SHADE PLANTINGS

- WESTERN RED CEDAR
- WESTERN HEMLOCK
- BUNCHBERRY DOGWOOD
- PACHYSANDRA

EVERGREEN SHRUBS

- MOUNTAIN LAUREL
- HEAVENLY BAMBOO
- SPRING BOUQUET VIBURNUM
- RHODODENDRON

SHRUBS + GRASSES

- BLUE OAT + LAVENDAR
- DWARF FOUNTAIN GRASS
- MOONLIGHT TICKSEED
- RUGOSA ROSE
- FLOWERING CURRANT
- NINEBARK

BLUELINE
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PROJECT VISION | MATERIALS & ELEVATIONS

^ EAST ELEVATION

^ SOUTH ELEVATION
PROJECT VISION | MATERIALS & ELEVATIONS

WEST ELEVATION

NORTH ELEVATION

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PROJECT VISION | MATERIALS & ELEVATIONS

^ PARTIAL ELEVATION @ COMMERCIAL SPACES

MERIT HOMES | CONTINENTAL DIVIDE | DRC PRESENTATION | 11.18.2019

A. F.C. LAP SIDING 7” EXPOSURE
PRE-FINISHED “WINCHESTER BROWN”

B. MODULAR BRICK
MUTUAL MATERIALS “PEWTER”

C. ARCHITECTURAL CONCRETE
FINE / SACKED FINISH

D. STOREFRONT
BLACK ANODIZED
PROJECT VISION | MATERIALS & ELEVATIONS

- **HORIZONTAL FIBER CEMENT PANELS**
  - Painted "DOWNING SLATE"

- **F.C. LAP SIDING 7" EXPOSURE**
  - Painted "STURDY BROWN"

- **FIBER CEMENT PANELS**
  - Painted "ANALYTICAL GRAY"

- **HORIZONTAL FIBER CEMENT PANELS**
  - Painted "DOWNING SLATE"

- **ARCHITECTURAL CONCRETE**
  - Fine / Sacked Finish

- **VINYL WINDOWS**
  - Black Frames

**PARTIAL ELEVATION @ RESIDENTIAL UNITS**

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