BIRD'S EYE VIEW OF COURTYARD
PROJECT DRAWINGS FROM NOVEMBER 18, 2019 DRB MEETING

8505 132nd Avenue NE
Kirkland, WA

November 18, 2019
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**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**

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<tr>
<th>ATTRIBUTE</th>
<th>DETAIL</th>
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<td>MAX. LOT COVERAGE</td>
<td>70%</td>
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<td>HEIGHT LIMIT</td>
<td>35'</td>
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<td>5' BONUS (PEAKED ROOF)</td>
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<td>MIN. FRONT SETBACK</td>
<td>10' (0') (PED. STORE FRONTS)</td>
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<td>MIN. SIDE SETBACK</td>
<td>20'</td>
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<td>PARKING PROVIDED</td>
<td>200 STALLS</td>
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PROJECT VISION | HOUSING FOR A GROWING COMMUNITY

CITY OF KIRKLAND GROWTH STATISTICS

As the Seattle Metro area grows so do its 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. 4

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. 4

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. 4

1) Current and Future Housing Mix

<table>
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<tr>
<th>Single-Family Homes</th>
<th>Multi-Family Homes</th>
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<td>23,398</td>
<td>6,668</td>
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<td>21,157</td>
<td>16,006</td>
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<td>648</td>
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2) Household size compared to housing size

- 30% of Kirkland households are made up of one person; 15% of Kirkland housing units have one or fewer bedrooms.

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. 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

ENCORE architects
PROJECT VISION | ROSE HILL NEIGHBORHOOD GATEWAY

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.
PROJECT VISION | NE 85TH ST. PEDESTRIAN EXPERIENCE

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 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.
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.

Plaza Area Bird’s Eye View

View of Plaza Looking West

View of Plaza Looking East
PROJECT VISION | NEW PUBLIC & PRIVATE OUTDOOR SPACE

Courtyard: Private Outdoor Space
- Central Gathering Space with Fire Pit, BBQ, Seating
- Landscaping to Screen Parking Area
- Individual Outdoor Spaces at Residential Units

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

View of Residential Courtyard

View of Patio @ Club Room

Plan of Typical Balcony

Plan of Patio @ Club Room

ATTACHMENT 4
DRV18-00312
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 roofing modulation techniques.
PROJECT VISION | TRANSITION TO RESIDENTIAL SCALE

Partial Plan - Modulation Along 132nd Ave NE

Partial Elevation - 132nd Ave NE

Partial Elevation Diagram - Modulation Along 132nd Ave NE

Partial Plan - Modulation Along 132nd Ave NE
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

View Looking North along 132nd Ave. NE Facade

View Looking North along 131st Ave. NE

View Looking West along North Facade from Club Room Patio

View Looking North along 132nd Ave. NE

ENCORE architects
PROJECT VISION | LANDSCAPING TO ENHANCE THE SITE

REFERENCE PHOTOS
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 6’ 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, Rhusa Rose, Flowering Currant, Japanese Pieris, Mountain Laurel, Viburnum, Switch Grass, Lavender, Coreopsis, Creeping Mahoria among many others.

<table>
<thead>
<tr>
<th>NUMBER OF TREES</th>
<th>127 - Avg. Size: 2&quot; cal. / 8' high min.</th>
</tr>
</thead>
<tbody>
<tr>
<td>NUMBER OF SHRUBS + GRASSES</td>
<td>2,460 - Avg. Size Shrub 5-gal, Grass 2 gal</td>
</tr>
<tr>
<td>NUMBER OF GROUND COVER</td>
<td>1,742 - Avg. Size 4&quot;</td>
</tr>
<tr>
<td>TOTAL NUMBER OF PLANTS ON SITE</td>
<td>4,329</td>
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<tr>
<td>EVERGREEN COVERAGE IN 15' BUFFER</td>
<td>79.5%</td>
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*Plant totals represented are approximate and are subject to change*
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**
PROJECT VISION | MATERIALS & ELEVATIONS

^WEST ELEVATION

^NORTH ELEVATION

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PROJECT VISION | MATERIALS & ELEVATIONS

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

^ PARTIAL ELEVATION @ COMMERCIAL SPACES
PROJECT VISION | MATERIALS & ELEVATIONS

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

ENCORE architects
CDC #1 Option A: “H” Scheme:
- Main courtyard opens to the south, with smaller court to the north
- Main courtyard is primarily parking, instead of amenity space
- Parking lot requires entry from NE 85th St. (not permitted by traffic engineer).
- More undesirable inside-corner units.
- Commercial spaces disconnected, poor pedestrian pathway across site.

CDC #1 Option B: “E” Scheme:
- Two small courtyards opening to the south.
- Courtyards are too small for large gathering space, create many inside corner units
- Parking lot extends across almost entire site, with very little screening.
- Single, separate commercial building appears small and disconnected in front of larger residential building.
- Suburban, rather than urban pedestrian experience along NE 85th St.
- Small commercial building makes poor gateway element @ corner of NE 85th St, & 132nd Ave. NE

CDC #1 Option C: “Courtyard” (Preferred):
- Main courtyard opens to the south, with more efficient parking area and large amenity space.
- Pedestrian-oriented plaza and sidewalk along NE 85th St.
- Separate commercial spaces, opening to central plaza.
- Building anchors corner of NE 85th St. & 132nd Ave NE to create gateway to the community.
- Parking area is well-screened from all directions.

Board Preferred Option C “Courtyard” Scheme and requested a second meeting with improvements to one Scheme only
CDC #2 (Updates and Revisions to Option C):
- Increased modulation of east, west and north facades.
- Improved relationship between commercial and residential units above at southeast corner.
- Developed rhythm of commercial storefronts for pedestrian-oriented experience.
- Revised courtyard for improved connection to NE 85th St. and entry sequence to lobby.
- Parking area is well-screened from all directions.
DRC #1 Meeting Comments:
(received via email on 7/16/18)

- Include two design options for the gateway feature area. Also, the building at the corner of 132nd & 85th needs additional treatment. See Guidelines 1, 3a, 3c and 3d.

- Look at ways to decrease the impacts on neighboring properties specifically the neighbors to the north. This could include minimizing the amount of windows and balconies on this facade. See Guideline 5d.

- Include additional information regarding the treatment of the 132nd blank wall including full landscape renderings. See Guidelines 8 and 15.

- Provide seating areas and other amenities near the bus stop and sidewalks. See Guideline 10.

- Provide a pedestrian connection between the north building exit and 131st Avenue NE. See Guideline 11.

- Windows need to be more residential in nature. Create variety and decrease size to match neighboring residential uses. See Guideline 16.

- 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. See Guidelines 17 and 18.

- The masonry material on the commercial façade needs more texture and interest. See Guideline 19.

- Provide a detailed landscaping plan. See Guideline 22.
DRC REVIEW | FROM 8/6/18

DRC #2 Meeting Comments: (received via email on 8/27/18)

- 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.

- 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).
**East Facade Modulation:**
- Larger, more clarified mass @ commercial space on NE 85th St.
- Eliminated unrelated roof form above commercial space.
- Unequal slopes at peaked roof (“C”) section, instead of equal slopes.
- Switch orientation of “A” forms at base, for more grounded shape.
- Added accent color panel to “A” forms to reduce scale.
- Peak of roof at “A” meets peak of sloped roof.

**DRC #2 Modulation:**
- Smaller mass @ NE 85th St. corner, with less complicated roof form above.
- Separation at commercial/residential attempts to connect above.
- Reduced total number of distinct forms from DRC #1.
- Widened “A” forms for variety.
- Reduced color/material variation from DRC #1, with darker color at recesses.
- Widened recess near northeast corner to reduce bulk.

**DRC #1 Modulation:**
- Complicated shed/peaked roof forms at building corners and above commercial space.
- Highly repetitive modulation, of almost all equal width forms.
- Two different shed roof accent forms, with different orientations.
- Four main material colors, alternating frequently.
- Narrow recess towards north facade.
**DRC REVIEW | FROM 8/6/18**

**DRC #1 Modulation:**
- One single deep recess, splitting bulk of facade into two unequal parts.
- Highly repetitive modulation, of almost all equal width forms.
- Two different shed roof accent forms, with different orientations.
- Four main material colors, alternating frequently.

**DRC #2 Modulation:**
- Reduced color/material variation from DRC #1, with darker color at recesses.
- Added second deeper recess to create three main forms.
- Widened “A” forms and added plane/material change for variety, while keeping material palette simplified.
- Reduced total number of distinct forms from DRC #1.

**North Facade Modulation:**
- Extended base of “B” masses below floor line to create more variety.
- Added accent color panel to “A” forms to reduce scale.
- Peak of roof at “A” meets peak of sloped roof.

**Current Design - North Elevation Modulation**

**DRC #2 - North Elevation Modulation**

**DRC #1 - North Elevation Modulation**

^ Current Design - North Elevation Modulation

^ DRC #2 - North Elevation Modulation

^ DRC #1 - North Elevation Modulation
North Facade Fenestration:

- Number of Balconies: 18
- Number of Openings: 69
- Glazing: 4,090.92 GSF

Reduced Balconies by 42%
Reduced Glazing by 12.7%

DRC #1
North Facade Fenestration:

- Number of Balconies: 31
- Number of Openings: 81
- Glazing: 4,681.51 GSF
DRC REVIEW | FROM 8/6/18

Gateway Sign w/ City Logo
Masonry Sign Base
(DG #1c, 1d)

Gateway Features:
• Entry canopy/roof deck at upper level adds setback and modulation for scale.
• Mass of building marks prominent corner from distance.
• Recessed entry creates pedestrian space.
• Masonry sculpture base with accent lighting, surrounded by landscaped area.

Distinctive Landscaping w/
Roses
Masonry Sign Base
Decorative Lighting
(DG #1a, 1d, 1e)
DRC REVIEW | FROM 8/6/18

DG #5a, 5b, 5h
NE 85th St. Pedestrian Experience:
- Meets all requirements for requested setback departure.
- Creates more welcoming streetfront, with more separation from vehicle traffic & superior design.

^ Current Design - NE 85th St. Sidewalk & Building
2'-6" Setback @ Bldg. (Per DG #4h, preferred option)
8'-0" Sidewalk (new location)
15'-9" Planting Buffer

^ DRC #2 - NE 85th St. Sidewalk & Building Setback
2'-6" Setback @ Bldg. (Per DG #4h, preferred option)
7'-0" Sidewalk (existing)
3'-0" Planting Buffer (existing)

NE 85th St.
11'-10" Setback @ Bldg. (10'-0" Code Min.)
8'-2" Setback @ Bldg. (Per DG #4h, preferred option)
8'-0" Sidewalk (new location)
15'-9" Planting Buffer

Gateway Sculpture
8'-0" Sidewalk (new location)
15'-9" Planting Buffer

NE 85th St.
11'-10" Setback @ Bldg. (10'-0" Code Min.)
8'-2" Setback @ Bldg. (Per DG #4h, preferred option)
7'-0" Sidewalk (existing)
6'-0" Planting Buffer (existing)
Gateway Feature

PUBLIC PLAZA
Current Design: Roof Forms

- Main flat roof with parapets; where height of parapet changes for distinct forms.
- Unequal gable roof masses to create smaller scale and residential character.
- Gable roof peeled away to create accent roof dormers.
- Small parapet roof at narrow accent bays.
Primary Access to the Site:
- Most used entry/most vehicle trips.
- 2-way traffic.
- Access from Secondary Arterial Street (NE 132nd Ave.)

KZC 5.345:
Ground Floor:
The floor of a structure that is closest in elevation to the finished grade along the facade of the structure that is principally oriented to the street which provides primary access to the subject property.

KZC 5.345:
Primary Vehicular Access:
The major street from which the majority of vehicles enter the subject property.

Tertiary Access to the Site:
- Tertiary egress from parking garage, one way traffic.
- Access only to minor, unclassified street.

Secondary Access to the Site:
- Small visitor/commercial parking area (25 spaces).
- Access only to minor, unclassified street.

Pedestrian Only Access to the Site:
- No vehicle access to arterial street.
- No curb cuts allowed.